



Code Enforcement Division

8401 Laguna Palms Way
Elk Grove, California 95758

Telephone: (916) 687-3023
Fax: (916) 691-4757
www.elkgrove.gov

Notice of Summary Abatement to Remove Imminent Hazard

Date: 06/13/2025
Subject Property: 8401 Laguna Palms Way
APN: 116-0860-048-0000
Case Number: 25-1041

Property Owner of Record:
CITY OF ELK GROVE
8401 LAGUNA PALMS WAY
ELK GROVE, CA 95758

This letter is to inform you that the Code Enforcement Division finds the property referenced above to be a public nuisance under Elk Grove Municipal Code Section 16.18.1109 EGMC. And in accordance with 16.18.1400 EGMC, has performed a Summary Abatement of public nuisance that poses an immediate threat to public health and safety.

Summary of Events:

- On May 7, 2025, Code Enforcement Division received a report on an accumulation of overgrown dry weeds.
- On May 22, 2025, Code Enforcement conducted an inspection of the subject property and referred it to the Consumnes Fire Department for further review. The Consumnes Fire Department declared the subject property as a fire hazard posing a safety hazard to the community.
- On May 28, 2025, The City of Elk Grove's contractor abated the overgrown dry weeds that were posing a fire hazard. An invoice will be mailed to you at a later date with specific details concerning the cost of the abatement.

Per 16.18.1500 EGMC, the owner of record of the property shall be liable for all costs of abatement incurred by the City. An itemized cost for abatement actions (Abatement Cost Report) will be issued in a separate mailing once the municipal code violation(s) have been abated. The owner may file an appeal to contest the cost. Such appeal shall be filed no later than fifteen (15) days after service of this notice by filing a written appeal and paying the filing fee therefore to the City Clerk. Failure to bring a timely appeal waives one's right to an administrative hearing and adjudication of this matter.

Sincerely,

Jose Mendez
Code Enforcement Manager
(916)687-3030
jmendez@elkgrove.gov

APPEAL RIGHTS:

16.18.1400 Summary abatement of public nuisances that pose an immediate threat to public health and safety. If, upon the determination of a Code Enforcement Officer, Police Officer, or other authorized enforcement officer, a particular public nuisance as described in this chapter or any other applicable statute, rule, code or regulation poses an immediate threat to public health and safety, the authorized enforcement officer who made the public nuisance determination may dispense with the notice and hearing requirements of the public nuisance appeals procedures set forth in this chapter and cause City crews or private contractors to take such reasonable actions that are necessary to immediately abate the activity or activities and/or condition or conditions causing the public nuisance. [Ord. 7-2011 §5, eff. 3-25-2011; Ord. 7-2009 §3, eff. 5-1-2009; Ord. 35-2006 §3, eff. 9-8-2006]

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]

16.18.1512 Time in which to file appeal of abatement cost report.

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. 28-2013 §12, eff. 2-7-2014; Ord. 7-2011 §5, eff. 3-25-2011; Ord. 7-2009 §3, eff. 5-1-2009; Ord. 35-2006 §3, eff. 9-8-2006]