

# El Dorado County Code Enforcement Division

Whitehall Abatement  
10880 US HWY 50  
CE25-0806



# Whitehall – Executive Summary

- **Purpose**
- To summarize inspection findings, enforcement actions, owner communications, and status related to a dangerous building that partially collapsed toward the river, and to establish an abatement timeline.
- **Background / Context**
- On 9/29/25, a disaster activity report was generated by El Dorado County Building Dept. after a portion of the structure separated from itself by approximately 6–8 feet and partially fell toward the North Fork of the American River. Inspections confirmed severe foundation failure, collapsed piers, and unsafe structural conditions. The building was immediately red-tagged as Dangerous – Do Not Occupy / Do Not Enter on 9/29/25.
- **Key Findings / Observations**
- As of 4/20/2026, the following was noted:
- Western portion of structure separated and leaning toward the river
- Foundation and piers severely compromised; debris observed in river
- Initial owner efforts to secure the site were inadequate
- No demolition or remodel permit submitted despite repeated advisements
- Temporary fencing installed by late December 2025, adequately restricting public access
- Structure has remained unstable but not actively shifting as of 4/9/26
- Owner communication inconsistent; no approved plans or permit applications submitted

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- **Actions Taken**

- A Notice to Abate was issued on 4/16/2026
- Building red-tagged and case opened for dangerous building violations on 9/29/25
- Multiple site inspections conducted between 9/29/25 and 4/20/26
- Statement and imposition of fines (\$3,000) issued for failure to correct violations
- Fines paused temporarily once fencing was properly installed
- Ongoing attempts to contact owner regarding required permits and abatement have gone unanswered until 4/19/26

- **Current Status**

- On 4/19/26, the owner advised in an email he was “looking” at 5/1/26 to start “de-construction” of building.
- As of 4/20/26, the building remains fenced and stable. No demolition or remodel permit has been submitted, and no professional plans have been provided. Continued enforcement is necessary to ensure abatement.

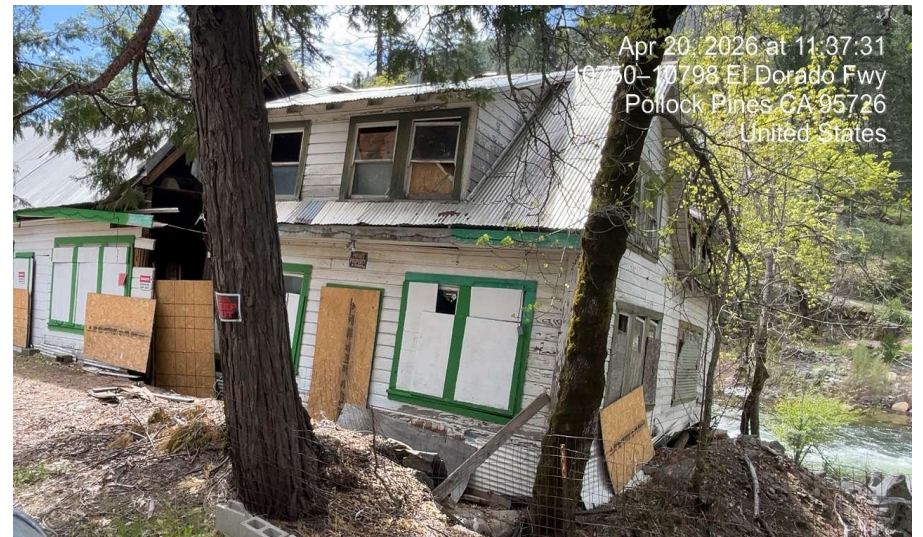
- **Recommendations**

- All mitigation measures and BMP’s must be implemented/observed to maintain public health and safety.
- Due to the ongoing environmental hazardous conditions, public health and safety concerns, incomplete abatement actions, and lack of required permitting, a structured abatement timeline is necessary. Lacking owner mitigation efforts, the County will need to coordinate abatement contractors, Planning & Building Admin (P&B Admin) for quotes and contracts. An abatement warrant will need to be obtained before any demolition. Full compliance must be achieved by a proposed date of 5/15/26 to avoid further enforcement action.
- On the north side of the American River, there are private properties ( seven homes) accessible only by a single lane bridge. Because access to these properties will be severely restricted once abatement begins, these property owners will need to be notified by mail and physical posting to the bridge at least 24-48 hours in advance.

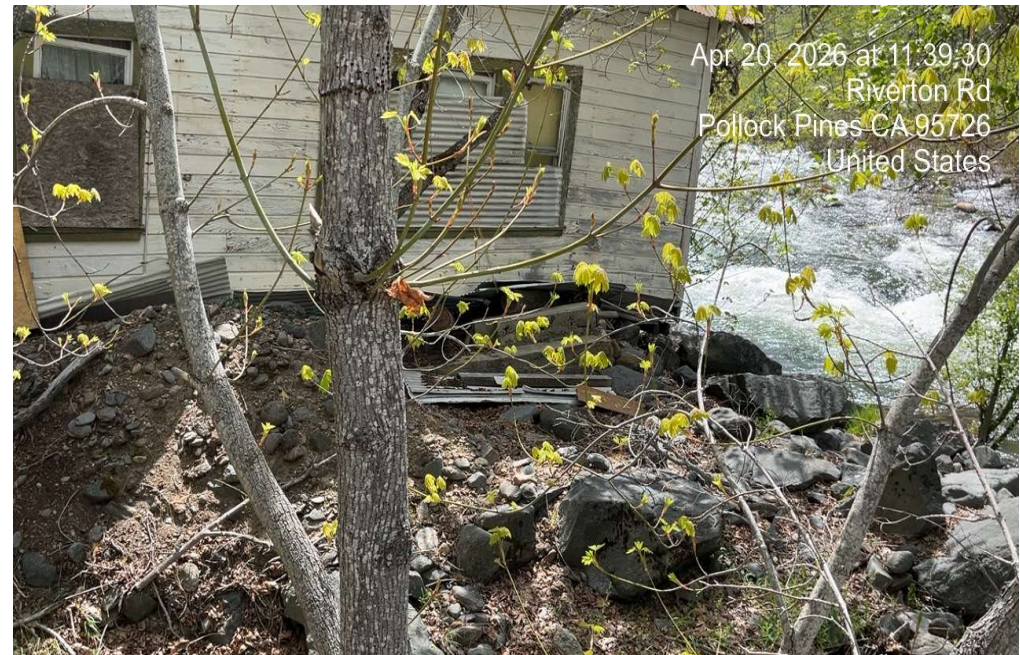
# Whitehall – Abatement Timeline

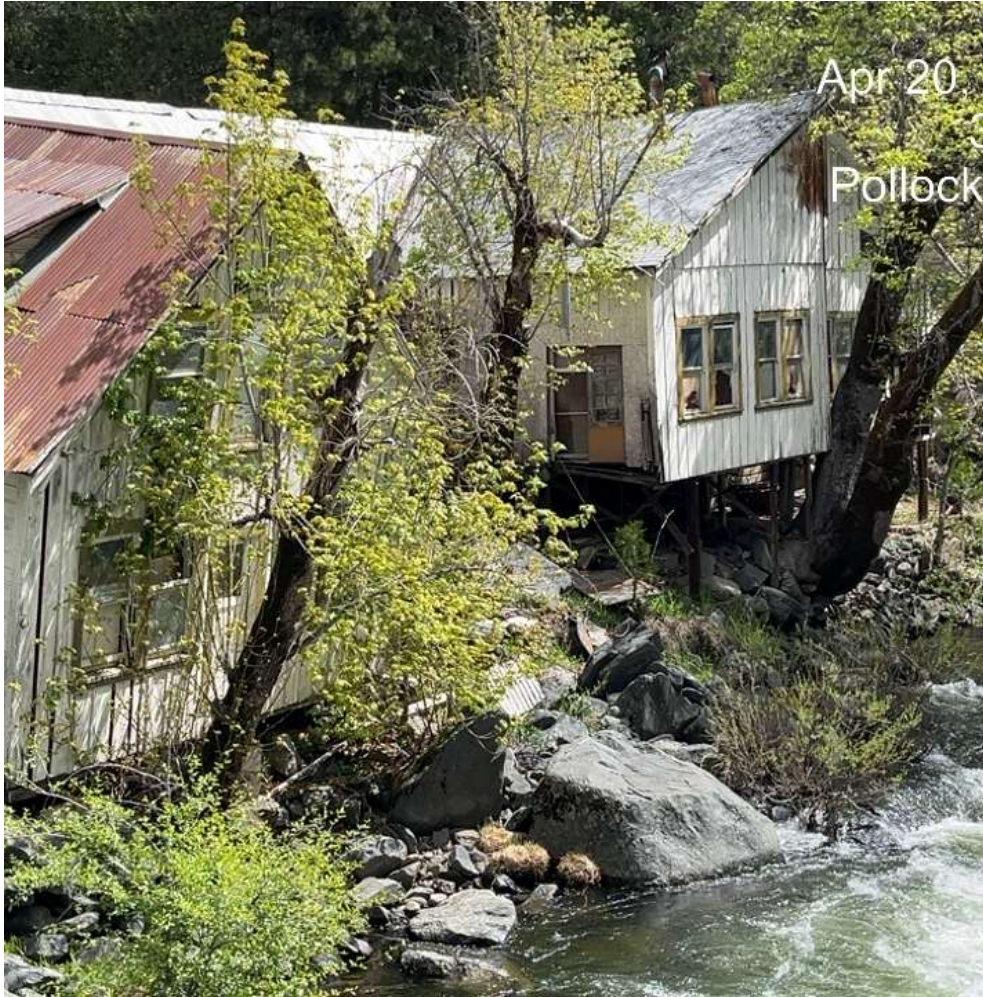
Phase	Description	Deadline	Responsible Party
<b>Phase 1: Site Security</b>	Maintain secure fencing and prevent all access to the building	Ongoing / Immediate	Owner/County
<b>Phase 2: Contact &amp; Intent Confirmation</b>	Owner must contact Building Department to confirm whether he intends to demolish or repair the structure	4/3/26 Initial deadline 4/19/26 owner emailed CE	Owner
<b>Phase 3: Preliminary Documentation</b>	Submit preliminary plan or letter of intent from a licensed contractor/engineer outlining scope of repair or demolition	4/24/26	Owner 5/1/26* Owner provided date
<b>Phase 4: Abatement Contractors/P&amp;B Admin notified</b>	Contact abatement contractors and coordinate with P&B Admin for quotes	4/24/26 tentative CE deadline 4/13/26 initiated bid process Ongoing*	County
<b>Phase 5: Permit Submittal</b>	Submit complete permit application for demolition or remodel/foundation repair	Tentative 5/1/26	Owner
<b>Phase 6: Begin Abatement Work</b>	Begin permitted corrective work or schedule demolition date	Tentative 5/15/26	Owner
<b>Phase 7: Compliance Deadline</b>	Active abatement work must be underway, or demolition must have begun	Tentative 5/15/26	Owner

# Whitehall - Structure



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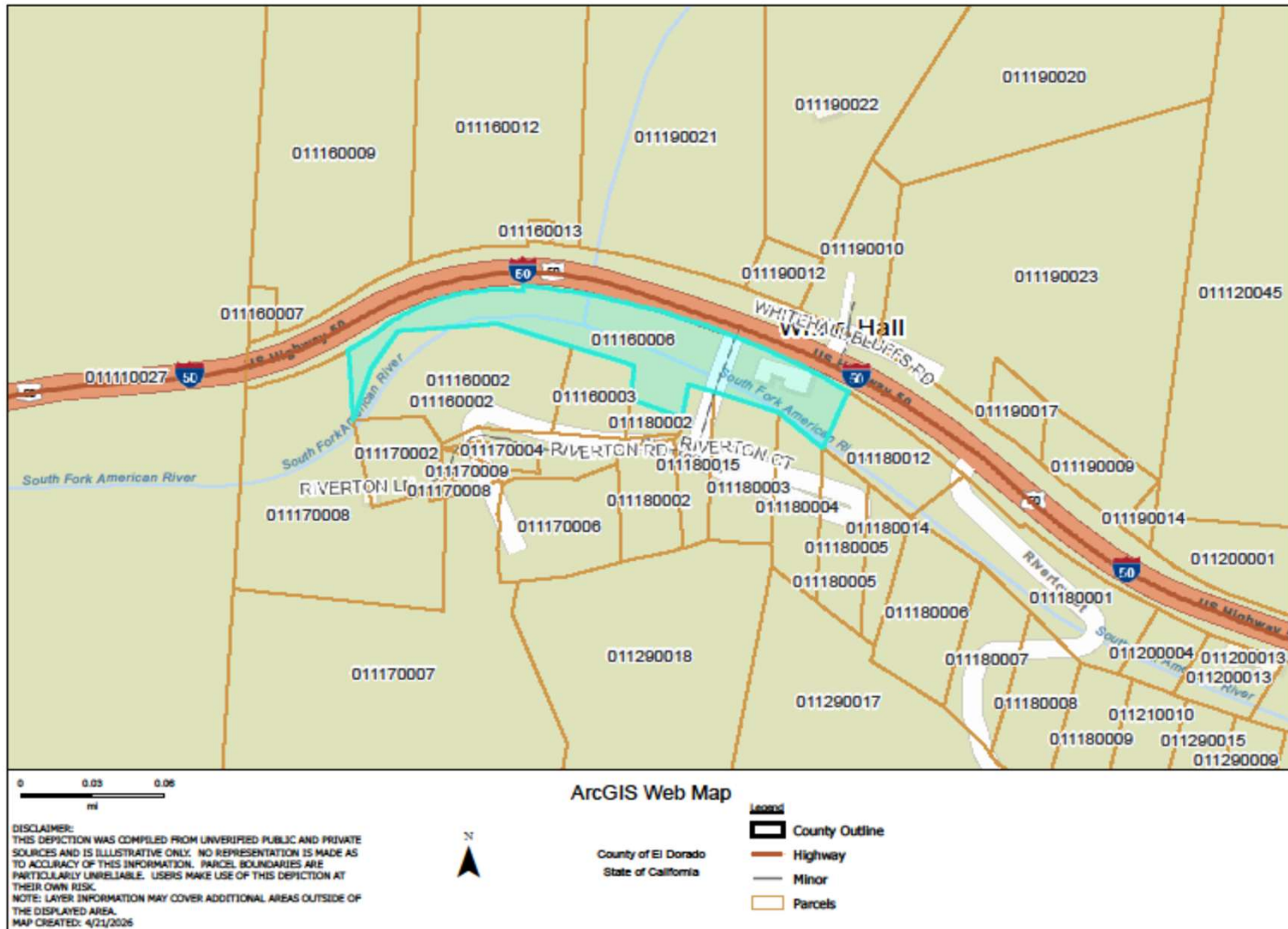




10880 US HWY 50

10880 US-50







- 12ft – building to roadway
- 15ft roadway edge to Hwy 50
- 26ft – Hwy 50
- Total width – 53 ft

# Whitehall – Question?

