CITY OF CARLSBAD
ENGINEERING DEPARTMENT POLICY

NUMBER:	16	SUBJECT:	GRADING PERMITS PRIOR TO FINAL MAP APPROVAL
EFFECTIVE:	7/10/96		
SUPERSEDES:	1/20/94	APPROVED BY:	LLOYD HUBBS, City Engineer

PURPOSE:

To prevent grading of land which may not be followed by an approved development. To prevent long delays from grading of site to construction of improvements. To avoid potential environmental, aesthetic or erosion problems.

POLICY:

1. Except as approved below, no grading permits may be issued for projects for which a final map or parcel map is required until after the final map or parcel map is approved by the City.

2. Prior to the issuance of any grading permit--including those approved below--all of the following must be completed:

   a. Environmental approval.
   b. Grading plan approval.
   c. Grading agreement, bond and cash deposit posting.
   d. All approvals of Resource Agencies and Coastal Commission (if required).
   e. All project conditions that are required prior to grading permit issuance.

3. Developers may request approval to grade prior to final map or parcel map approval for one or more of the following reasons:

   a. Benefit to the City such as completion of a vital arterial roadway section.
   b. Extreme financial hardship.
   c. Grading of entire site is required to balance grading, but final map is to be recorded only for the first phase of a multi-phase subdivision.
   d. All project conditions required prior to final map approval have been completed, bonds and agreements are posted, fees paid, agenda bill prepared and only action by the City Council remains.
   e. Other circumstances which the City may deem reasonable.

PROCEDURE:

1. The developer desiring the advance grading shall submit a letter to the City explaining the reason(s) why the project should be excepted from the Policy. Letters should be sent to the Engineering Department, Attention: Principal Civil Engineer, Engineering Review Section.

2.a. The Advance Grading Committee--consisting of the City Engineer, the Planning Director, and the Community Development Director--will review the request and make a determination of whether or not the project will be granted an approval to grade in advance of final or parcel map approval.

2.b. When everything is completed except for the City Council action (Policy 3.d. above), advanced grading may be approved by the Principal Civil Engineer, Engineering Review Section.

3. The developer will be notified in writing of the decision.

RHA:jb