



A Tradition of Stewardship
A Commitment to Service

Napa County Code Enforcement

2015 Code Enforcement Program - Workshop





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Proposed New Programs

Neighborhood Improvement Program

Beautify the neighborhood and help improve or sustain home values, as well as reduce the potential for crime.



NAPA
COUNTY
NEIGHBORHOOD
IMPROVEMENT
PROGRAM



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Neighborhood Improvement Program





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Neighborhood Improvement Program





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Neighborhood Improvement Program





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Neighborhood Improvement Program

- East Imola
- Pueblo Park
- Berryessa Highlands
- Berryessa Estates
- Angwin
- Milton Road



Begins September 2015



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Amnesty Program

- Program would suspend penalties on residential building permits for 60 days.
 - Offered to those who voluntarily comply.
 - Strict land-use policy may result in illegal construction being removed.
 - Estimated launch in Fall 2015.
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Temporary Certificates of Occupancy

New policy and process

- Already in effect.
 - Approved for a maximum of 180 days.
 - Minimum 3 week processing time.
 - Requires evaluation of what is needed to achieve final occupancy.
 - Minimum fee of \$1,017.
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Enforcement Fines and Penalties

- Fines set by State Law

County Code Violations	Building Code Violations
\$100 First	\$100 First
\$200 Second	\$500 Second
\$500 Third	\$1,000 Third

- Assembly Bill 514
 - Civil Penalties formulas
 - Frequently Asked Questions
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Enhance Winery Audit

- Rename Audit to Compliance Review
 - Expand number of wineries reviewed annually, as supported by:
 - Public
 - Grand Jury
 - Planning Commission
 - Agricultural Protection Advisory Committee
 - New planner has been hired to assist with implementing expanded review.
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Enhance Winery Audit

APAC Tentative Recommendation:

- Annual Reporting by all wineries.
 - Principal Officer certifies annual report.
 - Provide copies of ATTB and CDFA forms (confidential).
 - In-depth compliance review for those exceeding approved conditions, or where complaint(s) are received.
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Enhance Winery Audit

APAC Tentative Recommendation (cont'd.):

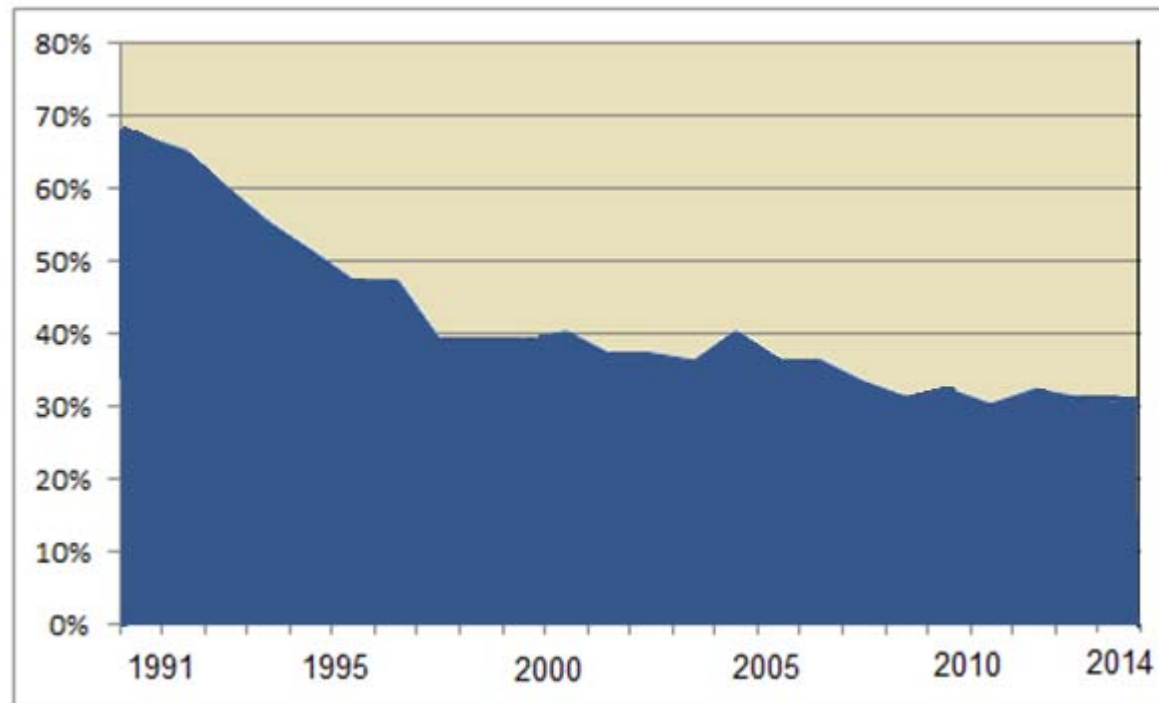
- If a violation has occurred, winery will immediately comply with use permit.
 - Application to correct violation may not be submitted for one year.
 - Fees to cover cost of expanded review.
 - Annual Report presented to the Planning Commission.
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Grape Crush Report

The amount of local grapes as a percent of the total wine crush has decreased from 67 percent in 1991 to 31 percent in 2014.

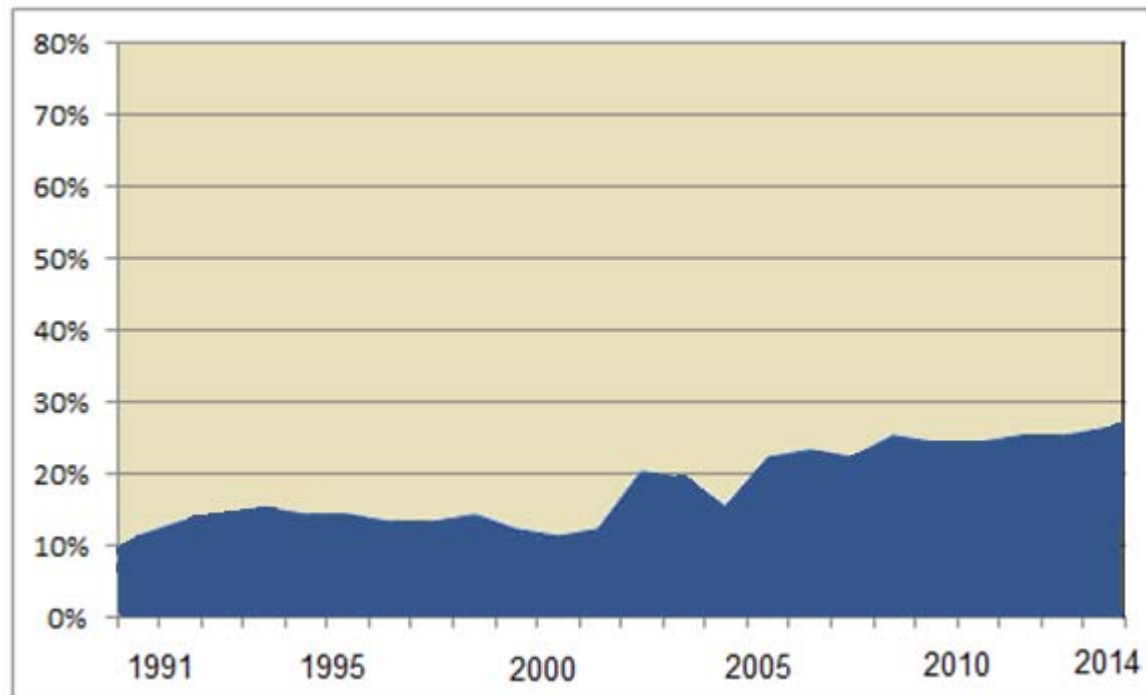




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Grape Crush Report

The amount of grapes grown in Napa that were crushed outside of the County increased from 11% in 1991 to 26% in 2014.

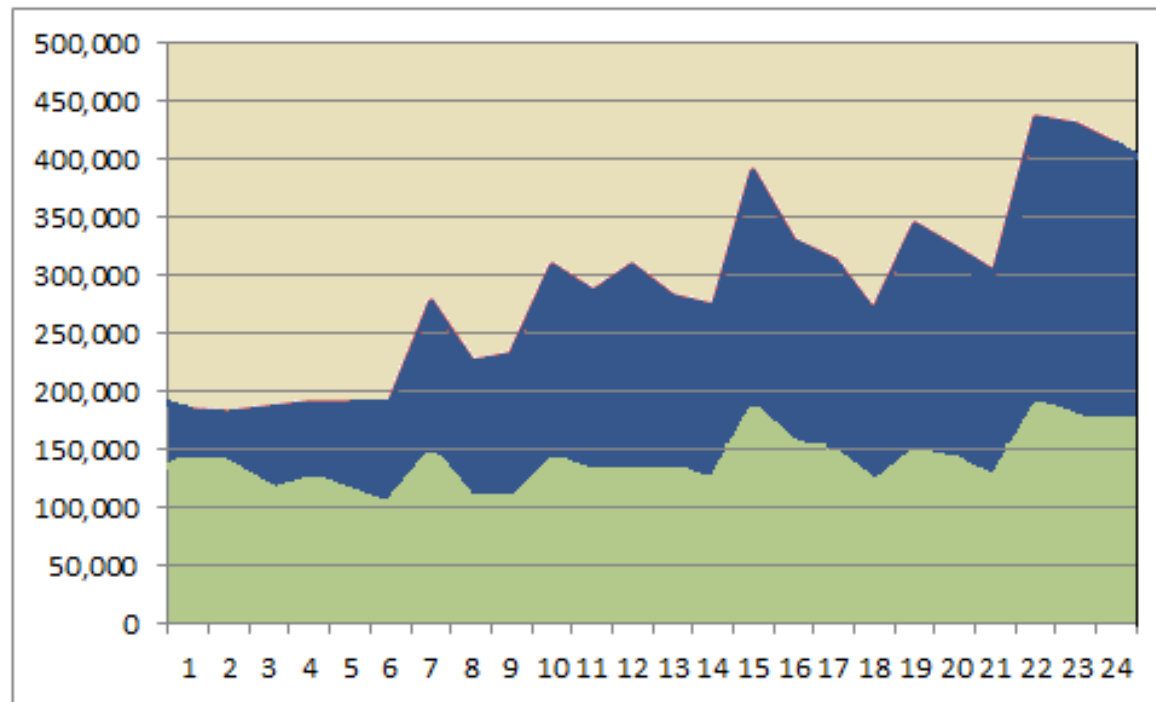




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Grape Crush Report

Total tons of grapes grown in Napa grew by 27% from 1991–2014. Total tons of grapes crushed in Napa grew by 124%.





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Recordation

- Assessor Recorders Office would record:
 - Administrative Citations
 - Notice of Violation
 - Public Nuisance
- Protects consumers, lenders, insurers, and prospective buyers.

Staff requests direction to prepare an ordinance.



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Grand Jury Response

Grand Jury made five recommendations:

- Expand number of wineries in annual audit from 20 to at least 90.
 - Monitor water use and wastewater disposal
 - Make inspection reports available to the public.
 - Review the WDO to see if it needs to be amended to better protect the Agricultural Preserve.
 - Establish and publish penalties and restrictions for violators.
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Policies and Procedures Manual

- Originally adopted on March 25, 1986
 - Amended in 1988 and 1998.
 - Rescinded by the Board in 2005.
 - Staff is currently preparing a new manual.
 - Adopted at Department level when completed.
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