



# NAPA COUNTY

## CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY  
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94558  
AREA CODE 707/253-4376

DONALD W. JONAS  
Building Codes Administrator

January 22, 1982

Gordon W. Elliott  
938 Jefferson Street  
Eugene, Oregon 97402

Re: Assessor's Parcel #24-161-01 ✓  
Assessor's Parcel #24-153-27

Dear Mr. Elliott:

This letter will serve to advise you that a field inspection was conducted on the buildings on the above mentioned parcels by myself on January 19, 1982. The buildings were found to be a public nuisance. DO NOT OCCUPY signs were posted on January 19, 1982. The buildings are in need of repair to prevent further deterioration and dilapidation. The buildings contain abandoned refrigerators and miscellaneous debris. The roofs are in need of repair and there are broken windows throughout the buildings. The buildings are also a possible fire hazard since they contain miscellaneous furniture and debris.

These buildings are considered an attractive nuisance which may prove detrimental to children as described in the 1979 Uniform Housing Code, Section 401 and the Uniform Code for the Abatement of Dangerous Buildings, Section 302 (15), (16) and (17).

The buildings shall be closed up permanently or repaired or demolished. All required permits must be secured within sixty (60) days.

Please notify this office of your intentions regarding this matter within ten (10) days from the date of this letter.

Very truly yours,

BUILDING INSPECTION DIVISION

BILL L. HALL  
Acting Building Codes Administrator

A handwritten signature in cursive script that reads "Melvin Einarsson".

MELVIN EINARSSON  
Building Inspector

BLH:ME:jl

cc: County Counsel's Office



A Tradition of Stewardship  
A Commitment to Service

Conservation, Development and Planning

1195 Third Street, Suite 210  
Napa, CA 94559  
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Main: (707) 253-4417  
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Hillary Gitelman  
Director

## NOTICE *of* VIOLATION

Jeff Veness  
CCBJ Properties LLC  
335 Smith Way  
Angwin, CA 94508

October 1, 2008

**SUBJECT: NAPA COUNTY CODE VIOLATIONS**  
**LOCATION: 40 & 75 SKY OAKS DRIVE APN's 24-161-001 & 24-163-010**

Dear Property Owner(s):

The Department of Conservation, Development and Planning believes that the following conditions and/or discrepancies exist on the properties identified above in violation of the Zoning Ordinance (**Title 18 of the Napa County Code**).

- Section 18.32.030 (Commercial Neighborhood District) = *The use of the subject property for any commercial operation and storage of business related vehicles, equipment and materials is not allowed in the CN zoning district without an approved use permit.*
- Section 18.144.040 (Nuisance) = *Any use of property contrary to the provisions of Title 18 of the County Code shall be declared to be unlawful and a public nuisance.*

Use Permit #00125-UP was approved by the Planning Commission in 2001' for an automotive repair and body shop at 75 Sky Oaks Drive. In addition, any previous use of the property at 40 Sky Oaks Drive has been abandoned. Unless a Certificate of the Extent of Nonconforming Use is applied for and approved by Napa County, any proposed land uses would require Use Permit approvals. **No other uses have been approved for either property as of this date.**

**You are directed to cease all unauthorized uses from each identified parcel immediately and contact me at (707) 259-8226 within seven (7) days of the date of this letter.** Failure to respond in a timely manner and also take prompt and appropriate action to correct the violations will result in the issuance of Administrative Citations or a referral to the District Attorney for the initiation of legal action.

Sincerely,

Handwritten signature of Edward S. Colby in black ink.

Edward S. Colby, Planner III  
Code Compliance Unit

Cc: Diane Dillon, Supervisor District 3  
Hillary Gitelman, Director  
Darrell Mayes, Chief Building Official  
Robert Nelson, Supervising Planner  
David Giudice, Code Enforcement Supervisor