



NOTICE OF ALLEGED VIOLATION

City of Sacramento  
Community Development Department  
Neighborhood Code Compliance Division  
300 Richards Blvd, 3rd Floor Sacramento, CA 95811

|                                 |                                     |                     |                        |
|---------------------------------|-------------------------------------|---------------------|------------------------|
| Violation Case No:<br>26-003780 | Location of Violation:<br>4880 T ST | Date:<br>01/29/2026 | APN:<br>01101350100000 |
|---------------------------------|-------------------------------------|---------------------|------------------------|

26-003780 / 4880 T ST NOTALLEGVIO  
JACKIE BARITELL TRUST  
4880 T ST  
SACRAMENTO CA 95819

The following checked violation(s) are alleged to exist on your property:

- |                                                                      |                                                                                  |
|----------------------------------------------------------------------|----------------------------------------------------------------------------------|
| 1. <input type="checkbox"/> Outdoor storage of junk and debris       | 15. <input type="checkbox"/> Fence height: Front yard                            |
| 2. <input type="checkbox"/> Inoperable or dismantled vehicles        | 16. <input type="checkbox"/> Fence height: Street side yard                      |
| 3. <input type="checkbox"/> Dangerous, unsightly, blighted condition | 17. <input type="checkbox"/> Fence: Prohibited materials                         |
| 4. <input type="checkbox"/> Minor vehicle repair                     | 18. <input type="checkbox"/> Fence: Maintenance requirements                     |
| 5. <input type="checkbox"/> Major vehicle repair                     | 19. <input type="checkbox"/> Fence: Swimming pool fencing                        |
| 6. <input type="checkbox"/> Vehicle parking on unimproved surface    | 20. <input type="checkbox"/> Semi-trucks: Parked on private property             |
| 7. <input type="checkbox"/> Boat storage                             | 21. <input checked="" type="checkbox"/> Noise: Mechanical device                 |
| 8. <input type="checkbox"/> Landscape: Dead, decaying grass/weeds    | 22. <input type="checkbox"/> Noise: Portable gas power leaf blowers              |
| 9. <input type="checkbox"/> Landscape: Unmaintained yard             | 23. <input type="checkbox"/> Trailer coach/Motor home: Setback area              |
| 10. <input type="checkbox"/> Landscape: Lack of required Landscaping | 24. <input type="checkbox"/> Trailer coach/Motor home: Occupied                  |
| 11. <input type="checkbox"/> Landscape: Clearance                    | 25. <input type="checkbox"/> Garage/Yard Sales: Continuous sales                 |
| 12. <input type="checkbox"/> Landscape: Clear view zone obstructions | 26. <input type="checkbox"/> Vacant Lot: Registration                            |
| 13. <input type="checkbox"/> Landscape: Right-of-way overgrowth      | 27. <input type="checkbox"/> Vacant Lot: Required Signage                        |
| 14. <input type="checkbox"/> Landscape: Unmaintained easements       | 28. <input type="checkbox"/> Graffiti: Prohibition                               |
|                                                                      | 29. <input checked="" type="checkbox"/> Other: 8.68.060 Exterior noise standards |

If you have and/or are in receipt of this notice, you either own or are otherwise "in control" (i.e. live in, lease, or manage) of this property and you are required to maintain such property pursuant to S.C.C section 8.04.060. You are responsible for correcting such violations within 21 days of the date noted above whether the box is checked or not.

-IMPORTANT-

Please read the Violation Description and Corrections List that is attached to this Notice. You are responsible for correcting all code violations within 21 days.

The City of Sacramento received a complaint alleging violation(s) of the Sacramento City Code exist(s) on the property you own at the address listed. The city is requesting you voluntarily comply and correct the violation(s). Property owners are responsible for the correction of any violation(s) that may exist and are also subject to any cost recovery fees and/or administrative penalties assessed for non-compliance.

If you would like more information or if you would like to get your case closed, please contact the Code Liaison below between the hours of 9:00 AM and 4:00 PM, Monday through Friday at (916) 808-2633 (808-CODE) or CL@cityofsacramento.org.

Code Liaison:  
Code Liaison Officer

METHOD OF SERVICE - FIRST CLASS MAIL

- ☒ Property Owner  
☒ Tenant/Occupant

# RECEIVED A LETTER FROM CODE ENFORCEMENT?

## HERE'S WHAT TO DO!

You received the enclosed notice because a complaint was filed alleging violations of City code occurring at your property. Our Code Enforcement staff aim to educate the community on City code while working together to resolve violations.

Worried about a Code Enforcement officer showing up at your door or a possible fee? A Code Enforcement officer may only respond if the Code Liaison is unable to resolve your case.

### COMPLAINT RECEIVED

The City receives a complaint about alleged code violations at your property. Our Code Enforcement team begins further review.

### LETTER SENT

Our Department sends a letter informing you of the alleged code violations. You have 21 days to correct the violations or contact the Code Liaison for additional information and assistance.

### STAFF COORDINATION

Contact our Code Liaison for further assistance and guidance through the process: 916-808-CODE (2633) or [CodeLiaison@cityofsacramento.org](mailto:CodeLiaison@cityofsacramento.org). Please allow three to four days for a return call.

### PHOTOS SUBMITTED

You can submit photographs of your property to assist with your case.

### CASE REVIEWED

The Code Liaison reviews and determines if your property is in compliance. If needed, a Code Enforcement officer will visit your property and conduct an inspection.

### COMPLIANCE ACHIEVED

Our goal is to help with the notice you received, gain voluntary compliance and close your case.

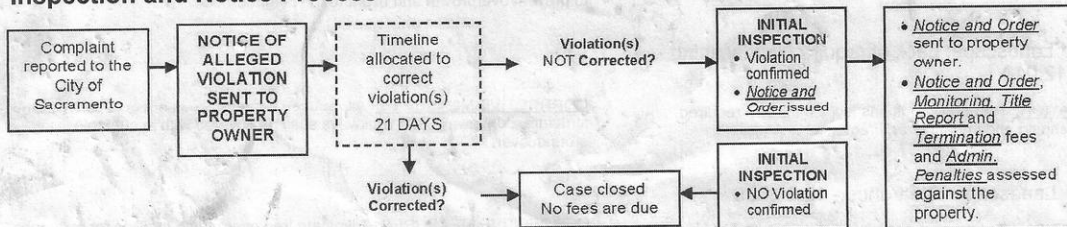
City of  
**SACRAMENTO**  
Community Development

Done. Together.



Español | 中文 | Tagalog | Tiếng Việt | Hmoeb | Русский

## 5. Inspection and Notice Process



### Complaint Type - Section /Violation

#### 1) Outdoor storage of junk and debris - 8.04.100

**VIOLATION:** Outdoor storage and accumulation of miscellaneous junk, trash, rubbish and debris including dirt, sand, gravel, concrete or similar materials discarded on the premises creating a public nuisance to the neighborhood.

#### 2) Inoperable or dismantled vehicles - 8.04.100

**VIOLATION:** Keeping and/or storage of any abandoned, inoperable, partially dismantled junk vehicle and/or vehicle parts discarded or left in a state of disrepair creating a public nuisance to the neighborhood.

#### 3) Dangerous, unsightly, blighted condition - 8.04.100

**VIOLATION:** Any dangerous, unsightly, or blighted condition which is detrimental to the health, safety or welfare of the public.

#### 4) Minor Vehicle Repair - 10.52.020

**VIOLATION:** Vehicle maintenance, repair, or replacement of engine component parts including oil changes, lamp replacement and flat tires on vehicle(s) that is not currently registered to the current occupant of the premises; repair work exceeds 48-hours; and upon more than two (2) vehicles at one time.

#### 5) Major Vehicle Repair - 10.52.030

**VIOLATION:** Vehicle maintenance, repair or replacement or removal of engines, engine rebuilding, repair of internal components, transmissions differentials and axles, dismantling vehicles and body work.

#### 6) Vehicle parking on unimproved surface - 10.44.010, 17.612.010 (A-1-d)

**VIOLATION:** Vehicles parked on the lawn or other unimproved surface area of the property.

#### 7) Boat Storage - 8.04.480

**VIOLATION:** Storage of any boat or vessel in any residential zone that is visible from the public right-of-way that is not currently registered to the occupant of the premises and parked on a paved surface.

#### 8) Landscape: Dead, decaying grass/weeds - 17.612.010, 8.100.650

**VIOLATION:** Lack of proper landscape maintenance causing overgrown, dead, decaying vegetation creating a public nuisance to the neighborhood.

#### 9) Landscape: Unmaintained yard - 17.612.010

**VIOLATION:** Allowing dry or green grass/weeds/bushes to cultivate uncontrollably creating a public nuisance to the

### Corrections Required

**CORRECTIVE MEASURES:** Remove and properly dispose all miscellaneous junk, trash, rubbish or debris from the property.

**CORRECTIVE MEASURES:** Repair or remove from the premises, or enclose vehicle(s) in garage.

**\*You may be required to demonstrate operability of vehicles stored on your property\***

**CORRECTIVE MEASURES:** Correct all violations on your property. Maintain your property so that it remains free from dangerous, unsightly or blighted conditions.

**CORRECTIVE MEASURES:** The vehicle undergoing repair work must be registered to a current occupant of the premises; repair work shall not exceed 48-hours if work is performed outside a fully enclosed structure; no more than two (2) vehicles can be repaired at one time on the same premises or by the same person.

**CORRECTIVE MEASURES:** Repair work must be performed within a fully enclosed building; vehicle under repair is registered to a current occupant of the premises; no more than two (2) vehicles can be repaired at one time on the same premises or by the same person.

**CORRECTIVE MEASURES:** Vehicles including automobiles, boats, campers, trailers and other recreational vehicles on private property must be parked on a solid surface such as asphalt or concrete. Parking on the grass, dirt, crushed granite, or other type of rock material does not meet the code requirements.

**CORRECTIVE MEASURES:** Remove from the premises or register boat or vessel to the current occupant of the premises. Boat and trailer must be parked on solid parking surface.

**CORRECTIVE MEASURES:** Maintain property appearance by mowing, trimming and continued maintenance as often as necessary, performing any necessary handwork along fence lines, sidewalks, parkways, driveways streets, or structures to prevent overgrowth and blight to the neighborhood.

**CORRECTIVE MEASURES:** Maintain property appearance by mowing, trimming and continued maintenance as often as necessary, performing any necessary

20) Semi-trucks: Parked on private property -  
10.44.020

VIOLATION: Residential Districts Commercial semi-trailer truck with GVWR of 10,000 pounds parked Off-Street on residential property.

CORRECTIVE MEASURES: Discontinue parking commercial semi-trailer truck on your residential property. Commercial vehicles having a gross vehicle weight rating of 10,000 pounds or more are prohibited from parking on private property within a residential district including street frontages contiguous to schools, colleges, universities, and hospitals.

21) Noise: Mechanical Device - 8.68

VIOLATION: Operating or permitting the use of any mechanical device, apparatus or equipment in such a manner that exceeds the maximum noise level standards set forth in the Sacramento City Code.

CORRECTIVE MEASURES: Minimize excessive or unnecessary noise to a reasonable level. Control the level of noise in a manner that promotes the use, value, and enjoyment of property, conduct of business, sleep and repose and reduces unnecessary and excessive sound in the environment.

22) Noise: Portable gas power leaf blowers -  
8.68.180

VIOLATION: Operating or permitting the use of a portable gasoline powered leaf blower outside the permitted hours.

CORRECTIVE MEASURES: Allowable hours are permitted between 9:00 AM to 6:00 PM Monday through Saturday and between the hours of 10:00 AM to 4:00 PM on Sunday.

23) Trailer coach/Motor home: Setback area -  
15.140.020 (B)

VIOLATION: Unlawful to permanently keep or maintain, and/or store on residential property any travel trailer or motorhome within the setback area of a dwelling.

CORRECTIVE MEASURES: Except for loading and unloading, travel trailer must be removed from the setback areas and parked on an approved surface.

24) Trailer coach/Motor home: Occupied -  
15.140.020

VIOLATION: Unlawful to occupy a trailer, auto coach, trailer coach or travel trailer for longer than forty-eight (48) hours outside of a permitted auto and trailer camp.

CORRECTIVE MEASURES: Discontinue occupancy of trailer, auto coach, trailer coach, travel trailer or motorhome.

25) Garage/Yard Sales: Continuous sales -  
5.88.200

VIOLATION: Continuous or ongoing garage/yard sales occurring at the property.

CORRECTIVE MEASURES: Garage/yard sales may occur once per calendar year and not to exceed two consecutive days.

26) Vacant Lot: Registration - 8.136.030

VIOLATION: Failure to maintain appropriate registration status for the property with the Vacant Lot Program.

CORRECTIVE MEASURES: Ensure all necessary registration fees are paid and current registration information has been provided to the City as required, including contact information for the property owner and a local representative.

27) Vacant Lot: Required Signage - 8.136.060 (C)

VIOLATION: Failure to display the required minimum signage of four (4) feet by four (4) feet at the property with contact information for the property owner or local contact with letters not less than six (6) inches high.

CORRECTIVE MEASURES: Install required signage on the property in a place clearly visible from the public right-of-way.

28) Graffiti Prohibition - 8.24.040 A

VIOLATION: Prohibition. No property owner shall permit his or her property that has been defaced with graffiti to remain so defaced for more than ten (10) calendar days after receiving notification from Code Compliance.

CORRECTIVE MEASURES: Remove all graffiti on the property within 10 calendar days from receiving this notice.

29) Other:

VIOLATION: 8.68.060 Exterior noise standards

CORRECTIVE MEASURES: A. The following noise standards unless otherwise specifically indicated in this article shall apply to all agricultural and residential properties. 1. From seven a.m. to ten p.m. the exterior noise standard shall be fifty-five (55) dBA. 2. From ten p.m. to seven a.m. the exterior noise standard shall be fifty (50) dBA.

neighborhood.

handwork along fence lines, sidewalks, parkways, driveways streets, or structures to prevent overgrowth and blight to the neighborhood.

10) Landscape: Lack of required landscaping - 17.612.010

VIOLATION: Property conditions lacks minimum required landscaping and irrigation requirements.

CORRECTIVE MEASURES: All required setback areas not occupied by other structures, driveways and walkways shall be covered with acceptable living groundcover.

11) Landscape: Clearance - 12.56.080

VIOLATION: Trees are overgrown and do not allow for the proper required clearance above the street and/or sidewalk.

CORRECTIVE MEASURES: Eliminate tree overgrowth to allow for clearance eight (8) feet above the sidewalk and fourteen (14) feet above the street/alley. Ensure the tree does not obstruct any traffic signs or devices.

12) Landscape: Clear view zone obstructions - 12.28.010 (Corner Lots) / 17.612.010 (Driveways) (A-1-c)

VIOLATION: Landscaping plants (trees, shrubs, hedges and bushes, other plant materials and non-plant obstructions) exceeds the clear-zone height limitations on corner lots and/or driveways abutting the street or sidewalk.

CORRECTIVE MEASURES: Eliminate sight obstruction by removing and/or trimming the obstructing hedge, shrub, tree limbs to a maximum height of three feet six inches on corner lots and driveways. Trees must be maintained free of branches a minimum five feet above finished grade.

13) Landscape: Right-of-Way overgrowth - 17.612.010

VIOLATION: Landscaping plants (trees, shrubs, hedges and bushes or other plant materials) project beyond the property line of the property abutting the right-of-way and/or projects over the right-of-way obstructing the view of traffic and prevents pedestrian use constituting a hazard to drivers or pedestrians.

CORRECTIVE MEASURES: Remove and/or trim any landscaping plants, branches or groundcover that extends over the property line into the sidewalk and/or street.

14) Landscape: Unmaintained easements - 12.56.080 (C)

VIOLATION: Lack of maintenance (allowing weeds and other obstructions to) in easements and unpaved areas adjacent to public street right-of-way.

CORRECTIVE MEASURES: Maintain the grounds of maintenance easements; maintenance includes watering as needed and keeping such easements and unpaved areas free from weeds or any obstructions contrary to public safety.

15) Fence height: Front yard - 17.620.110

VIOLATION: Front yard fence located in the setback area exceeds maximum height of four (4) feet.

CORRECTIVE MEASURES: Reduce existing fence height to four (4) feet.

16) Fence height: Street side yard - 17.620.110

VIOLATION: Side yard fence located within the street side yard setback area exceeds maximum height of four (4) feet.

CORRECTIVE MEASURES: Reduce fence height to four (4) feet.

17) Fence: Prohibited materials - 15.156.020

VIOLATION: Illegal fence constructed on your property using prohibited materials (cast-off, second-hand materials) not originally intended for use for constructing or maintaining a fence.

CORRECTIVE MEASURES: Remove existing prohibited materials, and replace with approved permanent material such as wood, stone, rock, concrete block, masonry brick, brick or decorative wrought iron or other material approved by the Urban Design Manager.

18) Fence: Maintenance requirements - 15.156.020 (C)

VIOLATION: Improper maintenance of existing fence causing potential hazard and a public nuisance causing blight to the neighborhood.

CORRECTIVE MEASURES: All fences, walls, trellises and gates must be maintained in good condition. Deteriorated materials must be repaired, replaced or removed (if applicable).

19) Fence: Swimming pool fencing - 15.64.070

VIOLATION: Swimming pool is not properly fenced and/or is unfenced (including self-latching gate) to prevent access to the pool from other than from within the building.

CORRECTIVE MEASURES: Repair fence to eliminate access opening AND/OR Construct new fence with minimum height of five feet with no openings or projections or other facilities that would make such fence conducive to climbing by a child. If vertical members are supported by top and bottom rails connected to posts, the space between each vertical member shall not exceed five inches AND Install self-latching device to gate and maintain gate closure at all times.

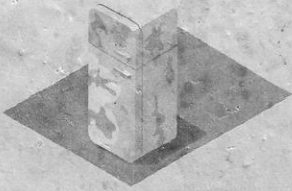
# ABOUT CODE LIAISON

The Code Liaison program was launched to improve communication with City residents. The liaison is assigned to facilitate compliance and resolve complaints without involving a Code Enforcement officer.

## THE LIAISON IS AVAILABLE TO:

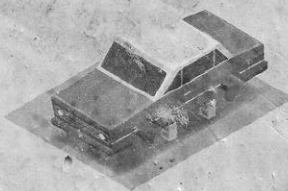
- resolve complaints
- provide general information regarding Code Enforcement processes
- assist with questions pertaining to Code Enforcement cases
- connect residents to our field staff
- provide educational material to help inform our residents of City code requirements

## TOP 5 MOST COMMON COMPLAINTS



### JUNK AND DEBRIS

You must maintain your front, side and rear yard free and keep clear of junk and debris.



### INOPERABLE VEHICLES

Vehicles stored on private property must be maintained and in working condition. The owner of a vehicle must start and drive a vehicle upon request without having to install any parts.



### UNMAINTAINED LANDSCAPING

Landscaping in your front, side and rear yard must be maintained to avoid overgrowth, rodent harborage and encroachment onto sidewalks and public property.



### PARKING REQUIREMENTS

Vehicles stored on your property must be parked on asphalt or cement. The City code prohibits the parking of vehicles on dirt, gravel, grass or permeable surfaces.



### RECREATIONAL VEHICLES ON DRIVEWAYS

Recreational vehicles cannot be stored within the front setback, which is the first 25 feet of your property.

City of  
**SACRAMENTO**  
Community Development

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# Important Information – Responding to a Code Violation Notice

## 1. What is a Notice of Alleged Violation?

A **Notice of Alleged Violation** is a courtesy notice used to notify the property owner of the following:

- The City received a complaint regarding the conditions and/or unlawful activity is a violation of the City Code.
- A particular code violation(s) and/or unlawful activity is specified and states the time limit to resolve or correct the violation(s) voluntarily.
- A follow-up date for property inspection by the Code Enforcement Officer will be scheduled to determine if compliance was achieved if the case cannot be closed by the Code Liaison.
- Failure to take the initiative to comply will result in additional enforcement action (issuance of the **Notice and Order**)  
See Question 4 which describes what this means to you.

## 2. What do I do if I receive a **Notice of Alleged Violation** from the City of Sacramento?

- Follow the instructions given on the notice to correct the violation(s) within the required deadline date.
- You must comply with the action(s) required in the notice and you must comply by the specified deadline date listed.
- If you (1) cannot correct the violation(s) by the date listed on your notice, or (2) you do not understand or have questions about this notice, contact the Code Liaison at the telephone number listed on the notice. The Code Liaison will assist you and may grant an extension when the need for such request can be demonstrated.

## 3. What happens when violation(s) are not corrected?

- If the violation(s) are not corrected at the time the Code Enforcement Officer conducts a follow-up inspection, he/she shall issue a **Notice and Order, Administrative Penalty, and/or Criminal Citation** to the property owner. The notices are sent by first class and certified mail with a copy posted on the property.
- Failure to comply with the Notice and Order within the specified time may result in the assessment of a **Code Compliance Monitoring Fee** of \$340 for each subsequent inspection related to this case.

## 4. What is a Notice and Order?

A written notice served upon the property owner stating that the condition or use of the property is in violation of the City Code (or applicable statute, rule, codes or regulations) and mandates the owner to take corrective action within 30 days to bring the property into compliance. The Notice and Order informs the property owner:

- The condition(s) of the property is in violation of the City Code and such condition(s) is deemed a public nuisance;
- Provides a time frame to correct the violations;
- If not voluntarily corrected, it authorizes the City to take appropriate action to correct and/or abate the violation(s)
- Allows the property owner the right to appeal within 30 days from the date the notice was served.
- **The fees (see table below) are imposed whenever a Notice and Order is sent to the property owner for non-compliance. Once the Notice and Order is sent, the fees imposed are due and payable regardless of whether the violation(s) are/were eliminated in response to the Notice and Order you received from the City of Sacramento. You will be required to pay for all of the costs expended by the City of Sacramento in enforcing its code sections. An invoice will be mailed to you once the violation(s) are corrected and the case file is closed.**

| FEES AND PENALTIES (approved by the City Council)                      |  | Effective: 07-01-2024 |
|------------------------------------------------------------------------|--|-----------------------|
| Notice of Alleged Violation (Courtesy notice, not required)            |  | No fee                |
| Notice of Violation (Courtesy notice, not required)                    |  | No fee                |
| Notice & Order (to Abate Public Nuisance)                              |  | \$730.00              |
| Code Compliance Monitoring Fee (imposed or additional inspection)      |  | \$340.00              |
| Notice and Order Appeal Processing Fee                                 |  | \$560.00              |
| Termination of a Declaration (County Recorder's Office)                |  | \$190.00              |
| Title Report                                                           |  | \$47.50 or \$100.00   |
| Administrative Fee for Code Enforcement Abateements                    |  | \$1,900.00            |
| Administrative penalties (Failure to comply with the Notice and Order) |  | \$100 to \$25,000     |