1030 Thompson LN VBU04-0170 VBU03-0020 VBU03-0020 VBU03-0161

| ate Received Staff Complainant | Phone # |
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| Property Address 030 Thimpson | |
| ty | Assessor's Parcel # 021 - 130 -019 |
| oning | Parcel Size |
| | Phone # |
| | |
| vner's Mailing Address | |
| Nature of the Complaint (Check Box(es) and describe) | |
| Zoning Code Violation(s) | Violation No. |
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| Building Code Violation(s) | Violation No. |
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| D Construction without Permit(s) | res. system (sephe) |
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| Violation No. |
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Sonoma County Permit and Resource Management Department 2550 Ventura Avenue Santa Rosa, CA S5403-2829 (707) 565-1900 Fax (707) 565-1103

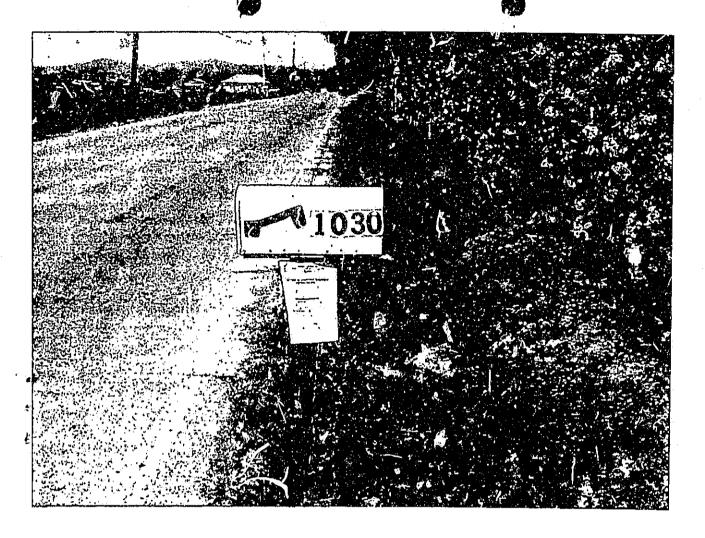
Code Engreement Report of Infestigation

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| Date of Inspection Inspector | Violation # |
| Rental Owner Occupied Dunknown | 1030 Thampson (N) PGN) Property Address |
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| | ☐ Retaining Walls |
| Approximate Size | Framing Siding D Electrical |
| Addition | □ Piumbing □ Mechanical |
| unkoun size was ground roofed purch. | ☐ Roofing ☐ Structural Roof |
| Approximate Size | ☐ Swimming Pool ☐ Mobile Flome |
| ☑ Other | ☐ Subject to Field Inspection |
| New exterior walls & tolin | Non-Engineered Plans |
| on exist detached garage. | Grading |
| | ☐ Non-Engineered Plans ☐ Engineered Plans |
| | ☐ 1108 ☐ Drainage Review |
| ☐ Grading/Fill without Permits | |
| ☐ New Detached Structure | Zening |
| | ☐ Use ☐ Zoning ★ Not Allowed |
| Approximate Quantity Observed | ☐ Administrative Design Review |
| · · · · · · · · · · · · · · · · · · · | Septic |
| | ☐ Abatement Repair |
| ☐ Substandard / Hazardous | Connect to Sewer |
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| ☐ Air Quality ☐ City: | Priority Score: (1=Low 20=Highest) |
| ☐ Animal Control | Threat to Public Safety (1-20) |
| | Effect on Other People/Prope ties (1-20) |
| ☐ Army Corps of Engineers ☐ Other: | No. of Feorle/Properties Impacted (1-20) |
| ☐ Environmental Health | Number of Complaints (5-20) |
| ☐ Fish & Game | Economic Incentive (1-20) |
| ☐ County Dept. of Transportation | Culpability of Violator (1-20) |
| ☐ Project Review | Total |
| no - | |

Sonoma County Permit and Resource Management Department 2550 Ventura Avenue Santa Rosa, CA S 95103-2829 (707) 565-1900 Fax (707) 565-1103

Code inforcement Report of Inforcement Report of Inforcement Page 2

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| CASE NAME |
|---------------------------|
| ADDRESS 1030 THOMOSON LN. |
| DATE OF PHOTO. 4.9.04 |
| FILE NO |
| PHOTOGRAPHER M. CARCY |
| COMMENTS POSTELL NATO |
| FOR Metal Horse BARN |
| CODE ENFORCEMENT DIVISION |
| PERMIT AND RESOURCE |
| MANAGEMENT DEPARTMENT |

STEVEN J. LAFRANCHI & ASSOCIATES

CIVIL ENGINEERS ~ LAND SURVEYORS
PETALUMA MARINA BUSINESS CENTER
775 BAYWOOD DRIVE, SUITE 312, PETALUMA, CA 94954
TEL 707-762-3122 F/AX 707-762-3239

May 19, 2003

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

0161-cVBU

Attention: Dan Cahill

Subject: Lands of Dalich 1030 Thompson Lane Petaluma, California File No. VBU3-0020

Dear Dan,

We have been retained by the owner to address the septic issues associated with the subject violation. A pre-perc site inspection is scheduled for May 22nd. Based on that inspection applicable mitigation measures will be proposed by us. We will keep you updated.

Please call if you have any questions.

Sincerely

Steven J. Lafranchi, P.E., P.L.S.

cc: Fassari Dalich RECEIVED

MAY 2 0 2003

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT COUNTY OF SONOMA

Stephen & Dianne Dalich 7081 N. Marks Ave., #104, PMB 302 Fresno, CA 93711 559-435-7446

RECEIVET

JUN 2 C 2003

June 17, 2003

Dan Cahill
County of Sonoma
Permit and Resource Management Department
2550 Ventura Ave.
Santa Rosa, CA 95403

Subject:

Notice ! Order - Construction Without Permit

Reference:

1039 Thompson Lane, Petaluma

Dear Mr. Cahill:

In a letter dated May 11 we attempted to list clarifications to your notice of violation. We have not received an official response from you but our daughter, Wynne Fassari, tells us that you told her that the issue of "conversion of attached greenhouse to kitchen" has been resolved and that you are convinced that we are not attempting to move the kitchen from it's present and long-time location. Your initial assumption that the solarium was being converted to a kitchen is understandable since we were using that room as storage for some kitchen appliances.

In regards to "Pre-existing barn completely rebuilt as a garage and second unit," -- This statement should be changed reflect that this is a *pre-existing* garage and second unit. Pamela Benyak's letter dated June 10, 2003 (copied to you), states that "In 1984, assessor notes indicate the barn as being .. living quarters .. included in the sale." Also, I've included a copy of our purchase agreement addendum dated April 27, 2002, which mentions a tenant occupied barn unit. We did remodel the unit and are presently trying to do what is necessary to legalize recent unpermitted construction by obtaining required Department clearances.

In regards to "new porch," we replaced and enlarged the previous decking which had rotted. Enclosed is a copy of a "For Sale" flyer obtained before we bought the house. Please notice that it had a deck and roofing across the front which wrapped around the south side and that there is also another deck on the north side towards the back which wrapped around to the back door. We are not disputing this item, only providing more information.

Dan Cahill Page 2 Jure 18, 2003

In regards to the "new roof," there were some areas of new roof added over the deck and solarium. For the most part we put new asphalt shingles over the old ones. It was done by a reputable roofing contractor. We are not disputing this item, only providing more information.

In regards to the "greenhouse," it was a solarium or sunroom—a permanent part of thouse with a wall and partial roof of windows. It was permitted in 1983 (B-54600) along with the addition of a second floor. Whether it is called a greenhouse or a solarium probably makes no difference except that sometimes people think of a greenhouse as a temporary structure used for growing plants, which is not the case in this situation. We did remodel it without a permit. We did not add square footage. (Pamela Benyak's letter refers to the 1984 Tax Assessor report of a greenhouse being 277 square feet.) We are not disputing this item, only providing more information.

Please find enclosed a copy of the letter we sent to Pamela Benyak regarding septic requirements. She is using the issues outlined by you in the subject notice to make recommendations for our septic system; i.e., conversion of greenhouse to kitchen and conversion of barn to second unit. What can we do to officially correct the issues so that other departments can have a correct picture of the situation? Would a meeting between yourself, Ms. Benyak and us help? We will be in Petaluma July 7-10 but could come just about any time that is convenient for you.

Please let us know if there is anything else we can do to facilitate things. The plans and permit applications have been filed. Thank you for your help in this matter.

Sincerely.

Stephen J. Dalich Stephen J. Dalich Deann Palul

Dianne J. Dalich

Cc: Pamela Benyak, REHS

Steve LaFranchi, Civil Engineer

Chris & Wynne Fassari

Encl: Realtor.com sales flyer

Real Estate Transfer Disclosure Statement

Addendum to Real Estate Contract

Stephen & Dianne Dalich 7081 N. Marks Ave., #104, PMB 302 Fresno, CA 93711 559-435-7446

June 17, 2003

Pamela R. Benyak, REHS
Environmental Health Specialist 1
County of Sonoma
Permit and Resource Management Department
2550 Ventura Ave.
Santa Rosa, CA 95403

Subject:

Septic Requirements

Reference:

(1) 1030 Thompson Ln., Petaluma

(2) Your letter dated June 10, 2003

Dear Ms. Benyak:

Thank you for your above-referenced letter. You have obviously put a lot of effort into researching the history of this property.

We sent a letter to Mr. Dan Cahill on May 11, 2003 (copy enclosed) taking issue with the description of some of the non-permitted construction work but have not as yet gotten a response. These corrections, if he agrees with us, might impact some of your assumptions. Identifying the issues at hand is a very important first step. Only when this is done can the proper corrective measures be taken. Our desire is to cooperate in every way possible and do what is necessary in order to get the required permits and legalize construction.

Please refer to the attached letters to Mr. Cahill for a further explanation of potential modifications to issues.

Your letter stated that the owner told you that the main residence has four bedrooms. Neither my husband nor myself (the owners) have ever communicated with you in the past. Perhaps it was my daughter or her husband who rent the property to which you spoke. Your letter also stated that the Tax Assessor refers to the house as having three bedrooms on the second floor and an office on the first floor. This is, in fact, the true description of the residence. It was advertised and sold to us as a three-bedroom. Please see attachments. Also, please consider this an invitation to visit the residence and see for yourself.

Pamela R. Benyak, REHA June 18, 2003 Page 2

Several permits were issued for this property by the County during 1983. Both the tax assessor and the building department inspectors visited the property. The County was obviously aware of the second unit that existed at the time. Our understanding effect recently consulting county offices and written policy is that the County does not require re-evaluation of the septic system unless more than 30% is added to the square frotage. In fact, we are not proposing to add square footage, bedrooms or change the footprints of the buildings.

We had the septic systems inspected when we purchased the property less than a year ago and were told the system was adequate and in perfect working condition. There have been no problems. As to the question of the property being vacant back in the eighties, long-time neighbors say that this property was never vacant.

As a side note, at the time we went into escrow there was a tenant renting the garage unit, which consisted of one bedroom, kitchen, living room and bath. In fact, the previous owner gave us a written agreement that the tenant would be out by closing of escrow. Our intention was to use the unit ourselves on occasional visits. This being the case, we would certainly have less of an impact on the property than the previous tenant.

The fact that we don't live in the area has probably complicated this matter somewhat. We live in Fresno and we rent the subject property to our daughter, Wynne Fassari, and her family. She and her husband Chris have been helping where they can and we appreciate your patience, and that of M1. Cahill, with this situation.

We'll endeavor to perform all that is required of us to the less of our ability and in a timely fashion in order to get properly permitted. All parties concerned need to agree on the issues and we are anxious to do our part with whatever is needed to facilitate this. We'll continue to try to make contact with Mr. Cahill in order to accomplish this goal. I know you all have heavy workloads and are doing your best to help.

Pamela R. Benyak, REHA June 18, 2003 Page 3

Thank you very much for your assistance and cooperation in this matter.

Sincerely,

Stephen J. Dalich

Dianne J. Dalich

Cc: Dan Cahill, Code Enforcement

Steve LaFranchi, Civil Engineer

Chris & Wynne Fassari

Encl: Letter to Dan Cahill dated May 11, 2003

Letter to Dan Cahill dated June 18, 2003

Realtor.com sales flyer

Property profile from Chicago Title

Property profile from First American Title

Stephen & Dianne Dalich 7081 N. Marks Ave., #104pmb302 Fresno, CA 93711

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MAY 1 5 2003

PERMIT AND PESOURCE MANAGEMENT DEPARTMENT COUNTY OF SONOMA

May 11, 2003

County of Sonoma
Permit and Resource Management Department
355 Ventura Avenue
Santa Rosa CA 95403-2829

Attn: Dan Cahill

Code Enforcement Division

Dear Mr. Cahill:

The following is a response to the attached letter issued on May 7th 2003. The following corrective actions are under way with the assistance of outside contractors and various Sonoma County Departments:

1. Four copies of code-complying construction quality plans (including Energy Compliance Data) are nearly complete and will be submitted NLT May 27th 2003.

2. We have secured the appropriate individuals to investigate and rectify all septic system code requirements. A check was submitted on April 21st 2003 to the County Health Inspector. The date of the inspection has yet to be determined.

3. Consolidated Engineering Laboratories has been secured to perform rebar verification on all foundation. Exact requirements of this testing are needed prior to performing.

I'd like to make the following clarifications regarding the descriptions of non permitted construction work:

The County of Sonoma Stated: Pre-existing barn - completely rebuilt as a garage and second unit. (VBU03-0020)

The pre-existing barn had been converted into 2 single car garages and a rental unit decades ago. Although the unit was rented out at the time we purchased this property, we required the renter to vacate before the purchase was finalized.

My husband and I wanted to remodel the apartment so that we could stay there when we come to visit our daughter and her family (The Fassari's) who live on the property. The rental unit was quite old and the floor was sagging badly. Our intention was to make it comfortable for our frequent visits. We thought that with a few repairs and upgrades, it would be a minor undertaking. We eventually found the place was so badly eaten away with termites and rot, almost everything had to be replaced.

The County of Sonoma Stated: Remodel and additions to single family dwelling, which include new porch and roof, conversion of attached greenhouse to kitchen, windows and siding. (VBU03-0161)

We removed an existing porch and replaced it with a new larger porch. We did not replace the roof of the house, but put new shingles on top of the old ones. The "greenhouse" was actually a solarium which was the main entrance into the house. The solarium windows leaked badly and we converted it into a room with conventional construction. This room will be used as a dining room. We have no intention of making it a kitchen. We have no plans of moving the kitchen from it's present location.

Please review the above information and make any necessary corrections to the violations. As home owners we will proceed with corrective actions according the guidelines you have brought forth in the attached letter. I can be reached at 559-435-7446.

Thank You

Dianne Dalich

Dienne & Dalich



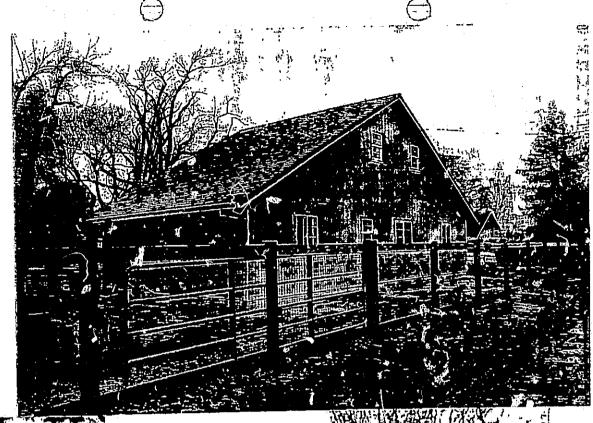
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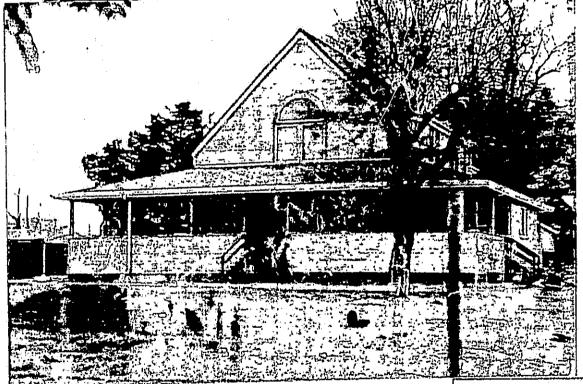




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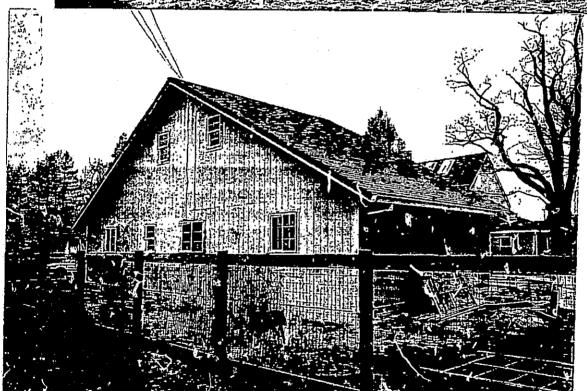
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