

**Approvals:**City Manager [Signature]
Dept. Head [Signature]
Attorney [Signature]
Finance [Signature]

AGENDA REPORT

SAN CLEMENTE CITY COUNCIL MEETING
Meeting Date: October 1, 2013

Department: Code Compliance
Prepared By: Brent Panas, Code Compliance Supervisor

Subject: ***BILLING FOR 2013 WEED ABATEMENT PROGRAM.***

Fiscal Impact: The majority of costs associated with the Weed Abatement Program are passed on to the private property owner (through direct billing) or to City departments responsible for various City owned parcels (through interdepartmental charges in the budget). The total cost for the 2013 Weed Abatement Program is \$139,870.73. The cost to abate noncompliant properties is \$23,038.80 with additional Administrative Fees of \$7,410.18, (23% of the total cost to abate noncompliant properties). The cost to clean City reservoirs, canyons and other City-owned parcels is \$107,425.00. The Administrative cost for compliant lots is \$1,996. City Council has in the past waived cost for compliant properties and recommends this practice be continued.

Summary: The San Clemente City Council establishes an annual Weed Abatement Program, administered by the Code Compliance Division, to lessen the fire hazard of weeds and debris on vacant lots and unoccupied structured parcels in San Clemente. The 2013 Weed Abatement process was accomplished and the Code Compliance Division requests authorization to bill those property owners that did not clear their own properties. In the event that the property owner does not pay the bill presented, the Accounting Division will return to City Council during July of 2014 for authorization to attach the amount of the bill as a special assessment (lien) against the property.

Background: The City Council held a Public Hearing on May 7, 2013, and passed Resolution 13-15, authorizing the City's Weed Abatement Contractor to clear all vacant lots and unoccupied structured properties within San Clemente that were not in compliance with the weed abatement standards on or after May 15, 2013. In accordance with Section 39574 of the Government Code of the State of California, the 2013 Weed Abatement Report (Attachment 1) is now being submitted. Attachment 2 illustrates a review of costs to be levied on various parcels of land upon which weeds and/or trash was abated. In accordance with Section 39575 of the Government Code, the posting of the charges has been carried out by the City.

Discussion: The City Council shall allow citizens to express any concerns pertaining to the Weed Abatement process and consequent billing. The cost to provide administration of the program for 2013 is \$7,410.18 or \$205.84 per noncompliant lot. The City's Contractual Weed Abatement Administrator will bill the parcel owners of the 36 lots that were cleared by the City Contractor.

Recommended

Action:

STAFF RECOMMENDS THAT the City Council:

1. Waive the City's notification costs for the compliant property owners.
2. Approve the Weed Abatement Report by motion.
3. Authorize the Weed Abatement Contract Administrator to bill the property owner the amounts indicated in the report.

Attachments:

1. Weed Abatement Administrative Charges Report
2. Weed Abatement Expenditure Cost Breakdown Report
3. List of Noncompliant Properties

Notification:

Ed Stewart & Associates

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WEED ABATEMENT ADMINISTRATIVE CHARGES REPORT FOR 2013

ADMINISTRATIVE EXPENDITURES			Total
Contract Services			
Contract Weed Abatement Administration--\$200 charge per non-complaint parcel and inspections.	\$ 200.00	36	\$ 7,200.00
Mailer postage costs to notify 378 property owners: Postage Stamps: \$ 171.90 USPS Proof of Mailing: \$ - Address Labels: \$ 46.09 Printed Envelopes: \$ - Labor: \$ 135.00 Weed Abatement Notices: \$ 25.37			\$ 378.36
City Staff w/Benefit Costs	Hours	Rate w/benefits	
Code Compliance Manager	20	58.28	\$ 1,165.60
Accounting Staff	7.25	75.19	\$ 545.13
City Clerk	1.5	78.56	\$ 117.84
Total Expenditures For Weed Abatement For Year 2013			\$ 9,406.93
Charges Waiver for Compliant Lots	342		\$ (1,996.74)
Total Charges for Non-Compliant Lots			\$ 7,410.18
Total Number of Private Lots Cleared	36		36
Administrative Cost per Non-Compliant Lot:			\$ 205.84

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WEED ABATEMENT EXPENDITURE COST BREAKDOWN REPORT FOR

2013

ADMINISTRATIVE EXPENDITURES			Total
Contract Services			
Contract Weed Abatement Administration--\$200 charge per non-complaint parcel and inspections.	\$ 200.00	36	\$ 7,200.00
Mailer postage costs to notify 378 property owners: Postage Stamps: \$ 171.90 USPS Proof of Mailing: \$ - Address Labels: \$ 46.09 Printed Envelopes: \$ - Labor: \$ 135.00 Weed Abatement Notices: \$ 25.37			\$ 378.36
City Staff w/Benefit Costs	Hours	Rate w/benefits	
Code Compliance Manager	20	58.28	\$ 1,165.60
Accounting Staff	7.25	75.19	\$ 545.13
City Clerk	1.5	78.56	\$ 117.84
<Less Waiver for Complaint Lot Charges>			\$ (1,996.74)
Total Expenditures For Weed Abatement For Year 2013		Total	\$ 11,403.67
WEED ABATEMENT EXPENDITURES # of properties			
Cost to Abate Non-Compliant Properties Without \$200 Administrative Fee	36		\$ 23,038.80
Costs to Clean City Reservoirs Sites (Costs are forwarded to Water Division for return of costs to the General Fund)	10		\$ 13,155.00
Cost to Clean City-Owned Lots/Parcels	51		\$ 74,270.00
Costs to Clean additional properties - Canyons			\$ 20,000.00
		Total	\$ 130,463.80
TOTAL			
Administrative Charges			\$ 11,403.67
Waiver fee for Compliant Lots			\$ (1,996.74)
Contract Services for Weed Abatement			\$ 130,463.80
Total Expenditures for Weed Abatement Program 2013			\$ 139,870.73

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<u>2013 CITY OF SAN CLEMENTE NONCOMPLIANT PROPERTIES</u>										
<u>APN</u>	<u>Location</u>	<u>Mailing Address</u>	<u>Mowing</u>	<u>Handwork</u>	<u>Debris</u>	<u>Total</u>	<u>TOTAL W/Admin</u>	<u>Cut Date</u>		
057-033-46	128 Avenida Sierra	William A. Punak Trust Return Mail		160.00	50.00	210.00	410.00	6/14/2013		
057-092-14	Avenida Pizarro	Robert R. Doty 12451 WilsonCreek Drive Rancho Cucamonga, CA 91739-8820		150.00		150.00	350.00	6/17/2013		
057-153-07	100 Chiquita	Quetzalcoatl & Sally C Magana 157 Calle Cuervo San Clemente, CA 92672		200.00	50.00	250.00	450.00	6/14/2013		
057-162-15	Avenida De La Estrella	Thomas E. Shaughnessy 3528 Seagate Way, #110 Oceanside, CA 92056-6040		180.00	400.00	580.00	780.00	6/21/2013		
057-162-17	Avenida De La Estrella	Thomas E. Shaughnessy 3528 Seagate Way, #110 Oceanside, CA 92056-6040		180.00	400.00	580.00	780.00	6/21/2013		
058-073-40	100 Avenida Cabrillo	166 Ave Cabrillo LLC 166 Ave Cabrillo San Clemente, CA 92672		170.00	100.00	270.00	470.00	6/21/2013		
058-073-14	100 Avenida Cabrillo	166 Ave Cabrillo LLC 166 Ave Cabrillo San Clemente, CA 92672		170.00	100.00	270.00	470.00	6/21/2013		
058-104-03	229 Avenida Monterey	Sadeghi Azita		275.00	100.00	375.00	575.00	41449.00		

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			25512 Rapid Falls Road Laguna Hills, CA 92653-5868													
058-112-17	200 Avenida Del Mar		Cramer Family Survivors Trust 3904 Calle Ariana San Clemente, CA 92672-4503		150.00	50.00	200.00	400.00	6/21/2013							
058-112-18	200 Avenida Del Mar		Cramer Family Survivors Trust 3904 Calle Ariana San Clemente, CA 92672-4503		150.00	75.00	225.00	425.00	6/21/2013							
058-113-64	253 Avenida Granada		Robert Aguilar-Fabela & Mabell Fabela 230 Mistletoe Road Los Gatos, CA 95032-1610		180.00	175.00	355.00	555.00	6/24/2013							
060-041-02	2400 S. El Camino Real		Nilesh and Shalini Patel 42 Corporate Park, #200 Irvine, CA 92606-3104		150.00		150.00	350.00	6/21/2013							
675-111-36	618 Calle Campana		Pacific Coast Financial Serv. 1001 Avenida Pico, #C426 San Clemente, CA 92573-6957		150.00	50.00	200.00	400.00	5/18/2013							
675-212-13	3902 Via Del Campo		Linda Folks Family Trust 25202 Derby Circle Laguna Hills, CA 92653		200.00	275.00	475.00	675.00	6/17/2013							
679-161-07	Vista Hermosa/Turqueza		Marblehead C/O Lusk Co. P.O. Box 1174 Corona Del Mar, CA 92625-6174		350.00	1440.00	1790.00	1990.00	6/7/2013							
680-301-09	Camino De Los Mares		Laing Forster Ranch, LLC C/O Ken Nishikawa 19520 Jamboree Road, #300		720.00	200.00	920.00	1120.00	6/14/2013							

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		Irvine, CA 92612-2429								
680-351-05	Las Posas/Via Morada	Villamar Association Tritz Professional Mgmt 1536 E. Warner Avenue #A Santa ana, CA 92705	2295.00	2295.00	2495.00	5/21/2013	5/24/2013			
680-521-03	3015 Eminentia Del Norte	San Botero Investors Corp. 906 Calle Amanecer, #125 San Clemente, CA 92673-6251	535.00	535.00	735.00	6/14/2013				
680-531-01	3009 Eminentia Del Norte	Terminal One Holdings, Inc. 1001 Avenida Pico, #C-210 San Clemente, CA 92673-6957	500.00	500.00	700.00	6/14/2013				
690-012-04	Presidio Canyon	Tellone Mortgage Company 6200 E. Canyon Rim Road, #201 Anaheim Hills, CA 92807	1534.05	1534.05	1734.05	5/29/2013				
690-012-05	Presidio Canyon	Tellone Mortgage Company 6200 E. Canyon Rim Road, #201 Anaheim Hills, CA 92807	1552.95	1552.95	1752.95	5/29/2013				
690-012-09	Presidio Canyon	Tellone Mortgage Company 6200 E. Canyon Rim Road, #201 Anaheim Hills, CA 92807	5347.30	5347.30	5547.30	5/29/2013				
690-081-05	Via La Mesa	Robert Pland & Cynthia Ortiz 810 S. Spring Street, #1104 Los Angeles, CA 90014-2917	220.00	270.00	470.00	6/21/2013				
690-081-06	1207 Via La Mesa	Donald Baker 2629 WestminsterPlace Costa Mesa, CA 92627-4643	220.00	270.00	470.00	6/21/2013				

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690-433-11	Avenida Salvador	Sandra M. Seyecjafari 33541 Via De Agua San Juan Capistrano, CA 92675-4932	180.00		180.00	380.00	6/21/2013
690-451-04	1701 Avenida Salvador	Thanh Van Ngl-yen 309 Via Montego San Clemente, CA 92672-3626	544.50	750.00	1294.50	1494.50	6/21/2013
690-462-07	1557 Avenida Salvador	David & Lisa Humphrey 1071 Skyline Drive Laguna Beach, CA 92651-1934	150.00		150.00	350.00	6/21/2013
692-041-20	255 Via Ballena	Bank Deutsche Natl Trust Co C/O Recontrust Co NA 1757 Tapo Cyn Rd, #SWW-88 Simi Valley, CA 93063-3390	250.00	100.00	350.00	550.00	6/24/2013
692-041-22	259 Via Ballena	Computer Consulting Group, Inc. 23011 Calabash Street Woodland Hills, CA 91364-2715	250.00	75.00	325.00	525.00	6/24/2013
692-071-05	222 W. Canada	Ketter Pacific Investments, LLC 342 Massachusetts Avenue Riverside, CA 92507-31132	110.00	25.00	135.00	335.00	6/14/2013
692-075-03	203 La Paloma	Delfino J Battista Decedents 10501 Rose Drive Whittier, CA 90606-1150	150.00	25.00	175.00	375.00	6/14/2013
692-131-06	S. El Camino Real (Lot next to Tommy's)	Cordoba Investments C/O Samuel Leung 6475 E. Pacific Coast Hwy, Suite 310 Long Beach, CA 90803-4201	150.00	100.00	250.00	450.00	6/21/2013

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692-252-01	217 Vista Marina	Shimokaha Vista Marina, LLC C/O James F. Cummings 326 Lincoln Road, #210 Miami Beach, FL 33139-3103		450.00	50.00	500.00	700.00	6/14/2013
692-272-05	323 La Rambla	David Yeskin 1801 Avenida Sa vador San Clemente, CA 92672-3270		75.00		75.00	275.00	6/24/2013
692-272-06	319 La Rambla	Mohsen Aberi 1933 N. Onyx Drive Walnut, CA 91789-5114		75.00		75.00	275.00	6/24/2013
692-361-24	129 Avenida Florencia	Albair & Jacqueline Bahu P.O. Box 744 San Clemente, CA 92674-0744		150.00	75.00	225.00	425.00	6/24/2013
			TOTAL:	\$ 350.00	\$3,325.00	\$23,038.80	\$30,238.80	

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