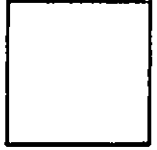




Type



Plans

UPL08-0097

Permit Number

6150

Street Number

Cazadero Hwy

Street Name

6ue

Community Code

106-090-011

APN



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
UNLAWFUL ZONING USE

July 10, 2008

Donald and Charlotte Berry
PO BOX 445
Cazadero CA 95421

Site: 6150 Cazadero Hwy, Cazadero
APN: 106-090-011

Information received by the Code Enforcement Division and an investigation conducted on June 4, 2008, revealed that in addition to the non operative vehicle storage yard, the use of the property referenced above for automobile crushing and scrap metal recycling constitutes a "Junkyard" as defined by Sonoma County Code Section 26-02-140. This parcel is currently zoned LC Limited Commercial, which does not allow this use.

No permits or other evidence have been found to show that this use was lawfully established in the absence of permits, or other evidence to show this use was lawfully established, this property is in violation of Sonoma County Code Section(s) 26-36-010, 26-36-020, 26-36-030, and 26-92-200. In order to bring your property into compliance, you must cease the unlawful use. A **STOP ORDER** is hereby issued pursuant to Sonoma County Code section 26-92-190. Cease all auto crushing and wrecking operations. Cause all junk and junk vehicles to be lawfully disposed. Do not remove to any other parcel where a separate violation would result.

The continued illegal use of your property subjects you civil penalties as well as the assessment of the cost of abatement pursuant to Sonoma County Code Sections 1-7 and 1-7.1. **If you cease this unlawful use of your property within thirty (30) days from the date of this letter, you may avoid substantial penalties.** Continued failure to cease this use may result in legal action being commenced.

You are required to notify this Department and schedule a reinspection to verify the timely removal of the illegal use. If a reinspection is requested and the violation has not been removed, a reinspection fee may be charged to you.

If you believe this notice is factually incorrect or has been sent to you in error, it is recommended that you contact the Code Enforcement Supervisor and schedule a no cost review of our file. You also 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,

Electronic copy

Notice of Violation
File: 6150 Cazadero Hwy
Page 2

including, but not limited to, any administrative overhead, salaries, and expenses incurred for the hearing.

Thank you in advance for your cooperation in bringing your property into compliance. If you have any questions, or would like to discuss this further, please call (707) 565-1900 and ask for me.

Sincerely,

Dale Hawley
Senior Code Enforcement Inspector

c: File No: VPL08-0097



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

THIS DOCUMENT MAY AFFECT YOUR LEGAL RIGHTS
PLEASE READ CAREFULLY

Donald L. & Charlotte J. Berry
PO Box 445
Cazadero, CA 95421

NOTICE & ORDER - UNLAWFUL USE

You are being noticed as Record Owner of real property described on the latest equalized Sonoma County tax roll located at **6150 Cazadero Hwy, Cazadero, Sonoma County Assessor's Parcel Number 106-090-011** 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 the following specific use of the Property to be in violation of Sonoma County Code:

1. A non-operative motor vehicle storage yard.

No permits or other evidence have been found to show that this use was lawfully established. Your property is currently zoned LC (Limited Commercial). In the absence of permits, or other evidence to show that the use noted above was lawfully established, it is in violation of Sonoma County Code Section(s) 26-36-010, 26-36-020, 26-36-030.

Sonoma County Code 26-92-200 (a) states it is unlawful for any land, building or premises be used, designated or intended to be used for any purpose or in any manner other than one that is included among the uses listed in this chapter as permitted in the district in which such building, land or premises is located. In order to bring your property into compliance, you must cease the unlawful use within thirty (30) days.

Pursuant to Sonoma County Code Sections 1-7 and 1-7.1, violations of Chapter 26 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.

You are required to notify this Department and schedule a reinspection to verify the timely removal of the illegal use. If a reinspection is requested and the violation has not been removed, a reinspection fee may be charged to you.

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

Electronic copy

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.

If you have any questions or wish to discuss this further, please call (707) 565-1900 and ask for me.

Sincerely,

Denise Gooding
Code Enforcement Division

encl: Legal description attached as Exhibit A

c: File: VPL08-0097



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

THIS DOCUMENT MAY AFFECT YOUR LEGAL RIGHTS
PLEASE READ CAREFULLY

Donald L. & Charlotte J. Berry
PO Box 445
Cazadero, CA 95421

NOTICE & ORDER - UNLAWFUL USE

You are being noticed as Record Owner of real property described on the latest equalized Sonoma County tax roll located at **6150 Cazadero Hwy, Cazadero, Sonoma County** Assessor's Parcel Number **106-090-011** 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 the following specific use of the Property to be in violation of Sonoma County Code:

1. A non-operative motor vehicle storage yard.

No permits or other evidence have been found to show that this use was lawfully established. Your property is currently zoned LC (Limited Commercial). In the absence of permits, or other evidence to show that the use noted above was lawfully established, it is in violation of Sonoma County Code Section(s) 26-36-010, 26-36-020, 26-36-030.

Sonoma County Code 26-92-200 (a) states it is unlawful for any land, building or premises be used, designated or intended to be used for any purpose or in any manner other than one that is included among the uses listed in this chapter as permitted in the district in which such building, land or premises is located. In order to bring your property into compliance, you must cease the unlawful use within thirty (30) days.

Pursuant to Sonoma County Code Sections 1-7 and 1-7.1, violations of Chapter 26 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.

You are required to notify this Department and schedule a reinspection to verify the timely removal of the illegal use. If a reinspection is requested and the violation has not been removed, a reinspection fee may be charged to you.

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

Electronic copy

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.

If you have any questions or wish to discuss this further, please call (707) 565-1900 and ask for me.

Sincerely,

Denise Gooding
Code Enforcement Division

encl: Legal description attached as Exhibit A

c: File: VPL08-0097



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

UNLAWFUL ZONING USE

May 16, 2008

Donald & Charlotte Berry
PO Box 445
Cazadero, CA 95421

Site: 6150 Cazadero Hwy, Cazadero
APN: 106-090-011

Information received by the Code Enforcement Division and an investigation conducted on May 13, 2008, revealed that the property referenced above is being used for a non-operative motor vehicle storage yard. This parcel is currently zoned LC (Limited Commercial), which does not allow this use.

No permits or other evidence have been found to show that this use was lawfully established in the absence of permits, or other evidence to show this use was lawfully established, this property is in violation of Sonoma County Code Section(s) 26-36-010, 26-36-020, 26-36-030, and 26-92-200. In order to bring your property into compliance, you must cease the unlawful use.

The continued illegal use of your property subjects you civil penalties as well as the assessment of the cost of abatement pursuant to Sonoma County Code Sections 1-7 and 1-7.1. If you cease the unlawful use of your property within thirty (30) days from the date of this letter, you may avoid substantial penalties. Failure to cease this use may result in legal action being commenced.

You are required to notify this Department and schedule a reinspection to verify the timely removal of the illegal use. If a reinspection is requested and the violation has not been removed, a reinspection fee may be charged to you.

If you believe this notice is factually incorrect or has been sent to you in error, it is recommended that you contact the Code Enforcement Supervisor and schedule a no cost review of our file. You also 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.

Thank you in advance for your cooperation in bringing your property into compliance. If you have any questions, or would like to discuss this further, please call (707) 565-1900 and ask for me.

Sincerely,

Denise Gooding
Code Enforcement Division

c: File No: VPL08-0097

jlm VPL08-0097.wpd

Electronic copy