

COMMON QUESTIONS AND KEY INFORMATION REGARDING GRADING AND EROSION CONTROL PERMITS

WHAT IS THE PURPOSE OF THE GRADING AND EROSION CONTROL PERMIT?

(Ordinance 3.300)

The permit regulates grading and erosion control. Its purpose is to:

- Minimize impacts associated with excavation and grading;
- Minimize the erosion of land during clearing, excavation, grading, construction and post-construction activities;
- Prevent the transport of sediment and other soil borne pollutants into waterways or onto adjacent property;
- Prevent the unnecessary clearing, excavation, and stripping of land; and
- To reduce the amount of soil exposure during construction.

WHEN IS A GRADING AND EROSION CONTROL PERMIT REQUIRED?

(Section 3.305)

Persons proposing to clear, grade, excavate, strip, or fill land (regulated activities) shall obtain a permit before commencing any of the following activities:

- Any proposed clearing, grading, filling, stripping, or excavating (regulated activity) within 100 feet of a river, bay, stream, watercourse or wetland; or
- Any proposed regulated activity located more than one hundred feet from a river, bay, stream, watercourse or wetland that exceeds an area of 2,000 square feet; or

- Any proposed clearing, grading, filling, stripping, or excavating (regulated activity) within 100 feet of a known geologic hazard as indicated on the City's "Areas of High Water and Past Slides" map; or
- Any proposed clearing, grading, filling, stripping, or excavating (regulated activity) if any portion of the site has a slope of 35% or greater; or
- The proposed cumulative volume of excavation and fill exceeds ten cubic yards in a 12 month period; or
- Excavation or fill in excess of one (1) foot deep.

WHAT ACTIVITIES ARE EXEMPT FROM THE GRADING AND EROSION CONTROL PERMIT?

The following activities do not require a Grading and Erosion Control Permit:

- Residential landscaping and gardening activities up to 1,000 square feet;
- Forest management activities in an area zoned Land Reserve (LR) for forest management;
- Utility construction by public or private utility agencies, involving less than 20 cubic yards of excavation or fill; and
- Emergency repair work by a utility agency; after the emergency repairs are completed, the site shall be subject to the requirements of this ordinance.

It is always a good idea to check with the Engineering Division if you have any questions about whether a permit is necessary.

WHERE CAN I GET A GRADING AND EROSION CONTROL PERMIT?

Permits can be obtained from the Public Works, Engineering Division at 1095 Duane Street or online at www.astoria.or.us.

WHAT ARE THE PERMIT FEES?

PERMIT FEES BASED ON AREA TO BE GRADED	
Up to 5,000 Square Feet	\$20.00
5,000 to 9,999 Square Feet	\$40.00
10,000 to 14,999 Square Feet	\$60.00
15,000 to 19,999 Square Feet	\$80.00
20,000 to 24,999 Square Feet	\$100.00
25,000 to 29,999 Square Feet	\$120.00
30,000 to 34,999 Square Feet	\$140.00
35,000 to 43,559 Square Feet	\$160.00
43,560 Square Feet and Over	\$180.00
Permit Extensions beyond 180 Days	\$10.00

HOW LONG IS THE PERMIT ACTIVE?

The permit expires after 180 days unless substantial construction has taken place. The permit may be extended for an additional 180 days upon written request by the applicant.

