



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 08/04/2026

ITEM NO: 14

DATE: August 4, 2026
TO: Mayor and Town Council
FROM: Chris Constantin, Town Manager
SUBJECT: **Conduct a Public Hearing to Consider Objections to the 2026 Weed Abatement Program Assessment Report and Adopt a Resolution Confirming the Report and Authorizing the Collection of the Assessment Charges**

RECOMMENDATION: Staff recommends that Town Council conduct a public hearing to consider objections to the 2026 Weed Abatement Program Assessment Report and adopt a resolution confirming the report and authorizing the collection of assessment charges.

FISCAL IMPACT:

The adopted Parks and Public Works FY 2026-27 Operating Budget appropriated funding to cover the cost of publishing the legal notices and the staff time required to support the program (1115101-62316). The County of Santa Clara's costs to administer and carry out the Weed Abatement Program are recovered through the tax roll assessment charges levied against the properties included in the assessment report.

STRATEGIC PRIORITY:

This item addresses the Town's Strategic Priority to further the Town's emergency preparedness, resiliency, and response capabilities, particularly in the area of wildfire risk, and aligns with the Core Goal of Public Safety.

BACKGROUND:

Town of Los Gatos Municipal Code Chapter 11, Article II, requires that property owners remove hazardous growth (weeds) and combustible debris from their property to help protect the Town from fire hazards. This code section is implemented through the Weed Abatement

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Project Analyst I

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, Administrative Services Director, and Parks and Public Works Director

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Program, which is a separate complementary program to the Brush Abatement Program. Both programs work to protect the Town by reducing fire hazards created by vegetative growth and combustible debris on private properties.

The Weed Abatement Program is administered by the County of Santa Clara (County) (<https://weedabatement.santaclaracounty.gov/home>) on behalf of the Town and is funded through assessments on properties placed in the program. Typically, a property is placed in the Weed Abatement Program after a County Inspector identifies a potential fire hazard on the property. Fire Departments, Code Enforcement, Public Works, and other public agencies can also submit complaints to the County regarding specific properties. A property will remain in the Weed Abatement Program until it demonstrates compliance for three consecutive years, at which point the property will be removed from the program. While in the Weed Abatement Program, property owners are charged an annual compliance inspection fee. Property owners may also be charged additional fees if their property remains noncompliant. These fees cover additional services, such as follow up inspections and abatement services.

Upon a property being placed in the Weed Abatement Program, the County will conduct an annual inspection in order to determine whether the property is compliant with required standards and guidelines. Each property owner is provided the opportunity to perform their own abatement prior to the County's annual inspection. If a property is found to be non-compliant at the time of annual inspection, the Town authorizes the County to perform abatement services. The County recovers its cost for the abatement services through a special assessment on the associated parcel's property tax bill.

On December 2, 2025, the Town Council passed Resolution 2025-060 (Attachment 2) declaring weeds a public nuisance, describing properties where such nuisance exists, ordering the abatement of such nuisance, and setting a public hearing date for February 3, 2026, to consider objections to the proposed abatement. On January 14, 2026, the County mailed public hearing notices to property owners, which included relevant information regarding the Weed Abatement Program (Attachment 3).

DISCUSSION:

The 2026 Weed Abatement Assessment Report includes assessment charges for the annual compliance inspection fee, and if applicable to a property, fees for additional services such as required additional inspections and associated abatement work (Attachment 1 – Exhibit A). The letter provided to each property owner affirms these costs and acknowledges that they will be assessed by the County Tax Collector against the respective properties.

In accordance with Town Code Section 11.20.035, the assessment report was posted in three prominent places in Town, one of which was at Town Hall. The Town also mailed property

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owners a notice of the August 4, 2026, Public Hearing for the Los Gatos Jurisdiction, which included the assessment charges and contact information for potential questions about the assessments (Attachment 4). A similar notice was also published twice in the Los Gatos Weekly, a newspaper of general circulation published in the Town. The public hearing provides property owners with an opportunity to object to the assessment fees. At this time, one (1) objection has been received (Attachment 5). The County's response to the received public objection is included as Attachment 6. The objection requests removal of APN 529-23-018 from the Weed Abatement Program. The August 4, 2026, hearing concerns confirmation of the 2026 assessment charges rather than continued inclusion in the program. The County reports that the parcel received two inspections, resulting in a total assessment of \$592, and that the owner may challenge continued program inclusion during the next commencement hearing.

The final assessment report submitted by the County is included as Exhibit A to the draft resolution and lists forty-nine parcels that will be assessed a fee. The assessment charges will be included as a special assessment on the parcel owner's property tax bill.

CONCLUSION:

Staff recommends that the Town Council conduct a public hearing to consider objections to the 2026 Weed Abatement Program Assessment Report and adopt a resolution confirming the report and authorizing the collection of assessment charges.

COORDINATION:

This program has been coordinated with the Santa Clara County Consumer and Environmental Protection Agency (CEPA) – Weed Abatement Program.

ENVIRONMENTAL ASSESSMENT:

This is not a project defined under CEQA, and no further action is required.

Attachments:

1. Resolution Confirming the Report and Authorizing Collection of the Assessment Charges with Exhibit A - 2026 Weed Abatement Program Assessment Report
2. Resolution 2025-060 - Declaring Weeds a Public Nuisance and Ordering the Abatement of Such Nuisance.
3. January 2026 Abatement Package Mailed to Property Owners
4. July 2026 Town Letter to Property Owners
5. Public Comment Received
6. County Response to Public Comment