

GRADING PLANCHECK CHECKLIST
 PUBLIC WORKS AGENCY | DEVELOPMENT & INSPECTION
 800 South Victoria Avenue, Ventura, CA 93009
 (805) 654-2030

Application Date _____ Grading Permit No. _____

APN(s) # _____ Address of Site _____

Reviewed: _____
 Date of 1st check Date of 2nd check Date of 3rd check

NOTE:

1. This Application expires if permit is not issued within one year of date of first check.
2. Submit complete package for permit issuance as requested in the plancheck letter. Additional fees may be collected.
3. This form "DS-05" shall be completed and signed below by the preparer of the Grading Plans and submitted with the application.

Printed Name

Signature

Date

The following checked items must be corrected, completed and submitted prior to permit approval.

ADMINISTRATIVE

- ___ 1. Complete all sections of the Grading Permit Application.
- ___ 2. Technical Acknowledgment Form DS-04 must be submitted with the grading permit application and must be signed by:

<input type="checkbox"/>	Owner	<input type="checkbox"/>	Soils Engineer
<input type="checkbox"/>	Civil Engineer	<input type="checkbox"/>	Engineering Geologist
- ___ 3. Retaining walls or bridges require a separate permit and must be submitted to Ventura County Building and Safety Department for permit. Add note "Separate Permit Required" to the plans.
- ___ 4. Earthwork Quantities of Cut and Fill must be provided. Destination of export, or source of import and haul route is required.
- FYI 5. Fire Department requirements for **roadway/driveway** should be followed.
- ___ 6. A registered Civil Engineer is required to prepare the plan if the Cut or Fill quantity exceeds 500 cubic yards or drainage facilities are required or geological issues are present. **Engineer must Sign and Stamp each sheet of the Grading Plans on all submittals.**
- ___ 7. A standard county grading cover sheet is required for all grading plans. A county signature block is required for remaining grading sheets. Obtain at <http://pwa.vcpublishworks.org/esd/developmentinspection/information> under "Info & Forms" tab.
- ___ 8. Use County standard size 24"x36" sheets for all grading plans.

✓ - Outstanding Items missing or incomplete in submittal

OK – Satisfactory

- ___ 9. Offsite grading shown requires a separate grading permit or an offsite permission letter (DS-30).
- ___ 10. Provide representative digital photographs of all property lines and private or public streets adjacent to the proposed grading. Streets shall be documented up to 400 feet from the project site (*VCBC Section 101.7.1*). Emailing photos is acceptable.
- ___ 11. Comply with conditions of approval for Planning Project # _____.
- ___ 12. Your grading as shown is discretionary. This will require compliance with CEQA.
- A. Where the average natural slope within the area to be graded exceeds 10% and the amount of excavation or fill exceeds 10,000 cubic yards.
 - B. Where the average natural slope within the area to be graded exceeds 35% and the amount of excavation or fill exceeds 1000 cubic yards.
 - C. Where the proposed grading slopes exceed 40 feet in vertical height.
 - D. Where the proposed grading is within a designated waterway or designated wetland.
 - E. Where the proposed grading is within an area officially designated by the County as a Sensitive Ecological, Archaeological, Scenic, or Biological Sensitive Area.
 - F. Where the total truck roundtrips per calendar day for the grading operations exceeds 10 round trips or the cumulative total number of truck trips exceeds 50 truck trips per calendar week. The Building Official, as a ministerial act, may allow more than 10 truck roundtrips per day provided the truck traffic is scheduled to minimize impacts to the public or private streets.
- ___ 13. The project site has been cited for unauthorized grading or grading non-compliance. (UN or GC # _____). Show the location and extent of the unauthorized grading on the plan. The UN or GC Investigation fee of \$ _____ must be paid prior to issuance of the grading permit.
- ___ 14. Show the trunk location of all protected trees within the area of grading (including access roads and storage areas). Show the approximate outline of all protected tree canopies with trunks outside the grading area that are within 50' of the limits of grading, including canopies of trees growing on adjacent parcel(s). Contact Planning Div. for tree permit information including a list of protected trees & required setbacks. Visit website: <https://vcrma.org/tree-permits-and-the-tree-protection-ordinance>. Provide a copy of Planning's Tree Permit or Exemption letter. If no trees are in the area of disturbance or affected per the ordinance then state here: _____.
- ___ 15. A Watershed Protection Permit is required for work in a Red Line Channel, or a flowage easement.
- ___ 16. The project is located within a FEMA Floodplain. Please complete and submit the FEMA packet with the appropriate fee.
- ___ 17. Provide a Zoning Clearance for the project. ZC# _____
- ___ 18. Indicate Assessor's Parcel Number(s) on all plan sheets.
- ___ 19. Indicate Grading Permit number on all plan sheets. Leave the "Drawing No." box Blank.
- ___ 20. Submit Form No. DS-03 if agent acts on behalf of the owner.

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- FYI 21. No grading in coastal zone November 15 to April 15. Add statement to plans if in coastal zone.
- ___ 22. Check the CC & R's on the deed and with the Home Owners Association for restrictions on the proposed grading or if not applicable, state "No HOA" here: _____.
- ___ 23. A Grading Security Bond is required prior to permit issuance. Provide an Engineers estimate of the grading costs.
- ___ 24. The construction inspection fee deposit must be paid prior to permit issuance.

GENERAL

- ___ 25. Provide "Original" existing topography of property to 100 feet beyond project boundaries, or as otherwise agreed.
- ___ 26. Final grade elevations must be shown on Pads and final contours shown on Cut and Fill slopes.
- ___ 27. Slope grades must be clearly identified (i.e., 2:1 Cut or 2:1 Fill).
- FYI 28. Setbacks must be:
- A. From toe of slope to structure, the setback should be H/2 need not exceed 15 ft.
 - B. From top of slope to foundation, the setback should be H/3 need not exceed 40 ft.
 - C. From toe of slope to property line, the setback should be H/2 but 2 feet (0.6 m) minimum and need not exceed 20 ft.
 - D. From top of slope to property line, the setback should be H/5 but 2 feet (0.6 m) minimum and need not exceed 10 ft.
- ___ 29. A Vicinity Map is needed with sufficient information to find the property in the field. Provide Gate Codes for access to the site.
- ___ 30. The footprint of all structures within 100 feet of the grading disturbed area must be shown.
- ___ 31. Show cross-section(s) as noted on plan.
- ___ 32. An appropriate engineer's scale must be used. Indicate scale graphically and numerically.
- ___ 33. Indicate true north on the plans.
- ___ 34. Indicate source and verification of base contours. (Typical plan note: "*Topography Verification, Contours were verified by field survey dated 00-00-00 by XXX Land Survey Inc.*").
- ___ 35. Identify cut/fill line(s) and limits of the overall disturbed area of the project.
- FYI 36. Use of exposed plastic pipe in areas of high fire hazard may not be prudent.
- ___ 37. All easements must be shown on the property. Construction within easement requires written permission from the easement holder(s). Are all easements shown?_____.

- ___ 38. A legend must be provided that identifies existing and proposed contours, cut/fill daylight lines, over-excavation limits, wall location, property lines, right-of-ways, easements, County/City boundaries, utilities, storm drains, etc.
- ___ 39. Encroachment permit required. Contact the VCPWA Transportation Dept. and obtain necessary permits.
- FYI 40. The County may not accept Will Serve Letters from water purveyors who do not have an accepted Water Availability Letter on file with the County of Ventura. Verify that the proposed project meets the Water Availability Letter requirement.

DRAINAGE

- ___ 41. Building pad drainage must be a minimum of 2%. Impervious surfaces within 10-feet of the building foundation shall be sloped a minimum of 2% away. Ground immediately adjacent to the foundation requires minimum 5% slope away from the building for a minimum distance of 10-feet. (CBC §1804.4)
- ___ 42. Signed and stamped hydrology & hydraulic calculations are needed to demonstrate that no additional runoff from the property occurs as a result of this project. The hydrology report should include a map showing drainage areas and estimated runoff. The report shall include analysis for several frequency storms (2, 10, 50 and 100 year) and demonstrate that the proposed site drainage will either retain or detain the difference between $Q_{undeveloped}$ and the $Q_{developed}$. (VCBC §J105.2.2)
- FYI 43. Diversion or concentration of runoff is not allowed.
- ___ 44. A paved interceptor drain is required on top of all cut slopes greater than 5 feet in height and receiving water from an area above, with the drainage direction and flow line elevations shown.
- ___ 45. Berms or swales must be placed on top of all fill slopes, with drainage direction and flow line elevations shown. Detail B-1.
- ___ 46. A drainage terrace of 8 feet in width shall be established at no more than 30 feet vertical intervals on cut and fill slopes. When only one terrace is required it shall be at mid height. For cut and fill slopes greater than 100 feet up to 129 feet in vertical height a terrace width of 20 feet at mid height is required.
- ___ 47. Provide energy dissipaters at drainage outlets with supporting calculations/letter to show the runoff from the dissipater is non-erosive. If rip-rap is used, un-grouted riprap is preferred.

STORMWATER POLLUTION CONTROL

- ___ 48. Complete and submit “DS-07 Stormwater Permit Requirements for Construction Activities Questionnaire”.
- ___ 49. Please complete and submit the appropriate Storm Water Quality Form(s).

SW-1
SW-2
SW-HR
- ___ 50. A Notice of Intent and a Storm Water Pollution Prevention Plan are required for more than one (1) acre of disturbed area. WDID Must be registered in SMARTS system. Provide WDID# on the plans. See: https://www.waterboards.ca.gov/water_issues/programs/stormwater/smarts/

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51. Complete and submit Form DS-06 “Stormwater Permit Requirements for New Development and Redevelopment Questionnaire”. If Post construction BMP’s are required, please contact the Surface Water Quality Section at (805) 662-6737.

GEOTECHNICAL

- 52. Geotechnical Reports have been reviewed. An addendum report is required.
- 53. Indicate the septic system on the plan. Show cross section if grading and septic system adjoin each other.
- 54. Show rock disposal detail if oversized rock is to be incorporated in the fills.
- 55. Show benching of slope per soils report.
- 56. Show over excavation and re-compaction areas delineated by the soils report.
- 57. Complete lower left hand corner of the title sheet. Soils engineer and geologist must Sign and Stamp the cover sheet at final submittal/permit issuance.

ADDITIONAL ITEMS:

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

****Return all plan check materials with resubmittal. A response is required to all checked items.****
Provide response to all review comments on this checklist or directly on the plan.

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