



Land Use Services Department Land Development

Grading Notes:

- 1) All grading shall conform to the latest California Building Code (CBC) Chapters 17, 18, Appendix-J and all applicable sections.
- 2) A grading permit shall be obtained prior to commencement of any work on the site.
- 3) Issuance of a grading permit does not eliminate the need for permits from other regulatory agencies with regulatory responsibilities for construction activities associated with the work authorized in this plan.
- 4) All work under this permit shall be limited to work within the property lines. A separate construction, excavation or encroachment permit from the Department of Public Works may be required for any work within the County right-of-way.
- 5) Approval of these plans does not authorize any work or grading to be performed until a valid grading permit has been issued.
- 6) This plan is for grading purposes only and is not to be used for the purpose of constructing onsite or offsite improvements. Issuance of a permit based on this plan does not constitute approval of driveway locations or sizes, parking lot structural sections or layout, ADA-related requirements, building locations or foundations, walls, curbing, offsite drainage facilities or other items not related directly to the basic grading operation. Onsite improvements shall be constructed in accordance to the approved building permit plans. Offsite improvements shall be constructed in accordance to plans approved for this purpose by the Public Works Department.
- 7) Maximum cut and fill slope = 2:1 (horizontal to vertical) and maximum vertical height = 30 feet, unless an approved geotechnical report can justify a steeper and taller slope.
- 8) No fill shall be placed on existing ground until the ground has been cleared of weeds, debris, topsoil and other deleterious material.
- 9) Fill slopes shall not have less than 90% relative compaction, or as recommended on the approved geotechnical report.
- 10) It is the grading contractor's responsibility to ensure that adequate compaction has been attained on the entire grading site, including fill areas outside the building pads and on all fill slopes.
- 11) Unless otherwise recommended in an approved geotechnical report, over-excavation shall be at least 24 inches minimum below the bottom of footings or to competent native soil or bedrock materials, whichever is deeper, as approved by the project's geotechnical engineer or geologist.
- 12) Earthwork Volumes:

Cut_____ (cy), Fill_____ (cy), Total Disturbed Area_____ (sf)

- 13) Earthwork quantities are shown for grading permit purposes only, and San Bernardino County is not responsible for their accuracy.
- 14) A copy of the grading permit and approved grading plans must be in the possession of a responsible person and available at the site at all times.
- 15) Any onsite retaining walls shown on the grading plans that are over 4' in height, measured from top of wall to bottom of footing, are for reference only. Retaining walls over 4' in height are not checked, permitted, or inspected per the grading permit. A separate retaining wall permit is required for all retaining walls over 4' in height.
- 16) Any walls, fences, structures and/or appurtenances adjacent to this project are to be protected in place. If grading operations damage or adversely affect said items in any way, the contractor and/or developer is responsible for working out an acceptable solution to the satisfaction of the affected property owner(s).
- 17) For sites with protected species or trees, the proposed grading may be subject to a separate permit.
- 18) Adequate fire access around buildings (including garages) should be provided as approved by County Fire.
- 19) Existing drainage courses shall not be obstructed, altered, or diverted without prior approval from the County of San Bernardino, Land Development Division. A streambed alteration agreement may also be required from the California Department of Fish and Wildlife.
- 20) Drainage easements shall not be obstructed, altered or diverted without prior approval of the County of San Bernardino, Land Development Division.
- 21) Setbacks and building locations shown on this plan are for reference only and must be reviewed and approved under a separate building permit.
- 22) Utility and septic improvements shown on this plan are for reference only and must be reviewed and approved under a separate building permit.
- 23) On projects disturbing one acres or more, the following note must be added: A Notice of Intent (NOI) has been, or will be filed with the State Water Resources Control Board (SWRCB) and a Storm Water Pollution Prevention Plan (SWPPP) has been or will be prepared in accordance with the requirements of California General Permit for storm water discharges associated with construction activity (Permit No. CAS000002) for all operations associated with these plans. The permittee shall keep a copy of the SWPPP on site and available for review by the County.
- 24) In conjunction with the California General Permit for proposed disturbance over one acre, an active Wastewater Discharge ID # **(WDID)** _____ must be included on the final grading plan.
- 25) A final grading certification will be collected by the building inspector at the final building inspection or prior to a grading final status on the permit. The final grading certification is to be completed by the Engineer of Record.
- 26) The Soils Engineer shall provide a final soil grading report including locations and elevations of field density tests, summaries of field and laboratory tests and other substantiating data and comments on any changes made during grading and their effect on the recommendations made in the soil engineering investigation report. It shall also provide information as to location and

nature of tests, statements relative to the expansive nature of soil and/or rock material, limits of compacted fill shown on the as-graded plan and certification as to the adequacy and stability of the site for the intended use.

- 27) If applicable, the Engineering Geologist shall provide a geologic grading report including a final description of the geology of the site including any new information disclosed during the grading and the effect of same on recommendations incorporated in the approved grading plan. The Engineering Geologist shall provide certification as to the adequacy of the site for the intended use as affected by geologic factors. Where necessary, a revised geologic map and cross-sections, and any recommendations regarding special building restrictions or foundation setbacks shall be included.
- 28) Should the excavation disclose soil and/or rock conditions where cut slopes are unstable, the Engineering Geologist and/or the Soils Engineer shall recommend necessary treatment to the Building Official for approval.
- 29) Geological and Soils Engineering reports by _____, dated _____ and all soils report addendum(da) shall be incorporated herewith and made part of this grading plan.
- 30) The Contractor shall implement preventive measures to assure that no rocks, soil, dust, or debris of any form shall fall, slide or flow onto adjoining properties or public ways. All vehicle loads shall be trimmed and watered or otherwise secured to prevent spillage from the equipment.
- 31) All export and import of material over dedicated and improved streets shall be undertaken or conducted by equipment that complies in all respects to the State Vehicle Code. Repair to any damaged dedicated or improved streets shall be made to the satisfaction of the Building Official and is the responsibility of the owner, permittee, and the grading Contractor.
- 32) All flood zone requirements must be reflected or accounted for on the grading plans. Elevations or construction notes must be included in the plans to ensure compliance with all applicable first floor elevation requirements per FEMA and San Bernardino County Development Code guidelines.
- 33) All grading shall comply with SBC Development Code Section 82.14.050.c: If fill is placed to elevate pads above base elevation, it must be demonstrated that fill will not settle and is protected from erosion, scour, or differential settlement, as follows.
 - a) The pad elevation shall be certified to meet or exceed the elevation required by the applicable Floodplain Safety Review Area, and it must be demonstrated that the cumulative effect of the proposed development when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood at any point within the community.
 - b) Fill shall be compacted to 95 percent per ASTM (American Society of Testing Materials) Standard D-698.
 - c) Fill slopes shall be no steeper than two feet horizontal to one foot vertical ratio unless substantiating data for steeper slopes is provided, and the slopes are approved by the County.
 - d) Fill slopes adjacent to a water course may be required to be armored with stone, rock or approved equal protection.
- 34) For nonresidential projects, provide following note on plans:
California Green Building Standards Code
5.408.3 Excavated soil and land clearing debris.

100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on-or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
(www.cdfa.ca.gov/exec/county/county_contacts.html)
2. For a map of known pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

Note: Additional requirements may be applicable, as determined by the Building Official.