

### Business Information

**Business Name: STOP N' SAVE #106**

**Business Address: 338 W Tennyson Rd, Hayward, CA 94544**

**Business Owner Name: Naeem Akram**

### Recommendation

As summarized, this establishment committed its first violation on April 29, 2022. Evidence supporting the violations listed below are included in the Exhibits listed on the following page and includes testimony from various Inspectors as indicated on the Notice of Violation and Case and Inspection Details who witnessed the violations, as well as dated photos of the violations. This is more than enough evidence to meet the City's preponderance of the evidence burden.

Here, the City does not recommend issuance of a lesser penalty due to the business's continued pattern of non-compliance, including failure to maintain an active business license and/or Tobacco Retail License, as well as failure to properly obtain, pay for, or post required licenses during repeated inspections. The business has also been observed selling prohibited flavored tobacco products, hemp products, and prohibited cigarillo packaging, including packaging containing fewer than the minimum required quantity of five cigarillos per pack.

Across multiple prior inspections, the business remained out of compliance with licensing requirements, with recurring violations involving expired or unposted licenses, flavored tobacco products, hemp products, and prohibited cigarillo packaging. The business has continued to accrue unpaid fees and administrative penalties associated with these violations while remaining out of compliance, including fees that have been specially assessed by the City due to nonpayment. As of the preparation of this report, the business license remains expired since January 1, 2026, further demonstrating the business's ongoing failure to comply with basic licensing requirements. These ongoing violations demonstrate a sustained disregard for applicable local regulations and repeated failure to correct cited issues despite prior enforcement actions and educational outreach by the City.

## Violations

| Date       | Nature of Violation  | Municipal Code Violations         | Fees                                |
|------------|--|-----------------------------------|-------------------------------------|
| 03/25/2026 | Expired/not posted licenses  | SEC. 10-1.2785                    | -                                   |
| 03/04/2026 | Expired/not posted licenses  | SEC. 10-1.2785                    | \$5696.00                           |
| 01/14/2026 | Expired/not posted licenses  | SEC. 10-1.2785                    | \$3696.00                           |
| 11/20/2025 | Flavored tobacco products, prohibited cigarillo packaging, expired/not posted licenses | SEC. 10-1.2783,<br>SEC. 10-1.2785 | \$1500.00                           |
| 12/18/2024 | Expired/not posted licenses  | SEC. 10-1.2785                    | \$3000.00 Special Assessed          |
| 05/08/2024 | Expired/not posted licenses  | SEC. 10-1.2785                    | \$1500.00 Special Assessed          |
| 03/28/2024 | Hemp products, prohibited cigarillo packaging, expired/not posted licenses             | SEC. 10-1.2783,<br>SEC. 10-1.2785 | -                                   |
| 04/29/2022 | Expired/not posted licenses  | SEC. 10-1.2785                    | Waived 2020 TRL Fee due to pandemic |

## Current Status

The ongoing 2025 TRL case has a remaining balance of \$10,892.00 penalty fees due. The City of Hayward 2025 Tobacco Retail License remains unpaid, and the Business License remains expired as of December 2024.

## Appeals

None

## List of Evidence

Exhibit I: Photos

Exhibit II: Case and Inspection Details (22-0573)

Exhibit III: Case and Inspection Details (CE-TRLENF-2024-00085)

Exhibit IV: Case and Inspection Details (CE-TRLENF-2025-00071)

Exhibit V: Notice of Violation (CE-22-0573)

Exhibit VI: Notice of Violation (CE-TRLENF-2024-00085)

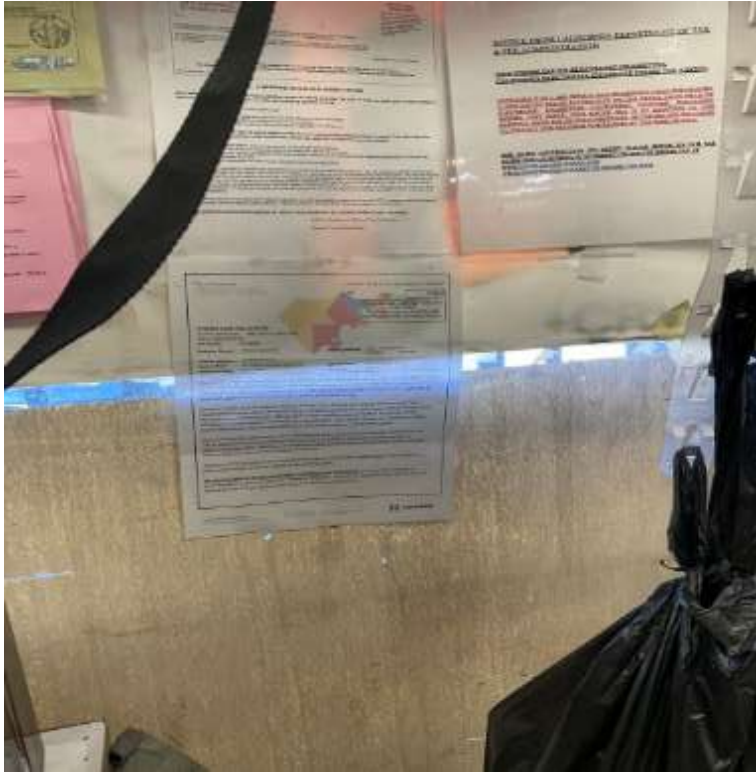
Exhibit VII: Administrative Penalty and Fee Notice (CE-TRLENF-2024-00085)

Exhibit VIII: Administrative Penalty and Fee Notice (CE-TRLENF-2024-00085)

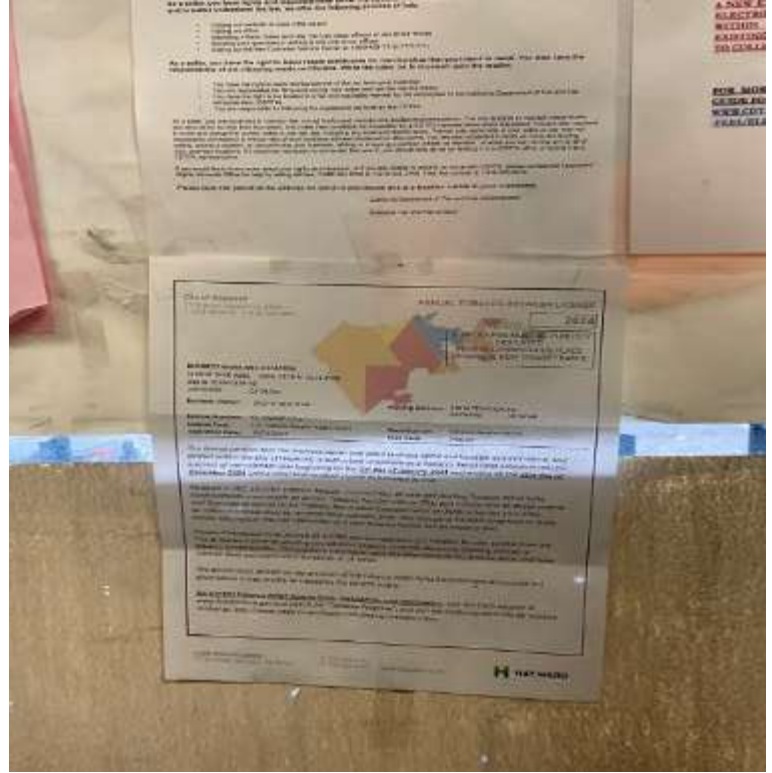
Exhibit IX: Administrative Penalty and Fee Notice (CE-TRLENF-2025-00071)

Exhibit X: Administrative Penalty and Fee Notice (CE-TRLENF-2025-00071)

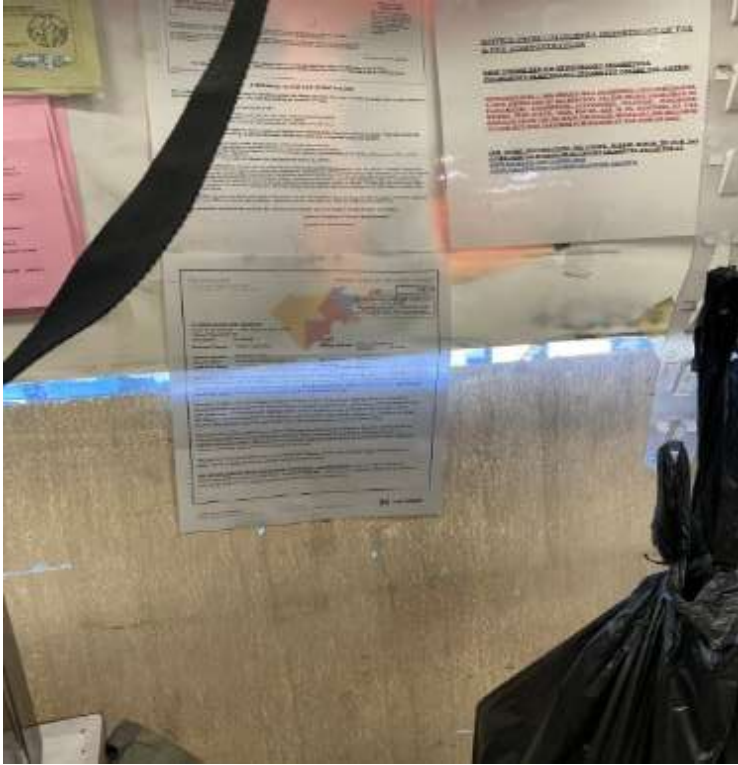
Exhibit XI: Administrative Penalty and Fee Notice (CE-TRLENF-2025-00071)



**Caption:** Expired/not posted licensing. 1/14/2026



**Caption:** Expired/not posted licensing. 11/20/2025



Caption: Expired/not posted licensing. 11/20/2025



Caption: Flavored tobacco products. 11/20/2025



Caption: Flavored tobacco products. 11/20/2025



## CITY OF HAYWARD CASE AND INSPECTION(S) DETAILS (22-0573)

### Code Case

**22-0573**

**Case Type:** CH- Tobacco Retail Standards    **Open Date:** 03/29/2022  
**Status:** Closed - Resolved    **Closed Date:** 05/13/2022  
**Description:** Gogov Topic: Tobacco Retail License - CN:22-0573 - Assigned To: Ian Flaherty

**Parcel:** 465-0005-001-06    **Main**    **Address:** 338 W Tennyson Rd,  
HAYWARD, CA 94544    **Zone:** Neighborhood Commercial (CN) (Zoning District)

| Activity Type                   | Comments  | User             | Created On |
|---------------------------------|---|------------------|------------|
| Case Notes                      | Added by Angelica Ventura - Please note that this business is not in compliance, with unpaid annual TRL fee for 2020 per Munis records.   | Angelica Ventura | 04/01/2022 |
|                                 | Added by Angelica Ventura - Per CE Manager, ok to waive 2020 TRL fee due to pandemic. All TRL fees up to date.  | Angelica Ventura | 06/06/2022 |
| Email                           | Added by Ian Flaherty - Good morning, Mr. Ian Flaherty: per our telephone conversation today I have verified that we have both the City of Hayward and CA Cigarette & Tobacco licenses posted.  | Ian Flaherty     | 05/13/2022 |
|                                 | I apologize that you missed them. To avoid confusion, I have cleared the wall of the old licenses leaving only the current ones posted.   |                  |            |
|                                 | Please let me know if you have any questions. Thank you, Tina.  |                  |            |
| Inspection                      | Added by Ian Flaherty - Inspection revealed that the business has an expired Cal State Tobacco license. A current 2022 COH TRL license observed   | Ian Flaherty     | 04/29/2022 |
|                                 | Added by Ian Flaherty - Inspection revealed that the current CA Cigarette & Tobacco license is now posted in avisible location.   | Ian Flaherty     | 05/13/2022 |
| Notice of Violation Letter Sent | Added by Ian Flaherty - Send to (Owner,Property Location), Extra Days (2), Observation (Please correct listed violation prior to the re-inspection date. Thank you for your cooperation with this matter.)  | Ian Flaherty     | 05/06/2022 |
| Phone Call                      | Added by Ian Flaherty - RCVD phone call from store manager, Tina 408 835 8824, and she explained that her State Tobacco license is actually current, they just did not have it posted properly at the time of my inspection. I explained that I can visit the store to verify today to verify. I also explained that they need to always have current licenses posted in a clearly visible location to avoid further confusion in the future. | Ian Flaherty     | 05/13/2022 |

**Violation Code:** HMC SEC. 10-1.2783 - TOBACCO RETAIL STANDARDS    **Violation Status:** In Progress    **Citation Issue Date:** 03/29/2022

**Compliance Date:** 03/29/2022

**Code Description:** Violation of Tobacco Retail Requirements and Operational Standards

**Resolved Date:**

**Corrective Action:** VIOLATION: Unable to verify current California Cigarette and Tobacco and Product Retailer License at time of initial inspection. NON-COMPLIANCE WITH THE REQUIREMENTS AND OPERATIONAL STANDARDS FOR TOBACCO RETAIL SALES ESTABLISHMENTS

-  
a.All Tobacco Retail Sales Establishments shall abide by all of the following requirements and operational standards:  
(3) All Tobacco Retail Sales Establishments shall display their City of Hayward Tobacco Retail License and California Cigarette and Tobacco and Product Retailer License to sell tobacco products, in a prominent location visible to the public at all times.  
CORRECTIVE ACTION: Renew and bring current your California Cigarette and Tobacco and Product Retailer License AND post in a visible location prior to the next re-inspection date.



## CITY OF HAYWARD

### CASE AND INSPECTION(S) DETAILS (CE-TRLENF-2024-00085)

#### Code Case

#### CE-TRLENF-2024-00085

**Case Type:** CH- Tobacco Retail Standards      **Open Date:** 02/09/2024

**Status:** Closed - Resolved      **Closed Date:** 08/19/2025

**Description:** 2024 Annual TRL Inspection

|                                |      |   |   |
|--------------------------------|------|---|---|
| <b>Parcel:</b> 465-0005-001-06 | Main | <b>Address:</b> 338 Tennyson Rd,<br>Hayward, CA 94544 | <b>Zone:</b> 7 (Fire District)  |
|                                |      |   | Code Enforcement Area: 5 (Code Enforcement Area: 5)<br>X (Flood Zone) |

**Contacts:** Business Owner/Agent: Stop N Save  
Business Owner/Agent: STOP N' SAVE #106  
Property Owner: NGUYEN THREE SISTERS PROPERTIES LLC

| Activity Type   | Comments  | User            | Created On |
|-----------------|---|-----------------|------------|
| Case Notes      | Annual TRL Inspection required. Compliance with all regulations including any past-due licensing required no later than 14 days after the initial NOV. All initial Inspections are due by March 29, 2024.   | Caitlyn Murray  | 02/09/2024 |
|                 | Confirmed with City software and Sr. Account Clerk Cindy Nguyen of Finance/Revenue Dept. that the Business License is delinquent and no request to renew has been submitted.  | Caitlyn Murray  | 05/14/2024 |
|                 | City Revenue Division confirmed BL account 101650 is still delinquent. Issuing 2nd Penalty Notice and Fee.  | Caitlyn Murray  | 11/25/2024 |
|                 | Notified and provided a copy of Admin Penalty Notice to Sr. Customer Account Clerk - Business License Tax Compliance & Collections Revenue Division C.Nguyen.   | Caitlyn Murray  | 11/25/2024 |
|                 | EnerGov error- Invoices were generating to PO only. Corrected billing contact to reflect Business Owner. Regenerating 2nd fail notice and all invoices.   | Caitlyn Murray  | 11/25/2024 |
|                 | Admin Penalty and Fee Notice with Invoice mailed to PO mailing address and Business at site location. 1st offense Invoice sent to Business as a courtesy.   | Caitlyn Murray  | 11/26/2024 |
|                 | I'm digging up this old email because this business has crossed my path again today. I had done some research and realized that this business has not paid any business taxes since 2008. They also had not paid any Alcohol Sales Fee since 2016. I am curious to know if they had acquired a Tobacco Retail License. If they do hold such license, would Code Enforcement be able to temporarily suspend the license until the business owner to files their business taxes with our office to be in compliance with Chapter 8, Section 8-1.00 (Business License Required) of the Municipal Code? | Stephanie Toong | 12/04/2024 |
|                 | Contacted C.Nuyen and confirmed no contact or payment has been received for BL renewal.   | Caitlyn Murray  | 01/08/2025 |
|                 | BL is still Delinquent and requires payment.  | Caitlyn Murray  | 08/08/2025 |
|                 | Received a copy of a current 2025 BL from Agent of Business - See Files.  | Caitlyn Murray  | 08/19/2025 |
| Citation Issued |   | Caitlyn Murray  | 05/14/2024 |
|                 |   | Caitlyn Murray  | 11/25/2024 |
|                 |   | Caitlyn Murray  | 11/25/2024 |

**CASE AND INSPECTION(S) DETAILS (CE-TRLENF-2024-00085)**

Email

From: Caitlyn Murray  
 Sent: Wednesday, January 8, 2025 4:59 PM  
 To: mekongrental@gmail.com  
 Subject: 338 W Tennyson Rd. Hayward - Stop N' Save -  
 Delinquent Business License

Caitlyn Murray

01/08/2025

Good afternoon Vincent,

Per our phone conversation, please let me know if you are able to make contact with your tenant, Stop N' Save at the property 338 W Tennyson Rd, regarding their delinquent business license resulting in additional penalty fees and the eventual revocation of the business' City of Hayward Tobacco Retail License.

Thank you for your assistance.

Regards,  
 Caitlyn Murray

From: Caitlyn Murray  
 Sent: Tuesday, January 14, 2025 1:12 PM  
 To: naeemwbuilder@yahoo.com  
 Cc: Cindy Nguyen <Cindy.Nguyen@hayward-ca.gov>  
 Subject: Stop N' Save - 338 Tennyson Rd - Delinquent Business License

Caitlyn Murray

01/14/2025

Good afternoon Naeem,

Per our phone conversation today, please see the attached Code Enforcement Notice regarding the Tobacco Retail License and Business License for the establishment.

As outlined in the notice, the establishment is currently in violation of HMC SEC. 10-1.2783. The corrective action necessary is as follows:

All Tobacco Retail Sales Establishments shall abide all Federal, State and Local requirements and standards to include but not limited to the following identified violations:

1. Post City of Hayward Business License conspicuously in the establishment.
2. Delinquent Business License - Pay all outstanding fees to City Revenue Division to obtain current Business License.

TO PAY CONTACT : Cindy Nguyen Sr. Customer Account Clerk -  
 Business License Tax Compliance & Collections Revenue Division  
 – City of Hayward 777 B St, Hayward, CA 94541 (510)583-4613  
 Cindy.Nguyen@hayward-ca.gov

Cindy Nguyen is cc'd on this thread, please let us know if you have any questions and make your payment by the end of the week to avoid additional penalty fees.

Regards,  
 Caitlyn Murray

From: Caitlyn Murray  
 Sent: Tuesday, February 11, 2025 1:01 PM  
 To: naeemwbuilder@yahoo.com  
 Subject: RE: Stop N' Save - 338 Tennyson Rd - Delinquent Business License

Caitlyn Murray

02/11/2025

Naeem,

Per my site visit and our conversation 02/06/25, you were to email me regarding your progress to obtain your Business License. To date I have still not heard from you, what is the status of your payment. Again, failure to respond to me and to obtain a current Business License, will result in the revocation of your Tobacco Retail License.

Regards,  
 Caitlyn Murray

**CASE AND INSPECTION(S) DETAILS (CE-TRLENF-2024-00085)**

|                                 |   |                |            |
|---------------------------------|---|----------------|------------|
| Email                           | From: Naeem Akram <naeemwbuilder@yahoo.com><br>Sent: Monday, February 17, 2025 6:28 PM<br>To: Caitlyn Murray <Caitlyn.Murray@hayward-ca.gov><br>Subject: Re: Stop N' Save - 338 Tennyson Rd - Delinquent Business License   | Caitlyn Murray | 03/20/2025 |
|                                 | CAUTION:This is an external email. Do not click on links or open attachments unless you know the content is safe.<br>Hi, the ownership changed three years ago. Tomorrow I am coming to the city with the new owners.   |                |            |
|                                 | Thank you   |                |            |
|                                 | Naeem Akram<br>5107550859   |                |            |
| In Person Meeting               | 02/06/25, visited the site and spoke with store clerk who called BO Naeem on speaker. We discussed that I have not heard from him and that the business license is still delinquent. BO stated he has been trying to obtain the license and will email me with his attempts.                        | Caitlyn Murray | 02/11/2025 |
| Inspection                      | A time of inspection, observed establishment to have a lack of conspicuously posted City of Hayward Business License and California STAKE ACT stickers at the point of sale. Also observed the sale of hemp rolling papers and cigar or blunt wraps in quantities less than (5).                    | Caitlyn Murray | 04/23/2024 |
|                                 | At time of reinspection, observed the retailer to be in compliance however, their current business license is not yet posted as the store owner inform me they have ordered a duplicate.  | Caitlyn Murray | 05/08/2024 |
|                                 | As of 12/18/24 compliance date, Business License remains delinquent. No contact has been received to date.  | Caitlyn Murray | 01/08/2025 |
| Notice of Violation Letter Sent |   | Caitlyn Murray | 04/23/2024 |
| Phone Call                      | Attempted to call Phone Numbers located on the BL:<br>Owners / Officers: NAEEM AKRAM, Owner, (510) 490-6992<br>(PHONE NUMBER HAS BEEN DISCONNECTED)   | Caitlyn Murray | 01/08/2025 |
|                                 | ALBERTINA (TINA) FLORES, (408) 832-8824 (MAN ANSWERED AND STATED HE HAS HAD THIS NUMBER FOR 3 YEARS AND I HAVE THE WRONG NUMBER.  |                |            |
|                                 | Online Business Phone Number (510) 887-3853 - (CALLED AND ASKED TO SPEAK WITH THE MANAGER WHO HUNG UP ON ME 2 TIMES)  |                |            |
|                                 | Located contact information for the PM listed on the Commercial Property BL. Vincent Nguyen (510) 465-7076 (mekongrental@gmail.com) PM stated he would get in contact with the Business to assist in the resolution of the delinquent business BL   | Caitlyn Murray | 01/08/2025 |
|                                 | No contact received from PM so reached out again via phone. Spoke with PM who stated he made contact with the BO Naeem (510)755-0859.   | Caitlyn Murray | 01/14/2025 |
|                                 | Spoke with BO Naeem regarding TRL and BL for the establishment. Obtained BO's e-mail address to forward notice. BO stated he will make the payment asap.  | Caitlyn Murray | 01/14/2025 |
|                                 | Contacted BO as there has been no progress to renew the BL. Naeem stated his brother has been out of the Country and they will for sure be able to handle it next week.   | Caitlyn Murray | 03/20/2025 |
|                                 | Called and left a VM for BO then called the business location and spoke with the BO's Son Humsa regarding delinquent BL and TRL. Son stated he will take care of it and give the message to his father.   | Caitlyn Murray | 08/08/2025 |
|                                 | Contacted Business again and spoke with an employee who provided an additional phone number for business owner Naeem (510)755-0859. Called and spoke with him, he confirmed he received my message and will submit the payment this week. I requested he contact me after so I may update the case. | Caitlyn Murray | 08/11/2025 |
|                                 | 08/14/25 Received contact from a female agent of the BO who identified herself as Tina. They informed me they are coming to the City Hall Revenue Counter to resolve outstanding BL balance.  | Caitlyn Murray | 08/19/2025 |

| Invoice No. | Fee Name                         | Fee Amount | Amount Paid |
|-------------|----------------------------------|------------|-------------|
|             | CE Tobacco Ordinance 3rd Offense | \$5,000.00 | \$0.00      |
|             | CE Tobacco Ordinance 1st Offense | \$1,500.00 | \$0.00      |
|             | CE Tobacco Ordinance 2nd Offense | \$3,000.00 | \$0.00      |

## CASE AND INSPECTION(S) DETAILS (CE-TRLENF-2024-00085)

|                                  |            |        |
|----------------------------------|------------|--------|
| CE Tobacco Ordinance 2nd Offense | \$3,000.00 | \$0.00 |
| CE Tobacco Ordinance 1st Offense | \$1,500.00 | \$0.00 |

Total for Invoice Number **\$14,000.00**

**Grand Total for Code Case \$14,000.00**

**Violation Code:** HMC SEC. 10-1.2783 - TOBACCO RETAIL STANDARDS      **Violation Status:** Resolved      **Citation Issue Date:** 04/23/2024

**Compliance Date:** 05/08/2024

**Code Description:** Violation of Tobacco Retail Requirements and Operational Standards

**Resolved Date:** 05/08/2024

**Corrective Action:** All Tobacco Retail Sales Establishments shall abide all Federal, State and Local requirements and standards to include but not limited to the following identified violations:

b. Notwithstanding any other provision of law, it shall be a violation of these regulations for any licensee or any of the licensee's agents or employees to sell, offer for sale, or exchange for any form of consideration:

3.Any package of cigars unless it contains at least five (5) cigars or units in the manufacturer's original consumer package with a retail price of eight dollars (\$8.00) or more, including all applicable taxes and fees.

Remove all cigars or wraps packaged in quantities less than (5) to include but not limited to:

1. Dutch Masters Gold Wraps (2) pack
2. Dutch Masters Palma Wraps (2) pack
3. Gabba Leaf Wraps (2) pack
4. Zig-Zag Wraps (2) pack

**Violation Code:** HMC SEC. 10-1.2783 - TOBACCO RETAIL STANDARDS      **Violation Status:** Resolved      **Citation Issue Date:** 04/23/2024

**Compliance Date:** 05/08/2024

**Code Description:** Violation of Tobacco Retail Requirements and Operational Standards

**Resolved Date:** 08/19/2025

**Corrective Action:** All Tobacco Retail Sales Establishments shall abide all Federal, State and Local requirements and standards to include but not limited to the following identified violations:

1. Post City of Hayward Business License conspicuously in the establishment.
2. Delinquent Business License - Pay all outstanding fees to City Revenue Division to obtain current Business License.

To pay, contact : Cindy Nguyen  
 Sr. Customer Account Clerk - Business License Tax Compliance & Collections  
 Revenue Division – City of Hayward  
 777 B St, Hayward, CA 94541  
 510-583-4613 | Cindy.Nguyen@hayward-ca.gov

**Violation Code:** HMC SEC. 10-1.2783 - TOBACCO RETAIL STANDARDS      **Violation Status:** Resolved      **Citation Issue Date:** 04/23/2024

**Compliance Date:** 05/08/2024

**Code Description:** Violation of Tobacco Retail Requirements and Operational Standards

**Resolved Date:** 05/08/2024

**Corrective Action:** All Tobacco Retail Sales Establishments shall abide all Federal, State and Local requirements and standards to include but not limited to the following identified violations:

Conspicuously post California STAKE ACT sticker at each point of sale.

**Violation Code:** HMC SEC. 10-1.2783 - TOBACCO RETAIL STANDARDS      **Violation Status:** Resolved      **Citation Issue Date:** 04/23/2024

**Compliance Date:** 05/08/2024

**Code Description:** Violation of Tobacco Retail Requirements and Operational Standards

**Resolved Date:** 05/08/2024

**Corrective Action:** All Tobacco Retail Sales Establishments shall abide all Federal, State and Local requirements and standards to include but not limited to the following identified violations:

c. It shall be a violation of these regulations for any Tobacco Retailer or any of the Tobacco Retailer's agents or employees to sell or offer for sale, to possess with intent to sell or offer for sale, or exchange for any form of consideration any:

5.CBD or hemp products, or any products made from, derivative of, or containing any amount of a Cannabis plant intended for human consumption.

Remove all hemp products to include but not limited to Zig-Zag Organic Hemp papers

**Attached Images**

# CASE AND INSPECTION(S) DETAILS (CE-TRLENF-2024-00085)



| EVENT                        | STOP N SAVE INC  | STATUS/STATUS                |
|------------------------------|--|------------------------------|
| Business Name                | STOP N SAVE INC  | Business Name                |
| Address                      | 338 W TENNYSON RD                                      | Address                      |
| City                         | HAYWARD, CA 94544-5328                                 | City                         |
| State                        | CA   | State                        |
| Zip                          | 94544  | Zip                          |
| County                       | ALameda  | County                       |
| Latitude                     | 37.710000  | Latitude                     |
| Longitude                    | -122.100000  | Longitude                    |
| Business Type                | Food Store   | Business Type                |
| Business Hours               | Mon-Fri 9:00-10:00<br>Sat 9:00-10:00<br>Sun 9:00-10:00 | Business Hours               |
| Business Status              | Active   | Business Status              |
| Business License             | 12345678901234567890                                   | Business License             |
| Business License Expiration  | 12/31/2025   | Business License Expiration  |
| Business License Type        | Food Store   | Business License Type        |
| Business License Issued      | 12/31/2025   | Business License Issued      |
| Business License Renewal     | 12/31/2025   | Business License Renewal     |
| Business License Status      | Active   | Business License Status      |
| Business License Category    | Food Store   | Business License Category    |
| Business License Subcategory | Food Store   | Business License Subcategory |
| Business License Description | Food Store   | Business License Description |
| Business License Address     | 338 W TENNYSON RD                                      | Business License Address     |
| Business License City        | HAYWARD, CA 94544-5328                                 | Business License City        |
| Business License State       | CA   | Business License State       |
| Business License Zip         | 94544  | Business License Zip         |
| Business License County      | ALameda  | Business License County      |
| Business License Latitude    | 37.710000  | Business License Latitude    |
| Business License Longitude   | -122.100000  | Business License Longitude   |
| Business License Status      | Active   | Business License Status      |

IMG\_4579.JPG  
Notes: 03/28/24

IMG\_4580.JPG  
Notes: 03/28/24

image.png  
Notes: Delinquent BL

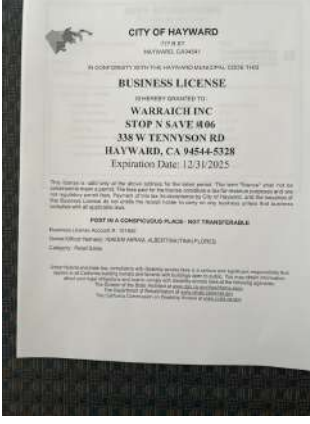


Image (12).jpeg  
Notes: Renewed 2025 BL

**CASE AND INSPECTION(S) DETAILS (CE-TRLENF-2024-00085)****Inspection(s)****ICODE-009103-2024****Case Type:** Initial Assessment Inspection **Scheduled:** 03/28/2024**Status:** In Violation **Actual Date:** 03/28/2024**Comments:****Address:** 338 Tennyson Rd,  
Hayward, CA 94544**ICODE-009105-2024****Case Type:** Code Enforcement Inspection **Scheduled:** 05/08/2024**Status:** Passed **Actual Date:** 05/08/2024**Comments:****Address:** 338 Tennyson Rd,  
Hayward, CA 94544**ICODE-010852-2024****Case Type:** Code Enforcement Inspection **Scheduled:** 05/29/2024**Status:** In Violation **Actual Date:** 11/25/2024**Comments:****Address:** 338 Tennyson Rd,  
Hayward, CA 94544**ICODE-026815-2024****Case Type:** Code Enforcement Inspection **Scheduled:** 12/18/2024**Status:** Passed **Actual Date:** 12/18/2024**Comments:****Address:** 338 Tennyson Rd,  
Hayward, CA 94544



## CITY OF HAYWARD

### CASE AND INSPECTION(S) DETAILS (CE-TRLENF-2025-00071)

#### Code Case

#### CE-TRLENF-2025-00071

**Case Type:** CH- Tobacco Retail Standards      **Open Date:** 11/05/2025

**Status:** New - Case Re-assigned      **Closed Date:**

**Description:** 2025 Annual TRL Inspection

|                                |      |   |   |
|--------------------------------|------|---|---|
| <b>Parcel:</b> 465-0005-001-06 | Main | <b>Address:</b> 338 W Tennyson Rd,<br>Hayward, CA 94544 | <b>Zone:</b> 7 (Fire District)<br><br>Code Enforcement Area: 5 (Code Enforcement Area: 5)<br>X (Flood Zone) |
|--------------------------------|------|---|---|

**Contacts:** Business Owner/Agent: STOP N' SAVE #106

Property Owner: NGUYEN THREE SISTERS PROPERTIES LLC

| Activity Type   | Comments   | User             | Created On |
|-----------------|--|------------------|------------|
| Case Hold       | Business not in compliance due to unpaid fees and no current TRL Certificate. Also rec'd notification from Finance that the BL taxes were returned as NSF.   | Angelica Ventura | 11/13/2025 |
| Case Notes      | TRL and BL are still inactive, sending penalty notice.   | Caitlyn Murray   | 02/10/2026 |
|                 | Additionally mailed a redacted copy of the Penalty Notice and Invoice to business location.  | Caitlyn Murray   | 03/04/2026 |
| Citation Issued | Notice has incorreced inspection date - DID NOT SEND   | Caitlyn Murray   | 02/10/2026 |
|                 | Revised Inspection date  | Caitlyn Murray   | 02/11/2026 |
|                 |  | Caitlyn Murray   | 03/04/2026 |
|                 |  | Caitlyn Murray   | 03/04/2026 |
| Email           | From: Caitlyn Murray<br>Sent: Wednesday, February 11, 2026 9:16 AM<br>To: Naeem Akram <naeemwbuilder@yahoo.com><br>Subject: CE-TRLENF-2025-00071 (338 W Tennyson Rd Hayward, CA 94544)   | Caitlyn Murray   | 02/11/2026 |
|                 | Good Morning,<br><br>STOP N' SAVE #106 remains non-compliant as the Tobacco Retail License and Business License remain delinquent. Please correct this violation by the scheduled 03/04/26 reinspection date, to avoid additional penalties.<br><br>(Penalty Notice Attached)<br><br>Please reach out if you have any questions,<br>Caitlyn Murray |                  |            |
|                 | From: Caitlyn Murray<br>Sent: Wednesday, March 4, 2026 10:00 AM<br>To: 'Naeem Akram' <naeemwbuilder@yahoo.com><br>Subject: RE: CE-TRLENF-2025-00071 (338 W Tennyson Rd Hayward, CA 94544)  | Caitlyn Murray   | 03/04/2026 |
|                 | Good morning,<br><br>STOP N' SAVE #106 remains non-compliant as the Tobacco Retail License and Business License remain delinquent. Please correct this violation by the scheduled 03/25/26 reinspection date, to avoid additional penalties.<br><br>Please reach out if you have any questions,<br>Caitlyn Murray                                  |                  |            |
|                 | (PENALTY NOTICE & INVOICE ATTACHED)  |                  |            |

## CASE AND INSPECTION(S) DETAILS (CE-TRLENF-2025-00071)

|                                 |   |                |            |
|---------------------------------|---|----------------|------------|
| Inspection                      | 11/20/25, Performed 2025 Annual TRL Inspection, observed at the retail establishment 2024 TRL is posted but not the 2025 TRL due to non-payment. One of the two points of sale is missing the Cal. STAKE ACT sticker. Observed flavored cigars, the individual sale of cigars, and cigar wraps sold in quantities of less than (5).While at the establishment the clerk called the business owner to relay the information provided regarding non-payment for TRL and business license, business owner stated they will be going to City Hall that day to pay the outstanding fees. | Caitlyn Murray | 12/11/2025 |
|                                 | 01/14/26, Performed TRL reinspection as Inspector was out of the office 01/12. Observed establishment has resolved most violations however still has not resolved the outstanding fees for TRL and BL. Spoke with store manager Tina (510)566-7101 who stated they are working on it and will reach out with an update. BO info provided: (510)755-0859 Naeemwbuilder@yahoo.com   | Caitlyn Murray | 02/10/2026 |
|                                 | TRL and BL are still inactive, sending final penalty notice.  | Caitlyn Murray | 03/04/2026 |
|                                 | 03/25/26, Records reflect both TRL and BL are inactive. Failed inspection. Forwarding case to TRL program lead Inspector J.Prins for additional enforcement action.   | Caitlyn Murray | 03/25/2026 |
| Notice of Violation Letter Sent |   | Caitlyn Murray | 12/11/2025 |

| Invoice No.                                | Fee Name                             | Fee Amount         | Amount Paid |
|--|--------------------------------------|--------------------|-------------|
| EG25-26807                                 | CE Tobacco Ordinance 1st Offense     | \$1,500.00         | \$0.00      |
| <b>Total for Invoice Number EG25-26807</b> |                                      | <b>\$1,500.00</b>  |             |
| EG26-01027                                 | CE Tobacco Ordinance 2nd Offense     | \$3,000.00         | \$0.00      |
|  | CE Code Enforcement Reinspection Fee | \$696.00           | \$0.00      |
| <b>Total for Invoice Number EG26-01027</b> |                                      | <b>\$3,696.00</b>  |             |
| EG26-01623                                 | CE Tobacco Ordinance 3rd Offense     | \$5,000.00         | \$0.00      |
|  | CE Code Enforcement Reinspection Fee | \$696.00           | \$0.00      |
| <b>Total for Invoice Number EG26-01623</b> |                                      | <b>\$5,696.00</b>  |             |
| <b>Grand Total for Code Case</b>           |                                      | <b>\$10,892.00</b> |             |

|                           |   |                          |              |                             |            |
|---------------------------|---|--------------------------|--------------|-----------------------------|------------|
| <b>Violation Code:</b>    | HMC SEC. 10-1.2785 - TOBACCO RETAIL LICENSE   | <b>Violation Status:</b> | In Violation | <b>Citation Issue Date:</b> | 12/11/2025 |
| <b>Code Description:</b>  | Expired or Lack of Tobacco Retail License   |                          |              | <b>Compliance Date:</b>     | 01/12/2026 |
| <b>Corrective Action:</b> | Obtain required Tobacco Retail License and comply with all Requirements and Operational Standards for Tobacco Retail Sales Establishments set forth in SEC.10-1.2780 through 10-1.2795 of the Hayward Municipal Code. |                          |              |                             |            |
|                           | CE-TRLPMT-2524 is delinquent, pay all outstanding fees to reinstate the Tobacco Retail License for the establishment. This will include all outstanding fees to reinstate the Business License.                       |                          |              |                             |            |

|                           |   |                          |          |                             |            |
|---------------------------|---|--------------------------|----------|-----------------------------|------------|
| <b>Violation Code:</b>    | HMC SEC. 10-1.2783 - TOBACCO RETAIL STANDARDS   | <b>Violation Status:</b> | Resolved | <b>Citation Issue Date:</b> | 12/11/2025 |
| <b>Code Description:</b>  | Violation of Tobacco Retail Requirements and Operational Standards  |                          |          | <b>Compliance Date:</b>     | 01/12/2026 |
| <b>Corrective Action:</b> | All Tobacco Retail Sales Establishments shall abide all Federal, State and Local requirements and standards to include but not limited to the following identified violations:<br>1.All Tobacco Retail Sales Establishments shall comply with local, State, and/or Federal laws regarding sales, advertising or display of tobacco products, electronic smoking devices, imitation tobacco products and/or tobacco paraphernalia, including, but not limited to, posting prominently near the cash register or other point of sale and at the entrances to the establishment, the legal age to purchase tobacco products and checking the identification of purchasers to ensure they are of legal age.<br><br>Post California STAKE ACT sticker at all points of sale. |                          |          |                             |            |

|                           |   |                          |          |                             |            |
|---------------------------|---|--------------------------|----------|-----------------------------|------------|
| <b>Violation Code:</b>    | HMC SEC. 10-1.2783 - TOBACCO RETAIL STANDARDS   | <b>Violation Status:</b> | Resolved | <b>Citation Issue Date:</b> | 12/11/2025 |
| <b>Code Description:</b>  | Violation of Tobacco Retail Requirements and Operational Standards  |                          |          | <b>Compliance Date:</b>     | 01/12/2026 |
| <b>Corrective Action:</b> | All Tobacco Retail Sales Establishments shall abide all Federal, State and Local requirements and standards to include but not limited to the following identified violations:<br>b. Notwithstanding any other provision of law, it shall be a violation of these regulations for any licensee or any of the licensee's agents or employees to sell, offer for sale, or exchange for any form of consideration:<br>1. Any single cigar, whether or not packaged for individual sale, with a retail price of less than eight dollars (\$8.00), including all applicable taxes and fees.<br><br>Price single Black and Mild cigars in compliance with the above regulations or cease sale of single cigars. |                          |          |                             |            |

|                        |   |                          |          |                             |            |
|------------------------|---|--------------------------|----------|-----------------------------|------------|
| <b>Violation Code:</b> | HMC SEC. 10-1.2783 - TOBACCO RETAIL STANDARDS | <b>Violation Status:</b> | Resolved | <b>Citation Issue Date:</b> | 12/11/2025 |
|                        |   |                          |          | <b>Compliance Date:</b>     | 01/12/2026 |

## CASE AND INSPECTION(S) DETAILS (CE-TRLENF-2025-00071)

**Code Description:** Violation of Tobacco Retail Requirements and Operational Standards **Resolved Date:** 01/14/2026

**Corrective Action:** All Tobacco Retail Sales Establishments shall abide all Federal, State and Local requirements and standards to include but not limited to the following identified violations:  
 b. Notwithstanding any other provision of law, it shall be a violation of these regulations for any licensee or any of the licensee's agents or employees to sell, offer for sale, or exchange for any form of consideration:  
 3. Any package of cigars unless it contains at least five (5) cigars or units in the manufacturer's original consumer package with a retail price of eight dollars (\$8.00) or more, including all applicable taxes and fees.

Cease the sale of all cigar wraps that do not conform to the above regulations to include but not limited to:

1. Loose Leaf Gold (2) pack
2. Loose Leaf Yellow Dream (2) pack
3. Loose Leaf Ruby Dream (2) pack

**Violation Code:** HMC SEC. 10-1.2783 - TOBACCO RETAIL STANDARDS **Violation Status:** Resolved **Citation Issue Date:** 12/11/2025

**Compliance Date:** 01/12/2026

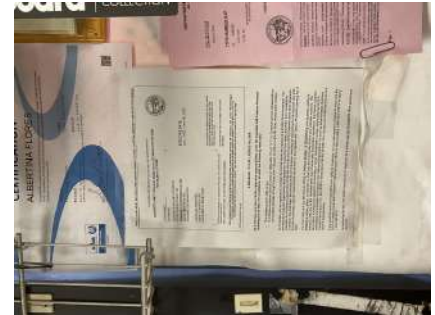
**Code Description:** Violation of Tobacco Retail Requirements and Operational Standards **Resolved Date:** 01/14/2026

**Corrective Action:** All Tobacco Retail Sales Establishments shall abide all Federal, State and Local requirements and standards to include but not limited to the following identified violations:  
 c. It shall be a violation of these regulations for any Tobacco Retailer or any of the Tobacco Retailer's agents or employees to sell or offer for sale, to possess with intent to sell or offer for sale, or exchange for any form of consideration any:  
 1. Flavored tobacco products, parts, components, or flavored tobacco paraphernalia.

Remove all flavored tobacco products from the establishment that do not conform to the above regulations to include but not limited to:

1. Backwoods Cigars - Sweet Aromatic

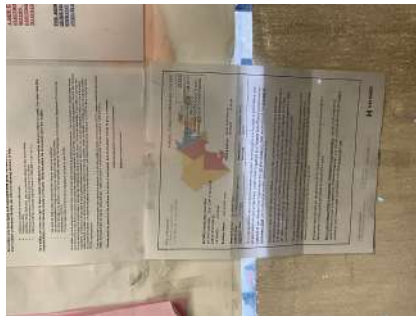
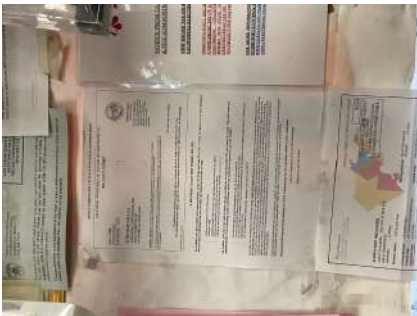
### Attached Images



IMG\_2878.JPG  
Notes: 11/20/25

IMG\_2879.JPG  
Notes: 11/20/25

IMG\_2880.JPG  
Notes: 11/20/25



IMG\_2881.JPG  
Notes: 11/20/25

IMG\_2882.JPG  
Notes: 11/20/25

IMG\_2883.JPG  
Notes: 11/20/25

# CASE AND INSPECTION(S) DETAILS (CE-TRLENF-2025-00071)



IMG\_2884.JPG  
Notes: 11/20/25



IMG\_2885.JPG  
Notes: 11/20/25



IMG\_2886.JPG  
Notes: 11/20/25



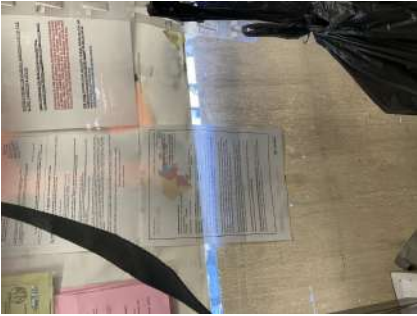
IMG\_2887.JPG  
Notes: 11/20/25



IMG\_2888.JPG  
Notes: 11/20/25



IMG\_3363.JPG  
Notes: 01/14/26



IMG\_3364.JPG  
Notes: 01/14/26



IMG\_3365.JPG  
Notes: 01/14/26



IMG\_3366.JPG  
Notes: 01/14/26

# CASE AND INSPECTION(S) DETAILS (CE-TRLENF-2025-00071)



| SEARCHED (1) | USER (4082) (26) | INSPECTION (1) (1) | LICENSE (1) (1) | FORFEIT (20) | PLAQUE (4)   |
|--------------|------------------|--------------------|-----------------|--------------|--------------|
| CLARENCE (1) | CLARENCE (1)     | CLARENCE (1)       | CLARENCE (1)    | CLARENCE (1) | CLARENCE (1) |
| CLARENCE (1) | CLARENCE (1)     | CLARENCE (1)       | CLARENCE (1)    | CLARENCE (1) | CLARENCE (1) |
| CLARENCE (1) | CLARENCE (1)     | CLARENCE (1)       | CLARENCE (1)    | CLARENCE (1) | CLARENCE (1) |
| CLARENCE (1) | CLARENCE (1)     | CLARENCE (1)       | CLARENCE (1)    | CLARENCE (1) | CLARENCE (1) |
| CLARENCE (1) | CLARENCE (1)     | CLARENCE (1)       | CLARENCE (1)    | CLARENCE (1) | CLARENCE (1) |
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| CLARENCE (1) | CLARENCE (1)     | CLARENCE (1)       | CLARENCE (1)    | CLARENCE (1) | CLARENCE (1) |
| CLARENCE (1) | CLARENCE (1)     | CLARENCE (1)       | CLARENCE (1)    | CLARENCE (1) | CLARENCE (1) |
| CLARENCE (1) | CLARENCE (1)     | CLARENCE (1)       | CLARENCE (1)    | CLARENCE (1) | CLARENCE (1) |

| SEARCHED (1) | USER (4082) (26) | INSPECTION (1) (1) | LICENSE (1) (1) | FORFEIT (20) | PLAQUE (4)   |
|--------------|------------------|--------------------|-----------------|--------------|--------------|
| CLARENCE (1) | CLARENCE (1)     | CLARENCE (1)       | CLARENCE (1)    | CLARENCE (1) | CLARENCE (1) |
| CLARENCE (1) | CLARENCE (1)     | CLARENCE (1)       | CLARENCE (1)    | CLARENCE (1) | CLARENCE (1) |
| CLARENCE (1) | CLARENCE (1)     | CLARENCE (1)       | CLARENCE (1)    | CLARENCE (1) | CLARENCE (1) |
| CLARENCE (1) | CLARENCE (1)     | CLARENCE (1)       | CLARENCE (1)    | CLARENCE (1) | CLARENCE (1) |
| CLARENCE (1) | CLARENCE (1)     | CLARENCE (1)       | CLARENCE (1)    | CLARENCE (1) | CLARENCE (1) |
| CLARENCE (1) | CLARENCE (1)     | CLARENCE (1)       | CLARENCE (1)    | CLARENCE (1) | CLARENCE (1) |
| CLARENCE (1) | CLARENCE (1)     | CLARENCE (1)       | CLARENCE (1)    | CLARENCE (1) | CLARENCE (1) |
| CLARENCE (1) | CLARENCE (1)     | CLARENCE (1)       | CLARENCE (1)    | CLARENCE (1) | CLARENCE (1) |
| CLARENCE (1) | CLARENCE (1)     | CLARENCE (1)       | CLARENCE (1)    | CLARENCE (1) | CLARENCE (1) |

IMG\_3367.JPG  
Notes: 01/14/26

Screenshot 2026-02-10 160628.png  
Notes: TRL Inactive 02/10/26

Screenshot 2026-03-04 094311.png  
Notes: TRL License - Inactive 03/04/26

**CASE AND INSPECTION(S) DETAILS (CE-TRLENF-2025-00071)****Inspection(s)****ICODE-002506-2026****Case Type:** Code Enforcement Inspection **Scheduled:** 03/04/2026**Status:** In Violation **Actual Date:** 03/04/2026**Comments:**

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**Address:** 338 W Tennyson Rd,  
Hayward, CA 94544

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**ICODE-003599-2026****Case Type:** Code Enforcement Inspection **Scheduled:** 03/25/2026**Status:** In Violation **Actual Date:** 03/25/2026**Comments:**

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**Address:** 338 W Tennyson Rd,  
Hayward, CA 94544

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**ICODE-024704-2025****Case Type:** Initial Assessment Inspection **Scheduled:** 11/20/2025**Status:** In Violation **Actual Date:** 11/20/2025**Comments:**

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**Address:** 338 W Tennyson Rd,  
Hayward, CA 94544

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**ICODE-024706-2025****Case Type:** Code Enforcement Inspection **Scheduled:** 01/12/2026**Status:** In Violation **Actual Date:** 01/14/2026**Comments:**

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**Address:** 338 W Tennyson Rd,  
Hayward, CA 94544

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**CITY OF HAYWARD**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**CODE ENFORCEMENT DIVISION**

777 B Street, Hayward, CA 94541-5007  
 (510)583-4143 - Fax: (510)583-4994 - www.hayward-ca.gov

## NOTICE OF VIOLATION - Tobacco Retail License

May 11, 2022

NGUYEN THREE SISTERS PROPERTIES LLC  
 39 ADRIAN TER  
 SAN RAFAEL, CA 94903

|  |
|--|
| <p><b>CASE NO:</b> CE-22-0573<br/> <b>LOCATION:</b> 338 W Tennyson Rd<br/> <b>APN:</b> 465-0005-001-06<br/> <b>INSPECTION DATE:</b> April 29, 2022</p> |
|--|

The above property is in a CC-C - Central City Commercial Zoning District. An inspection of the location and/or City records identified the following violation(s) of the Hayward Municipal Code (HMC), which must be corrected before the next compliance date of **May 20, 2022** to avoid fees, penalties, and license suspension.

| CODE SECTION  | VIOLATION/CORRECTIVE ACTION   |
|---------------|---|
| HMC 10-1.2783 | <p>VIOLATION: Unable to verify current California Cigarette and Tobacco and Product Retailer License at time of initial inspection. <b>NON-COMPLIANCE WITH THE REQUIREMENTS AND OPERATIONAL STANDARDS FOR TOBACCO RETAIL SALES ESTABLISHMENTS - a.</b>All Tobacco Retail Sales Establishments shall abide by all of the following requirements and operational standards: (3) All Tobacco Retail Sales Establishments shall display their City of Hayward Tobacco Retail License and California Cigarette and Tobacco and Product Retailer License to sell tobacco products, in a prominent location visible to the public at all times. <b>CORRECTIVE ACTION:</b> Renew and bring current your California Cigarette and Tobacco and Product Retailer License <b>AND</b> post in a visible location prior to the next re-inspection date.</p> |

Please correct listed violation prior to the re-inspection date. Thank you for your cooperation with this matter.

Failure to comply and satisfactorily eliminate all violations by the next compliance date of **May 20, 2022** will result in a **penalty fee of \$1,500/30-day Tobacco Retail Licensing suspension**. Continued violations will result in additional penalty fees and/or other available legal remedies, including revocation of the tobacco retail license and use at this location. Non-payment will result in a lien/special assessment against the property.

You may request an Administrative Hearing within ten (10) calendar days from the date of this letter to dispute the facts of the violation(s) under the Hayward Municipal Code. To request a hearing, please call the inspector at (510) 583-4139 within 10 days from the date of this notice. A \$946 hearing fee is required and must be submitted with any hearing request. If you have any questions regarding this notice, please call (510) 583-4139 as soon as possible and prior to next reinspection date. Your cooperation will be greatly appreciated.

IAN FLAHERTY  
 Code Enforcement Inspector I

Encl: Fee Inspection Schedule

Cc: OWNER: NGUYEN THREE SISTERS PROPERTIES LLC, OCCUPANT: STOP N' SAVE #106



**CITY OF HAYWARD**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**CODE ENFORCEMENT DIVISION**

777 B Street, Hayward, CA 94541-5007  
(510)583-4143 - Fax: (510)583-4994 - www.hayward-ca.gov

**PROOF OF SERVICE**

**STATE OF CALIFORNIA, COUNTY OF ALAMEDA**

I, Ian Flaherty, am over the age of 18 and employed by the City of Hayward, 777, "B" Street, Hayward, Alameda County, California 94541.

On May 11, 2022, I served the following document(s) on the interested parties in this action by sending true copies as shown below for service as designated below:

- 1) TRL - Notice of Violation, APN: 465-0005-001-06, Case #: CE-22-0573

**SERVICE BY U.S. MAIL UNDER THE LAWS OF THE STATE OF CALIFORNIA**

NGUYEN THREE SISTERS PROPERTIES LLC  
39 ADRIAN TER  
SAN RAFAEL, CA 94903

I am familiar with this businessâ€™™ practice for collection and processing of correspondence for mailing, and that correspondence will be enclosed in a sealed envelope with postage fully prepaid and deposited with the U.S. Postal Service on the date herein above in the ordinary course of business at Hayward, California.

I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.

Executed on May 11, 2022, at Hayward, California.

IAN FLAHERTY  
Code Enforcement Inspector I



**CITY OF HAYWARD**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**CODE ENFORCEMENT DIVISION**

777 B Street, Hayward, CA 94541-5007

(510)583-4143 - Fax: (510)583-4994 - www.hayward-ca.gov

## NOTICE OF VIOLATION - Tobacco Retail License

May 11, 2022

STOP N' SAVE #106  
 338 W Tennyson Rd  
 HAYWARD, CA 94544

|  |
|--|
| <p><b>CASE NO:</b> CE-22-0573<br/> <b>LOCATION:</b> 338 W Tennyson Rd<br/> <b>APN:</b> 465-0005-001-06<br/> <b>INSPECTION DATE:</b> April 29, 2022</p> |
|--|

The above property is in a CC-C - Central City Commercial Zoning District. An inspection of the location and/or City records identified the following violation(s) of the Hayward Municipal Code (HMC), which must be corrected before the next compliance date of **May 20, 2022** to avoid fees, penalties, and license suspension.

| CODE SECTION  | VIOLATION/CORRECTIVE ACTION   |
|---------------|---|
| HMC 10-1.2783 | <p>VIOLATION: Unable to verify current California Cigarette and Tobacco and Product Retailer License at time of initial inspection. <b>NON-COMPLIANCE WITH THE REQUIREMENTS AND OPERATIONAL STANDARDS FOR TOBACCO RETAIL SALES ESTABLISHMENTS</b> - a.All Tobacco Retail Sales Establishments shall abide by all of the following requirements and operational standards: (3) All Tobacco Retail Sales Establishments shall display their City of Hayward Tobacco Retail License and California Cigarette and Tobacco and Product Retailer License to sell tobacco products, in a prominent location visible to the public at all times. <b>CORRECTIVE ACTION:</b> Renew and bring current your California Cigarette and Tobacco and Product Retailer License <b>AND</b> post in a visible location prior to the next re-inspection date.</p> |

Please correct listed violation prior to the re-inspection date. Thank you for your cooperation with this matter.

Failure to comply and satisfactorily eliminate all violations by the next compliance date of **May 20, 2022** will result in a **penalty fee of \$1,500/30-day Tobacco Retail Licensing suspension**. Continued violations will result in additional penalty fees and/or other available legal remedies, including revocation of the tobacco retail license and use at this location. Non-payment will result in a lien/special assessment against the property.

You may request an Administrative Hearing within ten (10) calendar days from the date of this letter to dispute the facts of the violations(s) under the Hayward Municipal Code. To request a hearing, please call the inspector at (510) 583-4139 within 10 days from the date of this notice. A \$946 hearing fee is required and must be submitted with any hearing request. If you have any questions regarding this notice, please call (510) 583-4139 as soon as possible and prior to next reinspection date. Your cooperation will be greatly appreciated.

IAN FLAHERTY  
 Code Enforcement Inspector I

Encl: Fee Inspection Schedule

Cc: OWNER: NGUYEN THREE SISTERS PROPERTIES LLC, OCCUPANT: STOP N' SAVE #106



**CITY OF HAYWARD**  
**Development Services Department**  
**Code Enforcement Division**  
 777 B Street, Hayward, CA 94541-5007,  
 (510)583-4143 - Fax: (510)583-4994 -

|  |   |
|--|---|
| <b>Case Number: CE-TRLENF-2024-00085</b> |   |
| <h1>Violation Notice</h1>                | Case Type: CH- Tobacco Retail Standards |
|  | Date Case Established: 02/09/2024       |
|  | Last Inspection Date: 03/28/2024        |
| <b>Compliance Deadline: 05/08/2024</b>   |   |

**NOV-004538-2024**

**Property Owner:** NGUYEN THREE SISTERS PROPERTIES LLC

**Mailing Address**

NGUYEN THREE SISTERS PROPERTIES LLC  
 39 ADRIAN TER  
 SAN RAFAEL, CA 94903-4154

An inspection of the property identified the following violation(s) of the Hayward Municipal Code (HMC), California Health and Safety Code (CHS), California Building Code (CBC), and/or other adopted codes or related ordinances. Violations of adopted codes as identified below are hereby deemed a public nuisance and must be corrected as follows prior to the next compliance date.

Please note: Failure to resolve violations by the compliance deadline as listed above may result in penalties and fees pursuant to the current City of Hayward Master Fee schedule.

**Property Location:**

**Parcel**

338 Tennyson Rd  
 Hayward, CA 94544

**465-0005-001-06**

**Violation:** HMC SEC. 10-1.2783 - TOBACCO RETAIL STANDARDS - Violation of Tobacco Retail Requirements and Operational Standards  
 Tobacco Retail License

**Corrective Action:** All Tobacco Retail Sales Establishments shall abide all Federal, State and Local requirements and standards to include but not limited to the following identified violations:

b. Notwithstanding any other provision of law, it shall be a violation of these regulations for any licensee or any of the licensee's agents or employees to sell, offer for sale, or exchange for any form of consideration:

3. Any package of cigars unless it contains at least five (5) cigars or units in the manufacturer's original consumer package with a retail price of eight dollars (\$8.00) or more, including all applicable taxes and fees.

Remove all cigars or wraps packaged in quantities less than (5) to include but not limited to:

- 1. Dutch Masters Gold Wraps (2) pack
- 2. Dutch Masters Palma Wraps (2) pack
- 3. Gabba Leaf Wraps (2) pack
- 4. Zig-Zag Wraps (2) pack

**Unit:** **Area:** **Compliance Date:** 05/08/2024

**Violation:** HMC SEC. 10-1.2783 - TOBACCO RETAIL STANDARDS - Violation of Tobacco Retail Requirements and Operational Standards  
 Tobacco Retail License

**Corrective Action:** All Tobacco Retail Sales Establishments shall abide all Federal, State and Local requirements and standards to include but not limited to the following identified violations:

Post City of Hayward Business License conspicuously in the establishment.



**CITY OF HAYWARD**  
**Development Services Department**  
**Code Enforcement Division**  
 777 B Street, Hayward, CA 94541-5007,  
 (510)583-4143 - Fax: (510)583-4994 -

|  |   |
|--|---|
| <b>Case Number: CE-TRLENF-2024-00085</b> |   |
| <b>Violation<br/>Notice</b>              | Case Type: CH- Tobacco Retail Standards |
|  | Date Case Established: 02/09/2024       |
|  | Last Inspection Date: 03/28/2024        |
| <b>Compliance Deadline: 05/08/2024</b>   |   |

**NOV-004538-2024**

|              |              |                                    |
|--------------|--------------|------------------------------------|
| <b>Unit:</b> | <b>Area:</b> | <b>Compliance Date:</b> 05/08/2024 |
|--------------|--------------|------------------------------------|

|  |              |                                    |
|--|--------------|------------------------------------|
| <b>Violation:</b> HMC SEC. 10-1.2783 - TOBACCO RETAIL STANDARDS - Violation of Tobacco Retail Requirements and Operational Standards<br>Tobacco Retail License   |              |                                    |
| <b>Corrective Action:</b> All Tobacco Retail Sales Establishments shall abide all Federal, State and Local requirements and standards to include but not limited to the following identified violations: |              |                                    |
| Conspicuously post California STAKE ACT sticker at each point of sale.   |              |                                    |
| <b>Unit:</b>   | <b>Area:</b> | <b>Compliance Date:</b> 05/08/2024 |

|   |              |                                    |
|---|--------------|------------------------------------|
| <b>Violation:</b> HMC SEC. 10-1.2783 - TOBACCO RETAIL STANDARDS - Violation of Tobacco Retail Requirements and Operational Standards<br>Tobacco Retail License  |              |                                    |
| <b>Corrective Action:</b> All Tobacco Retail Sales Establishments shall abide all Federal, State and Local requirements and standards to include but not limited to the following identified violations:  |              |                                    |
| c. It shall be a violation of these regulations for any Tobacco Retailer or any of the Tobacco Retailer's agents or employees to sell or offer for sale, to possess with intent to sell or offer for sale, or exchange for any form of consideration any: |              |                                    |
| 5.CBD or hemp products, or any products made from, derivative of, or containing any amount of a Cannabis plant intended for human consumption.  |              |                                    |
| Remove all hemp products to include but not limited to Zig-Zag Organic Hemp papers  |              |                                    |
| <b>Unit:</b>  | <b>Area:</b> | <b>Compliance Date:</b> 05/08/2024 |

You may request an Administrative Hearing within ten (10) calendar days from the date of this letter to dispute the facts of the violation(s) under the Hayward Municipal Code. To request a hearing, please call the inspector at (510) 583-4143 within 10 days from the date of this notice. A \$946 hearing fee is required and must be submitted with any hearing request. If you have any questions regarding this notice or wish to schedule an alternate reinspection date before further action is taken, please call (510) 583-4143 as soon as possible and prior to next reinspection date. Your cooperation will be greatly appreciated.

A reinspection will be conducted on **May 08, 2024** to verify compliance. Failure to comply and satisfactorily eliminate all violations by this date will result in a **failed inspection and penalty fees in accordance with the City of Hayward Master Fee Schedule**. The City contractor will be ordered to abate all remaining violations on or after this date. The property owner(s) will be billed for all abatement expenses, fees and penalties. **Note: When applicable the City will communicate with non-profit agencies to refer homeless individuals to services prior to abatement.**



**CITY OF HAYWARD**  
**Development Services Department**  
**Code Enforcement Division**  
 777 B Street, Hayward, CA 94541-5007,  
 (510)583-4143 - Fax: (510)583-4994 -

|  |  |
|--|--|
| <b>Case Number: CE-TRLENF-2024-00085</b> |  |
| <b>Violation<br/>Notice</b>              | <b>Case Type: CH- Tobacco Retail Standards</b> |
|  | <b>Date Case Established: 02/09/2024</b>       |
|  | <b>Last Inspection Date: 03/28/2024</b>        |
| <b>Compliance Deadline: 05/08/2024</b>   |  |

**NOV-004538-2024**

Partial compliance or continued violations will result in additional inspection and penalty fees, and/or other available legal remedies. If the violations are abated by the City, the property owner(s) will be billed for all abatement expenses, fees and penalties. Non-payment will result in a lien/special assessment against the property.

Egregious Violation Penalties: Tier 1: \$1,500 for first verified violation; Tier 2: \$3,000 for second verified violation; and Tier 3: \$5,000 for third and subsequent verified violation(s).

Vacant Property Ordinance Fees: Registration: \$2,550; Inspection Fees with Violations: Initial Inspection: \$1,500; 2nd Reinspection with violations: \$3,000; 3rd and Subsequent Reinspections with Violations: \$5,000; Reinspections with No Violations Found: \$500; Inspections greater than 3 hours: \$200/hour in addition to other applicable inspection fees.

Violations of California Building Code Section 105.1, and California Residential Code R105.1; Permits Required, are subject to an initial 5% code violation fee and two times (2x) the required permit fees in addition to the regular Building Division Permit Fee in accordance with the City of Hayward Master Fee Schedule.

Identified unsafe conditions resulting in posting of Placards for Condemnation will incur a posting fee of \$164/hour in accordance with the Master Fee Schedule.

Violation(s) of Hayward Municipal Code Section 10-8.10, Grading/Clearing Permit Required, are subject to A \$2,000 code enforcement investigation fee and an initial \$125 illegal project fee in addition to any applicable violation inspection and penalty fees in accordance with the Master Fee Schedule.

In accordance with Sections 17274 and 24436.5 of the Revenue and Taxation Code, certain tax deductions may not be allowed in the taxable year for nuisance violations pertaining to substandard housing in the State of California.

**HAYWARD MUNICIPAL CODE & OTHER CODE SECTIONS:** Copies of the Hayward Municipal Code sections are available for review in the City Clerk's Office or via the internet by accessing the City's website at: [www.hayward-ca.gov](http://www.hayward-ca.gov) and searching for "Hayward Municipal Code". To view other department information, search for "Code Enforcement Division".

Sincerely,

**Caitlyn Murray**  
 Code Enforcement Inspector II  
 510-583-8543  
[Caitlyn.Murray@Hayward-ca.gov](mailto:Caitlyn.Murray@Hayward-ca.gov)



**CITY OF HAYWARD**  
Development Services Department  
Code Enforcement Division  
777 B Street, Hayward, CA 94541-5007,  
(510)583-4143 - Fax: (510)583-4994 -

|  |  |
|--|--|
| <h1>Violation<br/>Notice</h1>          | Case Number: <b>CE-TRLENF-2024-00085</b> |
|  | Case Type: CH- Tobacco Retail Standards  |
|  | Date Case Established: 02/09/2024        |
|  | Last Inspection Date: 03/28/2024         |
| <b>Compliance Deadline: 05/08/2024</b> |  |

NOV-004538-2024

**CASE IMAGES:**

IMG\_4579.JPG



Notes:03/28/24

IMG\_4580.JPG



Notes:03/28/24



**CITY OF HAYWARD**  
**Development Services Department**  
**Code Enforcement Division**  
777 B Street, Hayward, CA 94541-5007,  
(510)583-4143 - Fax: (510)583-4994 -

|  |  |
|--|--|
| <h1>Violation<br/>Notice</h1>          | Case Number: <b>CE-TRLENF-2024-00085</b> |
|  | Case Type: CH- Tobacco Retail Standards  |
|  | Date Case Established: 02/09/2024        |
|  | Last Inspection Date: 03/28/2024         |
| <b>Compliance Deadline: 05/08/2024</b> |  |

**NOV-004538-2024**

## PROOF OF SERVICE

### STATE OF CALIFORNIA, COUNTY OF ALAMEDA

I, Caitlyn Murray, am over the age of 18 and employed by the City of Hayward, 777, "B" Street, Hayward, Alameda County, California 94541.

On April 23, 2024, I served the following document(s) on the interested parties in this action by sending true copies as shown below for service as designated below:

- 1) Letter to Owner, APN:465-0005-001-06 , Case #: CE-TRLENF-2024-00085

### SERVICE BY U.S. MAIL UNDER THE LAWS OF THE STATE OF CALIFORNIA

NGUYEN THREE SISTERS PROPERTIES LLC  
39 ADRIAN TER  
SAN RAFAEL , CA 94903-4154

I am familiar with this business' practice for collection and processing of correspondence for mailing, and that correspondence will be enclosed in a sealed envelope with postage fully prepaid and deposited with the U.S. Postal Service on the date herein above in the ordinary course of business at Hayward, California.

I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.

Executed on April 23, 2024, at Hayward, California.

**Caitlyn Murray**  
Code Enforcement Inspector II



**CITY OF HAYWARD**  
**Development Services Department**  
**Code Enforcement Division**  
 777 B Street, Hayward, CA 94541-5007,  
 (510)583-4143 - Fax: (510)583-4994 -  
 www.hayward-ca.gov

Case Number: **CE-TRLENF-2024-00085**

Case Type: CH- Tobacco Retail Standards

Date Case Established: **02/09/2024**

Failed Inspection Date: **05/08/2024**

**CIT-005361-2024**

## ADMINISTRATIVE PENALTY AND FEE NOTICE

**Property Owner:** NGUYEN THREE SISTERS PROPERTIES LLC

**Mailing Address**

NGUYEN THREE SISTERS PROPERTIES LLC  
 39 ADRIAN TER  
 SAN RAFAEL , CA 94903-4154

Dear property owner/tenant: A recent reinspection of the subject property showed that the following violations were not satisfactorily corrected in accordance with the Notice of Violation mailed to the property owner(s), and continue to be in violation of Hayward Municipal Code (HMC), California Building Code (CBC), California Health and Safety Code (CHS) and/or other adopted ordinances. A failed inspection and penalty fee has been assessed for continued non-compliance. Invoice is attached to this letter. Please resolve all remaining violations by the next reinspection date to avoid additional fees and penalties.

**Property Location:**

338 Tennyson Rd  
 Hayward, CA 94544

**Parcel**

465-0005-001-06

**VIOLATIONS/CORRECTIONS:**

**Violation:** HMC SEC. 10-1.2783 - TOBACCO RETAIL STANDARDS - Violation of Tobacco Retail Requirements and Operational Standards  
 Tobacco Retail License

**Corrective Action:** All Tobacco Retail Sales Establishments shall abide all Federal, State and Local requirements and standards to include but not limited to the following identified violations:

Post City of Hayward Business License conspicuously in the establishment.

**Unit:** **Area:** **Compliance Date:** 05/08/2024



**CITY OF HAYWARD**  
Development Services Department  
Code Enforcement Division  
777 B Street, Hayward, CA 94541-5007,  
(510)583-4143 - Fax: (510)583-4994 -  
www.hayward-ca.gov

|  |
|--|
| Case Number: <b>CE-TRLENF-2024-00085</b> |
| Case Type: CH- Tobacco Retail Standards  |
| Date Case Established: <b>02/09/2024</b> |
| Failed Inspection Date: 05/08/2024       |

CIT-005361-2024

## ADMINISTRATIVE PENALTY AND FEE NOTICE

You may request an Administrative Hearing within fifteen (15) calendar days from the date of this letter to dispute the facts of the violation(s) under the Hayward Municipal Code. The completed form and hearing fee must be submitted to the City of Hayward Revenue Division, 777 B St., Hayward, Ca 94541. For additional information please see the City of Hayward website at [www.hayward-ca.gov](http://www.hayward-ca.gov) or call (510) 583-4600.

**Administrative Hearing Fee: \$946.00**

An inspection will be conducted on **Wednesday, May 29, 2024**, to verify compliance and determine any necessary corrections. Your presence or that of an adult over the age of 18 is required. Pets must be secured during the inspection. Fees and penalties may apply as noted pursuant to the most recently adopted City of Hayward Master Fee Schedule. **Note: When applicable the City will communicate with non-profit agencies to refer homeless individuals to services prior to abatement.**

Please join us in maintaining a clean, safe and attractive neighborhood for all residents. If you have any questions or wish to schedule an alternate inspection date, please call 510-583-8543.

Sincerely,

**Caitlyn Murray**  
Code Enforcement Inspector II  
510-583-8543  
[Caitlyn.Murray@Hayward-ca.gov](mailto:Caitlyn.Murray@Hayward-ca.gov)



**CITY OF HAYWARD**  
Development Services Department  
Code Enforcement Division  
777 B Street, Hayward, CA 94541-5007,  
(510)583-4143 - Fax: (510)583-4994 -  
www.hayward-ca.gov

|  |
|--|
| Case Number: <b>CE-TRLENF-2024-00085</b> |
| Case Type: CH- Tobacco Retail Standards  |
| Date Case Established: <b>02/09/2024</b> |
| Failed Inspection Date: 05/08/2024       |

**CIT-005361-2024**

## **ADMINISTRATIVE PENALTY AND FEE NOTICE**

### **PROOF OF SERVICE**

#### **STATE OF CALIFORNIA, COUNTY OF ALAMEDA**

I, Caitlyn Murray, am over the age of 18 and employed by the City of Hayward, 777, "B" Street, Hayward, Alameda County, California 94541.

On May 14, 2024, I served the following document(s) on the interested parties in this action by sending true copies as shown below for service as designated below:

- 1) Letter to Owner, APN:465-0005-001-06 , Case #: CE-TRLENF-2024-00085

#### **SERVICE BY U.S. MAIL UNDER THE LAWS OF THE STATE OF CALIFORNIA**

NGUYEN THREE SISTERS PROPERTIES LLC  
39 ADRIAN TER  
SAN RAFAEL , CA 94903-4154

I am familiar with this business' practice for collection and processing of correspondence for mailing, and that correspondence will be enclosed in a sealed envelope with postage fully prepaid and deposited with the U.S. Postal Service on the date herein above in the ordinary course of business at Hayward, California.

I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.

**Caitlyn Murray**  
Code Enforcement Inspector II

**INVOICE (EG24-00286)  
FOR CITY OF HAYWARD**

NGUYEN THREE SISTERS

**39 ADRIAN TER  
SAN RAFAEL, CA 949**



| INVOICE NUMBER | INVOICE DATE | INVOICE DUE DATE | INVOICE STATUS | INVOICE DESCRIPTION |
|----------------|--------------|------------------|----------------|---------------------|
| EG24-00286     | 05/14/2024   | 06/13/2024       | Due            | NONE                |

| CODE CASE NUMBER     | FEE NAME                         | TOTAL             |
|----------------------|----------------------------------|-------------------|
| CE-TRLENF-2024-00085 | CE Tobacco Ordinance 1st Offense | \$1,500.00        |
| <b>SUBTOTAL</b>      |                                  | <b>\$1,500.00</b> |

| REMITTANCE INFORMATION                           |
|--|
| City of Hayward<br>777 B St<br>Hayward, CA 94541 |

**TOTAL** **\$1,500.00**

Please write the Invoice Number on Your Check  
Make Check payable to: CITY OF HAYWARD

THERE WILL BE A \$25.00 CHARGE FOR EACH RETURNED CHECK.  
TO PAY IN ONLINE: Go to <https://www.hayward-ca.gov/epermits> and search for the Invoice number



**CITY OF HAYWARD**  
**Development Services Department**  
**Code Enforcement Division**  
 777 B Street, Hayward, CA 94541-5007,  
 (510)583-4143 - Fax: (510)583-4994 -  
 www.hayward-ca.gov

Case Number: **CE-TRLENF-2024-00085**

Case Type: CH- Tobacco Retail Standards  
 Date Case Established: 02/09/2024  
 Failed Inspection Date: 11/25/2024  
 Next Inspection Date: 18-Dec-2024

CIT-013572-2024

## ADMINISTRATIVE PENALTY AND FEE NOTICE

**Property Owner:** NGUYEN THREE SISTERS PROPERTIES LLC

**Mailing Address**

NGUYEN THREE SISTERS PROPERTIES LLC  
 39 ADRIAN TER  
 SAN RAFAEL , CA 94903-4154

Dear property owner/tenant: A recent reinspection of the subject property showed that the following violations were not satisfactorily corrected in accordance with the Notice of Violation mailed to the property owner(s), and continue to be in violation of Hayward Municipal Code (HMC), California Building Code (CBC), California Health and Safety Code (CHS) and/or other adopted ordinances. A failed inspection and penalty fee has been assessed for continued non-compliance. Invoice is attached to this letter. Please resolve all remaining violations by the next reinspection date to avoid additional fees and penalties.

**Property Location:**

338 Tennyson Rd  
 Hayward, CA 94544

**Parcel**

465-0005-001-06

**VIOLATIONS/CORRECTIONS:**

**Violation:** HMC SEC. 10-1.2783 - TOBACCO RETAIL STANDARDS - Violation of Tobacco Retail Requirements and Operational Standards  
 Tobacco Retail License

**Corrective Action:** All Tobacco Retail Sales Establishments shall abide all Federal, State and Local requirements and standards to include but not limited to the following identified violations:

1. Post City of Hayward Business License conspicuously in the establishment.
2. Delinquent Business License - Pay all outstanding fees to City Revenue Division to obtain current Business License.

To pay, contact : Cindy Nguyen  
 Sr. Customer Account Clerk - Business License Tax Compliance & Collections  
 Revenue Division – City of Hayward  
 777 B St, Hayward, CA 94541  
 510-583-4613 | Cindy.Nguyen@hayward-ca.gov

**Unit:** **Area:** **Compliance Date:** 05/08/2024



**CITY OF HAYWARD**  
Development Services Department  
Code Enforcement Division  
777 B Street, Hayward, CA 94541-5007,  
(510)583-4143 - Fax: (510)583-4994 -  
www.hayward-ca.gov

|   |
|---|
| Case Number: <b>CE-TRLENF-2024-00085</b>  |
| Case Type: CH- Tobacco Retail Standards<br>Date Case Established: 02/09/2024<br>Failed Inspection Date: 11/25/2024<br>Next Inspection Date: 18-Dec-2024 |

CIT-013572-2024

## ADMINISTRATIVE PENALTY AND FEE NOTICE

You may request an Administrative Hearing within fifteen (15) calendar days from the date of this letter to dispute the facts of the violation(s) under the Hayward Municipal Code. The completed form and hearing fee must be submitted to the City of Hayward Revenue Division, 777 B St., Hayward, Ca 94541. For additional information please see the City of Hayward website at [www.hayward-ca.gov](http://www.hayward-ca.gov) or call (510) 583-4600.

**Administrative Hearing Fee: \$946.00**

An inspection will be conducted on **Wednesday, December 18, 2024**, to verify compliance and determine any necessary corrections. Your presence or that of an adult over the age of 18 is required. Pets must be secured during the inspection. Fees and penalties may apply as noted pursuant to the most recently adopted City of Hayward Master Fee Schedule. **Note: When applicable the City will communicate with non-profit agencies to refer homeless individuals to services prior to abatement.**

Please join us in maintaining a clean, safe and attractive neighborhood for all residents. If you have any questions or wish to schedule an alternate inspection date, please call (510) 583-8543.

Sincerely,

**Caitlyn Murray**  
Code Enforcement Inspector II  
(510) 583-8543  
[caitlyn.murray@hayward-ca.gov](mailto:caitlyn.murray@hayward-ca.gov)



**CITY OF HAYWARD**  
**Development Services Department**  
**Code Enforcement Division**  
777 B Street, Hayward, CA 94541-5007,  
(510)583-4143 - Fax: (510)583-4994 -  
www.hayward-ca.gov

|  |
|--|
| Case Number: <b>CE-TRLENF-2024-00085</b> |
| Case Type: CH- Tobacco Retail Standards  |
| Date Case Established: 02/09/2024        |
| Failed Inspection Date: 11/25/2024       |
| Next Inspection Date: 18-Dec-2024        |

CIT-013572-2024

## ADMINISTRATIVE PENALTY AND FEE NOTICE

### PROOF OF SERVICE

#### STATE OF CALIFORNIA, COUNTY OF ALAMEDA

I, Caitlyn Murray, am over the age of 18 and employed by the City of Hayward, 777, "B" Street, Hayward, Alameda County, California 94541.

On November 25, 2024, I served the following document(s) on the interested parties in this action by sending true copies as shown below for service as designated below:

- 1) Letter to Owner, APN:465-0005-001-06 , Case #: CE-TRLENF-2024-00085

#### SERVICE BY U.S. MAIL UNDER THE LAWS OF THE STATE OF CALIFORNIA

NGUYEN THREE SISTERS PROPERTIES LLC  
39 ADRIAN TER  
SAN RAFAEL , CA 94903-4154

I am familiar with this business' practice for collection and processing of correspondence for mailing, and that correspondence will be enclosed in a sealed envelope with postage fully prepaid and deposited with the U.S. Postal Service on the date herein above in the ordinary course of business at Hayward, California.

I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.

**Caitlyn Murray**

Code Enforcement Inspector II

**INVOICE (EG24-11603)  
FOR CITY OF HAYWARD**

STOP N' SAVE #106

**338 W TENNYSON RD  
HAYWARD , CA 945**



| INVOICE NUMBER | INVOICE DATE | INVOICE DUE DATE | INVOICE STATUS | INVOICE DESCRIPTION |
|----------------|--------------|------------------|----------------|---------------------|
| EG24-11603     | 11/25/2024   | 12/25/2024       | Due            | NONE                |

| CODE CASE NUMBER     | FEE NAME                         | TOTAL             |
|----------------------|----------------------------------|-------------------|
| CE-TRLENF-2024-00085 | CE Tobacco Ordinance 2nd Offense | \$3,000.00        |
| <b>SUBTOTAL</b>      |                                  | <b>\$3,000.00</b> |

| REMITTANCE INFORMATION                           |
|--|
| City of Hayward<br>777 B St<br>Hayward, CA 94541 |

**TOTAL** **\$3,000.00**

Please write the Invoice Number on Your Check  
Make Check payable to: CITY OF HAYWARD

THERE WILL BE A \$25.00 CHARGE FOR EACH RETURNED CHECK.  
TO PAY IN ONLINE: Go to <https://www.hayward-ca.gov/epermits> and search for the Invoice number



**CITY OF HAYWARD**  
 Development Services Department  
 Code Enforcement Division  
 777 B Street, Hayward, CA 94541-5007,  
 (510)583-4143 - Fax: (510)583-4994 -  
 www.hayward-ca.gov

Case Number: **CE-TRLENF-2024-00085**

Case Type: CH- Tobacco Retail Standards  
 Date Case Established: 02/09/2024  
 Failed Inspection Date: 11/25/2024  
 Next Inspection Date: 18-Dec-2024

CIT-013572-2024

**ADMINISTRATIVE PENALTY AND FEE NOTICE****Property Owner:** NGUYEN THREE SISTERS PROPERTIES LLC**Mailing Address**

NGUYEN THREE SISTERS PROPERTIES LLC  
 39 ADRIAN TER  
 SAN RAFAEL, CA 94903-4154

**Dear property owner/tenant:** A recent reinspection of the subject property showed that the following violations were not satisfactorily corrected in accordance with the Notice of Violation mailed to the property owner(s), and continue to be in violation of Hayward Municipal Code (HMC), California Building Code (CBC), California Health and Safety Code (CHS) and/or other adopted ordinances. A failed inspection and penalty fee has been assessed for continued non-compliance. Invoice is attached to this letter. Please resolve all remaining violations by the next reinspection date to avoid additional fees and penalties.

**Property Location:**

338 Tennyson Rd  
 Hayward, CA 94544

**Parcel**

465-0005-001-06

**VIOLATIONS/CORRECTIONS:**

**Violation:** HMC SEC. 10-1.2783 - TOBACCO RETAIL STANDARDS - Violation of Tobacco Retail Requirements and Operational Standards  
 Tobacco Retail License

**Corrective Action:** All Tobacco Retail Sales Establishments shall abide all Federal, State and Local requirements and standards to include but not limited to the following identified violations:

1. Post City of Hayward Business License conspicuously in the establishment.
2. Delinquent Business License - Pay all outstanding fees to City Revenue Division to obtain current Business License.

To pay, contact : Cindy Nguyen  
 Sr. Customer Account Clerk - Business License Tax Compliance & Collections  
 Revenue Division – City of Hayward  
 777 B St, Hayward, CA 94541  
 510-583-4613 | Cindy.Nguyen@hayward-ca.gov

**Unit:****Area:****Compliance Date:** 05/08/2024



**CITY OF HAYWARD**  
Development Services Department  
Code Enforcement Division  
777 B Street, Hayward, CA 94541-5007,  
(510)583-4143 - Fax: (510)583-4994 -  
www.hayward-ca.gov

|   |
|---|
| Case Number: <b>CE-TRLENF-2024-00085</b>  |
| Case Type: CH- Tobacco Retail Standards<br>Date Case Established: 02/09/2024<br>Failed Inspection Date: 11/25/2024<br>Next Inspection Date: 18-Dec-2024 |

CIT-013572-2024

## ADMINISTRATIVE PENALTY AND FEE NOTICE

You may request an Administrative Hearing within fifteen (15) calendar days from the date of this letter to dispute the facts of the violations(s) under the Hayward Municipal Code. The completed form and hearing fee must be submitted to the City of Hayward Revenue Division, 777 B St., Hayward, Ca 94541. For additional information please see the City of Hayward website at [www.hayward-ca.gov](http://www.hayward-ca.gov) or call (510) 583-4600.

**Administrative Hearing Fee: \$946.00**

An inspection will be conducted on **Wednesday, December 18, 2024**, to verify compliance and determine any necessary corrections. Your presence or that of an adult over the age of 18 is required. Pets must be secured during the inspection. Fees and penalties may apply as noted pursuant to the most recently adopted City of Hayward Master Fee Schedule. **Note: When applicable the City will communicate with non-profit agencies to refer homeless individuals to services prior to abatement.**

Please join us in maintaining a clean, safe and attractive neighborhood for all residents. If you have any questions or wish to schedule an alternate inspection date, please call (510) 583-8543.

Sincerely,

**C. Murray**

**Caitlyn Murray**  
Code Enforcement Inspector II  
(510) 583-8543  
[caitlyn.murray@hayward-ca.gov](mailto:caitlyn.murray@hayward-ca.gov)



**CITY OF HAYWARD**  
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Code Enforcement Division  
777 B Street, Hayward, CA 94541-5007,  
(510)583-4143 - Fax: (510)583-4994 -  
www.hayward-ca.gov

|   |
|---|
| Case Number: <b>CE-TRLENF-2024-00085</b>  |
| Case Type: CH- Tobacco Retail Standards<br>Date Case Established: 02/09/2024<br>Failed Inspection Date: 11/25/2024<br>Next Inspection Date: 18-Dec-2024 |

CIT-013572-2024

## ADMINISTRATIVE PENALTY AND FEE NOTICE

### PROOF OF SERVICE

#### STATE OF CALIFORNIA, COUNTY OF ALAMEDA

I, Caitlyn Murray, am over the age of 18 and employed by the City of Hayward, 777, "B" Street, Hayward, Alameda County, California 94541.

On November 25, 2024, I served the following document(s) on the interested parties in this action by sending true copies as shown below for service as designated below:

- 1) Letter to Owner, APN:465-0005-001-06 , Case #: CE-TRLENF-2024-00085

#### SERVICE BY U.S. MAIL UNDER THE LAWS OF THE STATE OF CALIFORNIA

NGUYEN THREE SISTERS PROPERTIES LLC  
39 ADRIAN TER  
SAN RAFAEL , CA 94903-4154

Stop N' Save #106  
338 W. Tennyson Rd.  
Hayward, CA 94574

I am familiar with this business' practice for collection and processing of correspondence for mailing, and that correspondence will be enclosed in a sealed envelope with postage fully prepaid and deposited with the U.S. Postal Service on the date herein above in the ordinary course of business at Hayward, California.

I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.

**Caitlyn Murray**  
Code Enforcement Inspector II

**C. Murray**

**INVOICE (EG24-11603)  
FOR CITY OF HAYWARD**

STOP N' SAVE #106

338 W TENNYSON RD  
HAYWARD , CA 94544



| INVOICE NUMBER | INVOICE DATE | INVOICE DUE DATE | INVOICE STATUS | INVOICE DESCRIPTION |
|----------------|--------------|------------------|----------------|---------------------|
| EG24-11603     | 11/25/2024   | 12/25/2024       | Due            | NONE                |

| CODE CASE NUMBER     | FEE NAME                         | TOTAL             |
|----------------------|----------------------------------|-------------------|
| CE-TRLENF-2024-00085 | CE Tobacco Ordinance 2nd Offense | \$3,000.00        |
| <b>SUBTOTAL</b>      |                                  | <b>\$3,000.00</b> |

|  |
|--|
| <b>REMITTANCE INFORMATION</b>                    |
| City of Hayward<br>777 B St<br>Hayward, CA 94541 |

**TOTAL** **\$3,000.00**

Please write the Invoice Number on Your Check  
Make Check payable to: CITY OF HAYWARD

THERE WILL BE A \$25.00 CHARGE FOR EACH RETURNED CHECK.  
TO PAY IN ONLINE: Go to <https://www.hayward-ca.gov/epermits> and search for the Invoice number

**INVOICE (EG24-11602)  
FOR CITY OF HAYWARD**



**BILLING CONTACT**  
STOP N' SAVE #106  
338 W TENNYSON RD  
HAYWARD, CA 94544

| INVOICE NUMBER | INVOICE DATE | INVOICE DUE DATE | INVOICE STATUS | INVOICE DESCRIPTION |
|----------------|--------------|------------------|----------------|---------------------|
| EG24-11602     | 11/25/2024   | 12/25/2024       | Due            | NONE                |

**DESCRIPTION:** 2024 Annual TRL Inspection

| CODE CASE NUMBER                                       | FEE NAME                         | TOTAL                      |
|--|----------------------------------|----------------------------|
| CE-TRLENF-2024-00085                                   | CE Tobacco Ordinance 1st Offense | \$1,500.00                 |
| 338 Tennyson Rd Hayward, CA 94544 APN: 465-0005-001-06 |                                  | <b>SUBTOTAL</b> \$1,500.00 |

| REMITTANCE INFORMATION  |
|---|
| City of Hayward CODE ENFORCEMENT<br>777 B St<br>Hayward, CA 94541 |

**TOTAL** \$1,500.00

**If you have any questions, please call at:**

CODE ENFORCEMENT - (510)-583-4143

Please write the Invoice number on your  
Make Check payable to: CITY OF HAYWARD

THERE WILL BE A \$25.00 CHARGE FOR EACH RETURNED CHECK  
TO PAY ONLINE: Go to <https://www.hayward-ca.gov>

**PAYMENT OPTIONS:**

- Pay online via credit card or e-check. Credit card payments are limited to \$1,000.
- Mail a check to City of Hayward, [NAME OF APPROPRIATE DIVISION], 777 B St, Hayward, CA 94541. Please include invoice # on the check, or
- Drop off a check at the Permit Center, Monday - Thursday, 9 AM - 1 PM

*Forwarding  
1st offense Invoice  
(Fail date 05/08/24)  
as a courtesy  
please contact me  
w/ any questions  
C. Murray  
(510) 583-8543*





**CITY OF HAYWARD**  
**Development Services Department**  
**Code Enforcement Division**  
 777 B Street, Hayward, CA 94541-5007,  
 (510)583-4143 - Fax: (510)583-4994 -

|  |  |
|--|--|
| Violation<br>Notice                    | Case Number: <b>CE-TRLENF-2025-00071</b>       |
|  | Case Type: <b>CH- Tobacco Retail Standards</b> |
|  | Date Case Established: <b>11/05/2025</b>       |
|  | Last Inspection Date: <b>11/20/2025</b>        |
| <b>Compliance Deadline: 01/12/2026</b> |  |

**NOV-015654-2025**

|  |              |                                    |
|--|--------------|------------------------------------|
| <b>Violation:</b> HMC SEC. 10-1.2783 - TOBACCO RETAIL STANDARDS - Violation of Tobacco Retail Requirements and Operational Standards<br>Tobacco Retail License   |              |                                    |
| <b>Corrective Action:</b> All Tobacco Retail Sales Establishments shall abide all Federal, State and Local requirements and standards to include but not limited to the following identified violations:<br>b. Notwithstanding any other provision of law, it shall be a violation of these regulations for any licensee or any of the licensee's agents or employees to sell, offer for sale, or exchange for any form of consideration:<br>3. Any package of cigars unless it contains at least five (5) cigars or units in the manufacturer's original consumer package with a retail price of eight dollars (\$8.00) or more, including all applicable taxes and fees.<br><br>Cease the sale of all cigar wraps that do not conform to the above regulations to include but not limited to:<br>1. Loose Leaf Gold (2) pack<br>2. Loose Leaf Yellow Dream (2) pack<br>3. Loose Leaf Ruby Dream (2) pack |              |                                    |
| <b>Unit:</b>   | <b>Area:</b> | <b>Compliance Date:</b> 01/12/2026 |

|   |              |                                    |
|---|--------------|------------------------------------|
| <b>Violation:</b> HMC SEC. 10-1.2783 - TOBACCO RETAIL STANDARDS - Violation of Tobacco Retail Requirements and Operational Standards<br>Tobacco Retail License  |              |                                    |
| <b>Corrective Action:</b> All Tobacco Retail Sales Establishments shall abide all Federal, State and Local requirements and standards to include but not limited to the following identified violations:<br>c. It shall be a violation of these regulations for any Tobacco Retailer or any of the Tobacco Retailer's agents or employees to sell or offer for sale, to possess with intent to sell or offer for sale, or exchange for any form of consideration any:<br>1. Flavored tobacco products, parts, components, or flavored tobacco paraphernalia.<br><br>Remove all flavored tobacco products from the establishment that do not conform to the above regulations to include but not limited to:<br>1. Backwoods Cigars - Sweet Aromatic |              |                                    |
| <b>Unit:</b>  | <b>Area:</b> | <b>Compliance Date:</b> 01/12/2026 |

|  |              |                                    |
|--|--------------|------------------------------------|
| <b>Violation:</b> HMC SEC. 10-1.2785 - TOBACCO RETAIL LICENSE - Expired or Lack of Tobacco Retail License<br>Tobacco Retail License  |              |                                    |
| <b>Corrective Action:</b> Obtain required Tobacco Retail License and comply with all Requirements and Operational Standards for Tobacco Retail Sales Establishments set forth in SEC.10-1.2780 through 10-1.2795 of the Hayward Municipal Code.<br><br>CE-TRLPMT-2524 is delinquent, pay all outstanding fees to reinstate the Tobacco Retail License for the establishment. This will include all outstanding fees to reinstate the Business License. |              |                                    |
| <b>Unit:</b>   | <b>Area:</b> | <b>Compliance Date:</b> 01/12/2026 |



**CITY OF HAYWARD**  
**Development Services Department**  
**Code Enforcement Division**  
 777 B Street, Hayward, CA 94541-5007,  
 (510)583-4143 - Fax: (510)583-4994 -

|  |   |
|--|---|
| Case Number: <b>CE-TRLENF-2025-00071</b> |   |
| <b>Violation<br/>Notice</b>              | Case Type: CH- Tobacco Retail Standards |
|  | Date Case Established: 11/05/2025       |
|  | Last Inspection Date: 11/20/2025        |
| Compliance Deadline: <b>01/12/2026</b>   |   |

**NOV-015654-2025**

You may request an Administrative Hearing within ten (10) calendar days from the date of this letter to dispute the facts of the violation(s) under the Hayward Municipal Code. To request a hearing, please call the inspector at (510) 583-4143 within 10 days from the date of this notice. A \$1,276.00 hearing fee is required and must be submitted with any hearing request. If you have any questions regarding this notice or wish to schedule an alternate reinspection date before further action is taken, please call (510) 583-4143 as soon as possible and prior to next reinspection date. Your cooperation will be greatly appreciated.

A reinspection will be conducted on **January 12, 2026** to verify compliance. Failure to comply and satisfactorily eliminate all violations by this date will result in **a failed inspection and penalty fees in accordance with the City of Hayward Master Fee Schedule**. The City contractor will be ordered to abate all remaining violations on or after this date. The property owner(s) will be billed for all abatement expenses, fees and penalties. **Note: When applicable the City will communicate with non-profit agencies to refer homeless individuals to services prior to abatement.**



**CITY OF HAYWARD**  
**Development Services Department**  
**Code Enforcement Division**  
 777 B Street, Hayward, CA 94541-5007,  
 (510)583-4143 - Fax: (510)583-4994 -

|  |  |
|--|--|
| Violation<br>Notice                    | Case Number: <b>CE-TRLENF-2025-00071</b>       |
|  | Case Type: <b>CH- Tobacco Retail Standards</b> |
|  | Date Case Established: <b>11/05/2025</b>       |
|  | Last Inspection Date: <b>11/20/2025</b>        |
| <b>Compliance Deadline: 01/12/2026</b> |  |

**NOV-015654-2025**

Partial compliance or continued violations will result in additional inspection fees, penalty fines, and/or other legal remedies. If the violations are abated by the City, the property owner(s) will be billed for all abatement expenses fees, and penalties. Non-payment of overdue penalties and administrative fees will result in a lien/special assessment against the property. As a courtesy a summary of general fee information is included below. **\*Not all fees and penalties are shown in the list below. For a complete list of all fees please see Hayward Master Fee Schedule at [www.hayward-ca.gov](http://www.hayward-ca.gov) <<https://www.hayward-ca.gov>>.**

**General Code Fees\*:**

- Code Enforcement Re-Inspection Fee (charge for each re-inspection on all code case types) -----\$696.00
- Administrative Hearing Fee: -----\$1,276.00
- Investigation Fee for Unpermitted Grading or Unpermitted Construction: -----\$2,000.00
- Lien or special Assessment Fee (per parcel- Code violations): -----\$1,858.00
- Special Assessment Fee (per parcel- unpaid program fees): -----\$806.00
- Hourly Inspection Fee (for cases of continuing violation above initial 2 hours) -----\$474.28
- Police Standby Fee-----\$309.00
- Abatement Cost (per parcel) -----\$1,447.00

**Cannabis Fees and Penalties\*:**

**Penalties For Non-Cultivation Related Violations**

- First Violations-----\$5,000.00
- Second Violation-----\$10,000.00
- Third Violation-----\$15,000.00
- Selling Cannabis Products to a Minor-----\$2,500.00

**Penalties for Cultivation Violations (Per Plant)\***

- First Violation -----\$1,000.00

**Community Preservation Penalties for non-compliance\*:**

- Initial Violation Penalty: (Issued upon 1st Re-Inspection -Violations found): -----\$400.00
- Second Violation Penalty: (Issued at second Re-inspection - Violations found): -----\$800.00
- Third and Subsequent Violation Penalty: (Issued failed 3rd and Subsequent repeat violations within 1 year where re-inspections show violations till exist): -----\$1,600.00

**Egregious Violation Penalties:** (On-going health and safety violations, public nuisances, illegal uses, including but not limited to: Building Code Violations, unpermitted uses related to environmental hazards, use permit violations)

- Tier 1:-----\$1,500.00
- Tier 2:-----\$3,000.00
- Tier 3: -----\$5,000.00

**Vacant Property Fees and Penalties:**

- Annual Monitoring Fee: -----\$2,607.00
- Initial Inspection Fee (Violation Found) -----\$988.00
- Initial violation penalty (upon 1st re-inspection with violation found) -----\$1,500.00
- 2nd Violation Penalty (upon 2nd re-inspection with violations found) -----\$3,000.00
- 3rd and Subsequent Violation Penalty (upon 3rd and subsequent re-inspection) -----\$5,000.00

**Rental Housing and Hotel Inspection Program\***

- First request for postponement of initial rental mandatory rental inspection or re-inspection: -----\$ No Charge
- Initial inspection fee (no violations found) -----\$ Included in annual fee
- Code Enforcement Rental Re-Inspection fee (single family - per unit) -----\$696.00
- Code Enforcement Rental Re-inspection fee multi-family (per unit) -----\$175.00
- 1st progress check penalty (violations not corrected) -----\$400.00
- 2nd progress check penalty (violations not corrected) -----\$800.00
- 3rd and subsequent progress check penalty (violations not corrected) -----\$1,600.00



**CITY OF HAYWARD**  
**Development Services Department**  
**Code Enforcement Division**  
777 B Street, Hayward, CA 94541-5007,  
(510)583-4143 - Fax: (510)583-4994 -

|  |  |
|--|--|
| <b>Violation<br/>Notice</b>            | <b>Case Number: CE-TRLENF-2025-00071</b>       |
|  | <b>Case Type: CH- Tobacco Retail Standards</b> |
|  | <b>Date Case Established: 11/05/2025</b>       |
|  | <b>Last Inspection Date: 11/20/2025</b>        |
| <b>Compliance Deadline: 01/12/2026</b> |  |

**NOV-015654-2025**

Partial compliance or continued violations will result in additional inspection fees, penalty fines, and/or other legal remedies. If the violations are abated by the City, the property owner(s) will be billed for all abatement expenses fees, and penalties. Non-payment of overdue penalties and administrative fees will result in a lien/special assessment against the property. As a courtesy a summary of general fee information is included

Sincerely,

**Caitlyn Murray**  
Code Enforcement Inspector II  
(510) 583-8543  
caitlyn.murray@hayward-ca.gov



**CITY OF HAYWARD**  
Development Services Department  
Code Enforcement Division  
777 B Street, Hayward, CA 94541-5007,  
(510)583-4143 - Fax: (510)583-4994 -

|  |  |
|--|--|
| Violation<br>Notice                    | Case Number: <b>CE-TRLENF-2025-00071</b> |
|  | Case Type: CH- Tobacco Retail Standards  |
|  | Date Case Established: 11/05/2025        |
|  | Last Inspection Date: 11/20/2025         |
| Compliance Deadline: <b>01/12/2026</b> |  |

NOV-015654-2025

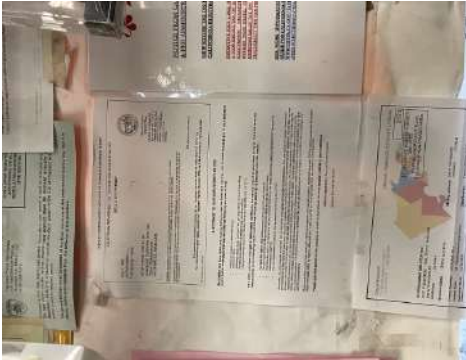
**CASE IMAGES:**

IMG\_2878.JPG



Notes:11/20/25

IMG\_2881.JPG



Notes:11/20/25

IMG\_2884.JPG



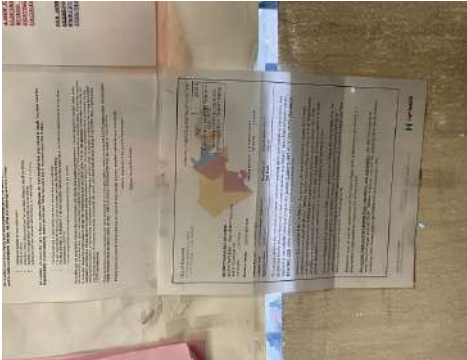
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IMG\_2879.JPG



Notes:11/20/25

IMG\_2882.JPG



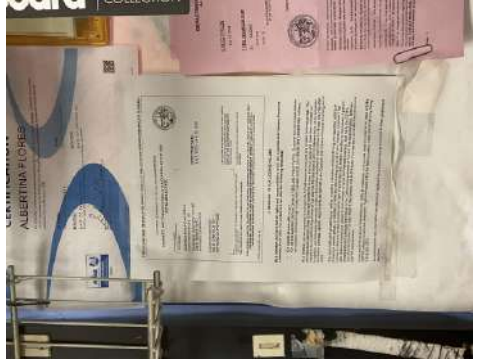
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IMG\_2885.JPG



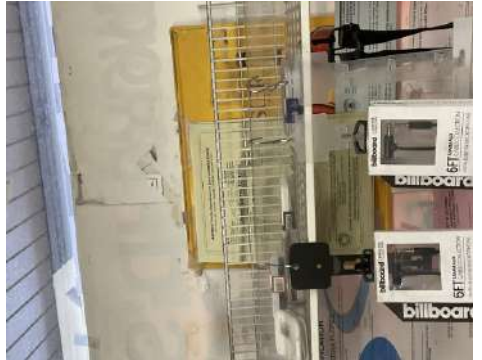
Notes:11/20/25

IMG\_2880.JPG



Notes:11/20/25

IMG\_2883.JPG



Notes:11/20/25

IMG\_2886.JPG



Notes:11/20/25



**CITY OF HAYWARD**  
Development Services Department  
Code Enforcement Division  
777 B Street, Hayward, CA 94541-5007,  
(510)583-4143 - Fax: (510)583-4994 -

|  |   |
|--|---|
| Case Number: <b>CE-TRLENF-2025-00071</b> |   |
| <b>Violation Notice</b>                  | Case Type: CH- Tobacco Retail Standards |
|  | Date Case Established: 11/05/2025       |
|  | Last Inspection Date: 11/20/2025        |
| Compliance Deadline: <b>01/12/2026</b>   |   |

NOV-015654-2025

IMG\_2887.JPG



Notes:11/20/25

IMG\_2888.JPG



Notes:11/20/25



**CITY OF HAYWARD**  
Development Services Department  
Code Enforcement Division  
777 B Street, Hayward, CA 94541-5007,  
(510)583-4143 - Fax: (510)583-4994 -

|  |  |
|--|--|
| <b>Violation<br/>Notice</b>            | <b>Case Number: CE-TRLENF-2025-00071</b>       |
|  | <b>Case Type: CH- Tobacco Retail Standards</b> |
|  | <b>Date Case Established: 11/05/2025</b>       |
|  | <b>Last Inspection Date: 11/20/2025</b>        |
| <b>Compliance Deadline: 01/12/2026</b> |  |

**NOV-015654-2025**

**PROOF OF SERVICE**

**STATE OF CALIFORNIA, COUNTY OF ALAMEDA**

I, Caitlyn Murray, am over the age of 18 and employed by the City of Hayward, 777, "B" Street, Hayward, Alameda County, California 94541.

On December 11, 2025, I served the following document(s) on the interested parties in this action by sending true copies as shown below for service as designated below:

- 1) Letter to Owner, APN:465-0005-001-06 , Case #: CE-TRLENF-2025-00071

**SERVICE BY U.S. MAIL UNDER THE LAWS OF THE STATE OF CALIFORNIA**

NGUYEN THREE SISTERS PROPERTIES LLC  
39 ADRIAN TER  
SAN RAFAEL , CA 94903-4154

I am familiar with this business' practice for collection and processing of correspondence for mailing, and that correspondence will be enclosed in a sealed envelope with postage fully prepaid and deposited with the U.S. Postal Service on the date herein above in the ordinary course of business at Hayward, California.

I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.

Executed on December 11, 2025, at Hayward, California.

**Caitlyn Murray**  
Code Enforcement Inspector II





**CITY OF HAYWARD**  
**Development Services Department**  
**Code Enforcement Division**  
 777 B Street, Hayward, CA 94541-5007,  
 (510)583-4143 - Fax: (510)583-4994 -  
 www.hayward-ca.gov

Case Number: **CE-TRLENF-2025-00071**

Case Type: CH- Tobacco Retail Standards  
 Date Case Established: 11/05/2025  
 Failed Inspection Date: 01/14/2026  
 Next Inspection Date: 04-Mar-2026 ...

CIT-001868-2026

## ADMINISTRATIVE PENALTY AND FEE NOTICE

You may request an Administrative Hearing within fifteen (15) calendar days from the date of this letter to dispute the facts of the violation(s) under the Hayward Municipal Code. The completed form and hearing fee must be submitted to the City of Hayward Revenue Division, 777 B St., Hayward, Ca 94541. For additional information please see the City of Hayward website at [www.hayward-ca.gov](http://www.hayward-ca.gov) or call (510) 583-4600.

**Administrative Hearing Fee: \$1,276.00**

An inspection will be conducted on **Wednesday, March 4, 2026** ..., to verify compliance and determine any necessary corrections. Your presence or that of an adult over the age of 18 is required. Pets must be secured during the inspection. Fees and penalties may apply as noted pursuant to the most recently adopted City of Hayward Master Fee Schedule. **Note: When applicable the City will communicate with non-profit agencies to refer homeless individuals to services prior to abatement.**

Please join us in maintaining a clean, safe and attractive neighborhood for all residents. If you have any questions or wish to schedule an alternate inspection date, please call (510) 583-8543.

Sincerely,

**Caitlyn Murray**  
 Code Enforcement Inspector II  
 (510) 583-8543  
[caitlyn.murray@hayward-ca.gov](mailto:caitlyn.murray@hayward-ca.gov)



**CITY OF HAYWARD**  
Development Services Department  
Code Enforcement Division  
777 B Street, Hayward, CA 94541-5007,  
(510)583-4143 - Fax: (510)583-4994 -  
www.hayward-ca.gov

|   |
|---|
| Case Number: <b>CE-TRLENF-2025-00071</b>  |
| Case Type: CH- Tobacco Retail Standards<br>Date Case Established: 11/05/2025<br>Failed Inspection Date: 01/14/2026<br>Next Inspection Date: 04-Mar-2026 |

CIT-001868-2026

## ADMINISTRATIVE PENALTY AND FEE NOTICE

**CASE IMAGES:**

IMG\_2878.JPG



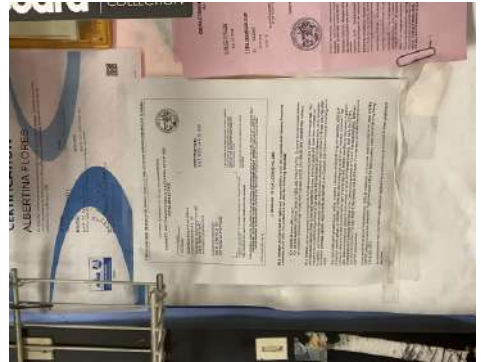
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IMG\_2879.JPG



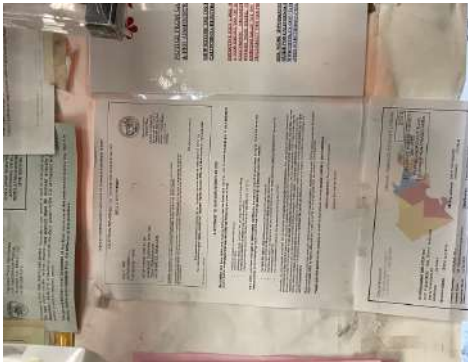
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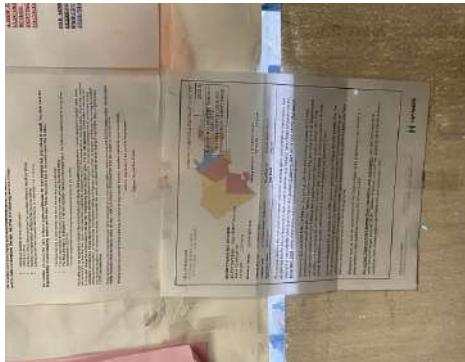
Notes:11/20/25

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Notes:11/20/25

IMG\_2882.JPG



Notes:11/20/25

IMG\_2883.JPG



Notes:11/20/25

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Notes:11/20/25

IMG\_2885.JPG



Notes:11/20/25

IMG\_2886.JPG



Notes:11/20/25



**CITY OF HAYWARD**  
 Development Services Department  
 Code Enforcement Division  
 777 B Street, Hayward, CA 94541-5007,  
 (510)583-4143 - Fax: (510)583-4994 -  
 www.hayward-ca.gov

Case Number: **CE-TRLENF-2025-00071**

Case Type: CH- Tobacco Retail Standards  
 Date Case Established: 11/05/2025  
 Failed Inspection Date: 01/14/2026  
 Next Inspection Date: 04-Mar-2026

CIT-001868-2026

## ADMINISTRATIVE PENALTY AND FEE NOTICE

IMG\_2887.JPG



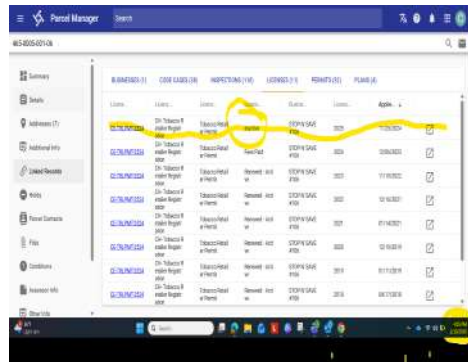
Notes:11/20/25

IMG\_2888.JPG



Notes:11/20/25

Screenshot 2026-02-10 160628.



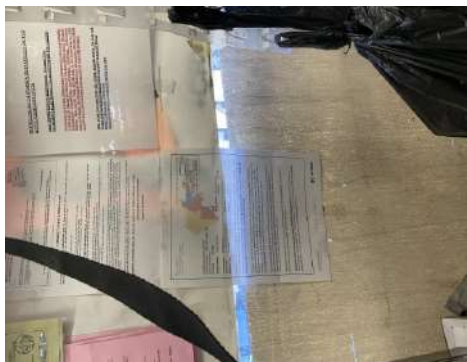
Notes:TRL Inactive 02/10/26

IMG\_3363.JPG



Notes:01/14/26

IMG\_3364.JPG



Notes:01/14/26

IMG\_3365.JPG



Notes:01/14/26

IMG\_3366.JPG



Notes:01/14/26

IMG\_3367.JPG



Notes:01/14/26



**CITY OF HAYWARD**  
Development Services Department  
Code Enforcement Division  
777 B Street, Hayward, CA 94541-5007,  
(510)583-4143 - Fax: (510)583-4994 -  
www.hayward-ca.gov

|  |
|--|
| Case Number: <b>CE-TRLENF-2025-00071</b> |
| Case Type: CH- Tobacco Retail Standards  |
| Date Case Established: 11/05/2025        |
| Failed Inspection Date: 01/14/2026       |
| Next Inspection Date: 04-Mar-2026        |

CIT-001868-2026

## ADMINISTRATIVE PENALTY AND FEE NOTICE

### PROOF OF SERVICE

#### STATE OF CALIFORNIA, COUNTY OF ALAMEDA

I, Caitlyn Murray, am over the age of 18 and employed by the City of Hayward, 777, "B" Street, Hayward, Alameda County, California 94541.

On February 11, 2026, I served the following document(s) on the interested parties in this action by sending true copies as shown below for service as designated below:

- 1) Letter to Owner, APN:465-0005-001-06 , Case #: CE-TRLENF-2025-00071

#### SERVICE BY U.S. MAIL UNDER THE LAWS OF THE STATE OF CALIFORNIA

NGUYEN THREE SISTERS PROPERTIES LLC  
39 ADRIAN TER  
SAN RAFAEL , CA 94903-4154

I am familiar with this business' practice for collection and processing of correspondence for mailing, and that correspondence will be enclosed in a sealed envelope with postage fully prepaid and deposited with the U.S. Postal Service on the date herein above in the ordinary course of business at Hayward, California.

I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.

**Caitlyn Murray**

Code Enforcement Inspector II

**INVOICE (EG26-01027)  
FOR CITY OF HAYWARD**

NGUYEN THREE SISTERS

**39 ADRIAN TER  
SAN RAFAEL , CA 949**



| INVOICE NUMBER | INVOICE DATE | INVOICE DUE DATE | INVOICE STATUS | INVOICE DESCRIPTION |
|----------------|--------------|------------------|----------------|---------------------|
| EG26-01027     | 02/10/2026   | 03/12/2026       | Due            | NONE                |

| CODE CASE NUMBER     | FEE NAME                             | TOTAL             |
|----------------------|--------------------------------------|-------------------|
| CE-TRLENF-2025-00071 | CE Code Enforcement Reinspection Fee | \$696.00          |
|                      | CE Tobacco Ordinance 2nd Offense     | \$3,000.00        |
| <b>SUBTOTAL</b>      |                                      | <b>\$3,696.00</b> |

| REMITTANCE INFORMATION                           |
|--|
| City of Hayward<br>777 B St<br>Hayward, CA 94541 |

**TOTAL** **\$3,696.00**

Please write the Invoice Number on Your Check  
Make Check payable to: CITY OF HAYWARD

THERE WILL BE A \$25.00 CHARGE FOR EACH RETURNED CHECK.  
TO PAY IN ONLINE: Go to <https://www.hayward-ca.gov/epermits> and search for the Invoice number



**CITY OF HAYWARD**  
**Development Services Department**  
**Code Enforcement Division**  
 777 B Street, Hayward, CA 94541-5007,  
 (510)583-4143 - Fax: (510)583-4994 -  
 www.hayward-ca.gov

|   |
|---|
| <b>Case Number: CE-TRLENF-2025-00071</b>  |
| Case Type: CH- Tobacco Retail Standards<br>Date Case Established: 11/05/2025<br>Failed Inspection Date: 03/04/2026<br>Next Inspection Date: 25-Mar-2026 ... |

CIT-002725-2026

## ADMINISTRATIVE PENALTY AND FEE NOTICE

**Property Owner:** NGUYEN THREE SISTERS PROPERTIES LLC

**Mailing Address**

NGUYEN THREE SISTERS PROPERTIES LLC  
 39 ADRIAN TER  
 SAN RAFAEL, CA 94903-4154

Dear property owner/tenant: A recent reinspection of the subject property showed that the following violations were not satisfactorily corrected in accordance with the Notice of Violation mailed to the property owner(s), and continue to be in violation of Hayward Municipal Code (HMC), California Building Code (CBC), California Health and Safety Code (CHS) and/or other adopted ordinances. A failed inspection and penalty fee has been assessed for continued non-compliance. Invoice is attached to this letter. Please resolve all remaining violations by the next reinspection date to avoid additional fees and penalties.

**Property Location:**

338 W Tennyson Rd  
 Hayward, CA 94544

**Parcel**

465-0005-001-06

**VIOLATIONS/CORRECTIONS:**

|  |              |                                    |
|--|--------------|------------------------------------|
| <b>Violation:</b> HMC SEC. 10-1.2785 - TOBACCO RETAIL LICENSE - Expired or Lack of Tobacco Retail License<br>Tobacco Retail License  |              |                                    |
| <b>Corrective Action:</b> Obtain required Tobacco Retail License and comply with all Requirements and Operational Standards for Tobacco Retail Sales Establishments set forth in SEC.10-1.2780 through 10-1.2795 of the Hayward Municipal Code.<br><br>CE-TRLPMT-2524 is delinquent, pay all outstanding fees to reinstate the Tobacco Retail License for the establishment. This will include all outstanding fees to reinstate the Business License. |              |                                    |
| <b>Unit:</b>   | <b>Area:</b> | <b>Compliance Date:</b> 01/12/2026 |



**CITY OF HAYWARD**  
**Development Services Department**  
**Code Enforcement Division**  
 777 B Street, Hayward, CA 94541-5007,  
 (510)583-4143 - Fax: (510)583-4994 -  
 www.hayward-ca.gov

Case Number: **CE-TRLENF-2025-00071**

Case Type: CH- Tobacco Retail Standards  
 Date Case Established: 11/05/2025  
 Failed Inspection Date: 03/04/2026  
 Next Inspection Date: 25-Mar-2026 ...

CIT-002725-2026

## ADMINISTRATIVE PENALTY AND FEE NOTICE

You may request an Administrative Hearing within fifteen (15) calendar days from the date of this letter to dispute the facts of the violation(s) under the Hayward Municipal Code. The completed form and hearing fee must be submitted to the City of Hayward Revenue Division, 777 B St., Hayward, Ca 94541. For additional information please see the City of Hayward website at [www.hayward-ca.gov](http://www.hayward-ca.gov) or call (510) 583-4600.

**Administrative Hearing Fee: \$1,276.00**

An inspection will be conducted on **Wednesday, March 25, 2026**, to verify compliance and determine any necessary corrections. Your presence or that of an adult over the age of 18 is required. Pets must be secured during the inspection. Fees and penalties may apply as noted pursuant to the most recently adopted City of Hayward Master Fee Schedule. **Note: When applicable the City will communicate with non-profit agencies to refer homeless individuals to services prior to abatement.**

Please join us in maintaining a clean, safe and attractive neighborhood for all residents. If you have any questions or wish to schedule an alternate inspection date, please call (510) 583-8543.

Sincerely,

**Caitlyn Murray**  
 Code Enforcement Inspector II  
 (510) 583-8543  
[caitlyn.murray@hayward-ca.gov](mailto:caitlyn.murray@hayward-ca.gov)



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## ADMINISTRATIVE PENALTY AND FEE NOTICE

**CASE IMAGES:**

IMG\_2878.JPG



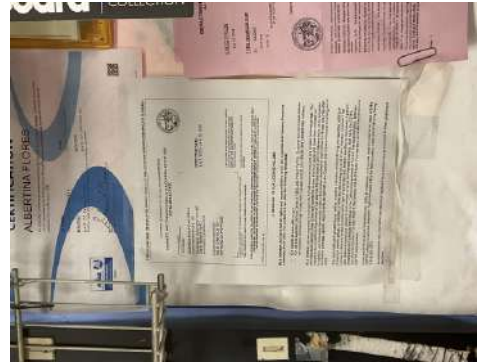
Notes:11/20/25

IMG\_2879.JPG



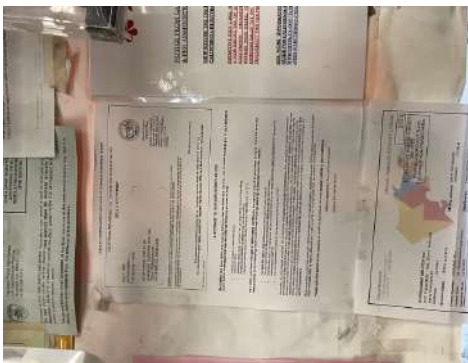
Notes:11/20/25

IMG\_2880.JPG



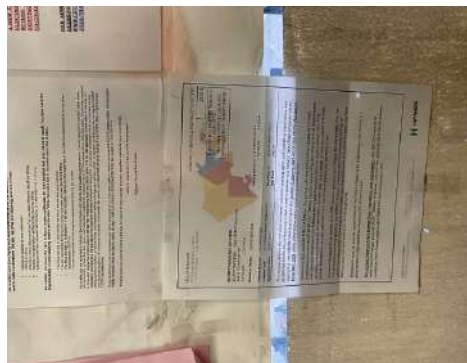
Notes:11/20/25

IMG\_2881.JPG



Notes:11/20/25

IMG\_2882.JPG



Notes:11/20/25

IMG\_2883.JPG



Notes:11/20/25

IMG\_2884.JPG



Notes:11/20/25

IMG\_2885.JPG



Notes:11/20/25

IMG\_2886.JPG



Notes:11/20/25



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|   |
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CIT-002725-2026

### ADMINISTRATIVE PENALTY AND FEE NOTICE

IMG\_2887.JPG



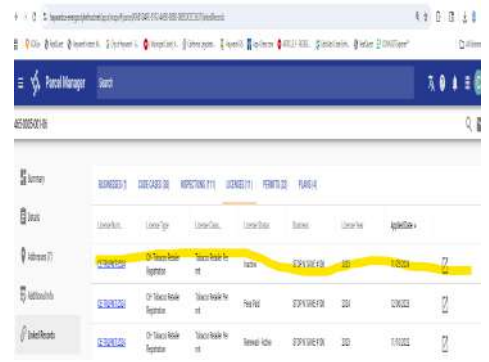
Notes:11/20/25

IMG\_2888.JPG



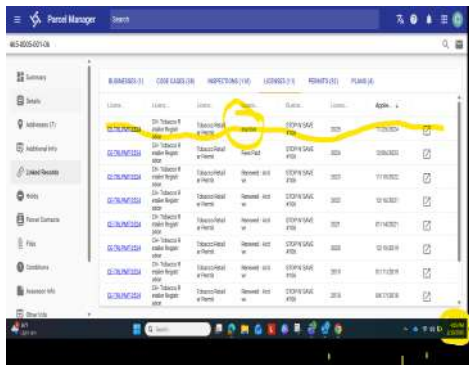
Notes:11/20/25

Screenshot 2026-03-04 094311.



Notes:TRL License - Inactive 03/04/26

Screenshot 2026-02-10 160628.



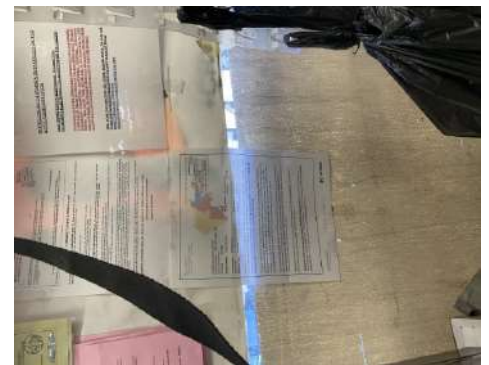
Notes:TRL Inactive 02/10/26

IMG\_3363.JPG



Notes:01/14/26

IMG\_3364.JPG



Notes:01/14/26

IMG\_3365.JPG



Notes:01/14/26

IMG\_3366.JPG



Notes:01/14/26

IMG\_3367.JPG



Notes:01/14/26



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CIT-002725-2026

## ADMINISTRATIVE PENALTY AND FEE NOTICE

### PROOF OF SERVICE

#### STATE OF CALIFORNIA, COUNTY OF ALAMEDA

I, Caitlyn Murray, am over the age of 18 and employed by the City of Hayward, 777, "B" Street, Hayward, Alameda County, California 94541.

On March 4, 2026, I served the following document(s) on the interested parties in this action by sending true copies as shown below for service as designated below:

- 1) Letter to Owner, APN:465-0005-001-06 , Case #: CE-TRLENF-2025-00071

#### SERVICE BY U.S. MAIL UNDER THE LAWS OF THE STATE OF CALIFORNIA

NGUYEN THREE SISTERS PROPERTIES LLC  
39 ADRIAN TER  
SAN RAFAEL , CA 94903-4154

I am familiar with this business' practice for collection and processing of correspondence for mailing, and that correspondence will be enclosed in a sealed envelope with postage fully prepaid and deposited with the U.S. Postal Service on the date herein above in the ordinary course of business at Hayward, California.

I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.

**Caitlyn Murray**

Code Enforcement Inspector II

**INVOICE (EG26-01623)  
FOR CITY OF HAYWARD**

NGUYEN THREE SISTERS

**39 ADRIAN TER  
SAN RAFAEL, CA 949**



| INVOICE NUMBER | INVOICE DATE | INVOICE DUE DATE | INVOICE STATUS | INVOICE DESCRIPTION |
|----------------|--------------|------------------|----------------|---------------------|
| EG26-01623     | 03/04/2026   | 04/03/2026       | Due            | NONE                |

| CODE CASE NUMBER     | FEE NAME                             | TOTAL             |
|----------------------|--------------------------------------|-------------------|
| CE-TRLENF-2025-00071 | CE Code Enforcement Reinspection Fee | \$696.00          |
|                      | CE Tobacco Ordinance 3rd Offense     | \$5,000.00        |
| <b>SUBTOTAL</b>      |                                      | <b>\$5,696.00</b> |

| REMITTANCE INFORMATION                           |
|--|
| City of Hayward<br>777 B St<br>Hayward, CA 94541 |

**TOTAL \$5,696.00**

Please write the Invoice Number on Your Check  
Make Check payable to: CITY OF HAYWARD

THERE WILL BE A \$25.00 CHARGE FOR EACH RETURNED CHECK.  
TO PAY IN ONLINE: Go to <https://www.hayward-ca.gov/epermits> and search for the Invoice number