

**City Manager's Bi-Weekly Report
Volume 2, Issue 2, November 8, 2013**

Daniel E. Keen, City Manager



OFFICE OF THE CITY MANAGER

PG&E Former Vallejo Manufactured Gas Plant Project Update

During the period of October 28 through November 8, the following work was completed for the PG&E former Vallejo manufactured gas plant investigation project:

- Conducted cone penetrometer testing at First Capitol Auction, Big Bay Boat & RV, historic gas plant and City yard properties
- Sampled soil gas probes at public boat launch, Mono Street, and Big Bay Boat & RV properties
- Drill geotechnical borings at Big Bay Boat & RV and public boat launch properties
- Sample soil gas probes at City yard and historic gas plant properties
- Destroy soil gas probes within Bay Conservation and Development Commission jurisdiction at public boat launch and First Capitol Auction properties

Future Agenda Items List

The Future's List is used exclusively by City staff as a draft working document for planning and tentative scheduling of agenda related items and does not represent any final dates for placement and presentation to the legislative body (City Council, Housing Authority and/or Successor Agency). The list provided is an abbreviated version including only the most significant policy and action items. The list is subject to change by staff and may not represent all items that eventually will appear on any given final meeting agenda. Follow this link to view the [Future's List](#).

OFFICE OF THE CITY ATTORNEY

Abatements

Neighborhood Law Program (NLP) Attorneys have added 5 properties to their watch list:

- 1905 Broadway Street
- 214 Del Sur Street #D
- 330 Moorland Street
- 141 Dartmouth Avenue
- 317 Central Avenue

Activities at the following properties are being addressed by the owners following notification of issues. NLP Attorneys will continue to monitor these properties as the owner (s) complete the abatement:

- 17 Hollywood Avenue
- 150 Farragut Avenue
- 272 Foulkstone Way
- 474 Sonoma Boulevard
- 126 Kentucky Street
- 205 Tennessee Street
- 524 York Street
- 2904 Webb Street
- 361 Cottonwood Drive
- 1521 Valle Vista Street

During the period of October 28 through November 8, the following properties had the nuisance at their property abated:

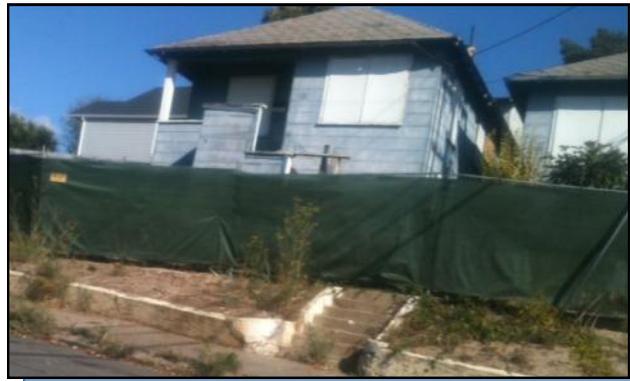
- 538 York Street – Owners completed the eviction of an unlawful occupant. The owners are now rehabilitating the property and expect to rent the property in the near future.
- 236 Carolina Street – The owner completed the eviction of a problem tenant. However, the NLP is continuing to monitor this property to ensure that the eviction completely abated the nuisance.
- 642 Pennsylvania Street – The owner successfully abated the nuisance at this property by completing the eviction of their tenants. The tenants had been the source of repeated physical and verbal disturbances in the neighborhood. The owners are now rehabilitating the property, and will take preventative measures when selecting tenants in the future.
- 317 Carolina Street – The owners, who had a history of renting to tenants who caused repeated disturbances, have recently completed a rehab of the property, and hired a local property management company and select new tenants.
- 426 Kentucky Street – The owner of this property is an elderly woman who has been unable to care for the home over the past few years. NLP Attorneys initiated the first steps of a receivership action for this property, but in the process, NLP was



able to locate family members of the owner willing to care for the property. Since being notified of the conditions, family members have taken responsibility for the property by signing power of attorney, giving the family legal authority over the property. Now, taxes have been paid and repairs to the building are underway. There is still work to be done and NLP Attorneys are monitoring the family's progress by placing reasonable deadlines to complete repairs.

Receivership Program

- 618-620 Branciforte Street – This property has been a fire damaged eyesore since the owner’s death in 2009. On October 22, NLP Attorneys were victorious at their trial to appoint a receiver. Vallejo Code Enforcement provided invaluable evidence that assisted NLP Attorneys at the hearing. Since the receiver’s appointment, fencing has been installed around the property and more extensive rehabilitation will begin over the next few weeks. A court status conference is scheduled in January 2014.



- 1914 Florida Street – On October 30, NLP Attorneys filed a receivership lawsuit, with the trial to be held later this month. The owner has been deceased for nearly two years and Wells Fargo has not completed the foreclosure process. Currently, the property is occupied by multiple individuals and is in violation of a number of California Health and Safety codes. If NLP Attorneys are successful at the trial, issues on this property will be resolved.
- 907 Falcon Drive – This was the first property NLP appointed a receiver over and fencing has now been installed. NLP Attorneys are hopeful the property will be sold to a responsible owner before the next court status conference in January 2014.

Community Outreach:

On October 23, NLP Attorneys presented to the Vallejo Rotary Club and explained the process, future plans, and their successes. At the conclusion of the presentation, the Rotary Club awarded the NLP Attorneys by providing a charitable donation in both Eli Flushman and Ryan Griffith’s name to a school in Africa.

ECONOMIC DEVELOPMENT DEPARTMENT

Building Division

During the month of October, the Building Division issued 237 permits, collected \$93,688.91 in permit fees and completed 1,039 inspections.

A Certificate of Occupancy was issued to the Sneaker Boutique, located at 3837 Sonoma Boulevard. This was a small tenant improvement permit issued October 1 with a \$3,800 valuation.

Planning Division

Future Planning Items for Consideration

The list of agenda items is used exclusively by City staff as a draft working document for planning and tentative scheduling of agenda related items and does not represent any final dates for placement and presentation to the legislative body (Planning Commission and City Council). The list provided is an abbreviated version including only the most significant items. The list is subject to change by staff and may not represent all items that eventually will appear on any given final meeting agenda.

Planning Commission	Agenda Item
November 18, 2013	Kiser Auto Sales/1861 Solano
December 2, 2013	Home Occupation Ordinance Nonconforming Ordinance Update Use Permit to establish a brewpub, brewery tap room and wine tasting room with alcohol sales in the Ferry Terminal Building Planned Development for self-storage facility
December 16, 2013	Billar Los Portales Medical Marijuana Study Session

Vallejo City Council	Agenda Item
November 12, 2013	<i>None</i>
November 19, 2013	<i>None</i>

Statistics

During the month of October, the Planning Division approved or closed the following projects:

Certificate of Appropriateness for Historic Properties	6
Sign Permit	3
Minor Exception	1
Site Development	1
Use Permit	1

During the period October 21 through November 1, the following inquiries were processed:

General Property Inquiries	34
Business License Sign-offs	31
Planning Application Questions	29
Building Permit Application/Sign-offs	26
Zoning Questions	21
Miscellaneous Requests	10
Code Enforcement Complaints	7

In addition, the division sent out two public notices to approximately 176 property owners/organizations announcing upcoming meetings and proposed decisions on Planning permits.

FINANCE

City Unveils New Online Water Service Customer Interface Program

The City is rolling-out its new water service customer interface program called Click2Gov. This new online bill paying service will be in effect November 18, 2013. SunGard's Click2Gov program was chosen by the City to manage its water service workload while maintaining efficiency and allowing water customers better accessibility to their account information.

Click2Gov offers up-to-date, online views of customer water accounts, while also providing several convenient payment options. From the comfort of home, customers can review such information as payment history, pending payments, and account status. And with current, comprehensive billing records, the user can easily look up their consumption history, even viewing their average daily water usage and comparing past monthly payments.

FIRE DEPARTMENT

Personnel

Retirement

Gregory A. White will be retiring effective November 10 after more than 28 years of service with the Vallejo Fire Department (VFD). White is pleased to have served out his entire career with the VFD, which includes having served as Fire Inspector, Assistant Fire Marshal and Fire Marshal. The department wishes White good luck in his future endeavors.

Promotions

The department is pleased to announce six promotions within the VFD. After an extensive testing process, the following individuals have been or will be promoted to Fire Captain, with responsibilities over an Engine company of three personnel and/or Truck company of four personnel, and will be Incident Commander of a fire until the Battalion Chief arrives on the scene.

The new Fire Captains are:



Jonathan Lane



Tim Boothe



Sean Googins



Jason Goodner



Dennis Martin



Kevin Hickey
(not pictured)



Jerry Valenzuel

Congratulations to the new Vallejo Fire Captains!

Additionally, after a comprehensive recruitment process over the past several months, the department is pleased to announce that both Ryan Enes and Adam Young prevailed and have been hired into permanent status as Fire Inspectors. Please join the department in a well deserved con-



Adam Young



Ryan Enes

gratulations to both of these members of the organization. Vallejo Fire is confident the two inspectors will continue to serve the department, the Vallejo citizens and the business community in a professional and conscientious manner.

New Recruitment Academy

In order to more effectively serve the citizens of Vallejo, plans are currently underway to hire 10 new recruits for the upcoming Fire Academy, coming December 2. Battalion Chief Mark Sharpe of the Training Division will be in charge of training the new Apprentice recruits in all facets of the department operations prior to them being assigned and rotated to different stations throughout the City. The academy will last 15 weeks.

Community Outreach

Reduction in Fees

The department has lowered the inspection costs for the residential R-2 Occupancies by 93 percent and 781 of 841 R-2 property owners will see a reduction in fees. Additionally, the department lowered the cost of automatic fire sprinkler fees in all National Fire Protection Association categories. All fee reductions will maintain full cost recovery for the City. The fire prevention division will be conducting fire inspections in all R-2 occupancies to keep Vallejo citizens safe.

Trunk or Treat

On Halloween night Engine 27, with Captain John Ha, Engineer Scott DeHerrera, Firefighter Paramedic Jonathan Barsi and Battalion Chief Cliff Campbell participated in the Trunk or Treat event, which took place for the first time in Vallejo at the Lowe's parking lot. The annual event had normally only been held in Benicia but was a welcome addition in Vallejo this year.



In addition to the 50-plus cars present and decorated at the event, two fire engines were also in attendance in order to give the children a close-up, first-hand experience with the fire equipment that saves lives. With about 15,000 people in attendance, the event was a successful, safe way for children to trick-or-treat by going trunk-to-trunk (as opposed to going house-to-house), while also learning about fire safety.

Smoke Detectors Save Lives

In the past couple of months, there have been two fire related fatalities within the community. In both instances, as well as other fires, the department has found that smoke detectors are either not present, not operational (battery removed), and/or not in the proper place (removed from the wall or ceiling).

It is important for residents to have fully-functioning smoke detectors in all sleeping rooms, the area(s) just outside sleeping rooms, at the top and bottom of stairwells, as well as in basements.

If installed on a wall, the top edge of the smoke detector must be at least 4 inches down from the ceiling, but not more than 12 inches. If installed on the ceiling, then no part of the circumference of the smoke detector can be less than 4 inches from any wall. Smoke detectors save lives, but we must do our part for them to work.

Statistics

The following is a breakdown for the Fire Prevention Division for the month of October:

Annual Inspections/Re-Inspections	73
R-2 Inspections/Re-Inspections	55
Counter Assistance	47
Business License Inspections/Re- Inspections	31
Meetings	18
Miscellaneous Inspections/Re-Inspections (Miscellaneous, Permits, Complaints etc.)	17
Plan Reviews	9
Fire Reports	8
Training	6
Fire Investigations	5
Public Education	2

The following is the call volume for the month of October:

Engine 21/Squad 21	260
Engine 22	205
Engine 23	243
Engine 24	261
Engine 25	143
Engine 27	111
Truck 21	63

EMS Calls	769
Good Intent Calls	115
Fire Calls	78
False Alarms	47
Hazardous Conditions	28

During the month of October, the department responded to 1,866 calls (including multi-unit) and 1,085 incidents. The total estimated fire loss was \$793,600 in property damage (furniture, clothes, electronics, etc.) and damage to the structures themselves.

PUBLIC WORKS

Surge Tank Recoat Project

The 35-foot tall surge tank, visible in the hills north of Vallejo, was originally constructed in the early 1950's. The tank, which has recently been recoated to withstand the hardships of wind and weather, minimizes the effects of damaging energy waves that are

generated in the City's raw water transmission pipes when the pumps, that elevate water from the Cordelia Reservoir over the hills in American Canyon, are turned on and off. The energy transferred into the water from the pumps can send shockwaves throughout the 5 miles of pipeline that run from Cordelia to Vallejo. Standing at the highest point of that pipeline, the surge tank is a vessel that allows the energy transferred into the water to expand and dissipate inside the walls of the tank, thereby protecting the integrity of the water pipelines.



Over the years, the surge tank has been exposed to rain, sunlight and wind-driven particle abrasion. Last summer, the Public Works Water Division performed an inspection of the tank and although the paint on the exterior was in need of repair the inner surface of the tank was still in good condition. Over the last two weeks, Jeffco Painting of Vallejo erected scaffolding surrounding the tank and gave it a thorough cleaning. The exterior surface was then prepared for two new coats of epoxy paint to build a durable shell to withstand rain and abrasion followed by a final UV resistant coat of urethane. A color was chosen to blend



in with the natural grasses in the area. This update should last another 25 years, allowing the surge tank to continue to stand guard over our water system.

Mare Island Building 655 Demolition & Abatement Project

Demolition work has begun on Building 655 on the North end of Mare Island. The contractor for the demolition work mobilized their equipment on October 30 and shortly after began abatement operations. Abatement is anticipated to be complete by the end of November. Demolition, salvage and final cleanup will be finished by the end of December.



Street Rehabilitation

The department's project to rehabilitate Sereno Drive from Tuolumne Street to Fairgrounds Drive entails removing and replacing asphalt concrete pavement, upgrading handicap curb ramps to current Americans with Disabilities Act standards, replacing broken sidewalk, re-installation of traffic detector loops, and re-striping new pavement. Bid documents will be advertised November 12 and bid opening is scheduled for December 5.

Public Meeting

The City of Vallejo will be conducting a public meeting on a proposed Unlawful Camping Ordinance. The meeting will be held on Wednesday, November 20 at 6:30 p.m. in the Joseph Room on the second floor of the JFK Library. Any and all interested members of the Vallejo community are encouraged to attend. Please also comment on the Open City Hall item by following this [link](#).

UPCOMING EVENTS

*Note: Events are subject to change. Please visit the [City Calendar](#) located on the City's Website for the most up-to-date information.

Veteran's Day - Closed

Monday, November 11

City Council Meeting

Tuesday, November 12 at 7:00 p.m. in City Council Chambers

Economic Vitality Commission

Wednesday, November 13 at 5:30 p.m. in City Council Chambers

Participatory Budgeting Steering Committee Meeting

Wednesday, November 13 at 6:30 p.m. at the Mare Island Conference Center, 675 G Street

Planning Commission Meeting

Monday, November 18 at 7:00 p.m. in City Council Chambers

City Council Meeting

Tuesday, November 19 at 7:00 p.m. in City Council Chambers

Proposed Unlawful Camping Ordinance Public Meeting

Wednesday, November 20 at 6:30 p.m. in the Joseph Room, 2nd Floor, JFK Library, 505 Santa Clara Street

Oversight Board Meeting

Thursday, November 21 at 8:00 a.m. in City Council Chambers

Architectural Heritage and Landmarks Commission

Thursday, November 21 at 7:00 p.m. in City Council Chambers

[City of Vallejo Communications Sign-up](#)
[Facebook](#) * [Open City Hall](#) * [Nextdoor](#)