

15-08-03 Sensitive Area Overlay Zone District

E. Development Standards within the Sensitive Area Overlay Zone.

5. Vegetation and Revegetation.

- a. All areas on development sites cleared of natural vegetation in the course of construction of off-site improvements shall be replanted with revegetation which has good erosion control characteristics.
- b. New planting shall be protected with mulch material and fertilized in conjunction with the planting and watering schedule described in (5) below.
- c. The use of persons or firms having expertise in the practice of revegetation (i.e., licensed landscape architects or nurserymen) shall supervise the planting and installation of revegetation cover.
- d. Vegetation shall be removed only when absolutely necessary, e.g., for the construction of buildings, roads and filled areas.
- e. After the completion of off-site improvements vegetation shall be planted in all disturbed areas only during the following time periods:
 1. March 15 through May 15; and
 2. September 15 through October 31.
 3. If irrigated, planting may be done during summer months.
 4. Such vegetation shall be a mixture of plant materials; i.e., trees, shrubs, grass, and forbs. Native plant materials are preferred.
- f. No vegetation shall be removed on a continuous hillside, crest (upslope or downslope) or a slope 30% or greater unless otherwise determined by the Planning Commission upon recommendation of the Engineering Department for uses such as trails and open space improvements. Any revegetation of such a hillside shall have the approval of the Engineering Department.
- g. Topsoil removed during construction shall be conserved for later use on areas requiring vegetation or landscaping; i.e., cut and fill slopes.
- h. All disturbed soil surfaces shall be stabilized or covered prior to the first day of November. If the planned impervious surfaces (i.e., road, driveways, etc.) cannot be established prior to November 1st, a temporary treatment adequate to prevent erosion shall be installed on those surfaces.
- i. The property owner and/or developer shall be fully responsible for any destruction of native or applied vegetation identified as necessary for retention and shall be responsible for such destroyed vegetation. They shall carry the responsibility both for employees and subcontractors from the first day of construction until the final acceptance of improvements. The property owner and developer shall replace all destroyed vegetation with varieties of vegetation approved by the Planning Commission. The property owner shall assume co-responsibility with the developer upon purchase of the lot.