



Land Use Services Department Land Development

Grading Plans shall include the following:

1. San Bernardino County general grading notes.
2. San Bernardino County grading plan title block.
3. Vicinity map, north arrow and scale.
4. Earthwork quantities and area of disturbance. If a project's grading equals or exceeds 100 cubic yards combined cut and fill, then the project developer shall submit rough and/or precise grading plan(s).
Note: Additional requirements may be applicable, as determined by the Building Official.

Engineered grading plans can only be prepared and signed by registered civil engineers. Grading in excess of 5,000 cubic yards or grading that will support a structure is designated as engineered grading.

5. Erosion Control Plan.
6. Printed name, address, phone number and registration number (if applicable) of person that prepared the plans.
7. Applicable geotechnical notes, including all notes required per the Geotechnical Review Approval. Include geotechnical engineer's stamp and signature (if geotechnical report is required) and geologist's stamp and signature (if geology report is required).
8. Existing contours to show adequate grading detail (maximum 2 foot interval with approval of reviewing agency) extending 2' beyond the area of disturbance. Existing contours shall be clearly distinguished from proposed features.
9. Existing buildings, trees, fences and structures onsite and on adjacent lots within 15 feet of the perimeter of the property to be shown and labeled on plan.
10. Identify existing or proposed easements on the property.
11. Any natural drainage course or blue line stream onsite must be shown on plan. Alteration or encroachment of these drainage features may require California Department of Fish and Wildlife approval, other regulatory agencies and/or a drainage study.
12. Proposed final grades and slopes, including proposed pad and finished floor elevations. Proposed grading shall be clearly distinguished from existing features. Proposed slopes shall be clearly designated on plans with slope (H:V) labeled. Daylight conditions must coincide with grading shown on plans.
13. The effect the proposed grading will have on adjacent properties (cuts, fills, drainage, etc.) to be shown on plans. Offsite grading will not be permitted without signed authorization from adjacent property owner and a separate grading permit, if applicable.
14. Adequate provisions should be made to intercept and conduct the tributary offsite/onsite drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.

15. The drainage plan for the portions of the site that are to be utilized as a building site (building pad), including elevations of floors with respect to finish site grade and locations of proposed stoops, slabs and fences that may affect drainage. Proposed structures must be free of flood hazard. If a site is subject to inundation, overflow or erosion, a permit may not be issued unless provisions are made to eliminate the hazard. Therefore, plans must also show all mitigation measures to protect proposed structures and the drainage study justifying the design must be provided.
16. For structures identified within a mapped FEMA Flood Zone, finished floor elevations must comply with the elevation requirements per the FEMA regulations and San Bernardino County Development Code. Elevation requirements shall be referenced to the natural highest adjacent grade (HAG) and not the proposed grade.
17. Concentrated flows onsite should be routed to a capture facility or velocity dissipation device and transition needs to be provided to convert to sheet flow (5:1 or flatter).
18. Basin grading (if applicable) must be detailed with typical sections. Concentrated flow to basin should flow down a down drain or have rip rap at connection. Storm drain inlet to basin should have outlet at basin bottom with velocity dissipation. Provide outlet structure or overflow outlet per the approved drainage and/or WQMP reports.
19. Conformance with features proposed in the Water Quality Management Plan (WQMP), drainage study and Post Construction Measures Plan (PCMP), if applicable.
20. Driveway grades shall be labeled. Driveway grades cannot exceed 15% (or 20% for hillside grading). If connecting to County Maintained Road System (CMRS) road and the proposed driveway is paved, driveway must meet County standards. Otherwise, existing drainage patterns shall not be altered with proposed driveway.
21. Over-excavation, if necessary, must be addressed. Unless otherwise recommended by a soils report, provide 24 inches minimum below the bottom of footing or to competent native soil or bedrock materials, whichever is deeper, as approved by the project's geotechnical engineer or geologist.
22. Address keying and benching on fill slopes steeper than five units horizontal to one unit vertical, (5:1) and when the depth of the fill exceeds five (5) feet.
23. Details of any proposed onsite drainage features, structures, surface protection, etc. shall be included on the plans.
24. Limiting dimensions or setbacks to be achieved by the grading. Setbacks to foundations or slopes shall follow the latest California Building Code. Setbacks from buildings to basins shall be 10 feet minimum. Setbacks from liquid waste disposal systems shall follow the Department of Public Health Division of Environmental Health Services. For allowed projections/structures within building setbacks see the San Bernardino County Development Code.
25. Identify proposed retaining walls and elevations, including top of wall and bottom of footing.
26. Identify property line and required road dedication.
27. Location and type of any proposed and existing private sewage disposal system. Septic system will require a separate permit.

Additional grading permit conditions that may be applicable based on project location and type:

1. Erosion Control Inspection Certification Form
 - Required for all projects with an Erosion Control Plan
2. Condition Compliance Release Form (CCRF) for Land Disturbance
 - Required for all Planning Department applications
3. Soils report review (through Building and Safety)
 - Required For Seismic Design Categories D through F ($S1 \geq 0.75$) and natural ground slope 5:1 or steeper.
 - Required for Engineered Grading (5,000 cy or more)
 - Required for Tract or Parcel Maps
4. Geology report review (through Building and Safety)
 - Required for geologic hazard areas
5. Mining review (through Planning Department)
 - Required when significant export is identified and the excavation is not necessary for the construction of a structure
6. Hillside grading application (through Planning Department)
 - Required when the natural slope exceeds 15% (6.7:1) and any one of these applies:
 - The volume of proposed grading is more than 500 cubic yards per lot or more than a total of 2,000 cubic yards for the total project.
 - If retaining walls or the proposed cut or fill slopes greater than 15 feet in height will be visible and exposed to permanent public view or will be adjacent to designated open space or public lands.
 - The width of proposed cut or fill slopes is greater than 75 feet in the Valley and Mountain Regions and 150 feet in the Desert Region as measured at the widest point of the slope.
 - The area of proposed disturbance is more than 50 percent of the site area, or the proposed disturbed area exceeds 10,000 square feet, whichever is less.
7. Encroachment permit (through Public Works)
 - Required for all work within the public right-of-way, excluding the construction of a driveways for a single family residence construction.
8. Retaining Wall Permit
 - For walls 4 feet or taller from top of wall to bottom of footing require a separate permit.

Note: Additional conditions may be required per the Conditions of Approval released for the project.