

## PLACER COUNTY GRADING ORDINANCE INFORMATION

In Placer County, any fill or excavation of >250 cubic yards (equivalent to approx 15 truck and transfers) or cuts or fills over 4 feet in depth requires a Grading Permit. Applications are submitted to the Placer County Engineering and Surveying Department located at 3091 County Center Drive, Auburn, CA 95603.

If the project is within the PCCP area (generally Western Placer bounded by Auburn on the north, and the Placer County boundary to the south, east, and west. A Stream System Grading Permit is required for any grading activity over 25 cubic yards (equivalent to approx 1½ truck and transfers) within the Stream System. For a description of the Stream System, Section 19.10.040 of the PCCP. A Stream System Grading Permit will serve as the County's land conversion authorization for the discharge of fill and/or the excavation of soil in excess of 25 cubic yards in a single area within a two-year period on property located in the Stream System.

Below is an excerpt from the Placer County Grading Ordinance regarding when a Grading Permit is required.

### **15.48.060 Grading permit required.**

A. Except for the specific exemptions listed in Section 15.48.070 of this article, no person shall do or permit to be done any grading on any site in the unincorporated areas of Placer County without a valid grading permit obtained from the Community Development Resource 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 retained soil;
2. Any retaining walls that are subject to surcharge;
3. Private vehicular bridge;
4. Swimming pool fill operations whereby depth of fill for swimming pool construction exceeds four feet.

B. A grading permit is required for any grading and/or other construction activity with ground disturbance of one acre or more.

C. The excavation and/or discharge of fill into an aquatic resource is subject to the requirements of Section 19.10.070 of the PCCP. Conditions of approval for any authorization for take coverage or impacts to aquatic resources will be appended to a grading permit or other permit issued pursuant to this article.

### **15.48.070 Exemptions.**

Unless in conflict with provisions of adopted general and/or specific plans, or provisions applicable to the Tahoe Basin as described in Section 15.48.120 of this article, 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 article:

A. Minor projects which have cuts or fills, each of which is less than four feet in vertical depth at its deepest point measured from the existing ground surface, and which meet all of the following criteria:

1. Less than two hundred fifty (250) cubic yards of graded material in a single area, within a two-year period. In calculating the graded material quantity, excavation material used as fill material will not be counted twice. (For example: one hundred twenty-five (125) cubic yards [C.Y.] of excavation material that is also placed as fill material would be calculated as one hundred twenty-five (125) cubic yards, not as 125 C.Y. + 125 C.Y. = 250 C.Y.,
  2. The removal, plowing under or burial of less than ten thousand (10,000) square feet of vegetation on slopes ten (10) percent or greater or any amount of vegetation on slopes less than ten (10) percent on areas of land less than one acre within a two-year period. This exemption only applies to Article 15.48 and does not exempt a landowner from compliance with other provisions of county code including tree permits, payment of tree mitigation fees, and the requirements of Chapter 19, Article 19.10,
  3. Does not create unstable or erodible slopes,
  4. Does not encroach onto sewage disposal systems including leach field areas,
  5. Does not encroach into the areas designated as Zone A as shown on the Flood Insurance Rate Maps,
  6. Does not obstruct any watercourse, disturb, or negatively impact any drainage way, aquatic resources, wetland, stream environment zone, stream system, or water body,
- B. 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;
- C. Trenching and grading incidental to the construction or installation of approved underground pipe lines, storm drains, conduits, electrical or communication facilities provided that such grading does not result in the excavation or discharge of fill into aquatic resources;
- D. Excavation and grading incidental to construction or installation of septic tank disposal fields, and drilling or excavation for post holes or approved wells;
- E. Excavations less than two hundred fifty (250) cubic yards for soil or geological investigations by a geotechnical engineer, civil engineer, or engineering geologist;
- F. 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;
- G. Maintenance of existing firebreaks and roads to keep the firebreak or road substantially in its original condition;
- H. Routine cemetery excavations and fills;
- I. 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 resource agency promptly of the problem and work required and shall apply for a permit within ten (10) calendar days after commencing such work;
- J. An excavation below finished grade for basements and footings of a building authorized by a valid building permit;
- K. Timber harvest operation conducted under valid state or federal permit, stream alteration permits, dams under state jurisdiction, etc.;

- L. The discharge of fill or excavation of soil less than twenty-five (25) cubic yards of graded material within the stream system. This exemption only applies to Article 15.48 and does not exempt a landowner from compliance with other provisions of county code including tree permits. Payment of tree mitigation fees, and the requirements of the PCCP (Article 19.10). (Ord. 6042-B § 1, 2020; Ord. 5407-B § 4, 2006; Ord. 5373-B, 2005; Ord. 5056-B, 2000)