



Code Enforcement Division

8401 Laguna Palms Way
Elk Grove, California 95758

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City of Elk Grove
8401 Laguna Palms Way
Elk Grove, CA 95758

Abatement Cost Report

Case No. 25-1041

Date: June 13, 2025

Location:

8401 Laguna Palms Way
Elk Grove, CA 95758

APN: 116-0860-048-0000

Code Enforcement Officer:

X. VANG

Property Owner(s) of Record:

City of Elk Grove
8401 Laguna Palms Way
Elk Grove, CA 95758

Itemized Breakdown of Cost

- | | |
|---|----------|
| 1. Fire Hazard/Weed Abatement Services Invoice 05/27/2025 | \$220.00 |
| 2. Summary Abatement Fee | \$295.00 |

Violations Cited:

- | | |
|--------------------------------|-----------------|
| 1. Public Nuisance Weeds | EGMC 16.18.1134 |
| 2. Public Nuisance Fire Hazard | EGMC 16.18.1109 |

Per Elk Grove Municipal Code Section 16.18.1500, the owner of record of the property shall be liable for all costs of abatement incurred by the City. Invoices for abatement services provided are available upon request. Failure of payment will result to the City's intention to make the final and approved abatement costs a special assessment against the property. [Ord. 7-2011 §5, eff. 3-25-2011; Ord. 7-2009 §3, eff. 5-1-2009; Ord. 35-2006 §3, eff. 9-8-2006]

Any party possessing a legal or equitable interest including but not limited to a leasehold interest in the property that is the subject of an abatement cost report may appeal from the abatement cost report to an Administrative Appeals Officer. Such appeal shall be limited to the following issues: A) the amount of the abatement costs, and B) the reasonableness of the abatement performed. [Ord. 7-2011 §5, eff. 3-25-2011; Ord. 7-2009 §3, eff. 5-1-2009; Ord. 35-2006 §3, eff. 9-8-2006]

Report Prepared By:

X. VANG

City of Elk Grove
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POSSIBLE SANCTIONS FOR NON-COMPLIANCE: If all sections required by this Abatement Cost Report and by the Elk Grove Municipal Code are not completed as required, any or all of the following remedies may be enforced against the Owner: Re-inspection fees may be assessed; the Owner may be enjoined for collecting rents(housing violations), encumbering or transferring the property; all costs of enforcement and abatement incurred by the City may become a personal obligation of the Owner or a lien against the property, such costs may include costs of inspections, repairs or demolition, administration and any costs of collection, costs and fees of a receiver, including the receiver's power to encumber the property, relocating occupants for up to 120 days(housing violations), reasonable attorneys fees and costs; civil contempt orders ranging in civil penalties ranging in civil penalties; criminal misdemeanor convictions ranging in criminal fines up to \$5,000 and 12 months in jail per violation; and certain other injunctive and legal relief as may be warranted under the particular circumstances presented.

In addition to the legal actions discussed above, Sections 17274 and 2436.5 of the Revenue and Taxation Code provide that no deductions shall be allowed a taxpayer who derives rental income from housing determined by the City to be substandard by reason of violation of State or local codes dealing with health, safety, or buildings, for interest, taxes, depreciation or amortization attributable to said substandard structure where the substandard conditions are not corrected within the time prescribed by said code. (EGMC 16.20.700.F)

APPEAL RIGHTS:

(EGMC 16.18.1510) **Appeal of abatement cost report.** Any party possessing a legal or equitable interest including but not limited to a leasehold interest in the property that is the subject of an abatement cost report may appeal from the abatement cost report to an Administrative Appeals Officer. Such appeal shall be limited to the following issues: A) the amount of the abatement costs, and B) the reasonableness of the abatement performed. [Ord. 7-2011 §5, eff. 3-25-2011; Ord. 7-2009 §3, eff. 5-1-2009; Ord. 35-2006 §3, eff. 9-8-2006]

(EGMC 16.18.1512) **Time in which to file an appeal.** A complete and proper appeal of abatement cost report as described in EGMC Section 16.18.1511 shall be filed with the City Clerk within fifteen (15) days from the date service of the abatement cost report is completed pursuant to EGMC Section 16.18.1509. Any appeal not timely filed shall be rejected. [Ord. 7-2011 §5, eff. 3-25-2011; Ord. 7-2009 §3, eff. 5-1-2009; Ord. 35-2006 §3, eff. 9-8-2006]

(EGMC 1.04.030) **Criminal penalties--Infraction and misdemeanor:**

(a) Misdemeanor. A person who violates a provision of this Code, or who fails to comply with a requirement of this Code, is guilty of a misdemeanor, unless the violation is specifically identified in this Code as an infraction. An infraction is punishable by:

___(1) A fine not exceeding one hundred and no/100ths (\$100.00) dollars for a first violation.

___(2) A fine not exceeding two hundred and no/100ths (\$200.00) dollars for a second violation of the same Code provision within a twelve month period.

___(3) A fine not exceeding five hundred and no/100ths (\$500.00) dollars for each additional violation of the same Code provision within a twelve month period.

In addition to fees detailed above and in accordance with Elk Grove Municipal Code section 16.18.1320, the City of Elk Grove may file and record a Certificate of Nuisance with the Sacramento County Recorder's Office against the parcel in violation. Per Elk Grove City Council Resolution 2006-248 a fee of \$110.00 is assessed to recover the costs of recording the Certificate of Nuisance.