



City Hall
555 Santa Clara Street
Vallejo, CA 94590

AGENDA

CODE ENFORCEMENT APPEALS BOARD MEETING

6:00 P.M.

City Council Chambers

June 25, 2015

George Roth, Chair
Wanda Madeiros, Vice-Chair

Board Members
Patricia Bernard
Richard Charmack
Lee Lancaster
Angela McClure
Edward Taylor

Robert McConnell – City Council
Liaison

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the Code Enforcement Appeals Board (Board) without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

Pursuant to the Government Code Section 54954.3 (The Brown Act), members of the public shall be afforded the opportunity to speak on any agenda item of interest to them provided they are first recognized by the presiding officer. Members of the public wishing to be so recognized are requested to submit a completed speaker card to the Staff of the Board prior to the consideration of the item.

Those wishing to address the Board on any matter for which another opportunity to speak is not provided on the AGENDA but which is within the jurisdiction of the City Council to resolve may come forward to the podium during the "COMMUNITY FORUM" portion of the AGENDA.

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the Board will be available for public inspection at the Code Enforcement Division or City Clerk's Office, 555 Santa Clara Street, Vallejo, CA at the same time that the public records are distributed or made available to the Board. Such documents may also be available on the City of Vallejo website at <http://www.ci.vallejo,ca.us> subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling (707) 648-4469, TDD (707) 649-3562.



Vallejo City Council Chambers is ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. ROLL CALL

4. APPROVAL OF AGENDA

5. READING & APPROVAL OF MINUTES

A. May 28, 2015

6. CORRESPONDENCE: None

7. FIRST COMMUNITY FORUM

Anyone wishing to address the Board on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Board to resolve, is requested to submit a completed speaker card to the Board Staff Person. When called upon, each speaker should step to the podium, state his/her name, and address for the record. The conduct of the community forum shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to three (3) minutes, with each speaker limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300. The remainder of the speakers wishing to address the Board on non-agenda items will be heard at the Second Community Forum listed later on the agenda.

8. GUEST SPEAKER: None

9. PRESENTATIONS: Special Assessments

A. Special Assessments Hearing – Protest Hearing for Placement of Special Assessment Liens with the Solano County Auditor-Controller's Office for Unpaid Fees, Administrative Charges, Citation Fines, and Abatement Costs

1. Fire Prevention – Weed Abatement
2. Code Enforcement

B. Confirmation of Report Detailing the Unpaid Fees, Administrative Charges, Citation Fines, and Abatement Costs

1. Fire Prevention – Weed Abatement
2. Code Enforcement

10. NEW BUSINESS: None

11. OLD BUSINESS

A. Staff Report on the Following Items:

1. Red-lined Changes to Vallejo Municipal Code Chapters 7.54 (Property Maintenance) and 1.15 (Administrative Citation)
2. Proposed CEAB Rules of Order and Procedure (modeled after the Beautification and Design Review Board Rules of Order and Procedure)

12. SECOND COMMUNITY FORUM Special Assessments

13. STAFF COMMENTS: None

14. ANNOUNCEMENTS

15. ADJOURNMENT

City Hall
555 Santa Clara Street
Vallejo, CA 94590

CODE ENFORCEMENT
Code Enforcement Appeals Board (CEAB)
AGENDA

June 25, 2015
6:00 p.m.

I, Dong Yoo, Staff, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Code Enforcement Appeals Board, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 5:00 p.m., Wednesday, June 10, 2015.

Dated: June 10, 2015



Dong Yoo, Staff

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1. **CALL TO ORDER:** Chairperson George Roth (Chairperson Roth) 6:08 pm.
2. **PLEDGE OF ALLEGIANCE TO THE FLAG :** Chairperson Roth
3. **ROLL CALL:**
 - Present: Chairperson George Roth
Vice-Chairperson Wanda Madeiros
Board Members: Richard Charmack, Lee Lancaster, Edward Taylor
 - Absent: Patricia Bernard, Angela McClure, City Council Liaison Robert McConnell
 - Staff: Senior Code Enforcement Officer (SCEO) Dong Yoo
4. **APPROVAL OF AGENDA:** Vice-Chairperson Madeiros motioned to approve the agenda, seconded by Board Member Lancaster. The motion carried unanimously.
5. **APPROVAL OF MINUTES:** Board Member Charmack motioned to approve the agenda, seconded by Board Member Taylor. The motion carried unanimously.
6. **CORRESPONDENCE:** None
7. **FIRST COMMUNITY FORUM:**

Anyone wishing to address the Board on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Board to resolve, is requested to submit a completed speaker card to the Board Staff person. When called upon, each speaker should step to the podium, state his /her name, and address for the record. The conduct of the community forum shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to three minutes. The remainder of the speakers wishing to address the Board on non-agenda items will be heard at the second Community Forum listed later on the agenda.
8. **GUEST SPEAKER:** None
9. **PRESENTATIONS:** None
10. **NEW BUSINESS: Code Enforcement Appeals Hearings**
 - A. **Hearing on Appeal of Notice to Abate Inoperative Vehicles Regarding 344 Florida Street**

Recommendation: Require the owner to remove the inoperative vehicle or bring the vehicle into compliance by repairing the vehicle and obtain current registration from

DMV within 30 days. If the owner fails to meet all of the requirements by June 28th, 2015, the vehicle shall be towed by Staff.

Action: Vice-Chairperson Madeiros motioned to uphold Staff recommendation, seconded by Board Member Charmack. The motion carried unanimously.

Contact: Dong Yoo, Senior Code Enforcement Officer, 648-4389

B. Hearing on Appeal of Citation #1 Regarding 185 Malaga Street

Recommendation: Deny the appeal and uphold the Administrative Citation.

Action: Board Member Lancaster motioned to uphold Staff recommendation, seconded by Board Member Taylor. The motion carried unanimously.

Contact: Renee Souza, Temporary Code Enforcement Officer, 648-4327

11. OLD BUSINESS:

A. Staff Report on the Following Items:

- 1.Red-lined Changes to Vallejo Municipal Code Chapters 7.54 (Property Maintenance) and 1.15 (Administrative Citation)
- 2.Proposed CEAB Rules of Order and Procedure (modeled after the Beautification and Design Review Board Rules of Order and Procedure)

12. SECOND COMMUNITY FORUMS: None

13. STAFF COMMENTS: Reorganization – The Code Enforcement Division will be part of the Police Department effective July 1st, 2015.

14. ANNOUNCEMENTS: None

15. ADJOURNMENT: Board Member Charmack motioned to adjourn the meeting. Motion seconded by Board Member Taylor. The meeting was adjourned at 7:35 pm.



DATE: June 25, 2015
TO: Code Enforcement Appeals Board
FROM: Craig Whittom, Assistant City Manager *aw*
Dong Yoo, Acting Code Enforcement Manager *DY*
SUBJECT: CONSIDERATION OF ASSESSMENT TO RECOVER UNPAID FEES, ADMINISTRATIVE CHARGES, FINES, AND ABATEMENT COSTS

RECOMMENDATION

Approve the levying of assessments for unpaid fees, administrative charges, citation fines, and abatement costs in the amounts listed for each property on the Unpaid Fees, Administrative Charges, Citation Fines, and Abatement Costs/Special Assessment List.

REASONS FOR RECOMMENDATION/SUMMARY

The Code Enforcement Division issued administrative charges and citations on a number of properties. There are 198 properties that after appropriate notification, failed to correct the noted violation(s) by the time specified on the Notice of Violation and Administrative Citation. These properties were fined and/or abated. Although the property owners have been sent invoices for the outstanding charges and fines, the City has not yet received any payment.

In accordance with Sections 1.15.150 and 7.54.150 of the Vallejo Municipal Code, the Code Enforcement Division has prepared a list of unpaid fees, administrative charges, citation fines, and abatement costs. The Code Enforcement Division is requesting approval of these property tax assessments to recover these unpaid amounts shown on the list.

BACKGROUND AND DISCUSSION

For years, the Code Enforcement Division has used the Notice of Violation, Administrative Citation and abatement actions to correct violations of the Vallejo Municipal Code on several properties. In each case, the administrative charges, citation fines and/or abatement actions take place after other attempts to have the property owner correct the violations have failed.

The property owners are sent invoices for fees, administrative charges, citation fines, and/or abatement costs. The Code Enforcement Division is requesting that the Code Enforcement Appeals Board approve

assessments of the following properties, as the fees, administrative charges, citation fine costs, and abatement costs have not been paid.

All affected property owners were notified of the assessment hearing by certified mail at least (15) days prior to the hearing.

FISCAL IMPACT

These assessments are to recover unpaid fees, administrative charges, fines and abatement activities owed to the City of Vallejo. \$592,856.46 is the projected amount (including both the Fire Prevention Weed Abatement and Code Enforcement amounts) going on the fiscal year 2015-2016 tax roll. Without property tax assessments, these fines are unlikely to be recovered voluntarily.

ATTACHMENTS

- A. Special Assessment List

CONTACT

Craig Whittom, Assistant City Manager
(707) 648-4579, craig.whittom@cityofvallejo.net

Dong Yoo, Acting Code Enforcement Manager
(707) 648-4389, dong.yoo@cityofvallejo.net

FIRE PREVENTION - WEED ABATEMENT

SPECIAL ASSESSMENT LIST

(UPAID WEED ABATEMENT FEES AND ADMINISTRATIVE CHARGES)

FIRE PREVENTION INSPECTOR

ANTHONY SACKETT - AS

PARCEL#	ADDRESS	CHARGES OWED	PROPERTY OWNER	FIRE PREVENTION CASE NO.	OFFICER
0182215070	1757 DURROW CT.	\$ 1,323.00	ADORA ANCHETA	WA14-0074	AS
0069410110	409 AVIAN DR.	\$ 1,211.00	Curry & Lucille Williams	WA14-0071	AS
0052160100	BROADWAY ST.	\$ 3,222.00	3780 Wilshire Boulevard, LLC.	WA13-0090	AS
0182232050	1346 MISAWA CT.	\$ 1,491.00	Suraj Puri	WA13-0357	AS
0082030240	GARTHE RANCH	\$ 4,653.00	Legacy Garthe Homes, LLC.	WA13-0517	AS
0055031090	445 HICHBORN ST.	\$ 1,067.00	Archie Mares	WA13-0151	AS
0051190090	104 MISSOURI	\$ 1,877.00	Vernon Higbee	WA13-0040	AS
0074133040	1041 LEWIS	\$ 867.00	Chanyce Wilson	WA14-0024	AS
0068580020	386 JAMELLA CT.	\$ 295.37	Vallejo Neighborhood Hsng Svs	WA13-0408	AS
0068580110	350 JAMELLA CT.	\$ 295.37	Vallejo Neighborhood Hsng Svs	WA14-0068	AS
0068580100	354 JAMELLA CT.	\$ 295.37	Vallejo Neighborhood Hsng Svs	WA13-0408	AS
0068580090	358 JAMELLA CT.	\$ 295.37	Vallejo Neighborhood Hsng Svs	WA13-0408	AS
0068580080	362 JAMELLA CT.	\$ 295.37	Vallejo Neighborhood Hsng Svs	WA13-0408	AS
0068580070	366 JAMELLA CT.	\$ 295.37	Vallejo Neighborhood Hsng Svs	WA13-0408	AS
0068580060	370 JAMELLA CT.	\$ 295.37	Vallejo Neighborhood Hsng Svs	WA13-0408	AS
0068580050	374 JAMELLA CT.	\$ 295.37	Vallejo Neighborhood Hsng Svs	WA13-0408	AS
0068580040	378 JAMELLA CT.	\$ 295.37	Vallejo Neighborhood Hsng Svs	WA13-0408	AS
0068580030	382 JAMELLA CT.	\$ 295.37	Vallejo Neighborhood Hsng Svs	WA13-0408	AS
0068580010	JAMELLA CT.	\$ 295.37	Vallejo Neighborhood Hsng Svs	WA13-0408	AS
0061051010	759 SONOMA BLVD.	\$ 986.00	Vallejo Neighborhood Hous Serv.	WA13-0327	AS
0061051020	747 SONOMA BLVD.	\$ 986.00	Vallejo Neighborhood Hous Serv.	WA13-0327	AS
0061051030	SONOMA BLVD.	\$ 706.00	Vallejo Neighborhood Hous Serv.	WA13-0328	AS
0061051040	SONOMA BLVD.	\$ 706.00	Vallejo Neighborhood Hous Serv.	WA13-0329	AS
0061051050	SONOMA BLVD.	\$ 856.00	Vallejo Neighborhood Hous Serv.	WA13-0330	AS

\$ 23,200.07

Code Enforcement's Special Assessment List

(Unpaid Fees for Administrative Charges/Citation Fines/Monitoring Fees/Abatement Costs)

Code Enforcement Officers (CEO)

David Sidie - DS

Dong Yoo - DY

Lorena Burciaga - LB

Renee Souza - RS

Assessor's Parcel No.	Property Address	Charges Owed	Property Owner	Code Enforcement Case No.	CEO
0051040400	2310 SACRAMENTO ST	\$ 225.00	EPONA INVESTMENTS GRP LLC	CE14-1712	DS
0051050150	2228 SACRAMENTO ST	\$ 7,245.00	HORNES DEIRDRE TR	CE14-1842	DS
0051163110	126 BAXTER ST	\$ 1,009.00	ANTHONY GEORGE A	CE12-1937	RS
0051171230	BAXTER	\$ 10,569.00	VELANTE ORESTES M & M N M JT	CE12-1939	LB
0051173160	210 COGHLAN ST	\$ 225.00	ESTIGOY FLORENTINO A & R L	CE14-2552	DS
0051182300	1933 SANTA CLARA ST	\$ 5,364.00	RUFINO O. FERNANDEZ	CE13-0769	DS
0051183030	2011 SACRAMENTO ST	\$ 219.00	CRAWFORD H L & ELIZABETH	CE14-0605	DS
0051183030	2011 SACRAMENTO ST	\$ 3,405.00	CRAWFORD H L & ELIZABETH	CE14-1898	LB
0051190100	2107 MARIN ST	\$ 2,279.00 *	TONEY VERONICA L	CE12-2490	DY
0051190160	8 MISSOURI ST	\$ 3,050.00	TATUM RICHARD	CE12-1285	DY
0051190170	6 MISSOURI ST	\$ 400.00	MCCOLLISTER JOANN	CE13-1283	DY
0051250230	1295 MARINE WORLD PKWY	\$ 219.00	DHILLON PARAM	CE12-1968	LB
0051250230	1295 MARINE WORLD PKWY	\$ 219.00	DHILLON PARAM	CE14-0495	DS
0051344080	1528 MCDUGAL ST	\$ 225.00	GATCHALIAN MARIA V & N JT	CE14-2117	DS
0051344080	1528 MCDUGAL ST	\$ 225.00	GATCHALIAN MARIA V & N JT	CE14-2621	DS
0051412580	5 PARROTT ST	\$ 225.00	LANSANG ALEXANDER & MARIA JT	PR14-0240	DS
0052021040	401 B. W. WILLIAMS DR	\$ 8,699.00	KING ALCEE & DONIA L	PR13-0541	DS
0052051260	194 HOGAN AVE	\$ 5,349.00	SHIROMA TADAO & SATA JT	CE14-1614	DS
0052061480	117 B. W. WILLIAMS DR	\$ 225.00	GUIZAR-GONZALEZ JUAN	CE14-2634	DS
0052080150	1905 BROADWAY D	\$ 5,495.00	GLEASON DAVID	CE14-2165	DS
0052080480	154 MAHOGANY DR	\$ 225.00	DIEDEN CONCHITA S	CE14-2315	DS
0052160090	V-LOT NEXT TO 700 SERENO	\$ 5,020.00	FRANKLAN CO	CE12-2498	LB
0052160090	V-LOT NEXT TO 700 SERENO	\$ 4,332.00	FRANKLAN CO	CE14-2098	DS
0052270280	BEHIND 112 LA MONTANITA CT (1)	\$ 2,777.50	CUNNINGHAM MARK	CE12-1690	LB
0052270290	BEHIND 112 LA MONTANITA CT (2)	\$ 2,802.50	CUNNINGHAM MARK	CE12-1689	LB
0053010400	991 REDWOOD ST	\$ 219.00	COLSON EDWARD E IV	CE14-1028	LB
0053023130	1665 BROADWAY	\$ 3,302.00	BANNAVAKARN KIATCHAI K	CE12-2011	LB
0053102180	125 HERMOSA AVE	\$ 225.00	DALLIN LLC	CE14-2602	DS
0053111050	327 HERMOSA AVE	\$ 225.00	MAGNANI LOIS A	CE14-2645	DS
0054141050	151 MOUNTAIN VIEW AVE	\$ 8,945.00 **	LELES DIANA M & JOHN G JT	CE12-1540	DS
0055061140	810 BUTTE ST	\$ 5,570.00	KIRKLAND-HARRISON VERLENA	CE13-2802	DY
0055065050	229 TENNESSEE ST	\$ 13,300.00	GUZMAN DAVID E	CE13-2910	DS
0055072150	11 ALABAMA ST	\$ 219.00	ESPEJO ROMULO A & ROSARIO P TR	CE14-1322	DY
0055073190	121 LOUISIANA ST	\$ 225.00	VALLEJO HARBOR VIEW APTS LLC	CE14-2004	DY
0055083340	902 BRANCIFORTE ST	\$ 219.00	TRAYNOR JENNIFER S	CE14-0567	DY
0055084130	326 OHIO ST	\$ 225.00	ESPEJO ROMULO A & ROSARIO P TR	CE14-2403	DY
0055101250	247 OHIO ST	\$ 8,672.57	HAYES MYRNA	CE12-2205	LB
0055104120	344 FLORIDA ST	\$ 2,680.00	VONDERHAAR PAULINE A TR	CE13-3300	DY
0055105200	426 KENTUCKY ST	\$ 7,309.00	HEOTES MARY	PR13-0321	DY
0056041070	1633 MARIN ST	\$ 1,090.00	GRANIZO HARRY T & FATIMA C JT	ZV12-0022	DS
0056043140	510 INDIANA ST	\$ 225.00	SANDERS MAJOR JR	CE14-2185	DS
0056046060	1729 SUTTER ST	\$ 4,305.00	WANG CHANG	CE14-0991	DS
0056053300	1732 NAPA ST	\$ 6,219.00	RUPPENTHAL RAMA	PR13-0376	DS

* Partial payment has been made.

** Found an error with a late fee when reviewing the case and adjusted the \$ to be correct.

Assessor's Parcel No.	Property Address	Charges Owed	Property Owner	Code Enforcement Case No.	CEO
0056062150	928 TENNESSEE ST	\$ 225.00	JALEEL MOHAMMED A & ARACELY	CE14-2272	DS
0056063140	1015 INDIANA STREET	\$ 4,099.00	HALL ROYZELL	CE12-2259	LB
0056074110	2401 SONOMA BLVD	\$ 2,090.00	ESPEJO ROMULO A & ROSARIO P TR	CE13-3184	DY
0056081190	734 ALABAMA ST	\$ 800.00	BROWN PERRY L II	CE10-2538	DS
0056086040	921 ALABAMA ST	\$ 225.00	ROHRER GREGORY J II & ZONIA	CE14-1724	LB
0056111110	1319 NAPA ST	\$ 4,105.00	GUTIERREZ LUIS	CE14-2446	DS
0056115040	129 BROADWAY	\$ 225.00	MCDANIEL CALVIN D	CE14-1830	DS
0056135020	709 KENTUCKY ST	\$ 225.00	ALEXANDER YOSHIKA	CE14-2413	DS
0056136020	719 FLORIDA ST	\$ 1,309.00	DELACAMPA CELESTINO A JT	CE14-0408	DS
0056141100	841 KENTUCKY ST	\$ 7,400.00	DARRICK CHAVIS	ZV12-0184	DS
0056151210	928 ALAMEDA ST	\$ 225.00	BUMPUS EDGAR J	CE14-2078	DS
0056152230	828 ALAMEDA ST	\$ 1,709.00	ULIMITED DEVELOPMENT LLC	CE12-2513	LB
0056161100	414 CAPITOL ST	\$ 7,245.00	METAXAS VASSILIKE TR	CE14-1766	DY
0056175170	908 CAPITOL ST	\$ 219.00	IOAKIMEDES CHRISTIAN G	PR13-0373	DS
0056213110	1026 GEORGIA ST	\$ 6,310.00	MARTIN DAVID S	CE13-3195	DS
0056225190	418 MAINE ST	\$ 419.00	CHRISTOV MICHAEL JR,	CE13-1380	DY
0056236100	742 PENNSYLVANIA ST	\$ 225.00	GRIFFITH PATRICIA E	CE14-2418	DS
0057014160	110 FRESNO ST	\$ 225.00	MOORE ALICIA S	CE14-1073	DS
0057043200	40 CARROLL ST	\$ 3,230.00	DOEDERLEIN W P & D W JT	CE12-1505	DS
0057044040	75 VENTURA ST	\$ 5,950.00	DOEDERLEIN WINFRED P & D W JT	CE12-1544	DS
0057111070	1537 LOUISIANA ST	\$ 3,066.82	JAMES JOSIE, SHARON C/O ED JAME	CE12-1483	DS
0057118090	702 SPRINGS RD	\$ 25,761.00	ADAMS EVELYN	CE12-0728	DS
0057155040	2021 L ELLENBURG ST	\$ 6,253.00	TYSON WILLIE E	CE13-0457	DS
0057155040	2021 L ELLENBURG ST	\$ 10,370.00	TYSON WILLIE E	CE14-1759	DS
0057174060	2004 RICE ST	\$ 1,090.00	COMMUNITY FUND LLC	CE14-2593	LB
0058021080	1315 SONOMA BLVD	\$ 3,140.00	MILARGO HOLDINGS LLC	CE13-2645	DY
0058021080	1315 SONOMA BLVD	\$ 225.00	MILARGO HOLDINGS LLC	CE14-2377	DY
0059012020	1207 YORK ST	\$ 2,805.00	THREE DRS INC	CE14-1950	DS
0059043190	1427 RICE ST	\$ 225.00	MANCHESTER DONISE	CE14-1685	DS
0059046150	1309 RYDER ST	\$ 225.00	WRIGHT CHRISTOPHER JT	CE15-0067	DS
0059081070	127 CAMPBELL AVE	\$ 5,499.00	SANCHEZ FERESH	CE14-0616	DS
0059081080	135 CAMPBELL AVE	\$ 219.00	MUNGUES ROLANDO S	CE14-0136	DS
0061033050	427 FIFTH ST	\$ 225.00	J&D GAMBLE LLC	CE14-2064	DY
0061051030	700 BLOCK OF SONOMA	\$ 3,605.00	VALLEJO NEIGHBORHOOD HSG SVCS	CE14-2430	DY
0061051180	520 PORTER ST A	\$ 6,230.00	DEUTSCHE BANK NAT TRUST CO TR	CE14-1819	DY
0061052110	710 SONOMA BLVD	\$ 214.00	CHURCH OF THE LIVING GOD P.G.T	CE13-0138	DY
0061052130	720 SONOMA BLVD	\$ 219.00	VALLEJO NEIGHBORHOOD HSG SVCS	CE14-0096	DY
0061052140	V-LOT ON SONOMA	\$ 219.00	VALLEJO NEIGHBORHOOD HSG SVCS	CE14-0097	DY
0061071270	501 LEMON ST	\$ 225.00	SHILOH CHURCH OF GOD PENTECOST	CE15-0118	DS
0061072140	618 SONOMA BLVD	\$ 1,500.00	AKER HARMONY M & WAYNE C	CE13-1198	DY
0061080150	1385 LEMON ST	\$ 1,509.00	WILLIAMS RICHARD L & P C JT	CE12-2410	LB
0061125410	729 SIXTH ST	\$ 7,151.00	VALLEJO NEIGHBORHOOD,	CE12-1243	LB
0061125480	737 SIXTH ST	\$ 219.00	GALVAN NICOLAS & ALMEIDA JT	CE14-0824	DY
0061131350	708 SIXTH ST	\$ 2,599.00	MURPHY SEAN & KRYSTLE	CE14-1201	DY
0061173160	828 GRANT ST	\$ 1,309.00	TURNAGE AMOS & ANNIE C TR	CE14-1062	DY
0061212080	941 FIFTH ST	\$ 225.00	CARINA INTERNATIONAL LLC	CE14-2066	DY
0061221130	333 WINCHESTER ST	\$ 5,271.00	FEDERAL HOME LOANS MTG CORP	CE12-1404	DY
0061221130	333 WINCHESTER ST	\$ 2,752.00	FEDERAL HOME LOANS MTG CORP	CE13-2071	DY
0061231020	311 WINCHESTER ST	\$ 8,060.00	DIXON THEODORE A & L M JT	CE13-3048	DY
0061232040	107 BROWNING WY	\$ 1,315.00	BOYD JACK S JT	CE14-2349	DY
0062010400	V-LOT ALONG MARITIME-COUNTRY LN	\$ 12,061.00	SEASHORE LAND CORP	CE12-2440	LB
0062053030	1120 FIFTH ST	\$ 219.00	CAPWELL JAMES	CE14-0943	DY
0062054320	1021 GRANT ST	\$ 219.00	HAMAMOTO SCOTT DEAN & ELSA JT	CE14-0701	LB
0062061350	L of 197 LINCOLN RD W	\$ 11,131.00	PAPPAS MARK BASIL	CE12-1275	LB
0062080010	103 LINCOLN RD W	\$ 219.00	VALLEJO CONVENIENCE LLC	CE13-1308	LB

Assessor's Parcel No.	Property Address	Charges Owed	Property Owner	Code Enforcement Case No.	CEO
0067065530	1370 JACK LONDON DR	\$ 2,250.00	BREZEDA ANA	CE13-1568	DS
0067101070	213 RINALDO DR	\$ 219.00	LOUDEN LLC	CE14-0498	DS
0067101130	1508 MINI DR	\$ 219.00	GARDINER K DEAN & WENDY A JT	CE14-0557	DS
0067150010	N OF RR LEWIS BROWN RD	\$ 3,399.00	SOUTHERN PACIFIC CO	CE13-1257	LB
0067182020	765 TOBIN DR	\$ 3,065.00	CANTY SHIRELY ANNE	CE12-1408	DS
0067182020	765 TOBIN DR	\$ 225.00	CANTY SHIRELY ANNE	CE14-0905	DS
0067294200	148 DELTA CIR	\$ 2,705.00	CASTRO FIDEL & TERESITA JT	CE14-2177	DS
0067351070	182 CANDY DR	\$ 225.00	KONG YANGENG JT	CE14-2213	DS
0067422320	321 CATALINA WY	\$ 219.00	LIGUID TORIBIO T JR & R O JT	CE14-0462	DS
0067435080	756 NEWPORT WY	\$ 2,480.00	JONES RAMONA A & R E JR JT	CE14-1510	DS
0067452300	467 AVALON CIR	\$ 1,309.00	MIGUEL AARON A	CE14-0248	DS
0067462090	648 CATALINA CIR	\$ 7,309.00	MANDEVILLE RICHARD	PR13-0066	DS
0068023050	339 SWAN WY	\$ 1,090.00	COMPASS REAL ESTATE LLC	CE14-1985	DS
0068042180	145 PURDUE DR	\$ 225.00	DC REAL ESTATE FUND II LP	CE14-1389	DS
0068071040	319 FALCON DR	\$ 1,090.00	DOGWOOD HOMES LLC	CE14-2308	DS
0068173220	171 SAWYER ST	\$ 2,605.00	WILSON DESIRE	CE14-2010	DS
0068184070	220 SAGE ST	\$ 225.00	DHILLON PARAM S & AMANDEEP K	CE14-2424	DS
0068221040	929 FALCON DR	\$ 219.00	BAILON PACITA MELENDRES	CE14-0297	DS
0068231060	300 LINFIELD DR	\$ 1,000.00	CHAVEZ HECTOR	CE13-0937	DS
0068251030	388 LINFIELD DR	\$ 225.00	ARTATES THELMA	CE14-2401	DS
0068261150	465 FORDHAM CIR	\$ 1,690.00	DODDS JERRY A	CE14-0009	LB
0068291050	100 NOTRE DAME DR	\$ 1,315.00	HARRIS SHARONE	CE14-2000	DS
0068291230	124 ERIN DR	\$ 219.00	BLAKELY DELPHINE	PR13-0473	DS
0068441040	155 MICA DR	\$ 5,420.00	ABSTON JOHN H	CE13-2748	DS
0068570090	166 GOLDEN GATE TER	\$ 2,390.00	CERTIFIED INVESTMENTS OPPS LLC	CE13-2130	DS
0068580020	STANFORD & MINI (386 JAMELLA CT)	\$ 5,250.00	VALLEJO NEIGHBORHOOD HSG SVCS	CE12-2545	DY
0069121010	905 HUMBOLDT ST	\$ 225.00	GOSWAMI BALDEV K & S D TR	CE14-2111	DY
0069150350	L of 712 TREGASKIS	\$ 521.00	GILL PARAMJIT K	CE12-2185	LB
0069176020	1191 OAKWOOD AVE	\$ 1,090.00	CANO FEDERICO JT	CE14-2410	DY
0069192110	119 SHERROD CT	\$ 775.00	RODRIGUES DENNIS	CE12-2383	DS
0069223060	128 KATHY ELLEN DR	\$ 1,175.00	CASTANEDA JENNIFER & JORGE V	CE13-0070	LB
0069340130	709 ADMIRAL CALLAGHAN LN	\$ 1,290.00	ORYOM VENTURES LLC	ZV14-0006	LB
0071052470	L of 204 HAVEN CT	\$ 13,005.00	NORZI RATIB MOHAMMED JT	CE12-2152	LB
0071070030	2713 WEBB ST	\$ 1,090.00	NEVES LOUIS X & ROSENDA JT	CE14-2460	DS
0071070190	2815 WEBB ST	\$ 4,868.00	VARING GARY SCOTT	CE14-2167	DS
0071142180	606 CEDAR ST	\$ 1,090.00	BANDUCCI THOMAS M JR & A L JT	CE14-0668	LB
0071143100	2937 GEORGIA ST	\$ 1,640.00	STEVENS KATHLEEN,	CE12-0309	DS
0071143100	2937 GEORGIA ST	\$ 3,995.00	STEVENS KATHLEEN	CE14-1361	LB
0071152180	3016 HAYMAN AVE	\$ 7,245.00	MARTINEZ MARY ANN TR	CE14-2155	DS
0071171090	3605 GEORGIA ST	\$ 3,280.00	MOORE WILLIAM B & MAUREEN S TR	CE14-0039	LB
0071174020	3321 HAZELWOOD ST	\$ 1,515.00	WEEKS JOHN A & MARIE TR	CE14-2238	DS
0071174020	3321 HAZELWOOD ST	\$ 7,309.00	WEEKS JOHN A & MARIE TR	PR13-0484	LB
0071192030	573 RUSSELL ST	\$ 1,090.00	ANDERSON MACCINE C	CE14-1455	LB
0071294050	607 TREGASKIS AVE	\$ 1,509.00	MILLS DOROTHY MAE TR (ESTATE)	CE14-0401	LB
0072044040	124 LAMONT CT	\$ 225.00	JACKSON JOSH C & IMOGENE L TR	CE14-1615	LB
0072112180	648 ROLLINGWOOD DR	\$ 2,699.00	GUZMAN JAMES & ALICE JT	CE14-0141	LB
0072112180	648 ROLLINGWOOD DR	\$ 225.00	GUZMAN JAMES & ALICE JT	CE14-1918	LB
0072160800	V-LOT DEVLIN @ COLUMBUS NW	\$ 9,489.00	BERMAN JEANNINE N	CE12-2125	LB
0072251220	132 CORDOVA ST	\$ 1,090.00	HAWKINSON DALE & KAREN JT	CE14-2530	LB
0072252070	207 BARCELONA ST	\$ 6,389.00	BURRIS MALACHI	CE14-0987	LB
0072264110	119 ARAGON ST	\$ 7,309.00	RULLODA ORLAND A & MARIE N JT	PR13-0267	LB
0072281340	259 TOLEDO CT	\$ 219.00	ROBINSON ANDRAYA V	CE14-1407	LB
0072323050	166 DAFFODIL CIR	\$ 773.00	BLACK DAVID M & TERRI L JT	CE13-1424	LB
0072371040	157 MALAGA ST	\$ 225.00	DELEON GABRIEL RAMON LOPEZ	CE14-2666	RS
0072372050	336 BARCELONA ST	\$ 2,480.00	ANDERSON CEPHAS & LUCILLE JT	CE14-1697	LB

Assessor's Parcel No.	Property Address	Charges Owed	Property Owner	Code Enforcement Case No.	CEO
0074033250	273 WOODROW AVE	\$ 1,309.00	PANGELINAN THOMAS C	CE14-0418	LB
0074051180	300 MAPLE AVE	\$ 4,099.00	NEAL ELYCE A TR	CE14-0971	LB
0074101430	131 LAUREL ST	\$ 6,225.00	SERBELLON SANTIAGO A & M L JT	PR14-0205	LB
0074110490	V-LOT BEHIND 114 INCA CT	\$ 1,709.00	SARRO RICHARD J	CE12-1604	LB
0074191020	316 ALHAMBRA AVE	\$ 2,705.00	HERRING JONATHAN	CE15-0045	RS
0074193050	17 HOLLYWOOD AVE	\$ 8,169.00	BOGHOSIAN PAUL K & J S JT	CE14-0298	LB
0074211020	29 WILSHIRE AVE	\$ 1,390.00	KING BILLY	CE14-0326	LB
0074222210	121 ARGUELLO AVE	\$ 1,090.00	QIS LLC	CE14-0872	LB
0075021160	204 LA CANYADA DR	\$ 214.00	MARACCI DAWN M & JASON M	CE13-0983	RS
0075021160	204 LA CANYADA DR	\$ 4,339.00	MARACCI DAWN M & JASON M JT	CE14-0251	RS
0075044160	1247 MAGAZINE ST	\$ 2,975.00	SANDOVAL OSCAR	CE13-1467	LB
0075044160	1247 MAGAZINE ST	\$ 773.00	SANDOVAL OSCAR	CE13-3170	LB
0075044160	1247 MAGAZINE ST	\$ 3,092.00	SANDOVAL OSCAR	CE14-1290	LB
0075044160	1247 MAGAZINE ST	\$ 4,805.00	SANDOVAL OSCAR	CE14-2549	LB
0075044260	515 DEL SUR ST	\$ 1,315.00	WESLEY QUINCEY T	CE14-2812	RS
0075044260	515 DEL SUR ST	\$ 419.00	WESLEY QUINCEY T	PR13-0606	LB
0075052100	1549 MAGAZINE ST	\$ 1,709.00	CARTER REGINALD	CE14-0683	LB
0075122040	244 NAVONE ST	\$ 3,280.00	MILES DAVID	CE14-0020	LB
0075133210	V-LOT JORDON ST	\$ 6,420.00	TITLE GUAR CO OF SOLANO CO	CE12-2432	LB
0075311070	411 JORDAN ST	\$ 219.00	MILLER JOSHUA J	CE14-0589	LB
0079191110	224 VALLEY OAK LN	\$ 700.00	ANDERSON DELVON	CE14-0244	LB
0079252090	575 NORTH REGATTA DR	\$ 225.00	MENDOZA EDNA A	CE14-1573	LB
0079302250	120 MAINSAIL CT	\$ 1,315.00	HPROF LLC	CE14-1397	LB
0079482090	384 SANDY NECK WY	\$ 890.00 *	MCKINNEY KENT G	CE14-2610	DY
0079491040	186 WESTPORT LN	\$ 7,400.00	REYES CONRADO C & AURORA L JT	CE14-1154	DY
0079492110	320 FAIRHAVEN WY	\$ 14,639.00	CARTER PAUL	CE14-1425	DY
0081101090	356 PACER CT	\$ 1,090.00	BENJAMIN DAVID A	CE14-2240	DS
0081123110	100 BAY CT	\$ 3,380.00	THOMAS VERA JERNIGAN (ESTATE)	CE13-2849	DS
0081123110	100 BAY CT	\$ 8,153.00	THOMAS VERA JERNIGAN (ESTATE)	CE14-2394	DS
0081141130	410 TROTTER DR	\$ 5,438.00	FREEMAN FRANK E & ARLENE F JT	CE11-0464	DS
0081141130	410 TROTTER DR	\$ 225.00	FREEMAN FRANK E & ARLENE F JT	CE14-2128	DS
0081335030	385 LOCUST DR	\$ 1,315.00	DIAZ RACHEL A	CE14-1974	DY
0081352030	350 SPRINGBROOK DR	\$ 19.00	SILVERMAN JANET TR	CE14-1505	LB
0081435010	236 MASONIC DR	\$ 4,120.00	CHAVEZ TOMAS & MARIA T	CE14-0672	LB
0081782030	6325 PEBBLE BEACH DR	\$ 7,400.00	CURIEL EVERARDO & MARIBEL TR	CE14-1678	DS
0081792040	6473 EAGLE RIDGE DR	\$ 1,090.00	MORENO WILLIAM A & MARIA G JT	CE14-0655	LB
0081833140	4318 MELODY LN	\$ 1,509.00	ZAMORA BERTA C	CE14-1447	LB
0082030240	TOP TENNESSEE/COLUMBUS PKWY	\$ 4,780.00	LEGACY GARTHE HOMES LLC	CE13-2888	LB
0082052180	366 BOLTON WAY	\$ 7,309.00	BLOODSAW MARYA NORMAN	PR13-0293	LB
0082091070	502 BRITANNIA DR	\$ 1,090.00	PASCUAL JAMIE R	CE15-0158	RS
0082151090	357 LEXINGTON DR	\$ 1,390.00	MCCOY COSSANDRO	CE14-1065	LB
0082163010	4748 GEORGIA ST	\$ 1,090.00	DACAYO FERNANDO SR & F A TR	CE14-2750	RS
0094634050	751 LA CANYADA DRIVE	\$ 214.00	ABATE MARTHA	CE12-0808	DY
0182162090	2316 BENNINGTON DR	\$ 1,090.00	NACOR ERIBERTO B & M B TR	CE14-2799	DS
0182215070	1757 DURROW COURT	\$ 1,870.00	ACMIS TWO LLC	CE12-2044	LB
		\$ 569,656.39			

* Partial payment has been made.

**SPECIAL
ASSESSMENTS
HEARING**

**FIRE PREVENTION - WEED ABATEMENT
LIST OF APPELLANTS**

**FIRE PREVENTION INSPECTOR
ANTHONY SACKETT - AS**

PROPERTY OWNER	ADDRESS	CHARGES OWED	ASSESSOR'S PARCEL NO.	FIRE PREVENTION CASE NO.	OFFICER
ADORA ANCHETA	1757 DURROW CT.	\$ 1,323.00	0182215070	WA14-0074	AS
Curry & Lucille Williams	409 AVIAN DR.	\$ 1,211.00	0069410110	WA14-0071	AS
Suraj Puri	1346 MISAWA CT.	\$ 1,491.00	0182232050	WA13-0357	AS

ADORA ANCHETA

1757 DURROW CT

\$1,323.00

Case #: WA14-0074

FPO: Anthony Sackett



Fire Prevention Division · 555 Santa Clara Street, Second Floor · Vallejo · CA · 94590 · 707.648.4565

4/20/2015

ADORA ANCHETA
5 SUGAR HILL DR.
HILLSBOROUGH, CA 94010

APN#: 0182215070
CASE#: WA14-0074

HEARING NOTICE

Notice is hereby given that the Code Enforcement Appeals Board (Board) or the Hearing Officer of the City of Vallejo will conduct a hearing on **THURSDAY, JUNE 25, 2015** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, in the Council Chambers at City Hall, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property, 1757 DURROW CT. Vaiejo, California.

In order to attend the above hearing, any objection or protest must be submitted in **WRITING**, addressed to the Fire Prevention Division Manager, and received in this office no later than **THURSDAY, APRIL 30, 2015**. **NO** objection or protest received **AFTER** this date will be considered by the Board or Hearing Officer. Written objections or protests should be mailed to:

CITY OF VALLEJO
C/O FIRE PREVENTION DIVISION MANAGER
555 SANTA CLARA STREET
2ND FLOOR
VALLEJO, CA 94590

All persons who submit the written objection/protest by the above date may attend the hearing and their testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the underlying violation(s), will be heard and given due consideration. Upon confirmation of the assessment by the Board or Hearing Officer, said amount will be declared the personal debt of the property owner and will be added to the tax bill for said property and thereafter shall become a tax assessment on said property.

The amount of the administrative fine(s) and late penalty is as follows:

Abatement Officer – Administration - Response to Complaint (3 Hours @ \$189.00)	\$567.00
<ul style="list-style-type: none"> • Written Notice – Mailing – • Site Re-inspection(s) • Project Management 	
Work Order – Landscape Contractor	<u>\$756.00</u>
<ul style="list-style-type: none"> ▪ Site inspection / walk property ▪ Re-inspection – post abatement 	
TOTAL AMOUNT DUE:	<u>\$1323.00</u>

Payments should be made to: **CITY OF VALLEJO – FIRE PREVENTION DIVISION**

MAIL TO:

CITY OF VALLEJO
C/O FIRE PREVENTION DIVISION
555 SANTA CLARA STREET
2ND FLOOR
VALLEJO, CA 94590

A copy of this notice should be included with payment. / ACCOUNT NUMBER 001-2303-310.36-03
Direct all inquiries to the Fire Prevention Division at 707-648-4565.
Fire Prevention Inspector: Anthony Sackett

PLEASE READ

IMPORTANT ASSESSEMENT HEARING INFORMATION

All persons who submit the written objection/protest by **THURSDAY, APRIL 30, 2015** may attend the hearing and their testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT the VALIDITY** of the underlying violation(s), will be heard and given due consideration. **The Code Enforcement Appeals Board WILL NOT listen to any testimony and evidence that is not regarding discrepancies relating to the amount of the special assessment. THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED.** The Code Enforcement Appeals Board will **ONLY** be reviewing the cost accounting of the assessments and making sure that the figures are correct.

I have read this form and understand that the assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if I want to request an appeal, I must send this form back as an acknowledgment that I have read and understand what will be discussed at the assessment hearing. If the City of Vallejo Fire Prevention Division does not receive this form by **THURSDAY, APRIL 30, 2015**, I will no longer be eligible to request an appeal.

Property Owner: Adora Ancheta
Site Address: 1757 DURROW CT.
Case #: WA14-0074
Officer: A. Sackett
Total Due: \$1823.00



Property Owner Signature



Date



VALLEJO FIRE DEPARTMENT
 FIRE PREVENTION DIVISION
 555 Santa Clara Street, 2nd Floor, Vallejo, CA 94590
 (707) 648-4565 Fax (707) 648-5214



FIRE & LIFE SAFETY INSPECTION REPORT

TYPE OF INSPECTION:

BUSINESS LICENSE MISCELLANEOUS: WEED ABATEMENT
 ANNUAL - TYPE OF BUSINESS: _____

(CHILD/ELDERLY CARE, LICENSED FOR #: _____ / R-2 - # OF UNITS: _____)

BUSINESS/FACILITY NAME: APN: 0182 215 070 / CASE NUMBER: WA14-0074

ADDRESS: 1757 DURROW CT, VALLEJO, CA 94591

OWNER(S): ACMIS TWO, LLC. PHONE: _____

OWNER'S MAILING ADDRESS: 17 E. SIR FRANCIS DRAKE BLVD, #200, LARKSPUR, CA 94939

ON-SITE CONTACT PERSON: _____ PHONE: _____

5 - DAY NOTICE

1) REMOVE ALL COMBUSTIBLE VEGATATION FROM PARCEL.

1A) ADHERE TO WEED ABATEMENT GUIDELINES

6/17/14 - ABATEMENT NOT PERFORMED - CONTRACTING WITH LANDSCAPER.

NOTE: IF PARCEL IS NOT ABATED DURING THE RE-INSPECTION, THE CITY WILL ABATE THE PARCEL AT THE PROPERTY OWNER'S EXPENSE. IN ADDITION THERE WILL BE ADMINISTRATIVE FEES, AND IF APPLICABLE VIOLATION FEES.

INSPECTION DATE: 6/9/2014 INSPECTOR: A. SACKETT

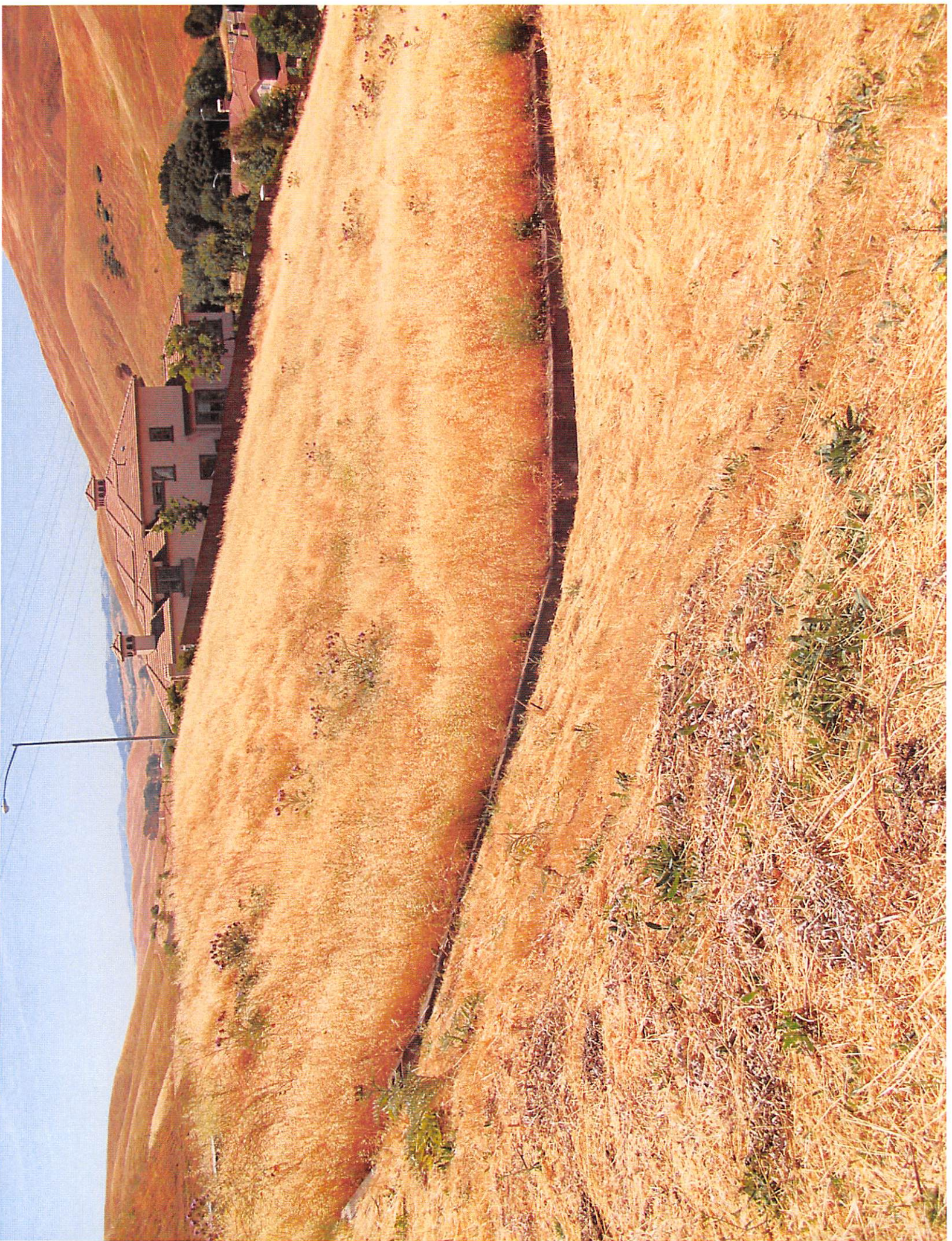
Re-Inspection date: 6/16/2014. Please contact the Fire Prevention Division office if you would like an alternative re-inspection date or if you need clarification of the Inspection Report. Fire clearance will be granted when all items listed above have been completed and fees paid.

Inspection Fee Due: _____ Date Paid: _____

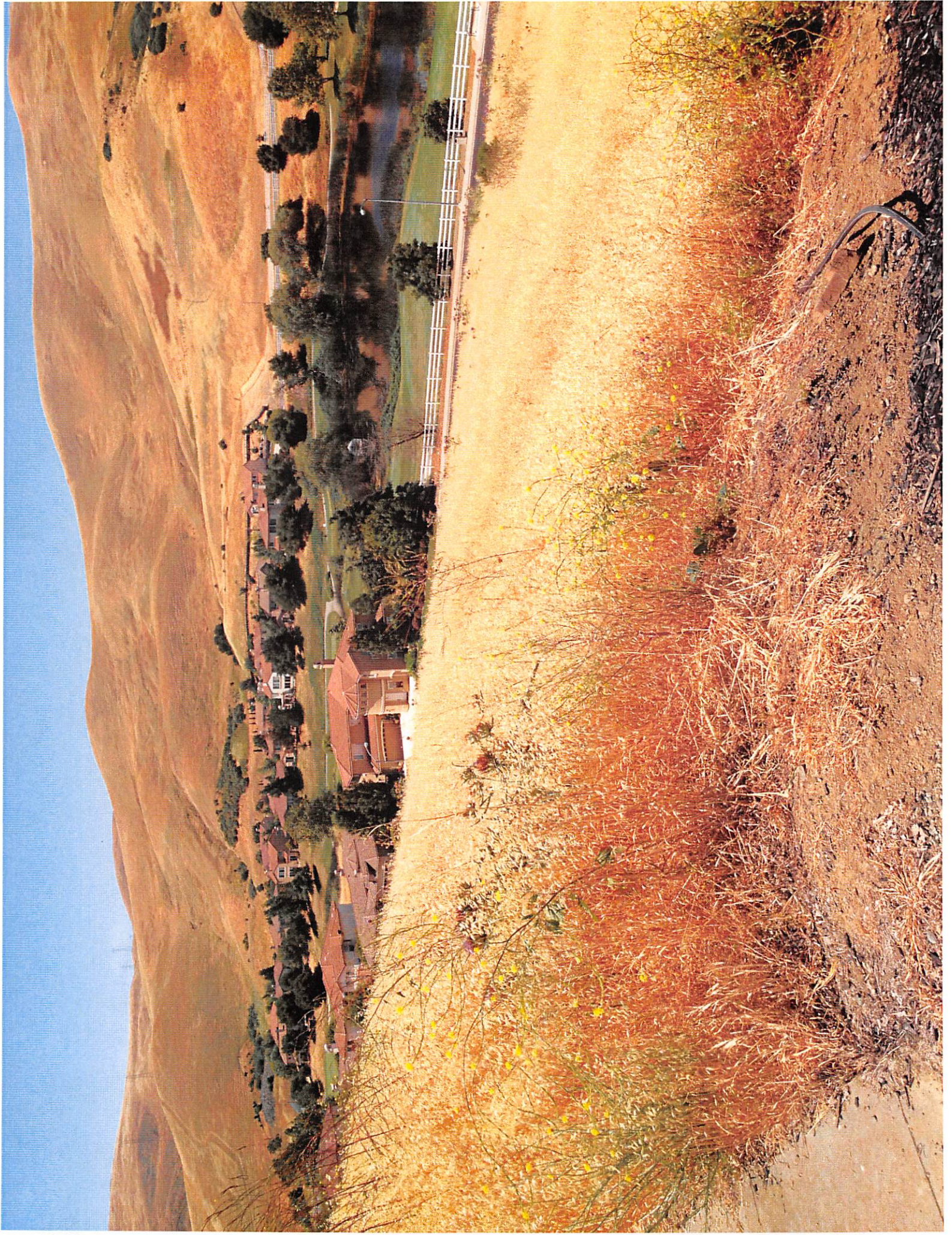
Business Owner/Representative _____ Fire Prevention Inspector _____

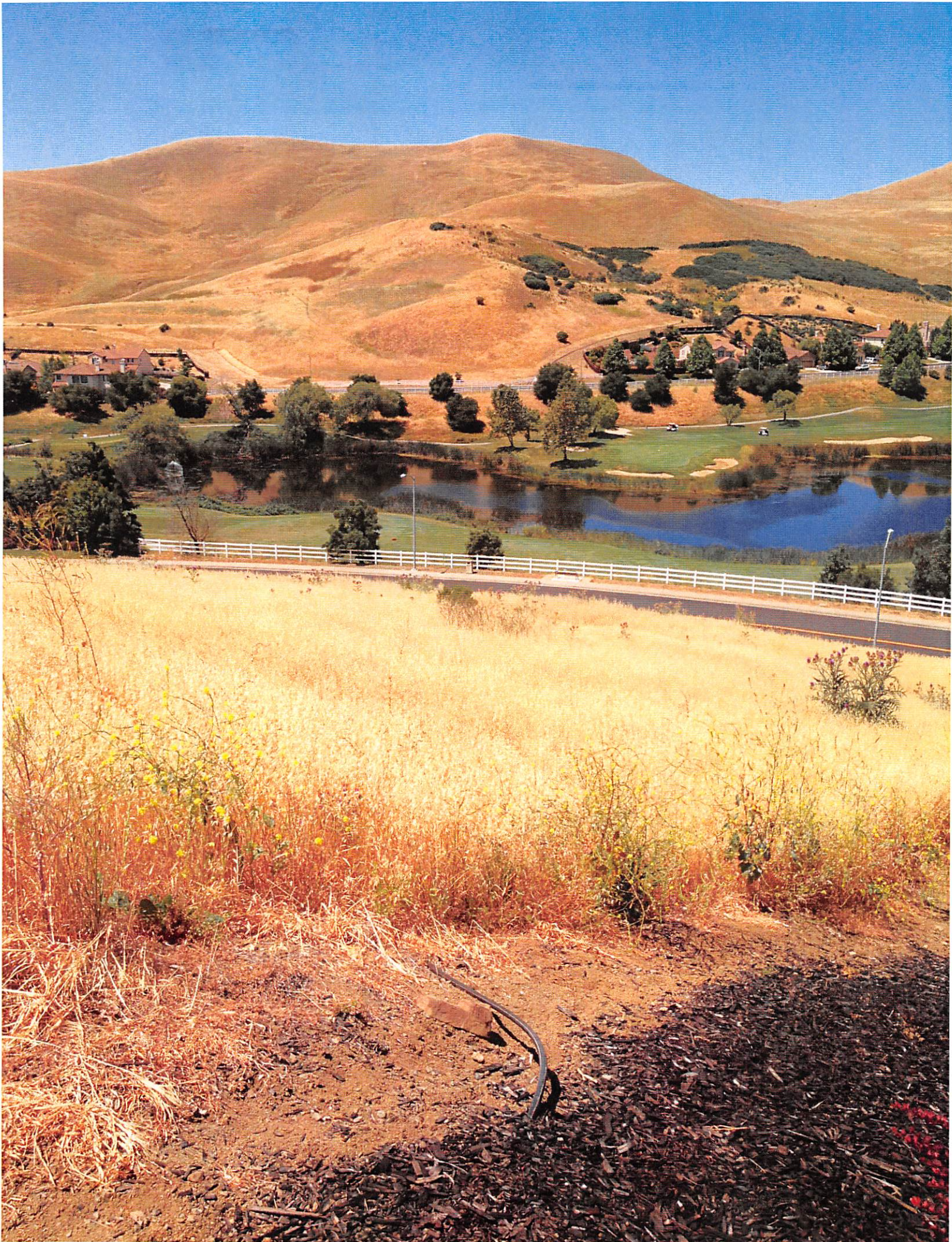
Re-Inspection Completed: 6/10/14 (Office Use Only) Fire Clearance Granted: NOT ABATED

Business License Notified: _____ A/L Updated: _____ Inspection Time: _____





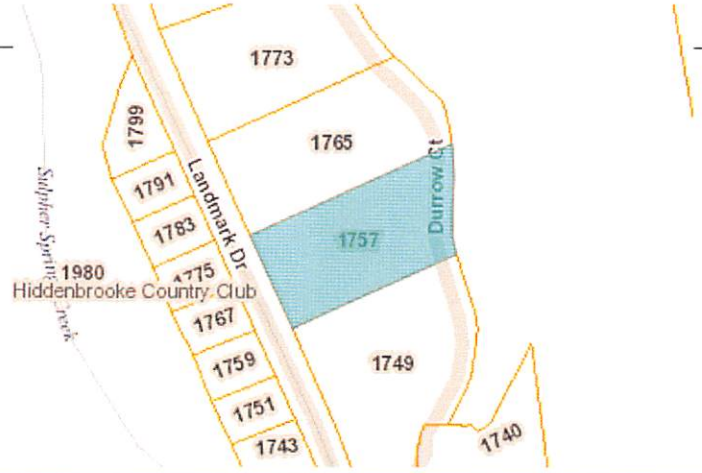




APN 0182215070	Situs Address: 1757 DURROW COURT, VALLEJO CA 94591
Owner:ACMIS TWO LLC	Assessee Address: CO ACMIS INVESTOR SVS INC. 17 E SIR FRANCIS DRAKE BL #200, LARKSPUR CA 94591

Land Value	\$85,000	Acres	1.01	TRA No	337	TRA Year	8990
Improvements	\$0	Lot Sqft	43,995.0	TRA	7082	Census	2522.020
Trees and Vines	\$0	TRA Last	7082				
Fixtures	\$0	Subdivision	SKY VALLEY 2A				
Personality	\$0	Property Type	VACANT RESIDENTIAL LAND				
Penalties	\$0	Use Code	1100				
Total Value	\$85,000						

Property Characteristics	
Quality Class	0.0
Year Built	0
Fireplace	
Swimming Pool	
Central Heating / Cooling	
Patio:	
Garage Area	0
Bedrooms	0
Bathrooms	0.0
Factor-Addl	0
Dining Room	
Family Room	
Utility Room	
Other Rooms	0
1st Floor Area	0
2nd Floor Area	0
Other Res Area	
Additional Area	0
Total Res Area	0



Administrative Information			
Assembly	14 th Assembly District	Supervisory District	1st Supervisorial District
Education	BOARD OF ED, FIFTH DISTRICT	Congressional District	5th Congressional DISTRICT
Senate	SECOND SENATE DISTRICT	Community College	SOLANO COM COLLEGE DISTRICT

Zoning Information (Unincorporated Areas)

Zoning (Unincorporated Area)	
Zone 1	Zone 2

Williamson Act Information

Contract #	0	Contract Date		Contract Year	0	Contract Status	
Total Prime Acres	0.00	Home Site Acres	0.00	Non Prime Acres	0.00	Home Site Land Value	\$0
Remarks		Improvement Value	txtVALIMPEX1	Prop 13 Base Year	0	Prop 13 Factored Tree & Vine Value	\$0
		Prop 13 Factored Land Value	\$0	Non-Renewal Year	0	Non-Renewal Land Value	\$0
		Non-Renewal Date		Non-Renewal Tree and Vine Value	\$0	Interplanted	
		Non-Renewal Ends	txtNRCXYR1	Tree or Vine Code #	0		
		Non-Renewal Improvement Value	txtVALIMPNR1				
Neighborhood Number	0	Block Remark					
Year Planted	0						
Acreage	0.00						

This report is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



Fire Prevention Division · 555 Santa Clara Street, Second Floor · Vallejo · CA · 94590 · 707.648.4565

WEED ABATEMENT INVOICE

3/4/2015

Adora Ancheta
5 Sugar Hill Dr.
Hillsborough, CA 94010

PARCEL NO: 0182215070
RE: 2014 FIRE SEASON

Notice is hereby given that the City of Vallejo Fire Prevention Division is invoicing the above mentioned property owner for parcel number: [0182215070] **In accordance with Sections 12.5-21 and 12.5-21 Chapter 12.5 of Solano County Code, 2013 California Fire Code, and City of Vallejo Municipal Code Section 7.56, said property did not adhere to Weed Abatement Notice dated 10/27/2014. Subsequently, abatement of the fire hazard occurred. Clearly stated in said notice non-compliance would result in all abatement costs including administrative fees would be at the cost of the property owner.**

Abatement Officer – Administration - Response to Complaint (3 Hours @ \$189.00)	\$567.00
<ul style="list-style-type: none"> • Written Notice – Mailing – • Site Re-inspection(s) • Project Management <ul style="list-style-type: none"> ○ Work Order – Landscape Contractor <ul style="list-style-type: none"> ▪ Site inspection / walk property ▪ Re-inspection – post abatement • Abatement Invoice - 	\$756.00

TOTAL AMOUNT DUE: **\$1323.00**

To insure proper credit a copy of this invoice should be included with the payment, in addition write the APN number on memo portion of the check or money order. Your check or money order should be made payable to: Vallejo Fire Department. **The fee is due and payable upon receipt of this invoice.**

Thank you,

Fire Prevention Division
City of Vallejo



Fire Prevention Division · 555 Santa Clara Street, Second Floor · Vallejo · CA · 94590 · 707.648.4565

Work Order

Date: June 18, 2014

Case No: WA14-0074

Weed Abatement Inspector: A. Sackett

Parcel No.: 0182 204 070

Parcel Border/ Location: 1757 DURROW CT

1ST PARCEL AFTER THE FIRST HOME ON CT.

Property Owner: ACMIS, LLC.

Contractor: D&H LANDSCAPING

TYPE OF WORK TO BE PERFORMED:

Handwork: cut and remove weeds, and high grass CLEAR CUT PARCEL

Remove litter, trash, debris - @ cubic yard rate _____

Trim trees raise canopy 6' from ground - @ cubic yard rate _____

Trim and thin out overgrown bushes @ cubic yard rate _____

Board Up Vacant Building _____

Tractor Mowing _____

Tractor Discing _____

Spraying weeded areas with approved herbicide _____

Sq., Foot/Acres: 43,995

Estimate: \$ XXXXXX

Cubic Yards: XXXXXX

Estimate: \$ XXXXXX

Board Up: XXXXXX

Estimate: \$ XXXXXX

NOTE: Please make sure that photographs are taken each time you enter a property and when you are finished with each treatment. Also, all weeds/grass must be cleared from the street edges, fence lines, sidewalks and/or alleyways, whichever apply. Please complete and return within two weeks of date of work order.

PRELIMINARY CHECK: _____

DATE(S) WORK PERFORMED: _____

COMPLETION CHECK: _____

WARRANT REQUIRED: (YES) OR (NO)

If yes, the warrant expires on XX/XX/XX. Dates, times, methods of access and re-secure must be documented on the work order.

NOTE TO CONTRACTOR(S): The work requested by this order has been verified and photographed by the Code Enforcement Officer. As the contractor, you are responsible to perform the work noted above to the satisfaction of the City of Vallejo Code Enforcement Division as outlined in the contract specifications. No payment will be made on work that exceeds either the scope or the estimate provided without express written permission by the Code Enforcement Manager or his/her representative. **If you have any questions on the work as described above, or if the property appears to have been partially or completely abated, please call this office PRIOR to performing any abatement 707-648-4565.**



P.O. BOX 57
PINOLE, CALIFORNIA 94564
LIC. 810556

(510) 223-6597 FAX (510) 223-7854

INVOICE

DATE INVOICE #

6/30/2014 55126

BILL TO:

CITY OF VALLEJO
FIRE PREVENTION
ATTN: ANTHONY SACKETT
555 SANTA CLARA ST.
VALLEJO, CA 94590

COPY

NET 15

DESCRIPTION	AMOUNT
-------------	--------

1757 DURROW CT. WEED ABATEMENT AS PER ESTIMATE #55

0182215070

756.00

TOTAL	\$756.00
--------------	-----------------

Thank you for letting us be at your service.



City of Vallejo

Fire Prevention
555 Santa Clara st
Vallejo, California, 94590

Estimate #55

From **D & H Landscaping**
510-223-6597
DandHLandscaping.com
P.O. Box 57
Pinole, CA 94564

Bill To **City of Vallejo**
555 Santa Clara St. - Engineering
Division 4th Floor
Vallejo, CA, 94590

Sent On 06/12/2014

Service / Product	Description	Total
Weed Abatement	1757 Durrow Ct:	\$0.00
Tractor Mowing	33,001-43,560 sq ft	\$428.00
Handwork	0-5,000 sq ft	\$328.00

All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, weather or delays beyond our control. The information on this proposal is proprietary and is for the sole use of the intended party.
Note: This proposal may be withdrawn by us if not accepted within 30 days.

Total

\$756.00

Signature: _____ Date: _____

CURRY WILLIAMS

409 AVIAN DR

\$1,211.00

Case #: WA14-0071

FPO: Anthony Sackett

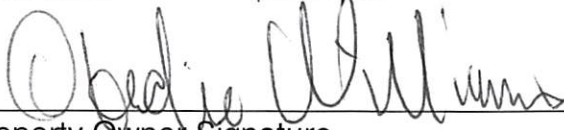
PLEASE READ

IMPORTANT ASSESSEMENT HEARING INFORMATION

All persons who submit the written objection/protest by **THURSDAY, APRIL 30, 2015** may attend the hearing and their testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT the VALIDITY** of the underlying violation(s), will be heard and given due consideration. **The Code Enforcement Appeals Board WILL NOT listen to any testimony and evidence that is not regarding discrepancies relating to the amount of the special assessment. THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED.** The Code Enforcement Appeals Board will **ONLY** be reviewing the cost accounting of the assessments and making sure that the figures are correct.

I have read this form and understand that the assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if I want to request an appeal, I must send this form back as an acknowledgment that I have read and understand what will be discussed at the assessment hearing. If the City of Vallejo Fire Prevention Division does not receive this form by **THURSDAY, APRIL 30, 2015**, I will no longer be eligible to request an appeal.

Property Owner: - Mr. & Mrs. Curry Williams
Site Address: 409 AVIAN DR.
Case #: WA14-0071
Officer: A. Sackett
Total Due: \$1211.00



Property Owner Signature

4/27/15

Date



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

10/28/2013

Curry Williams
7860 Surrey Ln
Oakland, CA 94605

WA Notice/ WA14-0071/ 0069410110

CITY WEED ABATEMENT NOTICE PER §§7.56.090

Via certified mail, return receipt requested

CASE NO.:	WA14-0071	LOCATION:	407 AVIAN DR
PARCEL NO.:	0069410110	SQ FOOTAGE:	15,246

The City of Vallejo Code Enforcement Division is starting the weed abatement noticing of unimproved parcels in the City for the 2014 season. Please read this notice very carefully because this is your first and final notice. Per Chapter 7.56.060 of the Vallejo Municipal Code, the City will undertake the abatement of nuisance condition(s) at YOUR cost, **unless** you elect to abate such conditions yourself in a timely manner, as follows:

You must complete and return the enclosed postcard and/or make contact with this office within 10 days from the day you receive this letter. If your response to this letter is not received within the 10-day period, your parcel will be placed in the Weed Abatement Program and will be scheduled for cleaning in the most efficient method at the time of abatement **at your expense, including any additional administrative and incidental costs.** The abatement work shall be completed so that all weeds, grass and vegetation which could be expected to burn **or** are noxious and dangerous to public safety are removed so there is insufficient fuel to allow the spread of fire. In any instance where the property involved is one-half acre or larger in size and/or is located in a sparsely populated area of the city, proper firebreaks may be cut in lieu of requiring that the weeds be moved from or destroyed on the whole of such property. **Please contact this office to confirm whether a firebreak is the appropriate remedy for your property.** Once the work is completed, you will be billed for the **actual cost of the work performed including any additional administrative and incidental costs.**

The next page is a breakdown of estimates for the various types of weed clearance that are available in the Weed Abatement Program (not including additional administrative and incidental costs that you will be required to pay). If you choose to maintain your own property, **and** you notify us of your choice, your deadline for compliance is **May 1, 2014**. An inspection of your parcel will be performed after this deadline. If your property has not been cleared, the remaining weeds/grass will be removed **WITHOUT FUTURE NOTICE TO YOU**. You are also required to regularly monitor your parcel to ensure that it is kept free from weeds/grass and/or litter. **If the City performs the abatement, information regarding the appeal process for the abatement, administrative and other incidental costs will be provided on the invoice that will be sent to you by this office.**

Please complete and return the enclosed postcard within 10 days. If you have any questions regarding standards, guidelines, estimates, and/or the administration of this program, please feel free to contact the Code Enforcement Division at (707) 648-4469 or email us at cenforcement@ci.vallejo.ca.us.

CITY OF VALLEJO
CODE ENFORCEMENT DIVISION

Estimates are shown below for the various types of work that the City can perform on unimproved parcels and are shown per occurrence. Under our program, any one, or combination of up to three, of the following options would be used. Your parcel may need up to and including three (3) sprays, diskings, or mowings. As stated above, your parcel may require one, two or three separate treatments, depending upon the growth.

Your parcel requires complete clearance, including the hand clearing of any fence lines, slopes, street edges, sidewalks, and/or alleyways, whichever apply. Parcels that exceed one acre (43,560 square feet) and that are located in a sparsely populated area may qualify for the clearance of a minimum 50' firebreak around the perimeter of the property. As stated in the previous page, your lot square footage is [LOT_SIZE_SF]. To determine the estimated cost for the City to perform the abatement, you must take the square footage figure and match it to the range below that includes your footage.

SPRAYING		DISKING	
<u>Spraying Area</u>	<u>Price</u>	<u>Disking Area</u>	<u>Price</u>
0 – 11,000 square feet	\$171.00	0 – 11,000 square feet	\$350.00
11,001 – 22,000 square feet	\$284.00	11,001 – 22,000 square feet	\$447.00
22,0001 – 33,000 square feet	\$406.00	22,0001 – 33,000 square feet	\$527.00
33,001 – 43,560 square feet	\$517.00	33,001 – 43,560 square feet	\$615.00
More than 1 acre (per acre)	\$562.00	1 – 10 acres (per acre)	\$657.00

MOWING		HANDWORK	
<u>Mowing Area</u>	<u>Price</u>	<u>Handwork Area</u>	<u>Price</u>
0 – 11,000 square feet	\$299.00	0 – 5,000 square feet	\$350.00
11,001 – 22,000 square feet	\$338.00	5,001 – 10,000 square feet	\$688.00
22,0001 – 33,000 square feet	\$348.00	10,0001 – 15,000 square feet	\$846.00
33,001 – 43,560 square feet	\$420.00	15,001 – 20,000 square feet	\$1,058.00
More than 1 acre (per acre)	\$458.00		

Examples (based on two different parcel sizes) of work performed by the City would be as follows:

Example #1: 6,000 square-foot parcel:

1. Spraying - \$171.00 (per occurrence) x 3 treatments = \$513.00
2. Disking/Handwork Combination –
Disking - \$350.00 (per occurrence) x 2 treatments = \$700.00 **plus**
Handwork - 1,000 square feet of hand edging to clear fence lines = \$350.00
3. Handwork (complete clearance) = \$688.00

Total amount of work performed = \$2,251.00

Example #2: 28,000 square-foot parcel:

1. Mowing/Spraying combination -
Mowing = \$348.00 **plus**
Spraying - \$406.00 (per occurrence) x 2 treatments = \$812.00

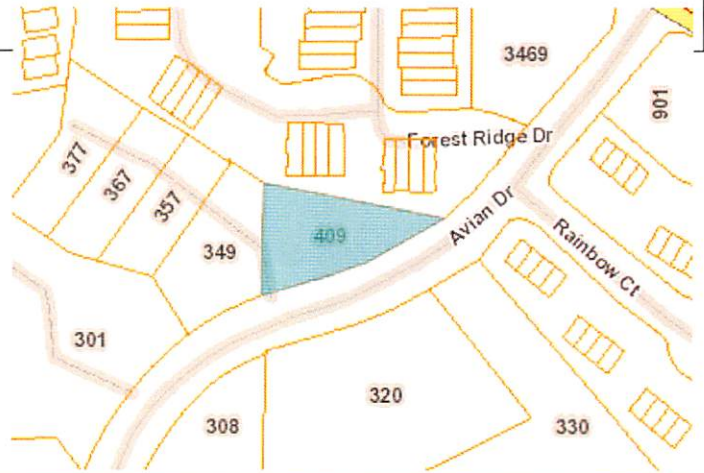
Total amount of work performed = \$1,160.00

APN 0069410110 Situs Address: 409 AVIAN DRIVE,
 Owner: WILLIAMS LUCILLE & CURRY JT Assessee Address: 7860 SURREY LANE , OAKLAND CA
 Property Information

Land Value	\$80,978	Acres	0.35	TRA No	0	TRA Year	0000
Improvements	\$0	Lot Sqft	15,246.0	TRA	7000	Census	2502.000
Trees and Vines	\$0	TRA Last	7000				
Fixtures	\$0	Subdivision					
Personality	\$0	Property Type	VACANT MULTIPLE RES. LAND				
Penalties	\$0	Use Code	2000				
Total Value	\$80,978						

Property Characteristics

Quality Class	0.0	Dining Room	
Year Built	0	Family Room	
Fireplace		Utility Room	
Swimming Pool		Other Rooms	0
Central Heating / Cooling		1st Floor Area	0
Patio:		2nd Floor Area	0
Garage Area	0	Other Res Area	
Bedrooms	0	Additional Area	0
Bathrooms	0.0	Total Res Area	0
Factor-Addl	0		



Administrative Information

Assembly	14 th Assembly District	Supervisory District	1st Supervisorial District
Education	BOARD OF ED, SEVENTH DISTRICT	Congressional District	5th Congressional DISTRICT
Senate	SECOND SENATE DISTRICT	Community College	SOLANO COM COLLEGE DISTRICT

Zoning Information (Unincorporated Areas)

Zoning (Unincorporated Area)	
Zone 1	Zone 2

Williamson Act Information

Contract #	Contract Date	Contract Year	Contract Status
0		0	
Total Prime Acres	0.00	Non Prime Acres	0.00
Home Site Acres	0.00	Home Site Land Value	\$0
Remarks		Prop 13 Base Year	0
Improvement Value	txtVALIMPEX1	Prop 13 Factored Tree & Vine Value	\$0
Prop 13 Factored Land Value	\$0	Non-Renewal Year	0
Non-Renewal Date		Non-Renewal Land Value	\$0
Non-Renewal Ends	txtNRCXYR1	Non-Renewal Tree and Vine Value	\$0
Non-Renewal Improvement Value	txtVALIMPNR1	Interplanted	
Neighborhood Number	0	Tree or Vine Code #	0
Block Remark			
Year Planted	0		
Acreage	0.00		

This report is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

WA14-0071



VALLEJO FIRE DEPARTMENT
FIRE PREVENTION DIVISION
555 Santa Clara Street, 2nd Floor, Vallejo, CA 94590
(707) 648-4565 Fax (707) 648-5214



FIRE & LIFE SAFETY INSPECTION REPORT

TYPE OF INSPECTION:

BUSINESS LICENSE MISCELLANEOUS: WEED ABATEMENT
 ANNUAL - TYPE OF BUSINESS: _____
(CHILD/ELDERLY CARE, LICENSED FOR #: _____ / R-2 - # OF UNITS: _____)

BUSINESS/FACILITY NAME: APN: 0069 410 110

ADDRESS: 401 AVIAN DR., VALLEJO, CA

OWNER(S): MR. & MRS. LUCILLE WILLIAMS PHONE: _____

OWNER'S MAILING ADDRESS: 7860 SURREY LN., OAKLAND, CA 94605

ON-SITE CONTACT PERSON: _____ PHONE: _____

5-DAY NOTICE

1) REMOVE ALL COMBUSTIBLE VEGATATION FROM PARCEL.

1A) ADHERE TO WEED ABATEMENT GUIDELINES

NOTE: IF PARCEL IS NOT ABATED DURING THE RE-INSPECTION, THE CITY WILL ABATE THE PARCEL AT THE PROPERTY OWNER'S EXPENSE. IN ADDITION THERE WILL BE ADMINISTRATIVE FEES, AND IF APPLICABLE VIOLATION FEES.

INSPECTION DATE: 6/4/2014 INSPECTOR: A. SACKETT

Re-Inspection date: 6/9/2014. Please contact the Fire Prevention Division office if you would like an alternative re-inspection date or if you need clarification of the Inspection Report. Fire clearance will be granted when all items listed above have been completed and fees paid.

Inspection Fee Due: _____ Date Paid: _____

Business Owner/Representative _____ Fire Prevention Inspector _____

(Office Use Only)

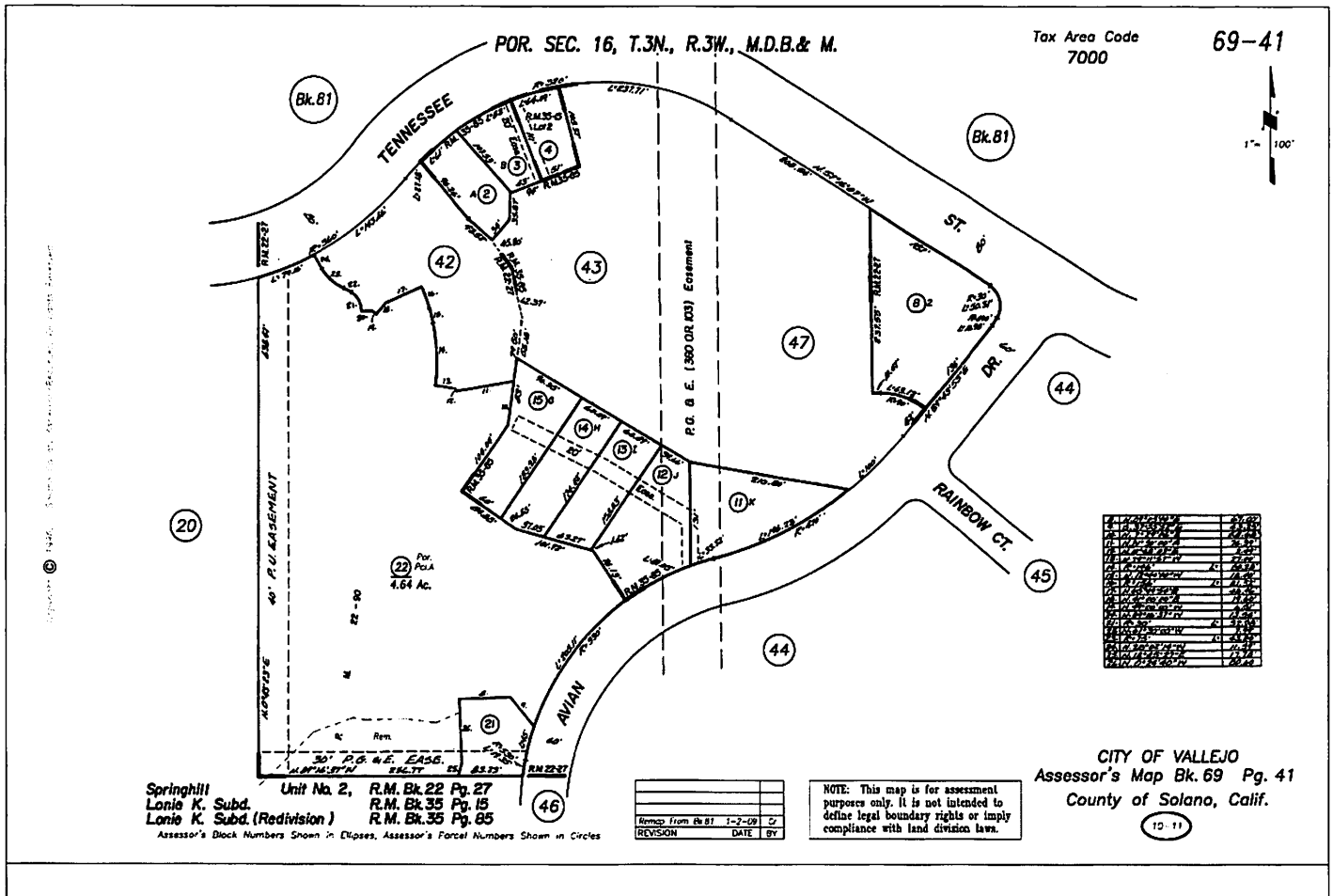
Re-Inspection Completed: _____ Fire Clearance Granted: _____

Business License Notified: _____ A/L Updated: _____ Inspection Time: _____

MetroScan / Solano (CA)

Owner : Williams Lucille & Curry Jt	Parcel : 0069 410 110	
CoOwner :	Land : \$80,978	
Site : 401 Avian Dr Vallejo 94591	Structr :	
Mail : 7860 Surrey Ln Oakland Ca 94605	Other :	
Xfered : 05/09/2002 Doc # : 58595	Total : \$80,978	
Price : \$67,500 F Deed : Grant Deed	Exempt :	
Loan Amt : \$50,625 Loan : Conventional	Type :	
Lender : Washington Mutual Bk	% Imprvd :	
VestType : Married Persons IntTy : Fixed	% Owned : 100	
Land Use : 2000 Res, Multiple Residential Land	Tax Area : 007000	
Sub/Plat : Lonie K	13-14 Tax : \$987.80	
Map Grid : 530 F4	Owner Ph :	
Census : Tract : 2502.00 Block : 1	TenantPh :	

Bedrooms :	Bldg SF :	Stories :	Lot Acres : .35
Bathrooms :	1stFlr SF :	YearBuilt :	Lot SF : 15,246
Dining Rm :	2ndFlr SF :	CntHt/AC :	Williamsn :
Family Rm :	AddtionSF :	Fireplace :	Condition :
Other Rms :	Garage SF :	Patio :	Quality :
Utility :	GarageTyp :	Units :	Pool :



Address / Parcel Report

Report generated 6/4/2014 1:01:31 PM

APN 0069410110

Situs Address: 409 AVIAN DRIVE,

Property Information

Land Value	80978	Acres	0.35	TRA No	0	TRA Year	0000
Improvements	0	Lot Sqft	15246	TRA	7000	Census	2502.000
Trees and Vines	0	TRA Last	7000				
Fixtures	0	Subdivision					
Personality	0	Property Type	VACANT MULTIPLE RES. LAND				
Penalties	0	UseCode	2000				
Total Value	80978						

Property Characteristics

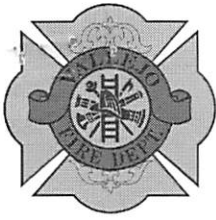
Quality Class	0	Dining Room	
Year Built	0	Family Room	
Fireplace		Utility Room	
Swimming Pool		Other Rooms	0
Central Heating / Cooling		1st Floor Area	0
		2nd Floor Area	0
Patio:		Other Res Area	0
Garage Area	0	AdditionalArea	0
Bedrooms	0	Total Res Area	0
Bathrooms	0		
Factor-Addl			



Administrative Information

Assembly	14 th Assembly District	Supervisory District	1st Supervisorial District
Education	BOARD OF ED, SEVENTH DISTRICT	Congressional District	txtCONGRESSD11
Senate	SECOND SENATE DISTRICT	Community College	SOLANO COM COLLEGE DISTRICT

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Fire Prevention Division · 555 Santa Clara Street, Second Floor · Vallejo · CA · 94590 · 707.648.4565

Work Order

Date: June 19, 2014

Case No: WA14-0071

Weed Abatement Inspector: A. Sackett

Parcel No.: 0069 410 110

Parcel Border/ Location: 401 AVIAN DR.
IRREGULAR PARCEL / SLOPE

Property Owner: MR. & MRS. LUCILLE WILLIAMS

Contractor: D&H LANDSCAPING

TYPE OF WORK TO BE PERFORMED:

Handwork: cut and remove weeds, and high grass CLEAR CUT PARCEL

Remove litter, trash, debris - @ cubic yard rate _____

Trim trees raise canopy 6' from ground - @ cubic yard rate _____

Trim and thin out overgrown bushes @ cubic yard rate _____

Board Up Vacant Building _____

Tractor Mowing _____

Tractor Discing _____

Spraying weeded areas with approved herbicide _____

Sq., Foot/Acres: 15,246

Estimate: \$ XXXXXX

Cubic Yards: XXXXXX

Estimate: \$ XXXXXX

Board Up: XXXXXX

Estimate: \$ XXXXXX

NOTE: Please make sure that photographs are taken each time you enter a property and when you are finished with each treatment. Also, all weeds/grass must be cleared from the street edges, fence lines, sidewalks and/or alleyways, whichever apply. Please complete and return within two weeks of date of work order.

PRELIMINARY CHECK: _____

DATE(S) WORK PERFORMED: _____

COMPLETION CHECK: _____

WARRANT REQUIRED: (YES) OR (NO)

If yes, the warrant expires on XX/XX/XX. Dates, times, methods of access and re-secure must be documented on the work order.

NOTE TO CONTRACTOR(S): The work requested by this order has been verified and photographed by the Code Enforcement Officer. As the contractor, you are responsible to perform the work noted above to the satisfaction of the City of Vallejo Code Enforcement Division as outlined in the contract specifications. No payment will be made on work that exceeds either the scope or the estimate provided without express written permission by the Code Enforcement Manager or his/her representative. **If you have any questions on the work as described above, or if the property appears to have been partially or completely abated, please call this office PRIOR to performing any abatement 707-648-4565.**



P.O. BOX 57
PINOLE, CALIFORNIA 94564
LIC. 810556

(510) 223-6597 FAX (510) 223-7854

INVOICE

DATE INVOICE #

6/30/2014 55125

BILL TO:

CITY OF VALLEJO
FIRE PREVENTION
ATTN: ANTHONY SACKETT
555 SANTA CLARA ST.
VALLEJO, CA 94590

COPY

NET 15

DESCRIPTION

AMOUNT

409 AVIAN DR. WEED ABATEMENT AS PER ESTIMATE #67

644.00

0069410110

TOTAL

\$644.00

Thank you for letting us be at your service.



City of Vallejo

Fire Prevention
555 Santa Clara st
Vallejo, California, 94590

Estimate #67

From D & H Landscaping
510-223-6597
DandHLandscaping.com
P.O. Box 57
Pinole, CA 94564

Bill To City of Vallejo
555 Santa Clara St. - Engineering
Division 4th Floor
Vallejo, CA, 94590

Sent On 06/19/2014

Service / Product	Description	Total
Weed Abatement	Tracktor mowing 11,001-22,000 sq. ft	\$316.00
Weed Abatement	Hand Work 0-5,000 sq. ft	\$328.00

All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, weather or delays beyond our control. The information on this proposal is proprietary and is for the sole use of the intended party.
Note: This proposal may be withdrawn by us if not accepted within 30 days.

Total

\$644.00

Signature: _____ **Date:** _____



Fire Prevention Division • 555 Santa Clara Street, Second Floor • Vallejo • CA • 94590 • 707.648.4565

WEED ABATEMENT INVOICE

3/4/2015

Mr. & Mrs. Curry Williams
7860 Surrey Ln.
Oakland, CA 94605

PARCEL NO: 0069410110
RE: 2014 FIRE SEASON

Notice is hereby given that the City of Vallejo Fire Prevention Division is invoicing the above mentioned property owner for parcel number: [0069410110] **In accordance with Sections 12.5-21 and 12.5-21 Chapter 12.5 of Solano County Code, 2013 California Fire Code, and City of Vallejo Municipal Code Section 7.56, said property did not adhere to Weed Abatement Notice dated 10/27/2014. Subsequently, abatement of the fire hazard occurred. Clearly stated in said notice non-compliance would result in all abatement costs including administrative fees would be at the cost of the property owner.**

Abatement Officer – Administration - Response to Complaint (3 Hours @ \$189.00)	\$567.00
<ul style="list-style-type: none">• Written Notice – Mailing –• Site Re-inspection(s)• Project Management<ul style="list-style-type: none">○ Work Order – Landscape Contractor<ul style="list-style-type: none">▪ Site inspection / walk property▪ Re-inspection – post abatement• Abatement Invoice -	\$644.00

TOTAL AMOUNT DUE: **\$1211.00**

To insure proper credit a copy of this invoice should be included with the payment, in addition write the APN number on memo portion of the check or money order. Your check or money order should be made payable to: Vallejo Fire Department. **The fee is due and payable upon receipt of this invoice.**

Thank you,

Fire Prevention Division
City of Vallejo

SURAJ PURI

1346 MISAWA CT

\$1,491.00

Case #: WA13-0537

FPO: Anthony Sackett



Fire Prevention Division · 555 Santa Clara Street, Second Floor · Vallejo · CA · 94590 · 707.648.4565

4/20/2015

SURAJ PURI
43734 CAMERON HILLS DR.
FREMONT, CA 94539

APN#: 0182232050
CASE#: WA13-0357

HEARING NOTICE

Notice is hereby given that the Code Enforcement Appeals Board (Board) or the Hearing Officer of the City of Vallejo will conduct a hearing on **THURSDAY, JUNE 25, 2015** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, in the Council Chambers at City Hall, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property, 1346 MISAWA CT. Vallejo, California.

In order to attend the above hearing, any objection or protest must be submitted in **WRITING**, addressed to the Fire Prevention Division Manager, and received in this office no later than **THURSDAY, APRIL 30, 2015**. **NO** objection or protest received **AFTER** this date will be considered by the Board or Hearing Officer. Written objections or protests should be mailed to:

CITY OF VALLEJO
C/O FIRE PREVENTION DIVISION MANAGER
555 SANTA CLARA STREET
2ND FLOOR
VALLEJO, CA 94590

All persons who submit the written objection/protest by the above date may attend the hearing and their testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the underlying violation(s), will be heard and given due consideration. Upon confirmation of the assessment by the Board or Hearing Officer, said amount will be declared the personal debt of the property owner and will be added to the tax bill for said property and thereafter shall become a tax assessment on said property.

The amount of the administrative fine(s) and late penalty is as follows:

Abatement Officer – Administration - Response to Complaint (3 Hours @ \$189.00)	\$567.00
<ul style="list-style-type: none"> • Written Notice – Mailing – • Site Re-inspection(s) • Project Management 	
Work Order – Landscape Contractor	<u>\$924.00</u>
▪ Site inspection / walk property	
▪ Re-inspection – post abatement	
TOTAL AMOUNT DUE:	<u>\$1491.00</u>

Payments should be made to: **CITY OF VALLEJO – FIRE PREVENTION DIVISION**

MAIL TO:

CITY OF VALLEJO
C/O FIRE PREVENTION DIVISION
555 SANTA CLARA STREET
2ND FLOOR
VALLEJO, CA 94590

A copy of this notice should be included with payment. / ACCOUNT NUMBER 001-2303-310.36-03
Direct all inquiries to the Fire Prevention Division at 707-648-4565.
Fire Prevention Inspector: Anthony Sackett

PLEASE READ

IMPORTANT ASSESSEMENT HEARING INFORMATION

All persons who submit the written objection/protest by **THURSDAY, APRIL 30, 2015** may attend the hearing and their testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT the VALIDITY** of the underlying violation(s), will be heard and given due consideration. **The Code Enforcement Appeals Board WILL NOT listen to any testimony and evidence that is not regarding discrepancies relating to the amount of the special assessment. THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED.** The Code Enforcement Appeals Board will **ONLY** be reviewing the cost accounting of the assessments and making sure that the figures are correct.

I have read this form and understand that the assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if I want to request an appeal, I must send this form back as an acknowledgment that I have read and understand what will be discussed at the assessment hearing. If the City of Vallejo Fire Prevention Division does not receive this form by **THURSDAY, APRIL 30, 2015**, I will no longer be eligible to request an appeal.

Property Owner: Suraj Puri
Site Address: 1346 MISAWA CT.
Case #: WA13-0357
Officer: A. Sackett
Total Due: \$1491.00



Property Owner Signature

4-27-15

Date



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

11/14/2013

**PURI SURAJ
43734 CAMERON HILLS DRIVE
FREMONT, CA 94539**

WA Notice/ WA13-0537/ 0182232050

CITY WEED ABATEMENT NOTICE PER §§7.56.090

Via certified mail, return receipt requested

CASE NO.:	WA13-0537	LOCATION:	1346 MISAWA CT
PARCEL NO.:	0182232050	SQ FOOTAGE:	19,244

The City of Vallejo Code Enforcement Division is starting the weed abatement noticing of unimproved parcels in the City for the 2014 season. Please read this notice very carefully because this is your first and final notice. Per Chapter 7.56.060 of the Vallejo Municipal Code, the City will undertake the abatement of nuisance condition(s) at YOUR cost, **unless** you elect to abate such conditions yourself in a timely manner, as follows:

You must complete and return the enclosed postcard and/or make contact with this office within 10 days from the day you receive this letter. If your response to this letter is not received within the 10-day period, your parcel will be placed in the Weed Abatement Program and will be scheduled for cleaning in the most efficient method at the time of abatement **at your expense, including any additional administrative and incidental costs.** The abatement work shall be completed so that all weeds, grass and vegetation which could be expected to burn **or** are noxious and dangerous to public safety are removed so there is insufficient fuel to allow the spread of fire. In any instance where the property involved is one-half acre or larger in size and/or is located in a sparsely populated area of the city, proper firebreaks may be cut in lieu of requiring that the weeds be moved from or destroyed on the whole of such property. **Please contact this office to confirm whether a firebreak is the appropriate remedy for your property.** Once the work is completed, you will be billed for the **actual cost of the work performed including any additional administrative and incidental costs.**

The next page is a breakdown of estimates for the various types of weed clearance that are available in the Weed Abatement Program (not including additional administrative and incidental costs that you will be required to pay). If you choose to maintain your own property, **and** you notify us of your choice, your deadline for compliance is **May 1, 2014.** An inspection of your parcel will be performed after this deadline. If your property has not been cleared, the remaining weeds/grass will be removed **WITHOUT FUTURE NOTICE TO YOU.** You are also required to regularly monitor your parcel to ensure that it is kept free from weeds/grass and/or litter. **If the City performs the abatement, information regarding the appeal process for the abatement, administrative and other incidental costs will be provided on the invoice that will be sent to you by this office.**

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CITY OF VALLEJO
CODE ENFORCEMENT DIVISION

Estimates are shown below for the various types of work that the City can perform on unimproved parcels and are shown per occurrence. Under our program, any one, or combination of up to three, of the following options would be used. Your parcel may need up to and including three (3) sprays, diskings, or mowings. As stated above, your parcel may require one, two or three separate treatments, depending upon the growth.

Your parcel requires complete clearance, including the hand clearing of any fence lines, slopes, street edges, sidewalks, and/or alleyways, whichever apply. Parcels that exceed one acre (43,560 square feet) and that are located in a sparsely populated area may qualify for the clearance of a minimum 50' firebreak around the perimeter of the property. As stated in the previous page, your lot square footage is **19,244**. To determine the estimated cost for the City to perform the abatement, you must take the square footage figure and match it to the range below that includes your footage.

SPRAYING		DISKING	
<u>Spraying Area</u>	<u>Price</u>	<u>Disking Area</u>	<u>Price</u>
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1. Spraying - \$171.00 (per occurrence) x 3 treatments = \$513.00
2. Disking/Handwork Combination –
Disking - \$350.00 (per occurrence) x 2 treatments = \$700.00 **plus**
Handwork - 1,000 square feet of hand edging to clear fence lines = \$350.00
3. Handwork (complete clearance) = \$688.00

Total amount of work performed = \$2,251.00

Example #2: 28,000 square-foot parcel:

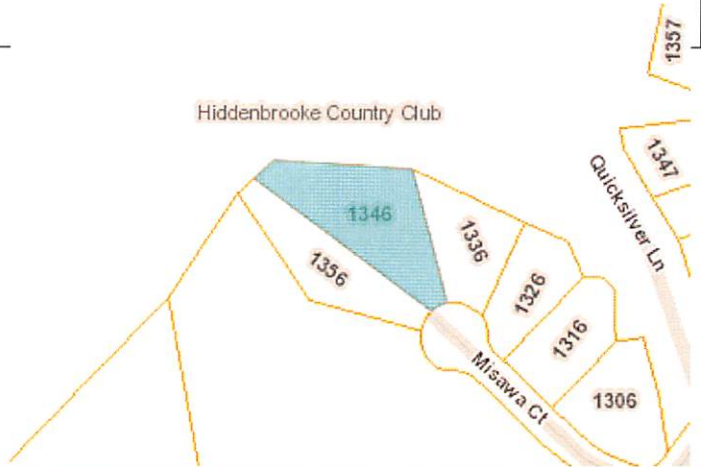
1. Mowing/Spraying combination -
Mowing = \$348.00 **plus**
Spraying - \$406.00 (per occurrence) x 2 treatments = \$812.00

Total amount of work performed = \$1,160.00

APN 0182232050 Situs Address: 1346 MISAWA COURT, VALLEJO CA 94591
 Owner: PURI SURAJ Assessee Address: 43734 CAMERON HILLS DRIVE, FREMONT CA 94591

Land Value	\$130,050	Acres	0.44	TRA No	337	TRA Year	8990
Improvements	\$0	Lot Sqft	19,244.0	TRA	7082	Census	2501.020
Trees and Vines	\$0	TRA Last	7082				
Fixtures	\$0	Subdivision	SKY VALLEY 2				
Personality	\$0	Property Type	VACANT RESIDENTIAL LAND				
Penalties	\$0	Use Code	1100				
Total Value	\$130,050						

Property Characteristics			
Quality Class	0.0	Dining Room	
Year Built	0	Family Room	
Fireplace		Utility Room	
Swimming Pool		Other Rooms	0
Central Heating / Cooling		1st Floor Area	0
		2nd Floor Area	0
Patio:		Other Res Area	
Garage Area	0	Additional Area	0
Bedrooms	0	Total Res Area	0
Bathrooms	0.0		
Factor-Addl	0		



Administrative Information			
Assembly	14 th Assembly District	Supervisory District	1st Supervisorial District
Education	BOARD OF ED, FIFTH DISTRICT	Congressional District	5th Congressional DISTRICT
Senate	SECOND SENATE DISTRICT	Community College	SOLANO COM COLLEGE DISTRICT

Zoning Information (Unincorporated Areas)

Zoning (Unincorporated Area)	
Zone 1	Zone 2

Williamson Act Information

Contract #	0	Contract Date	Contract Year	0	Contract Status
Total Prime Acres	0.00	Non Prime Acres	0.00		
Home Site Acres	0.00	Home Site Land Value	\$0		
Remarks		Prop 13 Base Year	0		
Improvement Value	txtVALIMPEX1	Prop 13 Factored Tree & Vine Value	\$0		
Prop 13 Factored Land Value	\$0	Non-Renewal Year	0		
Non-Renewal Date		Non-Renewal Land Value	\$0		
Non-Renewal Ends	txtNRCXYR1	Non-Renewal Tree and Vine Value	\$0		
Non-Renewal Improvement Value	txtVALIMPNR1	Interplanted			
Neighborhood Number	0	Tree or Vine Code #	0		
Block Remark					
Year Planted	0				
Acreage	0.00				

This report is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



Fire Prevention Division · 555 Santa Clara Street, Second Floor · Vallejo · CA · 94590 · 707.648.4565

WEED ABATEMENT INVOICE

3/4/2015

Suraj Puri
43734 Cameron Hills Dr.
Fremont, CA 94539

PARCEL NO: 0182232050
RE: 2014 FIRE SEASON

Notice is hereby given that the City of Vallejo Fire Prevention Division is invoicing the above mentioned property owner for parcel number: [0182232050] **In accordance with Sections 12.5-21 and 12.5-21 Chapter 12.5 of Solano County Code, 2013 California Fire Code, and City of Vallejo Municipal Code Section 7.56, said property did not adhere to Weed Abatement Notice dated 10/27/2014. Subsequently, abatement of the fire hazard occurred. Clearly stated in said notice non-compliance would result in all abatement costs including administrative fees would be at the cost of the property owner.**

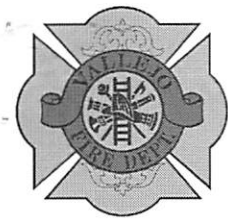
Abatement Officer – Administration - Response to Complaint (3 Hours @ \$189.00)	\$567.00
<ul style="list-style-type: none">• Written Notice – Mailing –• Site Re-inspection(s)• Project Management<ul style="list-style-type: none">○ Work Order – Landscape Contractor<ul style="list-style-type: none">▪ Site inspection / walk property▪ Re-inspection – post abatement• Abatement Invoice -	\$924.00

TOTAL AMOUNT DUE: **\$1491.00**

To insure proper credit a copy of this invoice should be included with the payment, in addition write the APN number on memo portion of the check or money order. Your check or money order should be made payable to: Vallejo Fire Department. **The fee is due and payable upon receipt of this invoice.**

Thank you,

Fire Prevention Division
City of Vallejo



Fire Prevention Division • 555 Santa Clara Street, Second Floor • Vallejo • CA • 94590 • 707.648.4565

Work Order

Date: June 11, 2014

Case No: WA13-0537

Weed Abatement Inspector: A. Sackett

Parcel No.: 0182 232 050

Parcel Border/ Location: 1346 MISAWA CT

2ND PARCEL LEFT OF HOME, END OF CUL-DE-SAC

Property Owner: SURAJ PURI

Contractor: D&H LANDSCAPING

TYPE OF WORK TO BE PERFORMED:

Handwork: cut and remove weeds, and high grass CLEAR CUT PARCEL

Remove litter, trash, debris - @ cubic yard rate _____

Trim trees raise canopy 6' from ground - @ cubic yard rate _____

Trim and thin out overgrown bushes @ cubic yard rate _____

Board Up Vacant Building _____

Tractor Mowing _____

Tractor Discing _____

Spraying weeded areas with approved herbicide _____

Sq., Foot/Acres: 19,244

Estimate: \$ XXXXXX

Cubic Yards: XXXXXX

Estimate: \$ XXXXXX

Board Up: XXXXXX

Estimate: \$ XXXXXX

NOTE: Please make sure that photographs are taken each time you enter a property and when you are finished with each treatment. Also, all weeds/grass must be cleared from the street edges, fence lines, sidewalks and/or alleyways, whichever apply. Please complete and return within two weeks of date of work order.

PRELIMINARY CHECK: _____

DATE(S) WORK PERFORMED: _____

COMPLETION CHECK: _____

WARRANT REQUIRED: (YES) OR (NO)

If yes, the warrant expires on XX/XX/XX. Dates, times, methods of access and re-secure must be documented on the work order.

NOTE TO CONTRACTOR(S): The work requested by this order has been verified and photographed by the Code Enforcement Officer. As the contractor, you are responsible to perform the work noted above to the satisfaction of the City of Vallejo Code Enforcement Division as outlined in the contract specifications. No payment will be made on work that exceeds either the scope or the estimate provided without express written permission by the Code Enforcement Manager or his/her representative. **If you have any questions on the work as described above, or if the property appears to have been partially or completely abated, please call this office PRIOR to performing any abatement 707-648-4565.**

MetroScan / Solano (CA)

Owner : Puri Suraj

CoOwner :

Site : 1346 Misawa Ct Vallejo 94591

Mail : 43734 Cameron Hills Dr Fremont Ca 94539

Xfered : 10/27/2010

Doc # : 99900

Price : \$149,909

Deed : Trustees

Loan Amt :

Loan :

Lender :

VestType :

IntTy :

Land Use : 1100 Res,Vacant Sfr Land

Sub/Plat : Sky Valley

Map Grid : 510 J6

Census : Tract : 2501.06

Block : 1

Parcel : 0182 232 050

Land : \$130,050

Structr :

Other :

Total : \$130,050

Exempt :

Type :

% Imprvd :

% Owned : 100

Tax Area : 007082

13-14 Tax : \$5,946.06

Owner Ph :

TenantPh :

Bedrooms :

Bldg SF :

Stories :

Lot Acres : .44

Bathrooms :

1stFlr SF :

YearBuilt :

Lot SF : 19,244

Dining Rm :

2ndFlr SF :

Cnt/Ht/AC :

Williamsn :

Family Rm :

AdditionSF :

Fireplace :

Condition :

Other Rms :

Garage SF :

Patio :

Quality :

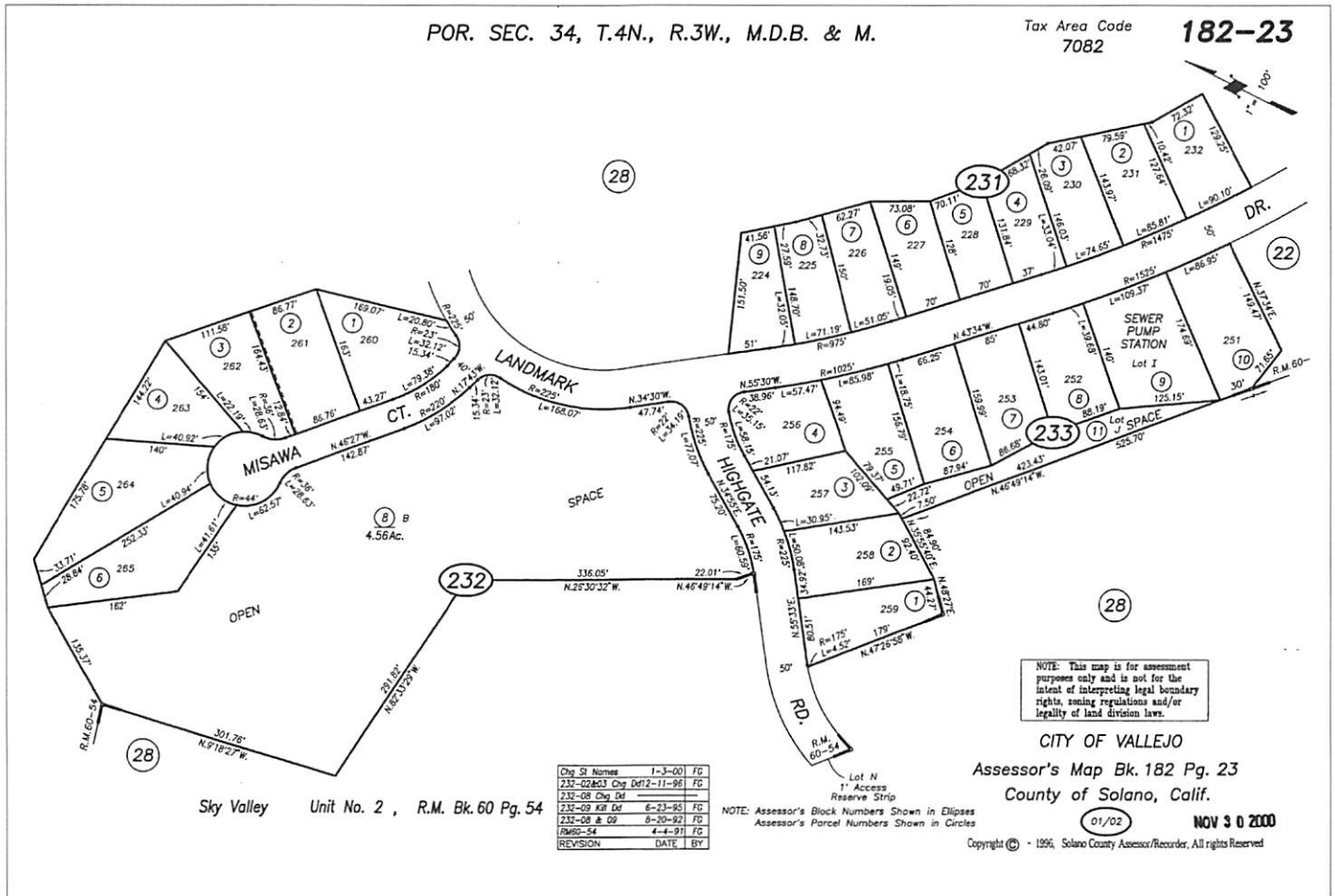
Utility :

GarageTyp :

Units :

Pool :

WA13 0537



Address / Parcel Report

Report generated 5/12/2014 9:36:30 AM

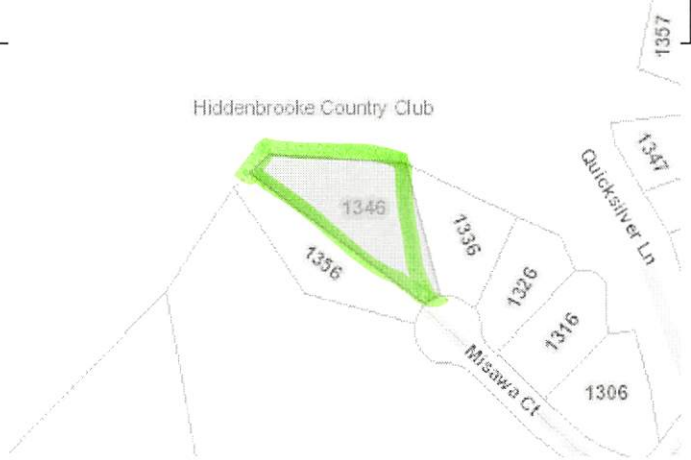
APN 0182232050 Situs Address: 1346 MISAWA COURT, VALLEJO CA 94591

Property Information

Land Value	130050	Acres	0.44	TRA No	337	TRA Year	8990
Improvements	0	Lot Sqft	19244	TRA	7082	Census	2501.020
Trees and Vines	0	TRA Last	7082				
Fixtures	0	Subdivision	SKY VALLEY 2				
Personality	0	Property Type	VACANT RESIDENTIAL LAND				
Penalties	0	UseCode	1100				
Total Value	130050						

Property Characteristics

Quality Class	0	Dining Room	
Year Built	0	Family Room	
Fireplace		Utility Room	
Swimming Pool		Other Rooms	0
Central Heating / Cooling		1st Floor Area	0
Patio:		2nd Floor Area	0
Garage Area	0	Other Res Area	0
Bedrooms	0	AdditionalArea	0
Bathrooms	0	Total Res Area	0
Factor-Addl			



Administrative Information

Assembly	14 th Assembly District	Supervisory District	1st Supervisorial District
Education	BOARD OF ED, FIFTH DISTRICT	Congressional District	txtCONGRESSD11
Senate	SECOND SENATE DISTRICT	Community College	SOLANO COM COLLEGE DISTRICT

Sent Notice

= M E T R O S C A N P R O P E R T Y P R O F I L E =
Solano (CA)

=====

OWNERSHIP INFORMATION

=====

Parcel Number :0182 232 050
 Owner :Puri Suraj
 CoOwner :
 Site Address :1346 Misawa Ct Vallejo 94591
 Mail Address :43734 Cameron Hills Dr Fremont Ca 94539
 Phone :Owner: Tenant:

=====

SALES AND LOAN INFORMATION

=====

Transferred	:10/27/2010	Loan Amount	:
Document #	:99900	Lender	:
Sale Price	:\$149,909	Loan Type	:
Deed Type	:Trustees	Interest Type	:
% Owned	:100	Vesting Type	:

=====

ASSESSMENT AND TAX INFORMATION

=====

Land	:\$130,050	Exempt Type	:
Structure	:	Exempt Amount	:
Other	:	Tax Rate Area	:007082
Total	:\$130,050	13-14 Taxes	:\$5,946.06
% Improved	:		

=====

PROPERTY DESCRIPTION

=====

Census :Tract:2501.06 Block:1
 Map Grid :510 J6
 Land Use :1100 Res,Vacant Sfr Land
 Sub/Plat :Sky Valley
 Legal :SKY VALLEY 2 SUB BK-PG 60-54 LOT
 :264

=====

PROPERTY CHARACTERISTICS

=====

Bedrooms :	Bldg SF :	Stories :	Lot Acres:.44
Bathrooms:	1stFlr SF:	YearBuilt:	Lot SF :19,244
Dining Rm:	2ndFlr SF:	CntlHt/AC:	Williamsn:
Family Rm:	AdditionSF:	Fireplace:	Condition:
Other Rms:	OtherRmsSF:	Patio :	Quality :
Utility :	Garage SF:	Patio SF :	Pool :
Units :	GarageTyp:	ExtraBldg:	
Prop Type:		ExtBldgSF:	

*Information compiled from various sources. CoreLogic makes no representations
or warranties as to the accuracy or completeness of information in this report.*

Anthony Sackett - CITY OF VALLEJO - WEED ABATEMENT - WA13-0537, 1346 MISAWA CT, VALLEJO

From: Anthony Sackett
To: akhomeadv@yahoo.com
Date: 6/11/2014 2:13 PM
Subject: CITY OF VALLEJO - WEED ABATEMENT - WA13-0537, 1346 MISAWA CT, VALLEJO
BC: Sackett, Anthony

Mr. Arvindar,

As of this week, I performed another field inspection 6/9/14, and this parcel has not been abated. I am moving forward with a contracted landscaper to abate this parcel, at your expense. In addition I will be adding Administrative fees, and if applicable citation fines.

Anthony

Anthony Sackett
FIRE DEPARTMENT
Fire-Administration: 707.648.4171
Prevention Division: 707.648.4049
Fax: 707.648.5214
E-mail: asackett@ci.vallejo.ca.us



Anthony Sackett - Re: city abatement notice case # WA13-0537,1346 Misawa Ct,Vallejo

From: Anthony Sackett
To: Kaur, Arvinder
Date: 5/12/2014 9:46 AM
Subject: Re: city abatement notice case # WA13-0537,1346 Misawa Ct,Vallejo
BC: O'Neal, Nehemiah

Hi,

Please note, we will be inspecting the property this week. If the parcel is deemed a hazard, we will move forward with abating the parcel, and have the contracted landscaper bill you directly. I or another Weed Abatement Officer will provide you with an update this week. If you have any questions, please do not hesitate to contact our office.

Thank you,

Anthony

Anthony Sackett
FIRE DEPARTMENT
Fire-Administration: 707.648.4171
Prevention Division: 707.648.4049
Fax: 707.648.5214
E-mail: asackett@ci.vallejo.ca.us



>>> Arvinder Kaur <akhomeadv@yahoo.com> 5/6/2014 2:12 PM >>>

Hi

We need more time to get the work done in regards to the above referenced case as our regular gardner had gone to Mexico.

Please give us time till the end of May 2014.

Thank You

Arvindar

Anthony Sackett - city abatement notice case # WA13-0537,1346 Misawa Ct,Vallejo

From: Arvinder Kaur <akhomeadv@yahoo.com>
To: "cenforcement@ci.vallejo.ca.us" <cenforcement@ci.vallejo.ca.us>, Sunny P...
Date: 5/6/2014 2:13 PM
Subject: city abatement notice case # WA13-0537,1346 Misawa Ct,Vallejo

Hi

We need more time to get the work done in regards to the above referenced case as our regular gardner had gone to Mexico.

Please give us time till the end of May 2014.

Thank You

Arvindar



P.O. BOX 57
 PINOLE, CALIFORNIA 94564
 LIC. 810556

INVOICE

DATE
 6/30/2014

INVOICE #
 55128

(510) 223-6597 FAX (510) 223-7854

BILL TO:
 CITY OF VALLEJO
 FIRE PREVENTION
 ATTN: ANTHONY SACKETT
 555 SANTA CLARA ST.
 VALLEJO, CA 94590

COPY

NET 15

DESCRIPTION	AMOUNT
-------------	--------

1346 MISAWA CT. - WEED ABATEMENT AS PER ESIMATE #54

0182232050

924.00

Thank you for letting us be at your service.

TOTAL

\$924.00



City of Vallejo

Fire Prevention
555 Santa Clara st
Vallejo, California, 94590

Estimate #54

From D & H Landscaping
510-223-6597
DandHLandscaping.com
P.O. Box 57
Pinole, CA 94564

Bill To City of Vallejo
555 Santa Clara St. - Engineering
Division 4th Floor
Vallejo, CA, 94590

Sent On 06/12/2014

Service / Product	Description	Total
Weed Abatement	Misawa Ct:	\$0.00
Tractor Mowing	0-11,000 sq ft	\$280.00
Handwork	5,001-10,000 sq ft	\$644.00

All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, weather or delays beyond our control. The information on this proposal is proprietary and is for the sole use of the intended party.
Note: This proposal may be withdrawn by us if not accepted within 30 days.

Total **\$924.00**

Signature: _____ **Date:** _____

Code Enforcement's List of Appellants

Code Enforcement Officers (CEO)

David Sidie - DS

Dong Yoo - DY

Lorena Burciaga - LB

Renee Souza - RS

#	Property Owner	Property Address	Charges Owed	Assessor's Parcel No.	Code Enforcement Case No.	CEO
1	GRANIZO HARRY T & FATIMA C JT	1633 MARIN ST	\$ 1,090.00	0056041070	ZV12-0022	DS
2	LELES DIANA M & JOHN G JT	151 MOUNTAIN VIEW AVE	\$ 8,945.00 **	0054141050	CE12-1540	DS
3	SHILOH CHURCH OF GOD PENTECOST	501 LEMON ST	\$ 225.00	0061071270	CE15-0118	DS
4	WILSON DESIRE	171 SAWYER ST	\$ 2,605.00	0068173220	CE14-2010	DS
5	HEOTES MARY	426 KENTUCKY ST	\$ 7,309.00	0055105200	PR13-0321	DY
6	BANDUCCI THOMAS M JR & A L JT	606 CEDAR ST	\$ 1,090.00	0071142180	CE14-0668	LB
7	BLOODSAW MARYA NORMAN	366 BOLTON WAY	\$ 7,309.00	0082052180	PR13-0293	LB
8	CHAVEZ TOMAS & MARIA T	236 MASONIC DR	\$ 4,120.00	0081435010	CE14-0672	LB
9	ORYOM VENTURES LLC	709 ADMIRAL CALLAGHAN LN	\$ 1,290.00	0069340130	ZV14-0006	LB
10	ANTHONY GEORGE A	126 BAXTER ST	\$ 1,009.00	0051163110	CE12-1937	RS
11	MARACCI DAWN M & JASON M	204 LA CANYADA DR	\$ 214.00	0075021160	CE13-0983	RS
12	MARACCI DAWN M & JASON M JT	204 LA CANYADA DR	\$ 4,339.00	0075021160	CE14-0251	RS

** Found an error with a late fee when reviewing the case and adjusted the \$ to be correct.

**GRANIZO HARRY T &
FATIMA C JT**

1633 MARIN ST

\$1,090.00

Case #: ZV12-0022

CEO: David Sidie

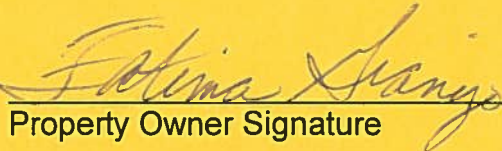
PLEASE READ

IMPORTANT ASSESSMENT HEARING INFORMATION

All persons who submit the written objection/protest by **FRIDAY, MAY 29, 2015** may attend the hearing and their testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the underlying violation(s), will be heard and given due consideration. **The Code Enforcement Appeals Board WILL NOT listen to any testimony and evidence that is not regarding discrepancies relating to the amount of the special assessment. THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED.** The Code Enforcement Appeals Board will **ONLY** be reviewing the cost accounting of the assessments and making sure that the figures are correct.

I have read this form and understand that the assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if I want to request an appeal, I must send this form back as an acknowledgment that I have read and understand what will be discussed at the assessment hearing. If the City of Vallejo Code Enforcement does not receive this form by **FRIDAY, MAY 29, 2015**, I will no longer be eligible to request an appeal.

Property Owner: GRANIZO HARRY T & FATIMA C JT
Site Address: 1633 MARIN STREET
Case #: ZV12-0022
Officer: DAVID SIDIE
Total Due: \$1,090.00


Property Owner Signature

5/10/15

Date

5/28/15

Administrative Citation

X 1ST CITATION 2nd Citation 3rd Citation 4th Citation 5th Citation

PERSON CITED:

CASE #: ZV12-0022

GRANIZO HARRY T & FATIMA C JT

JP MORGAN CHASE BK

VIOLATION ADDRESS:

PARCEL #:

1633 MARIN STREET

0056041070

MAILING ADDRESS:

1633 MARIN ST VALLEJO CA 94590

7301 BAYMEADOWS WAY, JACKSONVILLE FL 32256

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 11/04/2013. Other enforcement action may result if compliance is not achieved by the 3rd Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
\$200.00	<p>Section 16.62.150 - Parking space and area design standards</p> <p>I. Covered Space. At least one of the parking spaces provided for a dwelling unit shall be covered.</p> <p>Required Actions</p> <p>To correct the code violation it is necessary to do one of the following:</p> <p>1) Either apply for a Minor Exception with the Planning Division no later than November 4,2013 (a Minor Exception, if approved, would allow you to retain a converted garage); or</p> <p>2) Apply for permit(s) to provide a covered parking space <u>and</u> to legalize the converted space no later than November 4,2013, or</p> <p>2) Apply for a building permit to restore the living unit to a garage no later than November 4,2013.</p> <p>PLEASE CONTACT JAMES CISNEY @ 707-649-3409 IN THE PLANNING DEPARTMENT FOR ANY QUESTIONS OR CONCERNS YOU MAY HAVE.</p>
\$200.00	(see reverse side for payment and appeal instructions)

Date and time violation was observed: 10/8/2013

Citation Date: 10/8/2013

Issuing Officer: DAVID SIDIE

Signature:

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

Division Address: City of Vallejo Code Enforcement Division, 555 Santa Clara St. 1st floor, Vallejo, CA 94590**READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION**

ADMINISTRATIVE CITATION

City of Vallejo Municipal Code, Chapter 1.15, provides for the issuance of administrative citations for Municipal Code violations. The level of the citation and fine is indicated on the front of the citation. Each Municipal Code section violated is a separate offense with an independent fine. Likewise, each day any violation exists is a separate and distinct offense. Fines per each Municipal Code section violated are as follows: First Citation \$200.00, Second Citation \$500.00, Third and subsequent citations \$750.00.

RIGHTS OF APPEAL

You have the right to appeal this administrative citation within 15 calendar days from the date of the 1st class mailing of the citation. The failure of any person to file a request for hearing shall be deemed to have waived his or her right to an administrative hearing. A request for hearing form shall be obtained from the citing department listed near the bottom of the Administrative Citation. This request must be accompanied by an advance deposit of the imposed fine or a request for an Advance Fine Deposit Waiver as explained below. You will be sent a written notice of the date and time set for your hearing. A failure to appear at the administrative citation hearing shall constitute a forfeiture of the fine and shall be deemed a waiver of your right to an administrative hearing. The Code Enforcement Appeals Board (Board) or Hearing Officer's decision shall be final. You may seek judicial review of the decision of the Board or hearing officer by filing a petition with a court of competent jurisdiction pursuant to California Code of Civil Procedure §1094.5 and §1094.6.

ADVANCE DEPOSIT WAIVER

If you contend that you are financially unable to make the advance fine deposit required to request a hearing of your Administrative Citation, you must file a request for Advance Fine Deposit Waiver. The request form may be obtained from the citing department. This form together with supporting documentation must be filed with the Hearing Request Form. The decision specifying the reasons for issuing or not issuing the waiver will be made in writing by the director (or his/her designee) of the citing department. The written determination shall be final and shall be served upon the person who applied for the waiver. If the director decides not to issue a waiver, the advance fine deposit shall be remitted within 10 days of the decision. If the advance fine deposit is not received by the citing department by this date, the request for hearing shall not be accepted and you shall be deemed to have waived your right to an administrative hearing.

HOW TO PAY THE FINE

The amount of the fine is indicated on the front of this administrative citation. **If the fine is not paid within 30 calendar days from the date of the citation, a \$890.00 administrative charge will be imposed.** Payment may be made in person at the Vallejo City Hall or by mail addressed to the City of Vallejo Code Enforcement Division, 555 Santa Clara Street, Vallejo, CA 94590. Payment by mail should be made by personal check, cashier's check or money order, payable to the City of Vallejo – Account No. 001-1303-310-36-13. Be sure to **write the Citation Number** on your check or money order and **enclose a copy of this Administrative Citation.**

CONSEQUENCES OF FAILURE TO PAY THE FEE

Any unpaid fees and/or costs may be recovered by the City through a lien or declared a special assessment against the subject property. Alternatively, the City may collect the fee and/or costs in a civil court action. Any person who fails to pay any fee and/or costs shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount.

CONSEQUENCES OF FAILURE TO CORRECT VIOLATIONS

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to, civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder and forfeiture of certain State tax benefits for substandard residential rental property. These options can empower the City to collect fines, fees, demolish structures, make necessary repairs at the owner's expense, and incarcerate violators. Any of these options or others may be used if the notice and/or citations do not result in the achievement of compliance. If you need further clarification, please call the Department listed on the front of the citation.

**LELES DIANA M & JOHN
G JT**

151 MOUNTAIN VIEW AVE

\$8,945.00

Case #: CE12-1540

CEO: David Sidie

PLEASE READ

IMPORTANT ASSESSEMENT HEARING INFORMATION

All persons who submit the written objection/protest by **FRIDAY, MAY 29, 2015** may attend the hearing and their testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the underlying violation(s), will be heard and given due consideration. The Code Enforcement Appeals Board **WILL NOT** listen to any testimony and evidence that is not regarding discrepancies relating to the amount of the special assessment. **THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED.** The Code Enforcement Appeals Board will **ONLY** be reviewing the cost accounting of the assessments and making sure that the figures are correct.

I have read this form and understand that the assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if I want to request an appeal, I must send this form back as an acknowledgment that I have read and understand what will be discussed at the assessment hearing. If the City of Vallejo Code Enforcement does not receive this form by **FRIDAY, MAY 29, 2015**, I will no longer be eligible to request an appeal.

Property Owner: LELES DIANA M & JOHN G JT
Site Address: 151 MOUNTAIN VIEW AVENUE
Case #: CE12-1540
Officer: DAVID SIDIE
Total Due: \$9,060.00



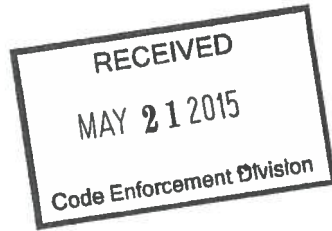
Property Owner Signature

5/9/15

Date



5/14/15



John & Diana Leles

RE: 151 Mountain View

Fair Oaks, CA 95628

Dear Code Enforcement Division Manager:

We received a letter from you regarding penalties that are owed due to code violations. We would like to take the opportunity to hear us regarding these fines. I spoke with Officer David Sidie and he said I could fax that yellow form in with signatures. I did do that but wanted to make sure it was received .

We will attend the hearing on June 25, 2015 @ 6:00 pm. If you need anything else from us prior to this hearing , can you please contact me. I also left a message in your office's general mail box to see if I needed to get your anything else prior. I have not heard from anyone. I actually left 2 messages.

Thank you very much.

A handwritten signature in blue ink that reads "John and Diana Leles". The signature is written in a cursive style.

John and Diana Leles

916-730-0571

dleles@golyon.com

PLEASE READ

IMPORTANT ASSESSEMENT HEARING INFORMATION

All persons who submit the written objection/protest by **FRIDAY, MAY 29, 2015** may attend the hearing and their testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the underlying violation(s), will be heard and given due consideration. **The Code Enforcement Appeals Board WILL NOT listen to any testimony and evidence that is not regarding discrepancies relating to the amount of the special assessment. THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED.** The Code Enforcement Appeals Board will **ONLY** be reviewing the cost accounting of the assessments and making sure that the figures are correct.

I have read this form and understand that the assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if I want to request an appeal, I must send this form back as an acknowledgment that I have read and understand what will be discussed at the assessment hearing. If the City of Vallejo Code Enforcement does not receive this form by **FRIDAY, MAY 29, 2015**, I will no longer be eligible to request an appeal.

Property Owner: LELES DIANA M & JOHN G JT
 Site Address: 151 MOUNTAIN VIEW AVENUE
 Case #: CE12-1540
 Officer: DAVID SIDIE
 Total Due: \$9,060.00

John G Leles

 Property Owner Signature

5/9/15

 Date

Diana Leles

776

Can you please
CONFIRM this hearing -
& let me know
if you need anything
else from us PRIOR
to the hearing?

Thank you -
Diana Leles
916-730-0571
DLeles@goLyow.com



CITY OF VALLEJO

CODE ENFORCEMENT DIVISION

555 Santa Clara Street • California • 94590-5934 • (707) 648-4469 • FAX: (707) 649-3540

WARNING NOTICE

12/14/2012

LELES DIANA M & JOHN G JT
6101 RANGER WY
CARMICHAEL, CA 95608

CASE NO: CE12-1540
PARCEL: 0054141050
LOCATION: 151 MOUNTAIN VIEW AVENUE

Via certified mail, return receipt requested, and first class mail

We need your help! The property referenced, owned or controlled by you is in need of your immediate attention. An inspection was made on **12/14/2012**. On that date, it was noted that your property is in violation of one or more sections of the Vallejo Municipal Code, Property Maintenance Ordinance 7.54.030. The following sections must be corrected within ten (10) days of the first class mailing.

Section 7.54.030 B. Prohibits unpainted buildings, buildings having dry rot warping, or termite infestation. Properly prepare, primer and paint all areas with peeling paint. Please have house primed, repaired and painted.

Section 7.54.030 C. Prohibits windows with broken glass or no glass. Replace all broken windows or properly board up per City of Vallejo specifications. Please repair all windows

Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc. Remove all trash, junk and debris on the property.

Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violatiosn, monitor and maintain property free from blight and public safety issues.

I hope you understand that the purpose of the Ordinance(s) is to benefit the entire community by maintaining real property and preventing deterioration of neighborhoods in our City. Please take immediate action to remedy this violation.

Failure to correct the noted violations **by 01/03/2013** may result in issuance of an administrative charge of \$214.00, incurrence of City abatement costs, the issuance of Administrative Citations (first citation \$200.00, second \$500.00, third and subsequent citations \$750.00 per violation, per day that each violation continues to exist past the correction date) or other enforcement action by the City.

Please be advised that if your property is found to be in violation again within twelve months of compliance with this notice you will receive an Administrative Fine of \$214.00. In addition, you will be subject to the aforementioned Administrative Citations. If you have any questions please call this office (707) 648-4469.

Sincerely,

DAVID SIDIE
Code Enforcement Officer



CITY OF VALLEJO

CODE ENFORCEMENT DIVISION

555 Santa Clara Street • California • 94590-5934 • (707) 648-4469 5934 • FAX: (707) 649-3540

NOTICE OF VIOLATION

1/3/2013

LELES DIANA M & JOHN G JT
6101 RANGER WY
CARMICHAEL, CA 95608

CASE NO.: CE12-1540
PARCEL NO: 0054141050
LOCATION: 151 MOUNTAIN VIEW AVENUE

Sent via certified mail, return receipt requested and first class mail

You are hereby notified that a reinspection was performed on **01/03/2013**. The conditions that exist on the subject property owned or controlled by you constitute an unlawful property nuisance as defined in **§7.54.030** of the Vallejo Municipal Code, Property Maintenance Ordinance. The following violation(s), that were observed during my initial inspection on **09/12/2012**, **and must be corrected by 01/21/2013**. **Description of violation and statement of corrective action:**

Section 7.54.030 B. Prohibits unpainted buildings, buildings having dry rot warping, or termite infestation. Properly prepare, primer and paint all areas with peeling paint. Please have house primed, repaired and painted.
Section 7.54.030 C. Prohibits windows with broken glass or no glass.
Replace all broken windows or properly board up per City of Vallejo specifications. Please repair all windows
Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance.
Correct above violatiosn, monitor and maintain property free from blight and public safety issues.

ADMINISTRATIVE CHARGE: **A charge of \$214.00 is now owed to the City** pursuant to §7.54.140 payable twenty (20) days of the effective date of this notice. Any property owner who fails to pay abatement costs or administrative charges owed to the City shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount. Legal action may include costs and or charges being liened against the property or applied as a special assessment.

You are hereby notified should these conditions not be corrected within this period the following action(s) may be taken:

CRIMINAL CITATION: Maximum penalty of \$500.00 fine for every day each separate violation exists.

CIVIL ACTION: \$50.00 per day for every day each separate violation exists.

The City may have the work done at the owner's expense and the cost may be assessed against the property as a lien or as a special assessment.

ADMINISTRATIVE CITATION: Fines from \$200.00 to \$750.00 for every day that each violation continues to exist past the correction date or recurs within twelve months.

If you have any questions, you should contact this office immediately at (707) 648-4469.

Sincerely,

DAVID SIDIE
CODE ENFORCEMENT DIVISION

PROPERTY MAINTENANCE ORDINANCE APPEAL PROCESS

RIGHTS OF APPEAL

You have a right to appeal this notice and/or citation. In order to appeal, you must file a completed request for hearing form with the City Code Enforcement Manager within fifteen (15) days from the date of the mailing, personal service, or posting of the notice of violation. The failure of any property owner to file a request for hearing shall be deemed a waiver of his or her rights to a hearing. *A Warning Notice cannot be appealed.* A request for hearing form shall be obtained from the Code Enforcement Division. This request must be accompanied by **an appeal fee of \$643.00** or a request for an Appeal Fee Waiver as explained below. You will be sent a written notice of the date and time set for your hearing, only after all required items have been submitted. The hearing shall be set for a date not less than fifteen (15) nor more than sixty (60) days after receipt of your request for hearing. Either party may request one continuation of not more than thirty (30) days unless the Code Enforcement Appeals Board (Board) finds circumstances which warrant a longer continuation not more than ninety (90) days after the date of the original scheduled hearing. A failure to appear at the hearing shall constitute a forfeiture of the fee and shall be deemed a waiver of your right to a hearing. The Board or Hearing Officer's decision shall be final. You may seek judicial review of the decision of the hearing officer by filing a petition with a court of competent jurisdiction pursuant to California Code of Civil Procedure §1094.5 and §1094.6.

APPEAL FEE WAIVER

If you contend that you are financially unable to pay the appeal fee required to request a hearing of your notice and/or citation; you must file a request for an Appeal Fee Waiver within fifteen (15) days from the date of the mailing, personal service or posting of the notice of violation. The request form may be obtained from Code Enforcement Division. This form together with supporting documentation must be filed with the Request for Hearing form. The Code Enforcement Manager may issue an appeal fee waiver only if the person requesting the waiver submits a sworn affidavit together with any supporting documents demonstrating to the satisfaction of the manager the person's financial inability to deposit with the city the full amount of the fee in advance of the hearing. The decision specifying the reasons for issuing or not issuing the waiver will be made in writing by the Code Enforcement Manager. The written determination shall be final. If the manager decides not to issue a waiver, the fee shall be remitted within ten (10) days of the decision. If the appeal fee is not received by the citing department by this date, the request for hearing shall not be accepted; you shall be deemed to have waived your right to hearing and shall constitute a failure by you to exhaust your administrative remedies.

HOW TO PAY FEE

Payment may be made in person or by mail to Vallejo City Hall, Commercial Services Division, 555 Santa Clara Street, Room 103, Vallejo, CA 94590. Payment should be made by personal check, cashier's check or money order, payable to the City of Vallejo – Account No. 001-1303-310-36-13. Be sure to write the case number from your notice and/or citation on your check or money order and enclose a copy of the notice of violation.

CONSEQUENCES OF FAILURE TO PAY THE FEE

Any unpaid fees and/or costs may be recovered by the City through a lien or declared a special assessment against the subject property. Alternatively, the City may collect the fee and/or costs in a civil court action. Any person who fails to pay any fee and/or costs shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount.

CONSEQUENCES OF FAILURE TO CORRECT VIOLATIONS

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to, civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder and forfeiture of certain State tax benefits for substandard residential rental property. These options can empower the City to collect fines, fees, demolish structures, make necessary repairs at the owner's expense, and incarcerate violators. Any of these options or others may be used if the notice and/or citations do not achieve compliance. If you need further clarification, please call the Code Enforcement Division.

Revised 8/10/12

CITY OF VALLEJO

Citation #: CE12-1540 A

CASE #CE12-1540

Administrative Citation 1st Citation 2nd Citation 3rd Citation 4th Citation 5th Citation**PERSON CITED:****LELES DIANA M & JOHN G JT****VIOLATION ADDRESS****151 MOUNTAIN VIEW AVENUE****PARCEL#****0054141050****MAILING ADDRESS****6101 RANGER WY CARMICHAEL CA 95608**

An administrative fine in the amount stated below is **now** being imposed. To avoid **additional citations** please correct this code violation by **02/06/2013**. Other enforcement action may result if compliance is not achieved by the third citation.

Fine Amount	MUNICIPAL CODE SECTION VIOLATED; VIOLATION DESCRIPTION AND CORRECTION REQUIRED:
\$200.00	Section 7.54.030 B. Prohibits unpainted buildings, buildings having dry rot warping, or termite infestation. Properly prepare, primer and paint all areas with peeling paint. Please have house primed, repaired and painted.
\$200.00	Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violatiosn, monitor and maintain property free from blight and public safety issues.
\$400.00	<i>(see reverse side for payment and appeal instructions)</i>

Date and time violation was observed: 01/22/2013

Citation Date: 1/22/2013

Issuing Officer: DAVID SIDIE

Signature:

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

Department Address: Code Enforcement Division, 555 Santa Clara St. 1st floor, Vallejo, Ca.**READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION**

ADMINISTRATIVE CITATION

City of Vallejo Municipal Code, Chapter 1.15, provides for the issuance of administrative citations for Municipal Code violations. The level of the citation and fine is indicated on the front of the citation. Each Municipal Code section violated is a separate offense with an independent fine. Likewise, each day any violation exists is a separate and distinct offense. Fines per each Municipal Code section violated are as follows: First Citation \$200.00, Second Citation \$500.00, Third and subsequent citations \$750.00.

RIGHTS OF APPEAL

You have the right to appeal this administrative citation within 15 calendar days from the date of the 1st class mailing of the citation. The failure of any person to file a request for hearing shall be deemed to have waived his or her right to an administrative hearing. A request for hearing form shall be obtained from the citing department listed near the bottom of the Administrative Citation. This request must be accompanied by an advance deposit of the imposed fine or a request for an Advance Fine Deposit Waiver as explained below. You will be sent a written notice of the date and time set for your hearing. A failure to appear at the administrative citation hearing shall constitute a forfeiture of the fine and shall be deemed a waiver of your right to an administrative hearing. The Code Enforcement Appeals Board (Board) or Hearing Officer's decision shall be final. You may seek judicial review of the decision of the Board or hearing officer by filing a petition with a court of competent jurisdiction pursuant to California Code of Civil Procedure Section 1094.5 and 1094.6.

ADVANCE DEPOSIT WAIVER: If you contend that you are financially unable to make the advance fine deposit required to request a hearing of your Administrative Citation, you must file a request for Advance Fine Deposit Waiver. The request form may be obtained from the citing department. This form together with supporting documentation must be filed with the Request for Hearing form. The decision specifying the reasons for issuing or not issuing the waiver will be made in writing by the director (or his/her designee) of the citing department. The written determination shall be final and shall be served upon the person who applied for the waiver. If the director decides not to issue a waiver, the advance fine deposit shall be remitted within 10 days of the decision. If the advance fine deposit is not received by the citing department by this date, the request for hearing shall not be accepted and you shall be deemed to have waived your right to an administrative hearing.

How to Pay Fine

The amount of the fine is indicated on the front of this administrative citation. If the fine is not paid **within 30 calendar days from the date of the citation, a \$775.00 administrative charge** will be imposed. *Payment may be made in person or by mail to Vallejo City Hall, Code Enforcement Division, 555 Santa Clara Street, 1st Floor, Vallejo, CA 94590.* Payment should be made by personal check, cashier's check or money order, payable to the City of Vallejo – Acct. # 001-1303-310-36-13. Be sure to write the citation number on your check or money order and enclose a copy of the citation.

Consequences of Failure to Pay the Fine

Any unpaid fines and/or administrative charges may be recovered by the City through a nuisance abatement lien or declared a special assessment against the subject property. Alternatively, the City may collect the fine and/or administrative charges in a civil court action. Any person who fails to pay any fine and/or administrative charges shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount.

Consequences of Failure to Correct Violations

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to, civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder and forfeiture of certain State tax benefits for substandard residential rental property. These options can empower the City to collect fines, demolish structures and make necessary repairs at the owner's expense, and incarcerate violators. Any of these options or others may be used if the administrative citations do not achieve compliance. If you need further clarification, please call the Department listed on the front of the citation.

CITY OF VALLEJO

Citation #: CE12-1540B

CASE #CE12-1540

Administrative Citation

1st Citation 2nd Citation 3rd Citation 4th Citation 5th Citation

PERSON CITED:

LELES DIANA M & JOHN G JT

VIOLATION ADDRESS

151 MOUNTAIN VIEW AVENUE

PARCEL#

0054141050

MAILING ADDRESS

6101 RANGER WY CARMICHAEL CA 95608

An administrative fine in the amount stated below is **now** being imposed. To avoid **additional citations** please correct this code violation by **07/24/2013**. Other enforcement action may result if compliance is not achieved by the third citation.

Fine Amount	MUNICIPAL CODE SECTION VIOLATED; VIOLATION DESCRIPTION AND CORRECTION REQUIRED:
\$500.00	Section 7.54.030 B. Prohibits unpainted buildings, buildings having dry rot warping, or termite infestation. Properly prepare, primer and paint all areas with peeling paint. Please have house primed, repaired and painted.
\$500.00	Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.
\$1000.00	<i>(see reverse side for payment and appeal instructions)</i>

Date and time violation was observed: 07-3-13

Citation Date: 7/3/2013

Issuing Officer: DAVID SIDIE

Signature:

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

Department Address: Code Enforcement Division, 555 Santa Clara St. 1st floor, Vallejo, Ca.

READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION

ADMINISTRATIVE CITATION

City of Vallejo Municipal Code, Chapter 1.15, provides for the issuance of administrative citations for Municipal Code violations. The level of the citation and fine is indicated on the front of the citation. Each Municipal Code section violated is a separate offense with an independent fine. Likewise, each day any violation exists is a separate and distinct offense. Fines per each Municipal Code section violated are as follows: First Citation \$200.00, Second Citation \$500.00, Third and subsequent citations \$750.00.

RIGHTS OF APPEAL

You have the right to appeal this administrative citation within 15 calendar days from the date of the 1st class mailing of the citation. The failure of any person to file a request for hearing shall be deemed to have waived his or her right to an administrative hearing. A request for hearing form shall be obtained from the citing department listed near the bottom of the Administrative Citation. This request must be accompanied by an advance deposit of the imposed fine or a request for an Advance Fine Deposit Waiver as explained below. You will be sent a written notice of the date and time set for your hearing. A failure to appear at the administrative citation hearing shall constitute a forfeiture of the fine and shall be deemed a waiver of your right to an administrative hearing. The Code Enforcement Appeals Board (Board) or Hearing Officer's decision shall be final. You may seek judicial review of the decision of the Board or hearing officer by filing a petition with a court of competent jurisdiction pursuant to California Code of Civil Procedure Section 1094.5 and 1094.6.

ADVANCE DEPOSIT WAIVER: If you contend that you are financially unable to make the advance fine deposit required to request a hearing of your Administrative Citation, you must file a request for Advance Fine Deposit Waiver. The request form may be obtained from the citing department. This form together with supporting documentation must be filed with the Request for Hearing form. The decision specifying the reasons for issuing or not issuing the waiver will be made in writing by the director (or his/her designee) of the citing department. The written determination shall be final and shall be served upon the person who applied for the waiver. If the director decides not to issue a waiver, the advance fine deposit shall be remitted within 10 days of the decision. If the advance fine deposit is not received by the citing department by this date, the request for hearing shall not be accepted and you shall be deemed to have waived your right to an administrative hearing.

How to Pay Fine

The amount of the fine is indicated on the front of this administrative citation. If the fine is not paid **within 30 calendar days from the date of the citation, a \$775.00 administrative charge** will be imposed. *Payment may be made in person or by mail to Vallejo City Hall, Code Enforcement Division, 555 Santa Clara Street, 1st Floor, Vallejo, CA 94590.* Payment should be made by personal check, cashier's check or money order, payable to the City of Vallejo – Acct. # 001-1303-310-36-13. Be sure to write the citation number on your check or money order and enclose a copy of the citation.

Consequences of Failure to Pay the Fine

Any unpaid fines and/or administrative charges may be recovered by the City through a nuisance abatement lien or declared a special assessment against the subject property. Alternatively, the City may collect the fine and/or administrative charges in a civil court action. Any person who fails to pay any fine and/or administrative charges shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount.

Consequences of Failure to Correct Violations

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to, civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder and forfeiture of certain State tax benefits for substandard residential rental property. These options can empower the City to collect fines, demolish structures and make necessary repairs at the owner's expense, and incarcerate violators. Any of these options or others may be used if the administrative citations do not achieve compliance. If you need further clarification, please call the Department listed on the front of the citation.

Administrative Citation

1st Citation 2nd Citation 3rd Citation 4th Citation 5th Citation

PERSON CITED:

CASE #: CE12-1540

LELES DIANA M & JOHN G JT

VIOLATION ADDRESS:

PARCEL #:

151 MOUNTAIN VIEW AVENUE

0054141050

MAILING ADDRESS:

6101 RANGER WY CARMICHAEL CA 95608

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 08/15/2013. Other enforcement action may result if compliance is not achieved by the 3rd Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
\$750.00	Section 7.54.030 B. Prohibits unpainted buildings, buildings having dry rot warping, or termite infestation. Properly prepare, primer and paint all areas with peeling paint. Please have house primed, repaired and painted.
\$750.00	Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.
\$1500.00	<i>(see reverse side for payment and appeal instructions)</i>

Date and time violation was observed: 07-25-2013

Citation Date: 7/25/2013

Issuing Officer: DAVID SIDIE

Signature:

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

Division Address: City of Vallejo Code Enforcement Division, 555 Santa Clara St. 1st floor, Vallejo, CA 94590**READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION**

ADMINISTRATIVE CITATION

City of Vallejo Municipal Code, Chapter 1.15, provides for the issuance of administrative citations for Municipal Code violations. The level of the citation and fine is indicated on the front of the citation. Each Municipal Code section violated is a separate offense with an independent fine. Likewise, each day any violation exists is a separate and distinct offense. Fines per each Municipal Code section violated are as follows: First Citation \$200.00, Second Citation \$500.00, Third and subsequent citations \$750.00.

RIGHTS OF APPEAL

You have the right to appeal this administrative citation within 15 calendar days from the date of the 1st class mailing of the citation. The failure of any person to file a request for hearing shall be deemed to have waived his or her right to an administrative hearing. A request for hearing form shall be obtained from the citing department listed near the bottom of the Administrative Citation. This request must be accompanied by an advance deposit of the imposed fine or a request for an Advance Fine Deposit Waiver as explained below. You will be sent a written notice of the date and time set for your hearing. A failure to appear at the administrative citation hearing shall constitute a forfeiture of the fine and shall be deemed a waiver of your right to an administrative hearing. The Code Enforcement Appeals Board (Board) or Hearing Officer's decision shall be final. You may seek judicial review of the decision of the Board or hearing officer by filing a petition with a court of competent jurisdiction pursuant to California Code of Civil Procedure §1094.5 and §1094.6.

ADVANCE DEPOSIT WAIVER

If you contend that you are financially unable to make the advance fine deposit required to request a hearing of your Administrative Citation, you must file a request for Advance Fine Deposit Waiver. The request form may be obtained from the citing department. This form together with supporting documentation must be filed with the Hearing Request Form. The decision specifying the reasons for issuing or not issuing the waiver will be made in writing by the director (or his/her designee) of the citing department. The written determination shall be final and shall be served upon the person who applied for the waiver. If the director decides not to issue a waiver, the advance fine deposit shall be remitted within 10 days of the decision. If the advance fine deposit is not received by the citing department by this date, the request for hearing shall not be accepted and you shall be deemed to have waived your right to an administrative hearing.

HOW TO PAY THE FINE

The amount of the fine is indicated on the front of this administrative citation. **If the fine is not paid within 30 calendar days from the date of the citation, a \$890.00 administrative charge will be imposed.** Payment may be made in person at the Vallejo City Hall or by mail addressed to the City of Vallejo Code Enforcement Division, 555 Santa Clara Street, Vallejo, CA 94590. Payment by mail should be made by personal check, cashier's check or money order, payable to the City of Vallejo – Account No. 001-1303-310-36-13. Be sure to **write the Citation Number** on your check or money order and **enclose a copy of this Administrative Citation.**

CONSEQUENCES OF FAILURE TO PAY THE FEE

Any unpaid fees and/or costs may be recovered by the City through a lien or declared a special assessment against the subject property. Alternatively, the City may collect the fee and/or costs in a civil court action. Any person who fails to pay any fee and/or costs shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount.

CONSEQUENCES OF FAILURE TO CORRECT VIOLATIONS

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to, civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder and forfeiture of certain State tax benefits for substandard residential rental property. These options can empower the City to collect fines, fees, demolish structures, make necessary repairs at the owner's expense, and incarcerate violators. Any of these options or others may be used if the notice and/or citations do not result in the achievement of compliance. If you need further clarification, please call the Department listed on the front of the citation.

Administrative Citation

1st Citation 2nd Citation 3rd Citation 4th Citation 5th Citation

PERSON CITED:

CASE #: CE12-1540

LELES DIANA M & JOHN G JT

VIOLATION ADDRESS:

PARCEL #:

151 MOUNTAIN VIEW AVENUE

0054141050

MAILING ADDRESS:

6101 RANGER WY CARMICHAEL CA 95608

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 09/09/2013. Other enforcement action may result if compliance is not achieved by the 3rd Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
\$750.00	Section 7.54.030 B. Prohibits unpainted buildings, buildings having dry rot warping, or termite infestation. Properly prepare, primer and paint all areas with peeling paint. Please have house primed, repaired and painted.
\$750.00	Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.
\$1500.00	<i>(see reverse side for payment and appeal instructions)</i>

Date and time violation was observed: 08-16-13

Citation Date: 8/16/2013

Issuing Officer: DAVID SIDIE

Signature:

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

Division Address: City of Vallejo Code Enforcement Division, 555 Santa Clara St. 1st floor, Vallejo, CA 94590**READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION**

ADMINISTRATIVE CITATION

City of Vallejo Municipal Code, Chapter 1.15, provides for the issuance of administrative citations for Municipal Code violations. The level of the citation and fine is indicated on the front of the citation. Each Municipal Code section violated is a separate offense with an independent fine. Likewise, each day any violation exists is a separate and distinct offense. Fines per each Municipal Code section violated are as follows: First Citation \$200.00, Second Citation \$500.00, Third and subsequent citations \$750.00.

RIGHTS OF APPEAL

You have the right to appeal this administrative citation within 15 calendar days from the date of the 1st class mailing of the citation. The failure of any person to file a request for hearing shall be deemed to have waived his or her right to an administrative hearing. A request for hearing form shall be obtained from the citing department listed near the bottom of the Administrative Citation. This request must be accompanied by an advance deposit of the imposed fine or a request for an Advance Fine Deposit Waiver as explained below. You will be sent a written notice of the date and time set for your hearing. A failure to appear at the administrative citation hearing shall constitute a forfeiture of the fine and shall be deemed a waiver of your right to an administrative hearing. The Code Enforcement Appeals Board (Board) or Hearing Officer's decision shall be final. You may seek judicial review of the decision of the Board or hearing officer by filing a petition with a court of competent jurisdiction pursuant to California Code of Civil Procedure §1094.5 and §1094.6.

ADVANCE DEPOSIT WAIVER

If you contend that you are financially unable to make the advance fine deposit required to request a hearing of your Administrative Citation, you must file a request for Advance Fine Deposit Waiver. The request form may be obtained from the citing department. This form together with supporting documentation must be filed with the Hearing Request Form. The decision specifying the reasons for issuing or not issuing the waiver will be made in writing by the director (or his/her designee) of the citing department. The written determination shall be final and shall be served upon the person who applied for the waiver. If the director decides not to issue a waiver, the advance fine deposit shall be remitted within 10 days of the decision. If the advance fine deposit is not received by the citing department by this date, the request for hearing shall not be accepted and you shall be deemed to have waived your right to an administrative hearing.

HOW TO PAY THE FINE

The amount of the fine is indicated on the front of this administrative citation. **If the fine is not paid within 30 calendar days from the date of the citation, a \$890.00 administrative charge will be imposed.** Payment may be made in person at the Vallejo City Hall or by mail addressed to the City of Vallejo Code Enforcement Division, 555 Santa Clara Street, Vallejo, CA 94590. Payment by mail should be made by personal check, cashier's check or money order, payable to the City of Vallejo – Account No. 001-1303-310-36-13. Be sure to **write the Citation Number** on your check or money order and **enclose a copy of this Administrative Citation.**

CONSEQUENCES OF FAILURE TO PAY THE FEE

Any unpaid fees and/or costs may be recovered by the City through a lien or declared a special assessment against the subject property. Alternatively, the City may collect the fee and/or costs in a civil court action. Any person who fails to pay any fee and/or costs shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount.

CONSEQUENCES OF FAILURE TO CORRECT VIOLATIONS

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to, civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder and forfeiture of certain State tax benefits for substandard residential rental property. These options can empower the City to collect fines, fees, demolish structures, make necessary repairs at the owner's expense, and incarcerate violators. Any of these options or others may be used if the notice and/or citations do not result in the achievement of compliance. If you need further clarification, please call the Department listed on the front of the citation.

Administrative Citation

1st Citation 2nd Citation 3rd Citation 4th Citation 5th Citation

PERSON CITED:

CASE #: CE12-1540

LELES DIANA M & JOHN G JT

VIOLATION ADDRESS:

PARCEL #:

151 MOUNTAIN VIEW AVENUE

0054141050

MAILING ADDRESS:

6101 RANGER WY CARMICHAEL CA 95608

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 09/30/2013. Other enforcement action may result if compliance is not achieved by the 3rd Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
\$750.00	Section 7.54.030 B. Prohibits unpainted buildings, buildings having dry rot warping, or termite infestation. Properly prepare, primer and paint all areas with peeling paint. Please have house primed, repaired and painted.
\$750.00	Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.
\$1500.00	<i>(see reverse side for payment and appeal instructions)</i>

Date and time violation was observed: 09/10/2013

Citation Date: 9/10/2013

Issuing Officer: DAVID SIDIE

Signature:

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

Division Address: City of Vallejo Code Enforcement Division, 555 Santa Clara St. 1st floor, Vallejo, CA 94590**READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION**

ADMINISTRATIVE CITATION

City of Vallejo Municipal Code, Chapter 1.15, provides for the issuance of administrative citations for Municipal Code violations. The level of the citation and fine is indicated on the front of the citation. Each Municipal Code section violated is a separate offense with an independent fine. Likewise, each day any violation exists is a separate and distinct offense. Fines per each Municipal Code section violated are as follows: First Citation \$200.00, Second Citation \$500.00, Third and subsequent citations \$750.00.

RIGHTS OF APPEAL

You have the right to appeal this administrative citation within 15 calendar days from the date of the 1st class mailing of the citation. The failure of any person to file a request for hearing shall be deemed to have waived his or her right to an administrative hearing. A request for hearing form shall be obtained from the citing department listed near the bottom of the Administrative Citation. This request must be accompanied by an advance deposit of the imposed fine or a request for an Advance Fine Deposit Waiver as explained below. You will be sent a written notice of the date and time set for your hearing. A failure to appear at the administrative citation hearing shall constitute a forfeiture of the fine and shall be deemed a waiver of your right to an administrative hearing. The Code Enforcement Appeals Board (Board) or Hearing Officer's decision shall be final. You may seek judicial review of the decision of the Board or hearing officer by filing a petition with a court of competent jurisdiction pursuant to California Code of Civil Procedure §1094.5 and §1094.6.

ADVANCE DEPOSIT WAIVER

If you contend that you are financially unable to make the advance fine deposit required to request a hearing of your Administrative Citation, you must file a request for Advance Fine Deposit Waiver. The request form may be obtained from the citing department. This form together with supporting documentation must be filed with the Hearing Request Form. The decision specifying the reasons for issuing or not issuing the waiver will be made in writing by the director (or his/her designee) of the citing department. The written determination shall be final and shall be served upon the person who applied for the waiver. If the director decides not to issue a waiver, the advance fine deposit shall be remitted within 10 days of the decision. If the advance fine deposit is not received by the citing department by this date, the request for hearing shall not be accepted and you shall be deemed to have waived your right to an administrative hearing.

HOW TO PAY THE FINE

The amount of the fine is indicated on the front of this administrative citation. **If the fine is not paid within 30 calendar days from the date of the citation, a \$890.00 administrative charge will be imposed.** Payment may be made in person at the Vallejo City Hall or by mail addressed to the City of Vallejo Code Enforcement Division, 555 Santa Clara Street, Vallejo, CA 94590. Payment by mail should be made by personal check, cashier's check or money order, payable to the City of Vallejo – Account No. 001-1303-310-36-13. Be sure to **write the Citation Number** on your check or money order and **enclose a copy of this Administrative Citation.**

CONSEQUENCES OF FAILURE TO PAY THE FEE

Any unpaid fees and/or costs may be recovered by the City through a lien or declared a special assessment against the subject property. Alternatively, the City may collect the fee and/or costs in a civil court action. Any person who fails to pay any fee and/or costs shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount.

CONSEQUENCES OF FAILURE TO CORRECT VIOLATIONS

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to, civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder and forfeiture of certain State tax benefits for substandard residential rental property. These options can empower the City to collect fines, fees, demolish structures, make necessary repairs at the owner's expense, and incarcerate violators. Any of these options or others may be used if the notice and/or citations do not result in the achievement of compliance. If you need further clarification, please call the Department listed on the front of the citation.

**SHILOH CHURCH OF
GOD PENTECOST**

501 LEMON ST

\$225.00

Case #: CE15-0118

CEO: David Sidie

PLEASE READ

IMPORTANT ASSESSMENT HEARING INFORMATION

All persons who submit the written objection/protest by **FRIDAY, MAY 29, 2015** may attend the hearing and their testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the underlying violation(s), will be heard and given due consideration. **The Code Enforcement Appeals Board WILL NOT listen to any testimony and evidence that is not regarding discrepancies relating to the amount of the special assessment. THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED.** The Code Enforcement Appeals Board will **ONLY** be reviewing the cost accounting of the assessments and making sure that the figures are correct.

I have read this form and understand that the assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if I want to request an appeal, I must send this form back as an acknowledgment that I have read and understand what will be discussed at the assessment hearing. If the City of Vallejo Code Enforcement does not receive this form by **FRIDAY, MAY 29, 2015**, I will no longer be eligible to request an appeal.

Property Owner: SHILOH CHURCH OF GOD PENTECOST
Site Address: 501 LEMON ST
Case #: CE15-0118
Officer: DAVID SIDIE
Total Due: \$225.00



Property Owner Signature

5/20/15

Date

Vance Vaughn



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

2/13/2015

SHILOH CHURCH OF GOD PENTECOST
821 POCHARD WAY
SUISUN CITY, CA 94585

NOV/ CE15-0118/ 501 LEMON ST/ DAVID SIDIE

NOTICE OF VIOLATION

Mailed via certified mail, return receipt requested, and first class mail to the property owner at the address shown on the county's last property tax assessment rolls or to any other address known for the property owner. The failure of any property owner to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

CASE NO.: CE15-0118
PARCEL NO.: 0061071270
LOCATION: 501 LEMON ST

You are hereby notified that **a reinspection was performed on 02/13/2015** and the violation(s) was not abated within the time limit specified in the Warning Notice. The conditions that exist on the subject property owned or controlled by you constitute an unlawful public nuisance as defined in **Section 7.54.030** of the Vallejo Municipal Code (Property Maintenance Ordinance). The following violation(s) which were observed during my initial inspection on 01/21/2015 **must be corrected by 03/12/2015**.

DESCRIPTION OF VIOLATION(S) AND REQUIRED CORRECTIVE ACTION(S)

Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc. Remove all trash, junk and debris on the property. Please remove the homeless encampment in the bushes along with the trash.

Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.

ADMINISTRATIVE CHARGE

A charge of \$225.00, as established by resolution by the City Council, is now owed to the City pursuant to Section 7.54.140 of the Vallejo Municipal Code payable twenty (20) days of the effective date of this notice. Any property owner who fails to pay the administrative charges

or abatement costs including incidental costs owed to the City shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount. Legal action may include costs and/or charges being liened against the property and/or applied as a special assessment to the ordinary secured property taxes.

How to Pay the Fine: Payment may be made in person at the Vallejo City Hall, 1st Floor – Cashier (*please bring this notice to the cashier and drop off the duplicate receipt to the Code Enforcement Division office for recording*) or by mail addressed to the City of Vallejo Code Enforcement Division, 555 Santa Clara Street, Vallejo, CA 94590-5922. Payment by mail should be made by personal check, cashier's check or money order, payable to the City of Vallejo. Make sure to include the case number CE15-0118 and account number 001-1303-310-36-13 on your check.

If the code enforcement manager or other city employees designated by the city manager determines the violation to be immediately dangerous to the general welfare, health and safety, the same may be summarily abated without compliance with the provisions of this code. Abatement may include, but is not limited to boarding of windows, doors and other openings to city specifications, removal of junk and debris, and securing the perimeter of the property with fencing, gates or barricades to prevent further occurrences of the nuisance activity.

CONSEQUENCES OF NOT ABATING

Should these conditions not be corrected by 03/12/2015, the following action(s) may be taken:

Administrative Citation: 1st Citation \$200.00, 2nd Citation \$500.00, 3rd and subsequent Citations \$750.00 - *per violation*, per day that each violation continues to exist past the correction.

City Abatement: The City may have the work done with city employees and/or by private contract if a violation is not abated within the time limit specified in this notice. **The costs of abatement, including incidental costs shall be billed to the property owner pursuant to Section 7.54.140 of the Vallejo Municipal Code and will be due and payable within thirty (30) days of the date the billing is mailed to the property owner.**

Liens and Special Assessments: The amount of any unpaid administrative charges and/or abatement costs including incidental costs may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

Civil Action: \$50.00 per day for every day each separate violation exists

Criminal Citation: Maximum penalty of \$500.00 fine for every day each separate violation exists.

APPEALS PROCESS

Information on the process to appeal this notice is attached, which includes the amount of the appeal fee and procedure for requesting an appeal fee waiver.

If you have any questions, please contact me immediately at the phone number or e-mail address listed below or call this office at (707) 648-4469. Thank you.

Sincerely,

DAVID SIDIE
Code Enforcement Officer
(707)648-4009
DAVID.SIDIE@CITYOFVALLEJO.NET

NOTICE OF VIOLATION APPEALS PROCESS

Any property owner may appeal the notice of violation and may request a hearing before the Code Enforcement Appeals Board as follows:

1. An appeal form shall be obtained from the Code Enforcement Manager via the Code Enforcement Division office. **The completed appeal form shall be filed with the Code Enforcement Manager via the Code Enforcement Division office within fifteen (15) days of the effective date of the notice of violation, which is the date of the first class mailing, together with an appeal fee of \$658.00, as established by resolution by the City Council, or a request for an appeal fee waiver.**
2. Only after the completed appeal form has been filed together with the appeal fee or with an *approved* appeal fee waiver shall the Code Enforcement Manager set the date for a hearing. The hearing shall be set for a date not less than fifteen (15) days nor more than sixty (60) days after the Code Enforcement Manager via the Code Enforcement Division office received the request.
3. The appellant may request one continuance, but in no event shall the hearing be continued more than thirty (30) days after the date of the originally scheduled hearing unless the Code Enforcement Manager finds circumstances of hardship warrant a longer continuance not to exceed ninety (90) days after the date of the originally scheduled hearing.
4. The appellant shall be notified by first class mail and certified mail, return receipt requested, of the date, time and place set for the hearing. Such notice shall be sent at least ten (10) days prior to the date of the hearing. The notice shall include a statement that if the violation is found to be a public nuisance and the violation is not substantially abated, then the city may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges. The notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive such notice shall not affect the validity of any proceedings taken under Chapter 7.54 of the Vallejo Municipal Code.
5. Any documentation, other than the notice of violation, which the Code Enforcement Manager has submitted or will submit to the Code Enforcement Appeals Board, shall be served on the appellant at least three (3) days before the hearing.

Failure of any property owner to file an appeal in accordance with the provisions of Section 7.54.080 of the Vallejo Municipal Code shall be deemed to waive his or her right to an appeal hearing.

Appeal Fee Waiver. Any property owner who requests a hearing to appeal a notice of violation and is financially unable to pay the appeal fee may file a request for an appeal fee waiver as follows:

1. The request for waiver shall be made on a form obtained from the Code Enforcement Manager via the Code Enforcement Division office and submitted to the Code Enforcement Manager via the Code Enforcement Division office within fifteen (15) days of the effective date of the notice of violation.
2. The Code Enforcement Manager may issue an appeal fee waiver only if the person requesting the waiver submits a sworn affidavit together with any supporting documents demonstrating to the satisfaction of the manager the person's financial inability to deposit with the city the full amount of the fee in advance of the appeal hearing.
3. The Code Enforcement Manager via the Code Enforcement Division office shall issue a written decision specifying the reasons for issuing or not issuing the waiver within ten (10) days of the receipt of the request. The decision of the Code Enforcement Manager shall be final.
4. If the Code Enforcement Manager office determines a waiver is not warranted, the property owner shall remit the appeal fee within ten (10) days of the determination. If the Code Enforcement Manager via the Code Enforcement Division office does not receive the appeal fee within this time period, the request for hearing shall not be accepted and shall constitute a failure of the property owner to exhaust his or her administrative remedies.

WILSON DESIRE

171 SAWYER ST

\$2,605.00

Case #: CE14-2010

CEO: David Sidie

RE: 171 Sawyer
St.

5/25/2015

RECEIVED

MAY 28 2015

Code Enforcement Division

To Whom it may concern:

I would like to attend the hearing on June 25, 2015. The reason the truck was on the property for so long my brother got in the way of the tow truck when I attempted to move the truck. I'm in the middle of an eviction and have moved from the property. I feel that I have a ~~very~~ good reason ~~why~~ why I should not be ~~assess~~ charged fines or have a lien on my property

Ms. Desiree Wilson

D. Wilson
146 Kathy Ellen Dr.
Vallejo CA 94591

RECEIVED
MAY 28 2015
Code Enforcement Division

OAKLAND CA 946
26 MAY 2015 PM 5 L



City of Vallejo - Code
Enforcement Division Manager
555 Santa Clara Street
Vallejo CA 94590

9459059393





11/4/2014

WILSON DESIRE
171 SAWYER ST
VALLEJO, CA 94589

WN-Zoning/ CE14-2010/ 171 SAWYER ST/DAVID SIDIE

ADMINISTRATIVE NOTICE

Via certified mail, return receipt requested, and first class mail addressed to the person or persons listed as the owner of the real property in the most current equalized assessment roll of Solano County, including updated computer printouts, available to the City at the time notice is prepared, at his or their last known place of address as shown therein.

CASE NO.: CE14-2010
PARCEL NO.: 0068173220
LOCATION: 171 SAWYER ST

We need your help! The property referenced, owned or controlled by you is in need of your immediate attention. **An inspection was made on 11/04/2014** and the following violations were noted based on the Vallejo Municipal Code Section(s) stated below:

DESCRIPTION OF VIOLATION(S) AND REQUIRED CORRECTIVE ACTION(S)

Section 7.64.010 VMC Prohibits abandoned, wrecked, dismantled or inoperative vehicle, or part thereof, on private or public property. A non op status registration is a violation of this ordinance. Please remove the vehicle, place the vehicle in the garage or place current registration on the vehicle. The vehicle cannot be on unpaved surface either.

I hope you understand that the purpose of the Ordinance is to benefit the entire community by maintaining the value of real property and preventing deterioration of neighborhoods in our City. Please take immediate action to remedy this violation.

CONSEQUENCES OF NOT ABATING

Failure to correct the noted violation(s) by 12/01/2014 will result in the issuance of a 1st Citation, pursuant to Chapter 1.15 of the Vallejo Municipal Code, and imposition of a \$200.00 fine, as established by resolution by the City Council, *per violation*, per day that each violation continues to exist past the correction date. If after a 1st Citation is issued and the violation(s) are still not abated within the time limit specified, then you may be subject to subsequent administrative citations with escalating fine amounts for repeat violations (2nd Citation: \$500.00, 3rd and subsequent Citations: \$750.00 - *per violation*, per day that each

violation continues to exist past the correction date), and/or other legal remedies available to the City. The amount of any unpaid administrative charges may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

If you have any questions, please contact me immediately at the phone number or e-mail address listed below or call this office at (707) 648-4469. Thank you.

Sincerely,

DAVID SIDIE
Code Enforcement Officer
(707) 648-4009
DSIDIE@ci.vallejo.ca.us

Administrative Citation

X 1st Citation 2nd Citation 3rd Citation 4th Citation 5th Citation

PERSON CITED:

CASE #: CE14-2010

WILSON DESIRE

VIOLATION ADDRESS:

PARCEL #:

171 SAWYER ST

0068173220

MAILING ADDRESS:

171 SAWYER ST VALLEJO CA 94589

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 12/26/2014. Other enforcement action may result if compliance is not achieved by the 3rd Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
\$200.00	Section 7.54.030 J. Prohibits vehicles, RVs, trailers and boats parked in front yard, on unpaved surface, in residential zoning districts. Remove all vehicles, trucks or trailers from the front yard area and park on driveway or street. Please remove the vehicle from the unpaved surface in the front of the house.
\$500.00	Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.
\$400.00	<i>(see reverse side for payment and appeal instructions)</i>

Date and time violation was observed: 12/2/14

Citation Date: 12/2/2014

Issuing Officer: DAVID SIDIE

Signature:

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

Division Address: City of Vallejo Code Enforcement Division, 555 Santa Clara St. 1st floor, Vallejo, CA 94590**READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION**

ADMINISTRATIVE CITATION

City of Vallejo Municipal Code, Chapter 1.15, provides for the issuance of administrative citations for Municipal Code violations. The level of the citation and fine is indicated on the front of the citation. Each Municipal Code section violated is a separate offense with an independent fine. Likewise, each day any violation exists is a separate and distinct offense. Fines per each Municipal Code section violated are as follows: First Citation \$200.00, Second Citation \$500.00, Third and subsequent citations \$750.00.

RIGHTS OF APPEAL

You have the right to appeal this administrative citation within 15 calendar days from the date of the 1st class mailing of the citation. The failure of any person to file a request for hearing shall be deemed to have waived his or her right to an administrative hearing. A request for hearing form shall be obtained from the citing department listed near the bottom of the Administrative Citation. This request must be accompanied by an advance deposit of the imposed fine or a request for an Advance Fine Deposit Waiver as explained below. You will be sent a written notice of the date and time set for your hearing. A failure to appear at the administrative citation hearing shall constitute a forfeiture of the fine and shall be deemed a waiver of your right to an administrative hearing. The Code Enforcement Appeals Board (Board) or Hearing Officer's decision shall be final. You may seek judicial review of the decision of the Board or hearing officer by filing a petition with a court of competent jurisdiction pursuant to California Code of Civil Procedure §1094.5 and §1094.6.

ADVANCE DEPOSIT WAIVER

If you contend that you are financially unable to make the advance fine deposit required to request a hearing of your Administrative Citation, you must file a request for Advance Fine Deposit Waiver. The request form may be obtained from the citing department. This form together with supporting documentation must be filed with the Hearing Request Form. The decision specifying the reasons for issuing or not issuing the waiver will be made in writing by the director (or his/her designee) of the citing department. The written determination shall be final and shall be served upon the person who applied for the waiver. If the director decides not to issue a waiver, the advance fine deposit shall be remitted within 10 days of the decision. If the advance fine deposit is not received by the citing department by this date, the request for hearing shall not be accepted and you shall be deemed to have waived your right to an administrative hearing.

HOW TO PAY THE FINE

The amount of the fine is indicated on the front of this administrative citation. **If the fine is not paid within 30 calendar days from the date of the citation, a \$890.00 administrative charge will be imposed.** Payment may be made in person at the Vallejo City Hall or by mail addressed to the City of Vallejo Code Enforcement Division, 555 Santa Clara Street, Vallejo, CA 94590. Payment by mail should be made by personal check, cashier's check or money order, payable to the City of Vallejo – Account No. 001-1303-310-36-13. Be sure to **write the Citation Number** on your check or money order and **enclose a copy of this Administrative Citation.**

CONSEQUENCES OF FAILURE TO PAY THE FEE

Any unpaid fees and/or costs may be recovered by the City through a lien or declared a special assessment against the subject property. Alternatively, the City may collect the fee and/or costs in a civil court action. Any person who fails to pay any fee and/or costs shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount.

CONSEQUENCES OF FAILURE TO CORRECT VIOLATIONS

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to, civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder and forfeiture of certain State tax benefits for substandard residential rental property. These options can empower the City to collect fines, fees, demolish structures, make necessary repairs at the owner's expense, and incarcerate violators. Any of these options or others may be used if the notice and/or citations do not result in the achievement of compliance. If you need further clarification, please call the Department listed on the front of the citation.

CITY OF VALLEJO

CITATION #: CE14-2010 VEHICLE

Administrative Citation

X 1st Citation 2nd Citation 3rd Citation 4th Citation 5th Citation

PERSON CITED:

CASE #: CE14-2010

WILSON DESIRE

VIOLATION ADDRESS:

PARCEL #:

171 SAWYER ST

0068173220

MAILING ADDRESS:

171 SAWYER ST VALLEJO CA 94589

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 12/26/2014. Other enforcement action may result if compliance is not achieved by the 3rd Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
\$200.00	Section 7.64.010 VMC Prohibits abandoned, wrecked, dismantled or inoperative vehicle, or part thereof, on private or public property. A non op status registration is a violation of this ordinance. Please remove the vehicle, place the vehicle in the garage or place current registration on the vehicle. The vehicle cannot be on unpaved surface either.
\$200.00	<i>(see reverse side for payment and appeal instructions)</i>

Date and time violation was observed: 12/02/14

Citation Date: 12/2/2014

Issuing Officer: DAVID SIDIE

Signature:

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

Division Address: City of Vallejo Code Enforcement Division, 555 Santa Clara St. 1st floor, Vallejo, CA 94590

READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION

ADMINISTRATIVE CITATION

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CITY OF VALLEJO

CITATION #: CE14-2010 PMO

REISSUED Administrative Citation

X 1st Citation 2nd Citation 3rd Citation 4th Citation 5th Citation

PERSON CITED:

CASE #: CE14-2010

WILSON DESIRE

VIOLATION ADDRESS:

PARCEL #:

171 SAWYER ST

0068173220

MAILING ADDRESS:

171 SAWYER ST VALLEJO CA 94589

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 01/21/2015. Other enforcement action may result if compliance is not achieved by the 3rd Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
\$200.00	Section 7.54.030 J. Prohibits vehicles, RVs, trailers and boats parked in front yard, on unpaved surface, in residential zoning districts. Remove all vehicles, trucks or trailers from the front yard area and park on driveway or street. Please remove the vehicle from the unpaved surface in the front of the house.
\$200.00	Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.
\$400.00	<i>(see reverse side for payment and appeal instructions)</i>

Date and time violation was observed: 12-29-2014

Citation Date: 12/29/2014

Issuing Officer: DAVID SIDIE

Signature:

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

Division Address: City of Vallejo Code Enforcement Division, 555 Santa Clara St. 1st floor, Vallejo, CA 94590

READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION

ADMINISTRATIVE CITATION

City of Vallejo Municipal Code, Chapter 1.15, provides for the issuance of administrative citations for Municipal Code violations. The level of the citation and fine is indicated on the front of the citation. Each Municipal Code section violated is a separate offense with an independent fine. Likewise, each day any violation exists is a separate and distinct offense. Fines per each Municipal Code section violated are as follows: First Citation \$200.00, Second Citation \$500.00, Third and subsequent citations \$750.00.

RIGHTS OF APPEAL

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CONSEQUENCES OF FAILURE TO PAY THE FEE

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Administrative Citation

1st Citation 2nd Citation 3rd Citation 4th Citation 5th Citation

PERSON CITED:

CASE #: CE14-2010

WILSON DESIRE

VIOLATION ADDRESS:

PARCEL #:

171 SAWYER ST

0068173220

MAILING ADDRESS:

171 SAWYER ST VALLEJO CA 94589

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 03/13/2015. Other enforcement action may result if compliance is not achieved by the 3rd Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
\$500.00	Section 7.54.030 J. Prohibits vehicles, RVs, trailers and boats parked in front yard, on unpaved surface, in residential zoning districts. Remove all vehicles, trucks or trailers from the front yard area and park on driveway or street. Please remove the vehicle from the unpaved surface in the front of the house.
\$500.00	Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.
\$1000.00	<i>(see reverse side for payment and appeal instructions)</i>

Date and time violation was observed: 02/17/2015

Citation Date: 2/17/2015

Issuing Officer: DAVID SIDIE

Signature:

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

Division Address: City of Vallejo Code Enforcement Division, 555 Santa Clara St. 1st floor, Vallejo, CA 94590**READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION**

ADMINISTRATIVE CITATION

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CITY OF VALLEJO

CITATION #: CE14-2010 VEHICLE

Administrative Citation

1st Citation 2nd Citation 3rd Citation 4th Citation 5th Citation

PERSON CITED:

CASE #: CE14-2010

WILSON DESIRE

VIOLATION ADDRESS:

PARCEL #:

171 SAWYER ST

0068173220

MAILING ADDRESS:

171 SAWYER ST VALLEJO CA 94589

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FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
\$500.00	Section 7.64.010 VMC Prohibits abandoned, wrecked, dismantled or inoperative vehicle, or part thereof, on private or public property. A non op status registration is a violation of this ordinance. Please remove the vehicle, place the vehicle in the garage or place current registration on the vehicle. The vehicle cannot be on unpaved surface either.
\$500.00	<i>(see reverse side for payment and appeal instructions)</i>

Date and time violation was observed: 2/17/2015

Citation Date: 2/17/2015

Issuing Officer: DAVID SIDIE

Signature:

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

Division Address: City of Vallejo Code Enforcement Division, 555 Santa Clara St. 1st floor, Vallejo, CA 94590

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 1st Citation 2nd Citation 3rd Citation 4th Citation 5th Citation

PERSON CITED:

CASE #: CE14-2010

WILSON DESIRE

VIOLATION ADDRESS:

PARCEL #:

171 SAWYER ST

0068173220

MAILING ADDRESS:

171 SAWYER ST VALLEJO CA 94589

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FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
\$750.00	Section 7.54.030 J. Prohibits vehicles, RVs, trailers and boats parked in front yard, on unpaved surface, in residential zoning districts. <u>Remove all vehicles, trucks or trailers from the front yard area and park on driveway or street. Please remove the vehicle from the unpaved surface in the front of the house.</u>
\$750.00	Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.
\$1500.00	<i>(see reverse side for payment and appeal instructions)</i>

Date and time violation was observed: 03/16/2015

Citation Date: 3/16/2015

Issuing Officer: DAVID SIDIE

Signature:

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

Division Address: City of Vallejo Code Enforcement Division, 555 Santa Clara St. 1st floor, Vallejo, CA 94590**READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION**

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CITATION #: CE14-2010 VEHICLE

Administrative Citation

1st Citation 2nd Citation 3rd Citation 4th Citation 5th Citation

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VIOLATION ADDRESS:

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0068173220

MAILING ADDRESS:

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\$750.00	<i>(see reverse side for payment and appeal instructions)</i>

Date and time violation was observed: 3/16/15

Citation Date: 3/16/2015

Issuing Officer: DAVID SIDIE

Signature:

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

Division Address: City of Vallejo Code Enforcement Division, 555 Santa Clara St. 1st floor, Vallejo, CA 94590

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HEOTES MARY

426 KENTUCKY

\$7,309.00

Case #: PR13-0321

CEO: Dong Yoo



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

5/12/2015

HEOTES MARY
P O BOX 1367
VALLEJO, CA 94590

PARCEL NO.: 0055105200
CASE#: PR13-0321

SPECIAL ASSESSMENTS HEARING NOTICE

Per Section 7.54.150 (C)2 of the Vallejo Municipal Code, this notice shall be sent, at the address shown on the property owner's last Solano County equalized property tax assessment roll or to any other address known for the property owner.

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a Special Assessments Hearing on **THURSDAY, JUNE 25, 2015** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, in the Council Chambers at City Hall, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **426 KENTUCKY STREET**, Vallejo, California.

In order to attend the above hearing, any objection or protest must be submitted in WRITING, addressed to the Code Enforcement Division Manager, and received in this office no later than FRIDAY, MAY 29, 2015. NO objection or protest received AFTER this date will be considered by the Board. Written objections or protests should be mailed to:

City Of Vallejo – Code Enforcement Division Manager
555 Santa Clara Street
Vallejo, CA 94590

All persons who submit the written objection/protest by the above date may attend the hearing and their testimony and evidence regarding discrepancies **RELATING TO THE AMOUNT** of the special assessment and **NOT THE VALIDITY** of the underlying violation(s), will be heard and given due consideration. Upon confirmation of the assessment by the Board, said amount will be declared the personal debt of the property owner and will be added to the tax bill for said property and thereafter shall become a tax assessment on said property. Such assessments may be collected at the same time and in the same manner as ordinary secured property taxes are collected and shall be subject to the same penalties and same procedures of sale as provided for delinquent ordinary secured property taxes. The assessments shall be subordinate to all existing special assessment liens previously imposed upon the property and paramount to all other liens except those for state, county and municipal taxes with which they shall be upon parity. All laws applicable to the levy, collection and enforcement of secured property taxes shall be applicable to such special assessments.

Details on the amount of the administrative fine(s) and late payment penalty are as follows:

Date	Type of Notice	Amount
5/8/14	NOTICE OF VIOLATION	\$ 219.00
6/24/14	CITATION #1	\$ 200.00
7/2/14	MONTHLY MONITORING 5/6/14 to 6/4/14	\$ 6,000.00
SUBTOTAL:		\$ <u>6,419.00</u>
ADMINISTRATIVE CHARGES (Late Payment Penalty)		\$ <u>890.00</u>
TOTAL DUE:		\$ <u>7,309.00</u>

Payment information is on side 2



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

Payments should be made to:

City Of Vallejo – Code Enforcement Division
555 Santa Clara Street
Vallejo, CA 94590
Account Number 001-1303-310.36-13

Or mail to:
City Of Vallejo – Code Enforcement Division
P.O. BOX 3068
Vallejo, CA 94590-5922

A copy of this notice should be included with payment.

Please direct questions to Code Enforcement Officer DONG M. YOO at (707) 648-4469 and select option #3.

RECEIVED

MAY 29 2015

Code Enforcement Division

PLEASE READ

IMPORTANT ASSESSMENT HEARING INFORMATION

All persons who submit the written objection/protest by **FRIDAY, MAY 29, 2015** may attend the hearing and their testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the underlying violation(s), will be heard and given due consideration. **The Code Enforcement Appeals Board WILL NOT listen to any testimony and evidence that is not regarding discrepancies relating to the amount of the special assessment. THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED.** The Code Enforcement Appeals Board will **ONLY** be reviewing the cost accounting of the assessments and making sure that the figures are correct.

I have read this form and understand that the assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if I want to request an appeal, I must send this form back as an acknowledgment that I have read and understand what will be discussed at the assessment hearing. If the City of Vallejo Code Enforcement does not receive this form by **FRIDAY, MAY 29, 2015**, I will no longer be eligible to request an appeal.

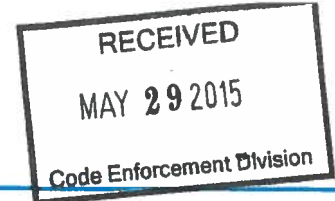
Property Owner: HEOTES MARY
Site Address: 426 KENTUCKY STREET
Case #: PR13-0321
Officer: DONG M. YOO
Total Due: \$7,309.00

Cindy Heotes

Property Owner Signature

5/29/2015

Date



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

5/12/2015

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P O BOX 1367
VALLEJO, CA 94590

PARCEL NO.: 0055105200
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Per Section 7.54.150 (C)2 of the Vallejo Municipal Code, this notice shall be sent, at the address shown on the property owner's last Solano County equalized property tax assessment roll or to any other address known for the property owner.

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a Special Assessments Hearing on **THURSDAY, JUNE 25, 2015** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, in the Council Chambers at City Hall, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **426 KENTUCKY STREET**, Vallejo, California.

In order to attend the above hearing, any objection or protest must be submitted in **WRITING**, addressed to the Code Enforcement Division Manager, and received in this office no later than **FRIDAY, MAY 29, 2015**. **NO** objection or protest received **AFTER** this date will be considered by the Board. Written objections or protests should be mailed to:

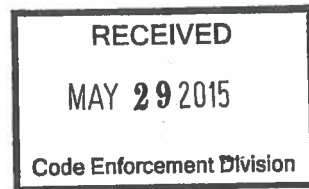
City Of Vallejo – Code Enforcement Division Manager
555 Santa Clara Street
Vallejo, CA 94590

All persons who submit the written objection/protest by the above date may attend the hearing and their testimony and evidence regarding discrepancies **RELATING TO THE AMOUNT** of the special assessment and **NOT THE VALIDITY** of the underlying violation(s), will be heard and given due consideration. Upon confirmation of the assessment by the Board, said amount will be declared the personal debt of the property owner and will be added to the tax bill for said property and thereafter shall become a tax assessment on said property. Such assessments may be collected at the same time and in the same manner as ordinary secured property taxes are collected and shall be subject to the same penalties and same procedures of sale as provided for delinquent ordinary secured property taxes. The assessments shall be subordinate to all existing special assessment liens previously imposed upon the property and paramount to all other liens except those for state, county and municipal taxes with which they shall be upon parity. All laws applicable to the levy, collection and enforcement of secured property taxes shall be applicable to such special assessments.

Details on the amount of the administrative fine(s) and late payment penalty are as follows:

Date	Type of Notice	Amount
5/8/14	NOTICE OF VIOLATION	\$ 219.00
6/24/14	CITATION #1	\$ 200.00
7/2/14	MONTHLY MONITORING 5/6/14 to 6/4/14	\$ 6,000.00
SUBTOTAL:		\$ 6,419.00
ADMINISTRATIVE CHARGES (Late Payment Penalty)		\$ 890.00
TOTAL DUE:		\$ 7,309.00

Payment information is on side 2



Parcel: 0055105200

Case# PR13-0321

Heotes , Mary

PO BOX 1367

Vallejo,Ca

City Of Vallejo- Code Enforcement Division Manager

555 Santa Clara St.

Vallejo, Ca 94590

To Whom It May Concern,

This letter is to serve as my written objection/protest relating to the assessment of administrative fines in the amount of \$ 7,309.00 against property located at 426 Kentucky St.

I would like to attend the hearing June 25th and have my testimony heard.

Thank you,

Cindy Heotes

(707) 712-8815

Cindy Heotes
5/29/15



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

6/21/2013

**RE: CITY OF VALLEJO VACANT AND FORECLOSED RESIDENTIAL
PROPERTY REGISTRATION PROGRAM**

SITE PARCEL #: 0055105200

SITE ADDRESS: 426 KENTUCKY STREET

CASE #: PR13-0321

PLEASE TAKE NOTICE

Dear Property Owners:

The City of Vallejo is one of many municipalities in California which is making efforts to deal with significant real property mortgage loan defaults and the effects of foreclosed/abandoned/vacant properties in the community.

On March 12, 2013, the Vallejo City Council adopted the Modification to City Ordinance No. 1672 (The Ordinance), which authorizes the implementation of the Vacant and Foreclosed Residential Property Registration Program (Property Registration Program) and requires the registration, maintenance, and security of vacant and foreclosed properties by property owners. The Ordinance will be codified with the Vallejo Municipal Code (VMC) Vacant Building Ordinance, Chapter 7.62 in June 2013. The Ordinance became effective on April 12, 2013. A copy of the Ordinance text is enclosed.

Our research indicates that you may have interest in a vacant or foreclosed property as defined by The Ordinance as a: property owner, maker or holder of loans secured by real property mortgages, and their agents, mortgage lender, beneficiary, bank, mortgage servicer, trustee, foreclosure trustee servicer, title insurance company, real estate property management firm, real estate broker and other interested person, (collectively, "Property Owners" as defined in The Ordinance, Section 7.62.030 (E).



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

As a result, we are sending you this information packet which includes copies of the Vacant and Foreclosed Residential Property Registration Program Requirements, VMC Vacant Building Ordinance Chapter 7.62, City Ordinance No. 1672, and the Vacant and Foreclosed Residential Property Registration Annual Application Form to assist you in understanding your obligations related to owning vacant or foreclosed property within the City. This information packet provides a summary of information you will need to know in order to register, monitor and maintain subject property in the City of Vallejo, and to comply with the monthly reporting requirements.

The purpose of this information packet is to provide outreach by the City to ensure that property owners in the City are aware of, and understand, the Property Registration Program requirements to be imposed on vacant and foreclosed properties. Effective April 13, 2013, any person owning vacant and foreclosed properties in the City shall pay the annual registration fee to the City of Vallejo, accompanying the registration/application form (VMC Ordinance 1672, Section 7.62.035 (F)). The fee is due and payable to the City in the amount of Three Hundred and Sixty-Eight Dollars (\$368.00) for each vacant and/or foreclosed residential property. Registration fees will not be prorated or returned. A separate application is required for each vacant and/or foreclosed property. Please submit the complete application(s) and payment within ten days from the date of this letter.

Interested persons are advised to review the enclosed text of VMC Ordinances No. 1672 and 7.62. This guidance is provided as a public service. It is not all-inclusive and any specific questions should be directed to the Vallejo Code Enforcement Division at City Hall by calling (707) 648-4469, (Fax: 707-649-3540), or by visiting us at 555 Santa Clara Street, 1st floor, Vallejo CA. 94590. Interested persons are also invited to contact Code Enforcement staff by e-mail: cenforcement@ci.vallejo.ca.us to discuss any question regarding the Property Registration Program, and/or City Ordinance No. 1672. On the subject line, please type: "Property Registration Inquiry." You may also visit our website at ci.vallejo.ca.us for more information.

A copy of this letter will be posted to the City of Vallejo website and copies of this letter will be transmitted by U.S. First Class Mail to identified Property Owners.

CITY OF VALLEJO

By: _____

Nimat Shakoor-Grantham
Code Enforcement Manager
City of Vallejo



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

4/15/2014

HEOTES MARY
P O BOX 1367
VALLEJO, CA 94590

WN-PR/ PR13-0321/ 426 KENTUCKY STREET/ DONG M. YOO

WARNING NOTICE

FOR VACANT/FORECLOSED RESIDENTIAL PROPERTY REGISTRATION, MONITORING, AND SECURING

Mailed via first class and certified mail, return receipt requested, to the property owner at the address shown on the county's last property tax assessment rolls or to any other address known for the property owner pursuant to Section 7.62.190 (B) of the Vallejo Municipal Code (VMC). The failure of any property owner to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.62 (Vacant Building Ordinance) of the VMC. To review the Ordinance, the Vallejo Municipal Code is available online at the City's website at www.ci.vallejo.ca.us or a copy may be obtained from the Code Enforcement Division Office.

CASE NO.: PR13-0321
PARCEL NO.: 0055105200
LOCATION: 426 KENTUCKY STREET

We need your help! The property referenced, owned or controlled by you is in need of your immediate attention. As you may not be aware, your property is found to be in violation of the Vallejo Municipal Code Chapter 7.62 also known as the Vacant Building Ordinance.

On 06.21.13 (date of the registration notice), a Vacant/Foreclosed Residential Property Registration Annual Application Form was sent to you via certified and regular mail regarding the property at 426 KENTUCKY STREET, as required in Section 7.62.035 (B) of the Vacant Building Ordinance.

VIOLATION(S): (Officer/Clerical to check appropriate box)

- A. **X** As of 07.02.13 (10 calendar days from the date of the registration notice), this office has not received the required completed Vacant/Foreclosed Residential Property Registration Annual Application Form that was sent to you on 06.21.13 nor the required annual registration fee of \$368.00. The deadline for returning the completed form and

registration fee to this office was 07.02.13 (10 calendar days from the date of the registration notice) or within ten (10) days of the recording of the notice of default or within ten (10) days of acquiring the property at a trustee sale as required in Section 7.62.035 (D), (E) and (F) of the City's Vacant Building Ordinance.

- B. As of __/__/____ (10 calendar days from the date of the registration notice), this office has not received the required annual registration fee of \$368.00. The deadline for paying the registration fee to this office was __/__/____ (10 calendar days from the date of the registration notice) or within ten (10) days of the recording of the notice of default or within ten (10) days of acquiring the property at a trustee sale as required in Section 7.62.035 (D), (E) and (F) of the City's Vacant Building Ordinance.
- C. **X** As of 07.21.13 (30 days from the date of the registration notice), this office has not received the required comprehensive property pictures and a brief written report which provide proof of the obligatory **monthly** maintenance inspection and show the current condition of the property, as required in Section 7.62.036 (B) of the City's Vacant Building Ordinance.
- D. As of __/__/____ (date of the Officer's inspection), an inspection of this property shows that it has not been secured nor has this office received the required pictures and written report which provides proof that subject property been properly secured against trespassers as required in Section 7.62.050 of the City's Vacant Building Ordinance.

REQUIRED CORRECTIVE ACTION AND TIME TO ABATE:

You are hereby notified that by 05.06.14, (20 calendar days from the date of **this** notice) you must:

- A. **X** Submit the required completed Vacant/Foreclosed Residential Property Registration Annual Application Form, including the required annual registration fee of \$368.00 to this office.
- B. Pay the required annual registration fee of \$368.00.
- C. **X** Submit the required comprehensive and clear property pictures and a brief readable report providing proof of the monthly property inspections and showing the current condition of the property. If mailed, the required documents must be postmarked with the date of 05.06.14 (20 calendar days from the date of **this** notice).
- D. Secure subject property against trespassers as required in Section 7.62.050 of the City's Vacant Building Ordinance. Evidence of the required securing activity must be submitted to this office via clear pictures and a brief clearly written report by the date stated above.

I hope you understand that the purpose of the Vacant Building Ordinance is to benefit the entire community by maintaining property values, encouraging economic development and preventing deterioration of neighborhoods in our City. Please take immediate action to remedy this violation.

CONSEQUENCES OF NOT ABATING:

Should these conditions not be corrected within this period, the following action(s) may be taken:

Administrative Charge: Failure to comply with this warning notice by **05.06.14** (20 calendar days from the date of **this** notice) will result in the issuance of a written Notice of Violation and the imposition of an **administrative charge of \$219.00** pursuant to Section 7.62.260 of the Vallejo Municipal Code's Vacant Building Ordinance.

If the code enforcement manager or other city employees designated by the city manager determines the violation to be immediately dangerous to the general welfare, health and safety, the same may be summarily abated without compliance with the provisions of Vallejo Municipal Code Chapter 7.62.

Fines: Failure to submit the required comprehensive property pictures and brief written report beginning on ___/___/_____ (calendar day after above deadline date) is punishable by a fine of **\$200.00 a day for every day** that the required inspection evidence is not submitted to the Code Enforcement Division office, unless the property owner contacts and receives an extension of time for submittal from the code enforcement manager per Section 7.62.036 (B) of the Vallejo Municipal Code's Vacant Building Ordinance.

Failure to secure the property from trespassers beginning on ___/___/_____ (calendar day after above deadline date) is punishable by a fine of **\$200.00 a day for every day** the property is not secured per Section 7.62.050 (D) of the Vallejo Municipal Code's Vacant Building Ordinance.

Administrative Citation: 1st Citation: \$200.00, 2nd Citation: \$500.00, 3rd and subsequent Citations: \$750.00 - *per violation*, per day that each violation continues to exist past the correction date.

City Abatement: The City may have the work done at the owner's expense and the cost may be assessed against the property as a lien or as a special assessment.

Liens and Special Assessments: The amount of any unpaid administrative charges and/or abatement costs including incidental costs may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

Civil Action: \$50.00 per day for every day each separate violation exists

Criminal Citation: Maximum penalty of \$500.00 fine for every day each separate violation exists.

****Please be advised that if your property is found to be in violation again within twelve (12) months of compliance with this notice, you will receive an administrative fine pursuant to Section 7.62.280 of the Vallejo Municipal Code.***

If you have any questions, please contact this office immediately at (707) 648-4469 or by e-mail at cenforcement@ci.vallejo.ca.us. Thank you.

City of Vallejo Code Enforcement Division



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

5/8/2014

HEOTES MARY
P O BOX 1367
VALLEJO, CA 94590

NOV-PR/ PR13-0321/ 426 KENTUCKY STREET/ DONG M. YOO

NOTICE OF VIOLATION

FOR VACANT/FORECLOSED RESIDENTIAL PROPERTY REGISTRATION, MONITORING, AND SECURING

Mailed via first class and certified mail, return receipt requested, to the property owner at the address shown on the county's last property tax assessment rolls or to any other address known for the property owner pursuant to Section 7.62.190 (B) of the Vallejo Municipal Code (VMC). The failure of any property owner to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.62 (Vacant Building Ordinance) of the VMC. To review the Ordinance, the Vallejo Municipal Code is available online at the City's website at www.ci.vallejo.ca.us or a copy may be obtained from the Code Enforcement Division Office.

CASE NO.: PR13-0321
PARCEL NO.: 0055105200
LOCATION: 426 KENTUCKY STREET

As the violation(s) below was not abated within the time limit specified in the Warning Notice, **YOU ARE HEREBY NOTIFIED THAT AN ADMINISTRATIVE CHARGE OF \$219.00, AS ESTABLISHED BY RESOLUTION BY THE CITY COUNCIL, IS NOW BEING IMPOSED PURSUANT TO SECTION 7.62.260 OF THE VALLEJO MUNICIPAL CODE AND MUST BE PAID NO LATER THAN THIRTY (30) DAYS OF THE DATE OF THIS NOTICE.** Any property owner who fails to pay the administrative charges or abatement costs including incidental costs owed to the City shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount. Legal action may include costs and/or charges being lienied against the property and/or applied as a special assessment to the ordinary secured property taxes.

VIOLATION(S)

(Officer/Clerical to check appropriate box)

On 06.21.13 (date of the registration notice), a Vacant/Foreclosed Residential Property Registration Annual Application Form was sent to you via certified and regular mail regarding the property at 426 KENTUCKY STREET, as required in Section 7.62.035 (B) of the Vacant Building Ordinance.

- A. As of 05.05.14, (20 calendar days from the date of the WN), this office has not received the required completed Vacant/Foreclosed Residential Property Registration Annual Application Form that was sent to you on 06.21.13 (date of the registration notice) nor the required annual registration fee of \$368.00. The deadline for returning the completed form and registration fee to this office was 07.01.13 (10 calendar days from the date of the registration notice) or within ten (10) days of the recording of the notice of default or within ten (10) days of acquiring the property at a trustee sale as required in Section 7.62.035 (D), (E) and (F) of the City's Vacant Building Ordinance.
- B. As of __/__/____, (20 calendar days from the date of the WN), this office has not received the required annual registration fee of \$368.00. The deadline for paying the registration fee to this office was __/__/____ (10 calendar days from the date of the registration notice) or within ten (10) days of the recording of the notice of default or within ten (10) days of acquiring the property at a trustee sale as required in Section 7.62.035 (D), (E) and (F) of the City's Vacant Building Ordinance.
- C. As of 05.05.14, (20 calendar days from the date of the WN), this office has not received the required comprehensive property pictures and a brief written report which provide proof of the obligatory **monthly** maintenance inspection and show the current condition of the property, as required in Section 7.62.036 (B) of the City's Vacant Building Ordinance. The deadline for providing the required comprehensive property pictures and brief written report to this office was 07.21.13 (30 days from the date of the registration notice).
- D. As of __/__/____ (date of the Officer's **reinspection**, which should be 20 days after the initial inspection), a reinspection of this property shows that it *still* has not been secured nor has this office received the required pictures and written report which provides proof that subject property been properly secured against trespassers as required in Section 7.62.050 of the City's Vacant Building Ordinance. The deadline for securing the property and providing the required pictures and written report to this office was __/__/____ (20 calendar days from the date of the WN).

REQUIRED CORRECTIVE ACTION AND TIME TO ABATE

The time limit for abating the violation shall not exceed twenty (20) days after the date on which this notice is served per Section 7.62.180 of the Vallejo Municipal Code, unless the Code enforcement manager determines there are circumstances of hardship that warrant additional time for abatement. You are hereby notified that by 05.28.14, (20 calendar days from the date of **this** notice), you must:

- A. Submit the required completed Vacant/Foreclosed Residential Property Registration Annual Application Form, including the required annual registration fee of \$368.00 to this office.
- B. Pay the required annual registration fee of \$368.00.

- C. **X** Submit the required comprehensive and clear property pictures and a brief readable report providing proof of the monthly property inspections and showing the current condition of the property. Failure to submit the required the required comprehensive property pictures and brief written report beginning on 05.06.14 (21 calendar days from the date of the WN) is punishable by a fine of **\$200.00 a day for every day** that the required inspection evidence is not submitted to the code enforcement division, unless the property owner contacts and receives an extension of time for submittal from the code enforcement manager per Section 7.62.036 (B) of the Vallejo Municipal Code's Vacant Building Ordinance. **An invoice will be sent for each 30-day accrual until the required proof of monthly monitoring has been received.**
- D. Secure subject property against trespassers as required in Section 7.62.050 of the City's Vacant Building Ordinance. Evidence of the required securing activity must be submitted to this office via clear pictures and a brief clearly written report. Failure to secure the property from trespassers beginning on ___/___/_____ (21 calendar days from the date of the WN) is punishable by a fine of **\$200.00 a day for every day** the property is not secured per Section 7.62.050 (D) of the Vallejo Municipal Code's Vacant Building Ordinance. **An invoice will be sent for each 30-day accrual until the required proof of properly securing the property against trespassing has been received.**

If the code enforcement manager or other city employees designated by the city manager determines the violation to be immediately dangerous to the general welfare, health and safety, the same may be summarily abated without compliance with the provisions of the Vacant Building Ordinance.

****Please be advised that if your property is found to be in violation again within twelve (12) months of compliance with this notice, you will receive an administrative fine pursuant to Section 7.62.280 of the Vallejo Municipal Code.***

CONSEQUENCES OF NOT ABATING

Administrative Citation: 1st Citation: \$200.00, 2nd Citation: \$500.00, 3rd and subsequent Citations: \$750.00 - *per violation*, per day that each violation continues to exist past the correction date of 05.28.14. (20 calendar days from the date of this notice).

City Abatement: The City may have the work done at the owner's expense and the cost may be assessed against the property as a lien or as a special assessment. **The costs of abatement, including incidental costs shall be billed to the property owner pursuant to Section 7.62.260 (B) of the Vallejo Municipal Code and will be due and payable within thirty (30) days of the date the billing is mailed to the property owner.**

Liens and Special Assessments: The amount of any unpaid administrative charges and/or abatement costs including incidental costs may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

Civil Action: \$50.00 per day for every day each separate violation exists

Criminal Citation: Maximum penalty of \$500.00 fine for every day each separate violation exists.

PAYMENT OPTIONS

A copy of this notice should be included with the payment of \$219.00. If paying by check or money order, **make sure to write the case number, PR13-0321** and make it payable to the City of Vallejo.

1. In person, at the Vallejo City Hall, 555 Santa Clara Street, 1st Floor – Cashier
CASHIER: Use Account # 001-1303-310-36-39 and print TWO RECEIPTS.
CUSTOMER: After paying, please take duplicate receipt to the Code Enforcement Division office for recording.
or
2. By mail, to the City of Vallejo Code Enforcement Division, P.O. Box 3068, Vallejo, CA 94590-5922.

APPEALS PROCESS

Information on the process to appeal this notice is attached, which includes the amount of the appeal fee and procedure for requesting an appeal fee waiver.

If you have any questions, please contact this office immediately at (707) 648-4469 or by e-mail at cenforcement@ci.vallejo.ca.us. Thank you.

City of Vallejo Code Enforcement Division

NOTICE OF VIOLATION APPEALS PROCESS

Any property owner who is the recipient of a Notice of Violation may appeal the notice and may request a hearing before the Code Enforcement Appeals Board as follows:

1. An appeal form shall be obtained from the Code Enforcement Manager via the Code Enforcement Division office. **The completed appeal form shall be filed with the Code Enforcement Manager via the Code Enforcement Division office within fifteen (15) days of the effective date of the notice of violation, which is the date of the first class mailing, together with an appeal fee of \$658.00, as established by resolution by the City Council, or a request for an appeal fee waiver.**
2. Only after the completed appeal form has been filed together with the appeal fee or with an *approved* appeal fee waiver shall the Code Enforcement Manager set the date for a hearing. The hearing shall be set for a date not less than fifteen (15) days nor more than sixty (60) days after the Code Enforcement Manager via the Code Enforcement Division office received the request.
3. The appellant may request one continuance, but in no event shall the hearing be continued more than thirty (30) days after the date of the originally scheduled hearing unless the Code Enforcement Manager finds circumstances of hardship warrant a longer continuance not to exceed ninety (90) days after the date of the originally scheduled hearing.
4. The appellant shall be notified by first class mail and certified mail, return receipt requested, of the date, time and place set for the hearing. Such notice shall be sent at least ten (10) days prior to the date of the hearing. The notice shall include a statement that if the violation is found to be a public nuisance and the violation is not substantially abated, then the city may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges. The notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive such notice shall not affect the validity of any proceedings taken under Chapter 7.62 of the Vallejo Municipal Code.
5. Any documentation, other than the notice of violation, which the Code Enforcement Manager has submitted or will submit to the Code Enforcement Appeals Board, shall be served on the appellant at least three (3) days before the hearing.

Failure of any property owner to file an appeal in accordance with the provisions of Section 7.62.200 of the Vallejo Municipal Code shall be deemed to waive his or her right to an appeal hearing.

Appeal Fee Waiver. Any property owner who requests a hearing to appeal a notice of violation and is financially unable to pay the appeal fee may file a request for an appeal fee waiver as follows:

1. The request for waiver shall be made on a form obtained from the Code Enforcement Manager via the Code Enforcement Division office and submitted to the Code Enforcement Manager via the Code Enforcement Division office within fifteen (15) days of the effective date of the notice of violation.
2. The Code Enforcement Manager may issue an appeal fee waiver only if the person requesting the waiver submits a sworn affidavit together with any supporting documents demonstrating to the satisfaction of the manager the person's financial inability to deposit with the city the full amount of the fee in advance of the appeal hearing.
3. The Code Enforcement Manager via the Code Enforcement Division office shall issue a written decision specifying the reasons for issuing or not issuing the waiver within ten (10) days of the receipt of the request. The decision of the Code Enforcement Manager shall be final.
4. If the Code Enforcement Manager office determines a waiver is not warranted, the property owner shall remit the appeal fee within ten (10) days of the determination. If the Code Enforcement Manager via the Code Enforcement Division office does not receive the appeal fee within this time period, the request for hearing shall not be accepted and shall constitute a failure of the property owner to exhaust his or her administrative remedies.



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

6/24/2014

HEOTES MARY
P O BOX 1367
VALLEJO, CA 94590

Cindy Heotes
1305 Carl Street
Vallejo, CA 94590

CI-PR/ PR13-0321/ 426 KENTUCKY STREET/ DONG M. YOO

ADMINISTRATIVE CITATION

FOR VACANT/FORECLOSED RESIDENTIAL PROPERTY REGISTRATION PROGRAM

Mailed via first class mail and certified mail, return receipt requested, to the responsible person: property owner, tenant, person with legal interest in real property, or person in possession of real property and their employees and agents, to the address shown on the last Solano County equalized property tax assessment rolls or to any other address known for the responsible person pursuant to Section 1.15.060 (B) of the Vallejo Municipal Code (VMC). The failure to serve any responsible person shall not invalidate any proceeding taken pursuant to Chapter 1.15 ("Administrative Citations") of the VMC. To review the Ordinance, the Vallejo Municipal Code is available online at the City's website at www.ci.vallejo.ca.us or a copy may be obtained from the Code Enforcement Division Office.

As the violation(s) below was not abated within the time limit specified in the Notice of Violation, **YOU ARE HEREBY NOTIFIED THAT AN ADMINISTRATIVE CITATION, AS ESTABLISHED BY RESOLUTION BY THE CITY COUNCIL, IS NOW BEING IMPOSED PURSUANT TO SECTION 7.62.130 OF THE VALLEJO MUNICIPAL CODE AND MUST BE PAID NO LATER THAN THIRTY (30) DAYS OF THE DATE OF THIS NOTICE. THE VIOLATION(S) MUST BE CORRECTED BY 07/24/2014.**

Person Cited: HEOTES MARY		Citation No.: PR13-0321-1
Case No.: PR13-0321	Assessor's Parcel No.: 0055105200 Location of Violation: 426 KENTUCKY STREET	
Fine Amount	Municipal Code Section(s) Violated with Violation Description and Required Corrective Action	
\$200.00	Section 7.62.035 B. Requires annual registration of vacant or foreclosed residential properties on registration forms furnished by the City of Vallejo. Submit the required completed Vacant/Foreclosed Residential Property Registration Annual Application Form, including the required annual registration fee of \$368.00 to this office.	

Date and approximate time of violation:

Citation Date: 6/24/2014

Required Date of Correction: 07/24/2014

Citation Payment Due Date:

Enforcement Officer: DONG M. YOO

Signature:

Citing Department/Division: CODE ENFORCEMENT DIVISION, 555 SANTA CLARA ST., VALLEJO, CA 94590

How to Pay the Fine: Payment may be made in person at the Vallejo City Hall, 1st Floor – Cashier (*please bring this notice to the cashier and drop off the duplicate receipt to the Code Enforcement Division office for recording*) or by mail addressed to the City of Vallejo Code Enforcement Division, 555 Santa Clara Street, Vallejo, CA 94590-5922. Payment by mail should be made by personal check, cashier’s check or money order, payable to the City of Vallejo. Make sure to include the case number PR13-0321 and account number 001-1303-340-66-18 on your check. **An administrative charge of \$890.00, as established by resolution by the City Council, shall be owed for fines not paid within thirty (30) days of their due date.**

CONSEQUENCES FOR FAILING TO CORRECT THE VIOLATION

Should these conditions not be corrected by 07/24/2014, the following action(s) may be taken:

Imposition of Next Administrative Citation: 2nd Citation \$500.00, 3rd and subsequent (may go up to 5th Citation) \$750.00 - *per violation, per day that each violation continues to exist past the correction.*

Liens and Special Assessments: The amount of any unpaid fine and/or associated administrative charges may be recovered with a lien or special assessment against the property where the violation occurred. The amount of the special assessment shall be entered on the assessment roll against the parcel listed in the report. Thereafter, such assessments may be collected at the same time and in the same manner as ordinary secured property taxes are collected and shall be subject to the same penalties and same procedures of sale as provided for delinquent ordinary secured property taxes.

Civil Action: \$50.00 per day for every day each separate violation exists.

Criminal Citation: Maximum penalty of \$500.00 fine for every day each separate violation exists.

APPEALS PROCESS/HEARING REQUEST PROCEDURE

Information on the process to appeal this citation is attached, which includes the procedure for requesting an advance fine deposit waiver.

For more details about the Vacant/Foreclosed Residential Property Registration Program, please visit the Code Enforcement Division webpage at www.ci.vallejo.ca.us or review the Vacant Building Ordinance (Chapter 7.62) of the Vallejo Municipal Code. The Ordinance is available online at the City's website or a copy may be obtained from the Code Enforcement Division Office. If you have any questions, please contact me immediately at the phone number or e-mail address listed below or call this office at (707) 648-4469. Thank you.

Sincerely,

DONG M. YOO
Code Enforcement Officer
(707) 648-4389
dyoo@ci.vallejo.ca.us

ADMINISTRATIVE CITATION HEARING REQUEST

Any responsible person receiving an Administrative Citation may contest that there was a violation or that he or she is the responsible person and may request a hearing as follows:

1. A request for hearing form shall be obtained from the Code Enforcement Division Manager via the Code Enforcement Division office. The form shall include a section permitting a brief statement outlining the responsible person's basis for contesting the Citation and for the provision of an address at which notice of any additional proceeding, correspondence or the decision of the hearing officer may be received. **This request shall be filed with the Code Enforcement Division Manager via the Code Enforcement Division office within fifteen (15) days of the effective date of the citation together with an advance fine deposit or a request for an advance fine deposit waiver.**
2. Only after a completed request for hearing form has been filed with the Code Enforcement Division Manager via the Code Enforcement Division office and the responsible person has submitted the advance fine deposit or has obtained an advance fine deposit waiver shall the Code Enforcement Division Manager set the date, time and place for the hearing. The hearing shall be set for a date not less than fifteen (15) days nor more than sixty (60) days after the Code Enforcement Division Manager via the Code Enforcement Division office received the request and the advance fine deposit or an approved waiver.
3. The responsible person requesting the hearing shall be notified by first class mail and certified mail, return receipt requested, of the time and place set for the hearing at least ten (10) days prior to the date of the hearing. The notice shall be sent to the address provided on the request for hearing form by the responsible person requesting the hearing. Service shall become effective on the date of first class mailing. **Failure of the responsible person requesting the hearing to receive such notice shall not affect the validity of any proceedings taken.**
4. The responsible person requesting the hearing or the Code Enforcement Division Manager may request one continuance, but in no event may the hearing be continued more than thirty (30) days after the date of the originally scheduled hearing unless the hearing officer finds circumstances warrant a longer continuance not to exceed ninety (90) days after the date of the originally scheduled hearing.
5. Any documentation, other than the Administrative Citation, which the Code Enforcement Division Manager submits to the Code Enforcement Appeals Board (CEAB) shall be served on the responsible person, at the address provided on the request hearing form, at least three (3) days before the hearing.

Failure of any responsible person to file a request for hearing in accordance with the provisions of Section 1.15.090 of the Vallejo Municipal Code shall be deemed to have waived his or her right to an administrative hearing.

Advance Fine Deposit Waiver. Any responsible person who requests a hearing to contest an Administrative Citation and is financially unable to deposit the fine may file a request for an advance fine deposit waiver as follows:

1. The request for waiver shall be made on a form obtained from the Code Enforcement Division Manager via the Code Enforcement Division office and shall be submitted to the Code Enforcement Manager via the Code Enforcement Division office **within fifteen (15) days of the effective date of the citation which is the date of the first class mailing.**
2. The requirement of depositing the full amount of the fine shall be stayed unless or until the Code Enforcement Division Manager makes a determination not to issue the advance fine deposit hardship waiver.
3. The Code Enforcement Division Manager may issue an advance fine deposit waiver only if the person requesting the waiver **submits a sworn affidavit together with any supporting documents** demonstrating to the satisfaction of the Code Enforcement Division Manager the person's financial inability to deposit with the city the full amount of the fine in advance of the hearing.
4. The Code Enforcement Division Manager via the Code Enforcement Division office shall issue a written decision specifying the reasons for issuing or not issuing the waiver. The written determination shall be final and shall be served upon the person who applied for the waiver.
5. If the Code Enforcement Division Manager decides not to issue a waiver, the responsible person shall remit the advance fine deposit within ten (10) days of the decision. If the advance fine deposit is not received by this date, the request for hearing shall not be accepted and the responsible person shall be deemed to have waived his or her right to an administrative hearing.



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

HEOTES MARY
P O BOX 1367
VALLEJO, CA 94590

INVOICE DATE: 7/2/2014
OFFICER: DONG M. YOO

Invoice-PR Photos & Report/ PR13-0321/ 426 KENTUCKY STREET/ DONG M. YOO

PROPERTY MONITORING INVOICE
VACANT/FORECLOSED RESIDENTIAL PROPERTY REGISTRATION PROGRAM

CASE NUMBER	PARCEL NO.	LOCATION	PAYMENT DUE	DUE DATE
PR13-0321	0055105200	426 KENTUCKY STREET	\$6,000.00	8/1/14

The Vacant/Foreclosed Residential Property Registration Program requires all property owners of vacant and/or foreclosed residential properties to perform monthly maintenance inspections to ensure that properties are free of trespassers and squatters, and that they comply with all applicable laws and ordinances, including Chapters 7.54 (“Property Maintenance Ordinance”) and 7.62 (“Vacant Building Ordinance”) of the Vallejo Municipal Code.

Evidence of subject monthly inspections in the form of comprehensive property pictures and brief written reports shall be submitted, and as of 5/6/14 have not been received by the Code Enforcement Division office. Failure to submit the required inspection evidence is punishable by a **fine of \$200.00 a day for every day** that the required inspection evidence is not submitted pursuant to Section 7.62.036 (B) of the City’s Vacant Building Ordinance. **Notice is hereby given that payment of fines for the period of 5/6/14 to 6/4/14 is due and should be paid by 8/1/14. An invoice for each 30-day accrual will be sent until the required proof of monthly monitoring has been received.**

Please direct questions to Code Enforcement Officer DONG M. YOO at (707) 648-4469 and select option #3.

PAYMENT OPTIONS:

A copy of this invoice should be included with the payment. If paying by check or money order, **make sure to write the case number, PR13-0321** and make it payable to the City of Vallejo.

1. In person, at the Vallejo City Hall, 555 Santa Clara Street, 1st Floor – Cashier

CASHIER: Use Account # 001-1303-340.66-18 and **print TWO RECEIPTS**
CUSTOMER: After paying, please drop off duplicate receipt to the Code Enforcement Division office for recording

2. By mail, to the City of Vallejo Code Enforcement Division, P.O. Box 3068, Vallejo, CA 94590-5922.



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

HEOTES MARY
P O BOX 1367
VALLEJO, CA 94590

PARCEL NO.: 0055105200
LOCATION: 426 KENTUCKY STREET

Invoice-PR NOV/ PR13-0321/ 426 KENTUCKY STREET/ DONG M. YOO

VACANT/FORECLOSED RESIDENTIAL PROPERTY REGISTRATION PROGRAM ADMINISTRATIVE CHARGE INVOICE

INVOICE DATE	CASE NUMBER	PAYMENT DUE	DUE DATE	OFFICER
7/2/2014	PR13-0321	\$219.00	PAST DUE	DONG M. YOO

The Vacant/Foreclosed Residential Property Registration Program requires all property owners of vacant and/or foreclosed residential properties to register their property and perform monthly maintenance inspections to ensure that properties are free of trespassers and squatters, and that they comply with all applicable laws and ordinances, including Chapters 7.54 (“Property Maintenance Ordinance”) and 7.62 (“Vacant Building Ordinance”) of the Vallejo Municipal Code.

A Property Registration Notice of Violation dated 5/8/14 was mailed to you which included an **administrative charge of \$219.00** due and payable twenty (20) days from the date of the Notice of Violation. **Notice is hereby given that payment is now past due and should be paid.** Vallejo Municipal Code Section 7.62.270 authorizes the City, at its discretion, to pursue any and all legal and equitable remedies for the recovery of vacant building monitoring fees, abatement costs and/or administrative charges owed to the city. The amount of any unpaid vacant building monitoring fees administrative charges and/or abatement costs including incidental costs may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

Please direct questions to Code Enforcement Officer DONG M. YOO at (707) 648-4469 and select option #3.

PAYMENT OPTIONS:

A copy of this invoice should be included with the payment. If paying by check or money order, **make sure to write the case number, PR13-0321** and make it payable to the City of Vallejo.

1. In person, at the Vallejo City Hall, 555 Santa Clara Street, 1st Floor – Cashier
CASHIER: Use Account # 001-1303-310-66-18 and print TWO RECEIPTS
CUSTOMER: After paying, please drop off duplicate receipt to the Code Enforcement Division office for recording.

or

2. By mail, to the City of Vallejo Code Enforcement Division, P.O. Box 3068, Vallejo, CA 94590-5922.



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

HEOTES MARY
 P O BOX 1367
 VALLEJO, CA 94590

PARCEL NO.: 0055105200
 LOCATION: 426 KENTUCKY STREET

Inv-Cit#1/ PR13-0321/ 426 KENTUCKY STREET/ DONG M. YOO

**VACANT/FORECLOSED RESIDENTIAL PROPERTY REGISTRATION PROGRAM
 ADMINISTRATIVE CITATION INVOICE**

INVOICE DATE	CASE NUMBER	FINES DUE	DUE DATE	OFFICER
4/3/2015	PR13-0321	\$1,090.00	PAST DUE	DONG M. YOO

The Vacant/Foreclosed Residential Property Registration Program requires all property owners of vacant and/or foreclosed residential properties to register their property and perform monthly maintenance inspections to ensure that properties are free of trespassers and squatters, and that they comply with all applicable laws and ordinances, including Chapters 1.15 (“Administrative Citations”) and 7.62 (“Vacant Building Ordinance”) of the Vallejo Municipal Code.

A 1st Citation dated 6/24/14 was mailed to you which posted the fine of **\$200.00** due and payable thirty (30) days from the date of the Citation. **Notice is hereby given that payment is NOW DUE and subject to an administrative late payment penalty.** Vallejo Municipal Code Section 7.62.270 authorizes the City, at its discretion, to pursue any and all legal and equitable remedies for the recovery of vacant building monitoring fees, abatement costs and/or administrative charges owed to the city. The amount of any unpaid vacant building monitoring fees administrative charges and/or abatement costs including incidental costs may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

Please direct questions to Code Enforcement Officer [ASSIGNED_TO] at (707) 648-4469 and select option #3.

CITATION	DATE	CITATION AMOUNT	LATE PAYMENT PENALTY AMOUNT
1st	6/24/14	\$200.00	\$890.00
2nd		0.00	0.00
3rd		0.00	0.00
4th		0.00	0.00
5th		0.00	0.00
SUBTOTAL		\$ 200.00	\$ 890.00
TOTAL FINES DUE		\$1,090.00	

PAYMENT OPTIONS

A copy of this invoice should be included with the payment. If paying by check or money order, **make sure to write the case number, [CASE_NO]** and make it payable to the City of Vallejo.

- In person, at the Vallejo City Hall, 555 Santa Clara Street, 1st Floor – Cashier
CASHIER: Use Account # 001-1303-310-66-18 (CA) and print TWO RECEIPTS.
CUSTOMER: After paying, please take duplicate receipt to the Code Enforcement Division office for recording.

Or

- By mail, to the City of Vallejo Code Enforcement Division, P.O. Box 3068, Vallejo, CA 94590-5922.

**Recording Requested By and
When Recorded Mail To:**

**DONG YOO
Code Enforcement Officer
CITY OF VALLEJO
555 SANTA CLARA STREET
VALLEJO, CA 94590**

NOTICE OF LIEN

PURSUANT TO the authority vested in the undersigned public official by the provisions of Section 7.54.030 of the Vallejo Municipal Code, Property Maintenance Ordinance of the City of Vallejo, California; the undersigned did on **05/08/14** caused certain violation(s) of Vallejo Municipal Code on real property hereinafter described and which had theretofore been declared a public nuisance and administrative citation(s) with fine(s) have been issued (**PR13-0321**) A special assessment to recover unpaid fine(s) to the City is pending public hearing and the amount of fine is being assessed upon the real property hereinafter described, currently total **\$7,309.00 (SEVEN THOUSAND THREE HUNDRED NINE DOLLARS AND 00/100)**.

The real property hereinbefore mentioned, and upon which a lien is claimed, is that certain real property in the City of Vallejo, Solano County, California, particularly described as follows:

NAME AND ADDRESS OF OWNER (S):	HEOTES MARY PO BOX 1367 VALLEJO CA 94590
STREET ADDRESS IN VALLEJO:	426 KENTUCKY ST VALLEJO CA 94590
LEGAL DESCRIPTION:	VALLEJO CITY BLOCK 394 LOT 5
PARCEL NUMBER:	55-105-200

I hereby certify that the foregoing is true and correct. Executed on this 15th day of April, 2015.

**DONG YOO
CODE ENFORCEMENT OFFICER**



**BANDUCCI THOMAS M JR
& A L JT**

606 CEDAR ST

\$1,090.00

Case #: CE14-0668

CEO: Lorena Burciaga

RECEIVED
MAY 29 2015
Code Enforcement Division

PLEASE READ

IMPORTANT ASSESSMENT HEARING INFORMATION

All persons who submit the written objection/protest by **FRIDAY, MAY 29, 2015** may attend the hearing and their testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the underlying violation(s), will be heard and given due consideration. **The Code Enforcement Appeals Board WILL NOT listen to any testimony and evidence that is not regarding discrepancies relating to the amount of the special assessment. THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED.** The Code Enforcement Appeals Board will **ONLY** be reviewing the cost accounting of the assessments and making sure that the figures are correct.

I have read this form and understand that the assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if I want to request an appeal, I must send this form back as an acknowledgment that I have read and understand what will be discussed at the assessment hearing. If the City of Vallejo Code Enforcement does not receive this form by **FRIDAY, MAY 29, 2015**, I will no longer be eligible to request an appeal.

Property Owner: BANDUCCI THOMAS M JR & A L JT
Site Address: 606 CEDAR ST
Case #: CE14-0668
Officer: LORENA BURCIAGA
Total Due: \$1,090.00


Property Owner Signature

05-28-2015
Date

RECEIVED

MAY 29 2015

Code Enforcement Division

05-28-2015

TO:
City Of Vallejo - Code Enforcement Div. Manager
555 Santa Clara St.
Vallejo, CA. 94590

Dear Sir or Madam,

Please consider this written notice my official submittal of objection to the special assessment amount being charged to my property in regards to CASE# CE14-0668 for PARCEL NO.: 0071142180

I believe the special assessment to be unjust and unfair. Prior to the citation being issued I contacted code enforcement, in person, to explain my circumstances and to provide notification as to the date I would have my vehicle registered in an effort to work with Code Enforcement and to avoid a citation. This attempt proved futile as my aforementioned efforts to work with code enforcement was dismissed and my pleas ignored.

I understand that I can only contest the special assessment portion of the citation and I humbly request that I be allowed to attend the upcoming special assessment hearing scheduled for June 25th, 2015 at 6pm to explain my reason for my objections.

Thank you for your assistance with this matter and I look forward to your response.

Sincerely,


Thomas M. Banducci Jr.

606 Cedar Street
Vallejo, CA. 94591
(707) 553-1371

606 CEDAR

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606 CEDAR



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3/18/2014

BANDUCCI THOMAS M JR & A L JT
606 CEDAR ST
VALLEJO, CA 94591

WN-Zoning/ CE14-0668/606 CEDAR ST/JOHN SILVA

ADMINISTRATIVE NOTICE

Via certified mail, return receipt requested, and first class mail addressed to the person or persons listed as the owner of the real property in the most current equalized assessment roll of Solano County, including updated computer printouts, available to the City at the time notice is prepared, at his or their last known place of address as shown therein.

CASE NO.: CE14-0668
PARCEL NO.: 0071142180
LOCATION: 606 CEDAR ST

We need your help! The property referenced, owned or controlled by you is in need of your immediate attention. **An inspection was made on 03/18/2014** and the following violations were noted based on the Vallejo Municipal Code Section(s) stated below:

DESCRIPTION OF VIOLATION(S) AND REQUIRED CORRECTIVE ACTION(S)

Section 7.64.010 Prohibits storage of inoperative, unregistered, wrecked, or dismantled vehicles on the property.

Correction Required: Remove all inoperative and/or unregistered vehicles from the property or make the vehicles operational and currently registered. (NON-OPERATIONAL REGISTRATION IS NOT ACCEPTED)

I hope you understand that the purpose of the Ordinance is to benefit the entire community by maintaining the value of real property and preventing deterioration of neighborhoods in our City. Please take immediate action to remedy this violation.

CONSEQUENCES OF NOT ABATING

Failure to correct the noted violation(s) by 04/08/2014 will result in the issuance of a 1st Citation, pursuant to Chapter 1.15 of the Vallejo Municipal Code, and imposition of a \$200.00 fine, as established by resolution by the City Council, per violation, per day that each violation continues to exist past the correction date. If after a 1st Citation is issued and the violation(s) are still not abated within the time limit specified, then you may be subject

Code Enforcement Division
555 Santa Clara Street
VALLEJO CA 94590-5922

US POSTAGE AND FEES PAID
FIRST CLASS
Mar 19 2014
Mailed from ZIP 94590
1 oz First Class Mail
Letter Rate (No surcharge)
CID: 73722



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WN ZONING CE14 0668 JS
606 CEDAR ST

USPS CERTIFIED MAIL



9407 1106 9994 5004 4064 95

BANDUCCI A L JT
BANDUCCI THOMAS M JR
606 CEDAR ST
VALLEJO CA 94591-6530



FOLD ALONG THIS LINE

4/9/2014

BANDUCCI THOMAS M JR & A L JT
606 CEDAR ST
VALLEJO, CA 94591

WN-Zoning/ CE14-0668/ 606 CEDAR ST/JOHN SILVA

2ND - ADMINISTRATIVE NOTICE

Via certified mail, return receipt requested, and first class mail addressed to the person or persons listed as the owner of the real property in the most current equalized assessment roll of Solano County, including updated computer printouts, available to the City at the time notice is prepared, at his or their last known place of address as shown therein.

CASE NO.: CE14-0668
PARCEL NO.:0071142180
LOCATION: 606 CEDAR ST

We need your help! The property referenced, owned or controlled by you is in need of your immediate attention. **An inspection was made on 04/09/2014** and the following violations were noted based on the Vallejo Municipal Code Section(s) stated below:

DESCRIPTION OF VIOLATION(S) AND REQUIRED CORRECTIVE ACTION(S)

Section 7.64.010 Prohibits storage of inoperative, unregistered, wrecked, or dismantled vehicles on the property.

Correction Required: Remove all inoperative and/or unregistered vehicles from the property or make the vehicles operational and currently registered. (NON-OPERATIONAL REGISTRATION IS NOT ACCEPTED)

I hope you understand that the purpose of the Ordinance is to benefit the entire community by maintaining the value of real property and preventing deterioration of neighborhoods in our City. Please take immediate action to remedy this violation.

CONSEQUENCES OF NOT ABATING

Failure to correct the noted violation(s) by 04/30/2014 will result in the issuance of a 1st Citation, pursuant to Chapter 1.15 of the Vallejo Municipal Code, and imposition of a \$200.00 fine, as established by resolution by the City Council, per violation, per day that each violation continues to exist past the correction date. If after a 1st Citation is issued and the violation(s) are still not abated within the time limit specified, then you may be subject

Code Enforcement Division
555 Santa Clara Street
VALLEJO CA 94590-5922

WN ZONE CE14 0668 JS
606 CEDAR ST

US POSTAGE AND FEES PAID
FIRST CLASS
Apr 10 2014
Mailed from ZIP 94590
1 oz First Class Mail
Letter Rate (No surcharge)
CID: 73722



andlca.com

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USPS CERTIFIED MAIL



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BANDUCCI THOMAS M JR
BANDUCCI A L JT
606 CEDAR ST
VALLEJO CA 94591-6530



FOLD ALONG THIS LINE

606 CEDAR ST

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606 CEDAR ST



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Administrative Citation

1st Citation 2nd Citation 3rd Citation 4th Citation 5th Citation

PERSON CITED: **BANDUCCI THOMAS M JR & A L JT** CASE #: **CE14-0668**

VIOLATION ADDRESS: **606 CEDAR ST** PARCEL #: **0071142180**

MAILING ADDRESS: **606 CEDAR ST VALLEJO CA 94591**

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 05/22/2014. Other enforcement action may result if compliance is not achieved by the 3rd Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
\$200.00	Section 7.64.010 Prohibits storage of inoperative, unregistered, wrecked, or dismantled vehicles on the property. <u>Correction Required: Remove all inoperative and/or unregistered vehicles from the property or make the vehicles operational and currently registered. (NON-OPERATIONAL REGISTRATION IS NOT ACCEPTED)</u>
\$200.00	(see reverse side for payment and appeal instructions)

Date and time violation was observed: 5/1/2014 Citation Date: 5/1/2014

Issuing Officer: JOHN SILVA

Signature: 

Citing Department / Division: Code Enforcement Division Phone Number: (707) 648-4469

Division Address: City of Vallejo Code Enforcement Division, 555 Santa Clara St. 1st floor, Vallejo, CA 94590

READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION

Code Enforcement Division
555 Santa Clara Street
VALLEJO CA 94590-5922

C1 CE14 0668 JS
606 CEDAR ST

USPS CERTIFIED MAIL



9407 1106 9994 5005 0167 09

BANDUCCI THOMAS M JR & A L JT
606 CEDAR ST
VALLEJO CA 94591-6530



US POSTAGE AND FEES PAID
FIRST CLASS
May 01 2014
Mailed from ZIP 94590
1 oz First Class Mail
Letter Rate (No surcharge)
CID: 73722



andlola.com

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606 CEDAR

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606 CEDAR



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606 CEDAR

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606 CEDAR



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**BLOODSAW MARYA
NORMAN**

366 BOLTON WAY

\$7,309.00

Case #: PR13-0293

CEO: Lorena Burciaga

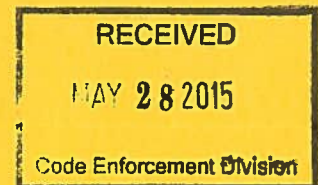
PLEASE READ

IMPORTANT ASSESSMENT HEARING INFORMATION

All persons who submit the written objection/protest by **FRIDAY, MAY 29, 2015** may attend the hearing and their testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the underlying violation(s), will be heard and given due consideration. **The Code Enforcement Appeals Board WILL NOT listen to any testimony and evidence that is not regarding discrepancies relating to the amount of the special assessment. THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED.** The Code Enforcement Appeals Board will **ONLY** be reviewing the cost accounting of the assessments and making sure that the figures are correct.

I have read this form and understand that the assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if I want to request an appeal, I must send this form back as an acknowledgment that I have read and understand what will be discussed at the assessment hearing. If the City of Vallejo Code Enforcement does not receive this form by **FRIDAY, MAY 29, 2015**, I will no longer be eligible to request an appeal.

Property Owner: BLOODSAW MARYA NORMAN
Site Address: 366 BOLTON WAY
Case #: PR13-0293
Officer: LORENA BURCIAGA
Total Due: \$7,309.00



Mary Norman

5/23/15

Property Owner Signature

Date

*It is my intent to protest these
assessments. I have been the owner/resident
19X 366 Bolton Way for 27 years. What is this?*

3600 Bolton way
Valejo 94591

RECEIVED
MAY 28 2015
Code Enforcement Division

City of Vallejo
Code Enforcement
Division Mgr.
555 Santa Clara St.
Vallejo CA 94590

Code Enforcement Division
555 Santa Clara Street
VALLEJO CA 94590-5922

366 Bolton Way REQUEST
DOC LTR PR13 0293 LB

US POSTAGE AND FEES PAID
FIRST-CLASS
Jun 04 2015
Mailed from ZIP 94615
1 oz First Class Mail
Letter Rate (No surcharge)
CID: 73722



endicia.com

071S00534813

USPS CERTIFIED MAIL



9407 1106 9994 5009 5668 97

Marya Norman Bloodsaw
366 Bolton Way
VALLEJO CA 94591-8106



FOLD ALONG THIS LINE



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

June 4, 2015

City of Vallejo
Code Enforcement Division
555 Santa Clara Street
Vallejo, CA 94590
707 648-4469

Marya Norman Bloodsaw
366 Bolton Way
Vallejo, CA 94591

**RE: Case PR13-0293
366 Bolton Way
Vallejo, CA 94591**

Dear Marya Norman Bloodsaw,

Code Enforcement Division has received your Assessment Hearing form for the Special Assessment Hearing pertaining to the Property Registration case PR13-0293.

Your case is currently under review. Please provide any documentation pertaining to the end of the foreclosure process for 366 Bolton Way, Vallejo, CA 94591. Examples of documentation include:

- Notice of Rescission
- Home Modification Loan approval letter

To better assist you, please contact me by June 11, 2015 at (707) 648-4502 or via email at Christina.Macias@cityofvallejo.net.

Thank you,

A handwritten signature in black ink, appearing to read "Christina Macias", is written over a light blue horizontal line.

Christina Macias
Administrative Clerk



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

6/19/2013

**RE: CITY OF VALLEJO VACANT AND FORECLOSED RESIDENTIAL
PROPERTY REGISTRATION PROGRAM**

SITE PARCEL #: 0082052180

SITE ADDRESS: 366 BOLTON WAY

CASE #: PR13-0293

PLEASE TAKE NOTICE

Dear Property Owners:

The City of Vallejo is one of many municipalities in California which is making efforts to deal with significant real property mortgage loan defaults and the effects of foreclosed/abandoned/vacant properties in the community.

On March 12, 2013, the Vallejo City Council adopted the Modification to City Ordinance No. 1672 (The Ordinance), which authorizes the implementation of the Vacant and Foreclosed Residential Property Registration Program (Property Registration Program) and requires the registration, maintenance, and security of vacant and foreclosed properties by property owners. The Ordinance will be codified with the Vallejo Municipal Code (VMC) Vacant Building Ordinance, Chapter 7.62 in June 2013. The Ordinance became effective on April 12, 2013. A copy of the Ordinance text is enclosed.

Our research indicates that you may have interest in a vacant or foreclosed property as defined by The Ordinance as a: property owner, maker or holder of loans secured by real property mortgages, and their agents, mortgage lender, beneficiary, bank, mortgage servicer, trustee, foreclosure trustee servicer, title insurance company, real estate property management firm, real estate broker and other interested person, (collectively, "Property Owners" as defined in The Ordinance, Section 7.62.030 (E).



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

As a result, we are sending you this information packet which includes copies of the Vacant and Foreclosed Residential Property Registration Program Requirements, VMC Vacant Building Ordinance Chapter 7.62, City Ordinance No. 1672, and the Vacant and Foreclosed Residential Property Registration Annual Application Form to assist you in understanding your obligations related to owning vacant or foreclosed property within the City. This information packet provides a summary of information you will need to know in order to register, monitor and maintain subject property in the City of Vallejo, and to comply with the monthly reporting requirements.

The purpose of this information packet is to provide outreach by the City to ensure that property owners in the City are aware of, and understand, the Property Registration Program requirements to be imposed on vacant and foreclosed properties. Effective April 13, 2013, any person owning vacant and foreclosed properties in the City shall pay the annual registration fee to the City of Vallejo, accompanying the registration/application form (VMC Ordinance 1672, Section 7.62.035 (F)). The fee is due and payable to the City in the amount of Three Hundred and Sixty-Eight Dollars (\$368.00) for each vacant and/or foreclosed residential property. Registration fees will not be prorated or returned. A separate application is required for each vacant and/or foreclosed property. Please submit the complete application(s) and payment within ten days from the date of this letter.

Interested persons are advised to review the enclosed text of VMC Ordinances No. 1672 and 7.62. This guidance is provided as a public service. It is not all-inclusive and any specific questions should be directed to the Vallejo Code Enforcement Division at City Hall by calling (707) 648-4469, (Fax: 707-649-3540), or by visiting us at 555 Santa Clara Street, 1st floor, Vallejo CA. 94590. Interested persons are also invited to contact Code Enforcement staff by e-mail: cenforcement@ci.vallejo.ca.us to discuss any question regarding the Property Registration Program, and/or City Ordinance No. 1672. On the subject line, please type: "Property Registration Inquiry." You may also visit our website at ci.vallejo.ca.us for more information.

A copy of this letter will be posted to the City of Vallejo website and copies of this letter will be transmitted by U.S. First Class Mail to identified Property Owners.

CITY OF VALLEJO

By: _____

Nimat Shakoor-Grantham
Code Enforcement Manager
City of Vallejo



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

2/20/2014

BLOODSAW MARYA NORMAN
366 BOLTON WY
VALLEJO, CA 94591

WN/ PR13-0293/ 366 BOLTON WAY/ JOHN SILVA

WARNING NOTICE

FOR VACANT/FORECLOSED RESIDENTIAL PROPERTY REGISTRATION, MONITORING, AND SECURING

Via certified mail, return receipt requested, and first class mail.

CASE NO.: PR13-0293
PARCEL NO.: 0082052180
LOCATION: 366 BOLTON WAY

We need your help! The property referenced, owned or controlled by you is in need of your immediate attention. As you may not be aware, your property is found to be in violation of the Vallejo Municipal Code Chapter 7.62 also known as the Vacant Building Ordinance.

On 06.19.13 (date of the registration notice), a Vacant/Foreclosed Residential Property Registration Annual Application Form was sent to you via certified and regular mail regarding the property at 366 BOLTON WAY, as required in Section 7.62.035 (B) of the Vacant Building Ordinance.

VIOLATION(S): (Officer/Clerical to check appropriate box)

- A. **X** As of 06.29.13 (10 calendar days from the date of the registration notice), this office has not received the required completed Vacant/Foreclosed Residential Property Registration Annual Application Form that was sent to you on 06.19.13 nor the required annual registration fee of \$368.00. The deadline for returning the completed form and registration fee to this office was 06.29.13 (10 calendar days from the date of the registration notice) or within ten (10) days of the recording of the notice of default or

within ten (10) days of acquiring the property at a trustee sale as required in Section 7.62.035 (D), (E) and (F) of the City's Vacant Building Ordinance.

- B. As of __/__/____ (10 calendar days from the date of the registration notice), this office has not received the required annual registration fee of \$368.00. The deadline for returning the completed form and registration fee to this office was __/__/____ (10 calendar days from the date of the registration notice) or within ten (10) days of the recording of the notice of default or within ten (10) days of acquiring the property at a trustee sale as required in Section 7.62.035 (D), (E) and (F) of the City's Vacant Building Ordinance.
- C. As of __/__/____ (30 days from the date of the registration notice), this office has not received the required comprehensive property pictures and a brief written report which provide proof of the obligatory **monthly** maintenance inspection and show the current condition of the property, as required in Section 7.62.036 (B) of the City's Vacant Building Ordinance.
- D. As of __/__/____ (date of the Officer's inspection), an inspection of this property shows that it has not been secured nor has this office received the required pictures and written report which provides proof that subject property been properly secured against trespassers as required in Section 7.62.050 of the City's Vacant Building Ordinance.

REQUIRED CORRECTIVE ACTION AND TIME TO ABATE:

You are hereby notified that by 03.12.14, (20 calendar days from the date of **this** notice) you must:

- A. **X** Submit the required completed Vacant/Foreclosed Residential Property Registration Annual Application Form, including the required annual registration fee of \$368.00 to this office.
- B. Pay the required annual registration fee of \$368.00.
- C. Submit the required comprehensive and clear property pictures and a brief readable report providing proof of the monthly property inspections and showing the current condition of the property. If mailed, the required documents must be postmarked with the date of __/__/____ (20 calendar days from the date of **this** notice).
- D. Secure subject property against trespassers as required in Section 7.62.050 of the City's Vacant Building Ordinance. Evidence of the required securing activity must be submitted to this office via clear pictures and a brief clearly written report by the date stated above.

I hope you understand that the purpose of the Vacant Building Ordinance is to benefit the entire community by maintaining property values, encouraging economic development and preventing deterioration of neighborhoods in our City. Please take immediate action to remedy this violation.

CONSEQUENCES OF NOT ABATING:

Should these conditions not be corrected within this period, the following action(s) may be taken:

Administrative Charge: Failure to comply with this warning notice by **03.12.14** (20 calendar days from the date of **this** notice) will result in the issuance of a written Notice of Violation and the imposition of an **administrative charge of \$219.00** pursuant to Section 7.62.260 of the Vallejo Municipal Code's Vacant Building Ordinance.

If the code enforcement manager or other city employees designated by the city manager determines the violation to be immediately dangerous to the general welfare, health and safety, the same may be summarily abated without compliance with the provisions of Vallejo Municipal Code Chapter 7.62.

Fines: Failure to submit the required inspection beginning on __/__/____ (calendar day after above deadline date) is punishable by a fine of **\$200.00 a day for every day** that the required inspection evidence is not submitted to the code enforcement division, unless the property owner contacts and receives an extension of time for submittal from the code enforcement manager per Section 7.62.036 (B) of the Vallejo Municipal Code's Vacant Building Ordinance.

Failure to secure the property from trespassers beginning on __/__/____ (calendar day after above deadline date) is punishable by a fine of **\$200.00 a day for every day** the property is not secured per Section 7.62.050 (D) of the Vallejo Municipal Code's Vacant Building Ordinance.

Administrative Citation: 1st Citation: \$200.00, 2nd Citation: \$500.00, 3rd and subsequent Citations: \$750.00 - *per violation*, per day that each violation continues to exist past the correction date.

City Abatement: The City may have the work done at the owner's expense and the cost may be assessed against the property as a lien or as a special assessment.

Liens and Special Assessments: The amount of any unpaid administrative charges and/or abatement costs including incidental costs may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

Civil Action: \$50.00 per day for every day each separate violation exists

Criminal Citation: Maximum penalty of \$500.00 fine for every day each separate violation exists.

****Please be advised that if your property is found to be in violation again within twelve (12) months of compliance with this notice, you will receive an administrative fine of \$219.00 pursuant to Section 7.62.280 of the Vallejo Municipal Code.***

If you have any questions, please contact this office immediately at (707) 648-4469 or by e-mail at enforcement@ci.vallejo.ca.us. Thank you.

City of Vallejo Code Enforcement Division



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

4/7/2014

BLOODSAW MARYA NORMAN
366 BOLTON WY
VALLEJO, CA 94591

NOV-PR/ PR13-0293/ 366 BOLTON WAY/ JOHN SILVA

NOTICE OF VIOLATION

FOR VACANT/FORECLOSED RESIDENTIAL PROPERTY REGISTRATION, MONITORING, AND SECURING

Mailed via first class and certified mail, return receipt requested, to the property owner at the address shown on the county's last property tax assessment rolls or to any other address known for the property owner pursuant to Section 7.62.190 (B) of the Vallejo Municipal Code (VMC). The failure of any property owner to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.62 (Vacant Building Ordinance) of the VMC. To review the Ordinance, the Vallejo Municipal Code is available online at the City's website at www.ci.vallejo.ca.us or a copy may be obtained from the Code Enforcement Division Office.

CASE NO.: PR13-0293
PARCEL NO.: 0082052180
LOCATION: 366 BOLTON WAY

As the violation(s) below was not abated within the time limit specified in the Warning Notice, **YOU ARE HEREBY NOTIFIED THAT AN ADMINISTRATIVE CHARGE OF \$219.00, AS ESTABLISHED BY RESOLUTION BY THE CITY COUNCIL, IS NOW BEING IMPOSED PURSUANT TO SECTION 7.62.260 OF THE VALLEJO MUNICIPAL CODE AND MUST BE PAID NO LATER THAN THIRTY (30) DAYS OF THE DATE OF THIS NOTICE.** Any property owner who fails to pay the administrative charges or abatement costs including incidental costs owed to the City shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount. Legal action may include costs and/or charges being lienied against the property and/or applied as a special assessment to the ordinary secured property taxes.

VIOLATION(S)

(Officer/Clerical to check appropriate box)

On 06.19.13 (date of the registration notice), a Vacant/Foreclosed Residential Property Registration Annual Application Form was sent to you via certified and regular mail regarding the property at 366 BOLTON WAY, as required in Section 7.62.035 (B) of the Vacant Building Ordinance.

- A. As of 03.12.14, (20 calendar days from the date of the WN), this office has not received the required completed Vacant/Foreclosed Residential Property Registration Annual Application Form that was sent to you on 06.19.13 (date of the registration notice) nor the required annual registration fee of \$368.00. The deadline for returning the completed form and registration fee to this office was 06.29.13(10 calendar days from the date of the registration notice) or within ten (10) days of the recording of the notice of default or within ten (10) days of acquiring the property at a trustee sale as required in Section 7.62.035 (D), (E) and (F) of the City's Vacant Building Ordinance.
- B. As of __/__/____, (20 calendar days from the date of the WN), this office has not received the required annual registration fee of \$368.00. The deadline for paying the registration fee to this office was __/__/____ (10 calendar days from the date of the registration notice) or within ten (10) days of the recording of the notice of default or within ten (10) days of acquiring the property at a trustee sale as required in Section 7.62.035 (D), (E) and (F) of the City's Vacant Building Ordinance.
- C. As of 03.12.14, (20 calendar days from the date of the WN), this office has not received the required comprehensive property pictures and a brief written report which provide proof of the obligatory **monthly** maintenance inspection and show the current condition of the property, as required in Section 7.62.036 (B) of the City's Vacant Building Ordinance. The deadline for providing the required comprehensive property pictures and brief written report to this office was 07.19.13 (30 days from the date of the registration notice).
- D. As of __/__/____ (date of the Officer's **reinspection**, which should be 20 days after the initial inspection), a reinspection of this property shows that it *still* has not been secured nor has this office received the required pictures and written report which provides proof that subject property been properly secured against trespassers as required in Section 7.62.050 of the City's Vacant Building Ordinance. The deadline for securing the property and providing the required pictures and written report to this office was __/__/____ (20 calendar days from the date of the WN).

REQUIRED CORRECTIVE ACTION AND TIME TO ABATE

The time limit for abating the violation shall not exceed twenty (20) days after the date on which this notice is served per Section 7.62.180 of the Vallejo Municipal Code, unless the Code enforcement manager determines there are circumstances of hardship that warrant additional time for abatement. You are hereby notified that by 04.28.14, (20 calendar days from the date of **this** notice), you must:

- A. Submit the required completed Vacant/Foreclosed Residential Property Registration Annual Application Form, including the required annual registration fee of \$368.00 to this office.
- B. Pay the required annual registration fee of \$368.00.

- C. Submit the required comprehensive and clear property pictures and a brief readable report providing proof of the monthly property inspections and showing the current condition of the property. Failure to submit the required the required comprehensive property pictures and brief written report beginning on 03.12.14 (21 calendar days from the date of the WN) is punishable by a fine of **\$200.00 a day for every day** that the required inspection evidence is not submitted to the code enforcement division, unless the property owner contacts and receives an extension of time for submittal from the code enforcement manager per Section 7.62.036 (B) of the Vallejo Municipal Code's Vacant Building Ordinance. **An invoice will be sent for each 30-day accrual until the required proof of monthly monitoring has been received.**
- D. Secure subject property against trespassers as required in Section 7.62.050 of the City's Vacant Building Ordinance. Evidence of the required securing activity must be submitted to this office via clear pictures and a brief clearly written report. Failure to secure the property from trespassers beginning on ___/___/_____ (21 calendar days from the date of the WN) is punishable by a fine of **\$200.00 a day for every day** the property is not secured per Section 7.62.050 (D) of the Vallejo Municipal Code's Vacant Building Ordinance. **An invoice will be sent for each 30-day accrual until the required proof of properly securing the property against trespassing has been received.**

If the code enforcement manager or other city employees designated by the city manager determines the violation to be immediately dangerous to the general welfare, health and safety, the same may be summarily abated without compliance with the provisions of the Vacant Building Ordinance.

****Please be advised that if your property is found to be in violation again within twelve (12) months of compliance with this notice, you will receive an administrative fine pursuant to Section 7.62.280 of the Vallejo Municipal Code.***

CONSEQUENCES OF NOT ABATING

Administrative Citation: 1st Citation: \$200.00, 2nd Citation: \$500.00, 3rd and subsequent Citations: \$750.00 - *per violation*, per day that each violation continues to exist past the correction date of 04.28.14, (20 calendar days from the date of this notice).

City Abatement: The City may have the work done at the owner's expense and the cost may be assessed against the property as a lien or as a special assessment. **The costs of abatement, including incidental costs shall be billed to the property owner pursuant to Section 7.62.260 (B) of the Vallejo Municipal Code and will be due and payable within thirty (30) days of the date the billing is mailed to the property owner.**

Liens and Special Assessments: The amount of any unpaid administrative charges and/or abatement costs including incidental costs may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

Civil Action: \$50.00 per day for every day each separate violation exists

Criminal Citation: Maximum penalty of \$500.00 fine for every day each separate violation exists.

PAYMENT OPTIONS

A copy of this notice should be included with the payment of \$219.00. If paying by check or money order, **make sure to write the case number, PR13-0293** and make it payable to the City of Vallejo.

1. In person, at the Vallejo City Hall, 555 Santa Clara Street, 1st Floor – Cashier
CASHIER: Use Account # 001-1303-310-36-39 and print TWO RECEIPTS.
CUSTOMER: After paying, please take duplicate receipt to the Code Enforcement Division office for recording.
or
2. By mail, to the City of Vallejo Code Enforcement Division, P.O. Box 3068, Vallejo, CA 94590-5922.

APPEALS PROCESS

Information on the process to appeal this notice is attached, which includes the amount of the appeal fee and procedure for requesting an appeal fee waiver.

If you have any questions, please contact this office immediately at (707) 648-4469 or by e-mail at cenforcement@ci.vallejo.ca.us. Thank you.

City of Vallejo Code Enforcement Division

NOTICE OF VIOLATION APPEALS PROCESS

Any property owner who is the recipient of a Notice of Violation may appeal the notice and may request a hearing before the Code Enforcement Appeals Board as follows:

1. An appeal form shall be obtained from the Code Enforcement Manager via the Code Enforcement Division office. **The completed appeal form shall be filed with the Code Enforcement Manager via the Code Enforcement Division office within fifteen (15) days of the effective date of the notice of violation, which is the date of the first class mailing, together with an appeal fee of \$658.00, as established by resolution by the City Council, or a request for an appeal fee waiver.**
2. Only after the completed appeal form has been filed together with the appeal fee or with an *approved* appeal fee waiver shall the Code Enforcement Manager set the date for a hearing. The hearing shall be set for a date not less than fifteen (15) days nor more than sixty (60) days after the Code Enforcement Manager via the Code Enforcement Division office received the request.
3. The appellant may request one continuance, but in no event shall the hearing be continued more than thirty (30) days after the date of the originally scheduled hearing unless the Code Enforcement Manager finds circumstances of hardship warrant a longer continuance not to exceed ninety (90) days after the date of the originally scheduled hearing.
4. The appellant shall be notified by first class mail and certified mail, return receipt requested, of the date, time and place set for the hearing. Such notice shall be sent at least ten (10) days prior to the date of the hearing. The notice shall include a statement that if the violation is found to be a public nuisance and the violation is not substantially abated, then the city may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges. The notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive such notice shall not affect the validity of any proceedings taken under Chapter 7.62 of the Vallejo Municipal Code.
5. Any documentation, other than the notice of violation, which the Code Enforcement Manager has submitted or will submit to the Code Enforcement Appeals Board, shall be served on the appellant at least three (3) days before the hearing.

Failure of any property owner to file an appeal in accordance with the provisions of Section 7.62.200 of the Vallejo Municipal Code shall be deemed to waive his or her right to an appeal hearing.

Appeal Fee Waiver. Any property owner who requests a hearing to appeal a notice of violation and is financially unable to pay the appeal fee may file a request for an appeal fee waiver as follows:

1. The request for waiver shall be made on a form obtained from the Code Enforcement Manager via the Code Enforcement Division office and submitted to the Code Enforcement Manager via the Code Enforcement Division office within fifteen (15) days of the effective date of the notice of violation.
2. The Code Enforcement Manager may issue an appeal fee waiver only if the person requesting the waiver submits a sworn affidavit together with any supporting documents demonstrating to the satisfaction of the manager the person's financial inability to deposit with the city the full amount of the fee in advance of the appeal hearing.
3. The Code Enforcement Manager via the Code Enforcement Division office shall issue a written decision specifying the reasons for issuing or not issuing the waiver within ten (10) days of the receipt of the request. The decision of the Code Enforcement Manager shall be final.
4. If the Code Enforcement Manager office determines a waiver is not warranted, the property owner shall remit the appeal fee within ten (10) days of the determination. If the Code Enforcement Manager via the Code Enforcement Division office does not receive the appeal fee within this time period, the request for hearing shall not be accepted and shall constitute a failure of the property owner to exhaust his or her administrative remedies.



Code Enforcement Division • 555 Santa Clara Street • Vallejo • CA • 94590 • 707.648.4469

7/1/2014

**BLOODSAW MARYA NORMAN
366 BOLTON WY
VALLEJO, CA 94591**

CI-PR/ PR13-0293/ 366 BOLTON WAY/ JOHN SILVA

ADMINISTRATIVE CITATION

FOR VACANT/FORECLOSED RESIDENTIAL PROPERTY REGISTRATION PROGRAM

Mailed via first class mail and certified mail, return receipt requested, to the responsible person: property owner, tenant, person with legal interest in real property, or person in possession of real property and their employees and agents, to the address shown on the last Solano County equalized property tax assessment rolls or to any other address known for the responsible person pursuant to Section 1.15.060 (B) of the Vallejo Municipal Code (VMC). The failure to serve any responsible person shall not invalidate any proceeding taken pursuant to Chapter 1.15 ("Administrative Citations") of the VMC. To review the Ordinance, the Vallejo Municipal Code is available online at the City's website at www.ci.vallejo.ca.us or a copy may be obtained from the Code Enforcement Division Office.

As the violation(s) below was not abated within the time limit specified in the Notice of Violation, **YOU ARE HEREBY NOTIFIED THAT AN ADMINISTRATIVE CITATION, AS ESTABLISHED BY RESOLUTION BY THE CITY COUNCIL, IS NOW BEING IMPOSED PURSUANT TO SECTION 7.62.130 OF THE VALLEJO MUNICIPAL CODE AND MUST BE PAID NO LATER THAN THIRTY (30) DAYS OF THE DATE OF THIS NOTICE. THE VIOLATION(S) MUST BE CORRECTED BY 07/31/2014.**

Person Cited: BLOODSAW MARYA NORMAN		Citation No.: PR13-0293-1
Case No.: PR13-0293	Assessor's Parcel No.: 0082052180 Location of Violation: 366 BOLTON WAY	
Fine Amount	Municipal Code Section(s) Violated with Violation Description and Required Corrective Action	
\$200.00	Section 7.62.035 B. Requires annual registration of vacant or foreclosed residential properties on registration forms furnished by the City of Vallejo. Submit the required completed Vacant/Foreclosed Residential Property Registration Annual Application Form, including the required annual registration fee of \$368.00 to this office.	

Date and approximate time of violation: **06/25/2014**

Citation Date: **7/1/2014**

Required Date of Correction: **07/31/2014**

Citation Payment Due Date:

Enforcement Officer: **JOHN SILVA**

Signature:

Citing Department/Division: **CODE ENFORCEMENT DIVISION, 555 SANTA CLARA ST., VALLEJO, CA 94590**

How to Pay the Fine: Payment may be made in person at the Vallejo City Hall, 1st Floor – Cashier (*please bring this notice to the cashier and drop off the duplicate receipt to the Code Enforcement Division office for recording*) or by mail addressed to the City of Vallejo Code Enforcement Division, 555 Santa Clara Street, Vallejo, CA 94590-5922. Payment by mail should be made by personal check, cashier's check or money order, payable to the City of Vallejo. Make sure to include the case number PR13-0293 and account number 001-1303-340-66-18 on your check. **An administrative charge of \$890.00, as established by resolution by the City Council, shall be owed for fines not paid within thirty (30) days of their due date.**

CONSEQUENCES FOR FAILING TO CORRECT THE VIOLATION

Should these conditions not be corrected by 07/31/2014, the following action(s) may be taken:

Imposition of Next Administrative Citation: 2nd Citation \$500.00, 3rd and subsequent (may go up to 5th Citation) \$750.00 - ***per violation, per day that each violation continues to exist past the correction.***

Liens and Special Assessments: The amount of any unpaid fine and/or associated administrative charges may be recovered with a lien or special assessment against the property where the violation occurred. The amount of the special assessment shall be entered on the assessment roll against the parcel listed in the report. Thereafter, such assessments may be collected at the same time and in the same manner as ordinary secured property taxes are collected and shall be subject to the same penalties and same procedures of sale as provided for delinquent ordinary secured property taxes.

Civil Action: \$50.00 per day for every day each separate violation exists.

Criminal Citation: Maximum penalty of \$500.00 fine for every day each separate violation exists.

APPEALS PROCESS/HEARING REQUEST PROCEDURE

Information on the process to appeal this citation is attached, which includes the procedure for requesting an advance fine deposit waiver.

For more details about the Vacant/Foreclosed Residential Property Registration Program, please visit the Code Enforcement Division webpage at www.ci.vallejo.ca.us or review the Vacant Building Ordinance (Chapter 7.62) of the Vallejo Municipal Code. The Ordinance is available online at the City's website or a copy may be obtained from the Code Enforcement Division Office. If you have any questions, please contact me immediately at the phone number or e-mail address listed below or call this office at (707) 648-4469. Thank you.

Sincerely,

FOR JOHN SILVA
Code Enforcement Officer
(707)648-4327
jsilva@ci.vallejo.ca.us

ADMINISTRATIVE CITATION HEARING REQUEST

Any responsible person receiving an Administrative Citation may contest that there was a violation or that he or she is the responsible person and may request a hearing as follows:

1. A request for hearing form shall be obtained from the Code Enforcement Division Manager via the Code Enforcement Division office. The form shall include a section permitting a brief statement outlining the responsible person's basis for contesting the Citation and for the provision of an address at which notice of any additional proceeding, correspondence or the decision of the hearing officer may be received. **This request shall be filed with the Code Enforcement Division Manager via the Code Enforcement Division office within fifteen (15) days of the effective date of the citation together with an advance fine deposit or a request for an advance fine deposit waiver.**
2. Only after a completed request for hearing form has been filed with the Code Enforcement Division Manager via the Code Enforcement Division office and the responsible person has submitted the advance fine deposit or has obtained an advance fine deposit waiver shall the Code Enforcement Division Manager set the date, time and place for the hearing. The hearing shall be set for a date not less than fifteen (15) days nor more than sixty (60) days after the Code Enforcement Division Manager via the Code Enforcement Division office received the request and the advance fine deposit or an approved waiver.
3. The responsible person requesting the hearing shall be notified by first class mail and certified mail, return receipt requested, of the time and place set for the hearing at least ten (10) days prior to the date of the hearing. The notice shall be sent to the address provided on the request for hearing form by the responsible person requesting the hearing. Service shall become effective on the date of first class mailing. **Failure of the responsible person requesting the hearing to receive such notice shall not affect the validity of any proceedings taken.**
4. The responsible person requesting the hearing or the Code Enforcement Division Manager may request one continuance, but in no event may the hearing be continued more than thirty (30) days after the date of the originally scheduled hearing unless the hearing officer finds circumstances warrant a longer continuance not to exceed ninety (90) days after the date of the originally scheduled hearing.
5. Any documentation, other than the Administrative Citation, which the Code Enforcement Division Manager submits to the Code Enforcement Appeals Board (CEAB) shall be served on the responsible person, at the address provided on the request hearing form, at least three (3) days before the hearing.

Failure of any responsible person to file a request for hearing in accordance with the provisions of Section 1.15.090 of the Vallejo Municipal Code shall be deemed to have waived his or her right to an administrative hearing.

Advance Fine Deposit Waiver. Any responsible person who requests a hearing to contest an Administrative Citation and is financially unable to deposit the fine may file a request for an advance fine deposit waiver as follows:

1. The request for waiver shall be made on a form obtained from the Code Enforcement Division Manager via the Code Enforcement Division office and shall be submitted to the Code Enforcement Manager via the Code Enforcement Division office **within fifteen (15) days of the effective date of the citation which is the date of the first class mailing.**
2. The requirement of depositing the full amount of the fine shall be stayed unless or until the Code Enforcement Division Manager makes a determination not to issue the advance fine deposit hardship waiver.
3. The Code Enforcement Division Manager may issue an advance fine deposit waiver only if the person requesting the waiver **submits a sworn affidavit together with any supporting documents** demonstrating to the satisfaction of the Code Enforcement Division Manager the person's financial inability to deposit with the city the full amount of the fine in advance of the hearing.
4. The Code Enforcement Division Manager via the Code Enforcement Division office shall issue a written decision specifying the reasons for issuing or not issuing the waiver. The written determination shall be final and shall be served upon the person who applied for the waiver.
5. If the Code Enforcement Division Manager decides not to issue a waiver, the responsible person shall remit the advance fine deposit within ten (10) days of the decision. If the advance fine deposit is not received by this date, the request for hearing shall not be accepted and the responsible person shall be deemed to have waived his or her right to an administrative hearing.

366 Bolton Wy PR13-0293



366 Bolton Wy PR13-0293



**Recording Requested By and
When Recorded Mail To:**

**LORENA BURCIAGA
Code Enforcement Officer
CITY OF VALLEJO
555 SANTA CLARA STREET
VALLEJO, CA 94590**

NOTICE OF LIEN

PURSUANT TO the authority vested in the undersigned public official by the provisions of Section 7.54.030 of the Vallejo Municipal Code, Property Maintenance Ordinance of the City of Vallejo, California; the undersigned did on **04/07/14** caused certain violation(s) of Vallejo Municipal Code on real property hereinafter described and which had theretofore been declared a public nuisance and administrative citation(s) with fine(s) have been issued (**PR13-0293**) A special assessment to recover unpaid fine(s) to the City is pending public hearing and the amount of fine is being assessed upon the real property hereinafter described, currently total **\$7,309.00 (SEVEN THOUSAND THREE HUNDRED NINE DOLLARS AND 00/100)**.

The real property hereinbefore mentioned, and upon which a lien is claimed, is that certain real property in the City of Vallejo, Solano County, California, particularly described as follows:

NAME AND ADDRESS OF OWNER (S):	BLOODSAW MARYA NORMAN 366 BOLTON WAY VALLEJO CA 94591
STREET ADDRESS IN VALLEJO:	366 BOLTON WAY VALLEJO CA 94591
LEGAL DESCRIPTION:	COVENTRY HILLS 2 SUB BK-PG 50-1 LOT 62
PARCEL NUMBER:	82-052-180

I hereby certify that the foregoing is true and correct. Executed on this 9th day of April, 2015.

**LORENA BURCIAGA
CODE ENFORCEMENT OFFICER**



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

BLOODSAW MARYA NORMAN
366 BOLTON WY
VALLEJO, CA 94591

INVOICE DATE: 7/2/2014
OFFICER: JOHN SILVA

Invoice-PR Photos & Report/ PR13-0293/ 366 BOLTON WAY/ JOHN SILVA

PROPERTY MONITORING INVOICE
VACANT/FORECLOSED RESIDENTIAL PROPERTY REGISTRATION PROGRAM

CASE NUMBER	PARCEL NO.	LOCATION	PAYMENT DUE	DUE DATE
PR13-0293	0082052180	366 BOLTON WAY	\$6,000.00	8/1/14

The Vacant/Foreclosed Residential Property Registration Program requires all property owners of vacant and/or foreclosed residential properties to perform monthly maintenance inspections to ensure that properties are free of trespassers and squatters, and that they comply with all applicable laws and ordinances, including Chapters 7.54 (“Property Maintenance Ordinance”) and 7.62 (“Vacant Building Ordinance”) of the Vallejo Municipal Code.

Evidence of subject monthly inspections in the form of comprehensive property pictures and brief written reports shall be submitted, and as of 3/12/14 have not been received by the Code Enforcement Division office. Failure to submit the required inspection evidence is punishable by a **fine of \$200.00 a day for every day** that the required inspection evidence is not submitted pursuant to Section 7.62.036 (B) of the City’s Vacant Building Ordinance. **Notice is hereby given that payment of fines for the period of 3/12/14 to 4/10/14 is due and should be paid by 8/1/14. An invoice for each 30-day accrual will be sent until the required proof of monthly monitoring has been received.**

Please direct questions to Code Enforcement Officer JOHN SILVA at (707) 648-4469 and select option #3.

PAYMENT OPTIONS:

A copy of this invoice should be included with the payment. If paying by check or money order, **make sure to write the case number, PR13-0293** and make it payable to the City of Vallejo.

1. In person, at the Vallejo City Hall, 555 Santa Clara Street, 1st Floor – Cashier

CASHIER: Use Account # 001-1303-340.66-18 and **print TWO RECEIPTS**
CUSTOMER: After paying, please drop off duplicate receipt to the Code Enforcement Division office for recording

2. By mail, to the City of Vallejo Code Enforcement Division, P.O. Box 3068, Vallejo, CA 94590-5922.



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

BLOODSAW MARYA NORMAN
366 BOLTON WY
VALLEJO, CA 94591

INVOICE DATE: 1/23/2015
OFFICER: LORENA BURCIAGA

Invoice-PR Photos & Report/ PR13-0293/ 366 BOLTON WAY/ LORENA BURCIAGA

GOLDEN WEST SVGS ASSN SVC CO
PO BOX 34957
SAN ANTONIO, TX 78265

WORLD SVGS
4101 WISEMAN BLVD T6F2
SAN ANTONIO, TX 78251

INVOICE
VACANT/FORECLOSED RESIDENTIAL PROPERTY REGISTRATION PROGRAM
MONITORING FINES

CASE NUMBER	PARCEL NO.	LOCATION	PAYMENT DUE	DUE DATE
PR13-0293	0082052180	366 BOLTON WAY	\$6,000.00	2/23/15

The Vacant/Foreclosed Residential Property Registration Program requires all property owners of vacant and/or foreclosed residential properties to perform monthly maintenance inspections to ensure that properties are free of trespassers and squatters, and that they comply with all applicable laws and ordinances, including Chapters 7.54 (“Property Maintenance Ordinance”) and 7.62 (“Vacant Building Ordinance”) of the Vallejo Municipal Code.

Evidence of subject monthly inspections in the form of comprehensive property pictures and brief written reports shall be submitted, and as of 3/12/14 have not been received by the Code Enforcement Division office. Failure to submit the required inspection evidence is punishable by a **fine of \$200.00 a day for every day** that the required inspection evidence is not submitted pursuant to Section 7.62.036 (B) of the City’s Vacant Building Ordinance. **Notice is hereby given that payment of fines for the period of 4/28/14 to 5/28/14 is due and should be paid by 2/23/15. An invoice for each 30-day accrual will be sent until the required proof of monthly monitoring has been received.**

Please direct questions to Code Enforcement Officer LORENA BURCIAGA at (707) 648-4469 and select option #3.

PAYMENT OPTIONS

A copy of this invoice should be included with the payment. If paying by check or money order, **make sure to write the case number, PR13-0293** and make it payable to the City of Vallejo.

- In person, at the Vallejo City Hall, 555 Santa Clara Street, 1st Floor – Cashier
CASHIER: Use Account # 001-1303-340.66-18 and print TWO RECEIPTS
CUSTOMER: After paying, please drop off duplicate receipt to the Code Enforcement Division office for recording
- By mail, to the City of Vallejo Code Enforcement Division, P.O. Box 3068, Vallejo, CA 94590-5922.



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

BLOODSAW MARYA NORMAN
366 BOLTON WY
VALLEJO, CA 94591

PARCEL NO.: 0082052180
LOCATION: 366 BOLTON WAY

Invoice-PR NOV/ PR13-0293/ 366 BOLTON WAY/ LORENA BURCIAGA

GOLDEN WEST SVGS ASSN SVC CO
PO BOX 34957
SAN ANTONIO, TX 78265

WORLD SVGS
4101 WISEMAN BLVD T6F2
SAN ANTONIO, TX 78251

**VACANT/FORECLOSED RESIDENTIAL PROPERTY REGISTRATION PROGRAM
ADMINISTRATIVE CHARGE INVOICE**

INVOICE DATE	CASE NUMBER	PAYMENT DUE	DUE DATE	OFFICER
4/3/2015	PR13-0293	\$219.00	PAST DUE	LORENA BURCIAGA

The Vacant/Foreclosed Residential Property Registration Program requires all property owners of vacant and/or foreclosed residential properties to register their property and perform monthly maintenance inspections to ensure that properties are free of trespassers and squatters, and that they comply with all applicable laws and ordinances, including Chapters 7.54 (“Property Maintenance Ordinance”) and 7.62 (“Vacant Building Ordinance”) of the Vallejo Municipal Code.

A Property Registration Notice of Violation dated 4/7/14 was mailed to you which included an **administrative charge of \$219.00** due and payable twenty (20) days from the date of the Notice of Violation. **Notice is hereby given that payment is now past due and should be paid.** Vallejo Municipal Code Section 7.62.270 authorizes the City, at its discretion, to pursue any and all legal and equitable remedies for the recovery of vacant building monitoring fees, abatement costs and/or administrative charges owed to the city. The amount of any unpaid vacant building monitoring fees administrative charges and/or abatement costs including incidental costs may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

Please direct questions to Code Enforcement Officer LORENA BURCIAGA at (707) 648-4469 and select option #3.

PAYMENT OPTIONS:

A copy of this invoice should be included with the payment. If paying by check or money order, **make sure to write the case number, PR13-0293** and make it payable to the City of Vallejo.

- In person, at the Vallejo City Hall, 555 Santa Clara Street, 1st Floor – Cashier
CASHIER: Use Account # 001-1303-310-66-18 and print TWO RECEIPTS
CUSTOMER: After paying, please drop off duplicate receipt to the Code Enforcement Division office for recording.

or

- By mail, to the City of Vallejo Code Enforcement Division, P.O. Box 3068, Vallejo, CA 94590-5922.



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

BLOODSAW MARYA NORMAN
 366 BOLTON WY
 VALLEJO, CA 94591

PARCEL NO.: 0082052180
 LOCATION: 366 BOLTON WAY

Inv-Cit#1/ PR13-0293/ 366 BOLTON WAY/ LORENA BURCIAGA

GOLDEN WEST SVGS ASSN SVC CO
 PO BOX 34957
 SAN ANTONIO, TX 78265

WORLD SVGS
 4101 WISEMAN BLVD T6F2
 SAN ANTONIO, TX 78251

**VACANT/FORECLOSED RESIDENTIAL PROPERTY REGISTRATION PROGRAM
 ADMINISTRATIVE CITATION INVOICE**

INVOICE DATE	CASE NUMBER	FINES DUE	DUE DATE	OFFICER
4/3/2015	PR13-0293	\$1,090.00	PAST DUE	LORENA BURCIAGA

The Vacant/Foreclosed Residential Property Registration Program requires all property owners of vacant and/or foreclosed residential properties to register their property and perform monthly maintenance inspections to ensure that properties are free of trespassers and squatters, and that they comply with all applicable laws and ordinances, including Chapters 1.15 (“Administrative Citations”) and 7.62 (“Vacant Building Ordinance”) of the Vallejo Municipal Code.

A 1st Citation dated 7/1/14 was mailed to you which posted the fine of **\$200.00** due and payable thirty (30) days from the date of the Citation. **Notice is hereby given that payment is PAST DUE and subject to an administrative late payment penalty.** Vallejo Municipal Code Section 7.62.270 authorizes the City, at its discretion, to pursue any and all legal and equitable remedies for the recovery of vacant building monitoring fees, abatement costs and/or administrative charges owed to the city. The amount of any unpaid vacant building monitoring fees administrative charges and/or abatement costs including incidental costs may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

Please direct questions to Code Enforcement Officer LORENA BURCIAGA at (707) 648-4469 and select option #3.

CITATION	DATE	CITATION AMOUNT	LATE PAYMENT PENALTY AMOUNT
1st	7/1/14	\$200.00	\$890.00
2nd		0.00	0.00
3rd		0.00	0.00
4th		0.00	0.00
5th		0.00	0.00
SUBTOTAL		\$ 200.00	\$ 890.00
TOTAL FINES DUE		\$1,090.00	

PAYMENT OPTIONS

A copy of this invoice should be included with the payment. If paying by check or money order, **make sure to write the case number, PR13-0293** and make it payable to the City of Vallejo.

1. In person, at the Vallejo City Hall, 555 Santa Clara Street, 1st Floor – Cashier
CASHIER: Use Account # 001-1303-310-66-18 (CA) and print TWO RECEIPTS.
CUSTOMER: After paying, please take duplicate receipt to the Code Enforcement Division office for recording.

Or

2. By mail, to the City of Vallejo Code Enforcement Division, P.O. Box 3068, Vallejo, CA 94590-5922.

**CHAVEZ TOMAS &
MARIA T**

236 MASONIC DR

\$4,120.00

Case #: CE14-0672

CEO: Lorena Burciaga

1 000-0000000



PLEASE READ

IMPORTANT ASSESSMENT HEARING INFORMATION

All persons who submit the written objection/protest by **FRIDAY, MAY 29, 2015** may attend the hearing and their testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the underlying violation(s), will be heard and given due consideration. **The Code Enforcement Appeals Board WILL NOT listen to any testimony and evidence that is not regarding discrepancies relating to the amount of the special assessment. THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED.** The Code Enforcement Appeals Board will **ONLY** be reviewing the cost accounting of the assessments and making sure that the figures are correct.

I have read this form and understand that the assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if I want to request an appeal, I must send this form back as an acknowledgment that I have read and understand what will be discussed at the assessment hearing. If the City of Vallejo Code Enforcement does not receive this form by **FRIDAY, MAY 29, 2015**, I will no longer be eligible to request an appeal.

Property Owner: CHAVEZ TOMAS & MARIA T
Site Address: 236 MASONIC DR
Case #: CE14-0672
Officer: LORENA BURCIAGA
Total Due: \$4,120.00



Property Owner Signature

5-26-15

Date



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

3/18/2014

CHAVEZ TOMAS & MARIA T
236 MASONIC DR
VALLEJO, CA 94591

WN-Zoning/ CE14-0672/ 236 MASONIC DR/JOHN SILVA

ADMINISTRATIVE NOTICE

Via certified mail, return receipt requested, and first class mail addressed to the person or persons listed as the owner of the real property in the most current equalized assessment roll of Solano County, including updated computer printouts, available to the City at the time notice is prepared, at his or their last known place of address as shown therein.

CASE NO.: CE14-0672
PARCEL NO.:0081435010
LOCATION: 236 MASONIC DR

We need your help! The property referenced, owned or controlled by you is in need of your immediate attention. **An inspection was made on 03/18/2014** and the following violations were noted based on the Vallejo Municipal Code Section(s) stated below:

DESCRIPTION OF VIOLATION(S) AND REQUIRED CORRECTIVE ACTION(S)

Section 7.64.010 Prohibits storage of inoperative, unregistered, wrecked, or dismantled vehicles on the property.

Correction Required: Remove all inoperative and/or unregistered vehicles from the property or make the vehicles operational and currently registered. (NON-OPERATIONAL REGISTRATION IS NOT ACCEPTED)

I hope you understand that the purpose of the Ordinance is to benefit the entire community by maintaining the value of real property and preventing deterioration of neighborhoods in our City. Please take immediate action to remedy this violation.

CONSEQUENCES OF NOT ABATING

Failure to correct the noted violation(s) by 04/08/2014 will result in the issuance of a 1st Citation, pursuant to Chapter 1.15 of the Vallejo Municipal Code, and imposition of a \$200.00 fine, as established by resolution by the City Council, per violation, per day that each violation continues to exist past the correction date. If after a 1st Citation is issued and the violation(s) are still not abated within the time limit specified, then you may be subject



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

3/18/2014

CHAVEZ TOMAS & MARIA T
236 MASONIC DR
VALLEJO, CA 94591

WN/ CE14-0672/ 236 MASONIC DR/ JOHN SILVA

WARNING NOTICE

Via certified mail, return receipt requested, and first class mail to the property owner at the address shown on the county's last property tax assessment rolls or to any other address known for the property owner. The failure of any property owner to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

CASE NO.: CE14-0672
PARCEL NO.:0081435010
LOCATION: 236 MASONIC DR

We need your help! The property referenced, owned or controlled by you is in need of your immediate attention. **An inspection was made on 03/18/2014** and it was noted that the conditions that exist on the subject property constitute an unlawful public nuisance as defined in Vallejo Municipal Code Chapter 7.54 (Property Maintenance Ordinance). The following unlawful property violations, as stated in Section 7.54.030, are found to exist:

DESCRIPTION OF VIOLATION(S) AND REQUIRED CORRECTIVE ACTION(S)

Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc. Remove all trash, junk and debris on the property. This refers to the items on the driveway and the torn vehicle cover, as well

Section 7.54.030 R. Prohibits leaving any garbage can refuse can, or recycling container in front or side yard. Relocate all garbage and recycle containers out of public view.

Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.

I hope you understand that the purpose of the Property Maintenance Ordinance is to benefit the entire community by maintaining real property and preventing deterioration of neighborhoods in our City. Please take immediate action to remedy this violation.

Code Enforcement Division
555 Santa Clara Street
VALLEJO CA 94590-5922

WN AN CE14 0672 JS
236 MASONIC DR

US POSTAGE AND FEES PAID
FIRST CLASS
Mar 21 2014
Mailed from ZIP 94590
1 oz First Class Mail
Letter Rate (No surcharge)
CID: 73722



endicia.com

071S00534813

USPS CERTIFIED MAIL



9407 1106 9994 5004 4195 25

CHAVEZ TOMAS
CHAVEZ MARIA T
236 MASONIC DR
VALLEJO CA 94591-4231



FOLD ALONG THIS LINE

236 MASONIC

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236 MASONIC



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236 MASONIC



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236 MASONIC

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236 MASONIC



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236 MASONIC



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CITY OF VALLEJO

CITATION #: CE14-0672-ZONE

Administrative Citation

1st Citation 2nd Citation 3rd Citation 4th Citation 5th Citation

PERSON CITED:

CASE #: CE14-0672

CHAVEZ TOMAS & MARIA T

VIOLATION ADDRESS:

PARCEL #:

236 MASONIC DR

0081435010

MAILING ADDRESS:

236 MASONIC DR VALLEJO CA 94591

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 04/30/2014. Other enforcement action may result if compliance is not achieved by the 3rd Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
\$200.00	Section 7.64.010 Prohibits storage of inoperative, unregistered, wrecked, or dismantled vehicles on the property. <u>Correction Required: Remove all inoperative and/or unregistered vehicles from the property or make the vehicles operational and currently registered. (NON-OPERATIONAL REGISTRATION IS NOT ACCEPTED)</u>
\$200.00	(see reverse side for payment and appeal instructions)

Date and time violation was observed: 4/9/2014

Citation Date: 4/9/2014

Issuing Officer: JOHN SILVA

Signature: 

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

Division Address: City of Vallejo Code Enforcement Division, 555 Santa Clara St. 1st floor, Vallejo, CA 94590

READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION

Code Enforcement Division
555 Santa Clara Street
VALLEJO CA 94590-5922

US POSTAGE AND FEES PAID
FIRST CLASS
Apr 10 2014
Mailed from ZIP 94590
1 oz First Class Mail
Letter Rate (No surcharge)
CID: 73722



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236 MASONIC DR

USPS CERTIFIED MAIL



9407 1106 9994 5004 7882 25

CHAVEZ TOMAS
CHAVEZ MARIA T
236 MASONIC DR
VALLEJO CA 94591-4231



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236 MASONIC

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236 MASONIC



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236 MASONIC



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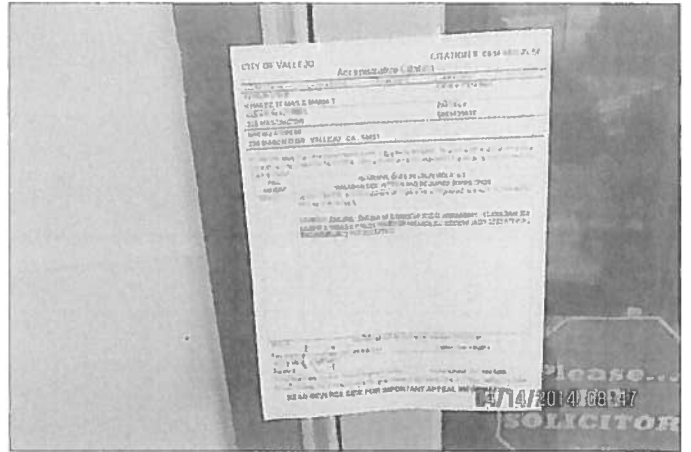
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236 MASONIC

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CITY OF VALLEJO

CITATION #: CE14-0672-ZONI

Administrative Citation

1st Citation 2nd Citation 3rd Citation 4th Citation 5th Citation

PERSON CITED:

CASE #: CE14-0672

CHAVEZ TOMAS & MARIA T

VIOLATION ADDRESS:

PARCEL #:

236 MASONIC DR

0081435010

MAILING ADDRESS:

236 MASONIC DR VALLEJO CA 94591

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 05/22/2014. Other enforcement action may result if compliance is not achieved by the 3rd Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
\$500.00	Section 7.64.010 Prohibits storage of inoperative, unregistered, wrecked, or dismantled vehicles on the property. <u>Correction Required: Remove all inoperative and/or unregistered vehicles from the property or make the vehicles operational and currently registered. (NON-OPERATIONAL REGISTRATION IS NOT ACCEPTED)</u>
\$500.00	(see reverse side for payment and appeal instructions)

Date and time violation was observed: 05/01/2014

Citation Date: 05/01/2014

Issuing Officer: JOHN SILVA

Signature: 

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

Division Address: City of Vallejo Code Enforcement Division, 555 Santa Clara St. 1st floor, Vallejo, CA 94590

READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION

Code Enforcement Division
555 Santa Clara Street
VALLEJO CA 94590-5922

C2 CE14 0672 JS
236 MASONIC DR

US POSTAGE AND FEES PAID

FIRST CLASS

May 01 2014

Mailed from ZIP 94590

1 oz First Class Mail

Letter Rate (No surcharge)

CID: 73722



endicia.com

071S00534813

USPS CERTIFIED MAIL



9407 1106 9994 5005 0164 19

CHAVEZ TOMAS & MARIA T
236 MASONIC DR
VALLEJO CA 94591-4231



FOLD ALONG THIS LINE

236 MASONIC

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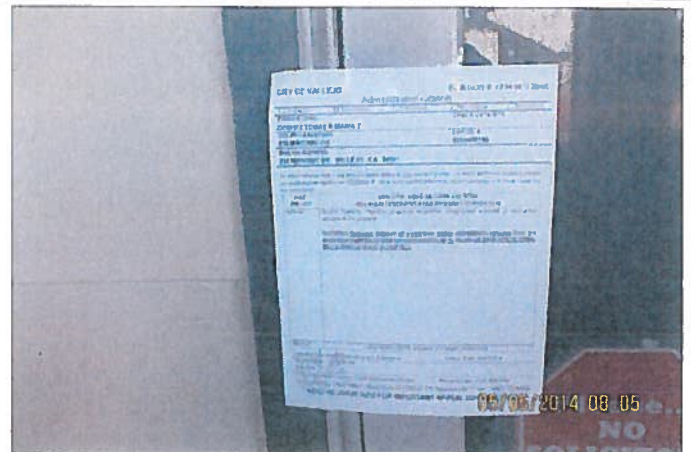
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236 MASONIC

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Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

6/24/2014

CHAVEZ TOMAS & MARIA T
236 MASONIC DR
VALLEJO, CA 94591

WN/ CE14-0672/ 236 MASONIC DR/ JOHN SILVA

WARNING NOTICE

Via certified mail, return receipt requested, and first class mail to the property owner at the address shown on the county's last property tax assessment rolls or to any other address known for the property owner. The failure of any property owner to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

CASE NO.: CE14-0672
PARCEL NO.:0081435010
LOCATION: 236 MASONIC DR

We need your help! The property referenced, owned or controlled by you is in need of your immediate attention. **An inspection was made on 07/23/2014** and it was noted that the conditions that exist on the subject property constitute an unlawful public nuisance as defined in Vallejo Municipal Code Chapter 7.54 (Property Maintenance Ordinance). The following unlawful property violations, as stated in Section 7.54.030, are found to exist:

DESCRIPTION OF VIOLATION(S) AND REQUIRED CORRECTIVE ACTION(S)

Section 7.54.030 K. Prohibits dead, decayed, diseased or otherwise hazardous trees, weeds or overgrown vegetation. Cut and remove all overgrown weeds and vegetation on the property. This refers to all dead vegetation piled to the left of the driveway

Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.

I hope you understand that the purpose of the Property Maintenance Ordinance is to benefit the entire community by maintaining real property and preventing deterioration of neighborhoods in our City. Please take immediate action to remedy this violation.

Code Enforcement Division
555 Santa Clara Street
VALLEJO CA 94590-5922

236 MASONIC WN C3V JS C
E14 0672

US POSTAGE AND FEES PAID
FIRST CLASS
Jun 25 2014
Mailed from ZIP 94590
1 oz First Class Mail
Letter Rate (No surcharge)
CID: 73722



071S00534813

USPS CERTIFIED MAIL



9414 8106 9994 5005 5091 01

CHAVEZ TOMAS MARIA T
236 MASONIC DR
VALLEJO CA 94591-4231



FOLD ALONG THIS LINE

CITY OF VALLEJO

CITATION #: CE14-0672-ZONI

Administrative Citation

1st Citation 2nd Citation 3rd Citation 4th Citation 5th Citation

PERSON CITED:

CASE #: CE14-0672

CHAVEZ TOMAS & MARIA T

VIOLATION ADDRESS:

PARCEL #:

236 MASONIC DR

0081435010

MAILING ADDRESS:

236 MASONIC DR VALLEJO CA 94591

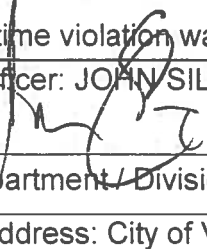
An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 07/21/2014. Other enforcement action may result if compliance is not achieved by the 3rd Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
\$750.00	Section 7.64.010 Prohibits storage of inoperative, unregistered, wrecked, or dismantled vehicles on the property. <u>Correction Required: Remove all inoperative and/or unregistered vehicles from the property or make the vehicles operational and currently registered. (NON-OPERATIONAL REGISTRATION IS NOT ACCEPTED)</u>
\$750.00	(see reverse side for payment and appeal instructions)

Date and time violation was observed: 06/23/2014

Citation Date: 06/24/2014

Issuing Officer: JOHN SILVA

Signature: 

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

Division Address: City of Vallejo Code Enforcement Division, 555 Santa Clara St. 1st floor, Vallejo, CA 94590

READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION

Code Enforcement Division
555 Santa Clara Street
VALLEJO CA 94590-5922

236 MASONIC WN C3V JS C
E14 0872

US POSTAGE AND FEES PAID
FIRST CLASS
Jun 25 2014
Mailed from ZIP 94590
1 oz First Class Mail
Letter Rate (No surcharge)
CID: 73722



endicia.com

071S00534813

USPS CERTIFIED MAIL



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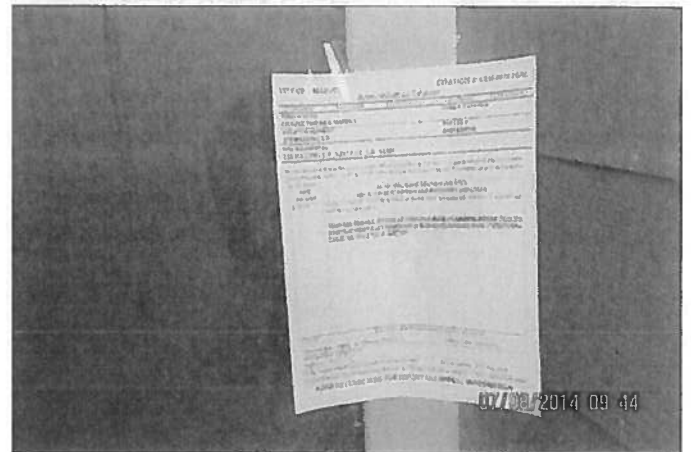
CHAVEZ TOMAS MARIA T
236 MASONIC DR
VALLEJO CA 94591-4231



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236 MASONIC

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IMG_0761.JPG
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CITY OF VALLEJO

CITATION #: CE14-0672-ZON

Administrative Citation

1st Citation 2nd Citation 3rd Citation 4th Citation 5th Citation

PERSON CITED:

CASE #: CE14-0672

CHAVEZ TOMAS & MARIA T

VIOLATION ADDRESS:

PARCEL #:

236 MASONIC DR

0081435010

MAILING ADDRESS:

236 MASONIC DR VALLEJO CA 94591

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 08/12/2014. Other enforcement action may result if compliance is not achieved by the 3rd Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
\$750.00	Section 7.64.010 Prohibits storage of inoperative, unregistered, wrecked, or dismantled vehicles on the property. <u>Correction Required: Remove all inoperative and/or unregistered vehicles from the property or make the vehicles operational and currently registered. (NON-OPERATIONAL REGISTRATION IS NOT ACCEPTED)</u>
\$750.00	<i>(see reverse side for payment and appeal instructions)</i>

Date and time violation was observed: 07/22/2014

Citation Date: 07/22/2014

Issuing Officer: JOHN SILVA

Signature: 

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

Division Address: City of Vallejo Code Enforcement Division, 555 Santa Clara St. 1st floor, Vallejo, CA 94590

READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION

Code Enforcement Division
555 Santa Clara Street
VALLEJO CA 94590-5922

C4 CE14 0672 236 MASONI
C DR JS

US POSTAGE AND FEES PAID
FIRST CLASS
Jul 22 2014
Mailed from ZIP 94590
1 oz First Class Mail
Letter Rate (No surcharge)
CID 73722



071S00534813

USPS CERTIFIED MAIL



9407 1106 9994 5005 7342 52

CHAVEZ TOMAS & MARIA T
236 MASONIC DR
VALLEJO CA 94591-4231



FOLD ALONG THIS LINE

236 MASONIC

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IMG_1447.JPG
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236 MASONIC



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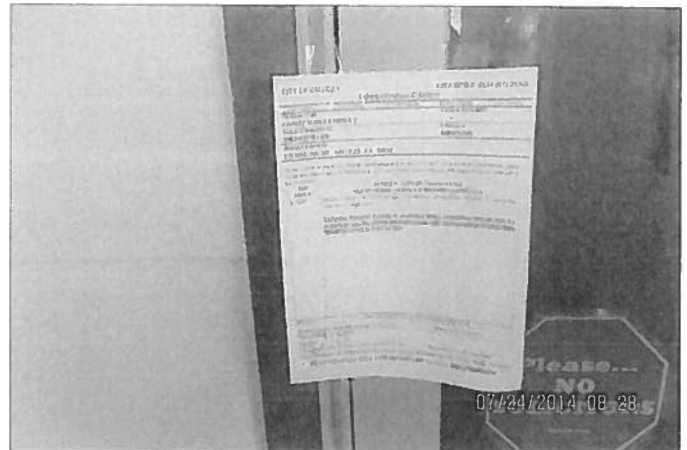
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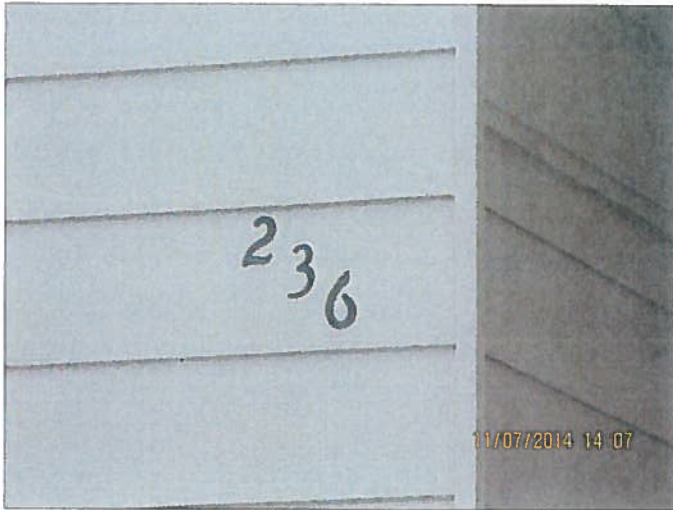
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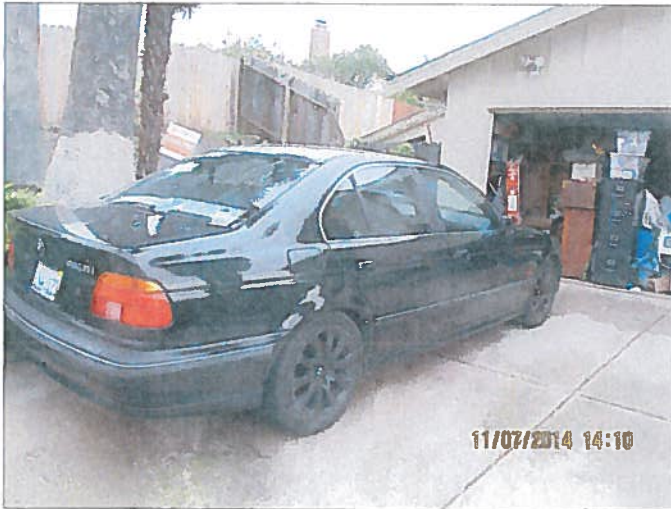
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ORYOM VENTURES LLC

709 ADMIRAL CALLAGHAN
LN

\$1,290.00

Case #: ZV14-0006

CEO: Lorena Burciaga

PLEASE READ

IMPORTANT ASSESSMENT HEARING INFORMATION

All persons who submit the written objection/protest by **FRIDAY, MAY 29, 2015** may attend the hearing and their testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the underlying violation(s), will be heard and given due consideration. **The Code Enforcement Appeals Board WILL NOT listen to any testimony and evidence that is not regarding discrepancies relating to the amount of the special assessment. THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED.** The Code Enforcement Appeals Board will **ONLY** be reviewing the cost accounting of the assessments and making sure that the figures are correct.

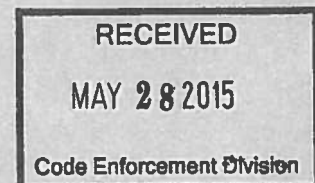
I have read this form and understand that the assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if I want to request an appeal, I must send this form back as an acknowledgment that I have read and understand what will be discussed at the assessment hearing. If the City of Vallejo Code Enforcement does not receive this form by **FRIDAY, MAY 29, 2015**, I will no longer be eligible to request an appeal.

Property Owner: ORYOM VENTURES LLC
Site Address: 709 ADMIRAL CALLAGHAN LN
Case #: ZV14-0006
Officer: LORENA BURCIAGA
Total Due: \$1,290.00

Property Owner Signature

Date

5/25/15



Via certified and first class mail to property owner

March 14, 2014

Lo Dac and Jennifer Nguyen
709 Admiral Callaghan Lane
Vallejo, CA 94591

Subject: U-Haul Business
Site Location: 709 Admiral Callaghan Lane, Vallejo, CA
APN: 0069-340-130

Dear Mr. and Mrs. Nguyen:

It has come to our attention that there is a "U-Haul" business operating at this address. The zoning of this property is Linear Commercial. Within this zoning district, operating a truck or trailer rental business requires an approved use permit from the City. The continued operation of this business without a use permit constitutes a violation of the Vallejo Municipal Code (VMC).

The following section of the VMC applies:

Vallejo Municipal Code

Chapter 16.22 – Linear Commercial District

Section 16.22.040 Permitted uses subject to a use permit

The following use types are permitted upon issuance of a major use permit, as provided in Chapter 16.82:

B. Commercial Use Types

3. Automotive and equipment: sales/rental, light equipment

Required Actions

To correct the code violation it is necessary to do the following:

1) Either apply for a use permit with the Planning Division by April 15, 2014; or

- 2) Discontinue operation of the U-Haul business and remove all associated vehicles and trailers by April 15, 2014.

Administrative Citations

This is only a warning letter. However, failure to comply with the required actions within the time allotted will result in the issuance of Administrative Citations to the property owner (first citation \$200.00 per cite, second citation \$500.00 per cite, third and subsequent citations \$750.00 per cite for each day that the violation continues to exist past the correction date) or other enforcement action by the City, per Section 1.15.040 of the Vallejo Municipal Code.

If there is compliance with the required actions, but then a repeat violation occurs subsequent to compliance, the property owner will be subject to new citations from the first date of re-violation.

Appeal Procedure

Any person receiving an administration citation, not simply a warning letter such as this, may contest that a violation occurred by requesting a hearing to the Appeals Board, per Section 1.15.090 V.M.C. An advance fine deposit or an advance fine deposit waiver shall be received or granted as part of the request for hearing application.

Closing Comments

If you have any questions or comments feel free to call me at 707-649-3409, or email me at jcisney@ci.vallejo.ca.us.

Sincerely,


James Cisney
Planning Technician

Cc: File

J:\PL\Cisney\Code Enforcement\2014\AdmiralCallaghan709Uhaul.doc

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ZV14-0006 JC

Lo Dac and Jennifer Nguyen
709 Admiral Callaghan Lane
Vallejo, CA 94591

2. Article Number

(Transfer from service)

7001 1940 0001 7563 8040

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Lo Dac

Agent

Addressee

B. Received by (Printed Name)

Lo Dac Nguyen

C. Date of Delivery

3/14

D. Is delivery address different from item 1? If YES, enter delivery address below:

Yes

No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

**U.S. Postal Service
CERTIFIED MAIL RECEIPT**

(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

7001 1940 0001 7563 8040

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent To

Street, Apt. No.;
or PO Box No.

City, State, ZIP+ 4

PS Form 3800, January 2001

See Reverse for Instructions

AMERICAN FUTURE

25% OFF

U-HAUL

RIGHT EQUIPMENT... LOWEST COST!

U-HAUL U-HAUL



- FUEL EFFICIENT
- EASY TO DRIVE
- TOW YOUR CAR

Still As Low As...
\$19.95
PER HOUR

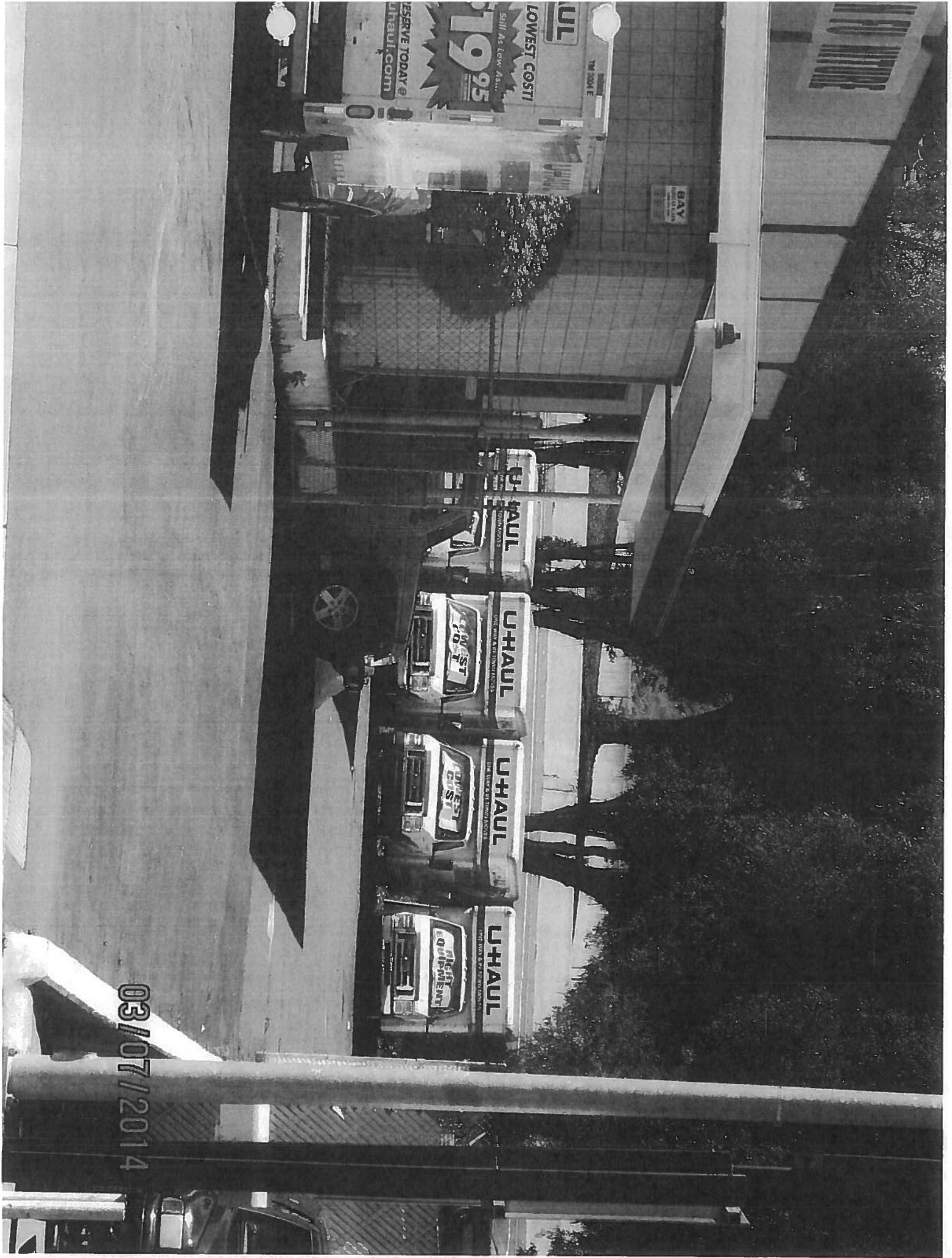
RESERVE TODAY @
Uhaul.com

U-HAUL

BAY

DE-91302

03/07/2014



03/07/2014

UL
LOWEST COST!
Still As Low As...
19.95
RESERVE TODAY @
Uhaul.com

BAY

U-HAUL
LOWEST COST!

U-HAUL
LOWEST COST!

U-HAUL
LOWEST COST!

U-HAUL
MAKES MOVING EASIER

EL 849 K

U-HAUL

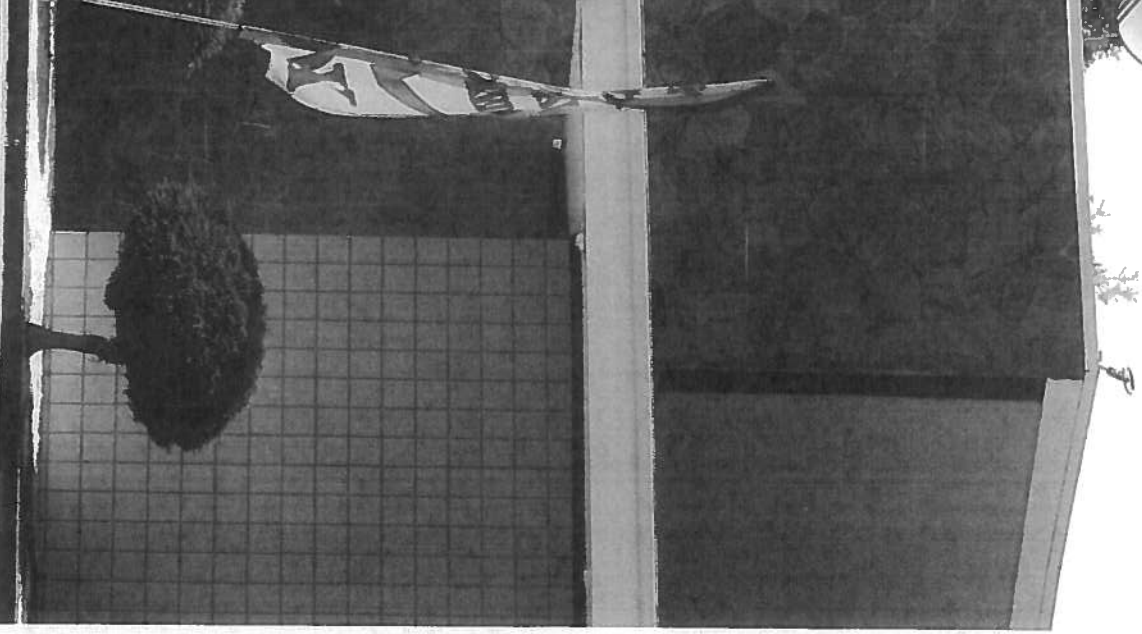
RIGHT EQUIPMENT / LOWEST COST

Gentle-Ride Van

RHODE ISLAND

ALL THE BEST.
We provide a variety of truck sizes and types to meet your needs. We have the equipment you need to get the job done right the first time. Visit us at www.uhaul.com

03/07/2014





for Wmut to
mail return notice
date
6/19/14

Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

6/19/2014

NGUYEN LO DAC & JENNIFER
709 ADMIRAL CALLAGHAN LANE
VALLEJO, CA 94591-5618

OLD REPUBLIC TITLE CO
C/O DUBNOFF KAY S FAMILY TRUST (PT)
1000 BURNETT AVE 400
CONCORD CA 94520

WN-Zoning/ZV14-0013/ 1825 SPRINGS RD/LORENA BURCIAGA

ADMINISTRATIVE NOTICE

Via certified mail, return receipt requested, and first class mail addressed to the person or persons listed as the owner of the real property in the most current equalized assessment roll of Solano County, including updated computer printouts, available to the City at the time notice is prepared, at his or their last known place of address as shown therein.

CASE NO.: ZV14-0006
PARCEL NO.:0069-340-130
LOCATION: 709 ADMIRAL CALLAGHAN LANE

We need your help! The property referenced, owned or controlled by you is in need of your immediate attention. **An inspection was made on 06/17/2014** and the following violations were noted based on the Vallejo Municipal Code Section(s) stated below:

DESCRIPTION OF VIOLATION(S) AND REQUIRED CORRECTIVE ACTION(S)

Section 16.22.040 Liner Commercial District-Permitted uses subject to a use permit:

The following use types are permitted upon issuance of a major use permit, as provided in Chapter 16.82: Commercial Use Types: Automotive and equipment: sales/rental, light equipment.

Required Actions: To correct the code violation it is necessary to do the following:

- 1) Either applies for a use permit with the Planning Division. Please contact James Cisney Planning Technician (707-649-3409) and or email jcisney@ci.vallejo.ca.us.**
- 2) Desist operation of the U-Haul business and remove all associated vehicles and trailers.**

Section 5.04 Business Licenses and Regulation:

Required Actions:

1) Obtain a Business License. Please contact Business License, Customer Service Representative (707-648-4357) if you have any additional questions.

I hope you understand that the purpose of the Ordinance is to benefit the entire community by maintaining the value of real property and preventing deterioration of neighborhoods in our City. Please take immediate action to remedy this violation.

CONSEQUENCES OF NOT ABATING

Failure to correct the noted violation(s) by 07/19/2014 will result in the issuance of a 1st Citation, pursuant to Chapter 1.15 of the Vallejo Municipal Code, and imposition of a \$200.00 fine, as established by resolution by the City Council, per violation, per day that each violation continues to exist past the correction date. If after a 1st Citation is issued and the violation(s) are still not abated within the time limit specified, then you may be subject to subsequent administrative citations with escalating fine amounts for repeat violations (2nd Citation: \$500.00, 3rd and subsequent Citations: \$750.00 - *per violation*, per day that each violation continues to exist past the correction date), and/or other legal remedies available to the City. The amount of any unpaid administrative charges may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

If you have any questions, please contact me immediately at the phone number or e-mail address listed below or call this office at (707) 645-2605. Thank you.

Sincerely,

LORENA BURCIAGA
Code Enforcement Officer
(707) 645-2605
lburciaga@ci.vallejo.ca.us

Business control nbr . : 7144

Business name & address

A.F.G.
709 ADMIRAL CALLAGHAN LN
VALLEJO CA 94590

Mailing address

709 ADMIRAL CALLAGHAN LN
VALLEJO CA 94590

Type options, press Enter.

1=Select

Opt	Lic Nbr	Classification
_	10 00008294	FURNITURE STORES
_	09 00008294	FURNITURE STORES

Status
INACTIVE
RENEWED

F3=Exit F12=Cancel

Type options, press Enter.

1=Select

Opt	Street Address	Business
-	709 ADMIRAL CALLAGHAN	SUPER QUALITY FURNITURE
-	709 ADMIRAL CALLAGHAN	A.F.G.

F3=Exit F7=Display active F12=Cancel

U-Haul Neighborhood Dealer

[Write a Review](#) ☆☆☆☆ Not Rated

Moving Made Easier
709 Admiral Callaghan Ln, Vallejo, CA 94591
<http://www.uhaul.com/locations/rent...>
(707) 655-4515 Additional Contacts
(800) 468-4285 Free

U-Haul is the choice for truck and trailer rentals, self storage, mini storage, portable storage, moving boxes, packing and moving supplies, trailer hitch sales and installation, propane refilling stations, hand trucks, furniture dollies, appliance dollies, carpet cleaner rentals, and used moving box truck & car trailer sales.

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[Improve this Listing](#) | [Business Owners Update Information](#)

Business Details

Categories (Edit)

Trailers Rental & Leasing, Truck Rental

Hours of Operation (Edit)

Mon: Closed
Tue-Thu: 08:00AM-05:00PM
Fri-Sat: 10:00AM-07:00PM
Sun: Closed

Payment Options (Edit)

- American Express
- Check
- Discover
- MasterCard
- Visa

Customers Served

Residential, Commercial

Products & Services (Edit)

- Appliance Dollies
- appliance dolly
- auto transport
- box truck
- box trucks for sale
- Boxes
- car carrier
- car hauler trailer
- car trailer
- car trailers for sale
- Cargo Trailer
- Cargo van rental
- Dollies
- furniture dolly
- Furniture Padding
- furniture pads
- hand truck
- Hand Trucks
- Hitches
- Loading Ramps
- Mattress Bags & Mattress Covers
- motorcycle trailer
- Moving
- moving trailer
- moving truck
- moving trucks for sale
- moving van
- One Way Rentals
- Packing Supplies
- Padding Material
- Padlocks
- pickup rental
- Protective Covers
- Rental Trucks
- Reservations
- Self-Mover Help
- Storage Racks & Shelving
- Tape
- Tow Bars
- tow dolly
- tow dollies for sale
- Towing
- towing dolly
- trailer rental
- Trailer Rentals
- Trailers
- Transportation
- Truck Rental
- Truck Rentals
- Trucks
- used trucks for sale
- utility trailer
- Vehicle Transport

Brands (Edit)

- U-Haul

In Business Since

1901



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- Manage your reviews and ratings
- Create coupons
- Connect with customers

[Claim My Listing](#)

Data provided by one or more of the following: Dex Media, Acxiom, Infogroup.

Business control nbr . : 4282

Business name & address
SUPER QUALITY FURNITURE
709 ADMIRAL CALLAGHAN LN
VALLEJO CA 94590

Mailing address
709 ADMIRAL CALLAGHAN LN
VALLEJO CA 94590

Type options, press Enter.

1=Select

Opt	Lic Nbr	Classification	Status
-	09 00008073	SALE (FIRE, BANKRUPT, CLOSE OUT)	INACTIVE
-	09 00002256	FURNITURE STORES	INACTIVE
-	08 00002256	FURNITURE STORES	RENEWED

F3=Exit F12=Cancel



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

8/5/2014

ORYOM VENTURES LLC
1520 TAYLOR ST #602
SAN FRANCISCO, CA 94133

OLD REPUBLIC TITLE CO
C/O DUBNOFF KAY S FAMILY TRUST (PT)
1000 BURNETT AVE 400
CONCORD CA 94520

WN-Zoning/ ZV14-0013/ 1825 SPRINGS RD/LORENA BURCIAGA

ADMINISTRATIVE NOTICE

Via certified mail, return receipt requested, and first class mail addressed to the person or persons listed as the owner of the real property in the most current equalized assessment roll of Solano County, including updated computer printouts, available to the City at the time notice is prepared, at his or their last known place of address as shown therein.

CASE NO.: ZV14-0006
PARCEL NO.:0069-340-130
LOCATION: 709 ADMIRAL CALLAGHAN LANE

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Section 16.22.040 Liner Commercial District-Permitted uses subject to a use permit:

The following use types are permitted upon issuance of a major use permit, as provided in Chapter 16.82: Commercial Use Types: Automotive and equipment: sales/rental, light equipment.

Required Actions: To correct the code violation it is necessary to do the following:

- 1) Either applies for a use permit with the Planning Division. Please contact James Cisney Planning Technician (707-649-3409) and or email jcisney@ci.vallejo.ca.us.**
- 2) Desist operation of the U-Haul business and remove all associated vehicles and trailers.**

Section 5.04 Business Licenses and Regulation:

Required Actions:

1) Obtain a Business License. Please contact Business License, Customer Service Representative (707-648-4357) if you have any additional questions.

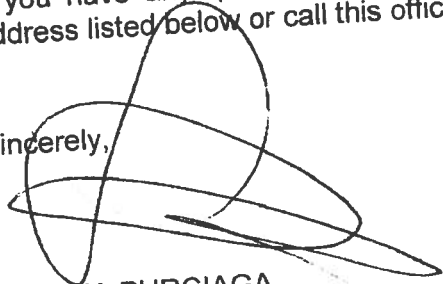
I hope you understand that the purpose of the Ordinance is to benefit the entire community by maintaining the value of real property and preventing deterioration of neighborhoods in our City. Please take immediate action to remedy this violation.

CONSEQUENCES OF NOT ABATING

Failure to correct the noted violation(s) by 08/26/2014 will result in the issuance of a 1st Citation, pursuant to Chapter 1.15 of the Vallejo Municipal Code, and imposition of a \$200.00 fine, as established by resolution by the City Council, per violation, per day that each violation continues to exist past the correction date. If after a 1st Citation is issued and the violation(s) are still not abated within the time limit specified, then you may be subject to subsequent administrative citations with escalating fine amounts for repeat violations (2nd Citation: \$500.00, 3rd and subsequent Citations: \$750.00 - per violation, per day that each violation continues to exist past the correction date), and/or other legal remedies available to the City. The amount of any unpaid administrative charges may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

If you have any questions, please contact me immediately at the phone number or e-mail address listed below or call this office at (707) 645-2605. Thank you.

Sincerely,



LORENA BURCIAGA
Code Enforcement Officer
(707) 645-2605
lburciaga@ci.vallejo.ca.us

5.04.115 License required—Violations.

There imposed upon all businesses in the city license taxes in the amounts hereinafter in this chapter prescribed. It is unlawful for any person, either for himself or for any other person, to commence, transact or carry on any business in the city not excluded by this chapter, without first having procured a license from the city so to do, or without complying with any and all regulations contained in this chapter. The carrying on of any business without first having procured a license from the city so to do, or without complying with any and all regulations of this chapter, constitutes a separate violation of this chapter for each and every day that such business is so carried on.

(Ord. 685 N.C. § 2.05, 1965.)

5.04.125 Contents.

All licenses shall be prepared and issued by the tax and license collector of the city, upon the payment of the sum required to be paid therefor, and each license so issued shall state upon the face thereof the following:

- A. The name of the person to whom the license is issued;
- B. The kind or kinds of business licensed thereby;
- C. The location of such business;
- D. The date of the expiration of such license;
- E. Such other information as the tax and license collector shall determine.

(Ord. 685 N.C. § 2.15, 1965.)

5.04.145 First license.

The license tax for a person required to pay a license hereunder, who is commencing operation shall be computed in the following manner:

- A. When the tax to be paid is based on gross receipts the minimum annual tax for the classification shall be paid at the time of making application for such license. On or before the next June 30th, the person so licensed shall file with the tax and license collector an affidavit showing thereon the gross receipts of such business from the date of application for the first license to December 31st. From this information, the tax and license collector will compute the license payable for twelve months. For the portion of the year of first operation the amount of license due shall, be the ratio that the number of months of operation bears to twelve months, credit being given for the amount paid at the time of application for the first license. The license payable for the next period shall be the amount based upon the computed twelve months of receipts. For the purpose of this section a fractional part of a month shall be considered as a full month.
- B. When the license tax to be paid is based on the number of persons employed, vehicles used, admissions charged, seating capacity, number of units of like measure of the tax, the applicant shall file with the tax and license collector an estimate of the average number of vehicles, or other unit by which the license tax is to be measured to be used in the business monthly and shall pay a tax based thereon for the portion of the fiscal year remaining at the time of the application. On or before June 30th, the

- A. When a licensee transfers his business from one location to another in the city the license previously issued may be amended to authorize the conduct of the business at the new location;
- B. When a licensee who conducts a business from a fixed place of business in the city makes a bona fide sale of the business, an amended license may be issued to authorize the purchaser to conduct such business at such location upon the surrender of the old license;
- C. The license transfers and amendments herein authorized may be obtained upon application therefor to the tax and license collector and the payment of one dollar.

(Ord. 685 N.C. § 2.70, 1965.)

5.04.185 Exhibiting of licenses.

- A. Every person having a license under the provisions of this chapter and carrying on a business at a fixed place of business shall keep such license posted and exhibited while in force, in some conspicuous part of the place of business.
- B. Every person having such a license and not having a fixed place of business shall carry such license with him at all times while carrying on the business for which the same was granted, or have attached to the vehicle used in such business the windshield sticker as provided in Section 5.04.240 of this chapter.

(Ord. 685 N.C. § 2.75, 1965.)

Administrative Citation

1st Citation 2nd Citation 3rd Citation 4th Citation 5th Citation

PERSON CITED:

CASE #: ZV14-0006

ORYOM VENTURES LLC

VIOLATION ADDRESS:

PARCEL #:

709 ADMIRAL CALLAGHAN LN

0069340130

MAILING ADDRESS:

1520 TAYLOR ST #602 SAN FRANCISCO CA 94133

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 09/30/2014. Other enforcement action may result if compliance is not achieved by the 3rd Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
200.00	<p>Section 16.22.040 Liner Commercial District-Permitted uses subject to a use permit:</p> <p>The following use types are permitted upon issuance of a major use permit, as provided in Chapter 16.82: Commercial Use Types: Automotive and equipment: sales/rental, light equipment.</p> <p>Required Actions: To correct the code violation it is necessary to do the following:</p> <p>1) Either applies for a use permit with the Planning Division. Please contact James Cisney Planning Technician (707-649-3409) and or email jcisney@ci.vallejo.ca.us.</p> <p>2) Desist operation of the U-Haul business and remove all associated vehicles and trailers.</p>
200.00	<p>Section 5.04 Business Licenses and Regulation:</p> <p>Required Actions:</p> <p>1) Obtain a Business Licenses. Please contact Business License, Customer Service Representative (707-648-4357) if you have any additional questions.</p>
400.00	(see reverse side for payment and appeal instructions)

Date and time violation was observed: 8/28/14

Citation Date: 9/17/2014

Issuing Officer: LORENA BURCIAGA

Signature: 

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 645-2605

Division Address: City of Vallejo Code Enforcement Division, 555 Santa Clara St. 1st floor, Vallejo, CA 94590

READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION

Code Enforcement Division
555 Santa Clara Street
VALLEJO CA 94590-5922

C2 ZV14 0006 709 ADMIRA
L CALLAGHAN LN LB

US POSTAGE AND FEES PAID

FIRST CLASS

Sep 17 2014

Mailed from ZIP 94615

1 oz First Class Mail

Letter Rate (No surcharge)

CID: 73722



endicia.com

071S00534813

USPS CERTIFIED MAIL



9407 1106 9994 5006 3287 33

ORYOM VENTURES LLC
1520 TAYLOR ST UNIT 602
SAN FRANCISCO CA 94133-4263



FOLD ALONG THIS LINE

Code Enforcement Division
555 Santa Clara Street
VALLEJO CA 94590-5922

WNZONING ZV14 0006 709
ADMIRAL CALLAGHAN LN L

US POSTAGE AND FEES PAID

FIRST CLASS

Aug 06 2014

Mailed from ZIP 94590

1 oz First Class Mail

Letter Rate (No surcharge)

CID: 73722



endicia.com

071S00534813

USPS CERTIFIED MAIL



9407 1106 9994 5005 8679 98

ORYOM VENTURES LLC
1520 TAYLOR ST UNIT 602
SAN FRANCISCO CA 94133-4263



FOLD ALONG THIS LINE

Code Enforcement Division
555 Santa Clara Street
VALLEJO CA 94590-5922

WNZONING ZV14 0006 709
ADMIRAL CALLAGHAN LN L

US POSTAGE AND FEES PAID

FIRST CLASS

Aug 06 2014

Mailed from ZIP 94590

1 oz First Class Mail

Letter Rate (No surcharge)

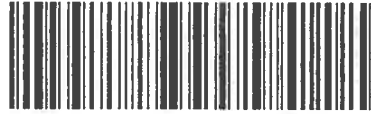
CID: 73722



endicia.com

071S00534813

USPS CERTIFIED MAIL



9407 1106 9994 5005 8680 01

C/O DUBNOFF KAY S FAMILY TRUST (PT)
OLD REPUBLIC TITLE CO
1000 BURNETT AVE STE 400
CONCORD CA 94520-2088



FOLD ALONG THIS LINE

ANTHONY GEORGE A

126 BAXTER ST

\$1,009.00

Case #: CE12-1937

CEO: Renee Souza

PLEASE READ

IMPORTANT ASSESSEMENT HEARING INFORMATION

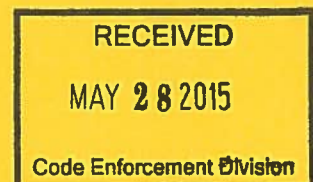
All persons who submit the written objection/protest by **FRIDAY, MAY 29, 2015** may attend the hearing and their testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the underlying violation(s), will be heard and given due consideration. **The Code Enforcement Appeals Board WILL NOT listen to any testimony and evidence that is not regarding discrepancies relating to the amount of the special assessment. THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED.** The Code Enforcement Appeals Board will **ONLY** be reviewing the cost accounting of the assessments and making sure that the figures are correct.

I have read this form and understand that the assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if I want to request an appeal, I must send this form back as an acknowledgment that I have read and understand what will be discussed at the assessment hearing. If the City of Vallejo Code Enforcement does not receive this form by **FRIDAY, MAY 29, 2015**, I will no longer be eligible to request an appeal.

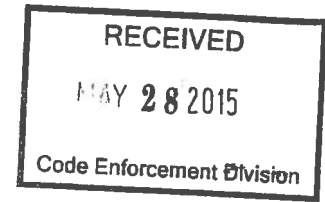
Property Owner: ANTHONY GEORGE A
Site Address: 126 BAXTER ST
Case #: CE12-1937
Officer: LORENA BURCIAGA
Total Due: \$1,009.00


Property Owner Signature

05-22-15
Date



George Anthony
365 Fordham Circle
Vallejo, CA 94589
707-319-7200



City of Vallejo – Code Enforcement Division Manager
555 Santa Clara St
Vallejo, CA 94590

This letter has been sent Certified Mail, Return Receipt Requested Number:

7013 2250 0000 6511 5695

May 22nd, 2015

Dear Code Enforcement Division Manager,

I am writing to you in response to a certified letter I received from your office informing me of a Special Assessments Hearing for a vacant lot that I own. The letter was dated 04/21/2015. The parcel number is 0051163110, the case number is CE12-1937, and the address is 126 W Baxter St in Vallejo. I hereby request to speak on my behalf at this hearing. Enclosed you will find the signed form you require.

I was quite surprised to receive this correspondence. The ONLY correspondence that I had received prior to the above mentioned letter was a letter dated 10/28/2013 which notified me that my property had been placed in the Weed Abatement Program and gave an estimate of the cost for various abatement services, that when and IF the city performed any work, I would receive an itemized invoice. As I also was working to keep the property cleared, and received no such invoice, you can imagine my surprise when I received a notice which states "The time for a regular appeals hearing has expired". When was the time for a regular hearing? When and how should I have been notified of this? What work, if any, had been performed on the property? Who performed such work? What did they charge? Lacking this information, it is impossible for me to assess the validity of such claims.

Upon a visit to your office with follow up phone conversations, here is what I have discovered:

1) In some cases correspondence was sent to some arbitrary address and addressee. I have no idea who this party was, but as of May 8, 2012, I became the property owner with my current address recorded with the county on the grant deed. Clearly your records were in mistake.

2) In some cases certified letters were sent out, but were returned to your office. I cannot explain why this happened, but having no part of this, cannot be responsible for it happening. In these cases, why was the letter not resent?

3) In many cases, correspondence is sent via certified mail, but with no return receipt requested. If there are incidences of you having sent certified mail and have my signature on file indicating that I myself signed for the mail, I will stand corrected. In all other circumstances I can only speculate on what happened. Since I am the only person living at my address, I would be the only person that could have signed for such mail. Did the post office mistakenly deliver to another address? Did your office send the correspondence to the wrong address? Are your records incorrect? Again, I can only speculate.

4) I also own the vacant lot adjacent to the above-mentioned one. The address for the adjacent lot is 122 W Baxter St, and the APN is 0051163120. Since the only previous correspondence I received regarding this parcel was a letter dated 10/28/2013, I can only speculate that you may consider there to be an issue on this property as well. If there is also a Special Assessments Hearing on this property, I hereby formally protest the matter for all of the reasons mentioned above and request to speak at the hearing.

Sincerely,


George Anthony

A

George Anthony
365 Fordham Cir.
Vallejo, CA 94589

CERTIFIED MAIL™



7013 2250 0000 6511 5695

MAILED
MAY 15 2015
PM 6 L



1000

94590



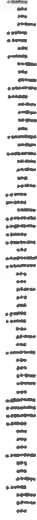
U.S. POSTAGE
PAID
VALLEJO, CA
94591
MAY 26, 15
AMOUNT

\$6.49

00066538-16

CITY OF VALLEJO, CODE ENFORCEMENT,
DIVISION MANAGER
555 SANTA CLARA ST
VALLEJO, CA 94590

9458966666666666





CITY OF VALLEJO

Office of the City Manager
Code Enforcement Division

November 15, 2012

George A Anthony
365 Fordham Cir
Vallejo, CA 94589

SITE PARCEL NO: 0051 163 110
CASE NO.: CE12-1937

WEED ABATEMENT NOTICE PER §§7.56.090 & 12.5

Dear Property Owner:

The Vallejo Code Enforcement Division is starting the 2013 season for the unimproved parcel program. Please read this notice very carefully because this is your first and final notice. Per Chapter 7.56.060 of the Vallejo Municipal Code and Chapter 12.5 of the Solano County Code, the City will undertake the abatement of nuisance condition(s) at YOUR cost, unless you elect to abate such conditions yourself in a timely manner, as follows:

You must complete and return the enclosed postcard to and/or make contact with this office within 10 days from the day you receive this letter. If your response to this letter is not received within the 10-day period, your parcel will be placed on the Weed Abatement Program and will be scheduled for cleaning in the most efficient method at the time of abatement **at your expense**. The abatement work shall be completed so that all weeds, grass and vegetation which could be expected to burn **or** are noxious and dangerous to public safety are removed so there is insufficient fuel to allow the spread of fire. Once the work is completed, you will be billed for the actual cost of the work performed.

The next page is a breakdown of estimates for the various types of weed clearance that are available on the Weed Abatement Program. If you choose to maintain your own property, **and** you notify us of your choice, your deadline for compliance is **May 1, 2013**. An inspection of your parcel will be performed after this deadline. If your property has not been cleared to the Code Enforcement's Division's standard, the remaining weeds/grass will be removed **WITHOUT FURTHER NOTICE TO YOU**. You are also required to regularly monitor your parcel to ensure that it is kept free from weeds/grass and/or litter.

Please complete and return the enclosed postcard within 10 days. If you have any questions regarding standards, guidelines, estimates, and/or the administration of this program, please feel free to contact the Code Enforcement Division at (707) 648-4469 or by email at cbarrera@ci.vallejo.ca.us.

CITY OF VALLEJO
CODE ENFORCEMENT DIVISION

SITE PARCEL NO: 0051 163 110
 SITE ADDRESS: 126 Baxter St
 LOT SIZE SQUARE FOOTAGE: 5,952

Estimates are shown below for the various types of work that the City can perform on unimproved parcels and are shown per occurrence. Under our program, any one, or combination of up to three, of the following options would be used. Your parcel may need up to and including three (3) sprays, diskings, or mowings. As stated above, your parcel may require one, two or three separate treatments, depending upon the growth.

Your parcel requires complete clearance, including the hand clearing of any fence lines, slopes, street edges, sidewalks, and/or alleyways, whichever apply. Parcels that exceed one acre (43,560 square feet) and that are located in a sparsely populated area may qualify for the clearance of a minimum 50' firebreak around the perimeter of the property. As stated above, your lot square footage is <<<LOT SIZE SF>>>. To determine the cost for the City to perform the abatement, you must take the square footage figure noted above and match it to the range below that includes your footage.

SPRAYING		DISKING	
<u>Spraying Area</u>	<u>Price</u>	<u>Disking Area</u>	<u>Price</u>
0 – 11,000 square feet	171.00	0 – 11,000 square feet	350.00
11,001 – 22,000 square feet	284.00	11,001 – 22,000 square feet	447.00
22,0001 – 33,000 square feet	406.00	22,0001 – 33,000 square feet	527.00
33,001 – 43,560 square feet	517.00	33,001 – 43,560 square feet	615.00
More than 1 acre (per acre)	562.00	1 – 10 acres (per acre)	657.00

MOWING		HANDWORK	
<u>Mowing Area</u>	<u>Price</u>	<u>Handwork Area</u>	<u>Price</u>
0 – 11,000 square feet	299.00	0 – 5,000 square feet	350.00
11,001 – 22,000 square feet	338.00	5,001 – 10,000 square feet	688.00
22,0001 – 33,000 square feet	348.00	10,0001 – 15,000 square feet	846.00
33,001 – 43,560 square feet	420.00	15,001 – 20,000 square feet	1,058.00
More than 1 acre (per acre)	458.00		

Several examples (based on two different parcel sizes) of work performed by the City would be as follows:

- 6,000 square foot parcel**
- Spraying -- \$171.00 (per occurrence) x 3 treatments = \$513.00
 - Disking/handwork combination
 Disking -- \$350.00 (per occurrence) x 2 treatments = \$700.00 **plus**
 1,000 square feet of hand edging to clear fence lines = \$350.00
Total work performed -- \$1,050.00
 - Handwork (complete clearance) = \$688.00

- 28,000 square foot parcel**
- Mowing/spraying combination
 Mowing -- \$348.00 (per occurrence)
 Spraying -- \$406.00 (per occurrence) x2 treatments = \$812.00
Total work performed -- \$1,160.00



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

ADMINISTRATIVE CITATION INVOICE

8/27/2013

FINANCIAL SERVICES CTR EQ GROW
2401-A WATERMAN BLVD PMB 143
FAIRFIELD, CA 94534

PARCEL NO.: 0051163110
LOCATION: 126 BAXTER STREET

Notice is hereby given that payment is past due on the Administrative Citation associated with **Code Enforcement Case # CE12-1937**. The accrued fines are now subject to an administrative late payment penalty. Vallejo Municipal Code Section 1.15.150 (A) authorizes the city at its discretion to pursue any and all legal and equitable remedies for the recovery of unpaid fines and penalties. Failure to pay the total amount listed below may result in the collection of any unpaid administrative citation(s) and penalties by property tax assessment (Vallejo Municipal Code Section 1.15.150 (C)). The amount now due for the above-referenced property is noted below and is **due by 09.16.13**:

CITATION NUMBER	DATE	AMOUNT	LATE PAYMENT PENALTY	AMOUNT
A Abatement Fixed Cost	08.19.13	\$1138.00		
B Abatement Lien	08.19.13	773.00		
C Abatement Contractor	08.19.13	1009.00		
D				
E				
		<hr/>		<hr/>
Citation Subtotal		<u>\$2,920.00</u>	Late Payment Penalty Subtotal	<u>\$ 0.00</u>
TOTAL DUE		<u>\$2,920.00</u>		

PAYMENT OPTIONS

A copy of this invoice should be included with the payment. If paying by check or money order, **make sure to write the case number** and make it payable to the City of Vallejo.

- In person at the Vallejo City Hall, 555 Santa Clara Street, 1st Floor – Cashier
Account # 001-1303-310-36-13
After paying, please take receipt to the Code Enforcement Division office for recording.
- By mail to the City of Vallejo Code Enforcement Division, P.O. Box 3068, Vallejo, CA 94590-5922

**Direct inquires to the Code Enforcement Division at (707) 648-4469.
Code Enforcement Officer Greg Garcia**

**Recording Requested By and
When Recorded Mail To:**

**GREG GARCIA
Code Enforcement Officer
CITY OF VALLEJO
555 SANTA CLARA STREET
VALLEJO, CA 94590**

NOTICE OF LIEN

PURSUANT TO the authority vested in the undersigned public official by the provisions of Section 7.54.030 of the Vallejo Municipal Code, Property Maintenance Ordinance of the City of Vallejo, California; the undersigned did on **08/19/13** caused certain violation(s) of Vallejo Municipal Code on real property hereinafter described and which had theretofore been declared a public nuisance and administrative citation(s) with fine(s) have been issued (**CE11-1937**) A special assessment to recover unpaid fine(s) to the City is pending public hearing and the amount of fine is being assessed upon the real property hereinafter described, currently total **\$2,920.00 (TWO THOUSAND NINE HUNDRED TWENTY DOLLARS AND 00/100)**.

The real property hereinbefore mentioned, and upon which a lien is claimed, is that certain real property in the City of Vallejo, Solano County, California, particularly described as follows:

NAME AND ADDRESS OF OWNER (S):	FINANCIAL SERVICES CTR EQ GROW 2401-A WATERMAN BLVD. PMB 143 FAIRFIELD, CA 94534
STREET ADDRESS IN VALLEJO:	126 BAXTER STREET VALLEJO, CA 94590
LEGAL DESCRIPTION:	BAY TERRACE BLOCK 2 LOT 218
PARCEL NUMBER:	51-163-110

I hereby certify that the foregoing is true and correct. Executed on this 28th day of AUGUST, 2013.

**GREG GARCIA
CODE ENFORCEMENT OFFICER**

Marc C. Tonnesen
Assessor/Recorder

**Recording Requested By and
When Recorded Mail To:**

VJ City of Vallejo

GREG GARCIA
Code Enforcement Officer
CITY OF VALLEJO
555 SANTA CLARA STREET
VALLEJO, CA 94590

Doc#: 201300090303



Titles: 1	Pages: 3
Fees	0.00
Taxes	0.00
Other	0.00
PAID	\$0.00

Lien Notice Mailed
Per Govt. Cd. 27297.5

NOTICE OF LIEN

Lien Notice Mailed
Per Govt. Cd. 27297.5

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GREG GARCIA
CODE ENFORCEMENT OFFICER





06.26.2013



**MARACCI DAWN M &
JASON M**

204 LA CANYADA DR

\$214.00

Case #: CE13-0983

CEO: Renee Souza

RECEIVED
MAY 29 2015
Code Enforcement Division

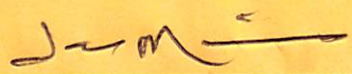
PLEASE READ

IMPORTANT ASSESSMENT HEARING INFORMATION

All persons who submit the written objection/protest by **FRIDAY, MAY 29, 2015** may attend the hearing and their testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT the VALIDITY** of the underlying violation(s), will be heard and given due consideration. **The Code Enforcement Appeals Board WILL NOT listen to any testimony and evidence that is not regarding discrepancies relating to the amount of the special assessment. THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED.** The Code Enforcement Appeals Board will **ONLY** be reviewing the cost accounting of the assessments and making sure that the figures are correct.

I have read this form and understand that the assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if I want to request an appeal, I must send this form back as an acknowledgment that I have read and understand what will be discussed at the assessment hearing. If the City of Vallejo Code Enforcement does not receive this form by **FRIDAY, MAY 29, 2015**, I will no longer be eligible to request an appeal.

Property Owner: MARACCI DAWN M & JASON M JT
Site Address: 204 LA CANYADA DR
Case #: CE13-0983
Officer: LORENA BURCIAGA
Total Due: \$214.00



Property Owner Signature

MAY 29 2015

Date



CITY OF VALLEJO

CODE ENFORCEMENT DIVISION

555 Santa Clara Street • California • 94590-5934 • (707) 648-4469 5934 • FAX: (707) 649-3540

NOTICE OF VIOLATION

6/7/2013

MARACCI DAWN M & JASON M
204 LA CANYADA DR
VALLEJO, CA 94591

CASE No.: CE13-0983
PARCEL No: 0075021160
LOCATION: 204 LA CANYADA DRIVE

Sent via certified mail, return receipt requested and first class mail

You are hereby notified that a reinspection was performed on **06/06/2013**. The conditions that exist on the subject property owned or controlled by you constitute an unlawful property nuisance as defined in **§7.54.030** of the Vallejo Municipal Code, Property Maintenance Ordinance. The following violation(s), were observed during my initial inspection on **04/23/2013**, and must be corrected by **06/23/2013**. **Description of violation and statement of corrective action:**

Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc. Remove all trash, junk and debris on the property. Please be sure to remove and rolled-up carpet from drive.
Section 7.54.030 R. Prohibits leaving any garbage can refuse can, or recycling container in front or side yard. Relocate all garbage and recycle containers out of public view.
Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.

ADMINISTRATIVE CHARGE: **A charge of \$214.00 is now owed to the City** pursuant to §7.54.140 payable twenty (20) days of the effective date of this notice. Any property owner who fails to pay abatement costs or administrative charges owed to the City shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount. Legal action may include costs and or charges being liened against the property or applied as a special assessment.

You are hereby notified should these conditions not be corrected within this period the following action(s) may be taken:

CRIMINAL CITATION: Maximum penalty of \$500.00 fine for every day each separate violation exists.

CIVIL ACTION: \$50.00 per day for every day each separate violation exists.

The City may have the work done at the owner's expense and the cost may be assessed against the property as a lien or as a special assessment.

ADMINISTRATIVE CITATION: Fines from \$200.00 to \$750.00 for every day that each violation continues to exist past the correction date or recurs within twelve months.

If you have any questions, you should contact this office immediately at (707) 648-4469.

Sincerely,

Greg Garcia
CODE ENFORCEMENT DIVISION

PROPERTY MAINTENANCE ORDINANCE APPEAL PROCESS

RIGHTS OF APPEAL

You have a right to appeal this notice and/or citation. In order to appeal, you must file a completed request for hearing form with the City Code Enforcement Manager within fifteen (15) days from the date of the mailing, personal service, or posting of the notice of violation. The failure of any property owner to file a request for hearing shall be deemed a waiver of his or her rights to a hearing. *A Warning Notice cannot be appealed.* A request for hearing form shall be obtained from the Code Enforcement Division. This request must be accompanied by **an appeal fee of \$643.00** or a request for an Appeal Fee Waiver as explained below. You will be sent a written notice of the date and time set for your hearing, only after all required items have been submitted. The hearing shall be set for a date not less than fifteen (15) nor more than sixty (60) days after receipt of your request for hearing. Either party may request one continuation of not more than thirty (30) days unless the Code Enforcement Appeals Board (Board) finds circumstances which warrant a longer continuation not more than ninety (90) days after the date of the original scheduled hearing. A failure to appear at the hearing shall constitute a forfeiture of the fee and shall be deemed a waiver of your right to a hearing. The Board or Hearing Officer's decision shall be final. You may seek judicial review of the decision of the hearing officer by filing a petition with a court of competent jurisdiction pursuant to California Code of Civil Procedure §1094.5 and §1094.6.

APPEAL FEE WAIVER

If you contend that you are financially unable to pay the appeal fee required to request a hearing of your notice and/or citation; you must file a request for an Appeal Fee Waiver within fifteen (15) days from the date of the mailing, personal service or posting of the notice of violation. The request form may be obtained from Code Enforcement Division. This form together with supporting documentation must be filed with the Request for Hearing form. The Code Enforcement Manager may issue an appeal fee waiver only if the person requesting the waiver submits a sworn affidavit together with any supporting documents demonstrating to the satisfaction of the manager the person's financial inability to deposit with the city the full amount of the fee in advance of the hearing. The decision specifying the reasons for issuing or not issuing the waiver will be made in writing by the Code Enforcement Manager. The written determination shall be final. If the manager decides not to issue a waiver, the fee shall be remitted within ten (10) days of the decision. If the appeal fee is not received by the citing department by this date, the request for hearing shall not be accepted; you shall be deemed to have waived your right to hearing and shall constitute a failure by you to exhaust your administrative remedies.

HOW TO PAY FEE

Payment may be made in person or by mail to Vallejo City Hall, Commercial Services Division, 555 Santa Clara Street, Room 103, Vallejo, CA 94590. Payment should be made by personal check, cashier's check or money order, payable to the City of Vallejo – Account No. 001-1303-310-36-13. Be sure to write the case number from your notice and/or citation on your check or money order and enclose a copy of the notice of violation.

CONSEQUENCES OF FAILURE TO PAY THE FEE

Any unpaid fees and/or costs may be recovered by the City through a lien or declared a special assessment against the subject property. Alternatively, the City may collect the fee and/or costs in a civil court action. Any person who fails to pay any fee and/or costs shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount.

CONSEQUENCES OF FAILURE TO CORRECT VIOLATIONS

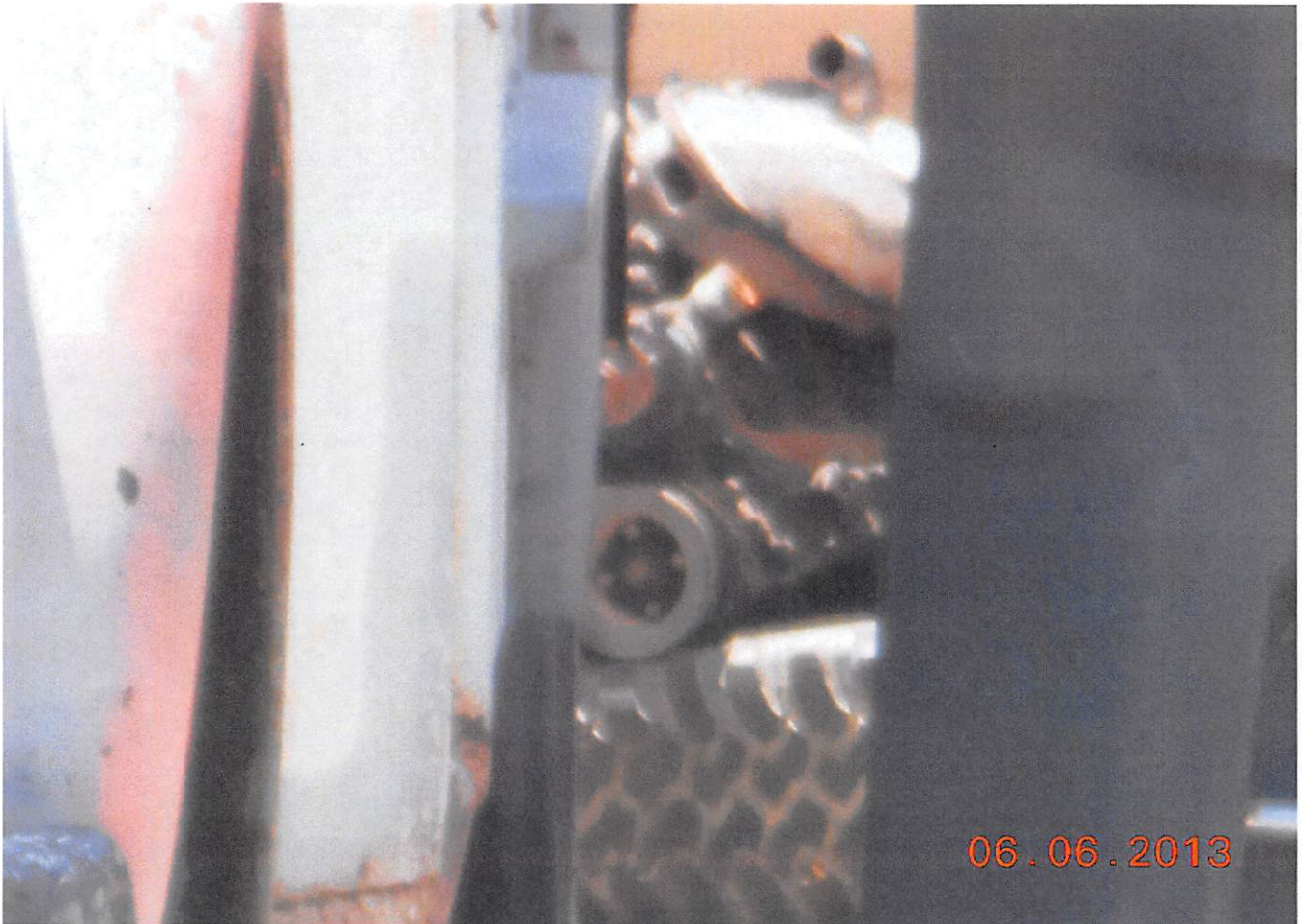
There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to, civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder and forfeiture of certain State tax benefits for substandard residential rental property. These options can empower the City to collect fines, fees, demolish structures, make necessary repairs at the owner's expense, and incarcerate violators. Any of these options or others may be used if the notice and/or citations do not achieve compliance. If you need further clarification, please call the Code Enforcement Division.

Revised 8/10/12











**MARACCI DAWN M
& JASON M JT**

204 LA CANYADA DR

\$4,339.00

Case #: CE14-0251

CEO: Renee Souza

RECEIVED
MAY 29 2015
Code Enforcement Division

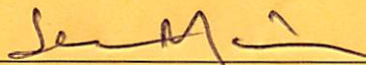
PLEASE READ

IMPORTANT ASSESSMENT HEARING INFORMATION

All persons who submit the written objection/protest by **FRIDAY, MAY 29, 2015** may attend the hearing and their testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT the VALIDITY** of the underlying violation(s), will be heard and given due consideration. **The Code Enforcement Appeals Board WILL NOT listen to any testimony and evidence that is not regarding discrepancies relating to the amount of the special assessment. THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED.** The Code Enforcement Appeals Board will **ONLY** be reviewing the cost accounting of the assessments and making sure that the figures are correct.

I have read this form and understand that the assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if I want to request an appeal, I must send this form back as an acknowledgment that I have read and understand what will be discussed at the assessment hearing. If the City of Vallejo Code Enforcement does not receive this form by **FRIDAY, MAY 29, 2015**, I will no longer be eligible to request an appeal.

Property Owner: MARACCI DAWN M & JASON M JT
Site Address: 204 LA CANYADA DR
Case #: CE14-0251
Officer: LORENA BURCIAGA
Total Due: \$4,339.00


Property Owner Signature

MAY 29 2015
Date



Code Enforcement Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

3/18/2014

MARACCI DAWN M & JASON M JT
204 LA CANYADA DR
VALLEJO, CA 94591

NOV/CE14-0251/ 204 LA CANYADA DR/ JOHN SILVA

NOTICE OF VIOLATION

Via certified mail, return receipt requested, and first class mail to the property owner at the address shown on the county's last property tax assessment rolls or to any other address known for the property owner. The failure of any property owner to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

CASE NO.: CE14-0251
PARCEL NO.:0075021160
LOCATION: 204 LA CANYADA DR

You are hereby notified that a **reinspection was performed on 03/18/2014** and the violation(s) was not abated within the time limit specified in the Warning Notice. The conditions that exist on the subject property owned or controlled by you constitute an unlawful public nuisance as defined in **Section 7.54.030** of the Vallejo Municipal Code (Property Maintenance Ordinance). The following violation(s) which were observed during my initial inspection on 01/27/2014 **must be corrected by 04/08/2014**.

DESCRIPTION OF VIOLATION(S) AND REQUIRED CORRECTIVE ACTION(S)

Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc. Remove all trash, junk and debris on the property. This refers to the debris, tires, and other items on the driveway, and at the side of the house.

Section 7.54.030 R. Prohibits leaving any garbage can refuse can, or recycling container in front or side yard. Relocate all garbage and recycle containers out of public view. You can place the cans along the side of the house

Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Maintain property free from blight and public safety issues.

ADMINISTRATIVE CHARGE

A charge of \$219.00, as established by resolution by the City Council, is now owed to the City pursuant to Section 7.54.140 of the Vallejo Municipal Code payable twenty (20) days of the effective date of this notice. Any property owner who fails to pay the administrative charges or abatement costs including incidental costs owed to the City shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount. Legal action may include costs and/or charges being liened against the property and/or applied as a special assessment to the ordinary secured property taxes.

How to Pay the Fine: Payment may be made in person at the Vallejo City Hall, 1st Floor – Cashier (*please bring this notice to the cashier and drop off the duplicate receipt to the Code Enforcement Division office for recording*) or by mail addressed to the City of Vallejo Code Enforcement Division, 555 Santa Clara Street, Vallejo, CA 94590-5922. Payment by mail should be made by personal check, cashier's check or money order, payable to the City of Vallejo. Make sure to include the case number CE14-0251 and account number 001-1303-310-36-13 on your check.

If the code enforcement manager or other city employees designated by the city manager determines the violation to be immediately dangerous to the general welfare, health and safety, the same may be summarily abated without compliance with the provisions of this code. Abatement may include, but is not limited to boarding of windows, doors and other openings to city specifications, removal of junk and debris, and securing the perimeter of the property with fencing, gates or barricades to prevent further occurrences of the nuisance activity.

CONSEQUENCES OF NOT ABATING

Should these conditions not be corrected by 04/08/2014, the following action(s) may be taken:

Administrative Citation: 1st Citation \$200.00, 2nd Citation \$500.00, 3rd and subsequent Citations \$750.00 - *per violation*, per day that each violation continues to exist past the correction.

City Abatement: The City may have the work done with city employees and/or by private contract if a violation is not abated within the time limit specified in this notice. **The costs of abatement, including incidental costs shall be billed to the property owner pursuant to Section 7.54.140 of the Vallejo Municipal Code and will be due and payable within thirty (30) days of the date the billing is mailed to the property owner.**

Liens and Special Assessments: The amount of any unpaid administrative charges and/or abatement costs including incidental costs may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

Civil Action: \$50.00 per day for every day each separate violation exists

Criminal Citation: Maximum penalty of \$500.00 fine for every day each separate violation exists.

APPEALS PROCESS

Information on the process to appeal this notice is attached, which includes the amount of the appeal fee and procedure for requesting an appeal fee waiver.

If you have any questions, please contact me immediately at the phone number or e-mail address listed below or call this office at (707) 648-4469. Thank you.

Sincerely,

JOHN SILVA
Code Enforcement Officer
(707) 648-4327
JSILVA@ci.vallejo.ca.us

NOTICE OF VIOLATION APPEALS PROCESS

Any property owner may appeal the notice of violation and may request a hearing before the Code Enforcement Appeals Board as follows:

1. An appeal form shall be obtained from the Code Enforcement Manager via the Code Enforcement Division office. The completed appeal form shall be filed with the Code Enforcement Manager via the Code Enforcement Division office **within fifteen (15) days of the effective date of the notice of violation, which is the date of the first class mailing, together with an appeal fee of \$658.00 as established by resolution by the City Council or a request for an appeal fee waiver.**
2. Only after the completed appeal form has been filed together with the appeal fee or with an *approved* appeal fee waiver shall the Code Enforcement Manager set the date for a hearing. The hearing shall be set for a date not less than fifteen (15) days nor more than sixty (60) days after the Code Enforcement Manager via the Code Enforcement Division office received the request.
3. The appellant may request one continuance, but in no event shall the hearing be continued more than thirty (30) days after the date of the originally scheduled hearing unless the Code Enforcement Manager finds circumstances of hardship warrant a longer continuance not to exceed ninety (90) days after the date of the originally scheduled hearing.
4. The appellant shall be notified by first class mail and certified mail, return receipt requested, of the date, time and place set for the hearing. Such notice shall be sent at least ten (10) days prior to the date of the hearing. The notice shall include a statement that if the violation is found to be a public nuisance and the violation is not substantially abated, then the city may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges. The notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive such notice shall not affect the validity of any proceedings taken under Chapter 7.54 of the Vallejo Municipal Code.
5. Any documentation, other than the notice of violation, which the Code Enforcement Manager has submitted or will submit to the Code Enforcement Appeals Board, shall be served on the appellant at least three (3) days before the hearing.

Failure of any property owner to file an appeal in accordance with the provisions of Section 7.54.080 of the Vallejo Municipal Code shall be deemed to waive his or her right to an appeal hearing.

Appeal Fee Waiver. Any property owner who requests a hearing to appeal a notice of violation and is financially unable to pay the appeal fee may file a request for an appeal fee waiver as follows:

1. The request for waiver shall be made on a form obtained from the Code Enforcement Manager via the Code Enforcement Division office and submitted to the Code Enforcement Manager via the Code Enforcement Division office within fifteen (15) days of the effective date of the notice of violation.
2. The Code Enforcement Manager may issue an appeal fee waiver only if the person requesting the waiver submits a sworn affidavit together with any supporting documents demonstrating to the satisfaction of the manager the person's financial inability to deposit with the city the full amount of the fee in advance of the appeal hearing.
3. The Code Enforcement Manager via the Code Enforcement Division office shall issue a written decision specifying the reasons for issuing or not issuing the waiver within ten (10) days of the receipt of the request. The decision of the Code Enforcement Manager shall be final.
4. If the Code Enforcement Manager office determines a waiver is not warranted, the property owner shall remit the appeal fee within ten (10) days of the determination. If the Code Enforcement Manager via the Code Enforcement Division office does not receive the appeal fee within this time period, the request for hearing shall not be accepted and shall constitute a failure of the property owner to exhaust his or her administrative remedies.

Administrative Citation

1st Citation 2nd Citation 3rd Citation 4th Citation 5th Citation

PERSON CITED:

CASE #: CE14-0251

MARACCI DAWN M & JASON M JT

VIOLATION ADDRESS:

PARCEL #:

204 LA CANYADA DR

0075021160

MAILING ADDRESS:

204 LA CANYADA DR VALLEJO CA 94591

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 04/08/2014. Other enforcement action may result if compliance is not achieved by the 3rd Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
\$200.00	Section 7.64.010 Prohibits storage of inoperative, unregistered, wrecked, or dismantled vehicles on the property. <u>Correction Required: Remove all inoperative and/or unregistered vehicles from the property or make the vehicles operational and currently registered. (NON-OPERATIONAL REGISTRATION IS NOT ACCEPTED)</u>
\$200.00	(see reverse side for payment and appeal instructions)

Date and time violation was observed: 3/18/2014

Citation Date: 3/18/2014

Issuing Officer: JOHN SILVA

Signature:

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

Division Address: City of Vallejo Code Enforcement Division, 555 Santa Clara St. 1st floor, Vallejo, CA 94590**READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION**

ADMINISTRATIVE CITATION

City of Vallejo Municipal Code, Chapter 1.15, provides for the issuance of administrative citations for Municipal Code violations. The level of the citation and fine is indicated on the front of the citation. Each Municipal Code section violated is a separate offense with an independent fine. Likewise, each day any violation exists is a separate and distinct offense. Fines per each Municipal Code section violated are as follows: First Citation \$200.00, Second Citation \$500.00, Third and subsequent citations \$750.00.

RIGHTS OF APPEAL

You have the right to appeal this administrative citation within 15 calendar days from the date of the 1st class mailing of the citation. The failure of any person to file a request for hearing shall be deemed to have waived his or her right to an administrative hearing. A request for hearing form shall be obtained from the citing department listed near the bottom of the Administrative Citation. This request must be accompanied by an advance deposit of the imposed fine or a request for an Advance Fine Deposit Waiver as explained below. You will be sent a written notice of the date and time set for your hearing. A failure to appear at the administrative citation hearing shall constitute a forfeiture of the fine and shall be deemed a waiver of your right to an administrative hearing. The Code Enforcement Appeals Board (Board) or Hearing Officer's decision shall be final. You may seek judicial review of the decision of the Board or hearing officer by filing a petition with a court of competent jurisdiction pursuant to California Code of Civil Procedure §1094.5 and §1094.6.

ADVANCE DEPOSIT WAIVER

If you contend that you are financially unable to make the advance fine deposit required to request a hearing of your Administrative Citation, you must file a request for Advance Fine Deposit Waiver. The request form may be obtained from the citing department. This form together with supporting documentation must be filed with the Hearing Request Form. The decision specifying the reasons for issuing or not issuing the waiver will be made in writing by the director (or his/her designee) of the citing department. The written determination shall be final and shall be served upon the person who applied for the waiver. If the director decides not to issue a waiver, the advance fine deposit shall be remitted within 10 days of the decision. If the advance fine deposit is not received by the citing department by this date, the request for hearing shall not be accepted and you shall be deemed to have waived your right to an administrative hearing.

HOW TO PAY THE FINE

The amount of the fine is indicated on the front of this administrative citation. **If the fine is not paid within 30 calendar days from the date of the citation, a \$890.00 administrative charge will be imposed.** Payment may be made in person at the Vallejo City Hall or by mail addressed to the City of Vallejo Code Enforcement Division, 555 Santa Clara Street, Vallejo, CA 94590. Payment by mail should be made by personal check, cashier's check or money order, payable to the City of Vallejo – Account No. 001-1303-310-36-13. Be sure to **write the Citation Number** on your check or money order and **enclose a copy of this Administrative Citation.**

CONSEQUENCES OF FAILURE TO PAY THE FEE

Any unpaid fees and/or costs may be recovered by the City through a lien or declared a special assessment against the subject property. Alternatively, the City may collect the fee and/or costs in a civil court action. Any person who fails to pay any fee and/or costs shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount.

CONSEQUENCES OF FAILURE TO CORRECT VIOLATIONS

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to, civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder and forfeiture of certain State tax benefits for substandard residential rental property. These options can empower the City to collect fines, fees, demolish structures, make necessary repairs at the owner's expense, and incarcerate violators. Any of these options or others may be used if the notice and/or citations do not result in the achievement of compliance. If you need further clarification, please call the Department listed on the front of the citation.





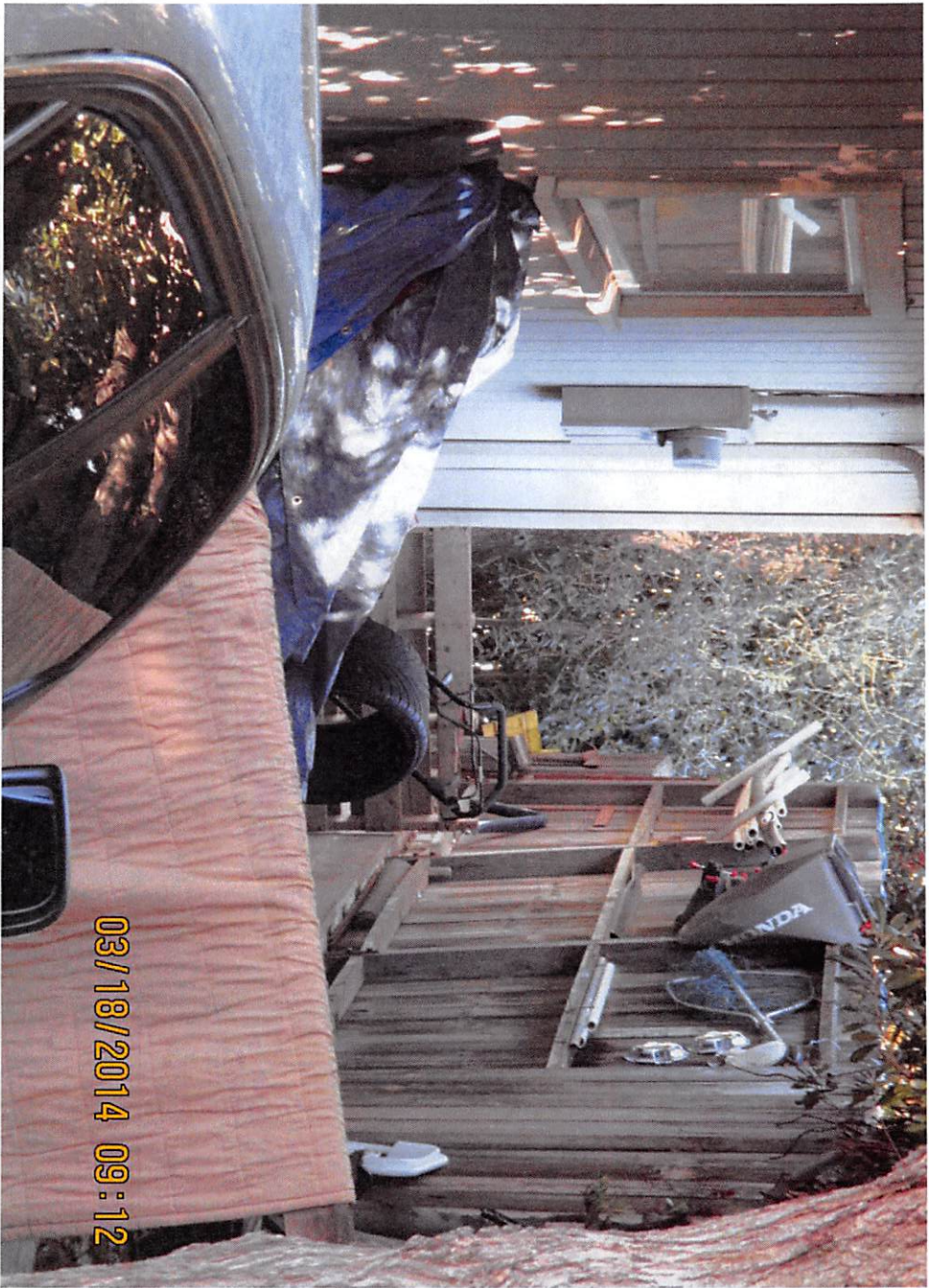








03/18/2014 09:12



03/18/2014 09:12



CITY OF VALLEJO

CITATION #: CE14-0251-ZONE

Administrative Citation

1st Citation 2nd Citation 3rd Citation 4th Citation 5th Citation

PERSON CITED:

CASE #: CE14-0251

MARACCI DAWN M & JASON M JT

VIOLATION ADDRESS:

PARCEL #:

204 LA CANYADA DR

0075021160

MAILING ADDRESS:

204 LA CANYADA DR VALLEJO CA 94591

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 05/15/2014. Other enforcement action may result if compliance is not achieved by the 3rd Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
\$500.00	Section 7.64.010 Prohibits storage of inoperative, unregistered, wrecked, or dismantled vehicles on the property. <u>Correction Required: Remove all inoperative and/or unregistered vehicles from the property or make the vehicles operational and currently registered. (NON-OPERATIONAL REGISTRATION IS NOT ACCEPTED)</u>
\$500.00	<i>(see reverse side for payment and appeal instructions)</i>

Date and time violation was observed: 4/24/2014

Citation Date: 4/24/2014

Issuing Officer: JOHN SILVA

Signature:

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

Division Address: City of Vallejo Code Enforcement Division, 555 Santa Clara St. 1st floor, Vallejo, CA 94590

READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION

ADMINISTRATIVE CITATION

City of Vallejo Municipal Code, Chapter 1.15, provides for the issuance of administrative citations for Municipal Code violations. The level of the citation and fine is indicated on the front of the citation. Each Municipal Code section violated is a separate offense with an independent fine. Likewise, each day any violation exists is a separate and distinct offense. Fines per each Municipal Code section violated are as follows: First Citation \$200.00, Second Citation \$500.00, Third and subsequent citations \$750.00.

RIGHTS OF APPEAL

You have the right to appeal this administrative citation within 15 calendar days from the date of the 1st class mailing of the citation. The failure of any person to file a request for hearing shall be deemed to have waived his or her right to an administrative hearing. A request for hearing form shall be obtained from the citing department listed near the bottom of the Administrative Citation. This request must be accompanied by an advance deposit of the imposed fine or a request for an Advance Fine Deposit Waiver as explained below. You will be sent a written notice of the date and time set for your hearing. A failure to appear at the administrative citation hearing shall constitute a forfeiture of the fine and shall be deemed a waiver of your right to an administrative hearing. The Code Enforcement Appeals Board (Board) or Hearing Officer's decision shall be final. You may seek judicial review of the decision of the Board or hearing officer by filing a petition with a court of competent jurisdiction pursuant to California Code of Civil Procedure §1094.5 and §1094.6.

ADVANCE DEPOSIT WAIVER

If you contend that you are financially unable to make the advance fine deposit required to request a hearing of your Administrative Citation, you must file a request for Advance Fine Deposit Waiver. The request form may be obtained from the citing department. This form together with supporting documentation must be filed with the Hearing Request Form. The decision specifying the reasons for issuing or not issuing the waiver will be made in writing by the director (or his/her designee) of the citing department. The written determination shall be final and shall be served upon the person who applied for the waiver. If the director decides not to issue a waiver, the advance fine deposit shall be remitted within 10 days of the decision. If the advance fine deposit is not received by the citing department by this date, the request for hearing shall not be accepted and you shall be deemed to have waived your right to an administrative hearing.

HOW TO PAY THE FINE

The amount of the fine is indicated on the front of this administrative citation. **If the fine is not paid within 30 calendar days from the date of the citation, a \$890.00 administrative charge will be imposed.** Payment may be made in person at the Vallejo City Hall or by mail addressed to the City of Vallejo Code Enforcement Division, 555 Santa Clara Street, Vallejo, CA 94590. Payment by mail should be made by personal check, cashier's check or money order, payable to the City of Vallejo – Account No. 001-1303-310-36-13. Be sure to **write the Citation Number** on your check or money order and **enclose a copy of this Administrative Citation.**

CONSEQUENCES OF FAILURE TO PAY THE FEE

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CITY OF VALLEJO

CITATION #: CE14-0251-ZONE

Administrative Citation

1st Citation 2nd Citation 3rd Citation 4th Citation 5th Citation

PERSON CITED:

CASE #: CE14-0251

MARACCI DAWN M & JASON M JT

VIOLATION ADDRESS:

PARCEL #:

204 LA CANYADA DR

0075021160

MAILING ADDRESS:

204 LA CANYADA DR VALLEJO CA 94591

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FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
\$750.00	Section 7.64.010 Prohibits storage of inoperative, unregistered, wrecked, or dismantled vehicles on the property. <u>Correction Required: Remove all inoperative and/or unregistered vehicles from the property or make the vehicles operational and currently registered. (NON-OPERATIONAL REGISTRATION IS NOT ACCEPTED)</u>
\$750.00	<i>(see reverse side for payment and appeal instructions)</i>

Date and time violation was observed: 05/16/2014

Citation Date: 05/16/2014

Issuing Officer: JOHN SILVA

Signature:

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

Division Address: City of Vallejo Code Enforcement Division, 555 Santa Clara St. 1st floor, Vallejo, CA 94590

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