

Smiley Park Country Club Lot Cleaning Inspection
HAZARD ABATEMENT ADVISORY COMMITTEE (HAAC)
2016 Updated Guide

**For a House on Property (improved)
Property Must Be Cleaned By July 1st For Inspection**

- 1) Remove all DEAD weeds, leaves, grass, trees, and slash on the whole property.
But do not strip the land; leave a layer of leaves and decomposing matter. This is recommended for erosion control.
- 2) Trim all living grasses to a height of not more than 4 inches. Weed whack the whole property.
The minimum distance is 100 feet from all structures, (including structures on your neighbors' property). Clear to your lot line. Living ornamental grasses that you have planted and that are trimmed and well-spaced can stay.
- 3) For trees over 12 feet in height, remove low limbs within 6 feet of the ground.
- 4) Remove all smaller trees that are growing within or around mature trees (oak clusters).
This promotes the health of the remaining trees.
- 5) Prune, thin or remove from the entire property all shrubs that produce high energy-release components. Examples of high-energy shrubs include but not limited to: Serviceberry, Mountain Whitethorn, Sage, Ironwood, Juniper shrubs and trees, Ceanothus, and Spanish Broom.
- 6) All high-energy-release shrubs that are spaced together less than double the size of the height of the of the tallest shrub and stand within 30 feet of structures, (e.g. a 4 foot high shrub should be spaced 8 feet or more away from the next shrub, providing that the 4 foot high shrub is the tallest of the two shrubs), not to include ornamental plants that are well-pruned, well-spaced and free of dead or damaged foliage. Planting of native, fire-wise, drought-resistant species is encouraged for the health of the forest. (Direct quote from SBCO Ordinance)
- 7) Lower foliage and shrubs that measure at least 18 inches from the ground should be clear of all dead vegetation on and under shrubs within 100 feet of all structures.
- 8) Remove all flammable debris, combustible rubbish, waste or discarded material from the whole property. This means under your deck too.
- 9) Remove all pine needles and leaves from home roof, garage roof and gutters.
- 10) Remove all tree limbs within 10 feet of the chimney and stove pipe opening.
- 11) Chimney and flue opening must be covered with a spark arrestor and be visible from the ground.
- 12) Remove all combustible materials a minimum of 10 feet from any liquid propane container/tank.
- 13) All split firewood should be stacked neatly, a minimum 30 feet away from home or in a wholly enclosed structure.

Based on s.b.co. am. Ord. 3586/4064 2008

Smiley Park Country Club Lot Cleaning Inspection
HAZARD ABATEMENT ADVISORY COMMITTEE (HAAC)

**For Homesites with no house on property (Unimproved)
Property Must Be Cleaned By July 1st For Inspection**

- 1) Remove all DEAD weeds, leaves, grass, trees, and slash on the whole property.
But do not strip the land; leave a layer of leaves and decomposing matter. This is recommended for erosion control.
- 2) Trim all living grasses to a height of not more than 4 inches if no or few trees are on the property (high chaparral). If your lot has tree coverage, then trim grasses to 12 inches. Weed whack the whole property. **Clean to your lot line.**
- 3) For trees over 12 feet in height, remove low limbs within 6 feet of the ground.
- 4) Remove all smaller trees that are growing within or around mature trees (oak clusters).
This promotes the health of the remaining trees.
- 5) Prune, thin or remove from the entire property all shrubs that produce high energy-release components. Examples of high-energy shrubs include but not limited to: Serviceberry, Mountain Whitethorn, Sage, Ironwood, Juniper shrubs and trees, Ceanothus, and Spanish Broom.
- 7) Lower foliage and shrubs that measure at least 18 inches from the ground should be clear of all dead vegetation on and under shrubs within 100 feet of all structures.
- 8) Remove all flammable debris, combustible rubbish, waste or discarded material from the whole property.