



**City of West Sacramento
Code Enforcement
1110 West Capitol Ave.
West Sacramento CA, 95691**

NOTICE TO ABATE AND ORDER TO SHOW CAUSE

Date:

Case Number:

Property Owner:

Property Location:

Address/Location:

Parcel Number:

An initial determination has been made that there exists upon the building, structure, lot or property located at the property location indicated above, condition(s) constituting a public nuisance(s) under Title 19, of the West Sacramento Municipal Code.

Nuisance-Public Nuisance Declared (WSMC 19.05.001) WSMC 19.05.001

Violation Description:

Action Required: Abate/remove the listed violation(s).

Summary: It shall be unlawful and a nuisance for any person owning, occupying, leasing or having charge or possession of any property in the city to maintain or allow to be maintained on such property any of the conditions set forth in this section...

You have previously received a written notice requiring you to abate these conditions and have failed to do so.

YOU ARE HEREBY ORDERED to either:

**(a) ABATE THE ABOVE CONDITION(S) by repairing, replacing, removing, destroying or otherwise remedying the condition(s) to the satisfaction of the undersigned by .
OR, alternatively,**

(b) TO APPEAR AND SHOW CAUSE, if any, before the Hearing Officer at City Council Chambers located at 1110 West Capitol Avenue, West Sacramento, CA 95691, on at 2:30PM why these condition(s) should not be abated by the City and the expenses of doing so be charged to you as a personal debt and/or made a special assessment and lien upon



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the property. All persons having an interest in said matters are notified to attend the hearing, and their testimony and evidence will be given due consideration.

WARNING!

(a) If you do not either abate the conditions or attend the hearing, you will have waived your right to a hearing regarding the existence of the nuisance. In that case, the City will abate the nuisance and the expenses of doing so will be made a special assessment and lien upon the property. In addition, you may be cited for violations of the West Sacramento Municipal Code and subject to fines.

(b) Once the City abates vehicles or other property, they may be destroyed or otherwise disposed of as provided by law.

(c) In accordance with Revenue and Taxation Code Sections 17274 and 24436.5, a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year if these conditions are not abated.

SAMPLE



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Subject: Code Enforcement Fines, Fees, Administrative Costs, and Penalties

It is the goal of Code Enforcement to encourage voluntary compliance. As such, it is in your best interest to immediately abate all violations explained in your *Notice of Violation*. Below are only some of the charges that may accrue against you and/or your property should you fail to comply within the allotted timeframe.

If you have questions, please call 916-617-4925 and leave your name and phone number with a request for the assigned Officer to call you.

FEE SUMMARY

| <u>DESCRIPTION</u> | <u>AMOUNT</u> |
|-----------------------------------|--|
| Non-Compliance Re-Inspection | \$80/hour |
| Pre-Hearing Inspection | \$80/hour |
| Public Hearing | \$300 |
| Posting of Hearing Decision | \$80/hour |
| Re-Inspection | \$80/hour |
| Extension | \$80/hour |
| Declaration of public Nuisance | \$80/hour |
| Removal of Public Nuisance Notice | \$80/hour |
| Administrative Costs | Additional costs including but not limited to staff hourly rate plus salary, benefits, and overhead. |
| Admin Citation* | \$100-500 per violation/day |

*Admin Citation appeals may only be requested upon full payment of the fines prior to the scheduling of an appeal hearing. Refer to the back of your citation for additional information.