

ATTACHMENT 2

Property Owner:	Don Celillo
Property Address:	7211 W. Pershing
APN:	081-150-013
Acct#:	FA00369
Assessed Fees:	\$4,160
Tax Roll Charge:	\$416 (10%)
Lien Amount:	\$4,576

History:

Fees assessed against 7211 W. Pershing, APN 081150013, are associated with FA00369 for a total of \$4,160.00. The annual permit was initiated on 10/17/2016, the permit for fiscal year 2016-2017 was issued after receiving all needed information from the property owner. Once the permit expired on 6/30/2017 no renewal information was received after multiple requests were made.

On 10/24/2019 an administrative citation was issued to the property owner for failure to obtain the required permit (see Attachment 5).

Additional citations and requests for compliance were issued to the property owner with the final citation being issued on 3/06/2023 for a total of \$4,160.00.

There are a total of 54 documents associated with this case, the documents include applications sent to the owner, pre-citation notices, citations, Realquest reports, liens, and notices of fees due.

The property owner did not submit any documents back to the Fire Prevention Division for the renewal of this permit as required, nor were any appeals applied for during the allotted time frame.

Policy/Ordinance:

These fees have been assessed in accordance with VMC 1.13.

Staff Recommendation:

The Visalia Fire Department recommends that these fees be applied to the Secure Tax Roll.



June 4, 2024

Re: FA00369 7211 W. Pershing APN 081150013

Fees accessed against 7211 W. Pershing, APN 081150013 are associated with FA00369 for a total of \$4,160.00. The annual permit was initiated on 10/17/2016, the permit for fiscal year 2016-2017 was issued after receiving all needed information from the property owner. Once the permit expired on 6-30-2017 no renewal information was received after multiple requests were made. On 10/24/2019 an administrative citation was issued to the property owner for failure to obtain the required permit. Additional citations and requests for compliance were issued to the property owner with the final citation being issued on 3/06/2023 for a total of \$4,160.00.

There are a total of 54 documents associated with this case, the documents include applications sent to the owner, pre-citation notices, citations, Realquest reports, lien's, and notices of fees due. The property owner did not submit any documents back to the Fire Prevention Division for the renewal of this permit as required, nor were any appeals applied for during the allotted time frame.

All notices were sent to the property information as on file with the Tulare County Assessors Secure Tax Roll as required by VMC 1.13.

The Visalia Fire Department recommends that these fees be applied to the Secure Tax Roll.

If you have any questions, please contact Corbin Reed at 559-713-4272.

Thank you,

Corbin Reed
Fire Marshal



City of Visalia - Fire Department
420 NORTH BURKE STREET
VISALIA, CA 93292

2221

F5



CELILLO DON G (TR)
PO BOX 648
VISALIA CA 93279-0648

ADMINISTRATIVE ENFORCEMENT LETTER

Notice of Violation of Visalia Municipal Code
Imposition of Administrative Enforcement Order, Fines and/or Costs
(All Purpose - VMC 1.13.060)

Fire Alarm Permit #: **FA00369**

Name and Address of Responsible Party:
7211 W PERSHING CT, VISALIA, CA 93291

Municipal Code Sections Violated:
Alarm Systems 8.08

General Grounds for Finding of Violation:
Failure to Obtain Fire Alarm Permit

Previous Balance: **\$3,660.00**
Administrative Penalty: **\$500.00**
Total Due: **\$4,160.00**

Real Property at Issue:
7211 W PERSHING CT, VISALIA, CA 93291

Date of Violation: **07/01/2022**

Issuing Administrative Enforcement Officer:
Fire Alarm Coordinator Stephanie Phipps
Fire Marshal Corbin Reed

Fine Due Date: **3/16/2023**

Appeal Request Deadline: **3/16/2023**

Notice and Issuance of Order

NOTICE IS HEREBY GIVEN that the undersigned Administrative Enforcement Officer has, upon investigation, determined that you have committed one or more violations of the Visalia Municipal Code, as set forth specifically herein, and the undersigned Administrative Enforcement Officer therefore has issued this Administrative Enforcement Order pursuant to the authority and the procedure set forth in Chapter 1.13 of the Visalia Municipal Code.

Enforcement Officer's Statement of Conditions and Violations of Municipal Code Sections (*Notice Required by VMC 1.13.060(B)(2)*)

Facts Establishing Violation

The City of Visalia Fire Department has made multiple attempts to obtain a fire alarm permit for fiscal year 2022. At the time of this notice the property owner has failed to submit all needed information to obtain a fire alarm permit. Failure to obtain a fire alarm permit is a violation of the City of Visalia Municipal Code 8.08.070.



City of Visalia - Fire Department
420 NORTH BURKE STREET
VISALIA, CA 93292

2221

F3



CELILLO DON G (TR)
PO BOX 648
VISALIA CA 93279-0648

Permit # **FA00369**

ALARMED ADDRESS:
7211 W PERSHING CT, VISALIA, CA 93291

CITY OF VISALIA JULY 1, 2022 to JUNE 30, 2023 ALARM PERMIT RENEWAL

Fill this section out if you are no longer the owner of the property listed on this permit

CHANGE OF OWNERSHIP (please sign at the bottom, no fee required for cancellation)

PERSON(S) WHO CAN PROVIDE 24 HOUR ACCESS TO PREMISES IN THE EVENT OF EMERGENCY
KEYHOLDERS ONLY. MUST BE ASSOCIATED WITH TENANT
(we only call the numbers listed below; please provide 24 hr. phone number)

Name of Emergency Contact: _____ 24 Hr Phone #: _____

Business Name: _____

Business Address: _____

Name of Emergency Contact: _____ 24 Hr Phone #: _____

Business Name: _____

Business Address: _____

Name of Emergency Contact: _____ 24 Hr Phone #: _____

Business Name: _____

Business Address: _____

ATTACH THE COMPLETED FIRE ALARM ANNUAL SERVICE REPORT CHECKOFF SHEET

Please sign, date and mail the entire form with your payment of **\$3,660.00** payable to CITY OF VISALIA.
The renewal amount may reflect any renewal fees past due.

SIGNATURE

DATE

**PLEASE FEEL FREE TO CALL 559-713-4026 OR EMAIL PREVENTION.DIVISION@VISALIA.CITY
WITH ANY QUESTIONS OR CONCERNS YOU MAY HAVE**

ATTACHMENT 3

Property Owner:	Don Celillo
Property Address:	5533 W. Hillsdale
APN:	085-240-007
Acct#:	FA00368
Assessed Fees:	\$5,160.00
Tax Roll Charge:	\$516.00 (10%)
Lien Amount:	\$5,676.00

History:

Fees assessed against 5533 W. Hillsdale, APN 085240007, are associated with FA00368 for a total of \$5,160.00. The permit was initiated on 10/14/2016, the permit for fiscal year 2016-2017 was issued after receiving all needed information from the property owner. Once the permit expired on 6/30/2017 no renewal information was received after multiple requests were made.

On 10/14/2019 an administrative citation was issued to the property owner for failure to obtain the required permit (see Attachment 5).

Additional citations and requests for compliance were issued to the property owner with the final citation being issued on 3/06/2023 for a total of \$5,160.00.

There are a total of 63 documents associated with this case, the documents include applications sent to the owner, pre-citation notices, citations, Realquest reports, liens, and notices of fees due.

The property owner did not submit any documents back to the Fire Prevention Division for the renewal of this permit as required, nor were any appeals applied for during the allotted time frame.

Policy/Ordinance:

These fees have been assessed in accordance with VMC 1.13.

Staff Recommendation:

The Visalia Fire Department recommends that these fees be applied to the Secure Tax Roll.



420 N. Burke Street • Visalia, California 93292

559-713-4026 • prevention.division@visalia.city

June 4, 2024

Re: FA00368 5533 W. Hillsdale APN 085240007

Fees accessed against 5533 W. Hillsdale, APN 085240007 are associated with FA00368 for a total of \$5,160.00. The permit was initiated on 10/14/2016, the permit for fiscal year 2016-2017 was issued after receiving all needed information from the property owner. Once the permit expired on 6-30-2017 no renewal information was received after multiple requests were made. On 10/14/2019 an administrative citation was issued to the property owner for failure to obtain the required permit. Additional citations and requests for compliance were issued to the property owner with the final citation being issued on 3/06/2023 for a total of \$5,160.00.

There are a total of 63 documents associated with this case, the documents include applications sent to the owner, pre-citation notices, citations, Realquest reports, lien's, and notices of fees due. The property owner did not submit any documents back to the Fire Prevention Division for the renewal of this permit as required, nor were any appeals applied for during the allotted time frame.

All notices were sent to the property information as on file with the Tulare County Assessors Secure Tax Roll as required by VMC 1.13.

The Visalia Fire Department recommends that these fees be applied to the Secure Tax Roll.

If you have any questions, please contact Corbin Reed at 559-713-4272.

Thank you,

Corbin Reed
Fire Marshal



City of Visalia - Fire Department
420 NORTH BURKE STREET
VISALIA, CA 93292

2221

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CELILLO DON G (TR)
PO BOX 648
VISALIA CA 93279-0648

ADMINISTRATIVE ENFORCEMENT LETTER

Notice of Violation of Visalia Municipal Code
Imposition of Administrative Enforcement Order, Fines and/or Costs
(All Purpose - VMC 1.13.060)

Fire Alarm Permit #: **FA00368**

Name and Address of Responsible Party:
5533 W HILLSDALE AVE, Visalia, CA 93291

Municipal Code Sections Violated:
Alarm Systems 8.08

General Grounds for Finding of Violation:
Failure to Obtain Fire Alarm Permit

Previous Balance: **\$4,660.00**
Administrative Penalty: **\$500.00**
Total Due: \$5,160.00

Real Property at Issue:
5533 W HILLSDALE AVE, Visalia, CA 93291

Date of Violation: **07/01/2022**

Issuing Administrative Enforcement Officer:
Fire Alarm Coordinator Stephanie Phipps
Fire Marshal Corbin Reed

Fine Due Date: **3/16/2023**
Appeal Request Deadline: **3/16/2023**

Notice and Issuance of Order

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Enforcement Officer's Statement of Conditions and Violations of Municipal Code Sections (*Notice Required by VMC 1.13.060(B)(2)*)

Facts Establishing Violation

The City of Visalia Fire Department has made multiple attempts to obtain a fire alarm permit for fiscal year 2022. At the time of this notice the property owner has failed to submit all needed information to obtain a fire alarm permit. Failure to obtain a fire alarm permit is a violation of the City of Visalia Municipal Code 8.08.070.



City of Visalia - Fire Department
420 NORTH BURKE STREET
VISALIA, CA 93292

2221

F3



CELILLO DON G (TR)
PO BOX 648
VISALIA CA 93279-0648

Permit # **FA00368**

ALARMED ADDRESS:
5533 W HILLSDALE AVE, Visalia, CA 93291

CITY OF VISALIA JULY 1, 2022 to JUNE 30, 2023 ALARM PERMIT RENEWAL

Fill this section out if you are no longer the owner of the property listed on this permit

CHANGE OF OWNERSHIP (please sign at the bottom, no fee required for cancellation)

PERSON(S) WHO CAN PROVIDE 24 HOUR ACCESS TO PREMISES IN THE EVENT OF EMERGENCY
KEYHOLDERS ONLY. MUST BE ASSOCIATED WITH TENANT
(we only call the numbers listed below; please provide 24 hr. phone number)

Name of Emergency Contact: _____ 24 Hr Phone #: _____

Business Name: _____

Business Address: _____

Name of Emergency Contact: _____ 24 Hr Phone #: _____

Business Name: _____

Business Address: _____

Name of Emergency Contact: _____ 24 Hr Phone #: _____

Business Name: _____

Business Address: _____

ATTACH THE COMPLETED FIRE ALARM ANNUAL SERVICE REPORT CHECKOFF SHEET

Please sign, date and mail the entire form with your payment of **\$4,660.00** payable to CITY OF VISALIA.
The renewal amount may reflect any renewal fees past due.

SIGNATURE

DATE

**PLEASE FEEL FREE TO CALL 559-713-4026 OR EMAIL PREVENTION.DIVISION@VISALIA.CITY
WITH ANY QUESTIONS OR CONCERNs YOU MAY HAVE**

ATTACHMENT 4

Property Owner:	Don Celillo
Property Address:	823 W. Center
APN:	093-191-003
Acct#:	FA200038
Assessed Fees:	\$3,645.00
Tax Roll Charge:	\$364.50 (10%)
Lien Amount:	\$4,009.50

History:

Fees assessed against 823 W. Center, APN 093191003, are associated with FA200038 for a total of \$3,645.00. The permit was initiated on 8/19/2020, no documents were submitted by the property owner and the permit was never issued.

The final citation for this permit was issued on 3/16/2023 after the property owner failed to obtain a permit for the better part of three years (see Attachment 5).

There are a total of 43 documents associated with this case, the documents include applications sent to the owner, pre-citation notices, citations, Realquest reports, liens, and notices of fees due.

The property owner did not submit any documents back to the Fire Prevention Division, nor were any appeals applied for during the allotted time frame.

Policy/Ordinance:

These fees have been assessed in accordance with VMC 1.13.

Staff Recommendation:

The Visalia Fire Department recommends that these fees be applied to the Secure Tax Roll.



June 4, 2024

Re: FA200038 823 W. Center, APN 093191003

Fees accessed against 823 W. Center, APN 093191003 are associated with FA200038 for a total of \$3,645.00. The permit was initiated on 8/19/2020, no documents were submitted by the property owner and the permit was never issued. The final citation for this permit was issued on 3/16/2023 after the property owner failed to obtain a permit for the better part of three years. There are a total of 43 documents associated with this case, the documents include applications sent to the owner, pre-citation notices, citations, Realquest reports, lien's, and notices of fees due. The property owner did not submit any documents back to the Fire Prevention Division, nor were any appeals applied for during the allotted time frame.

All notices were sent to the property information as on file with the Tulare County Assessors Secure Tax Roll as required by VMC 1.13.

The Visalia Fire Department recommends that these fees be applied to the Secure Tax Roll.

If you have any questions, please contact Corbin Reed at 559-713-4272.

Thank you,

Corbin Reed
Fire Marshal



City of Visalia - Fire Department
420 NORTH BURKE STREET
VISALIA, CA 93292

2221

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CELILLO DON G (TR)
PO BOX 648
VISALIA CA 93279-0648

ADMINISTRATIVE ENFORCEMENT LETTER

Notice of Violation of Visalia Municipal Code
Imposition of Administrative Enforcement Order, Fines and/or Costs
(All Purpose - VMC 1.13.060)

Fire Alarm Permit #: **FA200038**

Name and Address of Responsible Party:
823 W CENTER AVE, Visalia, CA 93291

Municipal Code Sections Violated:
Alarm Systems 8.08

General Grounds for Finding of Violation:
Failure to Obtain Fire Alarm Permit

Previous Balance: **\$3,145.00**
Administrative Penalty: **\$500.00**
Total Due: **\$3,645.00**

Real Property at Issue:
823 W CENTER AVE, Visalia, CA 93291

Date of Violation: **07/01/2022**

Issuing Administrative Enforcement Officer:
Fire Alarm Coordinator Stephanie Phipps
Fire Marshal Corbin Reed

Fine Due Date: **3/16/2023**

Appeal Request Deadline: **3/16/2023**

Notice and Issuance of Order

NOTICE IS HEREBY GIVEN that the undersigned Administrative Enforcement Officer has, upon investigation, determined that you have committed one or more violations of the Visalia Municipal Code, as set forth specifically herein, and the undersigned Administrative Enforcement Officer therefore has issued this Administrative Enforcement Order pursuant to the authority and the procedure set forth in Chapter 1.13 of the Visalia Municipal Code.

Enforcement Officer's Statement of Conditions and Violations of Municipal Code Sections (*Notice Required by VMC 1.13.060(B)(2)*)

Facts Establishing Violation

The City of Visalia Fire Department has made multiple attempts to obtain a fire alarm permit for fiscal year 2022. At the time of this notice the property owner has failed to submit all needed information to obtain a fire alarm permit. Failure to obtain a fire alarm permit is a violation of the City of Visalia Municipal Code 8.08.070.



City of Visalia - Fire Department
420 NORTH BURKE STREET
VISALIA, CA 93292

2221

F3



CELILLO DON G (TR)
PO BOX 648
VISALIA CA 93279-0648

Permit # **FA200038**

ALARMED ADDRESS:
823 W CENTER AVE, Visalia, CA 93291

CITY OF VISALIA JULY 1, 2022 to JUNE 30, 2023 ALARM PERMIT RENEWAL

Fill this section out if you are no longer the owner of the property listed on this permit

CHANGE OF OWNERSHIP (please sign at the bottom, no fee required for cancellation)

PERSON(S) WHO CAN PROVIDE 24 HOUR ACCESS TO PREMISES IN THE EVENT OF EMERGENCY
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Name of Emergency Contact: _____ 24 Hr Phone #: _____

Business Name: _____

Business Address: _____

Name of Emergency Contact: _____ 24 Hr Phone #: _____

Business Name: _____

Business Address: _____

Name of Emergency Contact: _____ 24 Hr Phone #: _____

Business Name: _____

Business Address: _____

ATTACH THE COMPLETED FIRE ALARM ANNUAL SERVICE REPORT CHECKOFF SHEET

Please sign, date and mail the entire form with your payment of **\$3,145.00** payable to CITY OF VISALIA.
The renewal amount may reflect any renewal fees past due.

SIGNATURE

DATE

**PLEASE FEEL FREE TO CALL 559-713-4026 OR EMAIL PREVENTION.DIVISION@VISALIA.CITY
WITH ANY QUESTIONS OR CONCERNs YOU MAY HAVE**

ATTACHMENT 5
Fire Department Administrative Penalty
Municipal Code section 1.13.050

Administrative Penalty

An administrative penalty pursuant to Municipal Code section 1.13.050 has been assessed for violation of Visalia Municipal Code 8.08.070. Each person who violates any provision of this code shall be subject to the imposition and payment of an administrative fine or fines as provided below:

<i>Number of offenses</i>	<i>Amount of Administrative Penalty</i>
First	\$ 100.00
Second	\$ 200.00
Third and subsequent violations	\$ 500.00

Any property owner, or other responsible person, who, after notification by a City Enforcement Officer, fails to abate a condition as set forth in Visalia Municipal Code shall become liable for the expenses of persons involved in the abatement of said nuisance, including injury to City employees or contractors for work performed which is determined to have been caused by or attributed to said conditions. This shall also include necessary police assistance in the abatement of said nuisances. Such expenses shall become a lien on the property.

Obligation to Pay Penalty and Costs

The total administrative penalty assessed hereby must be paid no later than the due date as indicated on the cover page, regardless of compliance with any corrective action within the deadline provided herein. The penalty shall be made payable to the City of Visalia, attn. Fire Prevention Accounts Receivable, and delivered to 420 N Burke Street, Visalia CA 93292. Failure to pay penalties and costs imposed herein shall subject the responsible party to further penalties and costs, which together with the original fine and fees may be collected through any available means, including but not limited to levying of charges on the secured tax rolls pursuant to applicable provisions of local and state law.

Applicable Visalia Municipal Codes

1.13.110 Payment and Collection of the Administrative Penalty

A. The city may take the actions set forth in this section to collect any unpaid penalty. The failure of any person to pay any penalty assessed by administrative order within the time specified on the administrative order shall result in the assessment of an additional late fee to be charged. The amount of the late fee shall be ten percent of the total amount of the civil penalty due and owing. An administrative penalty shall accrue interest at the same annual rate as any civil judgment. Interest shall accrue commencing on the 26th day following service of the hearing officer's decision.

B. Civil Action. The City may commence a civil action or small claims court action to collect the administrative penalty, and in such event, the city shall be entitled to recover reasonable attorney's fees and all costs associated with collection of the penalty. Costs include, but are not limited to, staff time incurred in the collection of the penalty and those set forth in Code of Civil Procedure Section 1033.5.

C. Lien. The amount of the unpaid administrative penalty, plus late charge, plus interest, plus any other costs as provided in this chapter, may be declared a lien on any real property owned by the responsible party within the city of Visalia against whom an administrative penalty has been imposed. Notice shall be given to the responsible party prior to the recordation of the lien, and shall be served in the same manner as a summons in a civil action pursuant to Article 3 (commencing with Section 415.10) of Chapter 4 of Title 5 of Part 2 of the Code of Civil Procedure. The lien shall attach when the city manager or his/her designee records a lien listing delinquent unpaid administrative penalties with the Tulare County Recorder's Office. The lien shall specify the amount of the lien, the date of the code violation(s), the date of the final administrative decision, the street address, legal description, and assessor's parcel number of the parcel on which the lien is imposed, and the name and address of the record owner of the parcel.

In the event that the lien is discharged, released, or satisfied, either through payment or foreclosure, notice of the discharge containing the information specified in this section shall be recorded by the city clerk or designee.

D. Special Assessment. The amount of the unpaid administrative penalty, plus late charges, plus interest, plus any other costs as provided in this chapter, may be declared a special assessment against any real property owned by the responsible party within the city of Visalia against whom an administrative penalty has been imposed. The city council may impose the special assessment on more than one parcel. However, the amount of the assessment shall not exceed the penalty imposed for the administrative violation. The city manager or his/her designee may present a resolution to the city council to declare a special assessment, and upon passage and adoption thereof shall cause a certified copy thereof to be recorded with the Tulare County recorder's office. The assessment may then be collected at the same time and in the same manner as ordinary municipal taxes are collected, and shall be subject to the same penalties and the same procedure and sale in case of delinquency as provided for ordinary municipal taxes or, after recording, the lien may be foreclosed by judicial or other sale in the manner and means provided by law.

E. Withholding Future Entitlements. **The city may withhold issuance of licenses, permits and other future entitlements to a responsible party or any project, property, or application of any kind whenever any administrative penalty remains unpaid.**

F. Other Enforcement Procedures. The city may take such other actions as are allowed for enforcement of a civil judgment as provided for pursuant to the enforcement of judgment law, Sections 680.010, et. seq. of the California Code of Civil Procedure.

8.08.070 Permits and exemptions.

It shall constitute a violation of Section 8.08.110 for any subscriber to use, install or cause to be used or installed any alarm system upon any premises under his control within the city without having an alarm system permit therefore. An alarm system permittee shall comply with the following conditions:

A. Permit Application. A permit application required under this chapter shall be filed with the enforcement authorities or their designees. Separate applications for police alarm systems and fire alarm systems shall be filed. The enforcement authorities shall prescribe the form of the applications and request such information as is necessary to evaluate and act upon the permit applications.

B. Alarm Company Responsibility. Any alarm company operator or alarm agent shall, prior to the installation of an alarm system, provide the person using the alarm with a city-provided alarm permit application form.

C. Renewal of Permit. Permittees are required to file an application for renewal, together with the applicable fee within sixty (60) days prior to the expiration of their existing permit.

D. Permit Issuance. Upon the filing and approval of the application specifying the requirements as set forth by the enforcement authority, a permit may be issued. Said permit, when issued, shall be valid for the fiscal year.

E. Permit Denial. The enforcement authority may deny the application for alarm permit for any of the following reasons:

1. The application for permit does not contain all information required by the enforcement authority;
2. The information is not submitted on the required application form;
3. The submission of any false or misleading information on the application;
4. The proposed alarm does not meet the standards set forth in this chapter;
5. Any other valid reason determined to present a potential health or safety hazard to the city, its residents and/or emergency response personnel.

F. Permit Fee. The enforcement authority may establish such fee requirements as deemed necessary for the purpose of offsetting the reasonable administrative or investigative costs for original and renewal permits.

G. Permit--Correction of Information. Whenever any change occurs relating to the written information required by the permit application, the permittee shall give written notice of such change to the enforcement authority or designee within twenty (20) days.

H. Permit--Separate Permit Required. A separate alarm permit shall be required for each premises on which an alarm system is used or installed.

I. Exemption. The provisions of this chapter are not applicable to audible alarms affixed to automobiles, boats, boat trailers, recreational vehicles or household smoke alarms not monitored by emergency response personnel or an alarm agent.

8.08.060 Appeals.

In order to prevent or lessen the unnecessary hardship or practical difficulties in exceptional cases where it is difficult or impossible to comply with the strict letter of this chapter, the permittee or his designated agent shall have the option to apply for an exemption from any provisions of this chapter, to the city manager or designee. The city manager or designee shall exercise those powers on these matters in such a way that the public welfare is secured, and substantial justice done most nearly in accord with the intent and purpose of this chapter.

Notice of Right to Seek an Appeal

Property owners, who wish to object to correction requirements imposed hereby, or the imposition of the penalties or costs assessed in this notice, are hereby notified that they have the right to request an Administrative Hearing before a hearing officer pursuant to the provisions of Visalia Municipal Code Chapter 1.13 to dispute whether they have violated the municipal code. Alternatively, under Visalia Municipal Code Section 8.08.060, listed above, persons that believe the facts in their particular circumstances represent an exceptional case and that they can show an unnecessary hardship or a practical difficulty to comply with the Visalia Municipal Code requirements for Alarm Systems, may request an appeal with the Visalia City Manager, or the designee of the City Manager.

If the City does not receive a request for an appeal hearing within ten (10) business days, then this administrative order will become final, and may not be further challenged administratively or in court.

An administrative hearing must be requested by filing a Notice of Appeal with the Visalia Fire Department Prevention Division located at 420 N. Burke, Visalia California 93292. The request for an appeal must be made in writing.

At the time the appeal is filed (under either appeal process) an appeal fee in the amount of \$100 is due and payable, or evidence provided that a request for an advance deposit hardship waiver has been filed with the City of Visalia - Finance Division. The appeal fee shall be returned if the hearing officer does not uphold the administrative enforcement order.

There are no appeals to City Council and any responsible party upon whom a final administrative enforcement order has been imposed may seek review of the order pursuant to the California Code of Civil Procedures.

You may contact me should you have any questions or wish to discuss this administrative enforcement order.
Sincerely,

Stephanie Phipps
Sr. Office Assistant/ Fire Alarm Coordinator
Visalia Fire Department
City of Visalia
(559)713-4486
Stephanie.Phipps@visalia.city

C: Corbin Reed, Fire Marshal

**Visalia Fire Department
Fire Prevention Division
420 N Burke St. Visalia, CA 93292
(559) 713-4266**

FIRE ALARM ANNUAL SERVICE REPORT CHECKOFF SHEET

This form is to be completed by the licensed inspection, testing and maintenance inspector

Property address _____

Location of panel _____

Service company name _____

Service company license number _____

Service company phone number _____

Monitoring company name _____

Monitoring company phone number _____

Date service performed _____

Total number of installed devices _____

Total number of tested devices _____

Service results Pass [] Fail []

Comments _____

By signing this document the servicing contractor certifies that testing and inspection have been performed in accordance with NFPA 72 standards for annual servicing of a fire alarm system.

Inspector Name (Print) _____

Inspector Signature _____

ATTACHMENT 6

Property Address:	1138 W. Valley
APN:	095-024-001
Acct#:	FD230014
Assessed Fees:	\$840.65
Tax Roll Charge:	\$84.07 (10%)
Lien Amount:	\$924.72

History:

Douglas Ivers filed an appeal at Council regarding notices issued for 1138 S. Valley, APN 095024001. Per the Tulare County's Secure Tax Roll the mailing address for all notices is 611 W. Kimball Ave, Visalia CA, 93277.

The property located at 1138 S. Valley belonged to Mr. Ivers parents who passed away several years ago, since that time the Tulare County Assessors/Recorders office has updated their records to show Mr. Ivers as the owner and provided his mailing address.

1138 S. Valley has been abated of junk, trash, debris, weeds, and overgrowth numerous times. Each time the notices are sent to the required mailing address of 611 W. Kimball, and Mr. Ivers calls and informs us that he is not the property owner. In turn Mr. Ivers is advised each time to disregard the notices, and that until the information is updated on the Secure Tax Roll, we are required to send him the notices.

There is currently one being Tax Rolled this year, FD230014 which was initiated on 1/09/2023 with a balance of \$840.65.

Policy/Ordinance:

These fees have been assessed in accordance with VMC 1.13.

Staff Recommendation:

The Visalia Fire Department recommends that these fees be applied to the Secure Tax Roll.



June 5, 2024

Re: 1138 S. Valley

Douglas Ivers filed an appeal at Council regarding notices issued for 1138 S. Valley, APN 095024001. Per the Tulare County's Secure Tax Roll the mailing address for all notices is 611 W. Kimball Ave, Visalia CA, 93277. The property located at 1138 S. Valley belonged to Mr. Ivers parents who passed away several years ago, since that time the Tulare County Assessors/Recorders office has updated their records to show Mr. Ivers as the owner and provided his mailing address.

1138 S. Valley has been abated of junk, trash, debris, weeds and overgrowth numerous times. Each time the notices are sent to the required mailing address of 611 W. Kimball, and Mr. Ivers calls and informs us that he is not the property owner. In turn Mr. Ivers is advised each time to disregard the notices, and that until the information is updated on the Secure Tax Roll, we are required to send him the notices.

There is currently one being Tax Rolled this year, FD230014 which was initiated on 1-09-2023 with a balance of \$840.65. No documents have been provided as attachments to this memo.

The Visalia Fire Department recommends that these fees be applied to the Secure Tax Roll in accordance with VMC 1.13.

If you have any questions, please contact Corbin Reed at 559-713-4272.

Thank you,

Corbin Reed
Fire Marshal

ATTACHMENT 7

Property Owner:	Rosalind Price
Property Address:	2615 W Dorothea
APN:	121-215-014
Acct#:	756998
Original Amount:	\$841.28
Payment:	\$180.00
Lien Balance:	\$661.28

History:

April 6, 2023 – A Public Hearing Notice was mailed to 2615 W Dorothea.

August 31, 2023 – Customer tax rolled \$490.48.

April 17, 2024 – A Public Hearing Notice was mailed to 2615 W Dorothea.

May 6, 2024 – Past Due Notice was mailed to 2615 W Dorothea.

Account Background:

Rosalind Price and Fidelita Miller, POA of Rosalind Price, attended the Public Hearing on June 3,2024 stating that charges are not being denied, but rather requesting for a 6-month extension on the delinquent balance proposed to be tax rolled. Fidelita states that Rosalind was under the impression that her bills were being paid. Fidelita has recently helped Rosalind save her house from foreclosure and is currently working on a budget for Rosalind, her daughter, and granddaughter. Customer does not qualify for the senior discount due to there being more than two residents residing at this house.

Rosalind's account history shows that this account has previously been tax rolled. This customer was tax rolled \$21.72 in August of 2022 and \$490.48 in August of 2023. Account data shows that there have been limited attempts made by any of the residents at this address inquiring about their outstanding account balance. The last inquiry was made by the customer's granddaughter on October 20,2022. Since then, one payment was received on March 7,2023 for \$200.00. There has been no other account activity.

Customer has received monthly invoices and past due notices since September 2022.

Policy:

Municipal Code allows the City of Visalia to tax roll delinquent utilities as a means of collection. (VMC 13.08.880; VMC 8.28.170). This method has become the most effective way of collection of past due charges since 2014 when the City was separated from CalWater for billing.

Staff Recommendation:

The Finance Department and Utility Billing Division has determined that the property owner was given proper notification of the tax roll amount and that all policies and procedures were followed according to the municipal code.

Staff recommends that the outstanding balance of \$791.28, minus payment received on June 3, 2024 for \$180.00, plus the administrative fee of \$50.00, for a total of \$661.28 be placed as a tax lien assessment on the property at 2615 W Dorothea.



City of Visalia - Utility Billing
Questions? Call: (559) 713-4499
See Hours on Next Page

Make payments online:
<https://covbill.visalia.city>

IMPORTANT MESSAGES

** Next Dump On Us is on June 22, 2024 **

Visit the Water Conservation Division website for watering schedule:
www.visalia.city/depts/administration/water_conservation/

Residential Recycling Information:
www.visalia.city/residentialrecycling

As of April 8, 2024 New Hours

Lobby: Mon-Thurs 7:30a-5:00p
Fri Closed
Call Center: Mon-Thurs 7:30a-5:00p
Fri 7:30a-11:30a

UTILITY BILL

ROSALIND PRICE

Account Number: 756998
Invoice ID: 0002759413
Bill Date: 04/30/2024
Due Date: 05/30/2024

Pay now to avoid collection action.

ACCOUNT SUMMARY

Previous Balance:	\$989.22
Payments Received :	\$0.00
Balance Forward:	\$989.22
Adjustments:	\$0.00
Current Charges - Past Due After 05/30/2024:	\$65.98

TOTAL AMOUNT DUE:

\$1,055.20

Service Period: 04/01/2024 - 04/30/2024

CURRENT CHARGES AND ADJUSTMENTS

Late Fee - Full Payment not received by due date	\$10.00
Service Address: #0001 - 2615 W Dorothea Ave	
Regular Trash Service	\$23.85
Sewer - Residential	\$26.45
Storm Drain Fees	\$5.09
Ground Water 5/8 - 3/4 inch	\$0.59
Current Charges - Past Due After 05/30/2024:	\$65.98



City of Visalia - Utility Billing
707 W Acequia Ave
Visalia, CA 93291-4745

Please return this portion with your payment.

Please make checks payable to: City of Visalia

Please include account number on the check.

Account Number	756998
Invoice ID	0002759413
Due Date	05/30/2024
Amount Due	\$1,055.20
Enter Amount Paid	<input type="text"/>

Late fee applied if payment received after due date.

Pay online at: <https://covbill.visalia.city>

ROSALIND PRICE
2615 W Dorothea Ave
Visalia, CA 93277-7211

City of Visalia
PO Box 80268
City of Industry, CA 91716-8268

00080268027569980000000002759413001055203

City of Visalia

707 West Acequia Ave
PO Box 5078
Visalia, CA 93292



Finance Division

Utility Billing
Tel: (559) 713-4499
Fax: (559) 713-4801

April 17, 2024

PRICE RONALD DEAN & ROSALIND L
2615 W DOROTHEA AVE
VISALIA CA 93277-7211

OWNER NOTICE of PUBLIC HEARING

A public hearing has been set for **Monday June 3, 2024 at approximately 7:00 PM.** The meeting is to be held at the City of Visalia Council Chambers located at 707 W. Acequia in Visalia, CA 93291 for the purpose of placing the delinquent refuse and utility charges billed up to December 31, 2023 on the tax roll for the 24/25 tax year.

Our records indicate a delinquent balance for utility charges as shown below. If you wish to pay the balance prior to it being placed on the tax roll you must do so **NO LATER THAN May 31, 2024.** If your payment is not received by this date, we will continue with the tax roll process of your past due balance. Payment can be made payable to City of Visalia and mailed to:

City of Visalia
ATTN: Utility Billing
707 W Acequia Ave
Visalia CA 93291

Account No.	APN No.	Site Address	Amount Due billed up to 12/31/23
756998	121215014	2615 W Dorothea Ave	\$791.28

City Ordinance regarding delinquent refuse/sewer charges.

Once a year, the City Council shall cause to be prepared a report of delinquent fees including late charges and shall set a public hearing date. Council shall cause notice of the hearing to be mailed to the landowners listed on the report. At the hearing the Council shall hear any objections or protests of landowners liable to be assessed for delinquent fees and late charges and shall confirm the report. The delinquent fees in the report shall constitute a special assessment(s) against the respective parcel(s) of land and shall be placed on the county's current assessment roll as a lien on the property. For complete information refer to Ordinance, VMC 8.28.200 (B,C,D) and SEC 13.08.880 (E 1,2,3,4).

Per Resolution 2007-68 – A property tax administration fee of \$50.00 will be assessed for each delinquent account placed on the property tax rolls.

If you have any questions regarding these charges, please contact our office at 559-713-4499.

ATTACHMENT 8

Property Owner: Dennis Santillanez
Property Address: 539 E Modoc Ave
APN: 091-350-013
Acct#: 827641
Lien Amount: \$846.90

History:

April 6, 2023 – An Owner Notice of Public Hearing was mailed to 539 E Modoc Ave.

April 17, 2023 – Customer paid delinquent balance and was removed from the 2023/24 Tax Roll list.

April 2023 to June 2024 – Customer has been mailed monthly invoices to 539 E Modoc Ave.

July 2023 to April 2024 - Past Due Notices have been mailed to customer monthly.

April 17, 2024 – A Public Hearing Notice was mailed to 539 E Modoc Ave.

May 6, 2024 – Past Due Notice was mailed to 539 E Modoc Ave.

Account Background:

Dennis Santillanez, co-property owner, attended the Public Hearing on June 3, 2024, contesting the delinquent balance proposed to be tax rolled. The customer stated that he was not aware of the delinquent balance.

Previous account history has shown that this customer experienced a similar situation last year. The customer was mailed a Notice of Public hearing on April 6, 2023. The customer made a payment on April 17, 2023 which resolved their delinquent balance. The customer has not made a payment since. This customer receives monthly invoices and has been mailed past due notices every month since July 2023.

Dennis stated that he will make payment for the full proposed tax roll amount by June 30, 2024, the cutoff date. If the amount is not paid by the cutoff date, City policy is to continue to tax roll the item.

Policy:

Municipal Code allows the City of Visalia to tax roll delinquent utilities as a means of collection. (VMC 13.08.880; VMC 8.28.170). This method has become the most effective way of collection of past due charges since 2014 when the City was separated from CalWater for billing.

Staff Recommendation:

The Finance Department and Utility Billing have determined that the property owner was given proper notification of the tax roll amount.

Staff recommends that the outstanding balance of \$796.90, plus the administrative fee of \$50.00, for a total of \$846.90 be placed as a tax lien assessment on the property at 539 E Modoc.

The customer will automatically be removed from the Tax roll list if full payment is received by June 30, 2024.

City of Visalia

707 West Acequia Ave
PO Box 5078
Visalia, CA 93292



Finance Division

Utility Billing
Tel: (559) 713-4499
Fax: (559) 713-4801

April 17, 2024

SANTILLANEZ DENNIS ERIC & LORI ANN
539 E MODOC AVE
VISALIA CA 93292-7646

OWNER NOTICE of PUBLIC HEARING

A public hearing has been set for **Monday June 3, 2024 at approximately 7:00 PM.** The meeting is to be held at the City of Visalia Council Chambers located at 707 W. Acequia in Visalia, CA 93291 for the purpose of placing the delinquent refuse and utility charges billed up to December 31, 2023 on the tax roll for the 24/25 tax year.

Our records indicate a delinquent balance for utility charges as shown below. If you wish to pay the balance prior to it being placed on the tax roll you must do so **NO LATER THAN May 31, 2024.** If your payment is not received by this date, we will continue with the tax roll process of your past due balance. Payment can be made payable to City of Visalia and mailed to:

City of Visalia
ATTN: Utility Billing
707 W Acequia Ave
Visalia CA 93291

Account No.	APN No.	Site Address	Amount Due billed up to 12/31/23
827641	091350013	539 E Modoc Ave	\$796.90

City Ordinance regarding delinquent refuse/sewer charges.

Once a year, the City Council shall cause to be prepared a report of delinquent fees including late charges and shall set a public hearing date. Council shall cause notice of the hearing to be mailed to the landowners listed on the report. At the hearing the Council shall hear any objections or protests of landowners liable to be assessed for delinquent fees and late charges and shall confirm the report. The delinquent fees in the report shall constitute a special assessment(s) against the respective parcel(s) of land and shall be placed on the county's current assessment roll as a lien on the property. For complete information refer to Ordinance, VMC 8.28.200 (B,C,D) and SEC 13.08.880 (E 1,2,3,4).

Per Resolution 2007-68 – A property tax administration fee of \$50.00 will be assessed for each delinquent account placed on the property tax rolls.

If you have any questions regarding these charges, please contact our office at 559-713-4499.



City of Visalia - Utility Billing
Questions? Call: (559) 713-4499
See Hours on Next Page

Make payments online:
<https://covbill.visalia.city>

IMPORTANT MESSAGES

** Next Dump On Us is on June 22, 2024 **

Visit the Water Conservation Division website for watering schedule:
www.visalia.city/depts/administration/water_conservation/

Residential Recycling Information:
www.visalia.city/residentialrecycling

As of April 8, 2024 New Hours
Lobby: Mon-Thurs 7:30a-5:00p
Fri Closed
Call Center: Mon-Thurs 7:30a-5:00p
Fri 7:30a-11:30a

UTILITY BILL

LORI A SANTILLANEZ

Account Number: 827641
Invoice ID: 0002749349
Bill Date: 04/30/2024
Due Date: 05/30/2024

Pay now to avoid collection action.

ACCOUNT SUMMARY

Previous Balance:	\$996.31
Payments Received :	\$0.00
Balance Forward:	\$996.31
Adjustments:	\$0.00
Current Charges - Past Due After 05/30/2024:	\$66.47

TOTAL AMOUNT DUE: **\$1,062.78**

Service Period: 04/01/2024 - 04/30/2024

CURRENT CHARGES AND ADJUSTMENTS

Late Fee - Full Payment not received by due date	\$10.00
Service Address: #0002 - 539 E Modoc Ave	
Regular Trash Service	\$23.85
Sewer - Residential	\$26.45
Storm Drain Fees	\$5.12
Ground Water 1 inch	\$1.05

Current Charges - Past Due After 05/30/2024: **\$66.47**



City of Visalia - Utility Billing
707 W Acequia Ave
Visalia, CA 93291-4745

Please return this portion with your payment.

Please make checks payable to: City of Visalia

Please include account number on the check.

Account Number 827641
Invoice ID 0002749349
Due Date 05/30/2024
Amount Due \$1,062.78

Enter Amount Paid \$

Late fee applied if payment received after due date.

Pay online at: <https://covbill.visalia.city>

LORI A SANTILLANEZ
539 E Modoc Ave
Visalia, CA 93292

City of Visalia
PO Box 80268
City of Industry, CA 91716-8268

0008026802827641000000002749349001062785

ATTACHMENT 9

Property Owner:	Tony Diaz
Property Address:	700 N Locust
APN:	094-015-011
Acct#:	756628
Original Amount:	\$585.51
Payments:	\$164.02
Lien Balance:	\$421.49

History:

November 30, 2021 – Customer came into office questioning the sewer increase on his bill. Staff informed customer of the annual commercial sewer increase. Customer informed staff of the two residential units on the property. Customer is only billed for two commercial units at this time.

December 8, 2021 – Planning and Code Enforcement informed Utility staff that there are two residential units and two commercial units on this property.

December 8, 2021 – A letter was sent to the customer notifying him of the billing corrections made to his monthly sewer, storm, and refuse fees. Changes would reflect on the next utility bill.

December 31, 2021 – Monthly invoice sent to customer that reflects billing corrections. Invoice includes two residential units and two commercial units verified by CE.

January 28, 2022 – Customer came into office regarding the increase in his bill. Staff explained the billing corrections made to his account. The customer stated he did not receive the notice and was given a copy of the letter.

March 10, 2022 – Utility Billing Analyst (JS) met with Tony Diaz and Z5, property owner of 711 N Court. Z5 and Tony Diaz agreed to split 2-yard trash 50/50.

October 28, 2022 – Utility Billing Analyst (JS) agreed to waive \$148.95 in late fees due to possible miscommunication during the meeting with City staff on March 10, 2022. After waiving late fees, the customer's outstanding balance is only service charges.

March 30, 2023 – Utility Billing Analyst (BO) met with Mr. Diaz to discuss billing issue. The late fees that were agreed to be waived on October 28, 2022, were not entered into the billing system. Credited \$357.09 of late fees from January 2022 – February 2023 to honor previous agreement. The customer was informed no more late fees would be waived and is responsible for remaining outstanding balance.

March 30, 2023 – Customer received a copy of the requested breakdown of account balance.

April 6, 2023 - A Public Hearing Notice was mailed to 920 W Walnut.

April 14, 2023 – Customer received a copy of the requested breakdown of the monthly sewer charges.

April 17, 2024 – A Public Hearing Notice was mailed to 920 W Walnut.

Account Background:

Tony Diaz attended the Public Hearing on June 3, 2024, contesting the delinquent balance proposed to be tax rolled. More specifically, Mr. Diaz is contesting the sewer and trash rates that he has been billed for.

On November 30, 2021, City staff was informed by Mr. Diaz that there were two additional residential units at 707 N Locust in addition to the two commercial units. The Planning and Code Enforcement Department verified that Mr. Diaz's property is legally permitted as two residential and two commercial units. City staff updated the service charges to accurately reflect the information provided. The sewer classification changed from commercial to commercial-mixed resulting in an increase of sewer charges from \$2.38 per CCF to \$4.01 per CCF.

In addition, Mr. Diaz has contested the charges billed for trash services. He claims that he had an agreement with the previous property owner at 711 N Court, Mike Knopf, that states the owner of 711 N Court is responsible for all trash services. Mr. Diaz and the new property owner of 711 N Court, Z5, met with City Staff on March 10, 2022, and agreed to split the billing for trash services, 50/50.

City staff has waived a total of \$357.09 of late charges on Mr. Diaz's account. Utility charges have been explained to Mr. Diaz on multiple occasions. The customer has also received two separate breakdowns of charges. Mr. Diaz has been made aware of the past due balance in person on multiple occasions. He also receives monthly invoices and past due notices.

Policy:

Municipal Code allows the City of Visalia to tax roll delinquent utilities as a means of collection. (VMC 13.08.880; VMC 8.28.170). This method has become the most effective way of collection of past due charges since 2014 when the City was separated from CalWater for billing.

Staff Recommendation:

The Finance Department and Utility Billing Division has determined that the property owner was given proper notification of the tax roll amount and that all policies and procedures were followed according to the municipal code.

Staff recommends that the outstanding balance of \$535.51, minus payment received on April 25, 2024 for \$82.01, minus payment received on May 31, 2024 for \$82.01, plus the administrative fee of \$50.00, for a total of \$421.49 be placed as a tax lien assessment on the property at 700 N Locust.

City of Visalia

707 W Acequia Ave
Visalia CA 93291
www.ci.visalia.ca.us



Finance Division

Utility Billing
(559) 713-4312
Fax: 713-4818

December 8, 2021

Allied Enterprises
920 W Walnut Ave
Visalia CA 93277

Dear Utility Customer for account #756628 at 700 N Locust:

Discussion with the Planning and Code Enforcement departments have verified that your property referenced above is legally permitted as two residential units and two commercial units. Reviewing the utility bill, we are not charging the correct monthly sewer, storm & refuse fees.

The sewer fee was adopted by Resolution 2002-67 in July 2002, for properties within the City limits that are connected to the City sewer lines. Mixed-use sewer is billed \$4.01 per CCF, per month.

The storm sewer fees were adopted by Resolution 2001-49 in July 2001, for all properties within City limits. The storm water fee is used for the following purposes:

- Operation & Maintenance (\$0.24 per 1,000 sq ft of parcel)
- Master Plan Improvements (\$0.84 per unit)
- Kaweah Reservoir Enlargement & Local Storm Water Maintenance (\$0.57 per unit)
- Waterway Acquisition (\$0.51 per unit)
- Correct Existing Deficiencies (\$0.67 per unit)

The refuse fees were adopted by Resolution 1996-90 in September 1996, for all properties within City limits. Minimum service consists of shared or reduced Automated or Manual container service as determined by the Solid Waste Division of the City of Visalia

- Minimum rate per household/unit is \$12.75 per month.

Effective your next City of Visalia utility bill, we will update the monthly sewer fee to \$56.14, monthly storm fee to \$6.51 and the monthly refuse fee to \$25.50. These fee changes will appear on the bill you receive in January 2022, for December 2021 charges.

No retroactive charges will be placed on this account. Only new charges will be charged on a going-forward basis.

Sincerely,
Jason Serpa
Public Works Manager
City of Visalia
559-713-4312

7/11/23

2 Resid & 2 Comm Confirmed

Acct #756628
700 N Locust - Allied Enterprises

Sewer Charge Explanation		Updated 10/1/2021		Updated 12/1/2021		Updated 5/1/2022		Updated 11/1/2022	
CCF Info		CCF Info		CCF Info		CCF Info		CCF Info	
Dec 2020	10	Dec 2020	10	Dec 2021	10	Feb 2021	10	Dec 2021	20
Oct-21	\$ 33.04 SEW COMM	Jan 2021	29 *	Jan 2021	29	Mar 2021	29	Jan 2022	19
Dec-21	\$ 56.14 SEW MIXED	Feb 2021	3	Feb 2021	3	Apr 2021	3	Feb 2022	11
						total:	42	May 2021	13
						CCF Avg =	14	Jun 2021	19
						MixedUse Rate:	\$ 4.01	Jul 2021	24
May-22	\$ 48.12 SEW MIXED	Sept Comm Rate:	\$ 2.36	MixedUse Rate:	\$ 4.01	Aug 2021		Aug 2021	13
		Monthly Sewer:	\$ 33.04 **	Monthly Sewer:	\$ 56.14	Sep 2021		Monthly Sewer:	\$ 66.85 ***
Nov-22	\$ 66.85 SEW MIXED								
						total:	96		
						CCF Avg =	12		
						MixedUse Rate:	\$ 4.01		
						Monthly Sewer:	\$ 48.12		
						5/4/2022 Credited account \$32.08 (\$8.02 x 4)			

* Cust reported leak - causing high ccf reading

= but never provided proof of repairs to COV or CW.

5/4/2022 Per CW customer called in Feb 2021 and was mailed a form to file a claim due to leak but form was never returned.

** 9/1/21's billed \$26.45 incorrectly. Correct CCF was uploaded, but the update changed the rate (\$2.36 to 1.89), instead of the monthly fee (\$26.45 to \$33.04).

'= was corrected on 10/1/2021's billing.

** 10/1/22's billed \$48.12 incorrectly. Correct CCF was uploaded, but the update changed the rate (\$4.01 to \$2.887), instead of the monthly fee (\$48.12 to \$66.85).

'= was corrected on 11/1/2022's billing.

SANITARY (Wastewater):

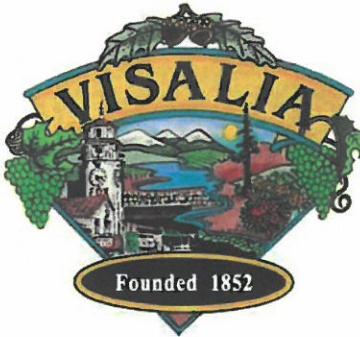
Non-Industrial	Residential	Senior Citizen Life Line Residential Discount (equals 1/2 of residential)
\$ 26.45	Per month	Commercial and retail
\$ 13.25	Per month	Commercial Mixed Complex
\$ 2.36	Per CCF *	Restaurants, bars and fraternal lodges
\$ 4.01	Per CCF *	Laundries
\$ 5.26	Per CCF *	Car washes
\$ 3.15	Per CCF *	Groceries with garbage grinders
\$ 1.80	Per CCF *	Per room for hotels / motels
\$ 5.03	Per CCF *	Per month
\$ 8.34	Per month	Per student per school
\$ 0.86	Per month	Per room
\$ 2.36	Per CCF *	Rest homes

* 100% of the Dec., Jan. and Feb. average water consumption. Minimum charge = Residential monthly charge

To Be Updated 10/1/23	
CCF Info	
Dec 2021	12
Jan 2022	10
Feb 2022	8
total:	30
CCF Avg =	10.00
MixedUse Rate:	\$ 4.01
Monthly Sewer:	\$ 40.10

City of Visalia

707 West Acequia Ave
PO Box 5078
Visalia, CA 93292



Finance Division

Utility Billing
Tel: (559) 713-4499
Fax: (559) 713-4801

April 17, 2024

DIAZ JOHN ANTHONY
920 W WALNUT AVE
VISALIA CA 93277-5334

OWNER NOTICE of PUBLIC HEARING

A public hearing has been set for **Monday June 3, 2024 at approximately 7:00 PM.** The meeting is to be held at the City of Visalia Council Chambers located at 707 W. Acequia in Visalia, CA 93291 for the purpose of placing the delinquent refuse and utility charges billed up to December 31, 2023 on the tax roll for the 24/25 tax year.

Our records indicate a delinquent balance for utility charges as shown below. If you wish to pay the balance prior to it being placed on the tax roll you must do so **NO LATER THAN May 31, 2024.** If your payment is not received by this date, we will continue with the tax roll process of your past due balance. Payment can be made payable to City of Visalia and mailed to:

City of Visalia
ATTN: Utility Billing
707 W Acequia Ave
Visalia CA 93291

Account No.	APN No.	Site Address	Amount Due billed up to 12/31/23
756628	094015011	700 N Locust St	\$535.51

City Ordinance regarding delinquent refuse/sewer charges.

Once a year, the City Council shall cause to be prepared a report of delinquent fees including late charges and shall set a public hearing date. Council shall cause notice of the hearing to be mailed to the landowners listed on the report. At the hearing the Council shall hear any objections or protests of landowners liable to be assessed for delinquent fees and late charges and shall confirm the report. The delinquent fees in the report shall constitute a special assessment(s) against the respective parcel(s) of land and shall be placed on the county's current assessment roll as a lien on the property. For complete information refer to Ordinance, VMC 8.28.200 (B,C,D) and SEC 13.08.880 (E 1,2,3,4).

Per Resolution 2007-68 – A property tax administration fee of \$50.00 will be assessed for each delinquent account placed on the property tax rolls.

If you have any questions regarding these charges, please contact our office at 559-713-4499.



City of Visalia - Utility Billing
Questions? Call: (559) 713-4499
See Hours on Next Page

Make payments online:
<https://covbill.visalia.city>

IMPORTANT MESSAGES

** Next Dump On Us is on June 22, 2024 **

Visit the Water Conservation Division website for watering schedule:
www.visalia.city/depts/administration/water_conservation/

Residential Recycling Information:
www.visalia.city/residentialrecycling

As of April 8, 2024 New Hours
Lobby: Mon-Thurs 7:30a-5:00p
Fri Closed
Call Center: Mon-Thurs 7:30a-5:00p
Fri 7:30a-11:30a

UTILITY BILL

ALLIED ENTERPRISES

Account Number:	756628
Invoice ID:	0002759380
Bill Date:	04/30/2024
Due Date:	05/30/2024

Pay now to avoid collection action.

ACCOUNT SUMMARY

Previous Balance:	\$932.28
Payments Received - THANK YOU:	\$-82.01
Balance Forward:	\$850.27
Adjustments:	\$0.00
Current Charges - Past Due After 05/30/2024:	\$136.09

TOTAL AMOUNT DUE: \$986.36

Service Period: 04/01/2024 - 04/30/2024

CURRENT CHARGES AND ADJUSTMENTS

Late Fee - Full Payment not received by due date	\$54.09
Service Address: #0001 - 700 N Locust St	
Storm Drain Fees	\$3.98
Sewer - Mixed	\$40.10
2 Yard Commercial Trash Service	\$31.05
Lock and Gate Service Fee - 2 x Weekly	\$6.28
Ground Water 5/8 - 3/4 inch	\$0.59

Current Charges - Past Due After 05/30/2024: \$136.09



City of Visalia - Utility Billing
707 W Acequia Ave
Visalia, CA 93291-4745

Please return this portion with your payment.

Please make checks payable to: City of Visalia

Please include account number on the check.

Account Number	756628
Invoice ID	0002759380
Due Date	05/30/2024
Amount Due	\$986.36
Enter Amount Paid	\$

Late fee applied if payment received after due date.

Pay online at: <https://covbill.visalia.city>

ALLIED ENTERPRISES
920 W Walnut Ave
Visalia, CA 93277-5334

City of Visalia
PO Box 80268
City of Industry, CA 91716-8268

00080268027566280000000002759380000986368

ATTACHMENT 10

Property Owner: Catalina Daggett
Property Address: 511 W Goshen Avenue
APN: 093-174-002
Case Number CE230379
Lien Amount: \$118.09

History:

April 18, 2023 – Complaint received that there was water flooding the back yard of the property and they had increased the height of their side fence with tarps. Property is in the Historic District.

An inspection confirmed that there was flooding in the yard of 511 W Goshen, and they had in fact placed tarps increasing the fence height above the allowable height limit and it was not an approved material in the Historic District, nor did it have Historic Preservation Committee approval.

A Notice and Order was sent requiring that the broken lines be repaired and remove the tarp fence by April 25, 2023. The notice included inspection fees in the amount of \$107.35.

April 25, 2023 – A follow-up inspection was conducted, and the violations had been corrected.

July 23, 2023 – Invoice sent for the outstanding balance.

November 27, 2023 – Invoice Sent for the outstanding balance.

January 29, 2023 – Invoice sent for the outstanding balance.

March 25, 2024 – Invoice sent for the outstanding balance.

April 16, 2024 – Notice of Public Hearing sent regarding the outstanding balance.

May 27, 2024 – Invoice sent for the outstanding balance.

Policy:

Municipal Code allows the City of Visalia to tax roll delinquent code enforcement fees as a means of collection. (VMC 1.13.110). This method has become the most effective way of collecting outstanding balances.

Staff Recommendation:

The Planning and Community Development Department and Neighborhood Preservation Division confirmed that the property at 511 W Goshen had municipal code violations that resulted in \$107.35 of staff time for inspections. Furthermore, the property owner was properly notified of the balance due and received 6 invoices prior to the Public Hearing. Additionally, the initial notice contained the amount due as well as the Public Hearing Notice.

Staff recommends that the outstanding balance of \$107.35, plus the ten percent administrative fee of \$10.74, for a total of \$118.09 be placed as a tax lien assessment on the property at 511 W Goshen.

City of Visalia

315 East Acequia Ave, Visalia, California 93291



Code Enforcement

Phone: 559-713-4534 Email: CEnforcement@visalia.city

NOTICE OF FEES DUE

July 26, 2023

DAGGETT CATALINA Q
511 W GOSHEN AVE
VISALIA CA 93291-4846

Case: CE230379
Parcel: 093174002
Location: 511 W GOSHEN AVE
Total Due: \$107.35

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

Retain this portion for your records

Case Number: CE230379 Location: 511 W GOSHEN AVE

<u>Item</u>	<u>Description</u>	<u>Account Code</u>	<u>Amount</u>	<u>Payment Rec'd</u>	<u>Amount Due</u>
437	CDBG Code Enf Re-Inspection Fee	6122-46539	\$71.00	\$0.00	\$71.00
433	CDBG Code Enf Administrative Fee	6122-44228	\$0.85	\$0.00	\$0.85
437	CDBG Code Enf Re-Inspection Fee	6122-46539	\$35.50	\$0.00	\$35.50
					TOTAL DUE: \$107.35

Please remit the balance due within 30 days of invoice date.

Failure to pay in full shall result in further collection actions by the City of Visalia pursuant to Chapter 1.13 of the Visalia Municipal Code, including but not limited to a lien against your property, a special assessment against any real property owned by you, submission of this matter to a collection agency, and/or commencement of a civil action in California Superior Court. Such collection actions may also result in the imposition of additional administrative fees, as well as attorney's fees, associated with said additional collection actions.

If you would like to pay by phone, please contact 559-713-4444. You may also make payment arrangements by contacting 559-713-4441.

Make Checks Payable To: City of Visalia

**Mail To: Code Enforcement
315 E. Acequia Avenue
Visalia, CA 93291**

Thank you for your prompt attention to this matter.

City of Visalia

315 East Acequia Ave, Visalia, California 93291



Code Enforcement

Phone: 559-713-4534 Email: CEnforcement@visalia.city

NOTICE OF FEES DUE

November 27, 2023

DAGGETT CATALINA Q
511 W GOSHEN AVE
VISALIA CA 93291-4846

Case: CE230379
Parcel: 093174002
Location: 511 W GOSHEN AVE
Total Due: \$107.35

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

Retain this portion for your records

Case Number: CE230379 Location: 511 W GOSHEN AVE

<u>Item</u>	<u>Description</u>	<u>Account Code</u>	<u>Amount</u>	<u>Payment Rec'd</u>	<u>Amount Due</u>
437	CDBG Code Enf Re-Inspection Fee	6122-46539	\$71.00	\$0.00	\$71.00
433	CDBG Code Enf Administrative Fee	6122-44228	\$0.85	\$0.00	\$0.85
437	CDBG Code Enf Re-Inspection Fee	6122-46539	\$35.50	\$0.00	\$35.50
					TOTAL DUE: \$107.35

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NOTICE OF FEES DUE

January 29, 2024

DAGGETT CATALINA Q
511 W GOSHEN AVE
VISALIA CA 93291-4846

Case: CE230379
Parcel: 093174002
Location: 511 W GOSHEN AVE
Total Due: \$107.35

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

Retain this portion for your records

Case Number: CE230379 Location: 511 W GOSHEN AVE

<u>Item</u>	<u>Description</u>	<u>Account Code</u>	<u>Amount</u>	<u>Payment Rec'd</u>	<u>Amount Due</u>
437	CDBG Code Enf Re-Inspection Fee	6122-46539	\$71.00	\$0.00	\$71.00
433	CDBG Code Enf Administrative Fee	6122-44228	\$0.85	\$0.00	\$0.85
437	CDBG Code Enf Re-Inspection Fee	6122-46539	\$35.50	\$0.00	\$35.50
					TOTAL DUE: \$107.35

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Visalia, CA 93291**

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City of Visalia

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Code Enforcement

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NOTICE OF FEES DUE

April 01, 2024

DAGGETT CATALINA Q
511 W GOSHEN AVE
VISALIA CA 93291-4846

Case: CE230379
Parcel: 093174002
Location: 511 W GOSHEN AVE
Total Due: \$107.35

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

Retain this portion for your records

Case Number: CE230379 Location: 511 W GOSHEN AVE

Item	Description	Account Code	Amount	Payment Rec'd	Amount Due
437	CDBG Code Enf Re-Inspection Fee	6122-46539	\$35.50	\$0.00	\$35.50
433	CDBG Code Enf Administrative Fee	6122-44228	\$0.85	\$0.00	\$0.85
437	CDBG Code Enf Re-Inspection Fee	6122-46539	\$71.00	\$0.00	\$71.00
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315 E. Acequia Avenue
Visalia, CA 93291**

Thank you for your prompt attention to this matter.

City of Visalia

315 East Acequia Ave., Visalia, CA 93291



Neighborhood Preservation

Telephone (559) 713-4534 Fax (559) 713-4812

4/16/2024

DAGGETT CATALINA Q
511 W GOSHEN AVE
VISALIA, CA 93291-4846

OWNER NOTICE OF PUBLIC HEARING

A public hearing has been set for **Monday, June 3, 2024 at 7:00 PM**. The meeting is to be held at the City of Visalia Council Chambers located at 707 W. Acequia in Visalia, California for the purpose of placing the delinquent abatement charges on the tax roll for the 2024-2025 tax year.

Our records indicate a delinquent balance for abatement charges as shown below. If you wish to pay the balance prior to it being placed on the tax roll you must do so **NO LATER THAN : THURSDAY, MAY 2, 2024**. If your payment is not received by this date, we will continue with the tax roll process of your past due balance. Also a 10% Administrative Fee will be added to your balance.

Payments can be mailed to:

City of Visalia
ATTN: Code Enforcement
315 E Acequia Ave
Visalia CA 93291

<u>APN No.</u>	<u>Site Address</u>	<u>Case No. or Account No.</u>	<u>Amount Due</u>
093174002	W GOSHEN AVE, Visalia, CA 93291	CE210021	\$354.50
093174002	W GOSHEN AVE, Visalia, CA 93291	CE230379	\$107.35

If you have any questions regarding these charges
please contact Neighborhood Preservation
at (559)713-4441.

ATTACHMENT 11

Property Owner: Catalina Daggett
Property Address: 511 W Goshen Avenue
APN: 093-174-002
Case Number CE210021
Lien Amount: \$389.94

History:

January 19, 2021- A Public Nuisance case was opened on the property based on the excessive unsubstantiated police calls to the property. The property owner's son contacted the office regarding the Public Nuisance Declaration. He was advised that we needed to speak to the property owner regarding the matter. However, the owner never contacted the office. The calls continued and as a result the property owner was billed \$389.94 for the police officer's time.

Staff Recommendation:

The Planning and Community Development Department and Neighborhood Preservation Division recommend that these fees be removed from the tax roll based on Assembly Bill 1418 which went into effect on January 1, 2024. The bill prohibits the collection of reimbursement for police officer time based solely on contact with officers.

Although the bill went into effect after the fees were assessed on the property, in the interest of justice staff recommends that the fees in the amount of \$389.94 be removed from the tax lien assessment.

City of Visalia

315 East Acequia Ave., Visalia, CA 93291



Neighborhood Preservation

Telephone (559) 713-4534 Fax (559) 713-4812

4/16/2024

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093174002	W GOSHEN AVE, Visalia, CA 93291	CE210021	\$354.50
093174002	W GOSHEN AVE, Visalia, CA 93291	CE230379	\$107.35

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