

Chapter 16.96 Grading Permits

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16.96.010 Purpose and Intent

The purpose of Chapters 16.96 through 16.99 (Grading and Erosion Control) is to establish minimum requirements for the grading of properties both in hillside and other environments. These requirements are intended to minimize hazards affecting people and properties from adverse slope, erosion, and drainage conditions; protect the integrity and diversity of natural environments, and the animals living in these environments; and preserve and enhance the scenic qualities and aesthetic character of the City.

16.96.020 Applicability

- A. The provisions of Chapters 16.96 through 16.99 apply to all excavation, fill, or other grading activities regardless of whether a grading permit is required, unless alternate grading and erosion control standards have been established for a particular site through the adoption of a specific plan.
- B. Every map approved pursuant to this Title 16 will be conditioned on compliance with the requirements for grading and erosion control, including the prevention of sedimentation or damage to off-site property, as set forth in the Building Code.
- C. The provisions of this Chapters 16.96 through 16.99 will not apply to work accomplished under the auspices of, or on land owned or controlled by, the United States of America or by the State of California.

16.96.030 Grading Permit Required

A. Permit Required

No person may commence or perform any grading or relocation of earth, and no person may import or export any earth materials to or from any grading site without first having obtained the appropriate development permit and/or final recorded tract map, and without first having received a grading permit from the City Engineer or Building Official, as required by provisions of this Chapter.

B. Grading on Adjacent Property

Upon approval by the City Engineer or Building Official, grading may be performed on property for which required permits or entitlements have not been granted, if such grading is necessary to development on adjacent property for which such permits or entitlements have been granted.

C. Exceptions

The following activities are exempt from the requirement for a grading permit:

1. An **excavation** which does not exceed 50 cubic yards or is less than 2 feet in depth, or which does not create a cut slope greater than 5 feet in height and steeper than 2:1, unless the cut slope is made in an area of adverse geological conditions.
2. A **fill** less than one (1) foot in depth and placed on natural terrain with a slope flatter than 5:1, or a fill less than 3 feet in depth not intended to support structures, provided such fill does not exceed 50 cubic yards on any one lot and does not obstruct a drainage course.
3. **Excavations** below the finished grade for basements and footings of buildings, retaining walls, swimming pools, or other structures authorized by a valid building permit. This will not exempt any fill made with materials from such excavations or exempt any excavation having an unsupported height greater than 5 feet after the completion of such structures.
4. **Mining**, quarrying, excavating, processing, and the stockpiling of rock sand, or gravel aggregate or clay, provided a valid surface mining permit has been issued by the City pursuant to Chapters 16.100 through 16.104 (Surface Mining and Reclamation) of this Title 16.
5. The **depositing of rubbish** or other materials at any dump or sanitary landfill approved by and operating pursuant to the requirements, rules, and other applicable local, State, and Federal regulations. Such exemption will not extend, however, to surrounding berms, permanent access roads to the site, permanent building sites, or protective drainage works.
6. The **construction of dams or reservoirs** regulated or owned by the State and the Federal governments.
7. The **temporary stockpiling of quarried or mined products** or earth for future processing, disposal, or sale, but only insofar as such operations are conducted at a distance of more than 100 feet inside the outer property line of any parcel of land held in a single ownership, and further provided such stockpiling is authorized by applicable land use permits.

8. **Fanning and agricultural grading operations** on parcels in a single ownership which are larger than 10 acres, and are zoned and used primarily for agricultural and/or soil and water conservation work under the direct control of the United States Department of Agriculture Soil Conservation Service. Fanning and agricultural grading operations will not be interpreted to include:
 - a. The construction of water-impounding structures of earth (which are not under the direct control of the United States Department of Agriculture Soil Conservation Service), where the maximum depth to which water is or may be impounded is 5 feet or greater, or
 - b. The excavation and/or filling of earth on which a structure requiring a building permit is to be supported.
9. Grading operations conducted by the City for capital improvement projects approved by the Council.
10. Exploratory borings and trenches made for soil engineering and engineering geological investigations.
11. Routine excavations and fills for cemetery graves.
12. Any grading operation conducted during a period of emergency or disaster and which is directly connected with or related to the relief of conditions caused by such emergency or disaster.

16.96.040 Grading Permit Application

A. Application Requirements

An application for a grading permit and all required permit fees must be filed with the City Engineer or Building Official on forms provided by the City and in accordance with the terms set forth on the form. Except as waived by the City Engineer or Building Official for minor grading, the plans must be prepared and signed by a civil engineer, soils engineer, and, where applicable, engineering geologist, and/or landscape architect, and must show the following:

1. A vicinity sketch or other data adequately indicating the site location.
2. The property lines and dimensions and bearings of the property on which the work is to be performed.
3. The location of any existing buildings or structures on the property where the work is to be performed, and the location of any building or structure on the land of adjacent property owners, where such building or structure is within 50 feet of the property boundary.
4. Identification of any tree or trees protected by the provisions of Chapter 16.232 (Tree Removal Permit) of this Title 16, including those trees for which removal has been expressly allowed. The location of such trees must be precisely depicted on the plan, indicating the

location of the exact center of the trunk, based upon a field survey by a licensed surveyor. Trees to remain must be permanently marked with numbered tags at a location 3 feet above the natural grade in a manner acceptable to the Public Works Director. The plan must indicate such tag number for each tree, the diameter of the trunk of each tree, the existing ground elevation of the downhill side of the tree, a specific reference to its habit of branching (i.e., low branching restricting movement to the southeast), and the ground plane projections the natural drip line of the tree, as determined by a physical survey. The plan must indicate the proposed disposition of each such tree.

5. Accurate topography showing suitable contours of the existing ground. The contours must be extended past the boundary lines of any project for a minimum of 100 feet. The City Engineer or Building Official may require the contours to be extended to include the watershed area and all other areas influencing the proposed development.
6. The deviations, dimensions, locations, extent, and slopes of all proposed grading, shown by contours or other means.
7. A certification of the quantity and type of material of the excavation and fill involved, and the estimated starting and completion dates.
8. Detailed plans of all drainage devices, walls, cribbing, dams, or other protective devices to be constructed in connection with or as a part of the proposed work, together with a map showing the drainage area and estimated runoff of the area served by the drains. All hydrologic and hydraulic calculations must be signed by a civil engineer.
9. Any special reports, such as geotechnical, soils, or groundwater, required by the City Engineer or Building Official.
10. An indication as to the type of structure to be constructed or proposed use of the site, such as single-family residence, multiple-family residence, or commercial or industrial building.
11. Any additional plans, drawings, or calculations required by the City Engineer or Building Official to facilitate review of the grading plan.

B. Environmental Review

Grading permit applications are subject to review under the California Environmental Quality Act, or CEQA (Public Resources Code Section 21000 et seq.), the *Guidelines for the California Environmental Quality Act* (Government Code Section 15000 et seq.), and the City's own CEQA guidelines, except as may be exempted by these statutes and regulations. Any such required review will be conducted in conjunction with review of a grading permit application, unless proposed grading has

previously been reviewed as part of an approved land use permit pursuant to this Title 16.

16.96.050 Grading Permit Issuance and Conditions

A. Findings Required for Approval

Grading projects may be approved and grading permits issued only when the City Engineer or Building Official makes all of the following findings:

1. The proposed grading conforms to all applicable requirements set forth in Chapters 16.96 through 16.99 (Grading and Erosion Control);
2. The proposed grading conforms will all applicable provisions of the General Plan, any applicable specific plan, and any applicable associated discretionary approval issued pursuant to this Title 16;
3. Any permits required by County, State, or Federal agencies for the proposed grading have been obtained;
4. Appropriate environmental review pursuant to the California Environmental Quality Act has been completed;
5. The proposed grading will not endanger any private property or present hazards to human life;
6. The proposed grading will not result in the deposit of debris on any public property, create erosion hazards, or interfere with any existing drainage course; and
7. The proposed grading will achieve the City's aesthetic goals for protection of viewsheds and scenic resources.

B. Grounds for Denial

If the City Engineer or Building Official is unable to make all of the findings cited in paragraph A above and/or the area for which grading is proposed is subject to geological or flood hazard to the extent that no reasonable amount of corrective work can eliminate or sufficiently reduce the hazard to human life or property, the grading permit will be denied.

C. Conditions

In granting any permit pursuant to the provisions of this Chapter, the City Engineer, Building Official, or their authorized representatives may attach such conditions as may be reasonably necessary to prevent the creation of a nuisance or hazard to public or private property. Such conditions may include, but will not be limited to:

1. The improvement of any existing grading to bring it up to the standards of this chapter;

2. Requirements for the fencing of excavations or fills which would otherwise be hazardous;
3. Control of dust, erosion, water runoff, noise, and construction traffic;
4. Protection of trees pursuant to the provisions of Chapter 16.232 (Tree Removal Permit); and
5. Mitigation of any adverse environmental impacts identified through associated CEQA documentation.

16.96.060 Performance Security

A grading permit will not be issued until the permittee posts with the office of the City Engineer or Building Official a bond or cash deposit to insure compliance with the provisions of Chapters 16.96 through 16.98 and all conditions imposed on behalf of the City.

16.96.070 Time Limits and Extensions

A. Time Limit

1. Once a grading permit has been issued, the permittee must fully perform and complete all of the approved work pursuant to the grading permit within the time limit specified in the permit. Once grading has commenced, it must be pursued with diligence so as to complete the operation within a reasonable period of time.
2. If there is a cessation of grading activity for a period in excess of 60 days, the City may utilize the bonds posted to guarantee performance to complete the grading. The cessation of grading activity between November 1 and April 15 due to heavy rainfall will not be cause for the City to utilize the bonds to complete the grading.

B. Extensions

If the permittee is unable to complete the work within the specified time, he may, prior to the expiration of the permit, submit a written request for an extension of time in which to complete the work. If, in the opinion of the City Engineer or Building Official, sufficient justification is shown, the time specified on the permit may be extended for a period of up to 180 days or as approved by the City Engineer or Building Official, but no such extension will release any surety upon the bond.

16.96.080 Inspections During Grading Operations

- A. The City Engineer, the Building Official, the Planning Director, the City Council, and the surety company, or their duly authorized representatives, must have access to the premises described in the grading permit for the purposes of inspecting progress of the work. In the event of default in the performance of any term or condition of the permit, the surety, or any person employed or engaged in his behalf, must have

the right to go upon the premises to complete the required work, including installation of temporary erosion control devices and landscaping as required by the provisions of Chapters 16.96 through 16.99.

- B. It will be unlawful for the owner or any other person to interfere with the ingress or egress from such premises of any authorized representative or agent of any surety company or the City engaged in the work ordered by the City Engineer, Building Official or the City Council.

16.96.090 Inspections and Final Report

A. Inspections Authorized

All construction or work for which a permit is required will be subject to inspections by authorized employees of the City, and certain types of work to be determined by the City Engineer or Building Official will have either continuous inspection and supervision by a registered civil engineer, soils engineer, engineering geologist, and/or other appropriate consultants as a condition of the issuance of the grading permit. Prior to issuing a grading certificate, a final inspection will be made of all construction or work for which a permit has been issued.

B. Exposure of Work

Whenever any work on which called inspections are required, as specified in this section, is covered or concealed by additional work without having first been inspected, the City Engineer or Building Official may, by written notice, require that such work be exposed for examination. The work of exposing and recovering will not entail expense to the City.

C. Notices

The permittee or his agent must notify the City Engineer or Building Official at least 24 hours in advance of the time when the grading operation is ready for each of the following inspections:

1. **Initial inspections.** When the permittee is ready to begin work but before any grading or brushing is started;
2. **Toe inspections.** After the natural ground is exposed and prepared to receive fill but prior to the placing of any fill. Approval for placing fill must not be made until all debris and unsuitable material has been removed from the site to an approved location;
3. **Subdrain inspections.** Inspections will be required on all subdrains after the installation but prior to the placement of any fill;
4. **Excavation inspections.** After the excavation is started but before the vertical depth of the excavation exceeds 10 feet;

5. **Fill inspections.** After the fill emplacement is started but before the combined vertical height of the lift exceeds 10 feet;
6. **Drainage device inspections.** After the forms, steel reinforcement, and pipe are in place but before any concrete is placed;
7. **Rough grading.** When all the rough grading has been completed. This inspection may be called for at the completion of the rough grading without the necessity of the City Engineer or Building Official having previously reviewed and approved applicable reports;
8. **Rough grading certification.** A conditional interim certificate may be issued to the Public Works Department to allow the issuance of building permits. This certificate will in no way exonerate the applicant from completing the grading;
9. **Final certification.** When all work, including the installation of all drainage structures, other protective devices, the compaction of trench backfill, and planting and slope stabilization, has been completed and the "as built" plan and required reports have been submitted;
10. **Other inspections.** In addition to the called inspections provided by this Section, the City Engineer or Building Official may make any other inspections of any work to ascertain compliance with the provisions of this chapter and other laws; and
11. **Interrupted grading.** When the permittee is ready to resume work, but before any grading or brushing is started, the permittee or his agent must notify the City Engineer or Building Official 24 hours in advance of the time when the grading operation is ready.

D. Issuance of Certificates

Upon the final inspection, when it is found that the work authorized by the grading permit, including the installation of an drainage structures, has been satisfactorily completed in accordance with the requirements of Chapters 16.96 through 16.99, a grading certificate covering such work will be issued to the permittee by the City Engineer.

E. Final Reports

Upon the completion of the work, the City Engineer may require the following reports and information:

1. A report from a registered civil engineer certifying that all grading, lot drainage, and drainage facilities have been completed in conformance with the approved plans and the provisions of Chapters 16.96 through 16.99 and that the graded site will support residential or commercial type structures, whichever is applicable;

2. A soils engineering report including, but not limited to, certification of the soil bearing capacity, summaries of field and laboratory tests, locations of tests, expansive soil classification lot by lot, and slope tests taken in the fills showing the limits of compacted fill on an "as built" grading plan;
3. An engineering geology report by the engineering geologist, based on the final contour map, including specific approval of the grading as affected by geological factors. Where necessary, a revised geologic map, cross sections, and any recommendations necessary must be included; and
4. When "as built" grading plans are required, as determined by the City Engineer, such plans must be signed by the supervising civil engineer, the soils engineer, and the engineering geologist, when applicable, for their portions of the work.

Chapter 16.97 Grading Regulation

16.97.010	Excavations
16.97.020	Fills
16.97.030	Slope Setbacks
16.97.040	Grading Designation and Inspection
16.97.050	Reports and Statements, Engineered Grading

16.97.010 Excavations

A. Maximum Slope.

Cuts must not be steeper in slope than two horizontal units to one vertical unit. The City Engineer or Building Official may allow a slope greater than 2:1 for special circumstances or site conditions. Before the City Engineer or Building Official may allow a greater slope, the owner must furnish a geotechnical engineering or an engineering geology report, or both, as requested by the City Engineer or Building Official, stating that the site has been investigated and giving an opinion that a cut at a steeper slope will be stable and not create a hazard to public or private property. Substantiating calculations and supporting data may be required where the City Engineer or Building Official determines that such information is necessary to verify the stability and safety of the proposed slope.

B. Slope Surface Protection

All slopes must be stabilized against surface erosion. Stabilization may be accomplished through the application of erosion control blankets, soil stabilizers or other means as approved or directed by the City Engineer or Building Official.

C. Drainage

Drainage, including drainage terraces and overflow protection, must be provided as required by Chapter 16.99.

16.97.020 Fills

A. Compaction

Fill must be compacted throughout their full extent to a minimum of 90% percent of maximum density as determined by ASTM Soil Compaction Test D 1557-91, where applicable; where not applicable a test acceptable to the City Engineer or Building Official must be used. Field density must be determined by a method acceptable to the City Engineer or Building Official.

1. Fill slopes steeper than two horizontal to one vertical must be constructed by the placement of soil a sufficient distance beyond the proposed finish slope to allow compaction equipment to operate at the outer surface limits of the final slope surface. The excess fill is to be removed prior to completion or rough grading. Other construction procedures may be utilized when it is first shown to the satisfaction of the City Engineer or Building Official that the angle of slope, construction method and other factors will accomplish the intent of this section.
2. Fills not intended to support structures are not required to be compacted to these standards if the City Engineer or Building Official determines that such compaction is unnecessary as a safety measure. In making this determination, the City Engineer or Building Official may require that the owner provide a report from a soils engineer establishing the characteristics of the soil, the amount of settlement to be expected and the susceptibility of the soil to erosion or slippage.
3. Slope surfaces may be prepared for planting by scarifying, by the addition of top soil, or by other methods, provided such slopes when so prepared otherwise comply with the requirements of this section.

B. Preparation of Ground

The existing ground surface must be prepared to receive fill by removing vegetation, noncomplying fill or other incompetent material. Where the slope of the existing ground surface is five horizontal to one vertical or steeper, the fill must be supported on level benches cut into competent material. The bench under the toe of a fill on a slope steeper than five to one must be at least ten feet wide. The area beyond the toe of fill must be sloped for sheet overflow or a paved drain must be provided. When fill is to be placed over a cut, the bench under the toe of fill must be at least ten feet wide, but the cut must be made before placing the fill and before acceptance by the geotechnical engineer or engineering geologist, or both if applicable, as a suitable foundation for fill. Daylight lines indicating a transition between fill and natural ground or fill and excavation are not allowed within the building area of a graded pad unless approved by the City Engineer or Building Official based on special circumstances or site conditions. Except where recommended by the geotechnical engineer or geologist as not being necessary and approved by the City Engineer or Building Official, subdrains must be provided under all fills placed in natural drainage courses and in other locations where seepage is evident. Such subdrainage systems must be of a material and design approved by the geotechnical engineer and acceptable to the City Engineer or Building Official. The permittee must provide continuous inspection during the process of subdrain installation to conform with approved plans and geotechnical engineer's recommendation. Such inspection must be done by the soil testing agency. The location of the sub-drains must be shown on a plan by the geotechnical engineer. Excavations for the subdrains must be inspected by the geologist when such subdrains are included in the recommendations of the geologist.

C. Fill Slope

The City Engineer or Building Official may allow a slope of steeper than 2:1 for special circumstances or site conditions. The steepness of fill slopes must be determined by a soil engineer who must submit soil test data and engineering calculations to substantiate to the satisfaction of the City Engineer or Building Official the stability of the fill slope and slope surface under conditions of saturation.

D. Fill Material

Detrimental amounts of organic material are not permitted in fills. Soil containing small amounts of roots may be allowed if the roots are in a quantity and distributed in a manner that is not detrimental to the future use of the site, and the use of the material is approved by the soil engineer and the City Engineer or Building Official. No rock or similar irreducible materials with a maximum dimension greater than 12 inches can be buried or placed in fills except as recommended by the soil engineer, approved by the City Engineer or Building Official and meeting the following requirements:

1. The oversized material must be placed 10 feet or more below finish grade;
2. A representative of the soil engineer must be present while the oversized material is placed and covered;
3. The reports submitted by the soil engineer must acknowledge the placement of the oversized material and whether the work performed is in accordance with his recommendations and the approved plans; and
4. The location of oversized rock dispersal areas must be shown on the as-built plan.
5. Stockpiled soil, sand or gravel must be covered or stabilized as to prevent erosion by wind or water.

E. Drainage

Drainage, including drainage terraces and overflow protection, must be provided as required by Chapter 16.99.

F. Slopes to Receive Fill

Where fill is to be placed above the top of an existing slope steeper than three horizontal to one vertical, the toe of the fill must be set back from the top edge of the slope a minimum distance of six feet measured horizontally or such other distance as may be specifically recommended by a soil engineer or engineering geologist and approved by the City Engineer or Building Official. Fills must not toe out on slopes steeper than two horizontal to one vertical.

G. Inspection of Fill

For engineered grading, the soil engineer must provide sufficient inspections during the preparation of the natural ground and the placement of compaction of the fill to be satisfied that the work is being performed in accordance with the conditions of plan approval and the appropriate requirements of this Code. In addition to the above, the soil engineer must be present during the entire fill placement and compaction of fills that will exceed a vertical height or depth of 30 feet or result in a slope surface steeper than two horizontal to one vertical.

H. Testing of Fills

Sufficient tests of the fill soils must be made to determine the density thereof and to verify compliance of the soil properties with the design requirements, including soil types and shear strengths in accordance with the standards established by the City Engineer or Building Official. The results of such testing must be included in the report required by this Chapter.

16.97.030 Slope Setbacks

A. General requirements

Cut and fill slopes must be set back from site boundaries in accordance with this section. Setback dimensions must be horizontal distances measured perpendicular to the site boundary. The grading design must require that the property line between adjacent lots will be at the apex of the berm at the top of the slope. Property lines between adjacent lots cannot be located on a graded slope equal to 5 horizontal to 1 vertical or steeper.

B. Top of Cut Slope

The top of cut slopes must not be made nearer to a site boundary line than one-fifth of the height of cut with a minimum of two feet and a maximum of ten feet. The setback may need to be increased for any required interceptor drains.

C. Toe of Fill Slope

The toe of a fill slope must not be made nearer to the site boundary line than one-half of the height of the slope with a minimum of two feet and a maximum of 20 feet. Where a fill slope is to be located near the site boundary and the adjacent off-site property is developed to such grading, special precautions must be incorporated in the work as the City Engineer or Building Official deems necessary to protect the adjoining property from damage as a result of such grading. These precautions may include but are not limited to:

1. Additional setbacks;
2. Provision for retaining or slough walls;
3. Mechanical or chemical treatment of the fill slope surface to minimize erosion;

4. Provisions for the control of surface waters.

D. Modification of Slope Location

The setback and other restrictions imposed by this section may be increased where unusual soil or geologic conditions make such increase necessary for safety or stability or may be modified upon investigation and recommendation by a soil engineer or geologist where such modification will provide equivalent safety, stability and protection, and the City Engineer or Building Official so finds.

16.97.040 Grading Designation and Inspection

A. General

Grading involving a fill intended to support structures, or the development of more than one lot or parcel of land, or in excess of 5,000 cubic yards of material, or grading where the City Engineer or Building Official determines special conditions or unusual hazards exist must conform with Subsection D entitled, "Engineered Grading Requirements." Grading other than "Engineered Grading" must be designated "Regular Grading."

B. Regular Grading Requirements

The grading must be inspected by the City Engineer or Building Official as set forth in Subsection C "Inspection of Excavation and Fills." The City Engineer or Building Official may require inspection and testing by a soil testing agency. If required, the soil testing agency's responsibility will include, but need not be limited to, approval concerning the inspection of cleared areas and benches to receive fill, and the compaction of fills.

C. Inspection of Excavation and Fills

The City Engineer or Building Official, upon notification from the permittee or his agent, will inspect the grading at the following stages of the work and must either approve the portion then completed or must notify the permittee or his agent wherein it fails to comply with the requirements of this Code.

1. Initial. When the site has been cleared of vegetation and unapproved fill and it has been scarified, benched or otherwise prepared for fill. No fill can be placed prior to this inspection.
2. Rough. When approximate final elevations have been established; drainage terraces, swales and other drainage devices graded ready for paving; berms installed at the top of the slopes; and the statements required have been received.
3. Final. When grading has been completed; all drainage devices installed: slope planting established, irrigation systems installed; and the as-graded plans and required statements and reports have been submitted.

In addition to the called inspections specified above, the City Engineer or Building Official may make such other inspections as he may deem necessary to determine that the work is being performed in conformance with the requirements of this Code. Investigation and reports by an approved soil testing agency, soils engineer and/or engineering geologist may be required.

D. Engineered Grading Requirements

For engineered grading, it is the responsibility of the persons listed below to perform the designated functions and provide reports as required by Section 16.97.050. These responsibilities and functions are in addition to those of the City Engineer or Building Official as set forth in Subsection C:

1. Design Engineer. The design engineer will prepare the grading plans and will incorporate recommendations from the soil engineering geology reports on such plans.
2. Field Engineer. The field engineer will establish and approve line, grade and surface drainage. At the completion of the rough grading and final grading, the field engineer must submit the statements and reports required by Section 16.97.050.
3. Soil Engineer. The soil engineer will provide professional inspection within such engineer's area of technical specialty, which will include observation during grading and testing for required compaction. The soil engineer must provide sufficient observation during the preparation of the natural ground and placement and compaction of the fill to verify that such work is being performed in accordance with the conditions of the approved plan and the appropriate requirements of this code. Revised recommendations relating to conditions noted during grading and differing from the approved Soils Engineering and Engineering Geologic reports must be coordinated with the Engineering Geologist and submitted to the permittee, the Building Official.
4. Engineering Geologist. The Engineering Geologist will provide professional inspection within such geologist's area of technical specialty, which will include professional inspection of bedrock excavation or excavations of subdrains, buttress fills, and shear keys to determine that conditions encountered are in conformance with the approved report. Revised recommendations relating to conditions differing from the approved geology reports must be submitted to the soils engineer.
5. Grading Contractor. The grading contractor will submit the statement required by at the completion of rough grading.
6. Planting and Irrigation. When planting and irrigation is required by Section 16.99.020, the statement required by Section 16.97.050 must

be submitted prior to the final approval of the grading by the City Engineer or Building Official.

Reports that reflect conditions which are not in agreement with the approved grading plans must be submitted to the field engineer and the City Engineer or Building Official by the appropriate consultants.

E. Non-Inspected Grading

No person may own, use, or maintain any non-inspected graded property. For the purposes of this code, non-inspected grading is defined as any grading for which a grading permit was first obtained, but which has progressed beyond any point requiring inspection and approval by the City Engineer or Building Official without such inspection and approval having been obtained.

F. Notification of Nonconformance

If, in the course of fulfilling their responsibility under this chapter, the field engineer, soil engineer or geologist finds that the work is not being done in conformance with this chapter or the plans approved by the City Engineer or Building Official, or in accordance with good accepted practices, the person in charge of the grading work and the City Engineer or Building Official must be immediately notified in writing of the nonconformity and of the corrective measures to be taken.

All uncertified fills and nonconforming grading must be recorded on the title of the property so that any future buyer will be aware of the situation. This recordation may only be removed when the City Engineer or Building Official determines conformance. No building permits will be granted until the fill and/or grading is in conformance.

G. Termination of Services

The termination of the services of the field engineer, soil engineer or geologist prior to the completion of the work shown on the approved grading plan must be reported to the City Engineer or Building Official in writing within 48 hours. The report must be by the person terminated and must include the status of the work at the last inspection. The work must be stopped until the replacement has agreed to accept the responsibility within the area of his or her technical competence for verification upon completion of the work.

H. Violation

It is a violation of this Code for any person to verify to the satisfactory completion of work as required by this chapter if such work is subsequently found by the City Engineer or Building Official to be in

substantial noncompliance with the approved design or code requirement at the time of verification.

16.97.050 Reports and Statements, Engineered Grading

A. General

The reports and statements set forth in this section are those required for engineered grading. The City Engineer or Building Official may waive the requirement for a report or statement when such report or statement is found to be unnecessary for the approval of the graded site. Nothing in this section may be deemed to waive the requirement for reports or statements by other provisions of this Code.

1. The statement required by this section supplement the records of the City Engineer or Building Official. These forms may be duplicated and the letterhead of the responsible person may be utilized. Final approval of grading by the City Engineer or Building Official cannot be given until all required maps, statements and reports have been submitted.
2. Where reference is made to initial, rough or final grading, it means those stages of construction set forth in Section 16.97.040 entitled "Inspection of Excavation and Fills."

B. Field Engineer

At the completion of rough grading and final grading, the field engineer must submit a statement that work is in conformance with the approved plans. A final contour map (as-built plan) must be submitted unless the work has been completed in close agreement with the approved plan.

C. Soil Engineer

At the completion of rough grading, the soil engineer must submit a statement that the portion of the work concerning the preparation of the existing ground surface and the placing and compaction of fill is in conformance with the approved plans and the appropriate provisions of this Code. The soil engineer must submit a report which includes the recommended soil-bearing capacity, a finding as to the expansive qualities of the soil, the location of subdrains and a summary of tests. The location of such tests and the limits of the compacted fill must be shown on a final plan which must also show by plan and cross section the location of any rock disposal areas and/or buttress fills, is such were involved in the grading.

D. Geologist

When a site inspection by the geologist is required under Section 16.97.040, a report based on an "as-built" geologic map must be

submitted by the geologist. The report must be submitted at the completion of rough grading and must include specific approval of the grading as affected by geological factors. Where necessary, such report must include geologic cross sections and recommendations regarding the location of buildings or sewage disposal systems.

E. Planting and Irrigation

At completion of final grading, a landscape architect or a field engineer must submit a statement that the slope planting has been established and the irrigation system has been installed in conformance with the approved plans.

F. Grading Contractor

At the completion of rough grading, the grading contractor must submit a statement that the work under the direction of the grading contractor was performed in accordance with the approved plans and the appropriate requirements of this chapter or that such work was not in accordance with such plans and chapter.

Chapter 16.98 Hillside Grading Practices

16.98.010	Purpose and Applicability
16.98.020	Use of Natural Topography
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16.98.010 Purpose and Applicability

A. Purpose

The City finds that the hillsides areas of Santa Paula contribute a unique character to the City and forms an integral part of the City's overall environment. Due to the physical dominance of hillsides on the landscape, development of the hillside areas will affect the visual and environmental character of the community. The City's primary objective regarding hillside development is to preserve the natural terrain, the quality environment, and the aesthetic features of the City while encouraging creative, innovative, diverse, and safe development. Such goals will only be achieved when special consideration is given to development in hillside areas.

B. Intent

In enacting the provisions of this Chapter, it is the intention and policy of the City to:

1. Encourage only minimal grading which relates to the natural contour of the land, and which will round off, in a natural manner, sharp angles at the top and ends of cut and fill slopes so as to avoid a "staircase" or "padding" effect;
2. Require the retention of trees and other vegetation which stabilize steep hillsides, retain moisture, prevent erosion, and enhance the natural scenic beauty and, where necessary, require additional landscaping to enhance the scenic qualities of the hillsides;
3. Encourage a variety of building types and design, when appropriate, to materially reduce grading and disturbance of the natural character of the area;
4. Require immediate planting wherever appropriate to maintain necessary cut and fill slopes, to stabilize slopes with plant roots, and to conceal bare soil from view;
5. Require the retention of natural landmarks and prominent natural features which enhance the character of a specific area; and

6. Impose appropriate conditions on the development of all slopes to obtain conformity with approved development policies of the City's General Plan.

C. Application

This chapter applies to all parcels zoned HR1-PD, HR2-PD; any parcels with an average slope of 10% or more; and any parcel included in the "Potential High Landslide and Debris and Mud Flow Hazard" and/or "High Potential for Rock Falls" areas as designated in the General Plan.

16.98.020 Use of Natural Topography

Grading must be designed and performed to respect the natural topography of a site. The principals of contour grading must be used to blend manufactured slopes with the natural topography as follows:

- A. Manufactured slopes must be rounded and shaped to simulate the natural terrain.
- B. Grading must follow the natural topographic contours.
- C. Where cut or fill slopes exceed 200 feet in horizontal length, the horizontal contours of the slope must be curved in a continuous, sinuous manner with varying radii to reflect the natural terrain.
- D. Manufactured slopes must blend with adjacent natural slopes at a radius comparable with the existing natural terrain.
- E. Grading on slopes of 30% or greater is prohibited, except as necessary as determined by the City Engineer or Building Official.
- F. Grading in the hillside areas shall be limited to that necessary to construct a driveway to serve the dwelling, the footprint of the dwelling, a walkway around the house seven feet in width, and a patio area of 300 square feet. The Planning Commission may modify these standards to be less or more restrictive, depending on the particular characteristics of the lot. The intent of this division is to avoid any grading which is not required to accommodate a house and the access to the house, and to eliminate cut and fill slopes except in driveway areas when absolutely necessary.

16.98.030 Ridgeline Preservation

Significant natural hillside landmarks and defining ridgelines, as identified in the Santa Paula General Plan, must be retained in their natural state. Development on the ridgelines is prohibited.

16.98.040 Roadways and Driveways

- A. Street alignments must, to the maximum extent feasible, be parallel to the natural contours of the land.
- B. Street widths must conform to adopted minimum City standards. However, the City Engineer, Building Official and Planning Director will have the authority to approve narrower street pavement widths where such narrower width would work to preserve natural contours and slopes, minimize grading, reduce heights of required retaining walls, and/or result in better overall subdivision design. Such approval is subject to the provision sufficient emergency access, as determined by the Fire Chief. Where such narrower widths are provided, the City Engineer may require intermittent widening or turnouts to be provided for turnarounds or parking.
- C. The Planning Director will have the authority to approve the establishment of sidewalks on only one side of a street where such design would preserve natural contours and slopes, minimize grading, reduce heights of required retaining walls, and/or result in better overall subdivision design.
- D. The maximum slope of any driveway must be 15 percent, with no portion of any driveway exceeding a slope of 20 percent.

16.98.050 Location of Building Pads

- A. Building pads must be located on that portion of a lot that achieves the most of the following objectives:
 - 1. Requires the least amount of grading to create a suitable building site;
 - 2. Preserves primary views from existing home sites;
 - 3. Minimizes the visual prominence of proposed structures from close by and distant view points; and
 - 4. Avoids ridgeline development as required by Section 16.98.030; and
 - 5. Keeps development below the ridgeline; and
 - 6. Preserves existing native vegetation and similar natural features.
- B. Building sites must be located to allow structures to follow the natural slope of the property.

16.98.060 Manufactured Slopes

A. Height

No manufactured slope may exceed a vertical height of 25 feet unless a higher slope is required for a public street, or unless approved by the Planning Commission or City Council through the review and approval of a tentative tract map. The height of a manufactured slope must include the height of any retaining wall constructed as an integral part of the slope.

B. Slope

No manufactured slope angle may be steeper than 2:1 unless approved by the City Engineer or Building Official, based on studies provided by the applicant demonstrating that:

1. Special circumstances applicable to the property, including size, shape, topography, location, or surroundings, deprive the property of development opportunities otherwise available to properties in the same zone; and
2. Data provided by a soils engineer, engineering geologist, and landscape architect support the contention that the slope material and material underlying the slope are capable of permanent stability at an angle steeper than 2:1, and that the required slope planting can be adequately maintained.

C. Location of Lot Line

Any manufactured slope occurring on a side or rear lot line must be made a part of the downhill lot.

D. Cut Slopes in Rock

Manufactured cut slopes in rock material must be provided with soil pockets or cut terraces to facilitate the planting of landscaping.

Chapter 16.99 Drainage, Erosion, and Dust Control

- 16.99.010 Purpose and Applicability
- 16.99.020 Slope Protection and Graded Surface Revegetation
- 16.99.030 Protection of Trees During Grading
- 16.99.040 Protection of Watercourses and Wetlands
- 16.99.050 Drainage Provisions
- 16.99.060 Erosion and Stormwater Control
- 16.99.070 Dust Prevention and Control Provisions

16.99.010 Purpose and Applicability

This Chapter establishes standards for the conduct of all grading activity, whether or not a grading permit is required pursuant to Chapters 16.96 through 16.99 (Grading and Erosion Control).

16.99.020 Slope Protection and Graded Surface Revegetation

- A. All manufactured slopes greater than 3 feet in height and all graded areas not to be occupied by structures or other approved improvements must be planted with live landscape material and provided with an automatic irrigation system in accordance with landscaping and irrigation plans approved by the Planning Director.
- B. Installation of landscaping and irrigation required for erosion and sediment control must be completed within 30 days of completion of grading activity. All other required landscaping and irrigation must be installed in accordance with applicable land use and development permits.
- C. Acceptable landscape materials used for slope protection and erosion/sediment control include groundcover from rooted cuttings, hydromulched mixtures, lawn seed or sod, or other similar materials, and may include certain species of trees, as shown on landscape plans approved by the Planning Director.
- D. For slopes in hillside residential areas, fire hazard mitigation landscape approaches must be used consistent with the requirements of Section 16.13.150 (Fire Hazard Mitigation) of this Title 16.
- E. The use of fire-resistant, drought-tolerant landscape materials is encouraged.

16.99.030 Protection of Trees

A. Identification of Tree Protection

Where any mature trees will be affected by grading, other than trees for which removal will be permitted via a tree removal permit pursuant to Chapter 16.232 of this Title 16, details for retaining walls, drains, pruning, trimming, and the establishment of a drip line with respect to each such

tree must be prepared by a licensed landscape architect and be included with the grading plan. Grading or activity detrimental to the health of such tree is prohibited to take place within an established drip line of the tree.

B. Protective Fences Required

Prior to the commencement of grading, fences must be constructed around the established drip line of all such trees. The purpose of such fences is to prevent grading, heavy equipment work, and the storage or dumping of materials within the established drip lines of such trees. Grading or other site work within the established drip line must be only as authorized by the approved grading plan and must be supervised and approved by a landscape architect in attendance continuously during the progress of the work. Fences may be temporarily removed or omitted, upon the approval of the City Engineer or Building Official, to facilitate such authorized work. All such work must comply with the approved details to protect the tree.

C. Coordination

Where mature trees could be affected by a grading operation, a field orientation meeting must take place prior to the commencement of the work when deemed necessary or desirable by the City Engineer or Building Official. The purpose of such meeting is to communicate the approved methods of grading and tree preservation to all parties involved with the grading operation. Such meeting should include the City Engineer or Building Official or their authorized representatives, a representative of the Planning Department, the permittee or his authorized representative, the landscape architect, and the soils engineer.

16.99.040 Protection of Watercourses and Wetlands

- A. Watercourses and wetlands must, to the maximum extent feasible, be left in their natural state, with grading designed to protect such features.
- B. Grading, dredging, or any similar disturbance of a watercourse or wetland will not be permitted except in accord with an approved grading plan and provided that all permit requirements imposed by state and federal agencies with jurisdiction have been complied with. Proof of compliance with other agencies' requirements must be provided to the satisfaction of the City Engineer or Building Official, and the Planning Director.
- C. Watercourses and wetlands must be protected during grading operations in accord with standards and requirements of the State of California Regional Water Quality Control Board, the U.S. Army Corps of Engineers, and other state or federal agency with jurisdiction. Proof of compliance with other agencies' requirements must be provided to the satisfaction of the City Engineer or Building Official, and the Planning Director.

16.99.050 Drainage Provisions

A. General

The drainage structures and devices required by this chapter must conform to the provisions of this section as well as recognized principles of hydraulics.

B. Disposal

Drainage facilities must be designed to carry surface waters to the nearest practical street, storm drain, or natural watercourse approved by the City Engineer or Building Official or other appropriate governmental agency as a safe place to deposit such waters. Desilting basins, filter barriers or other methods, as approved by the City Engineer or Building Official, must be utilized to remove sediments from surface waters before such waters are allowed to enter streets, storm drains or natural watercourses. If the drainage device discharges onto natural ground, riprap or a similar energy dissipator may be required.

C. Site Drainage

Graded building sites (building pads) must have a minimum slope of two (2) percent toward a public street or drainage structure approved to receive storm waters. A lesser slope may be approved by the City Engineer or Building Official for sites graded in relatively flat terrain, or where special drainage provisions are made, when the City Engineer or Building Official finds such modification will not result in unfavorable drainage conditions. The grading must provide for drainage around proposed buildings and their appurtenances.

D. Drainage Terraces Required

All cut or fill slopes steeper than three horizontal to one vertical must have drainage terraces. For slopes not steeper than three horizontal to one vertical, the City Engineer or Building Official may require a drainage and terrace design to be submitted. Suitable access to permit proper cleaning and maintenance must be provided for all drainage terraces. Cut or fill slopes more than 30 feet in height must have drainage terraces provided vertical intervals not exceeding 25 feet except that where only one terrace is required, it must be at midheight. Such terraces must be not less than eight feet in width (measured horizontally from the outside edge). When the total slope height exceeds 100 feet, one terrace near midheight must be not less than 20 feet in width (measured horizontally from the outside edge). In lieu of the above, for cut and fill slopes greater than 120 feet in height, the applicant may submit a drainage and terrace design by a civil engineer to be approved by the City Engineer or Building Official.

E. Drainage Terraces Construction

Drainage terraces must have a longitudinal grade of not less than five percent nor more than twelve percent and a minimum depth of one foot at

a flow line. There must be no reduction in grade along the direction of flow unless the velocity of flow is such that the slope debris will remain in suspension on the reduced grade. Such terraces must be paved with concrete not less than three inches thick reinforced with six-inch X six-inch No. 10 X No. 10 welded wire fabric or equivalent reinforcing centered in the concrete slab. Drainage terraces exceeding eight feet in width need only be so paved for a width of eight feet provided such pavement provides a paved channel at least one foot in depth. Downdrains or drainage outlets must be provided at approximately 300 foot intervals along the drainage terrace or at equivalent locations. Downdrains and drainage outlets must be of approved materials and of adequate capacity to convey the intercepted waters to the point of disposal as defined in subsection B of this section.

F. Overflow Protection

Berms, swales or other devices must be provided at the top of cut or fill slopes to prevent surface waters from overflowing onto the damaging face of the slope. Gutters or other special drainage controls must be provided where the proximity of runoff from buildings or other structures is such as to pose a potential hazard to slope integrity. Swales used for slope protection must conform with subsection H. Berms used for slope protection must be at least 12 inches above the level of the pad and must slope back at least four feet from the top of the slope.

G. Subsurface Drainage

Cut and fill slopes must be provided with subsurface drainage as necessary for stability. Any required subsurface drainage facilities will be passive in design and require no ongoing monitoring to insure site stability.

H. Interceptor Drains

Paved interceptor drains must be installed along the top of all cut slopes where the height of the cut is greater than five (5) feet measured vertically. Interceptor drains must be paved with a minimum of four inches of concrete or granite and reinforced as required for drainage terraces. They must have a minimum depth of twelve (12) inches and a minimum paved width of thirty-six (36) inches measured horizontally across the drain. The side slope of interceptor drains must not be steeper than 1-½:1. The slope of the drain must be approved by the City Engineer or Building Official.

I. Drainage Guidelines

All drainage devices which collect from the slopes must be screened by means of underground pipes, diagonal curvilinear drains, rock-lining, colored concrete or other approved materials to blend with the natural topography in character, color or design. Down-drains must be non-centralized to avoid a repetitive pattern. Where feasible, underground drains must be utilized.

J. Cross Lot Drainage Device Maintenance

All cross lot drainage devices not eligible for transfer to a flood control district or similar entity must be maintained by the owner or a private entity such as a homeowners association.

16.99.060 Erosion and Stormwater Control

Best Management Practices, or BMP, must be used to control erosion and stormwater runoff during all grading and construction activities consistent with Chapter 54 (Stormwater Quality Management) of Title V of the Santa Paula Municipal Code and the Building Code.

A. Slopes

The faces of cut and fill slopes must be prepared and maintained to control erosion. This control must consist of jute netting and effective planting as described elsewhere in this section, or other devices satisfactory to the City Engineer or Building Official.

B. Planting

The surface of all cut slopes more than five (5) feet in height and fill slopes more than three feet in height must be protected against damage by erosion by planting with grass or ground cover plants. Slopes exceeding fifteen (15) feet in vertical height must also be planted with shrubs, spaces at not to exceed ten feet on centers; or trees, spaced at not to exceed ten (10) feet on centers; or a combination of shrubs and trees at equivalent spacings, in addition to the grass or groundcover plants. The plants selected and planting methods used must be suitable for the soil and climatic conditions of the site and in accordance with standard specifications prepared by the City Engineer or Building Official. Planting need not be provided for cut slopes rocky in character and not subject to damage by erosion and any slopes protected against erosion damage by other methods when such methods have been specifically recommended by a soil engineer, engineer geologist, or equivalent authority and found to offer erosion protection equal to that provided by the planting specified in this section. Plant material must be selected which will produce a coverage of permanent planting effectively controlling erosion. Consideration must be given to deep rooted plant material needing limited watering, to low maintenance during the lifetime of the project, to high root to shoot ratio (weight of above ground parts versus root system), wind susceptibility and fire-retardant characteristics.

C. Irrigation

Slopes required to be planted by Subsection B above must be provided with an approved system of irrigation, designed to cover all portions of the slope and plans therefore must be submitted and approved prior to installation. A functional test of the system may be required. For slopes

less than twenty (20) feet in vertical height, hose bibs to permit hand watering will be acceptable if such hose bibs are installed at conveniently accessible locations where a hose no longer than fifty (50) feet is necessary for irrigation. The requirements for permanent irrigation systems may be modified upon specific recommendation of a landscape architect or equivalent authority that because of the type of plans selected, the planting methods used and the soil and climatic conditions at the site, an irrigation will not be necessary for the maintenance of the slope planting.

D. Plans and Specifications

Planting and irrigation plans must be submitted for slopes required to be planted and irrigated by Subsections B and C. Except as waived by the City Engineer or Building Official for minor grading, the plans for slopes twenty (20) feet or more in vertical height must be prepared and signed by a civil engineer or landscape architect. These plans must be approved by the City prior to issuance of the grading permit unless other provisions are made to the satisfaction of the City Engineer or Building Official. The responsibility of maintenance of drainage terrace must be clearly stated on the grading plan to the satisfaction of the City Engineer or Building Official.

E. Rodent Control

Fill slopes steeper than two (2) horizontal and one vertical within a grading project located adjacent to undeveloped and unoccupied land (as determined by the City Engineer or Building Official) to be infested by burrowing rodents, must be protected from potential slope damage by a preventative program of rodent control.

F. Release of Security

The planting and irrigation systems required by this section must be installed as soon as practical after rough grading. Prior to final approval of grading and before the release of any grading security, the planting must be well established and growing on the slopes and, where required by Subsection E, there must be evidence of an effective rodent control program.

G. Other Devices

Where necessary, check dams, cribbing, riprap or other devices or methods must be employed to control any erosion. Also, jute netting must be immediately installed on any slopes having a vertical height of seven (7) feet or more and steeper than 3:1 (Horizontal: Vertical) to minimize or control erosion problems.

H. Maintenance

Graded and/or landscaped areas are to be maintained in accordance with the original landscape plans and design concept per the originally

approved subdivision or development plans. Any alteration of landscape plans or of areas must be approved by the City. Homeowner encroachments such as fences, block walls, structures, unauthorized plantings, alterations to the irrigation, grading or drainage are not allowed. Any approved alterations must be done by City-authorized crews through an approved City permit. Failure to comply with this section will constitute a use of land contrary to the provisions of this Code and is deemed a public nuisance under this Code.”

16.99.070 Dust Prevention and Control Provisions

To protect the health, safety, and general welfare, all construction sites must make all reasonable efforts to prevent or control blowing dust and debris. Property owners shall be responsible for maintaining their property in such a manner that dust and other wind borne debris transported to adjacent properties are kept to reasonable minimal levels. In the case of site grading and other construction operations, it will also be the responsibility of the permittee to make all reasonable efforts to control blowing dust and debris onto adjacent properties. When grading operations involve the hauling of dirt from one site to another, it is also the permittee’s responsibility to maintain the public streets in a clean condition and limit any spillage that would generate dust or other blowing debris.

A. Dust Prevention and Control Plan Required

A Dust Prevention and Control Plan shall be submitted in conjunction with a grading plan or other plan involving the movement of dirt. The City Engineer or Building Official may also require the submittal of a Dust Prevention and Control Plan for other development deemed necessary.

B. Plan Requirements

The plan shall demonstrate that the discharge of dust from the construction site will not occur or can be controlled to an acceptable level depending on the particular site conditions and circumstances. The plan shall address site conditions during construction operations, after normal working hours, and during various phases of construction. The Plan shall include the name and the 24-hour phone number of a responsible party in case of emergency. If the importing or exporting of dirt is necessary as demonstrated by the cut and fill quantities on the grading plan, the plan shall also include the procedures necessary to keep the public streets and private properties along the haul route free of dirt, dust, and other debris. When an entire project is to be graded and the subsequent construction on the site is to be completed in phases, the portion of the site not under construction shall be treated with dust preventive substance or plant materials and an irrigation system. All phased projects shall submit a plan demonstrating that dust will not be generated from future phase areas.

C. Plan Review

The City Engineer or Building Official will be responsible for the review and approval of the Dust Prevention and Control Plan. This plan shall be incorporated into the grading plan and constructive notice shall be placed on the grading plan to notify the owner and contractors of the need to comply with the Dust Prevention and Control Plan.

D. Dust Control Compliance Statement

A Dust Control Compliance Statement form must be completed and signed by the property owner.

E. Inadequate Dust Prevention and Control Measures

If an investigation of the project site indicates that dust prevention and control measures are inadequate, the City Engineer or Building Official may limit or halt all activities on the site until adequate dust prevention and control measures are achieved. The City Engineer or Building Official may charge the property owner and/or contractor for reasonable costs related to providing the necessary site inspections to determine the adequacy of the dust control plan.

F. Notice of Inadequate Prevention and Control Measures

If it is determined that a property in violation of section 16.99.030, the City Engineer or Building Official may deliver the property owner or contractor a written notice of violation, and the property owner or contractor will then have twenty-four (24) hours to bring the site into compliance. If after twenty-four (24) hours, the site is not brought into compliance or an extension of time has not been granted by the City Engineer or Building Official, the violation may be prosecuted by the City Attorney as a misdemeanor violation of the Municipal Code.

G. Responsibility for Adequate Dust Prevention and Control

The approval of a Dust Prevention and Control Plan does not relieve the owner or contractors of the responsibility to implement whatever additional measures may be required to properly prevent and control dust as required by Section 16.99.060.

H. NPDES Stormwater Regulations

The Dust Prevention and Control Plan and any additional measures that may be necessary for the adequate prevention and control of dust must comply with all applicable NPDES Stormwater Regulations.