

17202 Hwy 12

B-119570

Building Violation(s) Report of Investigation

11-29-95
Date of Inspection

NEUMAN
Inspector

119570-B
Violation #

Construction without Permit(s)

New Detached Structure

Approximate Size

Addition

Approximate Size

Other

SINGLE WIDE TRAILER HOME
Setup

Grading / Fill without Permit(s)

Quantity Observed (approx.)

Substandard / Hazardous

Inadequate Sanitation

(U.H.C. Section 1001(b) 14)

Structural Hazards

H.C. Section 1001(c)

Hazardous Electrical Wiring

(U.H.C. Section 1001(e))

Hazardous Plumbing

(U.H.C. Section 1001(f))

Hazardous Mechanical

(U.H.C. Section 1001(g))

Improper Occupancy

(U.B.C. Section 502)

Work Observed:

Foundation Block & Jackstand

Retaining Wall(s)

Framing

Siding

Electrical

Plumbing

Mechanical

Roof

Mobile Home

Swimming Pool

Other

Plans Required

Subject to field insp.

Site Plan Sketch
(not to Scale)

SEE ATTACHED USE
PERMIT APPLICATION



Additional Information: SINGLE WIDE RESIDENTIAL MOBILE HOME
SETUP. STRUCTURE HAS BEEN MODIFIED BY REMOVING
ONE EXIT DOOR & REPLACING WITH A SLIDER GLASS DOOR.
OWNER PROPOSES TO USE FOR DAYCARE FOR
30+ CHILDREN.

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
Code Enforcement Division

575 Administration Drive, Room 105-A, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1103

VIOLATION COMPLAINT FORM

Date Received 3-14-95 Staff M.A.

119570-B
FILE # V-0395-33 B

1. PROPERTY ADDRESS 17202 Sonoma Hwy City Sonoma

94926-3632

Assessor's Parcel # 056-201-85 Parcel Size _____ Zoning PF

Property Owner's Name _____

Owner Mailing Address _____ Phone # _____

2. WHAT IS THE NATURE OF THE VIOLATION ?

Building

Construction without permit(s) Multi purpose Room built w/o Perm & Commercial Coaches setup

Grading/Fill without permits _____

Hazardous Conditions (specify) _____

Substandard Conditions (specify) _____

Zoning _____

Use Permit Req'd

Health _____

New Pendaflex/file Enter Tracking Enter Mainframe

ltr _____
 ltr _____
 NOBLDG NODANG NOOUIIC NOGRAD
 NOCAP NOTAP ABATE12 ABATE9 OTHER _____

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

JOHN CARSON - CHARTER SCHOOL

935-4232

BUILT BY G.V. BUILDERS 431-2236

(KELLY THOMAS)

2800 SF BLDG. (NOT 4000 SF) ^{NO}

HAS PLATFORM 18" FROM FLOOR

RISERS 6" TALL X 6" = 36"

2 PLATFORMS ~~X~~ 500 SF.

STORAGE ✓
NO ACCESS UNDER.

NO CURTAIN.

HAVE PR.

STORAGE RMS ADJACENT TO STAGE 2.

(LINDA KANE
DESIGNED)

3802-7 FIRE CODE EXP-4, 2.

STAGE = 601

EXTING = 3903

DEP. = 3901

SPRINKLES. 3802 (C)

COUNTY BOARD OF EDUCATION -

OFFICE STATE ARCH. RESPONSIBILITY (PUBLIC SCHOOL)

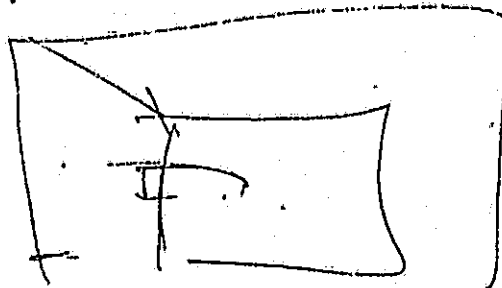
NOT PUBLIC - PERMITS REQD.

OCCUPANCY GROUP = A-3 > 300 OCCUP LOAD.

B-2

E- 1-2-3.

SONOMA VALLEY SCHOOL DIST.



A-3 occu²

SONOMA VLY SCHOOL DIST.

17202 SONOMA TOWN

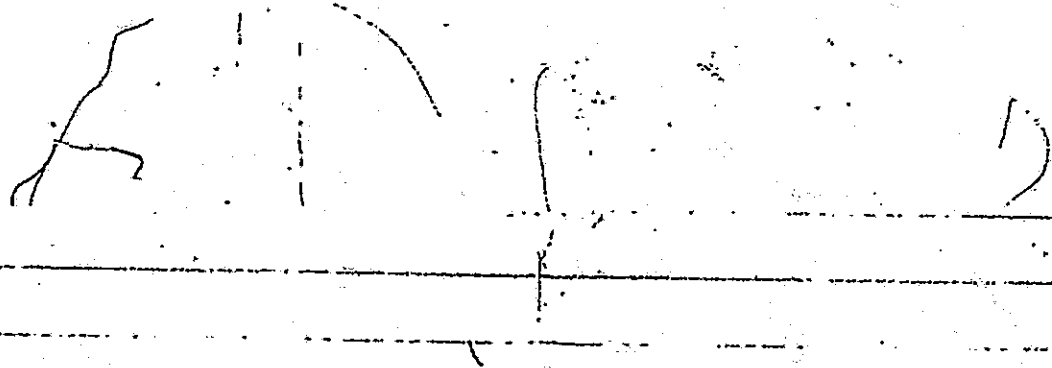
AGUA CALIENTE

CHARTER SCHOOL

① follow ~~state~~ FED. HEALTH & SAFETY STD'S

② PUBLIC SCHOOL

NOT CONTROLLED BY B. EDUC.



ENCROACHMENT ^{7/13/2011}
STAMP -

FENCE / OTHER BLDGS.

A-3 & E-2 OCCUP.

CANNOT ANSWER QUESTIONS ON RATION W/O
STATE FIRE MARSHAL. REVIEW OF PLANS.

ALL PLANS / SPECS. / SOILS

BY A LIC. PROF.

SOVERNMENT OFFICE OF EDUC.

STATE

EDUC.

DIU OF STATE. BREST OF

WE ARE
ENFORCEMENT
AUTHORITY
FOR THIS PROJECT.

3-28-95.

WHO'S JURISDICTION? SONOMA COUNTY

ON SONOMA ULY. DIST. SITE. & IS
DICK DRAKE SUPER OF SCHOOLS.

WERE BUILT TO OSHA STDS. & FIELD ACT.
BY DIRECTION OF SCHOOL DIST.

EXEMPT FROM FIELD ACT, BUT GOES BACK TO
LOCAL JURISDICTION.

BEN. NUMEROUS ~~THE~~ ~~HEAVY~~ SAFETY FACTORS,
ELEC. GAS. ALARM SYSTEM FIRE.
PASSAGE OF EXITS, SOUNDING & CONSTR.

~~AAAAA~~ DICK DRAKE RESPONSIBLE FOR
CONSTR. & INSPECTIONS?

PICTURES TAKEN OF FNO.

CAVE "NOT GOING TO SHUT SCHOOL DOWN"
SCHOOL OPEN SEPT 1ST 94.

VALLEY OF MORN (NOT FULLY INSPECTED),
MOST OF CONCERNS HAVE BEEN MET.

DECISION - EITHER/OR/ISSUE SONOMA ULY DIST
OR US.

PENALTIES

SURE GRADUATION (X 2921) MIGHT CLOSE FOR AROUND 1994

3-16-95



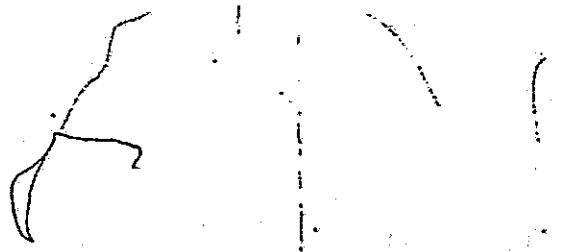
Genni Rosemurgy

Facilities Coordinator -

Sonoma Valley Unified S.D.

935-6098

SHE WILL BE TALKING TO
LEGAL & D.S.A. (ARCHIVE).



SUSANNE K. REED
Assistant General Counsel

SCHOOL AND COLLEGE
LEGAL SERVICES
(707) 524-2690
311.0517

SONOMA COUNTY
OFFICE OF EDUCATION
5340 Skyline Boulevard
Santa Rosa, CA 95403

~~FAX Tech Quest~~
~~916 323-5589~~
~~DIVISION of State Arch.~~
~~Structural Safety~~
Supervising Engineer
Bob Thacker

(916) 323-0767
charter school not by
state.
As minimum by local
Building Dept &
Fire and Life Safety
OFFICER at DSA/SS
office of Regulation services.

Group of teachers
within a district and
petition School Board
for a charter school.
Publically Funded.
But free of ^{most} Ed. Code
requirements.

Exempt from Field Act
therefor regulated by
local Building Dept.
see Statutory language
in Ed. Code.

BUILDING INSPECTION DEPARTMENT
COUNTY OF SONOMA

CORRECTION NOTICE

PERMIT # None OWNER CHARTER SCHOOL
JOB ADDRESS SONOMA HWY.

I have inspected work under ~~the above permit~~ and have observed the following code violations:

THE ATTACHED CORRECTION NOTICE
IS OFFERED TO IDENTIFY IMMEDIATE
HAZARDS AS FOUND ON INSPECTION
ON MARCH 30, 1995.

ADDITIONAL MITIGATION OF OTHER
BOILING CODE VIOLATIONS WILL
BE REQUIRED IF JURISDICTION IS
UNDER ENFORCEMENT BY SONOMA
COUNTY.

Make corrections before proceeding with other work.
When corrections have been made, call 527-3551 or
527-2221 for reinspection.

Date 3/31/95 Bon New
Inspector

White(permit), Yellow(job), Pink(office)

BUILDING INSPECTION DEPARTMENT
COUNTY OF SONOMA

CORRECTION NOTICE

PERMIT # None OWNER CHARTER SCHOOL
JOB ADDRESS SONOMA HWY.

I have inspected work under ~~the above permit~~ and have observed the following code violations:

- 1) SECURE WINDOW WITHIN 4 FT OF
HEATER AT THE PERFORMING ARTS BLD
- 2) REPLACE FLEX GAS LINE WITH
RIGID FOR MECHANICAL UNIT
SERVING THE OFFICE BLD.

IT IS RECOMMENDED BUT NOT REQUIRED
THAT EXPOSED - NON ENERGIZE CONDUCTOR
AT THE RESTROOM BLD BE PROTECTED
FROM PHYSICAL CONTACT.

Make corrections before proceeding with other work.
When corrections have been made, call 527-3551 or
527-2221 for reinspection.

Date 3/31/95 Bon New
Inspector

White(permit), Yellow(job), Pink(office)

Debra Watts

JAMES P. BOTZ
COUNTY COUNSEL

ROSEMARY H. MORGAN
NEIL C. BAKER
CHIEF DEPUTIES

OFFICE OF THE
COUNTY COUNSEL
COUNTY OF SONOMA
COUNTY ADMINISTRATION CENTER
575 ADMINISTRATION DRIVE, ROOM 110A
SANTA ROSA, CALIFORNIA 95403-2881
TELEPHONE (707) 527-2421
FAX (707) 527-2024

DEPUTIES

PRENTICE A. FISH
KATHLEEN M. FARRELLY
JILL O. GOLIS
BYRON K. GONZALES
C. DAVID HURST
RICHARD M. FLORES
KATHLEEN A. LAROUCHE
SUZANNE M. DE KOZAN
SUZANNE C. RAWLINGS
SUE A. GALLAGHER
TARA HARVEY
SHERYL BRATTON
JEFFREY L. BERK
JAMES R. ROSS

July 13, 1995

Mr. Ralph Stern
Schools Legal Counsel
313 West Winton Ave., Suite 372
Hayward, CA 94544-1198

Re: Sonoma Charter School

Dear Mr. Stern:

I understand from Susanne Reed at the Sonoma County Office of Education that your office is now representing the Sonoma Charter School in connection with the construction of its facilities. Last March, it came to the County's attention that the School had failed to obtain requisite permits for its construction. I have recently been informed that, unfortunately, little has been done to resolve that failure. This matter can no longer be delayed.

To the extent that the Sonoma Charter School is located on property owned by the Sonoma Valley Unified School District, the School may have the option of proceeding through state agencies rather than local government to obtain its construction approval. I understand that the Charter School has not yet decided which path is preferable. The County is increasingly concerned, however, that this matter be promptly resolved, as construction on the site appears to be on-going.

If the Charter School has chosen to proceed through state channels, please confirm that choice to me in writing as soon as possible. If not, the Charter School must promptly begin County permitting processes. If requisite plans and permit applications are not submitted to the Sonoma County Permit and Resource Management Department within thirty days of the date of this letter, the Department will, unfortunately, have to begin abatement proceedings.

Mr. Ralph Stern
July 13, 1995
Page 2

I sincerely hope that this matter can be resolved quickly and I look forward to hearing from you.

Very truly yours,



SUE A. GALLAGHER
Deputy County Counsel

SAG:dlb

cc: Supervisor Michael Cale
Debra Watts, Code Enforcement Manager
Susanne K. Reed, Sonoma County Office of Education

RECEIVED

JUL 14 1995

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

JOHN H. MacCONAGHY ATTORNEY AT LAW

466 FIRST STREET EAST • SONOMA, CALIFORNIA 95476 • TELEPHONE (707) 935-3205 • FACSIMILE (707) 935-7051

February 16, 1996

RECEIVED

FEB 20 1996

COUNTY COUNSEL
COUNTY OF SONOMA

Sue A. Gallagher
Deputy County Counsel
Office of the County Counsel
County of Sonoma
County Administration Center
575 Administration Drive, Room 115A
Santa Rosa, CA 95403

Re: Sonoma Charter School

Dear Ms. Gallagher:

My office represents the Sonoma Charter School in connection with the construction of its facilities. I have been forwarded a copy of your letter of July 14, 1995 to Ralph Stern, Esq. concerning the permitting process of the school's construction.

As is noted in your letter, the Charter School is located on property owned by the Sonoma Valley Unified School District. After substantial negotiations, a lease for the site was recently entered into between the Sonoma Valley Unified School District and the Sonoma Charter School. Among the provisions of the lease is a requirement that the Sonoma Charter School obtain construction approval for the site through the Office of the State Architect, as if the site were occupied by a traditional public school.

Please be advised that the Sonoma Charter School is proceeding diligently in this regard.

Should you have any further concerns concerning this matter, please do not hesitate to contact me.

Sincerely,


John H. MacConaghy

JHM/dy

cc: Ms. Jane McDonough

Oct 20, 1996

Robert & Katya Gomez

453 Patton St.

Sonoma, CA 95426

(707) 938-4349

Permit & Resource Dept

Dear Inspectors:

Enclosed is an architectural evaluation of the Valley Charter School facilities. Please be advised not only is this campus violating codes but there are very dangerous fire hazards the building & structures are very old & can lead to loss of life. The County Unified School District gave them 500,000 bond money to bring the facilities up to code and instead they added new buildings that are not up to code either & are dangerous. They are also refusing and/or stalling bringing things up to code because they are asking the Board for an extension to Charter (5 years) & to be allowed to purchase the Vlatetti property next to it. Again, all the buildings there would not be up to code. The campus should be condemned as unsafe for 230 children. If you need to talk to me my # is (707) 938-4349.

Sincerely,
 they violated their lease
 structures.
 Robert Gomez