

How does the city determine who is the legal owner of a property?

The city determines the property owner by searching the public records of the County of Sonoma Recorder of Deeds.

What happens if I sold the property but did not record the sale with the county?

The city does not recognize unrecorded deeds and will pursue the owner according to the public record. It is the owner's responsibility to ensure the recording of the new deed.

Does the county or bank take ownership of my property if I stop paying taxes or mortgage payments on it?

The fact that you stop paying taxes on your property does not mean any other party automatically takes ownership of it. The property could eventually be sold for back taxes, or non-payment, but this process can take up to a year or more from the date the payments became delinquent.

Who is legally responsible for my property if I stop making payments?

You are legally responsible for the property until it is formally transferred to another party and the transaction is recorded with the County of Sonoma Recorder of Deeds.



On May 9th, 2022, the Board of Directors of the Cloverdale Fire Protection District will declare hazardous weeds a "Public Nuisance" and "Fire Hazard," pursuant to H&S Code Section 13879 and the Uniform Fire Code Section 1103.2.4. Abatement, other than voluntary, shall follow procedures set forth in the Health and Safety Code Sections 14875-14890.

Minimum Fire Safety Standards:

- Remove dead or dried vegetation.
- Low hanging trees are recommended to be trimmed up off the ground 3-4 feet or 3 times the height of the ground vegetation around it.
- Break up continuous vegetation.
- On properties exceeding one acre and in rural areas with limited development, a 10 ft clearance shall be maintained around the property line and a 100 ft clearance shall be maintained around any structure.

For more information about vegetation management around your house you can go to <http://www.firesafesonoma.org> or you can get a Fire Safe Sonoma booklet at the Cloverdale Fire Protection District.

Cloverdale Fire Protection District
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Cloverdale, CA 95425
Phone: 707 894-3545



City of Cloverdale
124 N Cloverdale Blvd
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**CITY OF CLOVERDALE,
SONOMA COUNTY,
CALIFORNIA**

WEED ABATEMENT 2022

"Weeds growing upon and adjacent to private property within the city, which are allowed by the owners thereof to flourish and grow in such a manner that they constitute a health, fire and safety menace to the citizens of the city, may constitute a nuisance which should be abated."

-CMC 8.16.010



Weed Abatement

Annual Weed Abatement is conducted to protect the neighborhoods of the City of Cloverdale. The Cloverdale Fire Protection District conducts the inspection program beginning in May and continuing through the fire season. This program is important because high grass and weeds:

- Create a great potential for loss of life and property damage;
- Reduce adjacent property values and prevent neighbors from having full enjoyment of their property during the summer months;
- Attract vermin and insects which create a potential health hazard;
- Detract from the overall beauty and desirability of the city.

The purpose of this brochure is to answer some frequently asked questions about annual weed abatement efforts.

How is the city made aware of high weeds on my property?

The Fire District conducts routine inspections that result in many notification letters being issued to property owners pursuant to board action. A second way is through citizen complaints. After receiving a complaint, a property inspector will inspect the problem area to determine if there is a violation.

How is it determined that a property is in violation?

A Fire Inspector identifies properties that pose a weed abatement problem. A notification letter is sent to the property owners and a re-inspection is conducted to ensure compliance no later than June 20th, 2022.

What happens if my property is in violation?

There are two types of notification letters issued: a notification letter and/or a Notice of Violation.

A *notification letter* is mailed by the fire district in May to all property owners of the properties identified as posing a possible weed abatement problem and properties turned in to the city and/or fire district by citizen complaint.

A *Notice of Violation* is mailed by the city to any property owner whose property is identified by the fire district as being in current violation. This notice allows seven days from the date of the notice to mow all high weeds on the property.

Both letters serve as a notice for the entire year. If the violation continues and/or subsequent violations are observed after receiving a Notice of Violation, the city will immediately proceed with obtaining a weed abatement order and assessment.

Will I be notified by letter every time my property is in violation?

No. A property owner will receive only one written notification letter per parcel of land. This serves as notice for the entire year.

What happens if I ignore the notification letter?

In the event that a weed violation is observed during the growth season and the property owner fails to comply with the notification letter, the Cloverdale City Council may proceed with obtaining a weed abatement order, declaring such weeds a public nuisance pursuant to CMC sections 8.16.030 and 8.16.040, and setting a date and time for a hearing on abating the weeds at which time the Council will take evidence from the property owner on a Notice to Destroy Weeds. If the city must abate weeds, the expenses incurred may be assessed and recovered by the city. Additionally, the city may impose penalties for a Notice of Violation issued by any department: \$100 first violation; \$200 second violation; and \$500 for each subsequent violation within one year (violations considered to be a misdemeanor cannot exceed \$1,000 per violation).

In addition and as a separate action, the Cloverdale Fire Protection District may follow abatement procedures set forth in Health and Safety Code Sections 14875-14890.