

- **11.25.060. - Grading permit; required.**

(a) Except for the specific exemptions listed in [Section 11.25.070](#) of this Chapter, no person shall do or permit to be done any grading on any site in the unincorporated areas of Yuba County without a valid grading permit obtained from the Community Development and Services Agency. A permit shall also be required for the following:

- (1) Retaining walls which are over four feet in height, as measured from bottom of footing to top of the wall;
- (2) Any retaining walls that are subject to surcharge;
- (3) Private vehicular bridges;
- (4) Fill operations exceeding four feet when filling an abandoned swimming pool unless a demolition permit for same is obtained from the Building Department.

(b) A grading permit is required for any grading and/or other construction activity with ground disturbance of more than one acre, or any grading and/or construction activity smaller than one acre but part of a greater plan involving over one acre.

- **11.25.070. - Grading permit; exemptions.**

Unless in conflict with provisions of adopted general and/or specific plans, the following grading may be done without obtaining a permit. Exemption from the requirement of a permit shall not be deemed permission to violate any provision of this Chapter or the need to obtain any other permits or other authorizations that may be otherwise required with that activity:

- (1) Minor projects which have cuts or fills, each of which is less than two feet in vertical depth at its deepest point measured from the existing ground surface and meets all of the following criteria:
 - a. Less than 50 cubic yards of graded material in a single area and does not obstruct a drainage course, within a two-year period. In calculating the graded material quantity, excavation material used as fill material will not be counted twice. (For example: 25 cubic yards [C.Y.] of excavation material that is also placed as fill material would be calculated as 25 cubic yards, not as 25 C.Y. + 25 C.Y. = 50 C.Y.);
 - b. The removal, plowing under or burial of less than 10,000 square feet of vegetation on slopes ten percent or greater or any amount of vegetation on slopes less than ten percent on areas of land totaling less than one acre within a two-year period;
 - c. Does not create unstable or erodible slopes;
 - d. Does not encroach onto sewage disposal systems including leach field areas, or into setbacks of existing sewage disposal systems, repair areas, or proposed septic areas as outlined in [Section 7.07.450](#) of the Yuba County Ordinance Code;
 - e. Does not impact the seal integrity of any water well. If a well is encountered during the grading and is not intended for use, it shall be destroyed with permit according to [Section 7.03.090](#) of the Yuba County Ordinance Code;
 - f. Does not encroach into the areas designated as zone A as shown on the Flood Insurance Rate Maps;
 - g. Does not encroach into the areas designated as Inundation Easements;
 - h. Does not obstruct any watercourse or disturb or negatively impact any drainage way, wetland, stream environment zone, or water body;
 - i. Does not divert or obstruct overland flow, or negatively affect other adjacent properties;
 - j. Includes provisions to effectively prevent discharges of pollutants from the site; and
 - k. Provides for completion of soil disturbing activities within a continuous period of 45 days, and revegetation of all disturbed areas immediately thereafter.

- (2) Grading done by or under the supervision or construction control of a State or Federal agency that assumes full responsibility for the work;
- (3) Excavations or fill operations in connection with a swimming pool authorized by a valid building permit or demolition permit issued by the Building Department;
- (4) Retaining walls less than four feet in height, as measured from bottom of footing to the top of the wall, and not subject to surcharge;
- (5) Grading necessary for agricultural operations, unless such grading will create a cut or fill whose failure could endanger any structure intended for human or animal occupancy or any public road, or could obstruct any watercourse or drainage conduit, or provided no excavated material is imported to or exported from the premises;
- (6) Trenching and grading incidental to the construction or installation of approved underground pipe lines, septic tank disposal fields, conduits, electrical or communication facilities, and drilling or excavation for post holes or approved wells;
- (7) Excavations less than 250 cubic yards for soil or geological investigations by a geotechnical engineer, civil engineer, or engineering geologist;
- (8) Grading in accordance with plans incorporated in an approved surface mining permit, reclamation plan, or sanitary landfill or environmental remediation project or petroleum product tank removal and installation where governed by other State or County ordinance, and provided no excavated material is imported to or exported from the premises;
- (9) Maintenance of existing firebreaks and roads to keep the firebreak or road substantially in its original condition;
- (10) Routine cemetery excavations and fills;
- (11) Performance of emergency work necessary to protect life or property when an urgent necessity arises. The person performing such emergency work shall notify the Community Development and Services Agency promptly of the problem and work required and shall apply for a permit within ten calendar days after commencing such work;
- (12) An excavation below finished grade for basements and footings of a building, retaining wall or other structure authorized by a valid building permit. This shall not exempt any fill made with the material from such excavation or exempt any excavation having an unsupported height greater than five feet after the completion of such structure;
- (13) Timber harvest operation conducted under valid State or Federal permit, stream alteration permits, dams under State jurisdiction, etc.

- **11.25.320. - Grading permit; application; plans.**

- (a) Each application for a grading permit shall include the following:
 - (1) A completed application form;
 - (2) Two complete sets of grading plans. More may be required upon request;
 - (3) Profiles, cross sections, and specifications as required;
 - (4) A complete drainage report as required by the Community Development and Services Agency;
 - (5) The application fee as determined by the Board of Supervisors;
 - (6) Where applicable, evidence of coverage, or application for coverage, under an NPDES general construction permit;
 - (7) Storm Water Pollution Prevention Plan (SWPPP) with a State issued W.D.I.D. number, if applicable.
- (b) The plans and other documents will be reviewed by the Community Development and Services Agency. The applicant and/or project engineer will be notified of any necessary changes to the plans. When the plans and other documents have been approved by the Community Development and Services Agency, a grading permit will be issued for the project. All work must be done in strict conformance with the approved plans and documents. The approved plans shall not be changed or altered except in accordance with the provisions of this Chapter.

- **11.25.330. - Grading plans; engineer required.**

All plans and specifications shall be prepared and signed by a registered civil engineer, however the Community Development and Services Agency may waive this requirement if the proposed grading does not:

- (1) Endanger the public health, safety and welfare;
- (2) Require cuts and fills involving a combined total of 5,000 cubic yards of dirt or more;
- (3) Require cut or fill depths exceeding ten feet;
- (4) Include an access road serving five or more existing or potential residences;
- (5) Require a cut or fill that is situated so as to cause unduly increased soil pressure or reduce earth support upon adjacent structure or property;
- (6) Include the construction of any drainage or sediment control structures, culverts, or facilities or substantial alteration of any existing drainage course;
- (7) Include the creation or aggravation of an unstable slope condition;
- (8) Require construction of any retaining wall over four feet in height;
- (9) Include the construction of a vehicular bridge.

- **11.25.340. - Requirements for engineered grading plans.**

Grading plans and specifications shall be prepared and signed by a registered civil engineer, as provided herein.

- (1) The plans shall include the following:
 - a. All plans shall be on 24-inch by 36-inch sheets unless otherwise approved, and shall be drawn at a scale no less than one inch equals 100 feet;
 - b. A title block. Plans shall be entitled "grading plan" and state the purpose of the proposed grading and the name of the engineer or firm by whom this plan is prepared, owner's name and address, and site address;
 - c. A vicinity sketch (not at map scale) indicating the location of the site relative to the principal roads, lakes and watercourses in the area;
 - d. North arrow and scale;
 - e. A site plan indicating the extent of the work and any proposed divisions of land;
 - f. The complete site boundaries and locations of any easements and rights-of-way traversing or adjacent to the property;
 - g. The location of all existing or proposed roads, buildings, wells, pipelines, watercourses, septic systems or areas reserved for on-site sewage disposal, and any other structures, facilities, and features of the site, as well as the location of all improvements on lots within 50 feet of the proposed work;
 - h. Location and nature of known or suspected soil or geologic hazard areas, including but not limited to serpentine rock areas, landslides, etc.;
 - i. Accurate contour lines of the existing terrain and proposed finished grade at intervals not greater than five feet, or spot elevations 25 feet on center showing all topographic features and drainage patterns throughout the area where the proposed grading is to occur relative to a bench mark established on site. The contour lines/spot elevations shall be extended to a minimum of 50 feet beyond the affected area, and further, if needed, to define intercepted drainage, and shall be extended a minimum of 100 feet outside of any future road right-of-way. Contour lines or spot elevations shall be shown for all neighboring properties to verify surrounding drainage patterns;
 - j. Approximate location of cut and fill line extents and finished slopes of all proposed grading and the limits of all proposed grading work, including borrow and stockpile areas;
 - k. Location, width, direction of flow and approximate location of any watercourses including tops and toes of banks;

- l. Approximate boundaries of any areas with histories of flooding;
 - m. Cross sections, profiles, elevations, dimensions, and construction details based on accurate field data;
 - n. Construction details for roads, watercourses, culverts, bridges and drainage devices, retaining walls, cribbing, dams, and other improvements existing or to be constructed, together with supporting calculations and maps as may be required after initial review of plans;
 - o. Proposed provisions for storm drainage control and any existing or proposed flood control facilities or septic tank disposal fields or areas reserved for on-site sewage disposal near the grading;
 - p. A detailed erosion and sediment control plan including specific locations, construction details, and supporting calculations for temporary and permanent sediment control structures and facilities;
 - q. A re-vegetation plan, including temporary erosion control plantings, permanent slope plantings, replacement of temporary groundcover, and irrigation facilities;
 - r. All natural features including wetlands, vernal pools, swales, streams, oak woodlands and any other features protected by County, State or Federal regulations;
 - s. Any Oak tree five inches or greater in diameter at breast height (DBH) proposed for removal;
 - t. An estimate of the total quantities of excavation and fill, not net quantity;
- (2) Additional supporting information which may be required includes, but is not limited to:
- a. The location of any borrow site or location for disposal of surplus material;
 - b. A projected schedule of operations, including, as a minimum, the dates of:
 - 1. Commencement of work,
 - 2. Start and finish of rough grading,
 - 3. Completion of drainage facilities,
 - 4. Completion of work in any watercourse,
 - 5. Completion of erosion and sediment control facilities,
 - 6. Completion of hydro mulching and other landscaping. If rough grading is proposed between October 1 and April 30, a more detailed schedule of grading activities and use of erosion and sediment control facilities may be required;
 - c. Itemized cost estimate of the proposed grading and related work;
 - d. A complete drainage study in conformance with the Yuba County Standards and RD 784 Standards (when applicable);
 - e. Geotechnical investigation report and recommendations addressing the proposed work.

- **11.25.660. - Erosion and sediment control plans.**

Erosion and sediment control plans prepared pursuant to this Chapter shall comply with all of the following:

- (1) The erosion and sediment control plan need not be a separate sheet if all facilities and measures can be shown on the grading sheets without obscuring the clarity of either the grading plan or the erosion and sediment control plan.
- (2) An erosion and sediment control plan shall be required whenever:
 - a. The graded portion of the site includes more than 10,000 square feet of area having a slope greater than ten percent;
 - b. Clearing and grubbing areas of one acre or more regardless of slope;
 - c. There is a significant risk that more than 2,500 square feet will be unprotected or inadequately protected from erosion during any portion of the rainy season;
 - d. Grading will occur within 50 feet of any watercourse;

- e. The Community Development and Services Agency determines that the grading will or may pose a significant erosion, or sediment discharge hazard for any reason.
- (3) Sediment and erosion control measures must be in place or be capable of being placed within 24 hours, in the opinion of the Agency Director, by October 1. The Agency Director may require suspension of any and all grading activities between October 1 and May 1 without prior notice.
 - (4) Erosion and sediment control plans shall include an effective re-vegetation program to stabilize all disturbed areas, which will not be otherwise protected. All such areas where grading has been completed between April 1 and October 1 shall be planted by November 1. Graded areas completed at other times of the year shall be planted within 15 days of final soil disturbance or as approved by the Agency Director. If re-vegetation is infeasible or cannot be expected to stabilize an erodible area with assurance during any part of the rainy season and the unstable area exceeds 2,500 square feet, additional erosion and sediment control measures or irrigation of planted slopes may be required as appropriate to prevent increased sediment discharge.
 - (5) Erosion and sediment control plans shall be designed to prevent increased discharge of sediment at all stages of grading and development from initial disturbance of the ground to installation of all post-construction requirements at project completion. Every feasible effort shall be made to ensure that site stabilization is permanent. Plans shall indicate the implementation period and the stage of construction where applicable.
 - (6) Erosion and sediment control plans shall comply with the recommendations of the responsible civil engineer, geotechnical engineer, engineering geologist, or landscape architect involved in preparation of the grading plans.
 - (7) The structural and hydraulic adequacy of all storm water containment or conveyance facilities shown on the erosion and sediment control plans shall be verified by a registered civil engineer, and he or she shall so attest on the plans. Sufficient calculations and supporting material to demonstrate such adequacy shall accompany the plans when submitted.
 - (8) Erosion and sediment control plans shall be designed to meet anticipated field conditions.
 - (9) Erosion and sediment control plans shall provide for inspection and repair of all erosion and sediment control facilities at the close of each working day during the rainy season and for specific sediment cleanout and vegetation maintenance criteria.
 - (10) Erosion and sediment control plans shall comply with any and all standards and specifications adopted herein for the control of erosion and sedimentation on grading sites.

Grading Permit Fees	
Plan Check, up to 1,000 CY	\$294.00
Plan Check, 1,001 to 10,000 CY	\$588.00
Plan Check, greater than 10,000 CY	\$1,176.00
Permit, up to 1,000 CY	\$294.00
Permit, 1,001 to 10,000 CY	\$441.00
Permit, 10,001 to 100,000 CY	\$882.00
Permit, greater than 100,000 CY (each add'l 10,000 CY)	\$882.00 + \$73.50/10K CY
Permit (when included with improvement plans)	\$147.00
Import/Export Material Fee	Measured D Rate
SWPPP Fee - Grading Review or GP associated with a SFR building permit	\$73.50
SWPPP Fee - Grading Permits, up to 1,000 CY	\$294.00
SWPPP Fee - Grading Permits, greater than 1,000 CY	\$588.00