



A Tradition of Stewardship  
A Commitment to Service

Planning Building & Environmental Services  
Code Enforcement

1195 Third Street, Suite 210  
Napa, CA 94559  
[www.co.napa.ca.us](http://www.co.napa.ca.us)

Main: (707) 253-4417  
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**David Morrison**  
Director

November 30, 2015

## **Notice of Assessment Hearing**

### **VIA CERTIFIED AND REGULAR U.S. MAIL**

Diana Dominguez  
2239 Greenville Street  
Oroville, CA 94966

Diana Dominguez  
P.O. Box 723  
Berrycreek, CA 95916

Maximilian Barteau  
P.O. Box 775  
Paradise, CA 95967

Luther Burbank Savings  
500 Third Street  
Santa Rosa, CA 95401

Preferred Financial Funding, Inc.  
935 S. Mt. Vernon #101  
Colton, CA 92324

Re: 1540 Los Carneros Road, APN# 047-212-001; Abatement Assessment Hearing

Dear Property Owner:

Official records indicate that you either own, have a lien or encumbrance on, or have a possessory interest in the property identified below. Between the dates of September 22, 2015 and November 24, 2015 costs were incurred by Napa County for the abatement of nuisance conditions existing on the above identified property. On August 3, 2015, the Napa County Superior Court entered Judgment against you and permanently enjoined you from continuing to maintain the substandard conditions on the property. On September 29, 2015, Napa County obtained an abatement warrant from the Napa County Superior Court to

enter onto your property and abate the nuisance. The County intends on recovering the abatement costs under the authority of section 1.20.090 of the Napa County Code. This notice is to advise you that the Napa County Board of Supervisors will hear and consider objections and protests to the proposed assessment at the following designated time and place:

**DATE:** December 15, 2015  
**TIME:** 2:20 PM  
**PLACE:** 1195 Third Street, Room 305, Napa, California 94559

### **The Property**

The property consists of an 8.7-acre parcel of land located in the unincorporated area of the County of Napa in an Agricultural Watershed zoning district at 1540 Los Carneros Road, Napa County, California, APN: 047-212-001.

### **Description of Work and Proposed Assessment**

Abatement activities occurred from September 22, 2015 through November 23, 2015. M.C. Dixon, Inc. demolished a dilapidated dwelling, barn and lean-to structure and the cleaned-up debris, garbage and overgrown or dead vegetation at the above referenced parcel. County personnel costs for administrative activities, on site cleanup, and attorney fees are also included in the assessment. The total proposed assessment is \$40,873.34. Attached with this notice is a detail of the abatement costs, including the contractors invoices and photos of the cleanup for your information. If you have any questions regarding this Notice, please feel free to contact me, at (707) 299-1347 during normal business hours.

Thank you.



David Giudice  
Supervising Code Enforcement Officer  
Planning Building & Environmental Services

cc: David Morrison, Director

Attachments: Costs Detail with invoices  
Photos: Before and after the clean-up  
Napa Superior Court Abatement Warrant

# ABATEMENT COST DETAIL

## Dominguez Abatement

From 9/22/15 through 11/18/15

Abatement Warrant Case # 26-66335

### Code Enforcement Staff Time

Status Date	Hours Spent	Comments	Record By	Rate	Total
09/29/2015	0.75	Declaration, in court for ex parte hearing	DGIUDICE	\$ 160.00	\$ 120.00
09/29/2015	2.00	Multiple phone calls today to multiple contractors and asbestos contractors. Scheduled two, site visits one on Thursday, October 1 and one on Friday, October 2. The site visit is for an estimate asbestos testing services.	GBAXTER	\$ 140.00	\$ 280.00
09/30/2015	2.00	Site visit today to post the abatement warrant on the property. Coordinating with public works boarding up of the main dwelling	GBAXTER	\$ 140.00	\$ 280.00
10/01/2015	4.00	Met with Gary Lee from public works who boarded up the main dwelling, and front door of the second dwelling. Met at Home Depot to buy plywood at 9 AM arrived on the job site and asked deputy Sheriff Eric Swift to do a walk-through of the dwelling before we board up to make sure no one was in the building. Gary installed plywood to all the doors and windows. Photos were taken. At 2:00PM in the afternoon met with Adam and Bradley from B2 environmental for a price quote for asbestos and lead paint testing in the building.	GBAXTER	\$ 140.00	\$ 560.00
10/05/2015	1.00	Site visit and met with Chris from Heffernan Environmental to obtain a price estimate for the asbestos and lead testing	GBAXTER	\$ 140.00	\$ 140.00

10/06/2015	2.50	Coordinated with PG&E Dan Lemieux to get the gas line disconnected prior to the demolition of the second dwelling. Dan will let me know in the next couple weeks when the service and the road has been disconnected.	GBAXTER	\$ 140.00	\$ 350.00
10/12/2015	1.00	Coordinated with AT&T (tracking number PT3Z5I52) regarding phone line disconnection. Called the asbestos removal contractors to get e-mail addresses and fax numbers.	GBAXTER	\$ 140.00	\$ 140.00
10/12/2015	2.00	Met with Chris from Heffernan Environmental who took samples and will have them tested at the laboratory. We should get a report by Thursday.	GBAXTER	\$ 140.00	\$ 280.00
10/15/2015	1.50	Coordinated with environmental about the septic tank demolition and coordinated with building staff about a demolition permit for the second dwelling. Called for contractors to set up site visits for Monday at 2:00PM.	GBAXTER	\$ 140.00	\$ 210.00
10/19/2015	1.50	Site visit today with David met with four contractors that are bidding on the demolition work. Walk through the whole job explained everything that needs to be removed off the property.	GBAXTER	\$ 140.00	\$ 210.00
10/19/2015	1.50	Meeting with 4 contractors to discuss demo and clean-up bids.	DGIUDICE	\$ 160.00	\$ 240.00
11/05/2015	3.00	Contract prep and approval for Mark Dixon. Worked with County Counsel, CEO office.	DGIUDICE	\$ 160.00	\$ 480.00
11/12/2015	1.50	In the office today I met with the contractor Mark Dixon and we issued a demolition permit B15 – 01650 and a septic tank demolition permit.	GBAXTER	\$ 140.00	\$ 210.00
11/16/2015	2.00	On site for demo and clean-up kick-off, video and photo documentation	DGIUDICE	\$ 160.00	\$ 320.00
11/16/2015	4.00	On site today to coordinate and videotape the demolition and cleanup of the property. The contractor had two excavators, one skid loader with two equipment operators and two laborers.	GBAXTER	\$ 140.00	\$ 560.00

11/17/2015	4.50	Site visit to document clean-up. The contractor was loading several dump trucks removing garbage off the property. After lunch I received a phone call from the contractor. When they were pulling up a root at the main dwelling a gas line lifted above the ground. I called PG&E to check for any damage. No gas odor was observed. I visited the site and discussed the issue with PG&E. They will have a crew come out tomorrow to cut the line and rebury. It did not appear that there was any damage or leaks.	GBAXTER	\$ 140.00	\$ 630.00
11/19/2015	1.00	Inspection of erosion control upon completion of the demo and clean-up	PRYAN	\$ 169.00	\$ 169.00
11/20/2015	1.00	Drop off of household toxic waste	THOYT	\$ 140.00	\$ 140.00
<b>Sub Total</b>					\$ 5,319.00

#### County Counsel Staff Time

Status Date	Hours Spent	Comments	Record By	Rate	Total
09/22/2015	0.25	Phone call/voice mail reply with attorney	CGALLAGHER	\$ 163.00	\$ 40.75
09/23/2015	1.75	Pleadings - work on ex parte abatement warrant	CGALLAGHER	\$ 163.00	\$ 285.25
09/24/2015	0.25	Sent email to attorney, update notes	CGALLAGHER	\$ 163.00	\$ 40.75
09/28/2015	2.25	Pleadings - work on declaration, application, review file, review messages	CGALLAGHER	\$ 163.00	\$ 366.75
09/28/2015	2.00	Proofing and modifying moving docs, schedule ex parte, pc to give notice and ppe. declaration, mw CRG re signatures for final docs, ppe draft warrant, mw Dgiudice re sign declaration, tab exhibits, ppe for court filing	SINGALLS	\$ 71.00	\$ 142.00
09/29/2015	1.50	Prepared for court; Ex Parte Hearing / discussions afterwards	CGALLAGHER	\$ 163.00	\$ 244.50
09/29/2015	0.75	Photocopying docs and clean up file for hearing, check sustain for docs filed in response	SINGALLS	\$ 71.00	\$ 53.25

09/30/2015	1.00	to court for warrant, scan and email to DGiudice, scanning, filing and indexing, calendar deadline to return warrant, update progress notes	SINGALLS	\$ 71.00	\$ 71.00
10/01/2015	0.25	Phone call/voice mail reply re: abatement warrant	CGALLAGHER	\$ 163.00	\$ 40.75
10/29/2015	0.50	Phone call/voice mail reply TC with Ramos; update notes; TC with DG	CGALLAGHER	\$ 163.00	\$ 81.50
11/05/2015	2.25	Research re abatement lien process, pc w/ DG, email to DG and CRG	SINGALLS	\$ 71.00	\$ 159.75
11/10/2015	0.25	Phone call/voice mail reply re: abatement	CGALLAGHER	\$ 163.00	\$ 40.75
11/17/2015	0.25	Phone call/voice mail reply re: abatement	CGALLAGHER	\$ 163.00	\$ 40.75
11/18/2015	0.25	Phone call/voice mail reply re: abatement	CGALLAGHER	\$ 163.00	\$ 40.75
Sub Total					\$ 1,648.50

#### Public Works Staff Time

09/30/2015	3.00	Material purchase, installation of plywood on doors and windows to secure dwelling	GLEE	\$ 91.16	\$ 273.48
Sub Total					\$ 273.48

**Staff Sub-total** \$ 7,240.98

#### Materials and Contractor Services

Plywood and Screws to secure dwelling		\$ 70.01
Dixon (demolition and clean-up contractor)		\$ 32,687.35
Heffernan Environmental (asbestos testing)		\$ 725.00
Maximum Oil Service Hazardous Waste		\$ 150.00
<b>Grand Total</b>		<b><u>\$ 40,873.34</u></b>