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# CROCKETT SANITARY DEPARTMENT

of the Crockett Community Services District

P.O. Box 578 - Crockett, CA 94525  
Telephone (510) 787-2992  
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February 15, 2024

Ramon R. Ruano  
247 Duperu Drive  
Crockett, CA 94525

## NOTICE OF VIOLATION

247 Duperu Drive, Crockett, CA  
APN 354-332-005

You are hereby notified that the property at the above location is in violation of District Ordinance No. 07-1, the District Code and Standard Specifications for the reason that the property was sold on or about March 9, 2023 but has not complied with Ordinance requirements that building sewers be inspected at time of sale and be certified in compliance with District Standard Specifications at that time. Sewer Lateral Compliance Ordinance is available on our website. This Notice of Violation is issued pursuant to Section 1.08.010 of the District Code.

Pursuant to provisions of Section 6400, et. seq. of the Health and Safety Code of the State of California, the Crockett Sanitary Department regulates sewer construction and sewer use in Crockett through District Ordinance No. 05-1 and others.

Pursuant to provisions of Section 1.08.110 of Ordinance No. 07-1, in the event of a failure to comply with the Building Sewer Infiltration & Inflow Control Ordinance within the allotted time, the District may bring an enforcement action and exercise any other remedy provided by the District Code and applicable laws against the property owner and any other responsible party. When a violation is discovered, the District shall issue a Notice of Violation to the Buyer, and where practical to the previous owner, in accordance with Section 10-04.H of the District Standard Specifications. The recipient of the Notice of Violation shall be required to take all steps necessary to obtain a Certificate of Compliance within sixty (60) days. The Buyer may have recourse under state real estate disclosure laws to obtain reimbursement from the previous owner. Failure to comply with the Notice of Violation, however, shall cause the District to take such actions as are set forth in this chapter 1.08 of the District Code.

Pursuant to Section 1.08.090 of the District Code, in the event that a violation is not corrected after receipt of Notice of Violation, the District may collect from the responsible party the costs of such correction, including but not limited to, charges for the time staff spends correcting the violation, the cost of any contractor engaged by the District, material costs, and any legal and consultant costs. The District shall have such remedies for the collection of such costs as it has for the collection of sewer service charges, to the extent allowed by and in conformity with law, including but not limited to, the assessment of such charges on the tax roll.

Please also be advised that Section 10.04.C of the Standard Specifications authorizes the District to perform the work or have it performed by others at the Owner's expense.

Pursuant to Section 1.08.060 of the District Code, a person who violates this Code is guilty of a misdemeanor and may be punished by a fine of not more than one thousand dollars or imprisonment of not more than thirty days or both.

You are hereby notified that all building sewers serving this property must be brought into compliance with the District Standard Specifications no later than 60 days after receipt of this Notice of Violation.

The Crockett Sanitary Commission will consider this violation and available remedies at a public hearing to be held at 4:00 PM on April 17, 2024 at the Crockett Community Center, 850 Pomona Avenue, Crockett. Your failure to comply by this deadline is likely to result in the following actions taken by the Board:

- a. If a signed contract for repair or replacement of the building sewer has been submitted to the Crockett Sanitary Department on or before the above hearing date, staff will recommend continuing the hearing for one month.
- b. Otherwise, staff will recommend recording the Notice with the County Recorder at the property owners expense and;
- c. Recommend a second public hearing be scheduled to address the Notice of Violation of Ordinance No. 07-1 and all available remedies under the law.

Attention to these matters within 60 days is required. You are invited to attend the public hearing on April 17, 2024. Please call us at 787-2992 with any questions that you might have.

Sincerely,



Gaunt Murdock  
District Engineer