



HILLARY GITELMAN
Director

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

DARRELL MAYES
Chief Building Official

June 19, 2007

VIA CERTIFIED AND REGULAR U.S. MAIL

Jay Huggins, Delores Jones, Norma Jean Barrow, Bertha Lee Mitchell, Wanda Lyn Washington,
Charles B. Huggins, Victor Lee Huggins (collectively "Property Owners")
420 Glass Mountain Road
Saint Helena, CA 94574-9669

Re: 420 Glass Mountain Road, Napa County, California, 94574
APN: 021-250-006

NOTICE OF NUISANCE ABATEMENT

Dear Property Owners:

THIS IS A VERY IMPORTANT NOTICE WHICH MAY AFFECT YOUR PROPERTY RIGHTS. PLEASE READ IT CAREFULLY.

In a **NOTICE OF NUISANCE** dated March 14 2007, the County of Napa ordered you to abate the nuisance on the property described below on or before May 18, 2007. I am including a copy of that **NOTICE** with this letter. Official records indicate that you either own, have a lien or encumbrance on, or have a possessory interest in the property.

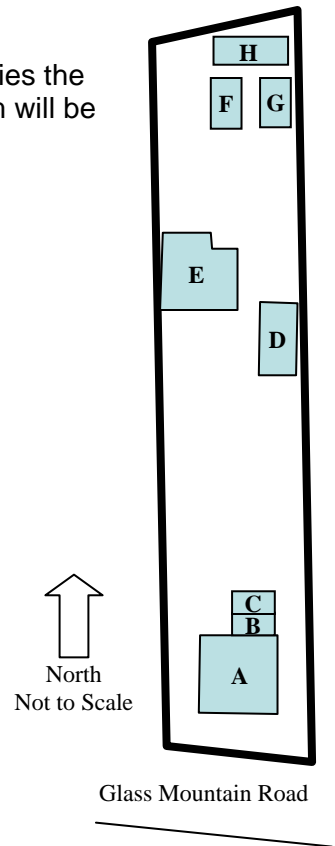
The Property

The property consists of a .48 acre parcel of land located in *the unincorporated area of the County of Napa on the north side of Glass Mountain Road, in a RS:B5 zoning district at 420 Glass Mountain Road, Saint Helena, California, Napa County Assessor's Parcel Number 021-250-006.*

The Nuisance

The diagram to the right is a simple plot plan of your property which identifies the dwelling and accessory buildings that exist on your property. This diagram will be referred to in violation Table 1 that follows the diagram.

- A – Main Dwelling
- B – Porch attached to main dwelling
- C - Awning attached to porch
- D – Storage Shed
- E – Storage shed converted to illegal dwelling.
- F – Agricultural shed
- G – Agricultural shed
- H - Agricultural shed



The following nuisance conditions exist on the property:

Table 1
Violations Identified at the February 15, 2007 Inspection and re-verified on June 18, 2007

Violation	Code Section	Description and Required Action to Abate
1. Overgrown, dead, decayed or diseased trees, weeds and other vegetation, likely to harbor rats, vermin, and other similar nuisances	Section 1.20.022.A.1 Napa County Code	Overgrown ivy must be cut back from main dwelling (A) and side yard.
2. The presence or accumulation on a premises of debris, rubbish, and scrap materials for a period exceeding two weeks	Section 1.20.022.B.1 Napa County Code	Remove all debris, rubbish, and scrap materials from side and rear yard
3. The presence or accumulation on a premises of broken or discarded household furnishings, appliances, boxes and cartons, and similar materials for a period exceeding two weeks.	Section 1.20.022.B.2 Napa County Code	Remove all broken or discarded household furnishings, appliances, boxes and cartons, and similar materials from side and rear yard

Violation	Code Section	Description and Required Action to Abate
4. The presence or accumulation on a premises of vehicle parts and tires for a period exceeding two weeks	Section 1.20.022.B.4 Napa County Code	Remove all vehicle parts and tires from side and rear yard.
5. Refrigerators, or excavations which tend to attract children or other curious individuals, and which present a threat to the health, safety or welfare of such individuals.	Section 1.20.022.C Napa County Code	Remove refrigerator from yard and see item 13.
6. Structures or buildings which are structurally unsafe, either entirely or in part	Section 1.20.022.D.1 Napa County Code	See item 14.
7. Fences and walls which are in a hazardous condition	Section 1.20.022.D.5 Napa County Code	Portions of perimeter fencing are listing and leaning. Repair perimeter fencing.
8. Location of outside storage of combustibles	Section 1103.3.5.1 of the 2001 Uniform Fire Code	Outside storage of combustibles must not be located within 10 feet of a property line. Remove all stored combustibles within 10 feet of the property line.
9. Storage beneath buildings and structures	Section 1103.3.5.2 of the 2001 Uniform Fire Code	Combustible material shall not be stored beneath a building or structure. Remove all stored combustibles under buildings and structures.
10. Required storage Conditions – Combustible Materials	Section 1103.2.1.2 of the 2001 Uniform Fire Code	Combustible rubbish kept or accumulated within or adjacent to buildings or structures shall be kept in containers complying with Section 1103.2.1.4 or in rooms or vault constructed of noncombustible materials. Remove combustible rubbish or properly store rubbish in compliance with the above fire code section
11. Disposal of lead-acid batteries to land	Section 25215.2 California Health and Safety Code	On the west side of the property, approximately 100' from Glass Mountain Road, 10- 15 lead- acid automotive batteries with broken cases have been thrown into a pile. Properly remove and dispose of batteries
12. Disposal of used oil to land	Section 25250.5 California Health and Safety Code	On the east side of the property approximately 100' from Glass Mountain Road, exists a small amount of staining

Violation	Code Section	Description and Required Action to Abate
13. Seepage Pit/Cesspool	San Francisco Bay Regional Water Quality Control Board Resolutions No. 79-5 and 81	of the soil immediately around a 15 gallon drum that appeared to contain grease or oil. Properly remove and dispose of oil drum Approximately 150' from Glass Mountain Road, near the rear of the second dwelling (E), a 4' x 4' seepage pit/cesspool was discovered. The seepage/cesspool pit must be properly destroyed.
14. Dangerous building – - whenever any portion or member or appurtenance therefore is likely to fail, or to become detached or dislodged, or to collapse and thereby injure person or damage property. - Construction in violation of the California Building Code	Sections 302-5, and 13 of the 1997 Uniform Code for the Abatement of Dangerous Buildings	<ol style="list-style-type: none"> 1. Storage shed illegally converted to dwelling (E) was converted without required permits. Storage shed illegally converted to dwelling must be permitted or demolished. <u>BUILDING MUST NOT BE OCCUPIED AS DWELLING</u> 2. Porch (B) on main dwelling is failing. Porch must be repaired or demolished. <p>Building permits are required for all repairs and demolitions.</p>
15. Electrical installed without required permit	Section 80.19-2-1 and 2 of the 2004 California Electrical Code	A permit is required for installation of the solar power system. Electrical was installed in shed that was converted to dwelling (E). See item 14.
16. Plumbing installed without required permit	Section 1.3.1.1 of the 2001 California Plumbing Code	Plumbing was installed in shed that was converted to dwelling. See item 14.

NUISANCE ABATEMENT HEARING

Based on our observation of the property, you have either not commenced action to abate the nuisance, prosecuted abatement of the nuisance with due diligence, or completed abatement of the nuisance within the time specified. Therefore,

YOU ARE HEREBY ORDERED to appear before the Board of Supervisors of the County of Napa as follows:

DATE: July 10, 2007
TIME: 10:00AM
PLACE: 1195 Third Street, Room 305
Napa, California 94559

TO SHOW CAUSE why the conditions described in the **NOTICE OF NUISANCE** served on you and dated March 14, 2007, are not a nuisance and why the County should not abate the nuisance and levy an assessment against the property to recover the County's costs. Please be advised that in addition to seeking all costs the County will incur in abating the nuisance, the Department will also seek an award of attorneys' fees in prosecuting this action pursuant to County Code section 1.20.025. At the hearing, you will be provided an opportunity to be heard as to whether a nuisance exists and the necessity for abatement by the County.

If you have any questions regarding this Notice, please feel free to contact me, at (707) 299-1347 during normal business hours.

Thank you.



Dave Giudice
Supervising Code Enforcement Officer
Conservation, Development & Planning Department

cc: Hillary Gitelman, Director
Diane Dillon, Supervisor District 3
Gabrielle Avina, Fire Marshal
Richard Zimmerman, District Attorney's Office
Ed Colby, Planner III

Darrell Mayes, Chief Building Official
John Kara, EH Manager
Brian Hampton, Fire Prevention Specialist II
Ruben Oropeza, Environmental Management Coordinator
Greg Baxter, Building Inspector II

Attachment: March 14, 2007 Notice of Nuisance