

Section C12-424. Preliminary grading plan.

Preliminary grading plans provide for land use review and determination of conditions of approval prior to the review of final plans and issuance of a Grading Permit. Precise design is not required for preliminary grading plans. A Grading Permit will not be issued based solely on preliminary plans. The plans shall comply with the following requirements:

- (a) The preliminary plans shall be clearly and legibly drawn and entitled “Preliminary Grading Plan.” The name of preparer and date of preparation shall also be included.
- (b) Each sheet shall be twenty-four (24) inches by thirty-six (36) inches in a standard engineering scale not smaller than one (1) inch equals one hundred (100) feet.
- (c) North arrow and scale.
- (d) A vicinity sketch indicating the location of the site relative to the principle roads in the area.
- (e) A statement explaining the purpose for the proposed grading and quantities.
- (f) An estimate of the quantities of cut and fill, and import and export of materials in cubic yards.
- (g) A table of proposed quantities for each proposed improvement (e.g. underneath the residence, driveway, access road, landscape areas, cut and fill slopes outside the building footprint, etc.).
- (h) A site plan indicating the site of the work and any proposed buildings, structures, subdivision and/or improvements.
- (i) The complete site boundaries and locations of any easements and rights-of-way traversing and adjacent to the property, appropriately labeled and dimensioned.
- (j) The locations of any existing and proposed roads, buildings, wells, pipelines, watercourses, private sewage disposal systems, and other structures, facilities, and features on the site and the locations of any improvements on adjacent land within twenty-five (25) feet of the proposed work (e.g. septic systems, pipelines, wells, retaining walls, etc.).
- (k) Typical cross-sections (at least two (2) sections) of all graded areas, existing and proposed widths and maximum cuts and fills at intervals not exceeding five hundred

(500) feet. The cross-sections shall depict topographic conditions not less than twenty-five (25) feet beyond the daylight lines and the future rights-of-way. Show the vertical dimensions of cuts and fills on each section.

- (l) Location of known landslides, fault zones, liquefaction zones and other soil or geologic hazard areas.
- (m) Contour lines of the existing terrain at appropriate intervals shall be provided throughout the area where the proposed grading will occur. The contour lines shall be extended a minimum of fifty (50) feet on either side of the affected area.
- (n) Location of cut, fill, and daylight and slope transition lines for all the proposed grading work and limits of the work.
- (o) Location, width, direction of flow of swales, creeks, drainage channels, ponds or other bodies of water, and location of high banks of any watercourses.
- (p) Boundaries of any floodplain or floodway areas within the Federal Emergency Management Agency's Flood Hazard Zones and any existing and/or proposed flood control facilities.
- (q) Proposed provisions for storm drainage control and storm water quality control measures required by the current National Pollutant Discharge Elimination System permit issued by the State of California.
- (r) Planting and/or seeding for the area affected by the proposed grading.
- (s) Location, type, size and drip line of all trees with a trunk diameter of twelve (12) inches or more, measured at a point four and five-tenths (4.5) feet above average ground level, within the development area or where the drip line of the tree is disturbed or affected by the proposed grading. If the site or a portion of the site is located within a Historic Preservation Combining District, all trees with a trunk diameter of six (6) inches or more shall be included. The plans shall indicate which trees are proposed to be removed and those that are proposed to remain.

Section C12-425. Other required application materials.

In addition to the preliminary grading plans, other information is required to be submitted with the application, including items listed on the Planning Office Checklist of Required Application Materials. Depending on the location of the project site, the scope of the grading, and applicability of other county ordinances and policies, additional reports and information may be required (for example, a geologic report, soils report, archaeological report, etc.).