

Should I get a County Grading Permit or Alternative Review Permit?

	County Grading Permit	Alternative Review Permit
COST*	Typically ranges from \$1,500-\$7,000	Typically ranges from \$1,000-\$5,000
TIMING*	2-8 months	1-2 months
PLANS	Grading plans are required and must comply with Section 22.52.100 of the Land Use Ordinance. Most projects will also require an erosion and sedimentation control plan, drainage plan and storm water quality plan.	Plans may be required depending on complexity of project. Required plans must comply with Section 22.52.100 of the Land Use Ordinance and RCD requirements.
COUNTY REVIEW	County reviews the plans, issues the grading permit and conducts inspections.	County will verify project qualifies for ARP
AG COMMISSIONER REVIEW	Projects in Agriculture or Rural Lands categories, involving agriculture production, or adjacent to active agriculture uses, will be referred to the Ag Commissioner for comments.	Required only for road and pond projects, to ensure that the proposal is appropriate to the existing or proposed agricultural use.
RCD REVIEW	Generally not required but may be referred to for technical assistance.	RCD will provide review, approval, and inspection services.
PROCESS	<ol style="list-style-type: none"> 1) File a grading permit application with the Department of Planning and Building. 2) Plans are sent to the Environmental Division to determine if the project requires environmental review or is exempt. 3) If environmental review is required, that process will then occur (may take an extended period of time depending on complexity). 4) The plans will then be plan checked by Planning and Building, and Public Works. 5) Corrections will be distributed to the applicant. 6) Applicant resubmits corrected plans and they are plan checked a second time. 7) Once plans are acceptable, they are stamped and the permit is issued. 8) Applicant then completes the grading. 9) Building inspectors will inspect based on the schedule of inspections provided in the grading ordinance. 10) Once all grading is completed, all holds on the permit are satisfied, and all long-term Best Management Practices are in place, final inspections will take place and the permit will be finalized. 	<ol style="list-style-type: none"> 1) Determine that your proposed project qualifies for alternative review. You may contact your local RCD or the Department of Planning and Building for assistance. 2) File County Planning's Alternative Review form with the Resource Conservation District (RCD) and/or the County. 3) Schedule site visit with RCD to determine the scope of work and appropriate practices. 4) Submit plans to RCD for review. Comments will be distributed to applicant. 5) Once plans are approved, RCD will issue permit and authorize the applicant to proceed with grading. 6) Complete grading in accordance with approved plans and RCD specifications. 7) Upon completion of grading, RCD inspects and signs off on the project.

*Estimated values only, may vary depending on complexity of project.