



# HILLSIDE VEGETATION REMOVAL

## SUPPLEMENTAL APPLICATION



## GENERAL INFORMATION

### WHAT IS HILLSIDE VEGETATION REMOVAL?

Hillside Vegetation Removal is the removal of trees, shrubs, and ground-covering plant material on properties located in the Hillside Design District (Municipal Code Chapter [22.10](#)). This may mean clear-cutting a stand of trees, or disking or scraping the ground surface bare. Vegetation removal goes beyond weed trimming — the vegetation is destroyed by scraping, disking, poisoning, or some other method which renders most of the soil bare and exposed.

### WHEN IS A PERMIT REQUIRED?

A Hillside Vegetation Removal Permit is required when **all** the following occur on a property:

- Site is in the Hillside Design District and average slope is 20% or more; and
- Vegetation removal exceeds any of the following:
  - In One Year:* 1,000 sq. ft. of native vegetation or 2,000 sq. ft. of non-native vegetation
  - In Five Years:* 3,000 sq. ft. of native vegetation or 6,000 sq. ft. of non-native vegetation

### WHAT IS NATIVE VEGETATION?

Most people are not familiar with every California native species of shrub or grass. If the area of removal is more than 1,000 square feet, a report from a qualified biologist must be provided as proof that the species are non-native and therefore the removal is exempt from permitting. The [Santa Barbara Botanic Garden](#) is a local resource for more information on California native plants.

## **ARE ANY PROJECTS EXEMPT?**

Yes, a separate Hillside Vegetation Removal Permit is NOT required if the removal is part of a valid grading permit subject to appropriate [erosion control measures](#) approved by the Building & Safety Division. In addition, a permit is not required for the harvesting of agricultural crops; or if the removal is performed by a public utility or public agency, on public property for trails, roads, streets, or flood control projects.

## **DO I NEED A PERMIT FOR WEED ABATEMENT?**

No, the Fire Department requires weeds and grasses to be cut to within two inches of the ground, and shrubs or trees to be thinned or trimmed. The surface soils should be left intact to prevent erosion problems. When the ground surface is scraped bare, or root structures are removed, or trees are cut down rather than trimmed, a Hillside Vegetation Removal Permit may be required.

## **DO I NEED A PERMIT TO REMOVE A TREE?**

A Tree Removal Permit (Municipal Code Chapter [15.24](#)), is required to allow the removal or significant alteration of any of the following trees:

- Setback trees
- Parking lot trees
- Trees on an approved landscape plan
- Trees designated as a historic or specimen tree by the City Council

If the proposed tree removal is not one of the above, it may still require a Hillside Vegetation Removal Permit if the total area of the trees' driplines, as plotted on a scaled site plan, adds up to the limits for native or non-native plants as stated above, or if the tree removal has the potential to cause siltation to creeks or drainage channels.

## **WHAT IS THE PROCESS?**

Hillside Vegetation Removal requires approval by the Single Family Design Board (SFDB). After you submit your application, your project will be assigned to a planner who may require more information to complete environmental review for the project. The project will then be scheduled for a public hearing where the SFDB must be satisfied that the work will not create new or increase existing flood, erosion, soil loss, reservoir siltation, sedimentation, or water quality hazards.

## **INSTRUCTIONS**

Submit this Supplemental Application information along with a complete [Planning \(PLN\) Application](#). All forms must be completed, signed, and submitted as a PDF attachment to your electronic submittal. More information on the discretionary review process and detailed application instructions for planning applications is available on the City's [Planning \(PLN\) Application Guide](#).

## **HOW TO SUBMIT**

All building permit and planning applications, including all supporting plans and documents, are accepted online via our [Accela Citizen Access Portal \(ACA\)](#). More information: [Electronic Submittals](#).



## CONDITIONS OF APPROVAL

### HILLSIDE VEGETATION REMOVAL

A Hillside Vegetation Removal Permit must comply with the following conditions:

1. **Erosion Control.** Vegetation removal is prohibited from November 1<sup>st</sup> to April 15<sup>th</sup> of any year unless effective and specific [erosion control measures](#) approved by the Building & Safety Division are in place.
2. **Oak Tree Removal.** The removal of any oak tree with a minimum trunk diameter of four inches measured four feet from the base of the trunk must be replaced by five oak trees of the same species elsewhere on the lot. Replaced oak trees must be maintained.
3. **Habitat Protection.** Removal of any native vegetation in the 100-year flood zone of any creek or drainage is prohibited, except as required for flood control purposes or to restore native habitat. In addition, vegetation removal is prohibited in any area that is determined to be a Southern Oak Woodland, Riparian or Bunchgrass habitat by a qualified biologist.
4. **Noise Limitations.** Land clearing that involves noise generation greater than 60 dB(A) at the property line adjacent to any school or other educational facility shall not occur during hours when classes are in session.
5. **Other Conditions.** Per SBMC 22.10.060, the Community Development Department may impose other conditions deemed necessary to avoid creating new or increasing existing flood, erosion, soil loss, reservoir siltation, sedimentation, or water quality hazards.

If you are clearing a site for a proposed agricultural use, a separate [Agricultural Use Permit](#) is required, and the project must comply with the following conditions:

6. **Soil Suitability.** Site specific agricultural soil tests are required on all very low suitability land planned for orchard crop production to determine the viability of that land for such crops. Agricultural use is not allowed on land with non-viable soils including soils that are shown to have a very high erosion hazard potential or which qualify as Class VIII soils as defined by the [Natural Resources Conservation Services](#) (NRCS).
7. **Avocado Root Rot.** Where a property is or is proposed to be planted with avocados in an area which is shown to have a very high root rot hazard, a three- to six-foot fence, wall or other suitable barrier shall be installed to prevent the spread of Avocado Root Rot.
8. **Minimization of Soil Erosion.** A mixture of Blando Brome and Zorro Fescue shall be seeded in all cleared orchard areas between October 1 and November 15. Seeds shall be hand broadcast at a rate of eight pounds per acre and shall be covered by one-half to one inch of soil. Mowing shall occur after the seeded grass has matured in the Spring to allow for continued perpetuation.



# SUBMITTAL INFORMATION

## FEES

*Fees are required for a Hillside Vegetation Removal application.*



### Fees

Payment via check, electronic check, or credit card is required before project review or processing. Once the application is submitted, City staff will follow up electronically with an invoice for the total fee amount. Fees may be paid online, mailed, faxed, or dropped off at 630 Garden Street for processing. If paying by mail or fax, a [Fee Payment Submittal Sheet](#) is required. For more information, click on [How to Pay Invoiced Fees](#).

## PHOTOGRAPHS

*Photographs are required for a Hillside Vegetation Removal application.*



### Site and Area Photographs

Submit current color photographs of the site and any existing buildings, and adjacent buildings and sites. The purpose is to show neighborhood context and character. Photos must be clear and in focus with a minimum size of 4 x 6. Internet photos such as Google Maps are not acceptable because they may not show current conditions. Label each page and photo with a number, and include cardinal directions (north, east, south, west) to identify photo directions.

## PLANS & SUPPORTING MATERIALS

*See the [Landscape Plans Submittal Guide](#) for the required contents of landscape plan submittals.*



### Landscape Plan

Provide a complete landscape plan showing the entire property boundaries. Label all streets. If lot is sloped, include the topography in 5-foot contour intervals. Show existing and proposed drainage and any creek, watercourse, or watercourse limitation area, and the following:

- **Buildings and Structures.** Label type, dimensions, and note distance to property lines.
- **Agricultural Areas.** Label the location and type of existing and proposed agriculture areas. Agriculture areas need not be shown in detail; outline area only and indicate type.
- **Grading, Vegetation, and Trees.** Provide a grading plan showing location and amounts of cut and fill, if proposed. Note the area and species of any existing vegetation to be removed. Label all trees and indicate species, diameter at 4-feet above grade, size, and dripline.
- **Irrigation Plan.** Include sprinkler coverage, list of irrigation stations, and precipitation rates in inches per hour. Low-volume irrigation should be used unless shown to be infeasible.



### Special Studies

Provide a copy of any other arborist reports, biologist reports, or similar studies that are required or were previously prepared based on project description.



# STATEMENT OF INTENT

The answers you provide below will be used by your assigned planner to conduct project analysis and confirm there is sufficient evidence to support the request. Attach a separate sheet, if needed.

1. Describe the **location and purpose** of the proposed Hillside Vegetation Removal:

2. Explain the **method** (mechanical or hand-cutting) of the proposed Hillside Vegetation Removal:

3. Indicate the **duration** (months and hours of each day) of the proposed Hillside Vegetation Removal:

4. Describe any measures proposed to mitigate **impacts** to flood hazards, erosion, soil loss, reservoir siltation, sedimentation, or water quality:

## GRADING DETAILS

Grading – Under Building Footprint (CY)	Cut:	Fill:
Grading – Outside Building Footprint (CY)	Cut:	Fill:
Grading Balanced on Site? <input type="checkbox"/> Yes <input type="checkbox"/> No	Import:	Export:

## VEGETATION REMOVAL

1 YR – Native Vegetation Removal:	Sq. Ft.	Non-Native Vegetation Removal:	Sq. Ft.
5 YR – Native Vegetation Removal:	Sq. Ft.	Non-Native Vegetation Removal:	Sq. Ft.
Total Irrigated Area, including the area of turf grass, to be served by an irrigation meter:			Sq. Ft.

## TREE REMOVAL

Number of trees to be removed:	Species:
Height:	Size/Diameter:
Will you replace removed tree(s)? <input type="checkbox"/> YES <input type="checkbox"/> NO    If yes, how many new trees are proposed:	