



**CODE ENFORCEMENT APPEALS
BOARD REGULAR MEETING**

JUNE 26, 2025


6:00 PM

BOARD MEMBERS

Kevin Tennyson (Chair)
Fred Cavalli, Jr.
Loretta Gaddies
Nikia Schultz
Edward Taylor
Edgar Ureta
VACANT

HYBRID MEETING
www.Cityofvallejo.net

**Council Chambers
555 Santa Clara Street
Vallejo, CA 94590**

<p>NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom</p>	<p>City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.</p>
<p>PUBLIC COMMENT: Members of the Public may provide public comments during the City Council Meeting in person or via ZOOM (https://ZoomRegular.Cityofvallejo.net), or via phone, by dialing (669) 900-6833.</p>	<p>For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment</p>
<p>VIEW THE MEETING: There are four different ways you can view this public meeting:</p> <ul style="list-style-type: none"> • In Person • Watch Vallejo local channel 28 • Stream from the City website: www.cityofvallejo.net/Streaming Join the Zoom webinar: https://ZoomRegular.Cityofvallejo.net 	<p>Scan QR code for live captions and translation in Spanish and Tagalog.</p> 
<p align="center">Hybrid Options are available for members of the public to participate. To participate remotely</p>	
<p><u>Option to Join by Computer</u> From your browser go to https://ZoomRegular.CityofVallejo.net to launch and join the zoom application. Meeting ID: 914 0075 0676# Meeting Password: 131313</p>	<p><u>Option to Join by Phone</u> Dial (669) 900-6833 Enter Meeting ID: 914 0075 0676# Meeting Password: 131313 Press *9 to digitally raise your hand from the phone. Press *6 to unmute/mute</p>
<p>Any supplemental writing related to an agenda item for an open session of a regular meeting that is distributed to all or a majority of all members of the City Council less than 72 hours before the meeting will be posted concurrently on the City's website at www.cityofvallejo.net/agendas Written material distributed during the meeting, will be available at the meeting if prepared by the City or after the meeting if prepared by someone else. Such materials may be obtained from the City Clerk</p>	



Vallejo City Council Chambers ADA compliant. Devices for the hearing impaired are available from the Board Secretary. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the Board Secretary'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

AGENDA

1 CALL TO ORDER

2 PLEDGE OF ALLEGIANCE

3 ROLL CALL

4 CONSENT CALENDAR AND APPROVAL OF AGENDA & MINUTES

A MAY 22, 2025 - REGULAR MEETING MINUTES

5 REPORT OF THE CITY COUNCIL LIAISON

6 COMMUNITY FORUM

Anyone wishing to address the Council on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Council to resolve, is requested to submit a completed speaker card to the City Clerk. When called upon, each speaker should step to the podium, state his /her name, and address for the record. Each speaker is limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300.

7 PRESENTATIONS AND COMMENDATIONS

8 NEW/UNFINISHED BUSINESS

A PUBLIC HEARING TO CONFIRM AND LEVY SPECIAL ASSESSMENT FOR UNPAID FEES, ADMINISTRATIVE CHARGES, CITATION FINES, AND ABATEMENT COSTS

Recommendation: After hearing any objections, approve the levying of the assessments for unpaid fees, administrative charges, citation fines, and abatement costs in the amounts listed for each property on the Unpaid Fees, Citation Fines, and Abatement Costs Special Assessments Report, as may be modified by the Board, to be placed on the fiscal year 2025-2026 tax roll.

Contact: Dong Yoo, Staff Secretary (707) 648-4839

Dong.Yoo@cityofvallejo.net

9 REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMITTEE/BOARD

10 FUTURE AGENDA ITEMS

A JULY 24, 2025 - REGULAR MEETING

11 ADJOURNMENT

ADDITIONAL CITY INFORMATION

Members of the public can:

- Like us on Facebook and Instagram ([@cityofvallejo](#))
- Sign up to receive City Communications via e-mail (www.cityofvallejo.net/subscribe)
- Sign up for emergency alerts at: alertsolano.com

I, Dong Yoo, Board staff do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to

Kevin Tennyson (Chair)
Fred Cavalli, Jr.
Loretta Gaddies
Nikia Schultz
Edward Taylor
Edgar Ureta
VACANT,

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 PM, June 11, 2025.**

Dated: June 11, 2025

Dong Yoo

Dong Yoo, Board Staff



**CITY OF VALLEJO
CODE ENFORCEMENT APPEALS BOARD
MINUTES**

Thursday, May 22, 2025
6:00 p.m.

Kevin Tennyson, Chair
Nikia Schultz,
Vice Chair
Fred Cavalli, Jr.
Loretta Gaddies
Edward Taylor
Edgar Ureta
VACANT

CITY COUNCIL CHAMBERS
555 Santa Clara Street, Vallejo, California

1. **CALL TO ORDER:** The meeting was called to order at 6:06 p.m., by Chairperson (Chair) Tennyson
2. **OATH OF OFFICE – Boardmember Edgar Ureta:** oath administered by Board Liaison Councilmember Alex Matias
3. **PLEDGE OF ALLEGIANCE:** Led by Chair Tennyson
4. **ROLL CALL:**
 - Present: Board Members: Cavalli, Schultz, Taylor, Tennyson, Ureta
 - Absent: Gaddies (excused)
 - Staff: Planning & Development Services Director Pollot, Code Enforcement Manager Yoo, Assistant City Attorney Zagaroli, Administrative Analyst Ang
5. **CONSENT CALENDAR AND APPROVAL OF AGENDA**
 - A. **APPROVAL OF AGENDA:** Boardmember Taylor motioned to approve the agenda. The motion was seconded by Vice Chair Schultz and was carried unanimously.
 - B. **APPROVAL OF MINUTES JANUARY 23, 2025 Regular Meeting:** Boardmember Taylor motioned to approve the Minutes of January 23, 2025, Regular Meeting. The motion was seconded by Vice Chair Schultz and was carried unanimously, with one abstention from Boardmember Ureta.
6. **REPORT OF THE CITY COUNCIL LIASION:**

Councilmember Matias provided a brief report including the City Council’s involvement regarding the current City budget and recent City homelessness efforts.
7. **COMMUNITY FORUM:** None
8. **PRESENTATIONS AND COMMENDATIONS:**
 - A. **PLANNING & DEVELOPMENT SERVICES QUARTERLY REPORT – Q1 2025** (Informational purposes only)
Contact: Kristin Pollot, AICP, Planning & Development Services Director, 707-648-4382
Kristin.Pollot@cityofvallejo.net
 - B. **SPECIAL ASSESSMENTS HEARING INFORMATION**
Contact: Karen Ang, Administrative Analyst, 707-553-7290
Karen.Ang@cityofvallejo.net
9. **OLD BUSINESS:** None
10. **NEW/UNFINISHED BUSINESS:** None
11. **REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMITTEE/BOARD:** None

MINUTES
City of Vallejo Code Enforcement Appeals Board

12. FUTURE AGENDA ITEMS

- A. Next Regular Meeting: June 26, 2025 Annual Special Assessments Hearing

13. ADJOURNMENT

Chair Tennyson adjourned the meeting at 6:45 p.m.

KEVIN TENNYSON, CHAIRPERSON

ATTEST:

DONG YOO
CODE ENFORCEMENT MANAGER (BOARD STAFF SECRETARY)



DATE: June 26, 2025
TO: Code Enforcement Appeals Board
FROM: Dong Yoo, Code Enforcement Manager
Kristin Pollot, AICP, Planning & Development Services Director
Arthur Gonzales, Interim Fire Chief
SUBJECT: PUBLIC HEARING TO CONFIRM AND LEVY SPECIAL ASSESSMENTS UNPAID FEES,
ADMINISTRATIVE CHARGES, CITATION FINES, AND ABATEMENT COSTS

RECOMMENDATION

Hold a public hearing to, after hearing objections, confirm the levying of assessments for unpaid fees, administrative charges, citation fines, and abatement costs upon the properties described and, in the amounts shown in the Special Assessments Report, attached hereto as **Attachment A**.

REASONS FOR RECOMMENDATION/SUMMARY

The City of Vallejo issues notices, administrative charges, and citations on a number of properties each year when conditions thereon constitute a violation of the City's municipal code. This year there were **109** property owners who, after having received the appropriate notification, failed to correct the noted violation(s) by the time specified in the notice. These property owners were either fined or their properties abated. Although the property owners have been sent invoices for the outstanding fines, abatements and/or administrative costs, 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 City of Vallejo Planning and Development Services Department's Code Enforcement Division and the Fire Department have prepared a Special Assessments Report of unpaid fees, administrative charges, citation fines, and abatement costs. The City of Vallejo is requesting approval of these property tax assessments to recover these unpaid amounts.

BACKGROUND AND DISCUSSION

The City of Vallejo issues Notices of Violation, Administrative Citations and initiates abatement actions to correct violations of the Vallejo Municipal Code that exist on private properties within the City. 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.

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

The property owners identified in **Attachment B** have timely filed objections. The Board shall consider the Special Assessments Report together with the objections and confirm the Special Assessments Report, as modified by the Board.

FISCAL IMPACT

These assessments are to recover unpaid fees, administrative charges, fines and abatement activities owed to the City of Vallejo in the combined projected amount of **\$181,001.09 (\$176,527.09 for Code Enforcement and \$4,474.00 for Fire Prevention)**. If approved, the assessments will be placed on the fiscal year **2025-2026** tax roll.

ATTACHMENTS

- A. Unpaid Fees, Citation Fines, and Abatement Costs Special Assessments Report
- B. Property Owner Objections

	SITE_APN	SITE_ADDR	BALANCE_DUE	OWNER_NAME	CASE_NO	ASSIGNED_TO
1	0056154180	728 MONTEREY STREET	\$3,116.93	SCOTT VICTORIA F	CE23-0872	SOPHIA VALENTI
2	0057082210	TUOLUMNE STREET	\$1,070.45	SANCHEZ ORLANDO R/VELEZQUEZ ANA L	CE23-1294	SOPHIA VALENTI
3	0057111020	1505 LOUISIANA STREET	\$9,586.23	SOLANO JOSE FRANCISCO	CE23-1300	SOPHIA VALENTI
4	0074201150	157 GARY CIRCLE	\$7,118.64	BIXBY WENONA	CE23-1501	SOPHIA VALENTI
5	0075185180	760 STARFISH DRIVE	\$1,479.96	LITTLE ROBERT SR	CE23-1515	SOPHIA VALENTI
6	0059112030	11 MULLER STREET	\$409.51	ONTIVEROS JOSE E FU	CE23-1595	SOPHIA VALENTI
7	0056092090	1172 LOUISIANA STREET	\$8,522.35	ALTAMIRANO ALEX P	CE23-1624	SOPHIA VALENTI
8	0054071300	162 GREENFIELD AVENUE	\$409.51	ANDERSON CASSANDRA	CE24-0146	SOPHIA VALENTI
9	0054102040	11 MICHIGAN STREET	\$409.51	CORREA SANTOS LEO	CE24-0168	SOPHIA VALENTI
10	0056046210	2616 SONOMA BOULEVARD	\$3,231.05	MISSION EVANGELICA PENIEL	CE24-0203	SOPHIA VALENTI
11	0079452360	201 BREEZEWALK DRIVE	\$409.51	FONG EDWIN & SHARON A	CE24-0268	SOPHIA VALENTI
12	0057174080	226 TWELFTH STREET	\$7,672.57	FOCUS GROUP LOUNGE PINOLE LLC	CE24-0270	SOPHIA VALENTI
13	0057102290	710 AMADOR STREET	\$409.51	MAJID ABDUL K	CE24-0315	SOPHIA VALENTI
14	0056106190	2200 SONOMA BOULEVARD	\$1,763.22	HELEN & EDDY LLC	CE24-0481	SOPHIA VALENTI
15	0057082210	TUOLUMNE STREET	\$409.51	SANCHEZ ORLANDO RICARDO	CE24-0602	SOPHIA VALENTI
16	0056145210	1000 FLORIDA ST	\$409.51	MOLNAR MARC	CE24-0631	SOPHIA VALENTI
17	0079185170	210 BLUEBELL PLACE	\$409.51	GADDIES PAEPAEVALU M	CE24-0647	SOPHIA VALENTI
18	0079451030	113 CLEARVIEW DRIVE	\$409.51	ALVARADO MICHAEL BONIFACIO	CE24-0735	SOPHIA VALENTI
19	0057023070	1245 ARKANSAS STREET	\$409.51	WU DAIHONG	CE24-0747	SOPHIA VALENTI
20	0054132160	1520 AMADOR STREET	\$431.34	CRUZ JEYNDI M	CE24-0826	SOPHIA VALENTI
21	0056092090	1172 LOUISIANA STREET	\$1,506.82	ALTAMIRANO ALEX P	CE24-0832	SOPHIA VALENTI
22	0054151150	169 FAIRMONT AVENUE	\$7,877.39	ALTMAN ANDREW	CE24-0835	SOPHIA VALENTI
23	0056141050	823 KENTUCKY STREET	\$409.51	823 KENTUCKY LLC	CE24-0886	SOPHIA VALENTI
24	0054101360	132 MICHIGAN STREET	\$3,261.25	MORGAN MARY J	CE24-0932	SOPHIA VALENTI
25	0056046210	2616 SONOMA BOULEVARD	\$3,261.25	MISSION EVANGELICA PENIEL	CE24-0939	SOPHIA VALENTI
26	0056141110	845 KENTUCKY STREET	\$409.51	HODGE NICOLE R/ZEHR DWAYNE	CE24-0992	SOPHIA VALENTI
27	0057082210	TUOLUMNE STREET	\$1,857.21	SANCHEZ ORLANDO RICARDO	CE24-1321	SOPHIA VALENTI
28	0079610070	195 GLEN COVE MARINA RO	\$431.34	GLEN COVE MARINA ROAD LLC	CE24-1421	SOPHIA VALENTI
29	0075133150	126 JORDAN STREET	\$3,581.44	TERO BUILD LLC	CE24-1491	SOPHIA VALENTI
30	0056175090	717 ALAMEDA STREET	\$2,453.93	FRANCHISE INV PROPS INC	CE24-1929	SOPHIA VALENTI
31	0075321050	724 LA CANYADA DRIVE	\$3,283.08	GROSS MARTIN K & FRANCIE A JT	CE24-2073	SOPHIA VALENTI
32	0057152120	1820 CAROLINA STREET	\$431.34	WECHSLER SCOTT H	CE24-2347	SOPHIA VALENTI
33	0079473160	102 SANDY NECK WAY	\$629.76	AGUILAR NICHOLAS M/AGUILAR SOFIA S	VA24-0026	SOPHIA VALENTI
34	0056105140	730 OHIO STREET	\$1,857.64	BNP JOINT FAMILY TRUST	ZV23-0015	SOPHIA VALENTI
35	0056106020	711 OHIO STREET	\$4,738.46	CHOI YOUNGSOON	ZV24-0012	SOPHIA VALENTI
36	0054132160	1520 AMADOR STREET	\$1,941.56	CRUZ JEYNDI M	ZV24-0026	SOPHIA VALENTI
37	0054101360	132 MICHIGAN STREET	\$3,368.54	MORGAN MARY J	ZV24-0031	SOPHIA VALENTI
38	0051173590	3 FREY PLACE	\$3,116.93	SMITH EVANINGTON JR JT	CE23-1289	SCOTT HERNDON
39	0051181150	FRISBIE STREET VACANT LC	\$7,118.64	MEKANO INC	CE23-1434	SCOTT HERNDON
40	0056226060	455 MAINE STREET	\$1,479.96	DUBLIN INVESTMENT GROUP LLC	CE23-1503	SCOTT HERNDON
41	0057164110	1238 GEORGIA STREET	\$2,707.42	ANTONELLI DESIREE	CE23-1588	SCOTT HERNDON
42	0051100040	829 WILSON AVENUE	\$409.51	SHA PETRO INC	CE24-0068	SCOTT HERNDON
43	0056226110	433 MAINE STREET	\$1,479.96	DUBLIN INVESTMENT GROUP LLC	CE24-0110	SCOTT HERNDON
44	0055054010	2 ST. FRANCIS DRIVE	\$3,400.19	RODRIGUEZ RAFAEL GARCIA	CE24-0175	SCOTT HERNDON
45	0051234370	Vlot on Mississippi Street	\$1,763.22	CHANG VINCENT	CE24-0253	SCOTT HERNDON
46	0058022020	409 PENNSYLVANIA STREET	\$409.51	409 PENNSYLVANIA PROPERTY LLC	CE24-0343	SCOTT HERNDON
47	0061221100	349 WINCHESTER STREET	\$409.51	NGUYEN ANDREW JT	CE24-0421	SCOTT HERNDON
48	0061052190	615 MCLANE STREET	\$409.51	KENNARD,JASPER CLEVELAND	CE24-0495	SCOTT HERNDON
49	0055121050	233 FLORIDA STREET	\$409.51	LEE WILLIAN	CE24-0535	SCOTT HERNDON
50	0061213090	911 SHERIDAN STREET	\$409.51	GSO PROPERTIES LLC	CE24-0556	SCOTT HERNDON
51	0055091100	16 KENTUCKY STREET	\$409.51	FARRAGUT HOLDINGS LLC	CE24-0576	SCOTT HERNDON
52	0056044160	426 TENNESSEE STREET	\$409.51	GAHFARI MEHDI S	CE24-0581	SCOTT HERNDON
53	0061181290	810 SIXTH STREET	\$409.51	CARVAJAL JOSE LUIS	CE24-0672	SCOTT HERNDON
54	0061073100	648 GRANT STREET	\$1,479.96	THOMAS BARBARA K TR	CE24-0707	SCOTT HERNDON
55	0059033010	1221 RICE STREET	\$409.51	PARTRIDGE ANES LEWIS	CE24-0715	SCOTT HERNDON
56	0061171040	475 SONOMA BLVD	\$409.51	ZHAO WEI	CE24-0811	SCOTT HERNDON
57	0051231030	118 MISSISSIPPI STREET	\$1,506.82	DIEGO MISAEL DIAZ	CE24-0831	SCOTT HERNDON
58	0055121190	310 BUTTE ST	\$1,763.22	PALLAS MICHAEL J	CE24-0917	SCOTT HERNDON
59	0059112010	416 STARR STREET	\$409.51	KWONG, TERRY	CE24-0934	SCOTT HERNDON
60	0061071040	641 SONOMA BOULEVARD	\$3,116.93	GARCIA, MARTIR R	CE24-0953	SCOTT HERNDON
61	0051183030	2011 SACRAMENTO STREET	\$409.51	ABDI/FOZIVA A	CE24-1009	SCOTT HERNDON
62	0062051270	1004 FIFTH STREET	\$409.51	VELASCO SUSANA JT	CE24-1161	SCOTT HERNDON

63	0061175050	806 SHERIDAN STREET	\$3,116.93	WEST COAST MH HOLDING LLC	CE24-1165	SCOTT HERNDON
64	0055091260	690 MARE ISLAND WAY	\$1,479.96	GRIBBON CLARENCE L/GRIBBON C R	CE24-1176	SCOTT HERNDON
65	0061181030	1005 ATHERTON STREET	\$1,558.85	MAGUIRE PAUL J	CE24-1281	SCOTT HERNDON
66	0061212080	941 FIFTH STREET	\$431.34	MEZA MAURICIO G/GARCIA MARIA	CE24-1287	SCOTT HERNDON
67	0061071040	641 SONOMA BOULEVARD	\$3,283.08	GARCIA, MARTIR R	CE24-1467	SCOTT HERNDON
68	0051132250	564 WILSON AVENUE	\$431.34	BELL LISA	CE24-1514	SCOTT HERNDON
69	0055123070	337 FLORIDA STREET	\$431.34	ULIMITED DEVELOPMENT LLC	CE24-1536	SCOTT HERNDON
70	0056234220	635 MAINE STREET	\$431.34	DIAZ ILDEFONSO	CE24-1623	SCOTT HERNDON
71	0056236100	742 PENNSYLVANIA STREET	\$431.34	PGP HOLDINGS WP LLC	CE24-2071	SCOTT HERNDON
72	0055084240	816 BRANCIFORTE STREET	\$431.34	HAYES MYRNA L	CE24-2147	SCOTT HERNDON
73	0059051010	1417 GEORGIA STREET	\$431.34	MENEMSHA EQUITY LLC	CE24-2450	SCOTT HERNDON
74	0055054010	2 ST. FRANCIS DRIVE	\$431.34	RODRIGUEZ RAFAEL GARCIA	CE25-0106	SCOTT HERNDON
75	0051234370	Vlot on Mississippi Street	\$1,857.64	CHANG VINCENT	VA24-0057	SCOTT HERNDON
76	0051173950	453 CARTER STREET	\$1,884.50	BROCKHAUS MARGARITA	VA24-0059	SCOTT HERNDON
77	0058082060	32 FIFTH STREET	\$787.19	RATTU SURJEET S/RATTU KULDIP S	VA24-0123	SCOTT HERNDON
78	0055104170	320 FLORIDA STREET	\$787.19	TRULL DAVID WILLIAM TR	VA24-0175	SCOTT HERNDON
79	0055054010	2 ST. FRANCIS DRIVE	\$2,707.42	RODRIGUEZ RAFAEL GARCIA	VA24-0199	SCOTT HERNDON
80	0061173070	827 FIFTH STREET	\$3,239.27	PEPPERS DIANA L	VA24-0208	SCOTT HERNDON
81	0055104060	327 KENTUCKY STREET	\$787.19	TRULL DAVID WILLIAM TR	VA24-0225	SCOTT HERNDON
82	0051234370	Vlot on Mississippi Street	\$1,956.66	CHANG VINCENT	VA24-0255	SCOTT HERNDON
83	0055085070	333 ALABAMA STREET	\$829.15	NICKELBERRY KATHLEEN J/NICKELBERRY	VA24-0279	SCOTT HERNDON
84	0061073200	601 FIFTH STREET	\$3,383.64	DONG JACK	VA24-0281	SCOTT HERNDON
85	0056016020	215 ARKANSAS STREET	\$829.15	MACIAS FRANCISCO	VA24-0294	SCOTT HERNDON
86	0055054010	2 ST. FRANCIS DRIVE	\$1,127.51	RODRIGUEZ RAFAEL GARCIA	VA24-0323	SCOTT HERNDON
87	0061213230	954 FIFTH STREET	\$829.15	CISNEROS LAURA	VA24-0344	SCOTT HERNDON
88	0056015190	206 ARKANSAS STREET	\$829.15	BACA CHARLENE ANDREA JT	ZV24-0080	SCOTT HERNDON
89	0067095050	1184 ROLEEN DRIVE	\$409.51	LAW CHI CHIU	CE24-0643	TED TARVER
90	0068082300	117 HARVARD AVENUE	\$409.51	BAYARKUU SEDBAZAR JT	CE24-0881	TED TARVER
91	0052302030	1924 SERENO DRIVE	\$409.51	NELSON DANIELLE JT	CE24-1003	TED TARVER
92	0067174190	1216 DONNER PASS ROAD	\$409.51	REYES ALICIA JT	CE24-1071	TED TARVER
93	0068411260	158 GENOA COURT	\$431.34	LYNDE DANIEL STEVEN JT	CE24-1280	TED TARVER
94	0068494010	160 OLYMPIC DRIVE	\$431.34	ADIMORA CARMELITA	CE24-1352	TED TARVER
95	0053143090	219 DWIGHT WAY	\$431.34	SMART DAVID H	CE24-1380	TED TARVER
96	0067185140	180 KIT CARSON WAY	\$431.34	FAAGAI VIOLINA L/MISI PRISCILLA	CE24-1384	TED TARVER
97	0052202030	1437 VALLE VISTA AVENUE	\$431.34	OROZCO,CARLOS G	CE24-1404	TED TARVER
98	0068451340	752 BASALT DRIVE	\$1,558.85	DEOL SUNEET	CE24-1548	TED TARVER
99	0068544200	207 CIMARRON DRIVE	\$1,558.85	NAJARRO JUSTO OSMIN DELGADO JT	CE24-1611	TED TARVER
100	0068543010	254 CIMARRON DRIVE	\$431.34	FIELDS SEAN	CE24-1615	TED TARVER
101	0068121080	442 MINI DRIVE	\$431.34	WOODARD GLORIA	CE24-1642	TED TARVER
102	0068341100	101 SERPENTINE DRIVE	\$1,558.85	VAN HOANG, MUOI	CE24-1656	TED TARVER
103	0068061110	427 FALCON DRIVE	\$431.34	ALVAREZ REMIGIO	CE24-1691	TED TARVER
104	0067294440	259 DIXIE COURT	\$1,857.21	DHALIWAL PRABHDEEP SINGH JT	CE24-1889	TED TARVER
105	0052196070	114 PALO VERDE WAY	\$431.34	GUITAS ELIZABETH SUSAN	CE24-2159	TED TARVER
106	0068053080	144 MARQUETTE AVENUE	\$431.34	COTA MARCO A ORDUNO	CE24-2250	TED TARVER
107	0071014120	516 MILLER AVENUE	\$1,835.38	LESKY SHELLY	CE24-0570	JAMES OBRIEN
108	0071246030	966 BENICIA ROAD	\$1,558.85	DURDEN ARTHUR L JR & S L TR	CE24-1460	JAMES OBRIEN
109	0074042060	364 WOODROW AVENUE	\$3,349.01	SIMMONS WILLIAM B & B K JT	CE24-2154	JAMES OBRIEN
Code Enforcement TOTAL			\$176,527.09			

	SITE_APN	SITE_ADDR	BALANCE_DUE	OWNER_NAME	CASE_NO	ASSIGNED_TO
1	0072281420	211 TOLEDO COURT	\$788.00	HAHN DAVID S	FP24-0010	CHRIS BALMER
2	0057174080	226 TWELFTH STREET	\$820.00	FOCUS GROUP LOUNGE PINOLE LLC	FP24-0014	CHRIS BALMER
3	0051181150	FRISBIE & CARTER	\$2,866.00	MEKANO INC	FP24-0029	CHRIS BALMER
Fire Prevention TOTAL			\$4,474.00			

CE & FP GRAND TOTAL

FY 2025-2026 Special Assessments
Code Enforcement's List of Appellants

Code Enforcement Officers (CEO)

- Scott Herndon - SH
- James O'Brien - JO
- Ted Tarver - TT
- Lorena Burciaga for Sophia Valenti - SV

	Property Owner	Property Address	Charges Owed	Assessor's Parcel No.	Code Enforcement Case No.	CEO
1	PEPPERS DIANA L	827 FIFTH STREET	\$ 3,239.27	0061173070	VA24-0208	SH
2	SOLANO JOSE FRANCISCO	1505 LOUISIANA STREET	\$ 9,586.23	0057111020	CE23-1300	SV
3	SMITH EVANINGTON JR JT	3 FREY PLACE	\$ 3,116.93	0051173590	CE23-1289	SH
4	DONG JACK	601 FIFTH STREET	\$ 3,383.64	0061073200	VA24-0281	SH
5	NICKELBERRY KATHLEEN J/NICKELBERRY BRODERICK D JR	333 ALABAMA STREET	\$ 829.15	0055085070	VA24-0279	SH
6	MEZA MAURICIO G/GARCIA MARIA	941 FIFTH STREET	\$ 431.34	0061212080	CE24-1287	SH
7	NGUYEN ANDREW JT	349 WINCHESTER STREET	\$ 409.51	0061221100	CE24-0421	SH
8	LITTLE ROBERT SR	760 STARFISH DRIVE	\$ 1,479.96	0075185180	CE23-1515	SV
9	PGP HOLDINGS WP LLC	742 PENNSYLVANIA STREET	\$ 431.34	0056236100	CE24-2071	SH
10	MORGAN MARY J	132 MICHIGAN STREET	\$ 3,368.54	0054101360	ZV24-0031	SV
11	LYNDE DANIEL STEVEN JT	158 GENOA COURT	\$ 431.34	0068411260	CE24-1280	TT
12	WEST COAST MH HOLDING LLC	806 SHERIDAN STREET	\$ 3,116.93	0061175050	CE24-1165	SH
13	GUITAS ELIZABETH SUSAN	114 PALO VERDE WAY	\$ 431.34	0052196070	CE24-2159	TT
14	SCOTT VICTORIA F	728 MONTEREY STREET	\$ 3,116.93	0056154180	CE23-0872	SV
15						
		TOTAL APPEALED FEES	\$ 33,372.45			

Submitted an objection form but signatory did not provide any/adequate documentation that they can represent the property owner.

Appellant has 2 properties on the list but only submitted an objection form for this specific case.



Code Enforcement · 555 Santa Clara St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@cityofvallejo.net

MAY 19, 2025

**PEPPERS DIANA L
827 5TH ST
VALLEJO, CA 94590**

**PARCEL NO.: 0061173070
CASE#: VA24-0208**

SPECIAL ASSESSMENTS HEARING NOTICE - CORRECTED

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 26, 2025** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **827 FIFTH STREET**, Vallejo, California.

*The Special Assessments Hearing will be held in-person **and** remotely via Zoom videoconference:*
<https://zoomregular.cityofvallejo.net>

or via phone, by dialing (669) 900-6833. Meeting ID: 914 0075 0676#
Press *9 to digitally raise your hand from the phone.

In order to attend the above hearing, the purple objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2025 (email/mail/in-person/exterior dropbox: by the end of business day, Monday, JUNE 2, 2025). 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
555 Santa Clara Street
Vallejo, CA 94590
code.enforcement@cityofvallejo.net

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. [continued on next page]

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
1 ST CITATION	7/16/24	283.26	503.93	\$ 787.19
2 ND CITATION	8/27/24	566.52	503.93	\$1,070.45
3 RD CITATION	11/27/24	850.84	530.79	\$1,381.63
			GRAND TOTAL FINES DUE	\$3,239.27

PAYMENT OPTIONS:

ONLINE (only card payments)

Online Payments are now available at:

<https://vall-trk.aspgov.com/eTRAKiT/>

1. Under the Violations section, click on "Pay Fees"
2. Click on the New Users "Click Here" link to register
3. Follow instructions for payment
4. Send us an email that you have paid: code.enforcement@cityofvallejo.net

IN PERSON (only cash/checks/money orders)

City Hall - Cashier
555 Santa Clara Street
Vallejo, CA 94590

BY MAIL/DROP BOX (only checks/money orders)

City of Vallejo – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check/money order, please include in the memo section: VA24-0208

Please direct questions regarding the fines or to request a payment plan to Code Enforcement at (707) 648-4469 and to speak with staff.

OBJECTION/PROTEST FORM SUBMISSION*:

Submit your Special Assessment Hearing objection/protest form via email to code.enforcement@cityofvallejo.net,

or mail to, bring in person to, or place into exterior drop box outside of:

City Hall – Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590

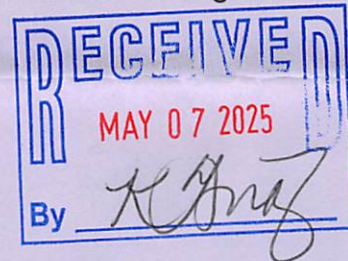
PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

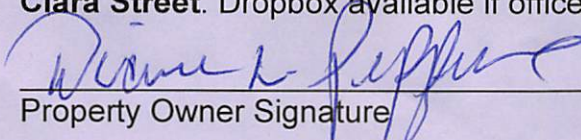
At this hearing, the Code Enforcement Appeals Board will listen to any testimony and accept evidence regarding discrepancies relating to the amount of the special assessment. Please note that **THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED**. The Code Enforcement Appeals Board **WILL NOT** receive testimony or evidence related to the validity of the underlying violation. The Board will **ONLY** be reviewing the cost accounting of the assessments and making sure that the figures are correct.

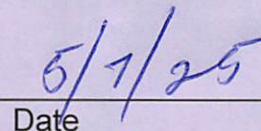
If you wish to contest the amount of the special assessment, you must sign and return this form by **May 31, 2025** (postmarked by, e-mailed or hand delivered/dropped off by **Monday, June 2, 2025**). This form may serve as your written objection, or you may prepare a separate written objection with any supporting evidence. Those who return this form may attend the **annual hearing** on **Thursday, JUNE 26, 2025**, and present testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the underlying violation(s). Testimony and evidence submitted with your written objection or presented at the hearing will be given due consideration.

Property Owner: **PEPPERS DIANA L**
Site Address: **827 FIFTH STREET**
Case #: **VA24-0208**
Officer: **SCOTT HERNDON**
Total Due: **\$3,239.27**



I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the City of Vallejo - Code Enforcement Division by the **MAY 31, 2025** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.


Property Owner Signature


Date



Code Enforcement · 555 Santa Clara St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@cityofvallejo.net

MAY 19, 2025

**SOLANO JOSE FRANCISCO
1104 BELMONT AVE
VALLEJO, CA 94591**

**PARCEL NO.: 0057111020
CASE#: CE23-1300**

SPECIAL ASSESSMENTS HEARING NOTICE - CORRECTED

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 26, 2025** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **1505 LOUISIANA STREET**, Vallejo, California.

*The Special Assessments Hearing will be held in-person **and** remotely via Zoom videoconference:*
<https://zoomregular.cityofvallejo.net>

or via phone, by dialing (669) 900-6833. Meeting ID: 914 0075 0676#
Press *9 to digitally raise your hand from the phone.

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2025** (email/mail/in-person/exterior dropbox: by the end of business day, Monday, JUNE 2, 2025). **NO** objection or protest received **AFTER** this date will be considered by the Board. Written objections or protests should be mailed to:

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555 Santa Clara Street
Vallejo, CA 94590
code.enforcement@cityofvallejo.net

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. [continued on next page]

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
NOTICE OF VIOLATION	02/02/2024	\$409.51	\$0.00	24/25 TAX ROLL
1 ST CITATION	03/18/2024	\$566.52	\$503.93	\$1,070.45
2 ND CITATION	05/02/2024	\$1,133.04	\$503.93	\$1,636.97
3 RD CITATION	07/31/2024	\$1,701.68	\$530.79	\$2,232.47
4 TH CITATION	09/10/2024	\$1,792.38	\$530.79	\$2,323.17
5 TH CITATION	11/05/2024	\$1,792.38	\$530.79	\$2,323.17
GRAND TOTAL FINES DUE				\$9,586.23

PAYMENT OPTIONS:

ONLINE (only card payments)

Online Payments are now available at:

<https://vall-trk.aspgov.com/eTRAKiT/>

1. Under the Violations section, click on "Pay Fees"
2. Click on the New Users "Click Here" link to register
3. Follow instructions for payment
4. Send us an email that you have paid: code.enforcement@cityofvallejo.net

IN PERSON (only cash/checks/money orders)

City Hall - Cashier
555 Santa Clara Street
Vallejo, CA 94590

BY MAIL/DROP BOX (only checks/money orders)

City of Vallejo – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check/money order, please include in the memo section: CE23-1300

Please direct questions regarding the fines or to request a payment plan to Code Enforcement at (707) 648-4469 and to speak with staff.

OBJECTION/PROTEST FORM SUBMISSION*:

Submit your Special Assessment Hearing objection/protest form via email to code.enforcement@cityofvallejo.net,

or mail to, bring in person to, or place into exterior drop box outside of:

City Hall – Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590

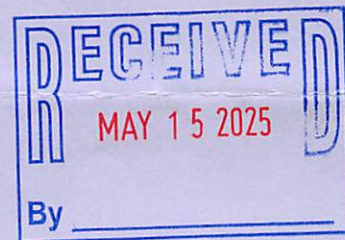
PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

At this hearing, the Code Enforcement Appeals Board will listen to any testimony and accept evidence regarding discrepancies relating to the amount of the special assessment. Please note that **THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED**. The Code Enforcement Appeals Board **WILL NOT** receive testimony or evidence related to the validity of the underlying violation. The Board will **ONLY** be reviewing the cost accounting of the assessments and making sure that the figures are correct.

If you wish to contest the amount of the special assessment, you must sign and return this form by **May 31, 2025** (postmarked by, e-mailed or hand delivered/dropped off by **Monday, June 2, 2025**). This form may serve as your written objection, or you may prepare a separate written objection with any supporting evidence. Those who return this form may attend the **annual hearing** on **Thursday, JUNE 26, 2025**, and present testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the underlying violation(s). Testimony and evidence submitted with your written objection or presented at the hearing will be given due consideration.

Property Owner: **SOLANO JOSE FRANCISCO**
Site Address: **1505 LOUISIANA STREET**
Case #: **CE23-1300**
Officer: **SOPHIA VALENTI**
Total Due: **\$9,586.23**



I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the City of Vallejo - Code Enforcement Division by the **MAY 31, 2025** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.

Jose Francisco Solano _____ *5-15-25*
Property Owner Signature Date



Code Enforcement · 555 Santa Clara St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@cityofvallejo.net

MAY 19, 2025

**SMITH EVANINGTON JR JT
3 FREY PL
VALLEJO, CA 94590**

**PARCEL NO.: 0051173590
CASE#: CE23-1289**

SPECIAL ASSESSMENTS HEARING NOTICE - CORRECTED

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 26, 2025** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **3 FREY PLACE**, Vallejo, California.

*The Special Assessments Hearing will be held in-person **and** remotely via Zoom videoconference:
<https://zoomregular.cityofvallejo.net>*

or via phone, by dialing (669) 900-6833. Meeting ID: 914 0075 0676#
Press *9 to digitally raise your hand from the phone.

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2025** (email/mail/in-person/exterior dropbox: by the end of business day, Monday, JUNE 2, 2025). **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
555 Santa Clara Street
Vallejo, CA 94590
code.enforcement@cityofvallejo.net

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
NOTICE OF VIOLATION	02/21/2024	\$409.51	\$0.00	<u>\$ 409.51</u>
1 ST CITATION	04/16/2024	\$566.52	\$503.93	<u>\$1,070.45</u>
2 ND CITATION	05/24/2024	\$1,133.04	\$503.93	<u>\$1,636.97</u>
GRAND TOTAL FINES DUE				\$3,116.93

PAYMENT OPTIONS:

ONLINE (only card payments)

Online Payments are now available at:

<https://vall-trk.aspgov.com/eTRAKi/>

1. Under the Violations section, click on "Pay Fees"
2. Click on the New Users "Click Here" link to register
3. Follow instructions for payment
4. Send us an email that you have paid: code.enforcement@cityofvallejo.net

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555 Santa Clara Street
Vallejo, CA 94590

BY MAIL/DROP BOX (only checks/money orders)

City of Vallejo – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check/money order, please include in the memo section: CE23-1289

Please direct questions regarding the fines or to request a payment plan to Code Enforcement at (707) 648-4469 and to speak with staff.

OBJECTION/PROTEST FORM SUBMISSION*:

Submit your Special Assessment Hearing objection/protest form via email to code.enforcement@cityofvallejo.net,

or mail to, bring in person to, or place into exterior drop box outside of:

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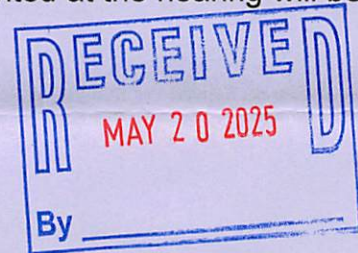
PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

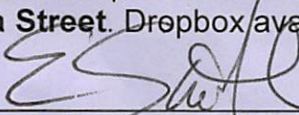
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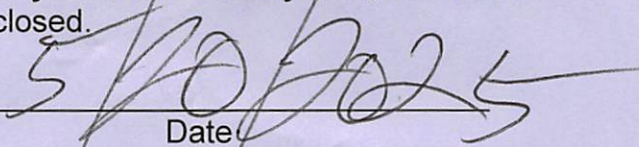
Property Owner: **SMITH EVANINGTON JR JT**
Site Address: **3 FREY PLACE**
Case #: **CE23-1289**
Officer: **SCOTT HERNDON**
Total Due: **\$3,116.93**



I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the City of Vallejo - Code Enforcement Division by the **MAY 31, 2025** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.



Property Owner Signature



Date

510 599 8485 Revised 03/18/2025

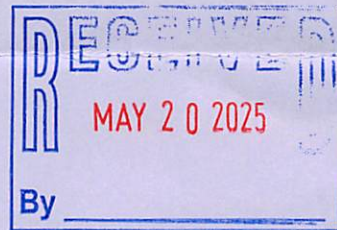
PLEASE READ

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Property Owner: **SMITH EVANINGTON JR JT**
Site Address: **3 FREY PLACE**
Case #: **CE23-1289**
Officer: **SCOTT HERNDON**
Total Due: **\$3,116.93**



I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the City of Vallejo - Code Enforcement Division by the **MAY 31, 2025** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.

This is a bogus bullshit fine my mothers

Property Owner Signature

Date

van was parked in gravel, she was unable to respond because of medical issues Scott Herndon is Paid

Revised 03/18/2025



Code Enforcement · 555 Santa Clara St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@cityofvallejo.net

MAY 19, 2025

**DONG JACK
409 LITTLE PEAK CT
EL SOBRANTE, CA 94803-2645**

**PARCEL NO.: 0061073200
CASE#: VA24-0281**

SPECIAL ASSESSMENTS HEARING NOTICE - CORRECTED

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 26, 2025** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **601 FIFTH STREET**, Vallejo, California.

*The Special Assessments Hearing will be held in-person **and** remotely via Zoom videoconference:
<https://zoomregular.cityofvallejo.net>*

or via phone, by dialing (669) 900-6833. Meeting ID: 914 0075 0676#
Press *9 to digitally raise your hand from the phone.

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
1 ST CITATION	10/3/24	298.36	530.79	\$ 829.15
2 ND CITATION	11/20/24	596.72	530.79	\$1,127.51
3 RD CITATION	12/31/24	896.19	530.79	\$1,426.98
			GRAND TOTAL FINES DUE	\$3,383.64

PAYMENT OPTIONS:

ONLINE (only card payments)

Online Payments are now available at:

<https://vall-trk.aspgov.com/eTRAKIT/>

1. Under the Violations section, click on "Pay Fees"
2. Click on the New Users "Click Here" link to register
3. Follow instructions for payment
4. Send us an email that you have paid: code.enforcement@cityofvallejo.net

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555 Santa Clara Street
Vallejo, CA 94590

BY MAIL/DROP BOX (only checks/money orders)

City of Vallejo – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check/money order, please include in the memo section: VA24-0281

Please direct questions regarding the fines or to request a payment plan to Code Enforcement at (707) 648-4469 and to speak with staff.

OBJECTION/PROTEST FORM SUBMISSION*:

Submit your Special Assessment Hearing objection/protest form via email to code.enforcement@cityofvallejo.net,

or mail to, bring in person to, or place into exterior drop box outside of:

City Hall – Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590

PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

At this hearing, the Code Enforcement Appeals Board will listen to any testimony and accept evidence regarding discrepancies relating to the amount of the special assessment. Please note that **THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED**. The Code Enforcement Appeals Board **WILL NOT** receive testimony or evidence related to the validity of the underlying violation. The Board will **ONLY** be reviewing the cost accounting of the assessments and making sure that the figures are correct.

If you wish to contest the amount of the special assessment, you must sign and return this form by **May 31, 2025** (postmarked by, e-mailed or hand delivered/dropped off by **Monday, June 2, 2025**). This form may serve as your written objection, or you may prepare a separate written objection with any supporting evidence. Those who return this form may attend the **annual hearing** on **Thursday, JUNE 26, 2025**, and present testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the **underlying violation(s)**. Testimony and evidence submitted with your written objection or presented at the hearing will be given due consideration.

Property Owner: **DONG JACK**
Site Address: **601 FIFTH STREET**
Case #: **VA24-0281**
Officer: **SCOTT HERNDON**
Total Due: **\$3,383.64**



I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the City of Vallejo - Code Enforcement Division by the **MAY 31, 2025 (June 2, 2025)** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.

Property Owner Signature

[Handwritten Signature] 5-22-25
Date



Code Enforcement · 555 Santa Clara St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@cityofvallejo.net

MAY 19, 2025

**NICKELBERRY KATHLEEN J/NICKELBERRY BRODERICK D JR
333 ALABAMA ST
VALLEJO, CA 94590**

**PARCEL NO.: 0055085070
CASE#: VA24-0279**

SPECIAL ASSESSMENTS HEARING NOTICE - CORRECTED

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 26, 2025** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **333 ALABAMA STREET**, Vallejo, California.

*The Special Assessments Hearing will be held in-person **and** remotely via Zoom videoconference:
<https://zoomregular.cityofvallejo.net>*

or via phone, by dialing (669) 900-6833. Meeting ID: 914 0075 0676#
Press *9 to digitally raise your hand from the phone.

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2025** (email/mail/in-person/exterior dropbox: by the end of business day, Monday, JUNE 2, 2025). **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
555 Santa Clara Street
Vallejo, CA 94590
code.enforcement@cityofvallejo.net

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. [continued on next page]



Code Enforcement · 555 Santa Clara St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@cityofvallejo.net

MAY 19, 2025

**MEZA MAURICIO G/GARCIA MARIA
941 5TH ST
VALLEJO, CA 94590**

**PARCEL NO.: 0061212080
CASE#: CE24-1287**

SPECIAL ASSESSMENTS HEARING NOTICE - CORRECTED

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 26, 2025** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **941 FIFTH STREET**, Vallejo, California.

*The Special Assessments Hearing will be held in-person **and** remotely via Zoom videoconference:*
<https://zoomregular.cityofvallejo.net>

or via phone, by dialing (669) 900-6833. Meeting ID: 914 0075 0676#
Press *9 to digitally raise your hand from the phone.

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2025** (email/mail/in-person/exterior dropbox: by the end of business day, Monday, JUNE 2, 2025). **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
555 Santa Clara Street
Vallejo, CA 94590
code.enforcement@cityofvallejo.net

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. [continued on next page]

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
NOTICE OF VIOLATION	7/12/2024	\$431.34	N/A	\$ 431.34
			GRAND TOTAL FINES DUE	\$ 431.34

PAYMENT OPTIONS:

ONLINE (only card payments)

Online Payments are now available at:

<https://vall-trk.aspgov.com/eTRAKiT/>

1. Under the Violations section, click on "Pay Fees"
2. Click on the New Users "Click Here" link to register
3. Follow instructions for payment
4. Send us an email that you have paid: code.enforcement@cityofvallejo.net

IN PERSON (only cash/checks/money orders)

City Hall - Cashier
 555 Santa Clara Street
 Vallejo, CA 94590

BY MAIL/DROP BOX (only checks/money orders)

City of Vallejo – Code Enforcement
 555 Santa Clara Street
 Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check/money order, please include in the memo section: CE24-1287

Please direct questions regarding the fines or to request a payment plan to Code Enforcement at (707) 648-4469 and to speak with staff.

OBJECTION/PROTEST FORM SUBMISSION*:

Submit your Special Assessment Hearing objection/protest form via email to code.enforcement@cityofvallejo.net,

or mail to, bring in person to, or place into exterior drop box outside of:

City Hall – Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590

PLEASE READ

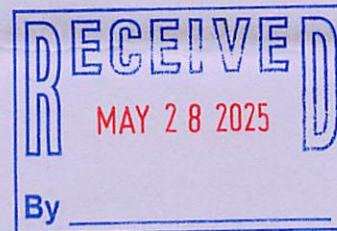
IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION

(FINANCIAL REVIEW)

At this hearing, the Code Enforcement Appeals Board will listen to any testimony and accept evidence regarding discrepancies relating to the amount of the special assessment. Please note that **THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED**. The Code Enforcement Appeals Board **WILL NOT** receive testimony or evidence related to the validity of the underlying violation. The Board will **ONLY** be reviewing the cost accounting of the assessments and making sure that the figures are correct.

If you wish to contest the amount of the special assessment, you must sign and return this form by **May 31, 2025** (postmarked by, e-mailed or hand delivered/dropped off by **Monday, June 2, 2025**). This form may serve as your written objection, or you may prepare a separate written objection with any supporting evidence. Those who return this form may attend the **annual hearing** on **Thursday, JUNE 26, 2025**, and present testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the **underlying violation(s)**. Testimony and evidence submitted with your written objection or presented at the hearing will be given due consideration.

Property Owner: **MEZA MAURICIO G/GARCIA MARIA**
Site Address: **941 FIFTH STREET**
Case #: **CE24-1287**
Officer: **SCOTT HERNDON**
Total Due: **\$431.34**



I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the City of Vallejo - Code Enforcement Division by the **MAY 31, 2025 (June 2, 2025)** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.

Mauricio Garcia
Property Owner Signature

5-27-25
Date



Code Enforcement · 555 Santa Clara St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@cityofvallejo.net

MAY 19, 2025

**NGUYEN ANDREW JT
349 WINCHESTER ST
VALLEJO, CA 94590**

**PARCEL NO.: 0061221100
CASE#: CE24-0421**

SPECIAL ASSESSMENTS HEARING NOTICE - CORRECTED

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 26, 2025** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **349 WINCHESTER STREET**, Vallejo, California.

*The Special Assessments Hearing will be held in-person **and** remotely via Zoom videoconference:
<https://zoomregular.cityofvallejo.net>*

or via phone, by dialing (669) 900-6833. Meeting ID: 914 0075 0676#
Press *9 to digitally raise your hand from the phone.

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2025** (email/mail/in-person/exterior dropbox: by the end of business day, Monday, JUNE 2, 2025). **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
555 Santa Clara Street
Vallejo, CA 94590
code.enforcement@cityofvallejo.net

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. [continued on next page]

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
NOTICE OF VIOLATION	04/26/2024	\$409.51	\$0.00	\$ 409.51
GRAND TOTAL FINES DUE				\$ 409.51

PAYMENT OPTIONS:

ONLINE (only card payments)

Online Payments are now available at:

<https://vall-trk.aspgov.com/eTRAKiT/>

1. Under the Violations section, click on "Pay Fees"
2. Click on the New Users "Click Here" link to register
3. Follow instructions for payment
4. Send us an email that you have paid: code.enforcement@cityofvallejo.net

IN PERSON (only cash/checks/money orders)

City Hall - Cashier
555 Santa Clara Street
Vallejo, CA 94590

BY MAIL/DROP BOX (only checks/money orders)

City of Vallejo – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check/money order, please include in the memo section: CE24-0421

Please direct questions regarding the fines or to request a payment plan to Code Enforcement at (707) 648-4469 and to speak with staff.

OBJECTION/PROTEST FORM SUBMISSION*:

Submit your Special Assessment Hearing objection/protest form via email to code.enforcement@cityofvallejo.net,

or mail to, bring in person to, or place into exterior drop box outside of:

City Hall – Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590

PLEASE READ

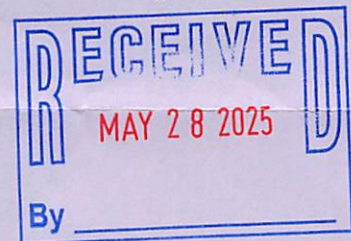
IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

At this hearing, the Code Enforcement Appeals Board will listen to any testimony and accept evidence regarding discrepancies relating to the amount of the special assessment. Please note that **THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED**. The Code Enforcement Appeals Board **WILL NOT** receive testimony or evidence related to the validity of the underlying violation. The Board will **ONLY** be reviewing the cost accounting of the assessments and making sure that the figures are correct.

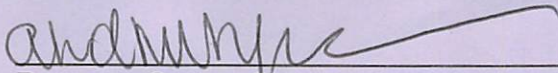
If you wish to contest the amount of the special assessment, you must sign and return this form by **May 31, 2025** (postmarked by, e-mailed or hand delivered/dropped off by **Monday, June 2, 2025**). This form may serve as your written objection, or you may prepare a separate written objection with any supporting evidence. Those who return this form may attend the **annual hearing** on **Thursday, JUNE 26, 2025**, and present testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the underlying violation(s). Testimony and evidence submitted with your written objection or presented at the hearing will be given due consideration.

Property Owner: **NGUYEN ANDREW JT**
Site Address: **349 WINCHESTER STREET**
Case #: **CE24-0421**
Officer: **SCOTT HERNDON**
Total Due: **\$409.51**

6:00 PM



I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the City of Vallejo - Code Enforcement Division by the **MAY 31, 2025 (June 2, 2025)** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.


Property Owner Signature

05-28-25
Date



Code Enforcement · 555 Santa Clara St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@cityofvallejo.net

MAY 19, 2025

**LITTLE ROBERT SR C/O LITTLE JUDITH K
760 STARFISH DR
VALLEJO, CA 94590**

**PARCEL NO.: 0075185180
CASE#: CE23-1515**

SPECIAL ASSESSMENTS HEARING NOTICE - CORRECTED

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 26, 2025** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **760 STARFISH DRIVE**, Vallejo, California.

*The Special Assessments Hearing will be held in-person **and** remotely via Zoom videoconference:
<https://zoomregular.cityofvallejo.net>*

or via phone, by dialing (669) 900-6833. Meeting ID: 914 0075 0676#
Press *9 to digitally raise your hand from the phone.

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2025** (email/mail/in-person/exterior dropbox: by the end of business day, Monday, JUNE 2, 2025). **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
555 Santa Clara Street
Vallejo, CA 94590
code.enforcement@cityofvallejo.net

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. [continued on next page]

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
NOTICE OF VIOLATION	01/17/2024	\$409.51	\$0.00	\$ 409.51
1 ST CITATION	03/01/2024	\$566.52	\$503.93	\$1,070.45
GRAND TOTAL FINES DUE				\$1,479.96

PAYMENT OPTIONS:

ONLINE (only card payments)

Online Payments are now available at:

<https://vall-trk.aspgov.com/eTRAKiT/>

1. Under the Violations section, click on "Pay Fees"
2. Click on the New Users "Click Here" link to register
3. Follow instructions for payment
4. Send us an email that you have paid: code.enforcement@cityofvallejo.net

IN PERSON (only cash/checks/money orders)

City Hall - Cashier
555 Santa Clara Street
Vallejo, CA 94590

BY MAIL/DROP BOX (only checks/money orders)

City of Vallejo – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check/money order, please include in the memo section: CE23-1515

Please direct questions regarding the fines or to request a payment plan to Code Enforcement at (707) 648-4469 and to speak with staff.

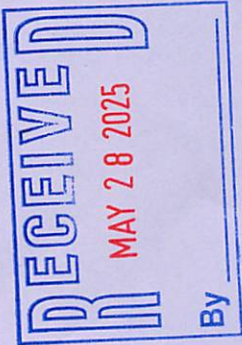
OBJECTION/PROTEST FORM SUBMISSION*:

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or mail to, bring in person to, or place into exterior drop box outside of:

City Hall – Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590

PLEASE READ



IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

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If you wish to contest the amount of the special assessment, you must sign and return this form by **May 31, 2025** (postmarked by, e-mailed or hand delivered/dropped off by **Monday, June 2, 2025**). This form may serve as your written objection, or you may prepare a separate written objection with any supporting evidence. Those who return this form may attend the **annual hearing** on **Thursday, JUNE 26, 2025**, and present testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the **underlying violation(s)**. Testimony and evidence submitted with your written objection or presented at the hearing will be given due consideration.

Property Owner: ~~LITTLE ROBERT SR~~ → Deceased (no mail is delivered to him.)
Site Address: 760 STARFISH DRIVE
Case #: CE23-1515
Officer: SOPHIA VALENTI
Total Due: \$1,479.96
Note: I corrected the cleanup by my deadline + called the officer and told her I completed. She said fine. I ~~XX~~

I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the City of Vallejo - Code Enforcement Division by the **MAY 31, 2025** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed. ~~XX~~ haven't received any other notice. ~~XX~~

Judith Keller Little
Property Owner Signature Date
Im 82 yrs old. Please help me. May 26, 2025



Code Enforcement · 555 Santa Clara St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@cityofvallejo.net

MAY 19, 2025

**MORGAN MARY J
132 MICHIGAN ST
VALLEJO, CA 94590**

**PARCEL NO.: 0054101360
CASE#: ZV24-0031**

SPECIAL ASSESSMENTS HEARING NOTICE - CORRECTED

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 26, 2025** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **132 MICHIGAN STREET**, Vallejo, California.

*The Special Assessments Hearing will be held in-person **and** remotely via Zoom videoconference:
<https://zoomregular.cityofvallejo.net>*

or via phone, by dialing (669) 900-6833. Meeting ID: 914 0075 0676#
Press *9 to digitally raise your hand from the phone.

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2025** (email/mail/in-person/exterior dropbox: by the end of business day, Monday, JUNE 2, 2025). **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
555 Santa Clara Street
Vallejo, CA 94590
code.enforcement@cityofvallejo.net

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
1 ST CITATION	07/17/2024	\$283.26	\$530.79	<u>\$814.05</u>
2 ND CITATION	08/26/2024	\$596.72	\$530.79	<u>\$1,127.51</u>
3 RD CITATION	10/28/2024	\$896.19	\$530.79	<u>\$1,426.98</u>
GRAND TOTAL FINES DUE				\$3,368.54

PAYMENT OPTIONS:

ONLINE (only card payments)

Online Payments are now available at:

<https://vall-trk.aspgov.com/eTRAKi/>

1. Under the Violations section, click on "Pay Fees"
2. Click on the New Users "Click Here" link to register
3. Follow instructions for payment
4. Send us an email that you have paid: code.enforcement@cityofvallejo.net

IN PERSON (only cash/checks/money orders)

City Hall - Cashier
555 Santa Clara Street
Vallejo, CA 94590

BY MAIL/DROP BOX (only checks/money orders)

City of Vallejo – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check/money order, please include in the memo section: ZV24-0031

Please direct questions regarding the fines or to request a payment plan to Code Enforcement at (707) 648-4469 and to speak with staff.

OBJECTION/PROTEST FORM SUBMISSION*:

Submit your Special Assessment Hearing objection/protest form via email to code.enforcement@cityofvallejo.net,

or mail to, bring in person to, or place into exterior drop box outside of:

City Hall – Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590

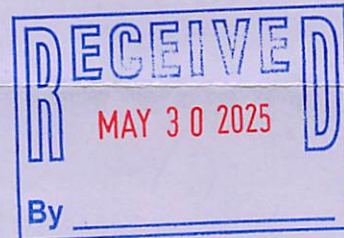
PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)


At this hearing, the Code Enforcement Appeals Board will listen to any testimony and accept evidence regarding discrepancies relating to the amount of the special assessment. Please note that **THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED**. The Code Enforcement Appeals Board **WILL NOT** receive testimony or evidence related to the validity of the underlying violation. The Board will **ONLY** be reviewing the cost accounting of the assessments and making sure that the figures are correct.

If you wish to contest the amount of the special assessment, you must sign and return this form by **May 31, 2025** (postmarked by, e-mailed or hand delivered/dropped off by **Monday, June 2, 2025**). This form may serve as your written objection, or you may prepare a separate written objection with any supporting evidence. Those who return this form may attend the **annual hearing** on **Thursday, JUNE 26, 2025**, and present testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the underlying violation(s). Testimony and evidence submitted with your written objection or presented at the hearing will be given due consideration.

Property Owner: **MORGAN MARY J**
Site Address: **132 MICHIGAN STREET**
Case #: **ZV24-0031**
Officer: **SOPHIA VALENTI**
Total Due: **\$3,368.54**



I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the City of Vallejo - Code Enforcement Division by the **MAY 31, 2025 (June 2, 2025)** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.


Property Owner Signature

5/27/2025
Date



Code Enforcement · 555 Santa Clara St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@cityofvallejo.net

MAY 19, 2025

**GUITAS ELIZABETH SUSAN
114 PALO VERDE WAY
VALLEJO, CA 94589**

**PARCEL NO.: 0052196070
CASE#: CE24-2159**

SPECIAL ASSESSMENTS HEARING NOTICE - CORRECTED

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 26, 2025** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **114 PALO VERDE WAY**, Vallejo, California.

*The Special Assessments Hearing will be held in-person **and** remotely via Zoom videoconference:
<https://zoomregular.cityofvallejo.net>*

or via phone, by dialing (669) 900-6833. Meeting ID: 914 0075 0676#
Press *9 to digitally raise your hand from the phone.

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2025** (email/mail/in-person/exterior dropbox: by the end of business day, Monday, JUNE 2, 2025). **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
555 Santa Clara Street
Vallejo, CA 94590
code.enforcement@cityofvallejo.net

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. [continued on next page]

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
NOTICE OF VIOLATION	12/12/24	\$431.34	N/A	\$ 431.34
			GRAND TOTAL FINES DUE	\$ 431.34

PAYMENT OPTIONS:

ONLINE (only card payments)

Online Payments are now available at:

<https://vall-trk.aspgov.com/eTRAKiT/>

1. Under the Violations section, click on "Pay Fees"
2. Click on the New Users "Click Here" link to register
3. Follow instructions for payment
4. Send us an email that you have paid: code.enforcement@cityofvallejo.net

IN PERSON (only cash/checks/money orders)

City Hall - Cashier
 555 Santa Clara Street
 Vallejo, CA 94590

BY MAIL/DROP BOX (only checks/money orders)

City of Vallejo – Code Enforcement
 555 Santa Clara Street
 Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check/money order, please include in the memo section: CE24-2159

Please direct questions regarding the fines or to request a payment plan to Code Enforcement at (707) 648-4469 and to speak with staff.

OBJECTION/PROTEST FORM SUBMISSION*:

Submit your Special Assessment Hearing objection/protest form via email to code.enforcement@cityofvallejo.net,

or mail to, bring in person to, or place into exterior drop box outside of:

City Hall – Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590

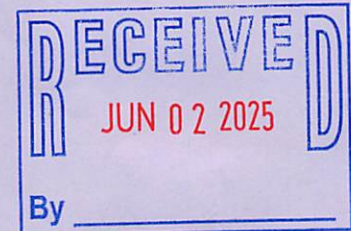
PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

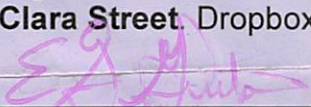
At this hearing, the Code Enforcement Appeals Board will listen to any testimony and accept evidence regarding discrepancies relating to the amount of the special assessment. Please note that **THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED**. The Code Enforcement Appeals Board **WILL NOT** receive testimony or evidence related to the validity of the underlying violation. The Board will **ONLY** be reviewing the cost accounting of the assessments and making sure that the figures are correct.

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Property Owner: **QUITAS ELIZABETH SUSAN**
Site Address: **114 PALO VERDE WAY**
Case #: **CE24-2159**
Officer: **TED TARVER**
Total Due: **\$431.34**



I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the City of Vallejo - Code Enforcement Division by the **MAY 31, 2025** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.


Property Owner Signature


Date



Code Enforcement · 555 Santa Clara St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@cityofvallejo.net

MAY 19, 2025

**SCOTT VICTORIA F
728 MONTEREY ST
VALLEJO, CA 94590**

**PARCEL NO.: 0056154180
CASE#: CE23-0872**

SPECIAL ASSESSMENTS HEARING NOTICE - CORRECTED

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 26, 2025** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **728 MONTEREY STREET**, Vallejo, California.

*The Special Assessments Hearing will be held in-person **and** remotely via Zoom videoconference:
<https://zoomregular.cityofvallejo.net>*

or via phone, by dialing (669) 900-6833. Meeting ID: 914 0075 0676#
Press *9 to digitally raise your hand from the phone.

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2025** (email/mail/in-person/exterior dropbox: by the end of business day, Monday, JUNE 2, 2025). **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
555 Santa Clara Street
Vallejo, CA 94590
code.enforcement@cityofvallejo.net

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. [continued on next page]

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
NOTICE OF VIOLATION	3/12/2024	\$409.51	\$0.00	<u>\$ 409.51</u>
1 ST CITATION	3/12/2024	\$566.52	\$503.93	<u>\$1,070.45</u>
2 ND CITATION	4/22/2024	\$1,133.04	\$503.93	<u>\$1,636.97</u>
GRAND TOTAL FINES DUE				\$3,116.93

PAYMENT OPTIONS:

ONLINE (only card payments)

Online Payments are now available at:

<https://vall-trk.aspgov.com/eTRAKi/>

1. Under the Violations section, click on "Pay Fees"
2. Click on the New Users "Click Here" link to register
3. Follow instructions for payment
4. Send us an email that you have paid: code.enforcement@cityofvallejo.net

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555 Santa Clara Street
Vallejo, CA 94590

BY MAIL/DROP BOX (only checks/money orders)

City of Vallejo – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check/money order, please include in the memo section: CE23-o872

Please direct questions regarding the fines or to request a payment plan to Code Enforcement at (707) 648-4469 and to speak with staff.

OBJECTION/PROTEST FORM SUBMISSION*:

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City Hall – Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590

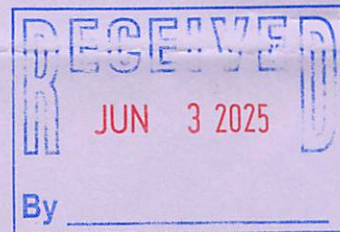
PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

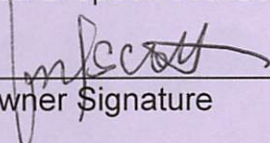
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Property Owner: **SCOTT VICTORIA F**
Site Address: **728 MONTEREY STREET**
Case #: **CE23-0872**
Officer: **SOPHIA VALENTI**
Total Due: **\$3,116.93**



I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the City of Vallejo - Code Enforcement Division by the **MAY 31, 2025** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.


Property Owner Signature

May 28, 2025
Date