



AGRICULTURAL GRADING (DRAFT)

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET ♦ ROOM 200 ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600

Promoting the Wise Use of Land ♦ Helping to Build Great Communities

I/we the undersigned hereby apply for an agricultural grading exemption or alternative review as allowed by Section 22.52.070/080 of the Land Use Ordinance and Section 23.05.032/034 of the Coastal Zone Land Use Ordinance, for the parcel described in this application.

APPLICANT INFORMATION

Landowner Name _____ Daytime Phone _____

Mailing Address _____

City _____ State _____ Zip _____

PROPERTY INFORMATION

Assessor Parcel Number _____ Total Size of the Site _____

Project Address _____

Describe the current agricultural use of the property: _____

NRCS Soil Type(s) _____

NRCS Erodibility Potential _____

Are any creek crossings proposed? If so, describe: _____

REQUEST

Please identify if you are requesting an agricultural exemption or if you are requesting to apply under the alternative review program.

- Agricultural Exemption** – The following projects qualify for an agricultural exemption:
- New Fields/Pastures.** Preparing new land for crop production on slopes with a natural gradient less than 20%, where no off-site fill is proposed (not including soil amendment/compost for agricultural purposes).
 - Water Pipelines.** Installation of water pipelines to serve agricultural fields or livestock, installed under proper NRCS practices.
 - Small Reservoir.** A small storage reservoir constructed to regulate or store a supply of water for frost protection and seasonal irrigation. Must be designed to contain no more than one acre-foot of water and storage must be entirely below grade.

If you are applying under an Agricultural Exemption, you may proceed with work once this form has been reviewed and verified by the Department of Planning and Building.

- Alternative Review Program** – The following projects qualify for the alternative review program:
- New Fields/Pastures.** Preparing new land for crop production on slopes with a natural gradient between 20% and 30%.
 - Hillside Benches.** Hillside benches for orchards or vineyards on slopes over 30%
 - New Agricultural Roads.** New roads providing access to farm fields, pasture, water supplies, outdoor equipment or supply storage areas, livestock grazing areas, fence lines, or agricultural exempt structures. The road must satisfy **all** of the following provisions. Please check each box indicating acknowledgement of these requirements:
 - The road's width is to be no greater than 16 feet, including shoulders.
 - The road will serve no structures other than agricultural exempt structures.
 - The project site is in the Agriculture or Rural Lands land use category; or the site is in the Rural Lands land use category and the road will serve an existing agricultural operation as defined by the Agriculture Commissioner.
 - The road will not create a cut or fill greater than three feet in height.
 - The road will be located greater than 50 feet away from the top-of-bank of a blue-line stream.
 - The road will have properly placed culverts, water bars, or other drainage and erosion control devices.
 - Effective erosion and sedimentation control measures will be applied to all cut/fill slopes to protect/restore/revegetate slopes within 45 days of disturbance or by October 15.
 - If the road is adjacent to a blue-line stream, vegetation buffers will be maintained between the road and the stream.
 - The cross-slope will be adequate for proper drainage and erosion control.
 - The road will not divert drainage onto adjacent properties. Outward sloping roads are encouraged.
 - The grading and future use of the road will not discharge or threaten to discharge silt onto adjacent properties, roads, sensitive resource areas, or into blue-line streams.
 - The road is to be constructed entirely between April 15 and October 15, unless temporary erosion control measures are in place and reseeded is assured to occur (as approved by a soil erosion specialist).

NOTE: The applicant must contact the Agricultural Commissioner's office for a written determination that the extent of the agricultural use or proposed agricultural use of the property justifies the need for the road.
NOTE: Future conversion of an agricultural road to serve a structure will require grading permit approval.
 - Ponds, Reservoirs, Drainage Basins.** Agricultural reservoirs constructed to regulate or store a supply of water and drainage basins designed to catch run-off not related to development requiring a county permit.
NOTE: The applicant must contact the Agricultural Commissioner's office for a written determination that the extent of the agricultural use or proposed agricultural use of the property justifies the need for the pond.
 - Streambank Protection Measures.** Streambank protection measures when using NRCS Practices and with appropriate Fish and Game alteration agreements/permits, Regional Water Quality Control permits, and Army Corp permits, as required.
 - Conservation, Restoration, and Enhancement.** A soil, water, and/or wildlife conservation or enhancement project for which a California Department of Fish and Game alteration agreement/permit and/or Army Corp of Engineers permit has been secured.
 - Upland Restoration.** Projects which are undertaken for soil, water quality, habitat, or wildlife restoration, conservation, or enhancement occurring outside of the channel of a stream.
 - Trail and Recreation Enhancements.** Trails for agricultural production support activities and recreation enhancements of property. If a land use permit is required under this ordinance to establish a recreational facility, no grading shall occur until the appropriate approvals have been secured.

If you are applying under the alternative review program, you must apply directly to the Natural Resource Conservation Service (NRCS) or one of the two county Resource Conservation Districts (RCDs).

For roads and ponds, prior clearance from the Agricultural Commissioner is required.

DESCRIPTION OF PROPOSED GRADING

Please describe the nature of the proposed grading activity: _____

Area of Disturbance _____ Steepest Gradient _____
Amount of Cut _____ Amount of Fill _____
Amount of Import _____ Amount of Export _____
Destination/Source of Import/Export _____

Time frame for work (estimated start date, end date): _____

SITE PLAN

Please draw a rough diagram depicting parcel boundaries, roads, and the location of the proposed grading. Include a north arrow and labels, as appropriate (use another sheet if necessary):



OUTSIDE AGENCIES

Though your project may be exempt from County grading permits, there are other state, local, and federal agencies that may require permits. It is the owner's responsibility to contact all permitting agencies and ensure that proper permits have been obtained.

Activity	Agency
<input type="checkbox"/> Altering a stream or watercourse, or doing work near wetlands.	Department of Fish and Game Army Corps of Engineers US Fish and Wildlife Service National Marine Fisheries Service
<input type="checkbox"/> Site work to be done in endangered/threatened species habitat.	Department of Fish and Game US Fish and Wildlife Service
<input type="checkbox"/> Retaining surface water or riparian underflow in a pond/reservoir.	Department of Water Resources
<input type="checkbox"/> Constructing a reservoir which retains 15 acre-feet or more and has a dam height of 25 feet or greater. – OR – Constructing a reservoir which retains 50 acre-feet or more and has a dam height of 6 feet or greater.	Division of Dam Safety
<input type="checkbox"/> Site disturbance to exceed 1 acre (cumulative).	Regional Water Quality Control Board

ACKNOWLEDGEMENT OF STANDARDS AND LIMITATIONS

Please initial next to each declaration indicating that you are aware of the standard/limitation and that you fully agree to adhere to it:

- _____ I understand that it is my responsibility to contact the Department of Fish and Game, Regional Water Quality Control Board, Army Corps of Engineers, US Fish and Wildlife Service, Cal Fire, and the Department of Water Resources to determine if I need a permit from those agencies **prior to starting work.**
- _____ I understand that I must obtain all necessary permits and entitlements from the above agencies **prior to starting work.**
- _____ I plan to incorporate all reasonable measures to ensure against erosion and sedimentation both during and after grading activities.
- _____ I understand that any grading activities which could result in a hazardous condition are not exempt from grading permit requirements. A hazardous condition exists when activities create a hazard to life and limb, endanger property, adversely affect the safety, use or stability of a public right-of-way or drainage channel, or create a significant environmental impact.
- _____ I understand that failure to adhere to these standards and limitations may result in a code enforcement violation. I acknowledge that this may result in fines, filing of a notice of nuisance, nuisance abatement, or prosecution under an infraction or misdemeanor.
- _____ I affirm, under penalty of perjury, that all statements I have made on this form are true.

FOR ALTERNATIVE REVIEW PROCEDURES ONLY

- _____ I understand that I must file an application with and receive approval from NRCS or RCD **prior to starting work.**
- _____ I understand that I must receive clearance from the Agricultural Commissioner if I am proposing to create a road or a pond/reservoir/basin.

In filing for this exemption / alternative review program, I certify the grading will comply with the criteria established for agricultural exemption / alternative review. I certify that all work will comply with the provisions of the grading ordinance and with the requirements of other local, state, and federal agencies.

Signature _____ Date

Printed Name _____