CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT MEMORANDUM

DATE: August 26, 2026

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Alexander A. Turcotte, Chief of Police
Kris Frey, Special Services Division Commander
William Dunning, Special Operations Lieutenant
Dominic Grillo, Senior Code Enforcement Officer

SUBJECT: **Code Enforcement Appeal Hearing – 7398 Antelope Road**

Recommendation

The property at 7398 Antelope Road has been cited for the accumulation of weeds, debris, and/or rubbish, violating Citrus Heights Municipal Code (CHMC) 50-146(1); unauthorized exterior storage of materials, equipment, or machinery, violating Citrus Heights Municipal Code (CHMC) 50-146(7); approximately 10 vehicles improperly parked or stored vehicles on unapproved surfaces and/or in required yard areas, violating Citrus Heights Municipal Code (CHMC) 50-146(9); containing abandoned, wrecked, inoperable, or dismantled vehicle or vehicle parts, violating Citrus Heights Municipal Code (CHMC) 50-268; containing constructing and/or grading activity within a floodplain, violating Citrus Heights Municipal Code (CHMC) 106.30.040; and containing construction or related work performed without required permits, violating California Building Code 105.1. An administrative hearing on March 11, 2026, declared the property a public nuisance, mandating abatement by May 8, 2026. The property owner, Richard Mattarolo, filed an appeal, leading to this City Council hearing, appealing the Notice of Hearing and Order of Abatement.

Staff recommends upholding the citation and nuisance declaration, requiring Mattarolo to abate the violations immediately, to remove vehicles parked on unapproved surfaces, remove inoperable vehicles from public view, remove trash and debris from public view, and any non-permitted structures in a floodplain. Noncompliance should trigger abatement, including vehicle towing and destruction, removal of trash and debris, and removal of any non-permitted structures built within a flood zone, and a property lien, per CHMC 50-116.

Strategic Plan Alignment

This item is in alignment with the following City Council priority:

Goal: Preserve and Enhance Public Safety.

Fiscal Impact

The City has incurred significant administrative costs since February 2023, including staff time for inspections, notifications, correspondence, and administrative hearings. Fines totaling $18,909 have been issued but remain unpaid, contributing to the City's enforcement expenses. Should abatement be necessary, the City will be responsible for the costs of towing and storing of vehicles as well as supplies needed to abate the trash and debris on the property. These costs are recoverable through a special assessment and lien on the property, as authorized by CHMC 50-116. No immediate impact on the General Fund is anticipated, as abatement costs will be billed to the property owner. However, prolonged noncompliance may increase administrative overhead if further enforcement actions are required.

Background and Analysis

The property at 7398 Antelope Road, owned by Richard Mattarolo since September 16, 2019, has been a persistent code enforcement issue since February 2023. The primary violations involve vehicles parked on unapproved surfaces; visible accumulation of weeds, debris, and/or rubbish; exterior storage of materials, equipment, and machinery; inoperable vehicles; construction activity within a floodplain; and construction or related work without a permit. The property has accrued $18,909 in fines and was declared a public nuisance during an administrative hearing on March 11, 2026, with an abatement deadline of May 8, 2026. Noncompliance prompted Mattarolo's appeal, filed on April 15, 2026, to contest the notice of hearing decision and order to abate.

Property Information

- **Address**: 7398 Antelope Road, Citrus Heights, CA 95621
- **Zoning**: RD-5 (Low Density Residential)
- **Parcel Number**: 204-0210-024-0000
- **Owner**: Richard N. Mattarolo
- **Property Description**: A single-family residential lot in an established neighborhood, subject to RD-5 zoning standards requiring maintained aesthetics and compliance with vehicle parking regulations and zoning regulations related to flood plains.

Violation Details

On February 16, 2023, the Code Enforcement Unit responded to a complaint from neighboring residents about unmaintained landscaping and trash and debris. An inspection confirmed trash and debris on the property within public view as well as vehicles parked on unapproved surfaces and the exterior storage of construction materials. Subsequent inspections from March 15, 2023, to March 11, 2026, verified ongoing Municipal Code Violations:

- **CHMC 50-146(1):** Prohibits visible accumulation of weeds, debris, and/or rubbish.
- **CHMC 50-146(7):** Prohibits exterior storage of materials, equipment, or machinery.

- **CHMC 50-146(9)**: Prohibits vehicles parked on an unapproved surface or front yard.
- **CHMC 50-268:** Prohibits inoperable, abandoned, wrecked, or dismantled vehicles on site.
- **CHMC 106.30.040:** Prohibits construction or grading activity within a floodplain.
- **California Building Code 105.1:** Prohibits construction or related work without a permit.

Enforcement History

- **February 16, 2023:** Senior Code Enforcement Officer (Sr. CEO) Grillo responded to a complaint regarding the property and observed multiple vehicles, forklifts, boats, and trailers parked on unapproved surfaces. Additional violations included the exterior storage of construction materials and multiple piles of trash and debris throughout the property. A Notice to Abate was issued to the property owner.
- **March 15, 2023:** Sr. CEO Grillo conducted a compliance inspection and observed that the property owner had begun constructing a fence along the west side of the property. Additional violations remained, including vehicles, boats, trailers, recreational vehicles, and small construction equipment parked on unapproved surfaces, as well as exterior storage of construction materials. Associate Civil Engineer Ardelyn Flores advised that the fence was being constructed within the FEMA 100-year floodplain and that solid fencing was not permitted in that location. A Notice of Violation was issued.
- **September 19, 2023:** Sr. CEO Grillo responded to an additional complaint and observed additional vehicles parked on the property, along with several large piles of cut tree branches.
- **September 28, 2023:** Sr. CEO Grillo conducted a follow-up inspection and observed that vehicles remained parked on unapproved surfaces. The property owner stated that several vehicles would be removed. A Notice of Violation was issued.
- **October 28, 2023:** Sr. CEO Grillo conducted another inspection and observed that there had been no significant change in the existing violations.
- **October 31, 2023:** The property owner contacted Sr. CEO Grillo and advised that he was ill. A compliance inspection was subsequently scheduled for November 15, 2023.
- **November 20, 2023:** Sr. CEO Grillo met with the property owner and conducted an exterior inspection. The previously identified violations remained, including multiple vehicles, forklifts, boats on trailers, and other equipment parked on unapproved surfaces; exterior storage of construction materials; and multiple piles of trash and debris throughout the property.
- **January 30, 2024:** Sr. CEO Grillo conducted a re-inspection and observed that one recreational vehicle had been removed. However, multiple violations remained visible from the public right-of-way, including trash and debris, exterior storage of construction materials, and multiple forklifts and vehicles parked on unapproved surfaces. A billing invoice was generated for the outstanding violations.
- **April 1, 2024:** Sr. CEO Grillo recorded a Certificate of Nuisance (CON) against the property.
- **April 16, 2024:** Sr. CEO Grillo conducted a re-inspection and confirmed that multiple violations remained, including trash and debris, exterior storage of construction materials,

and multiple forklifts and vehicles parked on unapproved surfaces. A billing invoice was generated.

- **August 15, 2024:** Sr. CEO Grillo met with the property owner and conducted an exterior inspection. Violations remained, including several vehicles parked on unapproved surfaces and construction materials visible from the public right-of-way. The property owner was provided a 60-day extension to bring the property into compliance.
- **September 26, 2024:** Sr. CEO Grillo conducted a re-inspection and observed that the violations remained. These included trash and debris visible from the public right-of-way, construction materials visible from public view, and multiple forklifts and vehicles parked on unapproved surfaces. A billing invoice was generated.
- **October 3, 2024:** Sr. CEO Grillo received an additional complaint regarding the property.
- **October 10, 2024:** Supervisor Debra Miller received an additional complaint regarding the property.
- **November 4, 2024:** Sr. CEO Grillo met with the property owner and conducted an exterior inspection. The violations remained, including trash and debris visible from public view, construction materials visible from public view, and multiple forklifts and vehicles parked on unapproved surfaces. A billing invoice was generated.
- **November 14, 2024:** Sr. CEO Grillo conducted a re-inspection and confirmed that the violations remained. A billing invoice was generated for the continued violations.
- **December 5, 2024:** Sr. CEO Grillo and Supervisor Debra Miller met with the property owner to discuss the outstanding violations. The property owner requested additional time to clean and correct the property, stating he would address the violations.
- **May 29, 2025:** Sr. CEO Grillo conducted a re-inspection and observed that several violations remained, including trash and debris visible from public view, exterior storage of construction materials, and multiple forklifts and vehicles parked on unapproved surfaces. Sr. CEO Grillo also identified an additional violation involving a sport utility vehicle with significant damage that appeared to be inoperable.
- **June 3, 2025:** Sr. CEO Grillo generated a billing invoice for the existing and newly identified violations.
- **November 12, 2025:** Sr. CEO Grillo received an additional complaint regarding construction of a shed within the floodplain. Sr. CEO Grillo inspected the property and confirmed the existing violations, as well as the new floodplain-related violation. A billing invoice was generated for the existing and new violations.
- **December 17, 2025:** Sr. CEO Grillo conducted a re-inspection and observed that the same violations identified during the November 12, 2025, inspection remained. A billing invoice was generated for the continued violations.
- **February 24, 2026:** A Notice to Show Cause hearing was scheduled for March 11, 2026, at 11:00 a.m. Sr. CEO Grillo and Code Enforcement Officer Olinger posted the Notice to Abate Nuisance and Order to Show Cause at the property.
- **March 11, 2026:** Sr. CEO Grillo conducted an inspection prior to the administrative hearing and confirmed that the violations remained. The administrative hearing was subsequently held at approximately 11:00 a.m., with Rancho Cordova Code Enforcement Supervisor Brittany Mariscal serving as the hearing officer.

- **March 30, 2026:** Sr. CEO Grillo received an additional complaint regarding the property.
- **April 8, 2026:** Hearing Officer Mariscal issued her decision upholding the identified violations. The decision included an Order of Abatement and information regarding the property owner's right to appeal.
- **April 9, 2026:** Sr. CEO Grillo responded to the property and posted the administrative hearing decision at the front door.
- **May 27, 2026:** Code Enforcement Officer Clarke received an additional complaint regarding the property.

The March 11, 2026, hearing, presided over by Brittany Mariscal, found the property in violation and ordered abatement by May 8, 2026, with the City authorized to abate if the owner failed to comply. During the hearing, Mattarolo testified that he disagrees with the City's ordinances and believes they infringe upon his constitutional rights and his ability to use his property. Mattarolo further testified that the materials and vehicles on the property were intended for construction or personal use, including collector vehicles, and indicated that while some items could potentially be removed, doing so would require significant time and effort. Mattarolo also testified he has made efforts toward compliance and expressed concerns regarding being billed despite those efforts.

Property Owner's Appeal

On April 15, 2026, Mattarolo filed an appeal, asserting the deadline imposed by the hearing officer for compliance, which was seven days after the date of the decision and order. Mattarolo indicated the decision was a violation of his constitutional rights under the Fifth Amendment, Sixth Amendment and Fourteenth Amendment.

Analysis

- **Neighborhood Impact**: The accumulation of weeds, debris, and/or rubbish, vehicles, especially inoperable ones parked on unapproved surfaces, significantly detracts from the neighborhood's aesthetic character, potentially reducing adjacent property values.
- **Owner's Claims**:
    - **Personal Use**: CHMC regulations apply regardless of vehicle use; personal use does not exempt the owner from compliance.
    - **Property Rights**: Property rights are subject to zoning and municipal codes designed to protect public health, safety, and welfare. The violations undermine these objectives.
    - **Compliance Efforts**: Mattarolo's intentions (e.g., promising removal) have not resulted in measurable progress. Inspections confirm no progress has been made to abate the mentioned violations as of March 11, 2026.
- **Prior Engagement**: The city repeatedly tried to work with Mattarolo, including on-site meetings (November 20, 2023, August 15, 2024, November 4, 2024, December 5, 2024), and a hearing discussion from Rancho Cordova Code Enforcement Supervisor Brittany

Mariscal (April 8, 2026) with an Order of Abatement by (May 8, 2026). Despite these efforts, the property remains non-compliant.

- **Pattern of Noncompliance**: Mattarolo has had several years to bring his property into compliance, including on-site visits, Notices of Abatement, and Notices of Violations. But, Mattarolo has failed to abate the violations described showing noncompliant behavior, exacerbating the property's impact on the neighborhood.
- **Community Context**: Resident complaints highlight the property as a longstanding, highly visible eyesore, with ongoing violations creating a perception of neglect. Code Enforcement's actions align with community expectations for maintaining neighborhood standards.

Attachments

- Exhibit A: Notice to Abate (February 16, 2023)
- Exhibit B: Inspection Photos (March 15, 2023)
- Exhibit C: Notice of Violation (September 26, 2023)
- Exhibit D: Inspection Photos (November 20, 2023)
- Exhibit E: Fines (January 30, 2024)
- Exhibit F: Recorded Certificate of Nuisance (March 14, 2024)
- Exhibit G: Fines (April 16, 2024)
- Exhibit H: Fines (September 26, 2024)
- Exhibit I: Fines (November 04, 2024)
- Exhibit J: Fines (November 14, 2024)
- Exhibit K: Fines (November 21, 2024)
- Exhibit L: Notice of Violation and Fines (June 3, 2025)
- Exhibit M: Notice of Violation and Fines (November 13, 2025)
- Exhibit N: Notice of Violation and Fines (December 17, 2025)
- Exhibit O: Notice to Abate Nuisance and Order to Show (February 24, 2026)
- Exhibit P: Inspection photos, Day of Abatement Hearing (March 11, 2026)
- Exhibit Q: Notice of Decision and Order of Abatement (April 8, 2026)
- Exhibit R: Property Owners Appeal (April 15, 2026)
- Exhibit S: Appeal Hearing of Order to Abate (August 13, 2026)

Citrus Heights Police Department
6315 Fountain Square Drive | Citrus Heights, CA 95621 | (916) 727-5500
Code Enforcement

February 16, 2023

Certified Mail # 7021 1970 0001 3749 1237

Richard Mattarolo
7398 Antelope Rd.
Citrus Heights, CA 95621

REFERENCE: **NOTICE TO ABATE**

Prop: 7398 Antelope Rd. CITRUS HEIGHTS, CA 95621
APN: 204-0210-024-0000 CASE#: CH23-01114

Dear Property Owner:

The purpose of this Notice to Abate Letter is to notify you, as the owner of record that the City received a complaint and an inspector has confirmed the following violations:

Please see attached "NOTICE TO ABATE" for specific details.

We are aware that violations frequently occur due to lack of knowledge of the codes. Therefore, we want to call this complaint to your attention and respectfully request that you bring the property into compliance with the Citrus Heights Municipal Code.

A re-inspection to determine whether the violation(s) have been corrected will be conducted on or after the date specified on the attached Notice to Abate.

Please be advised that, if any of the violations are still present, you may be charged a re-inspection fee of up to $420.00, as well as, other additional fines when applicable. Therefore, it is in your best interest to correct any and all violations immediately.

You will not be charged a re-inspection fee if the violation has been corrected.

Should you feel this letter was sent in error, please contact the Inspector listed below. You also have the right to appeal. All appeals must be in writing and directed to the Police Service Supervisor at the address listed at the top of this letter.

Thank you for your anticipated cooperation. If you have any questions please call me.

Respectfully,

D. Grillo

D. Grillo
Code Enforcement Officer II
Citrus Heights, Police Department
916.727.5516

Attachment cc: File

Citrus Heights Police Department
Code Enforcement
6315 Fountain Square Drive | Citrus Heights, CA 95621 | (916) 727-5500

Notice to Abate

Property Owner: Richard Mattarolo **APN: 204-0210-024-0000**
Location of Violation: 7398 Antelope Rd. CITRUS HEIGHTS, CA. 95621 CASE #CH23-01114

PLEASE TAKE NOTICE that the City has found that the building and/or property at the above location is substandard and constitutes a public nuisance. Each of the condition(s) noted below is either a misdemeanor or infraction violation of the City of Citrus Heights Municipal Code or International Property Maintenance Code and constitutes a separate offense for each and every day during any portion of which any violation is committed, continued, or permitted.

☒ **CHMC 50-146(1) Accumulation of weeds, dirt, litter/rubbish/debris/junk visible from public view**
Wood piles, piles of trash and debris, and trash and debris must be removed from public view.

☒ **CHMC 50-146.(7) Exterior storage of construction or building material**
Masonry material, fencing material, and other construction materials must be removed from public view.

☒ **CHMC 50-146.(9) a,b The parking of any vehicle, vessel or trailer located on any front lawn/yard or street-side yard**
Forklifts, boats on trailers, cars, and any other vehicle or trailer parked on an unimproved surface must be removed from public view or parked on an approved surface.

Should non-compliance continue or re-occur within 1 year, a $420.00 Notice to Abate fee will be issued

Re-Inspection Date (property will be re-inspected on or after): March 3, 2023

February 16, 2023

Dominic Grillo 916-727-5516 dgrillo@citrusheights.net
Code Enforcement Officer II
Citrus Heights Police Department

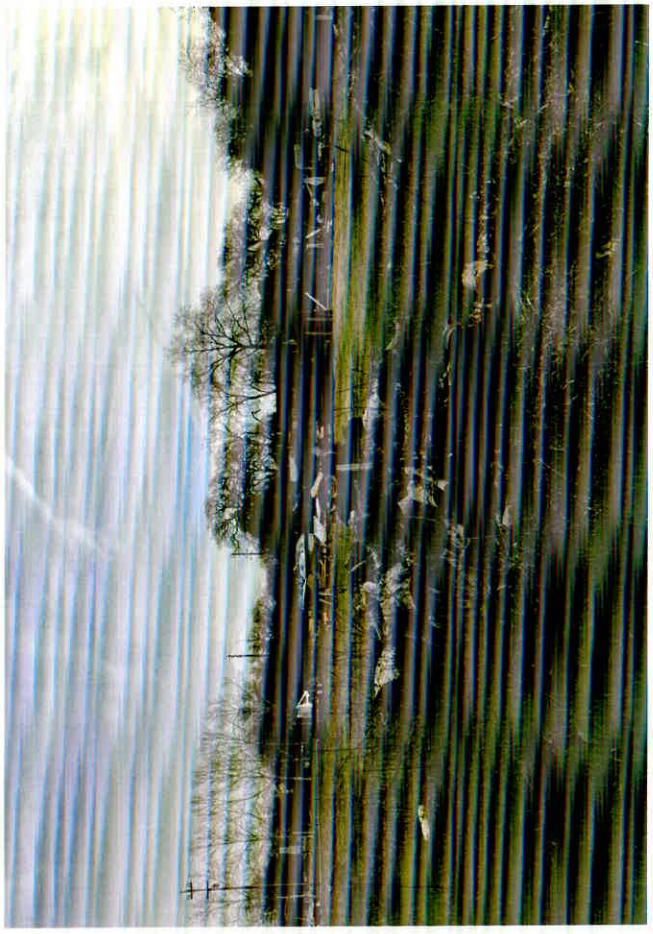
7021 1970 0000 3749 1227

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at *www.usps.com®*.
OFFICIAL USE

Certified Mail Fee $	
Extra Services & Fees *(check box, add fee as appropriate)* ☐ Return Receipt (hardcopy) $ _____ ☐ Return Receipt (electronic) $ _____ ☐ Certified Mail Restricted Delivery $ _____ ☐ Adult Signature Required $ _____ ☐ Adult Signature Restricted Delivery $ _____	Postmark Here
Postage $	
Total Postage and Fees $	
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	

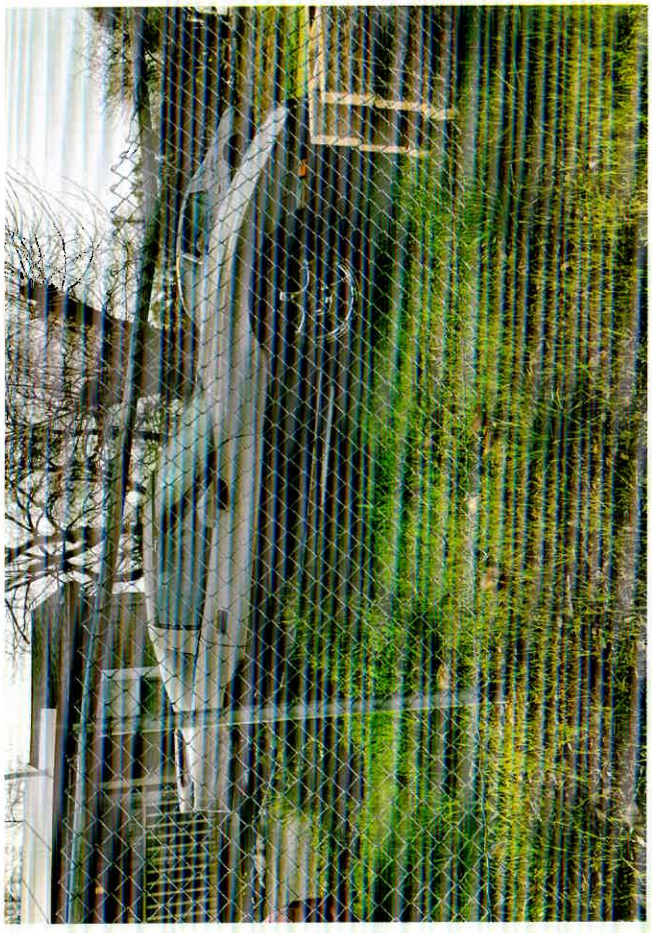
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

ITEM 2

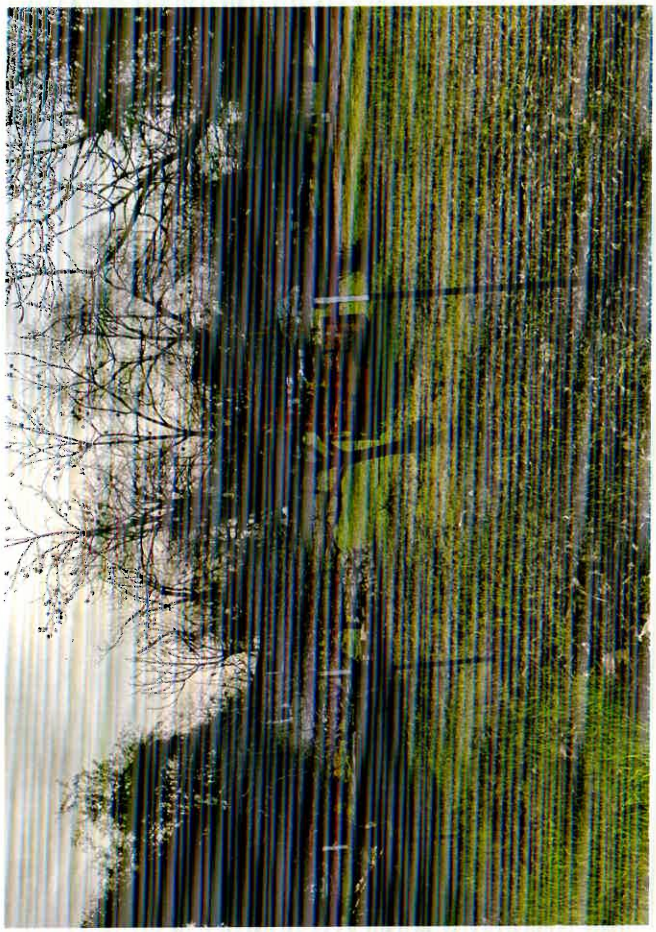








ITEM 2









ITEM 2









ITEM 2









ITEM 2









ITEM 2









Citrus Heights Police Department
6315 Fountain Square Drive | Citrus Heights, CA 95621 | (916) 727-5500
Code Enforcement

September 28, 2023

Richard Mattarolo
7398 Antelope Rd.
Citrus Heights, CA 95621

REFERENCE: **NOTICE OF VIOLATION Certified Mail # 9589 0710 5270 0836 9130 07**

Prop: 7398 Antelope Rd. CITRUS HEIGHTS, CA 95621
APN: 204-0210-024-0000 CASE#: CH23-01114

Dear Property Owner:

The purpose of this Notice of Violation Letter is to notify you, as the owner of record that the City inspector has confirmed the following violations still exist:

Please see attached "NOTICE OF VIOLATION" for specific details.

A re-inspection to determine whether the violation(s) have been corrected will be conducted on or after **10/28/2023 at 3:15 PM**. Please be advised that, if any of the violations are still present, you may be charged a re-inspection fee of up to $420.00, as well as, other additional fines when applicable. Therefore, it is in your best interest to correct any and all violations immediately.

Should you feel this letter was sent in error, please contact the Inspector listed below. You also have the right to appeal. All appeals must be in writing and directed to the Sergeant of the Problem Oriented Policing Unit at the address listed at the top of this letter.

Thank you for your anticipated cooperation. If you have any questions please call me.

Respectfully,

D. Grillo

D. Grillo 916.727.5516
Code Enforcement Officer II
Citrus Heights, Police Department

Attachment

Citrus Heights Police Department
Code Enforcement
6315 Fountain Square Drive | Citrus Heights, CA 95621 | (916) 727-5500

Notice of Violation

Property Owner: Richard Mattarolo **APN: 204-0210-024-0000**
Location of Violation: 7398 Antelope Rd. CITRUS HEIGHTS, CA. 95621 CASE #CH23-01114

PLEASE TAKE NOTICE that the City has found that the building and/or property at the above location is substandard and constitutes a public nuisance. Each of the condition(s) noted below is either a misdemeanor or infraction violation of the City of Citrus Heights Municipal Code or International Property Maintenance Code and constitutes a separate offense for each and every day during any portion of which any violation is committed, continued, or permitted.

☒ **CHMC 50-146(1)** **Accumulation of weeds, dirt, litter/rubbish/debris/junk visible from public view**
Wood piles, piles of trash and debris, and trash and debris must be removed from public view.

☒ **CHMC 50-146.(7)** **Exterior storage of construction or building material**
Masonry material, fencing material, and other construction materials must be removed from public view.

☒ **CHMC 50-146.(9) a,b** **The parking of any vehicle, vessel or trailer located on any front lawn/yard or street-side yard**
Forklifts, boats on trailers, cars, and any other vehicle or trailer parked on an unimproved surface must be removed from public view or parked on an approved surface.

Other Comments:
*******THIS IS YOUR FINAL WARNING!! Should non-compliance continue or re-occur within 1 year, a fee will be issued, monetary penalties assessed and a certificate of nuisance can be placed on your property clouding the title. At least one other previous certified notice has been sent.**

Re-Inspection Date (property will be re-inspected on or after): 10/28/23 at 3:15 PM

September 18, 2023

Dominic Grillo 916.727.5516 dgrillo@citrusheights.net
Code Enforcement Officer II
Citrus Heights Police Department



ITEM 2









ITEM 2









ITEM 2









ITEM 2









ITEM 2









ITEM 2









ITEM 2









CITY OF CITRUS HEIGHTS
6360 FOUNTAIN SQUARE DR
CITRUS HEIGHTS, CA 95621
916-727-4959

INVOICE 004434 ITEM 2

DATE	01/30/2024
ACCOUNT	03043
AMT DUE	725.00

RICHARD MATTAROLO
7398 ANTELOPE RD
CITRUS HEIGHTS, CA 95621

AMOUNT PAID_____

MAKE CHECKS PAYABLE TO THE CITY OF CITRUS HEIGHTS
PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

DESCRIPTION	AMOUNT
NON-COMPLIANCE FEE	725.00
.	
7398 Antelope Rd. Citrus Heights, CA 95621 Case 23-1114 Code Enforcement	
.	
01/30/2024 Re-inspection Fee -$425.00	
.	
CHMC 50-146 (1) Trash and debris seen from public view Fine -$100.00 CHMC 50-146 (7) Exterior storage of construction material Fine - $100.00 CHMC 50-146 (9) The parking of any vehicle on an unimproved surface Fine $100.00	
.	
See attached photos	
.	
For questions regarding this invoice contact Code Enforcement Officer Grillo at 916-727-5516	
.	
SITE ADDRESS 7398 Antelope rd CITY, STATE, ZIP Citrus Heights 95621	
Total Amount Due:	725.00

ACCOUNT NO. 03043 PAYABLE UPON RECEIPT 725.00

Please Remit to: CITY OF CITRUS HEIGHTS
6360 FOUNTAIN SQUARE DR
CITRUS HEIGHTS, CA 95621

ITEM 2

RECORDING REQUESTED
RECORD FOR THE BENEFIT OF
SACRAMENTO COUNTY AND THE
CITY OF CITRUS HEIGHTS

WHEN RECORDED MAIL TO:
Citrus Heights Police Department
Code Enforcement Division
6315 Fountain Square Dr.
Citrus Heights CA 95621
ATTN: OFFICER Dominic Grillo

Sacramento County
Donna Allred, Clerk/Recorder
Doc # 202403180955
3/18/2024 4:38:42 PM
AD
Titles 1
Pages 1

Fees	$0.00
Taxes	$0.00
PCOR	$0.00
Paid	$0.00

Space above this line for Recorder's use

CERTIFICATE OF NUISANCE

PLEASE TAKE NOTICE that the building, dwelling or portion thereof existing on real property located within the County of Sacramento and the City of Citrus Heights and described below has been found by the Code Enforcement Division of the Citrus Heights Police Department to be a public nuisance pursuant to Citrus Heights Municipal Code, Chapter 50. The owner thereof has been so notified. Per Government Code 6103 this filling is exempt from filing fees.

LEGAL DESCRIPTION

The land referred to herein below is situated in the City of Citrus Heights, County of Sacramento, State of California, described as follows: **Beginning at the Northeast corner of the Northwest one-quarter of the Southwest one-quarter of section 23, Township 10 North Range 69 East M.D.B. &M.** More commonly known as 7398 Antelope Road, Citrus Heights, California 95621.

Site Address	7398 Antelope Road, Citrus Heights, California 95621
AP Number	204-0210-024-0000
Case Number	CH23-01114
Property Owner Name	Richard Mattarolo
Property Owner Address	7398 Antelope Road, Citrus Heights CA 95621

Pursuant to Citrus Heights Municipal Code Chapter 50 and California Health and Safety Code Section 17920.3, under the authority contained in California Government Code section 38773.1, all costs of abatement of the nuisance, including all costs of enforcement, if any, so ordered by resolution of the Citrus Heights City Council, may be assessed and recorded as a special assessment and lien against the above described real property which may be collected at the same time and in the same manner as ordinary City taxes are collected, and shall be subject to the same penalties and the same procedure and sale in case of delinquency as are provided for ordinary County taxes. All laws applicable to the levy, collection, and enforcement of City taxes are applicable to this special assessment.

CITRUS HEIGHTS POLICE DEPARTMENT CODE ENFORCEMENT DIVISION

Dino Grillo DATE: 3/14/24

DOMINIC GRILLO, Code Enforcement Officer II
Special Operations Unit

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA)
) SS
COUNTY OF SACRAMENTO)

On 3/14/24, before me, Samantha Lofas (Notary Public)

personally appeared Dominic Grillo who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/they signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,

Signature Samantha Lofas Notary Public

SAMANTHA LOFAS
Notary Public - California
Sacramento County
Commission # 2339836
My Comm. Expires Dec 9, 2024

ITEM 2

CITY OF CITRUS HEIGHTS
6360 FOUNTAIN SQUARE DR
CITRUS HEIGHTS, CA 95621
916-727-4959

INVOICE 004492

DATE	04/16/2024
ACCOUNT	03043
AMT DUE	1,025.00

RICHARD MATTAROLO
7398 ANTELOPE RD
CITRUS HEIGHTS, CA 95621

AMOUNT PAID_____

MAKE CHECKS PAYABLE TO THE CITY OF CITRUS HEIGHTS
PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

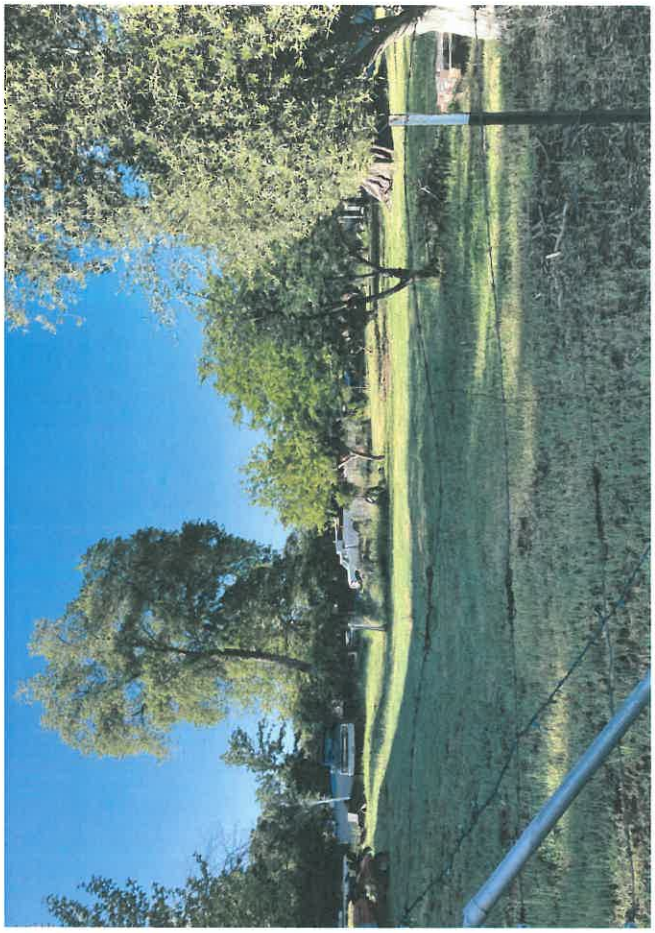
DESCRIPTION	AMOUNT
NON-COMPLIANCE FEE	1,025.00
.	
7398 Antelope Rd. Code Enforcement Case # CH23-1114 .	
04/16/2024: Re-inspection fee $250.00	
CHMC 50-146(9) Vehicles parked on an unimproved surface $200.00 Fine	
CHMC 50-146 (1) Trash and debris seen from public view $200.00 Fine	
CHMC 50-146 (7) Exterior storage of construction materials $200.00	
.	
See attached photos	
.	
For questions regarding this invoice please contact Sr. Code Enforcement Officer Dominic Grillo at 916-727-5516	
Re-inspection to be on or after May 20, 2024. .	
SITE ADDRESS 7398 Antelope Rd	
CITY, STATE, ZIP Citrus Heights 95621	
Total Amount Due:	1,025.00

ACCOUNT NO. 03043 PAYABLE UPON RECEIPT 1,025.00

Please Remit to: CITY OF CITRUS HEIGHTS
6360 FOUNTAIN SQUARE DR
CITRUS HEIGHTS, CA 95621

ITEM 2

ITEM 2

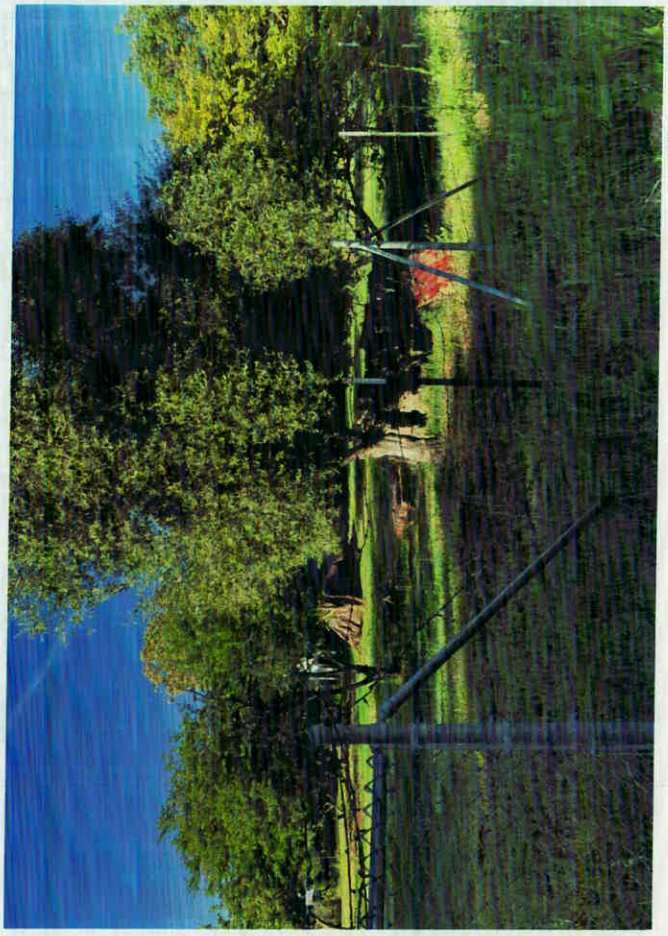


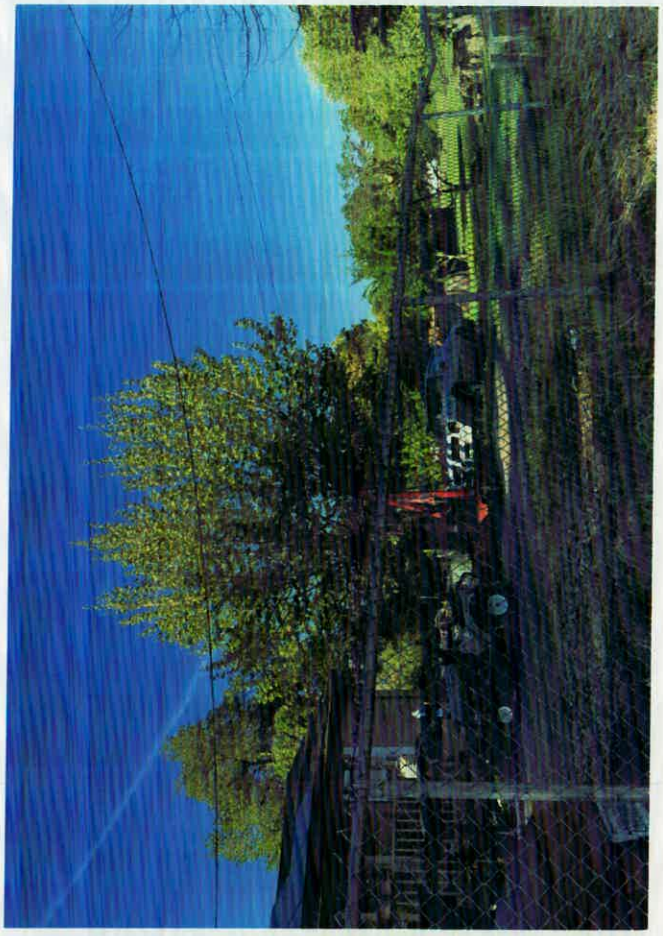




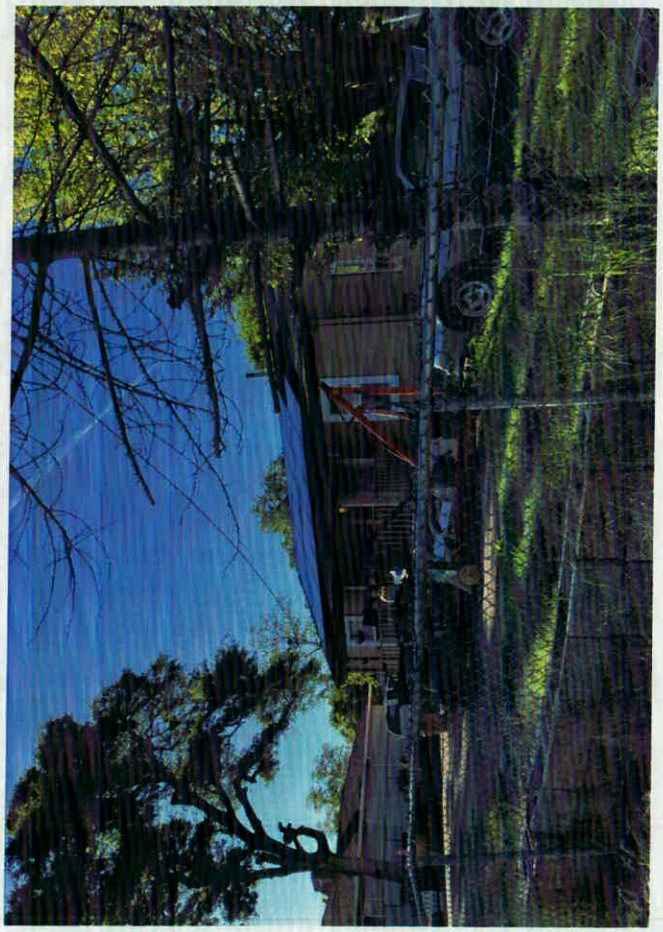


ITEM 2









ITEM 2







CITY OF CITRUS HEIGHTS
6360 FOUNTAIN SQUARE DR
CITRUS HEIGHTS, CA 95621
916-727-4959

Invoice # C65
ITEM 2
Page 1 of 1

DATE	10/01/2024
ACCOUNT	3043
AMT DUE	$ 1,752.00

MATTAROLO, RICHARD NATHANIEL
7398 ANTELOPE RD
CITRUS HEIGHTS CA 95621

MAKE CHECKS PAYABLE TO THE CITY OF CITRUS HEIGHTS
PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

DESCRIPTION	AMOUNT
NON-COMPLIANCE FEE Property Owner, Violation CODE ENFORCEMENT CASE # 7398 ANTELOPE RD ADDRESS: CH23-01114 DATE: 10/1/24	
FEE RE-INSPECTION $252.00	$ 252.00
FINE $1500.00	$ 1500.00
·CHMC 50-146 (1) Trash and debris seen from public view -$500.00 Fine ·CHMC 50-146 (7) Construction materials visible from public view - $500.00 Fine ·CHMC 50-146 (9) Multiple fork lifts and cars parked on an unimproved surface - $500.00 Fine	
Questions may be directed to Sr. Code Enforcement Officer II- Dominic Grillo (916) 727-5516	
Re-Inspection to be on or after: 10/30/24	
Site Address: CH23-01114	Total Amount Due: $ 1,752.00 Due Date 10/31/2024
ACCOUNT NO. # 3043	

Please Remit to: CITY OF CITRUS HEIGHTS
6360 FOUNTAIN SQUARE DR
CITRUS HEIGHTS, CA 95621

CITY OF CITRUS HEIGHTS
6360 FOUNTAIN SQUARE DR
CITRUS HEIGHTS, CA 95621
916-727-4959

Invoice # C150 ITEM 2

Page 1 of 1

DATE	11/07/2024
ACCOUNT	3043
AMT DUE	$ 3,252.00

MATTAROLO, RICHARD NATHANIEL
7398 ANTELOPE RD
CITRUS HEIGHTS CA 95621

MAKE CHECKS PAYABLE TO THE CITY OF CITRUS HEIGHTS
PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

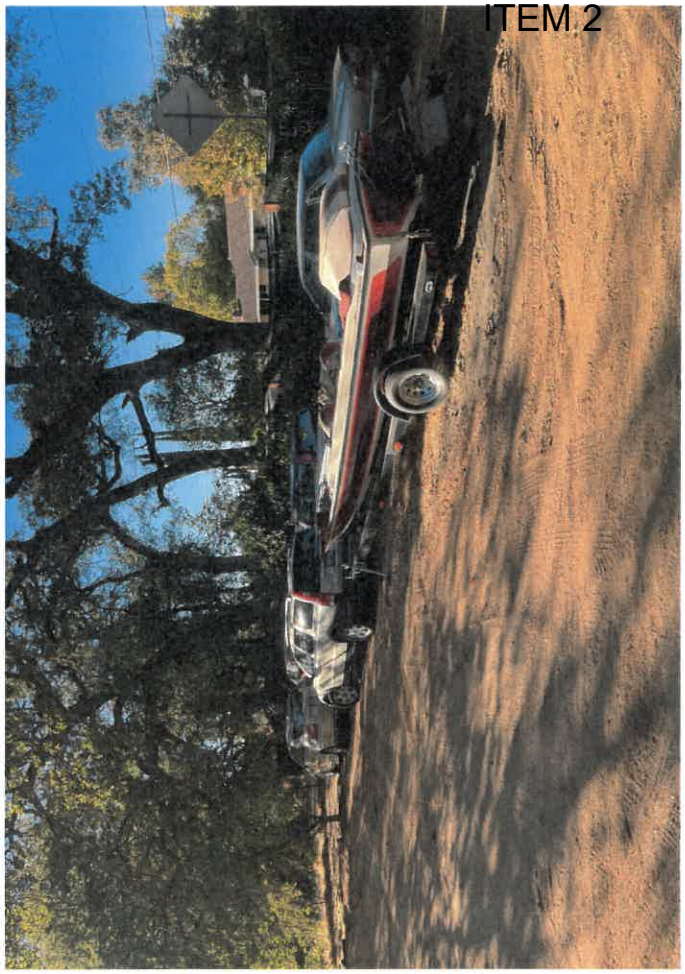
DESCRIPTION	AMOUNT
NON-COMPLIANCE FEE Property Owner, Violation CODE ENFORCEMENT CASE # CH23-01114 ADDRESS: 7398 ANTELOPE RD DATE: 11/7/24	
FEE RE-INSPECTION $252.00	$ 252.00
FINE $3000.00	$ 3000.00
·CHMC 50-146 (1) Trash and debris seen from public view -$1000.00 Fine ·CHMC 50-146 (7) Construction materials visible from public view - $1000.00 Fine ·CHMC 50-146 (9) Multiple fork lifts and cars parked on an unimproved surface - $1000.00 Fine	
Questions may be directed to Sr. Code Enforcement Officer II- Dominic Grillo (916) 727-5516	
Re-Inspection to be on or after: 11/12/24	
Site Address: 7398 ANTELOPE RD	Total Amount Due: $ 3,252.00 Due Date 12/07/2024
ACCOUNT NO. # 3043	

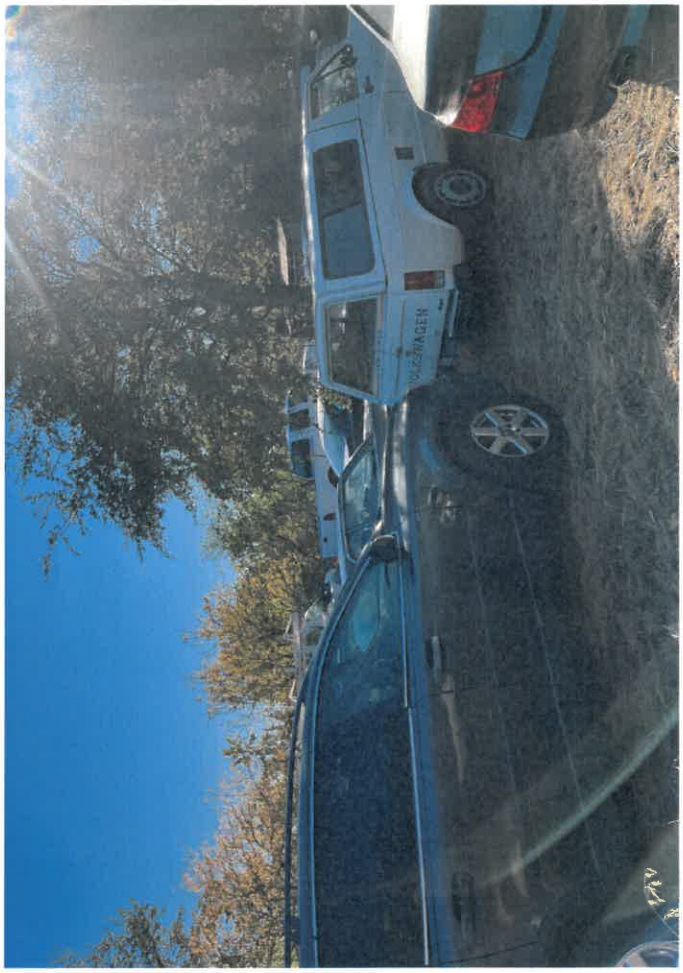
Please Remit to: CITY OF CITRUS HEIGHTS
6360 FOUNTAIN SQUARE DR
CITRUS HEIGHTS, CA 95621

ITEM 2

ITEM 2

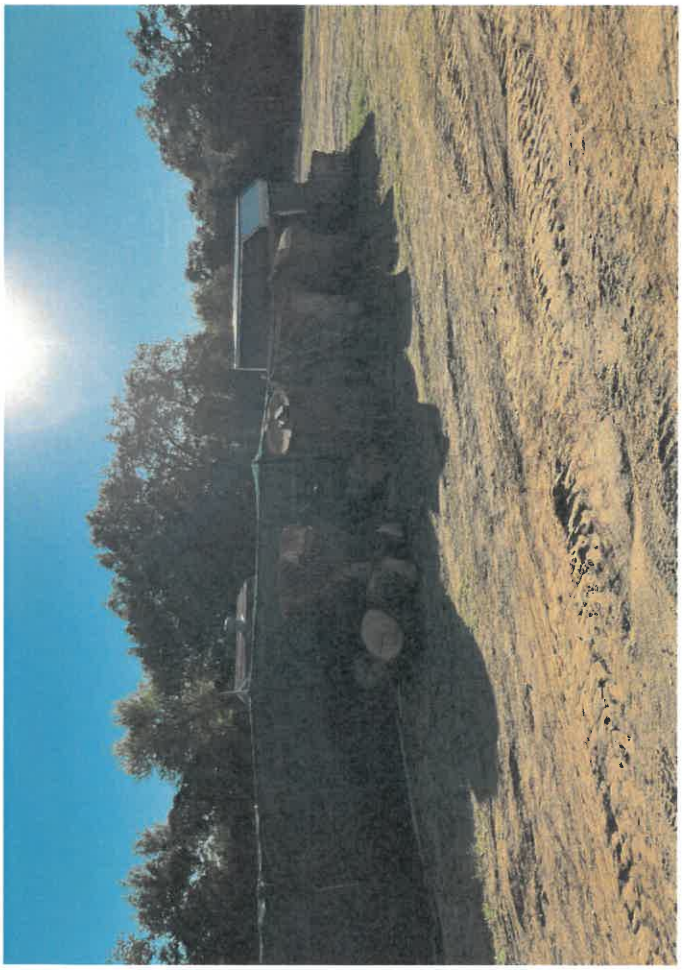














ITEM 2

ITEM 2









ITEM 2

ITEM 2









ITEM 2

CITY OF CITRUS HEIGHTS
6360 FOUNTAIN SQUARE DR
CITRUS HEIGHTS, CA 95621
916-727-4959

Invoice # CITM 2 1176

Page 1 of 1

DATE	11/14/2024
ACCOUNT	13043
AMT DUE	$ 3,252.00

MATTAROLO, RICHARD NATHANIEL
7398 ANTELOPE RD
CITRUS HEIGHTS CA 95621

MAKE CHECKS PAYABLE TO THE CITY OF CITRUS HEIGHTS
PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

DESCRIPTION	AMOUNT
NON-COMPLIANCE FEE Property Owner, Violation CODE ENFORCEMENT CASE # CH23-01114 ADDRESS: 7398 ANTELOPE RD DATE: 11/14/24	
FEE RE-INSPECTION $252.00	$ 252.00
FINE $3000.00	$ 3000.00
·CHMC 50-146 (1) Trash and debris seen from public view -$1000.00 Fine ·CHMC 50-146 (7) Construction materials visible from public view - $1000.00 Fine ·CHMC 50-146 (9) Multiple fork lifts and cars parked on an unimproved surface - $1000.00 Fine	
Questions may be directed to Sr. Code Enforcement Officer II- Dominic Grillo (916) 727-5516	
Re-Inspection to be on or after: 11/14/24	
Site Address: 7398 ANTELOPE RD Total Amount Due: Due Date	$ 3,252.00 12/14/2024

ACCOUNT NO. # 13043

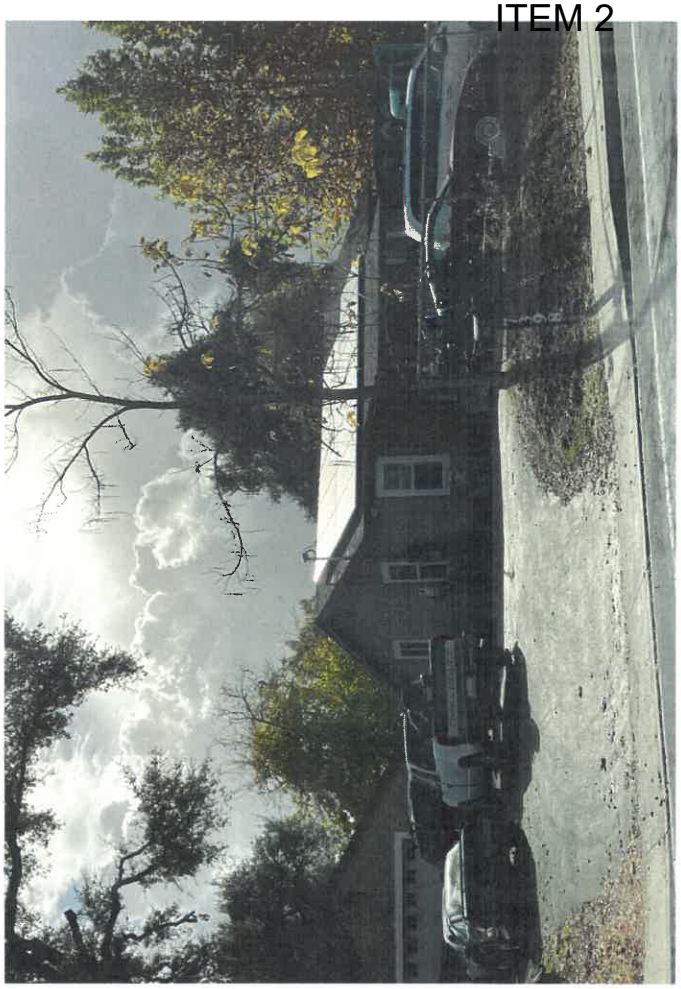
Please Remit to: CITY OF CITRUS HEIGHTS
6360 FOUNTAIN SQUARE DR
CITRUS HEIGHTS, CA 95621















CITY OF CITRUS HEIGHTS
6360 FOUNTAIN SQUARE DR
CITRUS HEIGHTS, CA 95621
916-727-4959

Invoice # C194 ITEM 2

Page 1 of ___

DATE	11/21/2024
ACCOUNT	3043
AMT DUE	$ 3,252.00

MATTAROLO, RICHARD NATHANIEL
7398 ANTELOPE RD
CITRUS HEIGHTS CA 95621

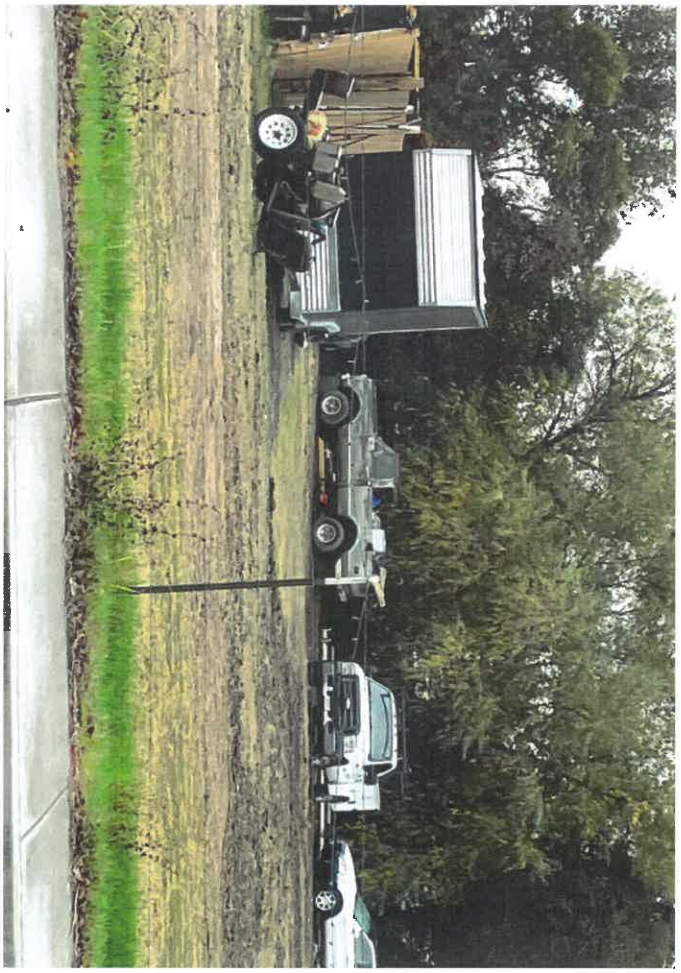
MAKE CHECKS PAYABLE TO THE CITY OF CITRUS HEIGHTS
PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

DESCRIPTION	AMOUNT
NON-COMPLIANCE FEE Property Owner, Violation CODE ENFORCEMENT CASE # CH23-01114 ADDRESS: 7398 ANTELOPE RD DATE: 11/21/24	
FEE RE-INSPECTION $252.00	$252.00
FINE $3000.00	$3000.00
·CHMC 50-146 (1) Trash and debris seen from public view -$1000.00 Fine ·CHMC 50-146 (7) Construction materials visible from public view - $1000.00 Fine ·CHMC 50-146 (9) Multiple fork lifts and cars parked on an unimproved surface - $1000.00 Fine	
Questions may be directed to Sr. Code Enforcement Officer II- Dominic Grillo (916) 727-5516	
Re-Inspection to be on or after:	
Site Address: 7398 ANTELOPE RD Total Amount Due: Due Date	$3,252.00 12/21/2024
ACCOUNT NO. # 3043	

Please Remit to: CITY OF CITRUS HEIGHTS
6360 FOUNTAIN SQUARE DR
CITRUS HEIGHTS, CA 95621

ITEM 2

ITEM 2









ITEM 2



Citrus Heights Police Department
6315 Fountain Square Drive | Citrus Heights, CA 95621 | (916) 727-5500
Code Enforcement

June 3, 2025

Richard Mattarolo
7398 Antelope Rd.
Citrus Heights, CA 95621

REFERENCE: **NOTICE OF VIOLATION Certified Mail # 9589 0710 5270 3175 8647 57**

Prop: 7398 Antelope Rd. CITRUS HEIGHTS, CA 95621
APN: 204-0210-024-0000 CASE#: CH23-01114

Dear Property Owner:

The purpose of this Notice of Violation Letter is to notify you, as the owner of record that the City inspector has confirmed the following violations still exist:

Please see attached "NOTICE OF VIOLATION" for specific details.

A re-inspection to determine whether the violation(s) have been corrected will be conducted on or after **06/18/2025**. Please be advised that, if any of the violations are still present, you may be charged a re-inspection fee of up to $420.00, as well as, other additional fines when applicable. Therefore, it is in your best interest to correct any and all violations immediately.

Should you feel this letter was sent in error, please contact the Inspector listed below. You also have the right to appeal. All appeals must be in writing and directed to the Sergeant of the Problem Oriented Policing Unit at the address listed at the top of this letter.

Thank you for your anticipated cooperation. If you have any questions please call me.

Respectfully,

D. Grillo

D. Grillo 916.727.5516
Sr. Code Enforcement Officer
Citrus Heights, Police Department

Attachment



Citrus Heights Police Department
Code Enforcement
6315 Fountain Square Drive | Citrus Heights, CA 95621 | (916) 727-5500

Notice of Violation

Property Owner: Richard Mattarolo **APN: 204-0210-024-0000**
Location of Violation: 7398 Antelope Rd. CITRUS HEIGHTS, CA. 95621 CASE #CH23-01114

PLEASE TAKE NOTICE that the City has found that the building and/or property at the above location is substandard and constitutes a public nuisance. Each of the condition(s) noted below is either a misdemeanor or infraction violation of the City of Citrus Heights Municipal Code or International Property Maintenance Code and constitutes a separate offense for each and every day during any portion of which any violation is committed, continued, or permitted.

☒ **CHMC 50-146(1)** **Accumulation of weeds, dirt, litter/rubbish/debris/junk visible from public view**
Wood piles, piles of trash and debris, and trash and debris must be removed from public view.

☒ **CHMC 50-146.(7)** **Exterior storage of construction or building material**
Masonry material, fencing material, and other construction materials must be removed from public view.

☒ **CHMC 50-146.(9) a,b** **The parking of any vehicle, vessel or trailer located on any front lawn/yard or street-side yard**
Forklifts, boats on trailers, cars, and any other vehicle or trailer parked on an unimproved surface must be removed from public view or parked on an approved surface.

All vehicles must be parked on an improved surface of cement, asphalt, interlocking stones or paver, decomposed granite or parking strips composed of the same materials. For information on what areas of your property may or may not be improved with these materials contact the Planning and Zoning Division at 916.727.4740.

☒ **CHMC 50-268** **Inoperable/wrecked/dismantled/abandoned vehicle(s), unlicensed motor vehicle being stored at the property**
Red SUV at the rear of the property has major front end damage making it inoperable.

ALL VEHICLES STORED ON THE PROPERTY MUST BE OPERABLE AND HAVE CURRENT REGISTRATION OR BE OPERABLE AND HAVE A PNO ON FILE WITH DMV OTHERWISE THE VEHICLES MUST BE PUT IN THE GARAGE OR REMOVED FROM THE PROPERTY. SEE ATTACHED PHOTOS.

Other Comments:
******Should non-compliance continue or re-occur within 1 year, a fee will be issued, and monetary penalties assessed. At least one other previous certified notice has been sent.**
Re-Inspection Date (property will be re-inspected on or after): 06/18/2025

June 3, 2025

Dominic Grillo 916.727.5516 dgrillo@citrusheights.net
Sr. Code Enforcement Officer
Citrus Heights Police Department

ITEM 2

CITY OF CITRUS HEIGHTS
6360 FOUNTAIN SQUARE DR
CITRUS HEIGHTS, CA 95621
916-727-4959

Invoice # C399

Page 1 of 1

DATE	6/3/2025
ACCOUNT	13043
AMT DUE	$ 1,752.00

MATTAROLO, RICHARD NATHANIEL
7398 ANTELOPE RD
CITRUS HEIGHTS CA 95621

MAKE CHECKS PAYABLE TO THE CITY OF CITRUS HEIGHTS
PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

DESCRIPTION	AMOUNT
NON-COMPLIANCE FEE Property Owner, Violation CODE ENFORCEMENT CASE # CH23-01114 ADDRESS: 7398 ANTELOPE RD DATE: 6/3/25	
FEE RE-INSPECTION $252.00	$252.00
FINE $1500.00	$ 1500.00
·CHMC 50-146 (1) Trash and debris seen from public view -$500.00 Fine ·CHMC 50-146 (7) Construction materials visible from public view - $500.00 Fine ·CHMC 50-146 (9) Multiple fork lifts and cars parked on an unimproved surface - $500.00 Fine	
Questions may be directed to Sr. Code Enforcement Officer II- Dominic Grillo (916) 727-5516	
Re-Inspection to be on or after: 6/18/25	
Site Address: 7398 ANTELOPE RD	Total Amount Due: $1,752.00 Due Date 07/03/2025
ACCOUNT NO. # 13043	

Please Remit to: CITY OF CITRUS HEIGHTS
6360 FOUNTAIN SQUARE DR
CITRUS HEIGHTS, CA 95621

ITEM 2

ITEM 2

ITEM 2

ITEM 2

ITEM 2

CITY OF CITRUS HEIGHTS
6360 FOUNTAIN SQUARE DR
CITRUS HEIGHTS, CA 95621
916-727-4959

Invoice # C918

Page 1 of 1

DATE	11/13/2025
ACCOUNT	13043
AMT DUE	$ 1,852.00

MATTAROLO, RICHARD NATHANIEL
7398 ANTELOPE RD
CITRUS HEIGHTS CA 95621

MAKE CHECKS PAYABLE TO THE CITY OF CITRUS HEIGHTS
PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

DESCRIPTION	AMOUNT
NON-COMPLIANCE FEE Property Owner, Violation CODE ENFORCEMENT CASE # CH23-01114 ADDRESS: 7398 ANTELOPE RD DATE: 11/13/25	
FEE RE-INSPECTION $252.00	$252.00
FINE $1600.00	$ 1600.00
·CHMC 50-146 (1) Trash and debris seen from public view -$500.00 Fine ·CHMC 50-146 (7) Construction materials visible from public view - $500.00 Fine ·CHMC 50-146 (9) Multiple fork lifts and cars parked on an unimproved surface - $500.00 Fine ·A red SVU parked on the south west corner of the property with major front end damage making it inoperable. $100.00 fine	
Questions may be directed to Sr. Code Enforcement Officer II- Dominic Grillo (916) 727-5516	
Re-Inspection to be on or after: 12/13/25	
Site Address: 7398 ANTELOPE RD Total Amount Due: Due Date	$1,852.00 12/13/2025
ACCOUNT NO. # 13043	

Please Remit to: CITY OF CITRUS HEIGHTS
6360 FOUNTAIN SQUARE DR
CITRUS HEIGHTS, CA 95621

Citrus Heights Police Department
Code Enforcement
6315 Fountain Square Drive | Citrus Heights, CA 95621 | (916) 727-5500

Notice of Violation

Property Owner: Richard Mattarolo **APN: 204-0210-024-0000**
Location of Violation: 7398 Antelope Rd. CITRUS HEIGHTS, CA. 95621 CASE #CH23-01114

PLEASE TAKE NOTICE that the City has found that the building and/or property at the above location is substandard and constitutes a public nuisance. Each of the condition(s) noted below is either a misdemeanor or infraction violation of the City of Citrus Heights Municipal Code or International Property Maintenance Code and constitutes a separate offense for each and every day during any portion of which any violation is committed, continued, or permitted.

☒ **CHMC 50-146(1)** **Accumulation of weeds, dirt, litter/rubbish/debris/junk visible from public view**
Wood piles, piles of trash and debris, and trash and debris must be removed from public view.

☒ **CHMC 50-146.(7)** **Exterior storage of construction or building material**
Masonry material, fencing material, and other construction materials must be removed from public view.

☒ **CHMC 50-146.(9) a,b** **The parking of any vehicle, vessel or trailer located on any front lawn/yard or street-side yard**
Forklifts, boats on trailers, cars, and any other vehicle or trailer parked on an unimproved surface must be removed from public view or parked on an approved surface.

All vehicles must be parked on an improved surface of cement, asphalt, interlocking stones or paver, decomposed granite or parking strips composed of the same materials. For information on what areas of your property may or may not be improved with these materials contact the Planning and Zoning Division at 916.727.4740.

☒ **CHMC 50-268** **Inoperable/wrecked/dismantled/abandoned vehicle(s), unlicensed motor vehicle being stored at the property**
Red SUV at the rear of the property has major front end damage making it inoperable.

ALL VEHICLES STORED ON THE PROPERTY MUST BE OPERABLE AND HAVE CURRENT REGISTRATION OR BE OPERABLE AND HAVE A PNO ON FILE WITH DMV OTHERWISE THE VEHICLES MUST BE PUT IN THE GARAGE OR REMOVED FROM THE PROPERTY. SEE ATTACHED PHOTOS.

☒BUILDING **105.1** **Any owner or authorized agent who intents to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical gas, mechanical or plumbing system, the installation of which is regulated by the construction codes and the Construction Administrative Code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.**

Construction permits were not and will not be granted for this property due to it being in a flood zone
REMOVE ALL NEW CONTRUCTION

Other Comments:
******Should non-compliance continue or re-occur within 1 year, a fee will be issued, and monetary penalties assessed. At least one other previous certified notice has been sent.**
Re-Inspection Date (property will be re-inspected on or after): 12/15/2025

November 13, 2025

Dominic Grillo 916.727.5516 dgrillo@citrusheights.net
Sr. Code Enforcement Officer
Citrus Heights Police Department

















ITEM 2









ITEM 2





ITEM 2

CITY OF CITRUS HEIGHTS
6360 FOUNTAIN SQUARE DR
CITRUS HEIGHTS, CA 95621
916-727-4959

Invoice # C1056

Page 1 of 1

DATE	12/17/2025
ACCOUNT	13043
AMT DUE	$2,052.00

MATTAROLO, RICHARD NATHANIEL
7398 ANTELOPE RD
CITRUS HEIGHTS CA 95621

MAKE CHECKS PAYABLE TO THE CITY OF CITRUS HEIGHTS
PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

DESCRIPTION	AMOUNT
NON-COMPLIANCE FEE Property Owner, Violation CODE ENFORCEMENT CASE # CH23-01114 ADDRESS: 7398 ANTELOPE RD DATE: 12/17/25	
FEE RE-INSPECTION $252.00	$252.00
FINE $1800	$1800
·CHMC 50-146 (1) Trash and debris seen from public view -$500.00 Fine ·CHMC 50-146 (7) Construction materials visible from public view - $500.00 Fine ·CHMC 50-146 (9) Multiple fork lifts and cars parked on an unimproved surface - $500.00 Fine ·A red SVU parked on the south west corner of the property with major front end damage making it inoperable. $200.00 fine ·A shed being build in the flood plain $100.00 fine	
Questions may be directed to Sr. Code Enforcement Officer II- Dominic Grillo (916) 727-5516	
Re-Inspection to be on or after: 1/17/25	
Site Address: 7398 ANTELOPE RD Total Amount Due: Due Date	$2,052.00 12/13/2025
ACCOUNT NO. # 13043	

Please Remit to: CITY OF CITRUS HEIGHTS
6360 FOUNTAIN SQUARE DR
CITRUS HEIGHTS, CA 95621

Citrus Heights Police Department
Code Enforcement
6315 Fountain Square Drive | Citrus Heights, CA 95621 | (916) 727-5500

Notice of Violation

Property Owner: Richard Mattarolo **APN: 204-0210-024-0000**
Location of Violation: 7398 Antelope Rd. CITRUS HEIGHTS, CA. 95621 CASE #CH23-01114

PLEASE TAKE NOTICE that the City has found that the building and/or property at the above location is substandard and constitutes a public nuisance. Each of the condition(s) noted below is either a misdemeanor or infraction violation of the City of Citrus Heights Municipal Code or International Property Maintenance Code and constitutes a separate offense for each and every day during any portion of which any violation is committed, continued, or permitted.

☒ **CHMC 50-146(1)** **Accumulation of weeds, dirt, litter/rubbish/debris/junk visible from public view**
Wood piles, piles of trash and debris, and trash and debris must be removed from public view.

☒ **CHMC 50-146.(7)** **Exterior storage of construction or building material**
Masonry material, fencing material, and other construction materials must be removed from public view.

☒ **CHMC 50-146.(9) a,b** **The parking of any vehicle, vessel or trailer located on any front lawn/yard or street-side yard**
Forklifts, boats on trailers, cars, and any other vehicle or trailer parked on an unimproved surface must be removed from public view or parked on an approved surface.

All vehicles must be parked on an improved surface of cement, asphalt, interlocking stones or paver, decomposed granite or parking strips composed of the same materials. For information on what areas of your property may or may not be improved with these materials contact the Planning and Zoning Division at 916.727.4740.

☒ **CHMC 50-268** **Inoperable/wrecked/dismantled/abandoned vehicle(s), unlicensed motor vehicle being stored at the property**
Red SUV at the rear of the property has major front end damage making it inoperable.

ALL VEHICLES STORED ON THE PROPERTY MUST BE OPERABLE AND HAVE CURRENT REGISTRATION OR BE OPERABLE AND HAVE A PNO ON FILE WITH DMV OTHERWISE THE VEHICLES MUST BE PUT IN THE GARAGE OR REMOVED FROM THE PROPERTY. SEE ATTACHED PHOTOS.

☒BUILDING **105.1** **Any owner or authorized agent who intents to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical gas, mechanical or plumbing system, the installation of which is regulated by the construction codes and the Construction Administrative Code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.**

☒ CHMC **106.30.040** **Creekside Development** **Structure constructed in a flood hazard area and within the required Creekside setback.**

Construction permits were not and will not be granted for this property due to it being in a flood zone
REMOVE ALL NEW CONTRUCTION

Other Comments:
******Should non-compliance continue or re-occur within 1 year, a fee will be issued, and monetary penalties assessed. At least one other previous certified notice has been sent.**
Re-Inspection Date (property will be re-inspected on or after): 1/17/2025

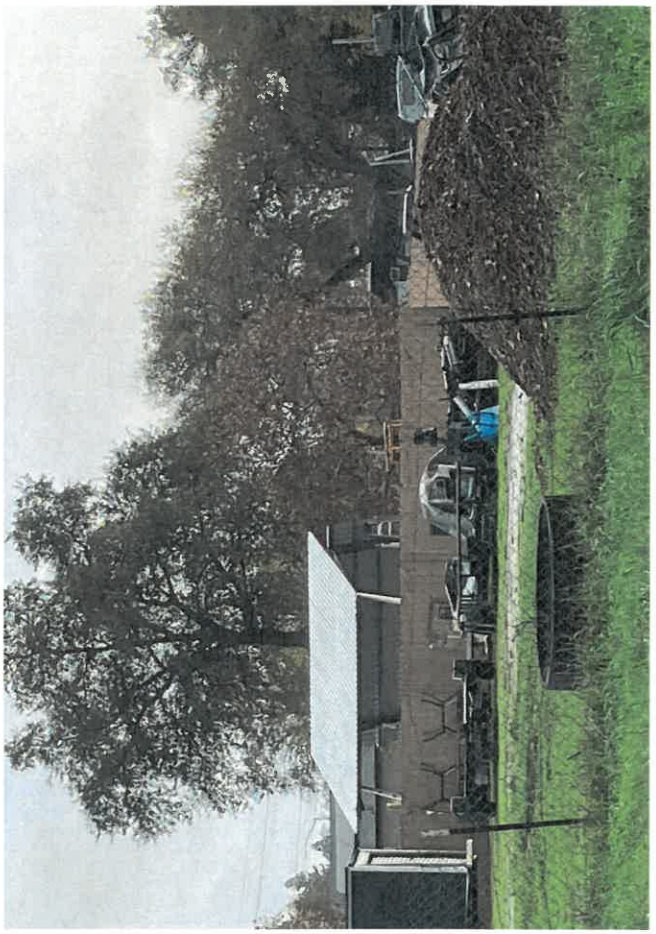
December 17, 2025

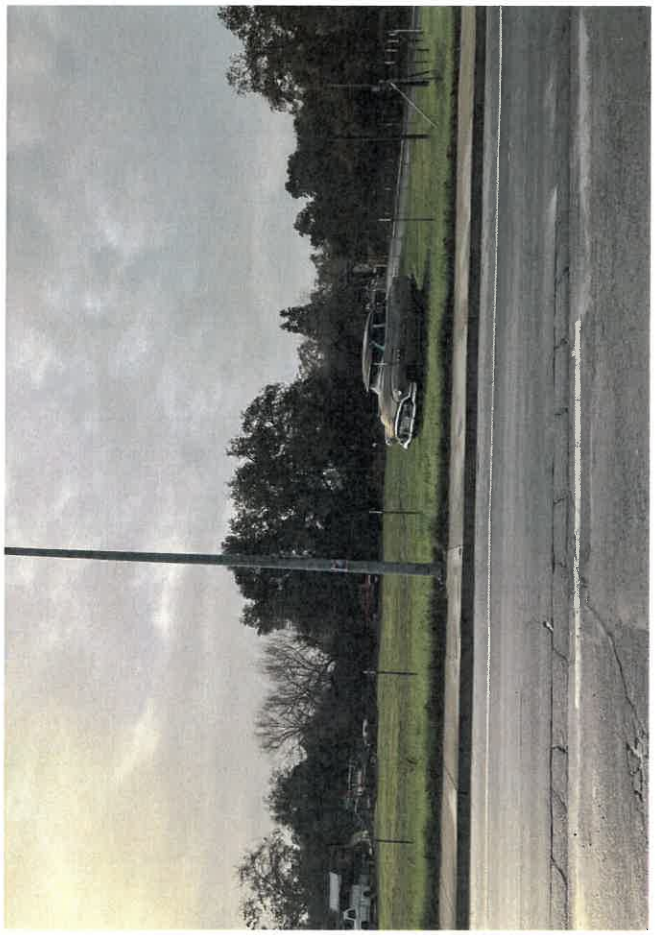
Dominic Grillo 916.727.5516 dgrillo@citrusheights.net
Sr. Code Enforcement Officer
Citrus Heights Police Department









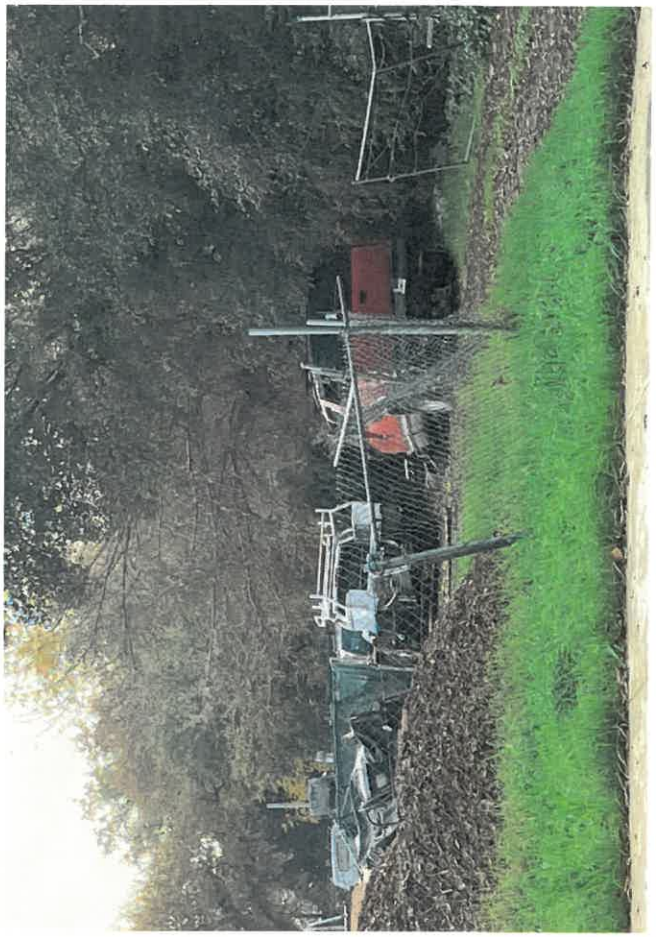
















Citrus Heights Police Department
6315 Fountain Square Drive | Citrus Heights, CA 95621 | (916) 727-5500
Alexander A. Turcotte, Chief of Police

NOTICE TO ABATE NUISANCE
ORDER TO SHOW CAUSE

Date Posted: February 24, 2026 **Case # CH 23-1114**
Property Owner: Richard Mattarolo APN: 204-0210-024-0000

Location of Violation: 7398 Antelope ROAD, CITRUS HEIGHTS, CA 95621

Hearing Date: ***March 11, 2026***
Time: ***11:00 PM***
Location: ***CITRUS HEIGHTS CITY HALL***
6360 FOUNTAIN SQUARE DRIVE, CITRUS HEIGHTS, CA 95621
CONFERENCE ROOM A

An initial determination has been made that there exists upon the building, structure, lot or property located at **7398 Antelope Road,** Citrus Heights, California, condition(s) constituting a public nuisance(s) under State and City Municipal Codes:

The conditions constituting the nuisance are:

Code Violation	Description
CHMC 50-149 (1)	Trash, rubbish, and debris are visible from public view
CHMC 50-146 (7)	Exterior storage of construction material
CHMC 50-149 (9) a, b	Vehicles parked on an unimproved surface or front yard
CHMC 50-268	Inoperable/ wrecked/ dismantled vehicles
California Building Code 105.1	Building without a permit
CHMC 106.30.040	Construction in a flood plain

The methods of abatement available are:
1). Remove all vehicles from the entire parcel

You have previously received written certified notices dated **July 18, 2023, August 9, 2023, July 3, 2024, and October 3, 2024,** 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 Code Enforcement Officer within **30** days of the date of this Order;

OR, alternatively,

Citrus Heights Police Department
6315 Fountain Square Drive | Citrus Heights, CA 95621 | (916) 727-5500
Alexander A. Turcotte, Chief of Police

(b) TO APPEAR AND SHOW CAUSE, if any, before the Hearing Officer at **Citrus Heights City Hall, 6360 Fountain Square Drive, Citrus Heights, CA 95621, in Conference Room #B on March 18, 2025 at 1:30 o'clock p.m.,** 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 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 Citrus Heights 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 §§ 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.

Date singed: February 24, 2026

Dominic Grillo 916-727-5516 dgrillo@citrusheights.net
Sr. Code Enforcement Officer
Citrus Heights Police Department

Cc: Case File

ITEM 2









ITEM 2









ITEM 2









ITEM 2







Citrus Heights Police Department
6315 Fountain Square Drive | Citrus Heights, CA 95621 | (916) 727-5500
Alexander A. Turcotte, Chief of Police

Notice of Hearing Decision & Order of Abatement

April 8, 2026

This Notice of Hearing Decision and Order of Abatement was sent via certified receipt mail and posted at subject address.

OWNER OF RECORD:
Mattarolo, Richard N

REFERENCE ADDRESS:
7398 Antelope Rd., Citrus Heights, CA. 95621

REFERENCE CASE NUMBER:
CH23-01114

INTRODUCTION:
On March 11, 2026, at approximately 1100 hours, this matter came before me as the City of Citrus Heights Administrative Hearing Officer, to determine whether a nuisance and/or other conditions exist at the above referenced property, which should be abated pursuant to the City's Municipal Code and other California codes.

I, Brittany Mariscal, with the City of Rancho Cordova's Neighborhood Services Division, was the assigned hearing officer presiding over this matter, duly appointed pursuant to Citrus Heights City Municipal Code.

The following City personnel appeared at the hearing on behalf of the City of Citrus Heights: Sr. Code Enforcement Officer Dominic Grillo and Police Services Supervisor Debra Miller. Richard Mattarolo, the owner of the property, appeared at the hearing with two other individuals identified as Robert Rawdanowicz and Jennifer Miller.

BACKGROUND:
The property owner, Richard Mattarolo, purchased this property on September 16, 2019. The case was initiated following a complaint received by the City regarding potential code violations on the property. The violations include vehicles parking on unimproved surface, exterior storage of construction material, and trash and debris scattered around the property, storage of inoperable vehicles, building without a permit, and construction in a flood plain. The initial property inspection related to this case was conducted on February 16, 2023, and the first Notice to Abate was issued. Despite this notice and the opportunity to comply, the violations were not fully corrected within the time provided. Subsequent inspections were conducted by City staff on multiple occasions over the course of approximately three years. During these inspections, the City consistently observed that the identified violations remained on the property, despite prior notices and opportunities to correct.

After approximately thirty-six months of ongoing enforcement and lack of compliance, a Notice to Abate Nuisance and Show of Cause Hearing was issued to the property owner of record on February 24, 2026, and a hearing was scheduled for March 11, 2026. Notice of the hearing was served in accordance with the Municipal Code. The hearing was held as scheduled on March 11, 2026, at the City of Citrus Heights City Hall.

Both the City and the Property Owner were given time to present evidence and testimony during the hearing. Having heard and considered the evidence and testimony presented, I have made the following findings of fact and issue the following:

TESTIMONY:

The City testified that the case was initiated following multiple complaints regarding violations on the property. The City stated that several notices were issued in accordance with the Citrus Heights Municipal Code, which outlined the violations, steps required for compliance, and timelines to correct them.

The City further testified that staff conducted multiple site visits and met with the property owner in person to explain the violations and provide guidance on achieving compliance. While some progress was observed during the course of the case, the City indicated that compliance was not maintained, noting that vehicles were periodically removed but subsequently replaced with additional vehicles in violation of the same code provisions. Based on the ongoing nature of the violations, the City requested authorization to abate any remaining violations.

The property owner testified that he disagrees with the City's ordinances and believes they infringe upon his constitutional rights and his ability to use his property. He stated that certain conditions affecting the property, including FEMA floodplain maps, have limited his ability to develop or improve the property.

The property owner further testified that materials and vehicles on the property were intended for construction or personal use, including collector vehicles, and indicated that while some items could potentially be removed, doing so would require significant time and effort. He also stated that he had made efforts toward compliance, including installing fencing and making other improvements, and expressed concern regarding being billed despite those efforts.

FINDING OF FACT:

1. The owner(s), Richard Mattarolo, of property located at 7398 Antelope Road, Citrus Heights, CA 95621, was initially notified of violations of the City of Citrus Heights Municipal Codes by either posting on the property or by USPS certified receipt mail on February 16, 2023.

2. Over the course of the enforcement period, the City issued a series of notices to the Property Owner, including, but not limited to, a Notice to Abate, multiple Notices of Violation, and Non-Compliance Fee Invoices, as a result of continued violations observed during inspections and re-inspections. Each notice was served in accordance with the applicable provisions of the Citrus Heights Municipal Code (CHMC). The Property Owner failed to fully abate the violations despite these notices and opportunities to comply. The dates of relevant notices are listed below:
    - February 16, 2023
    - September 28, 2023
    - January 30, 2024
    - April 16, 2024
    - October 1, 2024
    - November 7, 2024
    - November 14, 2024
    - November 21, 2024.
    - June 3, 2025
    - November 13, 2025
    - December 17, 2025
    - February 26, 2026

3. On March 18, 2023, a Certificate of Nuisance was recorded against the property with Sacramento County.

4. The City made several attempts to work through a compliance plan with the Property Owner on the following dates:
    a. February 28, 2023
    b. September 26, 2023
    c. May 15, 2024
    d. November 4, 2024
    e. December 5, 2024

5. The property owner was provided with a notice of the administrative hearing pursuant to a Notice to Abate and Order to Show Cause served on the owners on February 24, 2026, pursuant to the procedures set forth in the City of Citrus Heights Municipal Code Chapter 50, subdivision III.

NUISANCE AND CODE VIOLATIONS DECLARED:

Sec. 50-146. - Unlawful public nuisances declared.
In addition to any other condition constituting a nuisance, 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 following conditions:

(1) The exterior accumulation of weeds, rank growths, dirt, litter, rubbish or debris which is visible from a public or private street, sidewalk or right-of-way.

(7) Where visible from a private or public street, sidewalk or right-of-way, the exterior storage or maintenance of parts or machinery of any type or description unless specifically authorized by a city license or permit; building materials or merchandise unless specifically authorized by use permit; or construction equipment or garbage bins except while excavation, construction or demolition operations covered by an active building permit or other city permit are in progress on the subject or adjoining property. However, division 4 of this article shall apply to situations involving such nuisances and the abatement thereof.

(9) The parking or storage of any vehicle, boat, trailer, camper, motor home or other mobile equipment, whether or not motorized, or portions or parts and components thereof, on property used or zoned for residential purposes, if either:

a. Located on any front lawn, front yard or street side yard; provided, however, that such parking or storage of a legally registered and operable vehicle, boat, trailer, camper, or motor home shall be allowed in front or side street yards on required parking spaces or on paved driveways leading directly from approved and permitted curb cuts to required garages, carports or other required off-street parking spaces, if such vehicle, boat, trailer, camper or motor home is located totally on private property and does not extend into or block any public right-of-way; or

b. Located in any side or rear yard so as to prevent a three-foot-wide continuous fire accessway from the front of the property.

Sec. 50-268. - Violations declared.
It is unlawful and a violation of this division for any person:

(1) Who owns a vehicle or vehicle part to allow the vehicle or part thereof to be abandoned, wrecked, inoperative or dismantled on any property, public or private, in the city, except as otherwise authorized by the city Code.

(2) Who owns property within the city, to allow a vehicle or part thereof to be abandoned, wrecked, inoperable, or dismantled on his, her, or its property, public or private, except as otherwise authorized by the city Code.

(3) To move a vehicle to any other private property upon which storage is not permitted or onto any public highway or other public property for purposes of storage after notification has been given by the city to remove any abandoned, wrecked, dismantled or inoperative vehicle or motor vehicle accessories from any private property.

(4) Who owns or has possession, custody, or control of any vehicle to place the vehicle upon any street, alley, or city parking lot for more than a consecutive period of 72 hours.

Sec. 106.30.040. - Creekside Development and Flood Hazard Mitigation

E. *Development standards.*

1. *Location of proposed development.* Proposed structures and other development shall comply with the more restrictive of the following requirements.

b. *Limitations on development within floodplain.* All construction, except fences, shall be located outside the 100-year floodplain of the tributary. The 100-year floodplain shall be established using the most current data available and a physical survey by a registered surveyor. Current data includes the Flood Insurance Rate Map, historical data from the 1986, 1995 and 1997 flood events, and the county hydrology study. Fences within a floodplain shall be limited to wrought iron or split rail design. No fill or grading shall be allowed within a 100-year floodplain. Where the review authority determines that an existing parcel contains no feasible building site outside of a 100-year floodplain and that the site complies with an exception outlined in Chapter 42 of the City's Municipal Code, the City's Drainage and Development Policy, the review authority may approve construction that complies with the creek setback required by Subsection E.1.a.

California Building Code 105.1 Required
Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

FINDINGS:

(1) The property contains visible accumulation of weeds, debris, and/or rubbish, in violation of Sec. 50-146(1).

(2) The property is being used for unauthorized exterior storage of materials, equipment, or machinery, in violation of Sec. 50-146(7).

(3) The property contains improperly parked or stored vehicles on unapproved surfaces and/or in required yard areas, in violation of Sec. 50-146(9).

(4) The property contains abandoned, wrecked, inoperable, or dismantled vehicles or vehicle parts, in violation of Sec. 50-268.

(5) The property contains construction and/or grading activity within a floodplain, in violation of Sec. 106.30.040.

(6) The property contains construction or related work performed without required permits, in violation of California Building Code §105.1.

DETERMINATION:
Based on the above findings, the conditions observed on the property constitute violations of the Citrus Heights Municipal Code and the California Building Code.

The subject property is hereby determined to be a public nuisance due to the existence of the violations described above.

The owner has had sufficient opportunity and time to abate the public nuisance over the course of the last thirty-six months, but to date has failed to comply.

ORDER OF ABATEMENT:
The Property Owner is hereby ordered to abate the nuisance conditions, including but not limited to:

(1) Remove all weeds, overgrown vegetation, trash, litter, dirt piles, and debris from the property visible from public view.

(2) Remove all machinery, construction materials, building materials, equipment, and other items stored outdoors.

(3) Remove or relocate vehicles, boats, trailers, campers, or other mobile equipment from front lawns, front yards, street-side yards, or areas blocking fire accessways.

(4) Ensure all vehicles are legally registered, operable, and parked on approved paved driveways or designated parking areas.

(5) Remove all abandoned, wrecked, inoperable, or dismantled vehicles or vehicle parts from the property.

(6) Ensure all remaining vehicles are operable, registered, and stored in compliance with city codes.

(7) Stop all construction activity within the floodplain.

(8) Remove any unauthorized structures located within the floodplain and/or obtain any necessary permits.

(9) Re-establish the site to comply with floodplain setback requirements, or obtain approved exceptions per Chapter 42 of the Municipal Code if applicable.

(10) Maintain the property in a lawful and safe condition, in accordance with the City's Municipal Code, floodplain regulations, and applicable building codes.

(11)Ensure any future work does not repeat the violations listed above.

All required corrective actions shall be completed within 30 days from the date of this Order. Failure to comply may result in abatement by the City, with all costs, including administrative expenses, becoming a lien and special assessment against the property as provided by law.

THROUGH THE PROPONDERANCE OF EVIDENCE, IT IS HEREBY ORDERED owner Richard Mattarolo has until **May 8, 2026, at 0900 hours** to abate all declared violations. If the owner fails to abate, the City of Citrus Heights shall proceed with abatement of the declared violations located at 7398 Antelope Road, Citrus Heights, CA 95621.

The City shall also be authorized to place a special assessment and lien against the property pursuant to the authority granted under Citrus Heights Municipal Code Section 50-116 to recover all costs incurred in the abatement of this nuisance.

RIGHT TO APPEAL:
The owner or other interested person's have the right to appeal this decision to the Appeals Board by filing a written appeal with the City Clerk pursuant to Citrus Heights Municipal Code Section 50-215. This appeal must be filed no later than seven (7) calendar days after the date of service of the hearing officer's decision and must contain thefollowing:

(1) A specific identification of the property which is the subject of the nuisance abatement proceeding.

(2) A caption reading: "Appeal of [name of appellant(s)]."

(3) A brief statement setting forth the legal interest of each of the appellants in the building or the land involved in the order of abatement.

(4) A statement in ordinary and concise language of the specific order or action protested, together with the contentions of the appellant and any material facts supporting the contentions of the appellant.

(5) The address of each person appealing.

(6) The signatures of all parties named as appellants.

(7) The verification of at least one appellant as to the truth of the matter stated in the appeal.

(8) The failure to file an appeal to the Appeals Board, shall render this decision and order final and conclusive and will bar any legal challenge to this decision.

Brittany Mariscal
Code Enforcement Supervisor
City of Rancho Cordova

Date: 4/8/26

Cc: Case File CH23-01114

Richard Mattarolo
7398 Antelope Rd
Citrus Heights Ca
95621

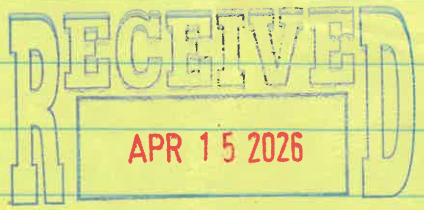
April 15 2026

Case # C1423-01114

Appelant
Richard Mattarolo

Appeal of the
Notice of Hearing
Decision & Order
to Abatement

Appelee
City of Citrus
Heights Code
enforcement Devision
of Police Department



By: _____

Statement of Appeal

Richard Mattarolo is hereby filing this Appeal on His own Behalf.
Mr. Mattarolo the Appelant is the Sol owner and Resident of the property located at 7398 Anelope Road in the City of Citrus Heights and the County of Sacramento in the State of California which is in the United States of America
Mr Mattarolo is a citizen of the United States as well as California and has been His whole life. He was born and Raised in the Easter part of Sacramento And

has been a Resident of this Area his Whole life and he is Now 67 years of age. Mr Mattarolo has resided at the address of 7398 Antelope Road for Nine years and the Owner of the property for the past 7 years.
Mr Mattarolo Come from a large Family that has been in this Area for more than a hundred and Fifty years. Long before the town of Citrus Heights Became a City.

Statement of facts

Richard Mattarolo the appelant in this Matter is bringing this Appeal for the Following Reasons.

(1) Violation of Mr Mattarolo's Constitutional Right under the Fifth amendment of the United States Constitutions Due process clause and also under the Fifth amendments Property and use thure of previssions as stated by the United state Supren Court.

also the Violation of his Sixth amendment rights and the 14th amendment.

History of Case

three years ago Mr Mattarolo was contacted by Citrus Heights Code enforcement Division of the police Department after they alledged to have recieved a complaint by a person unknown to the Appelant that there were in there appinion Code Violations on the property at 7398 Antelope Road in the City of Citrus Heights.
A Code enforsement officer was sent to Mr Mattarolo to see if there was indeed Violations.
Mr Mattarolo meat with the officer and was informed that there was Violations of Codes that needed to be fixed. One such code was that Vehicals that were owned By Mr Mattarolo and others that needed to be parked on improved areas and not on grass.
Mr Mattarolo had never hurd of this Code and does not believe this code is Constitutional.

this is just one of the Codes that is being addressed in this appeal the Next Code that Came up is the one that states that Construction Material Can't be stored on his property if it is in plain Veiw.

Mr Mattardo had never hurd of this Code before either. according to the papers that were presented to Mr Mattardo the Code is CHMC 50-146 (7) and it says-Exterior storage of Construction Material is prohibited Which would mean that No Construction Material in Citrus Heights can be stored outside. this is totally rediculas! there are millions of pieces of Construction Material Stored outside everyday in Citrus Heights. Not only by the people who reside here but also by the City it's self and by others that don't even live in Citrus Heights. this Code is so braad that every person who works with there hands and builds thing or repairs things would be in Violation of this Code. a person could Drive down any street in Citrus Hights and see many Violations of this Code many times over

This infringes on a persons property rights under the United States Constitutions 5th Amendment. A person Has the right to use of his property and has equal rights of quet enjoyment and it enables Active uses to go forwardo To restrict a property owners right to use his property for enjoyment would infinge on these rights and would amount to taking and the property owner would have to be Compiasated for his or her loss. If Mr Mattarolo in this case wished to build a Cabnet out of Construction Material he keep on his property and he did this because he enjoyed this activity and the police were to take this away from him through a code he would have to be Compiasated for his loss.

There must be a reason for this restriction that is meaningful and Just.

Just like the parking of a Vehicle on his grass. What harm is this code protecting that is lagitament enough that would Justifie the taking of a persons right of enjoyment of his or her property rights Every case has to stand on it's own set of sercomestances and every case is different But the Aproch must be Considered

and the property owner rights are protected and must be considered first because it is his property to which he or she has paid for with the understanding that the property is his to enjoy as he wishes unless He is causing some real harm to his Neibors. The storing of Construction Materials he uses for building a Cabinet or landskapping his property can not be considered a loss to anyone.

Both of these Codes on there face are Un Constitutional and amount to taking Under the US Constitution

As for the code 50-149(1) trash rubbish and debris that is visible to the public. There must be first a determination as to what constitutes trash debrie and Rubish as the Saying goes one mans trash is another mans treasures. and what in laymans terms is debrea

Well it is Mr Mattarolo's intention not to have these piles but in some acasions things like branches from trees that have fallen most be delt with and it takes time to accomplish these tasks

Mr Mattarolo does not like seeing this on his property any more than

anyone else and he does his best to take care of them as fast as possible he tryes to keep his property mowed and free of Rubbish a debree as best as he cam. There are and have been in the past few years where other indivuals have dumped trash and debree on his property that he has had to despose of at his expence do to the action of others. He has no way of preventing this from taking place do to the size and shape of his property.

This must be taken into Consideration before fines are being placed on him as the owner of the property.

There have been Vehicles trash and debree if that is a good word for it that Mr Matturdo has had to go to great lengths to dissposse of

There are also homeless people that park on the lower part of his property as seen in the pictures of ~~said~~ ~~Vehicles~~ that are being presented by Code enforcement.

It is sometimes very difficult to get these people to leave the property and when they do they almost always leave a

of things for Mr Mattarolo to clean up.

Of the two hundred pictures of violations the Code enforsment officer has preseated very few of them present any Code Violations that are taking place. a lot of the pictures are of the same Materials that were in the same place as the last inspection. This is the Case of the stack of Bricks that now is gone. These bricks were bought by Mr Mattarolo to put up a Sound Wall between Mr Mattarolo and the drivers of these "loud" Vehicles that drive down Antelope Road every day. It was the city of Citrus Heights that informed Mr Mattarolo that he could not put up this Fence and thus caused the loss of a large amount of money that was never recovered. There is at least 10 pictures of the 200 pictures taken that are of this stack of bricks. These bricks are gone now so I hope to not see these idems in a picture again. As is the white car that is in so many of the pictures

that were presented at the hearing. Many of the pictures that were a part of the information or evidence that were presented to the hearing officer are of Vehicles that have been gotten rid of a long time ago.

There are pictures I recieved of someone elses property and Vehicles that I was issued a three thousand dollar fine for in November of 2024 that Caused Mr Matturolo a great deal of stress and emotional harm this is where the do process Violation stems from.

The three thousand dollar fine is still on the account for which I am being held responsible for that is from a property that I know nothing about. I tryed to file an appeal to this fine and many more and asked to be given a Judge to over see the actions of the Code enforcement Department that is taking place with respect to the property in this appeal and in the end I finally got a hearing that this appeal is in response too.

And this Hearing can hardly be said to being done by a neutral party. It was conducted and ruled on by a code enforcement officer from Rancho Cardova brought in by the Citrus Heights Code enforcement.

How in the world can this be even remotely considered a case of Due process of Law under are Constitutions 5th Amendment.

This action that is taking place is a clear Violation of the protection granted to all United States Citizens under the bill of rights this is a prime case for a 42 usc 1983 Lawsuit that will soon be filed in a U.S. District Court.

there is a lot more that Mr Mallard would like to present in this appeal but sense he was given only 7 days to put this together he is unable to complete this appeal beyond what is presented here.

Conclusion

Mr Mattarolo hereby respectfully request a hearing and or a time to be hurd on this appeal or for this appeal to be granted and the order of abatement issued on April 8, 2026 be dismissed as unacceptible and un Constitutional

This Hearing should have been done by a neutral party or a Judge that is not a member of the Citrus Heights Police Department and Code enforsement Decision. Further more the hearing officer that presented the Decision gave Mr Mattarolo only 7 days to file this Appeal when she had over thirty days to make the Decision in this Case.
Mr Mattarolo was given a very short time to present his side of the Case at the hearing and the Police had all the Cards stacked against him and could not have gotten a favoritable or fair Ruling.

11

As stated in this appeal there was not enough time to present all the facts of what has taken place over the past three years and do to the lack of time given I will ask that this appeal be granted and for a hearing so I may present a resonable objection to the order that was issed to me

Signed Richard Mallardo
Date April 15th 2026

I Richard Mallardo state that the information in this appeal is the truth to the best of My knowledge

Richard Mallardo
Date 4/15/2026

Citrus Heights Police Department
6315 Fountain Square Drive | Citrus Heights, CA 95621 | (916) 727-5500
Alexander A. Turcotte, Chief of Police

Appeal Hearing of Order of Abatement for 7398 Antelope Rd. (Notice to Show Cause)

Date Posted: August 13, 2026, **Case # CH 23-01114**
Property Owner: Mattarolo, Richard N
APN: 204-0210-024-0000
Location of Violation: 7398 ANTELOPE RD. CITRUS HEIGHTS, CA 95621

Hearing Date: ***August 26, 2026***
Time: ***5:00 PM***
Location: ***CITRUS HEIGHTS CITY HALL***
6360 FOUNTAIN SQUARE DRIVE, CITRUS HEIGHTS, CA 95621
Council Chambers

An initial determination has been made that there exists upon the building, structure, lot or property located at **7398 Antelope Rd,** Citrus Heights, California, conditions(s) constituting a public nuisance(s) under State and City Municipal Codes:

The conditions constituting the nuisance are:

Code Violation	Description
CHMC 50-146 (1)	Visible accumulation of weeds, debris, and/or rubbish
CHMC 50-146 (7)	Exterior storage of materials, equipment, or machinery
CHMC 50-146 (9)	Vehicles parked on an unimproved surface or front yard
CHMC 50-268	Inoperable, abandoned, wrecked, or dismantled vehicles on site
CHMC 106.30.040	Construction or grading activity within a floodplain
CA Building Code 105.1	Construction or related work without a permit

The methods of abatement available are:

1) Remove all vehicles that are inoperable/ wrecked and/or that are parked on an unimproved surface from the entire parcel
2) Clear all junk, rubbish, construction materials, and debris visible from public view
3) Remove any structure or building from the floodplain.

You have previously received written certified notices dated **February 16, 2023, September 28, 2023, June 3, 2025, November 13, 2025, and December 17, 2025** 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 Code Enforcement Officer within **20** days of the date of this Order;

OR, alternatively,

Citrus Heights Police Department
6315 Fountain Square Drive | Citrus Heights, CA 95621 | (916) 727-5500
Alexander A. Turcotte, Chief of Police

(b) TO APPEAR AND SHOW CAUSE, if any, before the Hearing Officer at **Citrus Heights City Hall, 6360 Fountain Square Drive, Citrus Heights, CA 95621, in Council Chambers on August 26, 2026 at 5:00 o'clock p.m.,** 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 the property.

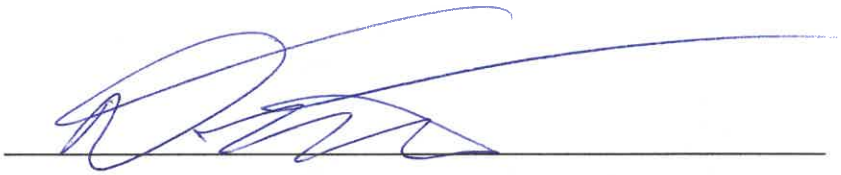
All persons having an interest in said matters are notified to attend the hearing, and their testimony and evidence will be given due consideration.

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 Citrus Heights 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 §§ 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.



Date signed: August 13, 2026

Dominic Grillo 916-727-5516 dgrillo@citrusheights.net
Sr. Code Enforcement Officer
Citrus Heights Police Department

Cc: Case File