



County of San Diego, Planning & Development Services
**LAND DEVELOPMENT MINOR
 GRADING PLAN CHECK**
 LAND DEVELOPMENT DIVISION

The following circled items must be added, changed or clarified on the plans in order for the proposed grading to be in compliance with the County Grading Ordinance.

RETURN THIS CORRECTION LIST WITH THE CORRECTED PLANS

If new plans are provided when resubmitting, return at least one copy of the original stamped and checked set.

OWNER:	PLAN FILE NO.	
<hr/>		
SITE ADDRESS:	APN:	
<hr/>		
ENGINEER:	Phone No.	E-Mail:
<hr/>		
COMPANY:	1 st Review Date:	2 nd Review Date:
<hr/>		

BEFORE THE GRADING PERMIT WILL BE ISSUED, ALL OF THE ITEMS CIRCLED BELOW MUST BE CORRECTED. ALL PLANS MUST BE PREPARED ON THE 24" x 36" DPW COUNTY standard GRADING PLAN TEMPLATE AND DRAWN TO SCALE. IN ADDITION, CONSTRUCTION PERMITS WILL NOT BE ISSUED ON A SITE WHERE A GRADING PERMIT IS REQUIRED UNTIL THE ROUGH GRADING AND ALL STORMWATER BMP's HAVE BEEN INSPECTED AND APPROVED.

A. DEPARTMENT OF PUBLIC WORKS

1. DPW Flood Control Section review required for any of the following:
 - a. Drainage system or facility proposed for Flood Control ownership/maintenance (e.g. detention basins and/or pipes/culverts greater than 42" in diameter outside the public road right-of-way)
 - b. Proposed work or encroachment within an existing Flood Control District (FCD) easement
 - c. FEMA and/or County-mapped Floodway/Floodplain on project site.
2. Check for existing or proposed levee or dam on project site.
3. The complexity of grading operations, potential conflict with existing or proposed easements, drainage or storm water issues, unusual soil types, SWQMP reviews for Priority Development Projects (vi or vii), or potential existence of any of the circumstances requiring denial under Section 87.206(b) require this project to submit a Major Grading permit.
4. The grading does not meet the requirements of minor grading Section 87.206 San Diego County Grading Ordinance.
5. Project site is subject to a Parcel Map Covenant of Improvements. A Parcel Map Improvement Certificate release for PM _____ is required before this grading permit can be issued.



County of San Diego, PDS, Land Development Division

Continued

6. With concurrence from the County Landscape Architect, it is acceptable to defer landscape and irrigation requirements provided the following statement is included on Sheet 1 of the plans: **The property owner is aware of the County Water Conservation in Landscaping Ordinance and will process Landscape and Irrigation plans in accordance with Ordinance No. 10427 during building permit phase.**

B. GRADING PLAN FORMAT/CONTENT

1. Show location of "Daylight" and limit lines.
2. Show North arrow and scale on all sheets.
3. Vicinity map (show distance to nearest street intersection, page and section of Thomas Brothers).
4. Owner's name, address and telephone number.
5. Civil engineer's name, address, telephone number, signature in title block.
6. Legal Lot description & Site address.
7. Benchmark: show location on plan and describe in space provided (if datum is assumed, so note).
8. California coordinate index in title block.
9. Purpose of grading shown in the title block.
10. Required General Notes. Shall Include the following. **"A construction permit must be obtained for any work in the County Road Right-of-Way". "Future Development of this property may require additional permits and review by County of San Diego"**
11. NOI# - if disturbed area > 1 acre.
12. Provide "Work to be done" above legend on the plans explaining all symbols and abbreviations.
13. Grading plans must be prepared by a Civil Engineer registered to practice in California.
14. The Civil Engineer who prepared the plans must complete the Declaration of Responsible Charge Block on the plans and shall also stamp and wet sign the plans.
15. The graded area must be drawn at a minimum scale of 1":40'. For large parcels it is acceptable to provide a detailed drawing for the graded area and a reduced scale drawing of the entire parcel that shows that it exactly matches the building plot plan and legal lot description.
16. Show original ground contours.
17. Show all property lines and easements on plans. Show and label all access easement widths and document numbers. Verify they match those shown on legal lot documents.
18. Show proposed contours.
19. Show proposed elevations.
20. Label proposed use of graded pad.
21. Add note (below) if import/export volume exceeds 1000 CY



County of San Diego, PDS, Land Development Division

Continued

C. GRADING DESIGN/DRAINAGE & SITE ISSUES

1. The proposed grading diverts or concentrates the existing drainage courses and will adversely affect downstream owners. Section 87.211 of the County Grading Ordinance prohibits grading that interferes with any existing drainage courses or creates an unreasonable geological, flood or other hazard to person or public or private property. The plans must be modified to eliminate this proposed diversion/concentration.
2. Show that pad drains at 1% minimum slope. Concentrating flow on adjacent property is prohibited.
3. Show the brow ditch location at the top of cut slopes. Provide a detail with dimensions or include note below.
4. Show the berm location at the top of fill slopes. Provide a detail with dimensions or include note below.
5. Specify proposed slope ratio of cut and fill slopes.
6. Show dimension from top of each cut slope to the nearest property line. The minimum distance is 3' up to 15' of height, higher slopes require 5' minimum.
7. Show dimension from toe of each fill slope to the nearest property line. The minimum distance is 1'-6" up to 15' height, higher slopes require 3' minimum.
8. Retaining walls are required if it is not possible or practical to comply with items C.2 through C.7. Retaining wall must be constructed with this grading permit. Provisions for drainage behind the retaining wall area are to be shown on the grading plan.
9. The volume of earthwork appears to be different from that shown on the application. Earthwork volume calculations must include all grading on site, including driveways. Provide calculations stamped and signed by a professional land surveyor or a registered civil engineer or architect.
10. The grading is not a balanced job, as shown. Show what will be done with the excess or shortage. All imported material shall be obtained from a designated legal site and excess disposed of at an identified legal site. Legal site must be documented by providing an address, assessors parcel number or county permit number.
11. Evaluate project site drainage affects on adjacent properties. May require submittal of drainage calculations with a basin map of all drainage areas affecting the site.
12. The plans shall show the location of any building or structure on the site where the work is to be performed and the location of any building or structure on adjacent property that is within 15 feet of the site (Section 87.206(a)15(cc)).
13. Show driveway grades and transition grade from street to driveway. Driveway grades exceeding 10% shall be surfaced with asphalt concrete or Portland cement concrete prior to final building inspection. Maximum driveway grade allowed is 20%. In addition, see number 2 in Section D., Fire Department Approval. For driveways exceeding 150 feet in length: Show and label an emergency vehicle turnaround meeting County Fire Marshal standards (Form CFA #363) near the terminal end or building pad. This area is restricted to vehicle turnaround and may not be used for parking.



County of San Diego, PDS, Land Development Division

Continued

14. Show size, length, gauge and profile of pipes, where drainage is to be installed with the grading plan. Show the width of all drainage easements.
15. Show the location and dimension the size of the fuel (vegetation) modification zone. A minimum 100 feet fuel modification zone is required around all structures. This requirement does not authorize clearing on adjacent property.
 - a. Proposed fire buffers less than 100 feet, but greater than 30 feet, measured perpendicular from the subject property line adjacent to wildland fuels, must be reviewed and approved by the Fire Authority Having Jurisdiction.
 - b. Proposed fire buffers less than 30 feet measured perpendicular from the subject property line adjacent to wildland fuels must be reviewed and approved by the Fire Authority Having Jurisdiction and the County Department of Planning and Land Use Fire Safety Division.

Details may be omitted if the following statement is placed on plans:
“All grading details will be in accordance with the San Diego County Standard Drawings DS-8, DS-10, DS-11 and D-75.”

D. ADDITIONAL REVIEW/REQUIREMENTS

1. The property is currently not connected to a public sewer system. As such, Department of Environmental Health (DEH), Land Use Division approval is required and shall be obtained prior to building permit issuance. Include the following note on Grading Plan sheet:
“The property owner is aware of the Department of Environmental Health & Quality Policies and will obtain DEHQ approval during building permit phase.”
2. Fire District approval stamps are required for the following reasons:
 - a. Driveway is less than 16' wide.
 - b. The farthest exterior wall of the first story is located more than 150' from the road via reasonably acceptable terrain for firefighter access.
 - c. Grades greater than 15%.
 - d. Angle of approach (transition grade from street to driveway) is greater than 7 degrees or 12%.
3. Provide proof of water source. For water meter, provide DPLU #510 with water district signature. For wells, show location on the Grading Plan.
4. The property owner must read and sign the Property Owner Certification Box and the Property Owner Information Box must be completed on the County Minor Grading Plan Template.

E. STORMWATER COMPLIANCE

1. The County Storm Water Quality Management Plan (SWQMP), starting from Intake Form, must be completed and signed by the owner. Clearly indicate on the form all Construction Storm Water Best Management Practices (BMP's) that will be used on your project.
2. Show Erosion Control and Site Design BMP's on the Erosion Control and Construction BMPs plans. Specify which BMP's will be implemented by cross-referencing to SWQMP or provide details on the plans. All areas disturbed by clearing operations must be stabilized and protected. (The County of San Diego will not accept tracking, mulch, hydro-seeding without watering, or jute matting as the



County of San Diego, PDS, Land Development Division

Continued

means to protect exposed slopes from erosion.) Specify the Construction Storm Water BMP's proposed for each of the following areas:

- A. Erosion control for graded slopes
B. Erosion control for graded flat areas
C. Velocity reduction
D. Sediment control
E. Preventing offsite tracking of sediments
F. General site management
G. Site Design BMPs
H. Post Construction

- 3. Calculate and clearly delineate all disturbed areas on the grading plan. In addition to the graded area the disturbed area also includes any land cleared of vegetation such as driveways, leach fields, etc. If one (1) acre or more, provide the WDID # (Waste Discharge Identification Number).
a. If the fire clearing calculation box quantity is listed at 0 (zero) or the plans are showing less than 100' clearing as required by County Code, add the following note above the calculation box on plans "All required fire clearing will not create a Land Disturbance Activity as defined by County Code".

F. ENVIRONMENTAL

- 1. CEQA: County staff prepares Notice of Exemptions, Mitigated Negative Declarations, and all other necessary environmental documents.

G. STAFF NOTES & OTHER CORRECTIONS

Multiple horizontal lines for staff notes and other corrections.

- Plans are incomplete. Provide complete plans and resubmit.
Call the Engineer listed below for an appointment.
Resubmit corrected plans for recheck.
Plans are approved.

Checked by:

Date:

Horizontal line for signature and date.



GENERAL NOTES TO BE SHOWN ON PLAN

- ___ 1. ALL GRADING SHALL CONFORM TO THE REQUIREMENTS OF COUNTY GRADING ORDINANCE SECTION 87.101 THROUGH 87.804.
- ___ 2. IMPORT MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE.
- ___ 3. A CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.
- ___ 4. REGARDLESS OF WHICH BMPS ARE IMPLEMENTED, ALL SLOPES OVER THREE FEET IN HEIGHT WILL BE PLANTED AND MAINTAINED WITH GROUND COVER OR OTHER PLANTING IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS TO PROTECT THE SLOPES AGAINST EROSION AND INSTABILITY. PLANTING SHALL COMMENCE AS SOON AS SLOPES ARE COMPLETED.
- ___ 5. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:

PHONE NUMBER:

SAN DIEGO GAS AND ELECTRIC _____
 AT&T TELEPHONE _____
 CATV (AGENCY NAME) _____
 SEWER (AGENCY NAME) _____
 WATER (AGENCY NAME) _____

- ___ 6. A SOILS REPORT WITH COMPACTION TESTS IS REQUIRED FOR ALL FILL OVER 12" IN DEPTH. PDS FORM 73 MINOR GRADING CERTIFICATION AND A COPY OF THE COMPACTION REPORT IS REQUIRED TO BE SUBMITTED PRIOR TO ROUGH GRADING APPROVAL. FINAL DOCUMENTATION SHALL BE TO THE SATISFACTION OF DPW.
- ___ 7. NATURAL DRAINAGE SHALL NOT BE DIVERTED OR CONCENTRATED ONTO ADJACENT PROPERTY.
- ___ 8. ALL GRADING DETAILS SHALL BE IN CONFORMANCE WITH THE FOLLOWING SAN DIEGO COUNTY DESIGN STANDARDS OR REGIONAL STANDARD DRAWINGS:
 - A. DS-08 LOT GRADING
 - B. DS-10 GRADING OF SLOPES
 - C. DS-11 REQUIRED SETBACKS
 - D. D-40 RIP RAP ENERGY DISSIPATOR
 - E. D-75 DRAINAGE DITCH



County of San Diego, PDS, Land Development Division

Continued

9. APPROVAL OF THESE PLANS BY THE DIRECTOR OF PLANNING & DEVELOPMENT SERVICES DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND VALID GRADING PERMIT HAS BEEN ISSUED. ISSUANCE OF A GRADING PERMIT SHALL CONSTITUTE AN AUTHORIZATION TO PERFORM ONLY THAT WORK WHICH IS DESCRIBED OR SHOWN ON THE GRADING PERMIT APPLICATION AND APPROVED GRADING PLANS.
10. THE DIRECTOR OF PUBLIC WORK'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE COUNTY BUILDING OFFICIAL APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOIL IS MADE OR IMPLIED (SECTIONS 87.403 & 87. 410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF PLANNING AND LAND USE.
11. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00AM AND 6.00PM EACH DAY, MONDAY THROUGH SATURDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SUNDAYS OR HOLIDAYS.
12. ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.
13. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
14. SLOPE RATIOS:
CUT—1 ½: 1 FOR MINOR SLOPES (SLOPES < 15'), 2:1 FOR MAJOR SLOPES.
FILL—2:1
EXCAVATION: _____ C. Y. FILL: _____ C. Y. WASTE/IMPORT _____ C. Y.
(NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR EITHER WASTE OR IMPORT AREAS BEFORE PERMIT TO BE ISSUED).
15. SPECIAL CONDITION: IF ANY ARCHEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH



County of San Diego, PDS, Land Development Division

Continued

OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE DIRECTOR OF PLANNING & DEVELOPMENT SERVICES OF THE DISCOVERY. GRADING OPERATIONS WILL NOT RECOMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PLANNING & DEVELOPMENT SERVICES TO DO SO.

- 16. PERMANENT POST-CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE REMOVED OR MODIFIED WITHOUT THE APPROVAL FROM THE DEPARTMENT OF PUBLIC OF WORKS.

THE FOLLOWING "WORK TO BE DONE" PARAGRAPH SHALL BE INCLUDED ON THE GRADING PLANS ABOVE A LEGEND WITH SYMBOLS AND REGIONAL STANDARD DRAWING NUMBERS FOR ALL ITEMS TO BE CONSTRUCTED:

WORK TO BE DONE:

GRADING AND DRAINAGE WORK CONSIST OF THE FOLLOWING WORK TO DONE ACCORDING TO THESE PLANS, THE CURRENT SAN DIEGO AREA REGIONAL STANDARD DRAWINGS. THE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND THE SAN DIEGO COUNTY GRADING ORDINANCE

EROSION CONTROL NOTES REQUIRED ON PLAN

STORM WATER MANAGEMENT NOTES

1. DURING THE RAINY SEASON THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER IN THE EVENT OF A RAINSTORM, 125 % SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST RAIN.

2. NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE SAN DIEGO COUNTY D.P.W. DIRECTOR'S SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADED FOR 15 DAYS MUST BE FULLY PROTECTED FROM EROSION. UNTIL ADEQUATE LONG-TERM PROTECTIONS ARE INSTALLED, THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.

3. THE PROPERTY OWNER IS OBLIGATED TO ENSURE COMPLIANCE WITH ALL APPLICABLE STORM WATER REGULATIONS AT ALL TIMES. THE B.M.P.'S (BEST MANAGEMENT PRACTICES) THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE MAINTENANCE OF THE B.M.P.'S IS THE PERMITTEE'S RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE B.M.P.'S MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY OF SAN DIEGO OR OTHERS. IF INSTALLED B.M.P.'S FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.



County of San Diego, PDS, Land Development Division

Continued

4. ON PROJECTS OF GREATER THAN ONE ACRE ADD THE FOLLOWING NOTE: A NOTICE OF INTENT (NOI) HAS BEEN, OR WILL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND THAT 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 NOI NUMBER ASSIGNED BY SWRCB FOR THIS PROJECT IS [WDID#] [ALTERNATIVE: NOT YET ASSIGNED, BUT WILL BE PROVIDED BEFORE A PERMIT IS ISSUED], THE PERMITTEE SHALL KEEP A COPY OF THE SWPPP ON SITE AND AVAILABLE FOR REVIEW BY COUNTY.

Required On All sheets:

GRADING PLAN CERTIFICATION

I, CERTIFY THAT THE GRADING AS SHOWN ON THIS MINOR GRADING PLAN SATISFIES THE REQUIREMENTS OF THE COUNTY OF SAN DIEGO GRADING ORDINANCE.

BY: _____ DATE: _____
NAME

RCE NO: _____

THE COUNTY IS NOT RESPONSIBLE FOR THE DESIGN IN ANYWAY.

BY: _____ DATE: _____
DAHVIA LYNCH, DIRECTOR
PLANNING & DEVELOPMENT SERVICES