



Staff Report

DATE: January 26, 2026
TO: MAYOR AND CITY COUNCIL
FROM: MICHAEL BLAY, CITY MANAGER
PREPARED BY: NAME OF DEPT HEAD, TITLE
NAME OF STAFF, TITLE OF STAFF MEMBER
SUBJECT: ADOPT A RESOLUTION FOR THE 2026 WEED ABATEMENT PROGRAM

RECOMMENDED ACTION:

It is recommended that the City Council adopt a Resolution declaring unmaintained weeds, grasses, vegetation, and dead or dying combustible debris a public nuisance and authorize staff to begin the 2026 Annual Weed Abatement Program.

GOAL STATEMENT

The proposed action supports the City's goal of reducing fire hazards and improving public health and safety by addressing excessive weed growth and debris accumulation, which poses a public nuisance and a fire risk within residential areas and the surrounding areas.

BACKGROUND

The City of Upland's Weed Abatement program is intended to reduce public nuisances from unmaintained properties and safeguard the community by reducing fire hazards. This includes inspecting properties within city limits and notifying owners of their obligations to keep their properties clear of weeds and trash.

ISSUES AND ANALYSIS

The City's Annual Weed Abatement Program will begin on January 27, 2026 and continue through July 30, 2026. While the inspection program is limited to a five-to six month process, compliance with the City's Municipal Code is a year-round requirement and is enforced during the off-season by the City's Code Enforcement Division.

Notice Process:

1. **Courtesy Notice: During January through March 2026**, over 22,000 parcels will be inspected. Properties found to be non-compliant will receive a Courtesy Notice, requesting that owners address the issue within a 15-day timeframe. This notice does not carry a penalty fee.
2. **Notice to Comply (NOC):** If properties remain non-compliant after the first inspection and Courtesy Notice, a second inspection will occur. Those still in violation will receive a NOC, which also provides a 15-day timeframe to address the notice and carries a \$160 administrative fee. Newly identified violations will also receive a Courtesy Notice.
3. **Notice to Abate (NOA):** Properties that continue to be non-compliant after a third inspection will receive a NOA and incur an additional \$430 administrative fee. The total penalty for non-compliance (after both NOC and NOA) is \$590. Failure to comply with these notices will result in the City arranging for property abatement.

Failure to Comply with the NOC and NOA

Properties that do not comply with the NOC and NOA will be subject to City-initiated abatement. The City will obtain an administrative warrant (administrative fee of \$140) authorizing entry onto the property to remove identified hazards. The City has contracted with four licensed landscape contractors to perform the required abatement work. All costs incurred to bring the property into compliance with the City's ordinance-including abatement costs, outstanding administrative fees (such as NOC, NOA, and warrant fees), and an abatement supervision fee of \$390, will be assessed to the property owner.

Fee Collection

Under the program guidelines, property owners have a specified amount of time to pay the assessed fees or costs. If left unpaid, the fees owed will result in them being placed on the property owners' property tax bill as a special assessment.

Weed Abatement Program Schedule

Below is an approximate schedule for the City's Annual Weed Abatement Program:

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| January 27, 2026 | Initial announcement is included in the City's water bill and distributed to vacant property owners. (First Courtesy Notice sent to all residents) |
| January 27, 2026 | First round of inspections to begin. |
| April 17, 2026 | Second round of inspections begin. |
| June 2, 2026 | Third round inspections and additional fees assessed. |
| June 23, 2026 | City Council Meeting to declare properties as a hazard and authorize city-arranged abatements with costs placed as a special assessment. |
| June 24, 2026 | Abatement work begins on non-compliant properties. |
| July 14, 2026 | Invoices for City-organized abatements mailed to the non-compliant property owners. |
| July 28, 2026 | City Council Meeting to approve the submittal of all Weed Abatement fees and abatement fee to the County Tax Collector. |

ENVIRONMENTAL DETERMINATION

The proposed action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. Further, if the activity is deemed a project this City Council finds that this Resolution is exempt pursuant to Section 15061(b)(3) of the State CEQA Guidelines.

FISCAL IMPACTS

The total Fiscal Year 2025/26 approved budget is \$80,090. There are available funds in the Weed Abatement program Account No. 1012202-5213/5222/5243/5253/5258.

ALTERNATIVES

Provide alternative direction to staff.

CEQA: Not a Project.