

**Chapter 19.64.030****CLEARING AND PLANT REMOVAL****Sections:****19.64.030 Clearing and Plant Removal****19.64.030 Clearing and Plant Removal.**

- A. On parcels of one (1) acre or greater in size, land may only be cleared of natural vegetation in order to provide for the installation of building pads, driveways, landscaping, agriculture or other use allowed in the underlying zone. Such clearing may only occur after issuance of a building permit, where required, or a grading permit, issued by the City's Building Official in conformance with the Building Code. The purpose of this regulation is to reduce disturbances to fragile desert soils as much as practical and reduce the amount of fugitive dust that can for long periods of time adversely affect residents on the subject parcel and those residents and land uses downwind of the subject parcel.
- B. The Planning Commission may approve further grading or clearance of vegetation subject to the requirements of Chapter 19.28 *Site Plan Review*.

In submitting an application for a Site Plan Review, the applicant shall pay a permit fee as established by City Council resolution. The Site Plan Review application shall include, but shall not be limited to, the following:

1. A site plan of sufficient detail to show the area to be cleared.
2. A Soil Erosion and Sediment Control Plan sufficient to control dust, soil, and water erosion during and after the clearing activity. The erosion control plan shall identify revegetation and/or other measures to adequately control or prevent such erosion on a long term

basis, and shall be prepared and maintained to control erosion and to establish vegetative growth compatible with the area. This control may consist of any one or a combination of the following:

- a. Effective temporary planting such as a fast-germinating native seed, and/or mulching with straw, pine needles, chippings, embankment retention netting, and other slope and/or stabilization material.
  - b. Permanent planting of compatible drought-resistant species of ground cover, shrubs, trees, embankment retention netting, or other vegetation.
  - c. Mulching, fertilizing, watering or other methods necessary to establish new vegetation.
  - d. The protection required by this section shall be installed prior to calling for final approval of the project. Such protection shall be maintained for at least one year or until permanent protection is established.
- C. Approval Authority and Findings. Prior to taking action to approve a Site Plan Review for plant removal, the Planning Commission shall make the following findings:
1. The proposed clearing and/or plant removal complies with the General Standards for grading.
  2. The clearing and/or plant removal will not adversely affect or be materially detrimental to the adjacent properties or uses.
  3. Appropriate measures have been taken, or planned for, to control storm drainage, soil erosion and sedimentation.
- E. Upon completion of the clearing/plant removal activity, the applicant or contractor

shall call for a final inspection to demonstrate that approved erosion control measures have been completed.