



CITY OF YORBA LINDA

4845 Casa Loma Avenue, Yorba Linda, CA 92886 (714) 961-7138 Fax: (714) 993-9148

ANNUAL WEED ABATEMENT AND RUBBISH CLEARANCE NOTICE

Please read this entire letter of information thoroughly before you place a call to the Community Preservation Office

April 16, 2018

OWNER NAME
ADDRESS
YORBA LINDA, CA 92886

APN: 000-00-000
Situs: ADDRESS

Purpose: The purpose of this letter is to provide you with notification and information regarding the City of Yorba Linda's annual Weed Abatement Program. Properties with the potential for fire hazard conditions based on vegetation or rubbish are routinely sent this notification. Receipt of this notification does not necessarily mean that such conditions do in fact exist on your parcel – several factors must be considered. These factors are explained in this letter.

What is Weed Abatement: The Weed And Rubbish Abatement Chapter of the California Government Code provides that vegetation (grasses, weeds, brush, trees) and/or rubbish (debris, trash, litter) that constitute a fire hazard condition must be removed from private property. If it is not removed within a certain time frame, the City may commence with Code Enforcement action or legal proceeding.

Why Do Weed Abatement: Conditions that may contribute to a fire hazard must be routinely minimized.

Performance of Abatement: *Abatement must be completed by June 18, 2018, and the parcel maintained in good condition thereafter, including any re-growth of vegetation or accumulation of rubbish.* The City asks that every property owner take a critical look at their parcel after reviewing all the information in this letter and remove any conditions that may contribute to a fire hazard.

Assessments: Following a City re-inspection after the above due date, any properties not in compliance will be issued a final notification. Following that, any still not in compliance will be forwarded to the City's Community Preservation Division for abatement compliance. You are strongly encouraged to perform your own abatement. *If you are unsure about the abatement you have done, call to request an inspection.*

Regrowth: The City has the right to do a second notification of abatement. Yorba Linda becomes a tinderbox in September. Most years, the conditions in late Summer/early Fall are the worst of the year.

Contact: If you are no longer the owner of this parcel, you are required by law to disclose the contents of this notification to the new owner, either through escrow or by providing the City with information on the new owner. If you have any questions after reading this correspondence, contact the City of Yorba Linda Community Preservation Division, at (714) 961-7138.

TYPES OF PROPERTIES AND SPECIAL CONDITIONS

Groves, orchards, fields: The grounds of any active grove or orchard must be maintained free of dry vegetation and rubbish. This includes weeds and grasses that may grow under the trees and any leaves, fruit, needles, etc. that may fall to the ground. Abandoned groves must have all trees removed and the area disced. Fields used for growing seasonal produce, such as strawberries, must be weed-free when not in actual use for seasonal produce.

Pastures, corrals: The grounds of any pasture or corral or like area must be maintained free of dry vegetation and rubbish. If the animals kept in these areas cannot contribute adequately to the removal of weeds, other measures must be taken.

Private horse trails: Properties that have private horse trails as part of the parcel must keep their trail area free of weeds and rubbish. Additionally, any vegetation that would impede the use of the trail must be removed.

Public horse trails: Properties that are adjacent to public horse trails are required to prevent any vegetation or rubbish on their property from encroaching onto or accumulating upon the trail. This includes any trees overhanging in a manner that would prevent passage on the trail, any bushes or other vegetation growing out onto the trail, private vegetation growing on the actual trail, and the dumping of any items onto the trail.

Landscape easements: *If there is a City-maintained landscape easement on your property, you are prohibited from doing any tree trimming or other vegetation removal or alteration in that easement. If you are unsure, please contact the City. There are heavy fines and replacement costs for unauthorized conditions.*

Trees: All mature trees must have any suckers, shoots, and other low growth on the trunks removed. Low-growing branches and those that touch the ground act as ladders for fire. Any debris (leaves, bark, fruit, branches) from any tree must be removed in the appropriate manner on a routine basis. Thin any trees that have grown into a thicket.

- Eucalyptus trees: It is highly recommended that mature eucalyptus trees have their trunks trimmed free of limbs, branches, and leaves to a height of 20 feet from the ground surface.
- Pepper trees: It is highly recommended that low sweeping branches be trimmed to a reasonable height from the ground.
- Palm trees: Remove any dead fronds.
- Dead trees: Remove any dead tree.
- Landscape easement trees: *The Yorba Linda Municipal Code prohibits a property owner from interfering with trees in a landscape easement. Any such activity is subject to citations and fines.*

V-Ditches, drainage swales: Maintain any on your property free and clear of debris at all times.

Flood Control channels and drainage easements: Properties that are adjacent to a flood control channel are required to maintain any portion of their parcel that abuts the channel free of weeds and rubbish. Properties that have a drainage easement on them are responsible for maintaining the easement free and clear of any weeds or rubbish.

Parcels abutting streets: In some cases, parcels that back onto a street may have a wall or fence on the interior of the parcel with the remainder of the parcel extending further out to the street. The area outside that wall or fence that is a part of the parcel must be maintained free of weeds and rubbish. For example: Orlando Drive.

Slope erosion control: If Weed Abatement is performed on a slope, a root system must be left on the slope in order to provide stability to the slope and to prevent serious damage from erosion.

Large, improved parcels: *Frequently, portions of these parcels are close enough to structures on neighboring parcels to cause a fire hazard to those other parcels. Those areas are required to be abated.* It is strongly suggested that these areas be landscaped with a maintained irrigation system. It is essential for property owners to know the condition of their property perimeters.

Vacant parcels: Vacant parcels must have all weeds and rubbish removed, including cleaning of the edges. However, there are exceptions wherein only a portion of the parcel needs to be abated. It is best to consult with the Community Preservation Division if there is a question.

Cuttings, fallen leaves: It is strongly recommended that any cuttings from abatement performed by the property owner, any rubbish that may accumulate from such, and any related dead trees, branches, or limbs be removed from the parcel at the same time that the abatement is performed. Any leaves that fall from trees or bushes must be routinely removed. A compost bin might be useful. Information on composting is available from better nurseries and on the web.

Coastal sage scrub and the California Gnatcatcher: Some areas of coastal sage scrub vegetation in Yorba Linda provide foraging and nesting habitat for wildlife on the Endangered or Protected Species list. Removal of this habitat may result in a violation of the Endangered Species Act. If you have any questions regarding this issue, you may contact the Community Preservation Division.

Some suggestions: In many cases, seasonal weed growth can be controlled by planting certain vegetation and by the installation of an irrigation system. A visit to a local arboretum, demonstration garden, a well-established nursery, and various websites can provide useful information. Drought tolerant vegetation is strongly encouraged; there are also many fire-retardant plants.

Reminder: Your cooperation in providing any necessary Weed Abatement and rubbish removal on your property will be greatly appreciated. ***Remember, if you do not abate your own property by the deadline, the City has the authority to commence with Code Enforcement actions or legal proceedings.***