COUNTY OF LOS ANGELES

Department of
Agricultural Commissioner/
Weights and Measures

12300 Lower Azusa Road
Arcadia, California 91006-5872
http://acwm.lacounty.gov

Kurt E. Floren
Agricultural Commissioner
Director of Weights and Measures

Richard K. Iizuka
Chief Deputy

Annual Weed Abatement Notice

Dear Property Owner:

You are the recorded owner of a parcel of land, identified as Assessor's Identification Number (AIN):

ASSESSOR'S IDENTIFICATION NUMBER			ZONE
MAPBOOK	PAGE	PARCEL	

The following is a legal notice regarding hazardous conditions that are or could be on the parcel. The other side of this letter contains a much more detailed explanation of your responsibility as a property owner and how to get more information.

NOTICE TO DESTROY WEEDS, REMOVE BRUSH, RUBBISH AND REFUSE

NOTICE IS HEREBY GIVEN THAT ON FEBRUARY 02, 2015, THE CITY COUNCIL OF THE CITY OF LA VERNE

passed or will pass a resolution declaring noxious or dangerous vegetation* or rubbish and refuse were growing or occurring upon or in front of property on certain streets in said city or unincorporated area of the County of Los Angeles, more particularly described in the resolution, and that they constitute a public nuisance which must be abated by the removal of said noxious or dangerous vegetation, rubbish and refuse. The resolution further declares that, if not abated, the vegetation and/or rubbish and refuse may be removed and the nuisance abated by County authorities in which case the cost of removal shall be assessed upon the lots or land from or in front of which the noxious or dangerous vegetation, rubbish and refuse are removed. Such cost will constitute a special assessment against such lots or lands. Reference is hereby made to said resolution for further particulars. In addition, the Board of Supervisors of the County of Los Angeles authorized and directed the Agricultural Commissioner to recover its costs of details. All property owners having any objections to the proposed removal of noxious or dangerous vegetation, rubbish and refuse and the recovery of inspection costs, are hereby notified that they may attend a hearing at the following location(s):

CITY COUNCIL OF SAID CITY TO BE HELD AT 3660 D STREET, LA VERNE, CA 91750, IN THE COUNCIL CHAMBERS ON MARCH 02, 2015 AT 6:30 P.M.

where their objections will be heard and given due consideration.

You are not required to go to the public hearing(s). See reverse of this notice for more information regarding the public hearings.

**Including weeds, brush, tumbleweeds, sagebrush or vegetation that is not pruned or is otherwise neglected so as to attain such large growth as to become, when dry, a fire menace to adjacent improved property.*

This Notice Dated: February 2, 2015 J. VAGNOZZI, CITY CLERK

Protecting Consumers and the Environment Since 1881
To Enrich Lives Through Effective and Caring Service

SEQNM 102

THE DEPARTMENT

We are the Los Angeles County, Department of Agricultural Commissioner/Weights and Measures. One of our missions is to help protect the lives and property of Los Angeles County residents through a Hazard Abatement Program (Program) conducted pursuant to the California Health and Safety Code sections 13879 and 14875-14922*

ABOUT THIS NOTICE

You received this notice because you were identified as the owner of the parcel referenced by the AIN number on the front of this document. Your name and address were obtained as they appeared on the last equalized tax assessment roll.

Your parcel (property) was included in the Program for one of the following reasons:

- ✓ Weeds, brush or neglected vegetation are, or could grow to be, close enough to a house or other structure to pose a fire hazard to the house.
- ✓ Weeds or brush are close enough to a road to jeopardize use of the road in the event of a fire.
- ✓ Accumulated piles of rubbish, refuse, trash, litter or other flammable material, etc., is or may be on the property creating a health or fire hazard, or some other public nuisance condition,
- ✓ (Antelope Valley only) Large amounts of tumbleweeds are, or may be, on the property which can blow off and spread, cause traffic accidents on the highway, damage agricultural crops or build up along fences, homes, etc.**

WHAT ARE YOUR RESPONSIBILITIES

For your property

You are expected to maintain your property hazard free. Depending on the area, dry weeds, brush, or neglected vegetation within **100 feet up to 200 feet** from a home or other structure, or 10 feet of a road, are considered a hazard. Please contact us if you are not sure how much you are expected to clear or if you have any questions. If your vacant parcel is not within 100 feet of a home or other structure, it has been included in the Program because of the potential for tumbleweeds** (Antelope Valley only) or accumulations of trash.

The Hearings

The front of this notice has dates, locations and times for public hearings. They are provided to give property owners the chance to discuss the Program and bring up any concerns directly with Program staff.

YOU ARE NOT REQUIRED TO GO TO THE PUBLIC HEARING(S), however the **Weed Abatement Referee Hearings** may be good opportunities for you to:

- Find out exactly where your vacant property is located
- Learn why your property was included in the Program
- Provide us with information to help us determine if your property should be removed from the Program.

Change of Ownership

If you are no longer the owner of the property identified in this notice, please notify the L.A. County Assessor's Office, Ownership Services, at 1(888) 807-2111 (Toll Free), (213) 974-3211, or their website http://assessor.lacounty.gov immediately. If you sell or have sold the property, failure to disclose this legal notice to the new owner may make you liable for all hazard abatement charges assessed to the property.

Native Trees

In many areas of the County, certain native trees like oaks, walnuts and sycamores may be protected by County or City ordinances. Please contact our office prior to cutting or pruning any of these.

HAZARD ABATEMENT (CLEARANCE) TIMELINE

IMPORTANT! Don't clear your property too early. Your property may not need to be cleared at the time of receiving this notice. April 1, 2015, is the earliest the County will begin clearance operations. It could be much later in your area. The process of County inspections and abatement can take up to several months, so if you are planning to maintain your own property, let us know by using the enclosed Response Card or online at http://acwm.lacounty.gov no later than **March 15, 2015.** You will then be sent a clearance deadline specific to your area. For more information visit our website or call our office.

Regrowth of vegetation due to late rainfall may result in the need for more than one clearance during the year.

After April 1, 2015, the County will begin systematically inspecting parcels and, if hazardous weeds, brush or trash are present, the County will abate the hazard(s).** The cost of the abatement will be assessed to the parcel appearing as a separate item (LA CO HAZ ABATE) on the annual tax bill.

INSPECTION FEE

The Board of Supervisors has authorized an Inspection Fee of $41.77 which will be assessed on all affected properties whether or not they are cleared by the property owners.

HOW TO CONTACT US

You may communicate with us using the enclosed Response Card, online at http://acwm.lacounty.gov or by telephone at (626) 575-5484.

* In the following cities, the Hazard Abatement Program is conducted pursuant to the California Government Code, sections 39560-39588: Arcadia, Commerce, Glendale, La Verne, Monterey Park, Palos Verdes Estates, Santa Fe Springs, and South Pasadena.

SPECIAL INFORMATION REGARDING TUMBLEWEEDS: Because of environmental factors, systematic inspections and abatement of current season's growth of tumbleweeds on parcels in the Antelope Valley will not begin until **October 1, 2015.

Telecommunication for the hearing impaired is available at: (626) 575-5520.
Para información en español, llame al (626) 575-5462.