



OFFICE OF THE CITY CLERK

CITY HALL
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CUPERTINO.ORG

January 9, 2025

Re: Weed Abatement Season Commencement - January 22, 2025 Public Hearing for Nuisance Declaration and Abatement Order

Dear Property Owner,

You are receiving this letter, because your property is currently listed on the Weed Abatement Program inspection list pursuant to Section 9.08 of the Cupertino Municipal Code. On Wednesday, January 22, 2025, the Cupertino City Council will hold a public hearing to consider declaring properties on the list as having potential fire hazards from weeds or other combustible debris a public nuisance and authorizing the Santa Clara County Department of Agriculture to abate the nuisance or remove hazardous vegetation following the abatement deadline specified below. Property owners may raise objections to the declaration by writing to the City Council in advance of the meeting or speaking during the meeting. The Council meets at 6:45 p.m., in the Community Hall Council Chamber, 10350 Torre Avenue, Cupertino, CA 95014 and via teleconference. Details on how to attend the meeting will appear on the City Council Agenda for that date.

About the Weed Abatement Program

The Santa Clara County Department of Agriculture and Environmental Management and the City of Cupertino are working together to prevent fire hazards posed by vegetative growth and accumulation of combustible materials.

All properties in Cupertino are subject to the requirements of the Weed Abatement Program. Property owners are required to keep their property free of fire hazards—such as weeds— throughout the year. However, the Minimum Fire Safety Standards (MFSS) are required to be met each year by **April 30** and then maintained throughout the year. Please see the reverse side of this page for the complete MFSS guidelines.

Effective November 21, 2023, all parcels in the Weed Abatement Program will be subject to a county inspection fee of \$105.00. If a property is non-compliant after the April 30 abatement deadline, a contractor hired by the County Department of Agriculture will perform the necessary work to bring properties into compliance with the Weed Abatement Program requirements. The property owner will pay a fee equal to the

contractor's charges and a county administrative fee, in addition to the County inspection fee. All fees will be included in the property tax bill.

WEED ABATEMENT PROGRAM STANDARDS

The clearance requirements for the Weed Abatement program are referred to as the Minimum Fire Safety Standards (MFSS).

Minimum Fire Safety Standards (MFSS)

1. *Vegetation must not exceed 6 inches in height any time after the compliance deadline*
2. Maintain grasses and weeds below six (6) inches for ten feet horizontally on both sides of all roadways, including driveways and all access routes.
3. Clear flammable vegetation a minimum of thirty feet around any structure, occupied or not. Ornamental vegetation should be kept clear of dead material. Some conditions, such as slopes, may require up to 100 feet of clearance.
4. Parcels up to one acre shall be completely abated. Parcels one to five acres require 30-foot clearance around structures and perimeter property lines. Additional 30-foot cross fuel breaks may also be required.
5. Parcels larger than five acres require 30-foot clearance around structure and perimeter property lines in addition to 30-foot cross breaks as needed to separate the remaining vegetation into sections no larger than five acres.
6. Keep property clear of accumulation of combustible debris, such as trash, wood, and dead vegetation. Stacked firewood and neatly piled yard waste is not considered to be combustible debris.
7. Keep vegetation cleared from under the eaves of houses.
8. Trim tree branches to at least 10 feet from the structure and chimney.
9. Clear leaves, pine needles, and debris from roof and gutters.

If the compliance work identified for your property involves brush or weed removal, you may request the services of the approved County of Santa Clara abatement contractor. If you are interested in this service, please call the Hazardous Vegetation Service line at (408) 282-3145 to request more information and/or to schedule an inspection appointment for a cost estimate.

If you have any questions about the information on this notice, please contact the Santa Clara County Department of Agriculture, Hazardous Vegetation Management Program at (408) 918-4600.

Sincerely,

Lauren Sapudar
Deputy City Clerk