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## Notice of Violation



A Tradition of Stewardship  
A Commitment to Service

Form 1 – Information Sheet  
Planning, Building & Environmental Services

1195 Third Street, Suite 210  
Napa, CA 94559  
www.countyofnapa.org

David Morrison  
Director

**INFORMATION AND NOTICE  
REGARDING APPARENT CODE VIOLATION**

January 10, 2018

Rapp Ranch Estates LLC  
10 Chateau Ln  
Napa Ca 94558-3821

Via Certified and Regular USPS Mail

**LOCATION:** 10 Chateau Ln Napa, CA; APN 052-170-019

Dear Property Owner:

The Napa County Department of Planning, Building, & Environmental Services has received information and/or observed that a Code violation exists or has occurred at the above-referenced Property without benefit of permit(s) for the following:

1. Four Steel buildings foundations/retaining walls are being replaced.
2. Alterations to the four steel buildings, trusses, underground electrical and plumbing.
3. The horse riding arena has new insulation and has been reroofed.
4. Horse stalls connected to the riding arena have been rebuilt. New insulation has been installed and the structure has been reroofed.

Please refer to the attached notice and informational sheet that describes in more detail the reported or apparent Code violation(s) and the references to the provisions that appear to have been violated.

Please contact us within ten (10) calendar days of the date of this Notice to indicate your willingness to comply with Napa County Code and the California Building Code. We look forward to discussing this situation with you and resolving the apparent violation promptly. You may reach me at (707) 299-1343.

Sincerely,

A handwritten signature in black ink that reads "Greg Baxter".

Greg Baxter  
Code Compliance Officer  
Planning, Building & Environmental Services

Cc: Chron, File



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A Commitment to Service

DATE:  
January 10, 2018

## REPORTED OR APPARENT CODE VIOLATION IMPORTANT ENFORCEMENT INFORMATION

This letter is a courtesy notice to advise you that an apparent code violation exists on the property identified below. Our Department encourages voluntary compliance and you are being given the opportunity to correct the violation identified in this notice before further enforcement action is taken.

NAME OF PERSON/ENTITY	PROPERTY ADDRESS:	MAILING ADDRESS:
Rapp Ranch Estates LLC	10 Chateau Ln Napa APN# 052-170-019	100 Rapp Ln Napa Ca 94558-3821

CODE SECTION(S):	DESCRIPTION:
<ul style="list-style-type: none"> <li>Section 105.1 of the 2016 California Building Code.</li> </ul>	<ol style="list-style-type: none"> <li>Four Steel building foundations/retaining walls are being replaced.</li> <li>Alterations to the four steel buildings, trusses, underground electrical and plumbing.</li> <li>The horse riding arena steel building has new insulation and has been reroofed.</li> <li>Horse stalls connected to the riding arena have been rebuilt. New insulation has been installed and the structure has been reroofed.</li> </ol>

**ACTION REQUIRED:**

- Please contact us within ten (10) calendar days of the date of this letter (January 20, 2018) to confirm your receipt of this correspondence and to discuss your options to comply with the code.
- Please cease all work immediately until permits have been issued.

NAME OF CODE ENFORCEMENT OFFICER:	DEPT. PHONE NUMBER & EMAIL CONTACT:
Greg Baxter <i>Greg Baxter</i>	(707- 299-1343) <a href="mailto:greg.baxter@countyofnapa.org">greg.baxter@countyofnapa.org</a>
District Supervisor:	
Belia Ramos	District 5

**YOU FACE THE MEASURES ON THE BACK OF THIS NOTICE UNLESS YOU PROMPTLY CONTACT AND WORK WITH COUNTY STAFF TO ADDRESS THE ABOVE DESCRIBED REPORTED OR APPARENT CODE VIOLATION(S)**

**Unless you promptly contact County staff and work with staff to address the above-described reported and/or apparent Code violations by the date specified above, one or more of the following code compliance measures will be implemented by the County:**

**1. Issuance of a Citation pursuant to Napa County Code Chapter 1.28.**

Under Chapter 1.28 of the Napa County Code, Code Enforcement staff may issue a Citation. The issuance of a Citation for a violation of the Code shall, unless the violation is corrected prior to the deadline stated in the Citation, result in the imposition of administrative penalties. Such penalties may vary with the type of violation, but currently the lowest penalties that may be levied are as follows:

- \$100 for the first violation
- \$200 for the second violation of the same Code provision within 1 year
- \$500 for the third violation and for each additional violation of the same Code provision within 1 year.
- For violations that pertain to real property, the Citation will be recorded with the Napa County Recorder's office and constitute a lien on the property if you fail to correct the violation by the deadline stated in the Citation.
- You will be given an opportunity to request a hearing before a hearing officer to contest the Citation and/or to contest the administrative penalties or recordation of the Citation.
- If you fail to pay an administrative penalty and/or fail to correct the Code violation after a Citation is issued, the matter will then be referred to County Counsel or the District Attorney for further enforcement through civil litigation proceedings.

**2. Issuance of Notice of Nuisance pursuant to Napa County Code Chapter 1.20**

- a. Alternatively, the Enforcement Officer shall (unless circumstances dictate otherwise) issue a Notice of Nuisance pursuant to Napa County Code Section 1.20.040, which will be copied to all lienholders of record of the property.
- b. This Notice will include an Order to abate the nuisance by a specified, reasonable time.
- c. If the violation is not corrected by the stated deadline, an abatement hearing may be held before the Napa County Board of Supervisors.
- d. The Board may, if it finds a nuisance exists, order the violator to pay all administrative costs incurred in the course of abatement proceedings and investigation.
- e. Recordation of the notice of nuisance and imposition of administrative penalties under Chapter 1.28 may also occur.
- f. Depending on the nature of the violation and whether it poses a threat to health and safety, County Code Enforcement may choose to engage in summary (immediate) abatement steps to eliminate the nuisance without an administrative hearing before the Board of Supervisors.

**3. Issuance, if applicable, of a Notice of Violation and Order to Repair or Abate Substandard Housing Conditions pursuant to Health and Safety Code Sections 17980 and 17980.6.**

- a. The Notice of Violation as to substandard housing conditions will include an order to remedy the violation(s) within a reasonable period of time.
- b. Administrative penalties under Chapter 1.28 may also be imposed if the conditions are not corrected by the deadline stated in the Notice.
- c. If the violations are not corrected by the deadline, the Notice of Violation will be recorded with the Napa County Recorder's office and constitute a lien on the property.
- d. Failure to correct substandard housing conditions may also result in appointment of a receiver for the property affected by the violation.

**4. Referral to County Counsel or the District Attorney for Filing of Enforcement Proceedings in Court**

Depending on the circumstances and severity of the violation, direct referral of a violation to County Counsel or to the District Attorney for filing of enforcement proceedings may occur at the outset, without the issuance of a Citation or the other Notices described below. Pursuant to Napa County Code Section 1.20.155, in the course of such litigation, the County may seek civil penalties up to \$1,000.00 for each day that the violation continues to exist.

The County's remedies and procedural steps for enforcement of the County Code and other statutes and regulations enforced by the County, as described herein, are cumulative, alternative, and subject to the County's discretion depending on the circumstances presented. The County, in enforcing the County Code and other statutes and regulations, has prosecutorial discretion to select – based on the particular circumstances – the appropriate enforcement measures to be taken, as permitted by the County Code and other laws.