

CITY OF RANCHO CUCAMONGA
BUILDING AND SAFETY SERVICES
DEPARTMENT

10500 Civic Center Dr., Rancho Cucamonga, CA 91730 909/477-2710

**INFORMATION FOR
GRADING PLANS &
PERMIT**

The current adopted edition of the California Building Code requires that all earthwork (see attached exceptions) be approved and permitted prior to commencing of the work.

The code also requires that professional inspection of grading operations be provided by the Civil Engineer, Geo-technical Engineer, and Engineering Geologist retained to provide such services.

In an effort to expedite the building permit process, the Building and Safety Department has generated the following information and forms for your use to help meet these code requirements. The forms include rough grading certifications from all three disciplines and a final certification from the Civil Engineer when the project is completed.

Any required supplemental information must be attached to the appropriate forms, and all forms must contain original signatures and seals. Also, all information must be approved by the Building and Safety Official prior to building permit issuance.

Approved by: Trang Huynh, P.E.
Building & Safety Services Director

3/7/2012

DO I NEED A GRADING PERMIT?

The City of Rancho Cucamonga adopted Appendix J of California Building Code as the regulations for grading on private property. The California Building Code states that, "*No person shall do any grading without first obtaining a grading permit*"

Here is the list of exceptions to that rule:

1. An excavation below finished grade for basements and footings of a building, retaining wall or other structure authorized by a valid building permit. This shall not exempt any fill made with the material from such excavation or exempt any excavation having an unsupported height greater than 5 feet after the completion of the structure.
2. Cemetery graves.
3. Refuse disposal sites controlled by other regulations.
4. Excavations for wells or tunnels or utilities.
5. Mining, quarrying, excavating, processing or stockpiling of rock, sand, gravel, aggregate or clay controlled by other regulations, provided such operations do not affect the lateral support of, or significantly increase stresses in, soil on adjoining properties.
6. Exploratory excavation under the direction of soils engineer or engineering geologists.
7. An excavation that (1) is less than 2 feet in depth or (2) does not create a cut slope greater than 5 feet in height and steeper than 1 unit vertical to 2 units horizontal.
8. A fill less than 1 foot in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope), or less than 3 feet in depth, not intended to support structures, that does not exceed 50 cubic yards on any one lot and does not obstruct a drainage course.
9. When approved by the Building and Safety Official, grading in an isolated, self-contained area, provided there is no danger to the public and to private property.
10. Excavation for construction of a structure permitted under current California Building code. Exemption from the permit requirements of this chapter shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this chapter or any other laws or ordinances of this jurisdiction.

GRADING & DRAINAGE PLAN REQUIREMENTS

A. ITEMS TO SUBMIT FOR GRADING PLAN CHECK:

1. Grading plan (3 sets).
2. Drainage report (2 Copies) except for single family residences, which may be required later, if determined necessary during plan review.
3. Soil report (2 copies) – Required for all new projects and additions greater than 50% of existing square footage.
4. Water Quality Management Plan (WQMP) (2 copies) to be reviewed by the Building and Safety Division.
5. Storm Water Pollution Prevention Plan (2 copies) to be reviewed by the Building and Safety Division.
6. Final/Parcel Map (1 set), noted for grading reference).
7. Public Improvement Plans related to the site. (1-set noted for grading reference).
8. Reference copy of wall plans (both retaining and free standing).
9. A percolation test report wet sealed by a licensed civil engineer or geotechnical engineer is required for proposed mitigation measures.
10. Other items may be required if found necessary during the plan review process.

B. GRADING PLAN REQUIREMENTS:

1. Grading Plan Set shall include
 - a. Title sheet.
 - b. Grading plan sheet(s).
 - c. Detail and cross-section sheet if needed.
 - d. Drainage facility sheet (s) if not shown on grading plan.
 - e. Water Quality Management Plan BMP (Best Management Practice) exhibit.
 - f. Horizontal control Plans if necessary.
 - g. Demolition plan if needed for clarity.
 - h. Erosion control Plan.
 - i. Conceptual Grading Plan.
 - j. Conditions of approval as required by the Planning Division to be shown on the last sheets.
2. All sheets:
 - a. North arrows shall be provided where appropriate.
 - b. Plans shall be sufficiently clear to allow legible prints from microfilm, letters 1/8-inch minimum.
 - c. Scale (engineering) shall be no smaller that 1"=40' and shown on all plan sheets graphically and numeric where appropriate.
 - d. Seal (wet) and signature (wet) of the Civil Engineer registered in California shall be on all sheets.
 - e. Sheets shall be 24" by 36" minimum & 30" by 42" maximum.
 - f. North arrow shall point to the top or right side of the sheet.
3. Title (Cover) Sheet Content:
 - a. Acreage of site (gross and net).
 - b. Benchmark (City or assumed datum).
 - c. Certificates shown on Attachment 1 must be shown on plans.
 - d. Dig Alert notification decal.
 - e. Earthwork quantities-cut, fill, import and export etc. Bond required for 5000+CY. Export letter if exporting 50 CY or more.
 - f. Grading plan shall be indicated on the plan.
 - g. Index of sheets if more than one plan sheet.

- h. Legal description of project location.
- i. Legend identifying symbols used on the plans.
- j. Notes shown on Attachment 2 must be shown on plans.
- k. Owner/Developer, Engineer and serving utilities name, address, and telephone number.
- l. Title block with name and address of project.
- m. Typical building setbacks for residential subdivisions.
- n. Vicinity map with north arrow. Show project location.
- o. Estimated dates for beginning and ending of Grading and construction.
- p. P.M.T and D.R.C numbers above title block.
- q. Index map. 1"= 100' min. scale. Identify adjacent development/land use.
- r. Construction Notes with quantities.

4. Grading Plan Sheet Content:

- a. ADA path required to public right of way for commercial/industrial projects.
- b. Building pad and finished floor elevations-existing and proposed.
- c. Construction notes and related call outs.
- d. Cross sections at property boundaries (sufficient to define the entire length of the boundary) and anywhere else needed for clarification. The sections shall be drawn to scale and label all dimensions and elevations. Show existing and proposed grades. Exaggerate vertical scale as necessary.
- e. Cross sections transversely and longitudinally through the entire lot for Hillside sites.
- f. Curb core detail per Engineering Division standards.
- g. Curve data (can be shown on horizontal control plan).
- h. Drainage devices – show type, size, slope, grade, and invert elevations. Provide supporting hydrology/hydraulic calculations and profiles for all piping 12" diameter and larger, as necessary.
- i. Driveway slopes. A profile is required on each side of the driveway when the driveway slope is 10% or greater, see attachments 6 and 7 for gradient parameters.
- j. Existing topography – dashed or screened – natural ground, buildings, structures, drainage devices, fences, easements, utilities, streets, alleys, garden and retaining walls, property lines, trails, etc. within the site and offsite that could effect or be effected by the proposed development of the property, define with contours, dimensions, spot elevations, slopes, directional arrows, gradients, lines, labels, etc. Indicate disposition of existing hardscape and softscape to be protected or removed. Show existing topography a minimum of 50' beyond project boundary.
- k. Grading and improvements proposed for the site – solid lines (line weights shall vary for separation and clarity) - defined with contours, dimensions, spot elevations, slopes, directional arrows, gradients, lines, labels, etc.
- l. Horse corral if in horse trail community, 24' by 24' or 12' by 48', 30' away from house and 70' away from neighboring houses. Show set back dimensions from adjacent houses.
- m. Pavement slopes, see "C. Design Standards" for minimum and maximum requirements.
- n. Phased development interim slopes.
- o. Property boundaries – perimeter and interior lines with dimensions.
- p. Public Improvements – show for reference only.
- q. Soil Report recommendations incorporated into the grading plan.
- r. Survey Monuments shall be shown to be protected
- s. Walls (garden and retaining) top of wall, finish surface, and top of footing elevations. Combination walls, show top retaining and top of wall.
- t. For rough grading plans, show interim slopes of retaining walls to be built at precise grading operation.
- u. Parking lot striping plan shall be included in the horizontal control plan with details per city standards.
- v. For Residential Grading Plans show a typical lot grading detail similar to that shown on attachments 3 & 4, incorporate walls into detail as required by Conditions of Approval.
- w. In plan view, show horizontal and vertical limits of extended footings and stem walls at all occurrences. See attachments 10 and 10A. Provide a detail as necessary for clarity.

5. Water Quality Management Plan Best Management Practices Exhibit (to meet the requirements of the current adopted MS4 permit) [This sheet will be forwarded to the State Water Board]
 - a. Clearly show and label all volume based and flow based BMP's.
 - b. Provide detail for all BMP's.
 - c. Provide a maintenance schedule and responsibility for all BMP's.
 - d. Provide Waste Discharge Identification Number (WDID)
 - e. Engineer's As-Built Certificate (see attachment 1)
6. Erosion Control Sheet Content:
 - a. Provide sandbags at perimeter where drainage could flow offsite.
 - b. Sandbag stacking detail.
 - c. Access control details with tire shaker and drainage facility.
 - d. Protection of drainage inlets.
 - e. Location of dust control sign, (except for a one lot construction of a Single Family Residential).
 - f. Scan and paste attachment 8 to plan sheet.
 - g. Show wash down area with drainage facility.
 - h. Show materials storage areas.
 - i. Show monitoring stations.

C. DESIGN STANDARDS:

1. ADA parking spaces shall not exceed 2% maximum cross slope in all directions, inclusive of gutters.
2. ADA ramp 12:1 maximum slope, not in loading zone. Provide 10 scale detail for clarity as necessary.
3. Asphalt surfaces shall have 1% minimum cross fall, 5.0% maximum in parking stalls
4. Bench at top and bottom of slope to be min. width 1' if slope < 5', 2' if slope > 5' exclusive of walls.
5. Building retaining walls require water proofing. Specify approved material.
6. Cut and/or fill 3' to 5' requires City Planner approval.
7. Cut and/or fill exceeds 1500 CY requires Planning Commission approval.
8. Cut and/or fill over 5' requires Planning Commission approval.
9. Drainage discharged to private property is discouraged, but when necessary requires an easement from the property owner.
10. Drainage studies shall conform to the SBCFCD Manual and use a Q100.
11. Driveway profiles-see Attachments 6 & 7.
12. Equestrian Trails – Provide PVC fence, 4" thick DG surface, parallel drainage V ditch, bridge over V ditch where necessary for access corals, gates to corrals, S < 5% cross fall 2%, S > 5% cross fall 4%.
Water bars required at the spacing for the slopes shown respectively: 50' for 4% to 6%, 40' for 6% to 9%, 30' for 9% to 12%, 20' for 12%+.
13. Pavement structural section for parking lots, drive isles, and private streets shall be a minimum of 3".
AC over 4" CAB.
14. PCC gutters, swales and ditches minimum 0.5% slope.
15. Rear yard – 15' usable area required for single family lots.
16. Retaining walls – If over 3' height, require separate review. If large slope to provide swale at top of wall. Hillside Area - maximum height 4', can have two with 3' min. separating terrace.
17. Slope maximum 2:1.
18. Streets (private) and drive isles 0.5% minimum slope.
19. Swales – earth and grass min. 2.0% - see Attachments 3, 4 & 5 for side yard
20. Walkway surfaces to have 0.50% minimum to 2.0% maximum crossfall.
21. Wall and combination with retaining shall not exceed 8', 10' with minor exception from the planning department.
22. Roof drainage (except Single Family residential) can not flow over a public walkway.

23. Provide with a construction note; a call out for an ADA Accessibility sign at the public right of way.

D. REQUIRED PRIOR TO GRADING PLAN APPROVAL:

1. **Dust Control** -The applicant shall provide a soil stabilization schedule and staging plan for review and approval. In addition to the water trucks, a soil stabilization agent shall be applied to all graded areas as soon as the rough grading is completed. The new dust control policy is effective immediately to all developments, except, custom single family homes, which are exempt for the soil stabilization agent requirement. The owner of the site or the project contractor shall put into effect and maintain all precautionary measures necessary to prevent dust blowing from the site to adjacent properties.
2. **Easements** shall be obtained from off site owners for related off site grading, access, drainage, etc.
3. If exporting 50 cubic yards or more of soil, the applicant shall provide the location where the soil is to be deposited along with a letter of acceptance from the property owner. If the site is located within the City of Rancho Cucamonga, a stockpile plan and permit are required.
4. A grading **bond** is required for all projects having a combination of cut and fill of 5,000 cubic yards or more of soil. Contact Matthew Addington at 909-477-2710 ext. 4202 for more information.
5. If **walls** are to be constructed on **property lines**, provide an agreement with the adjacent property owner.
6. Show location of dust control sign(s).

E. APPROVED PLAN REVISIONS:

For revisions to approved plans, submit the originally approved plan plus a plan showing the proposed revisions. The cover sheet shall note the revisions number and list the sheets affected in the revision block. The effected sheets shall show the revision number and briefly describe the revision in the revision block. The plan revision shall be clouded on the originally approved plan. The approved revised plan will replace the originally approved plan.

LIST OF ATTACHMENTS

1. Certificates – to appear on Grading Plan Cover Sheet.
2. City Grading Notes - to appear on Grading Plan Cover Sheet
3. Typical Lot Grading – plan view.
4. Typical Lot Grading – Side yard section.
5. Typical Lot Grading – Rear yard section.
6. Driveway Profile – Normal condition.
7. Driveway Profile – Hillside Area.
8. DUST Control Measures
9. Erosion Control General Notes- to appear on Erosion control plan
10. Extended footings and stem walls, plan view.
11. 10A. Extended footings and stem walls, section view

ATTACHMENT 2

CITY GENERAL GRADING NOTES:

A. GRADING PROCESS

1. A **grading permit** shall be obtained from the City and the grading inspector shall be notified 24 hours prior to the start of any grading.
2. **Clearing and grubbing**, including removal of existing structure, footings, foundations, rubble, trees and root systems, other vegetation, debris, etc., shall be completed to the satisfaction of the Geotechnical Engineer prior to the start of grading operations.
3. **Excavation** shall then be completed as shown on the approved plans.
4. If **exporting 50 cubic yards** or more of soil, the applicant shall provide the location where the soil is to be deposited along with a letter of acceptance form the property owner prior to grading plan approval. If the site is located within the City of Rancho Cucamonga, a stockpile plan and permit are required.
5. The **exposed soils** shall then be inspected by the Geotechnical Engineer. Additional over excavation shall be made in accordance with the Geotechnical Engineer's recommendation and as contained in the Soils Report.
6. The **exposed soils** shall then be scarified to a minimum depth of 6 inches, brought to proper moisture content and compacted to at least 90% of the maximum density, as determined by Appendix Section J107.5 of the latest California Building Code. Equivalent compaction can be obtained by methods specified by the geotechnical Engineer.
7. Prior to **importing soil**, the grading contractor shall notify the Geotechnical Engineer not less than 72 hours in advance, so that each proposed import source can be sampled, tested, and approved prior to delivery for use on the site.
8. Proper **compaction** for the entire project including the backfill of utility trenches, etc. shall be verified by the Geotechnical Engineer. He shall prepare a compaction report, which shall be submitted to and approved by the City prior to the issuance of a building permit.
9. **Pad certification** for elevation of all pads within the project shall be submitted to the Building Inspector prior to any concrete pouring. Pad certification can be by either one approved black-line-as-built grading and drainage plan or in letter format showing the design and as-built pad elevations shown on the approved grading and drainage plan. Either shall be sealed by a Civil Engineer licensed in the State of California.
10. **Certificates of final lot grading** are to be submitted the Building and Safety Department prior to final building inspection.
11. **Final approval** includes the construction of all improvements shown on the approved plan, including drainage facilities, drainage patterns, walls, curbs, asphalt pavement, buildings, etc. All items shall be constructed to the line and grade shown on the approved plans.
12. An **as-graded grading** plan and certification of compliance shall be submitted to the Building and Safety Department prior to release of grading bond and prior to final grading inspection. The permittee shall provide a copy of as-built plans to the City for a permanent record at the end of the approved grading work.
13. A **Certificate of Occupancy** (C of O) and /or final electrical clearance for any building will not be released until all grading, drainage WQMP (Water Quality Management Plan) Best Management Practices) improvements are completed and approved by the City. In addition the Engineer's As-Built Certificate must be wet signed and sealed on the WQMP BMP Exhibit. Two sets of exhibits must be submitted to the Building and Safety Official for review. The City of Rancho Cucamonga will submit one original to the State Water Board.

B. RELATED REQUIREMENTS:

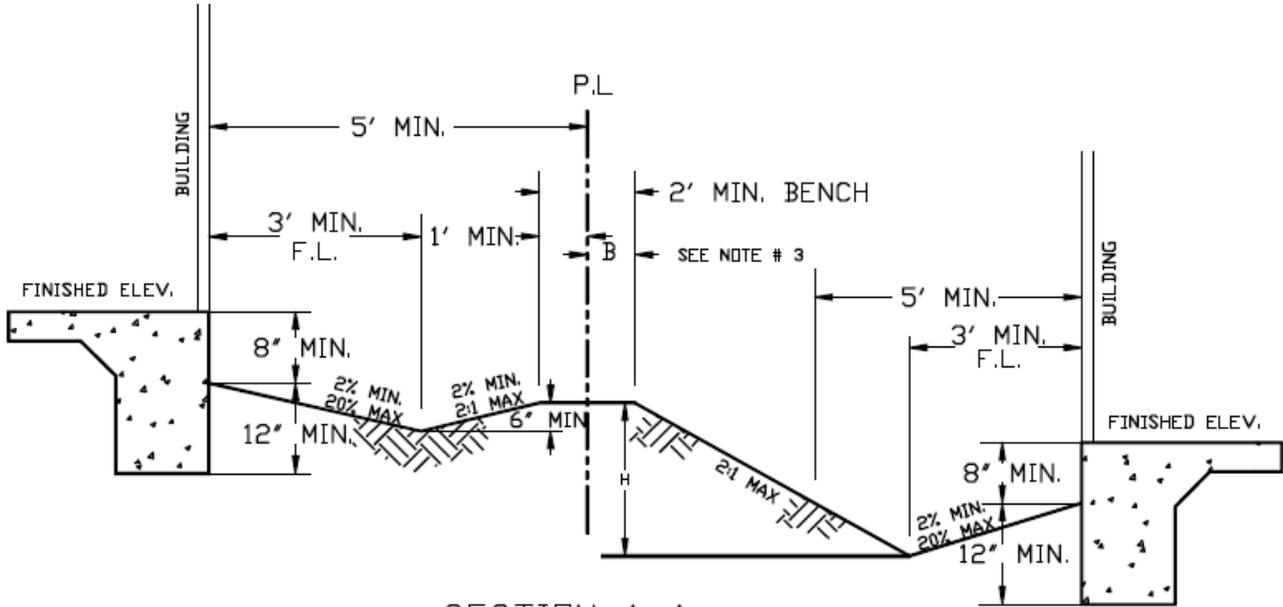
1. The **City only approves the Engineering Design** in scope and not in detail on these plans. The City does not verify construction quantities on these plans. Approval of the plans are for permit purposes only and shall not prevent the city from requiring correction of errors in the plans where such errors are subsequently found to be in violation of any law, ordinance, health, safety, or other design issues. City acceptance of plans does not relieve the developer from responsibilities from the correction of errors and omissions discovered during construction.
2. All **Concrete (PCC)** water carrying devices with slopes less than 0.5% shall be water tested prior to final inspection and acceptance. Any residual ponding in evidence at time of inspection shall be cause for removal and replacement.
3. **Debris, mud, silt, etc.** shall not be deposited on public or other property at any time during construction. Any such deposition shall be removed immediately by the Contractor.
4. All **drainage protective devices** such as swales, interceptor ditches, pipes, protective berms, barrier walls, concrete channels, or other measures designed to protect adjacent buildings or property from storm runoff must be completed prior to building construction.
5. The **Engineer of Record** assumes responsibility for grading and inspection in accordance with Appendix section J 105 of the latest California Building Code.
6. **Equestrian Trials** shall be surfaced with a 4-inch thick section composed of 95% decomposed granite (1/8" to 3/8" diameter) and 5% coarse sand compacted to 90%. A compaction report certified by a Soils Engineer shall be submitted to and approved by the City prior to project final approval.
7. **Floodwater conveyance** shall be maintained at all times during construction. The work shall be phased so that newly constructed facilities are fully operational prior to existing facilities being removed.
8. A **Grading Plan** (City approved) shall be on the job site at all times. Deviations from the plan shall be preceded by an approved plan revision. Upon request of the Building Inspector, the required plan and revisions shall be promptly submitted to the Building and Safety official for review.
9. **Protection of Adjacent Property.** During grading operations, the permittee shall be responsible for the prevention of damage to adjacent property and no person shall excavate on land sufficiently close to the property line to endanger any adjoining public street, a sidewalk, alley, or other public or private property without supporting and protecting such property from settling, cracking, or other damage which might result.
10. **Improvements damaged** by the grading operation located on adjacent property or with public right-of-way shall be repaired or replaced, as noted by City Inspectors, prior to final acceptance of the work.
11. **Obstructions** to proposed improvements shall be removed or relocated before beginning construction of the proposed improvements.
12. All work within the **public right of way** requires separate inspections and permits issued by the City Engineering Department.
13. **Shoring plans** and calculations shall be provided if found necessary.
14. All **slopes exceeding 5' in height and 5:1 or steeper** shall be planted with approved plant material and provided with approved watering system.
15. Should any **unforeseen subsurface structures** be encountered during construction, they shall be immediately brought to the attention of the Engineer of Record, the Geotechnical Engineer, and Building and Safety Department before proceeding further.
16. **Utility lines** (existing and proposed) within the work area shall be located and the depths confirmed by the Contractor. If the improvements cannot be constructed per plan because of conflicts, the contractor shall discuss modifications with the City Inspector to determine if a plan revision or a field change is required.

17. All **walls (retaining and garden) over 3 feet** in finish height require separate plans submittal and design, review, permits, and inspection.
18. All **work shown hereon** shall be done in accordance with the City of Rancho Cucamonga standards and Appendix J and Chapters 18 and 23 of the latest California Building Code.
19. **Grading Inspections:**
 - a. Prior to the start of grading operations the owner and grading contractor shall request a pre-grading meeting. The meeting shall be attended by the project owner/representative, the grading contractor and the Building Inspector to discuss about grading requirements and preventive measures, etc. If a pre-grading meeting is not held within 24 hours from the start of grading operations, the grading permit may be subject to suspension by the Building Inspector;
 - b. The grading contractor shall call into the City of Rancho Cucamonga Building and Safety Department at least 1 working day in advance to request the following grading inspections prior to continuing grading operations:
 - i. The bottom of the over-excavation
 - ii. Completion of Rough Grading, prior to issuance of the building permit;
 - iii. At the completion of Rough Grading, the grading contractor or owner shall submit to the Permit Technicians (Building and Safety Front Counter) an original and a copy of the Pad Certifications to be prepared by and properly wet signed and sealed by the Civil Engineer and Soils Engineer of Record;
 - iv. The rough grading certificates and the compaction reports will be reviewed by the Associate Engineer or a designated person and approved prior to the issuance of a building permit.

ATTACHMENT 4

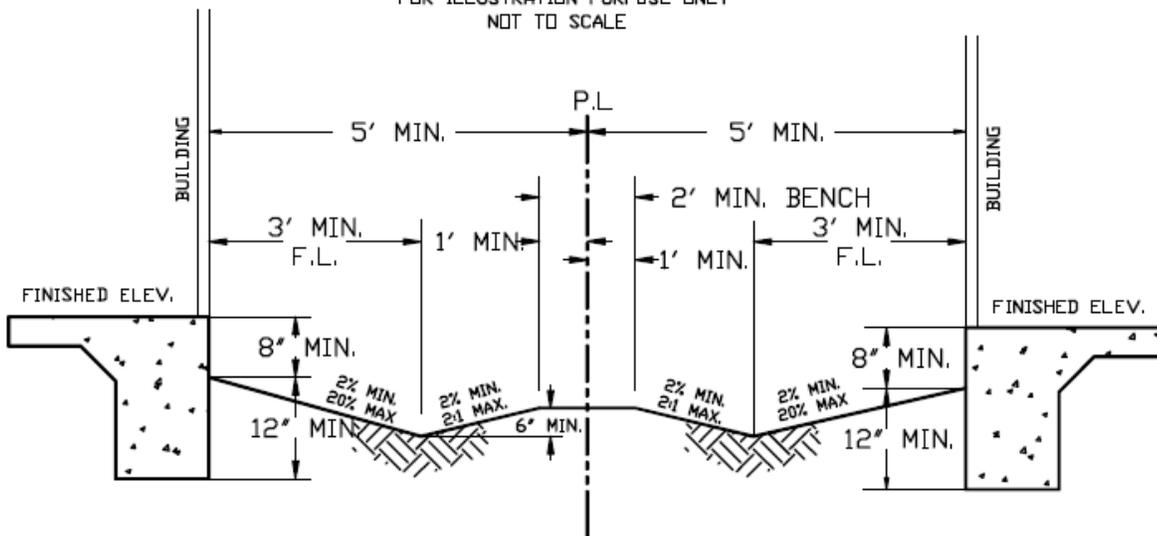
CITY OF RANCHO CUCAMONGA BUILDING AND SAFETY DEPARTMENT

10500 CIVIC CENTER DR., RANCHO CUCAMONGA, CA 91730 909-477-2710



SECTION A-A

FOR ILLUSTRATION PURPOSE ONLY
NOT TO SCALE



SECTION B-B

FOR ILLUSTRATION PURPOSE ONLY
NOT TO SCALE

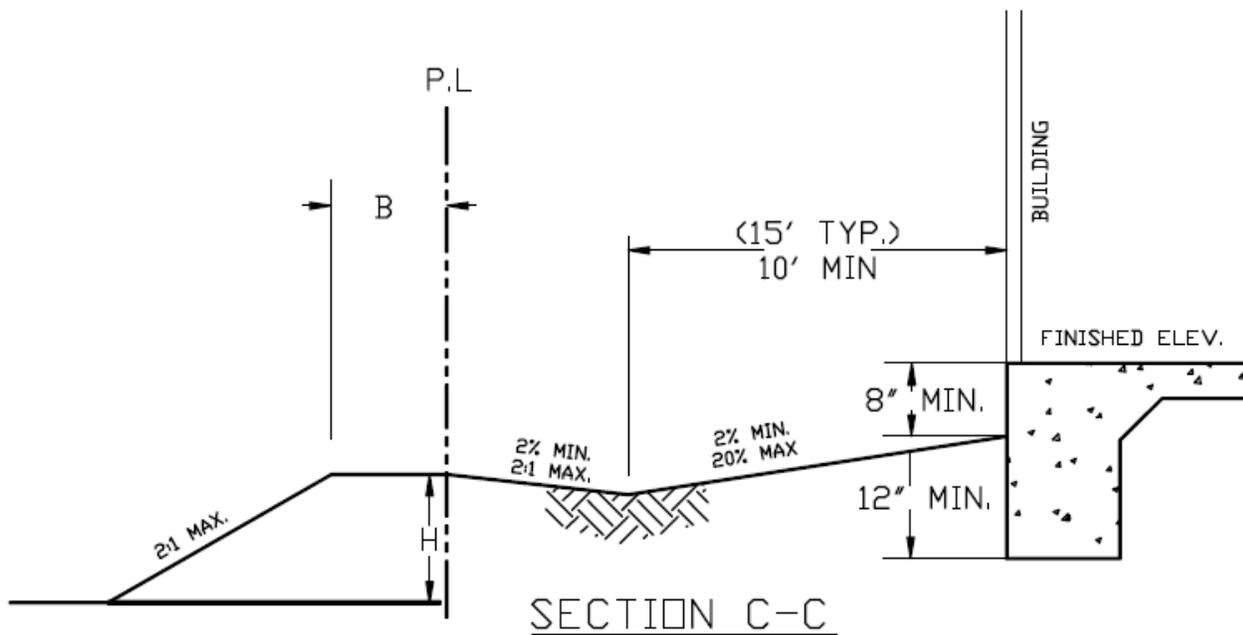
1. SWALE SHALL DISSIPATE AT BUILDING SETBACK LINE, EXCEPT CUL DE SAC AND KNUCKLE LOTS WHERE IT SHALL EXTEND TO BACK OF WALK

2. AN OPENING IN RETURN WALLS FOR DRAINAGE SHALL BE PROVIDED.

ATTACHMENT 5

CITY OF RANCHO CUCAMONGA BUILDING AND SAFETY DEPARTMENT

10500 CIVIC CENTER DR., RANCHO CUCAMONGA, CA 91730 909-477-2710



SECTION C-C

FOR ILLUSTRATION PURPOSE ONLY
NOT TO SCALE

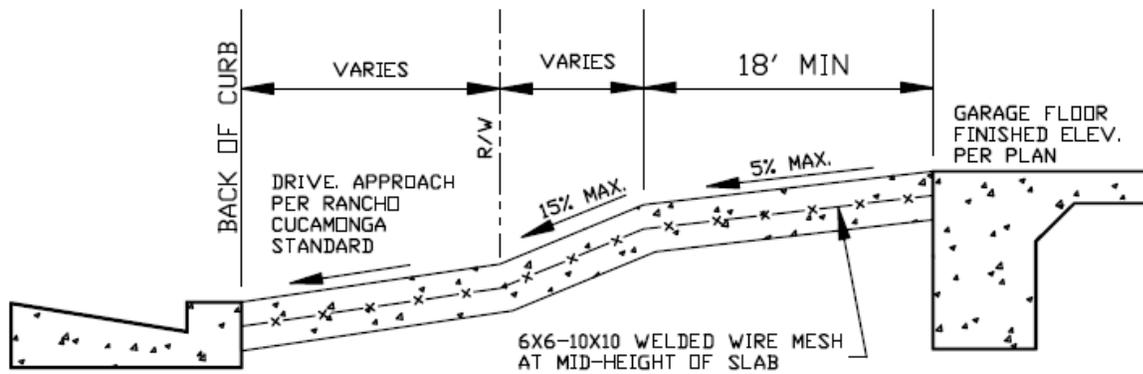
- 1 IF H IS EQUAL OR LESS THAN 5 FEET, B=1' MIN.
IF H IS GREATER THAN 5 FEET, B=2' MIN.

ATTACHMENT 6

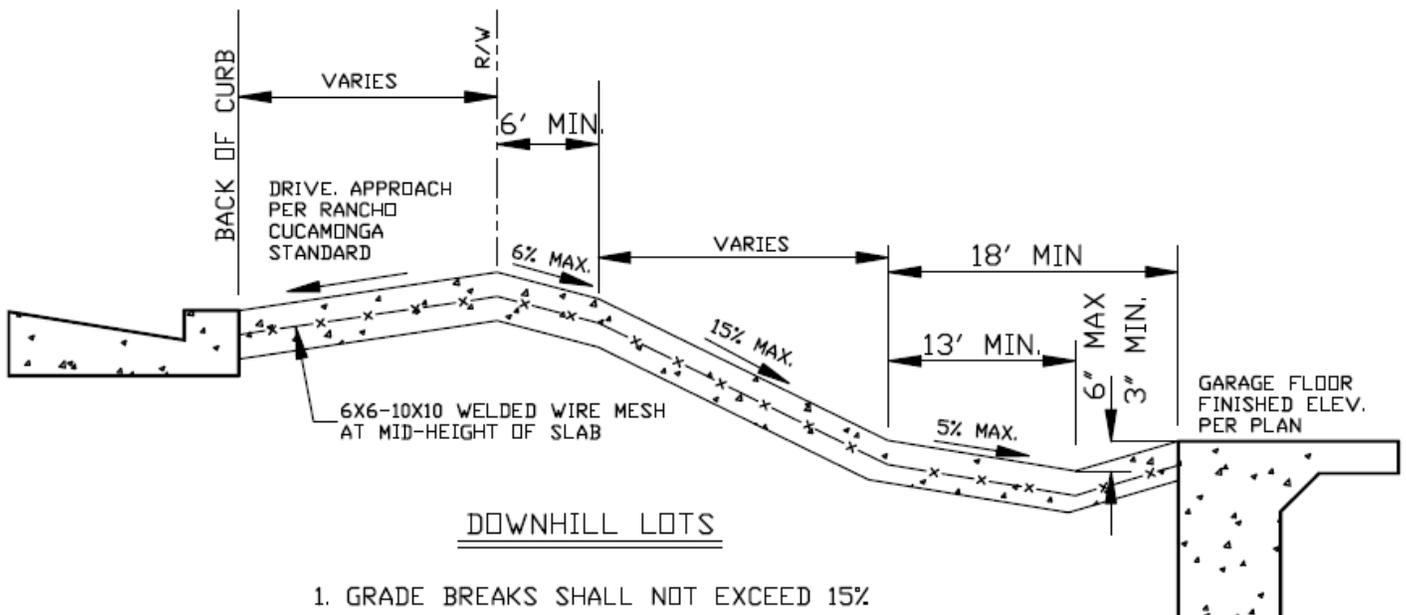
CITY OF RANCHO CUCAMONGA BUILDING AND SAFETY DEPARTMENT

10500 CIVIC CENTER DR., RANCHO CUCAMONGA, CA 91730 909-477-2710

TYPICAL DRIVEWAY PROFILE- NORMAL CONDITION
FOR ILLUSTRATION PURPOSE ONLY
NOT TO SCALE



UPHILL LOTS



DOWNHILL LOTS

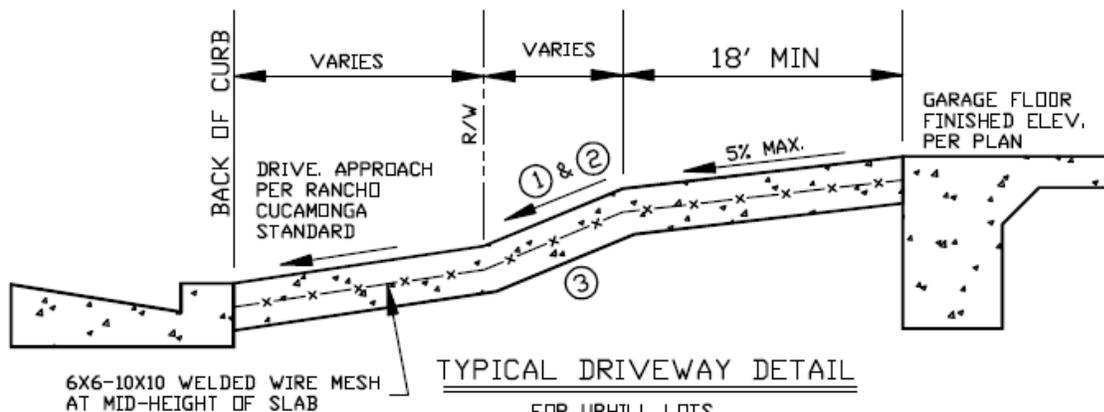
1. GRADE BREAKS SHALL NOT EXCEED 15%

ATTACHMENT 7

CITY OF RANCHO CUCAMONGA BUILDING AND SAFETY DEPARTMENT

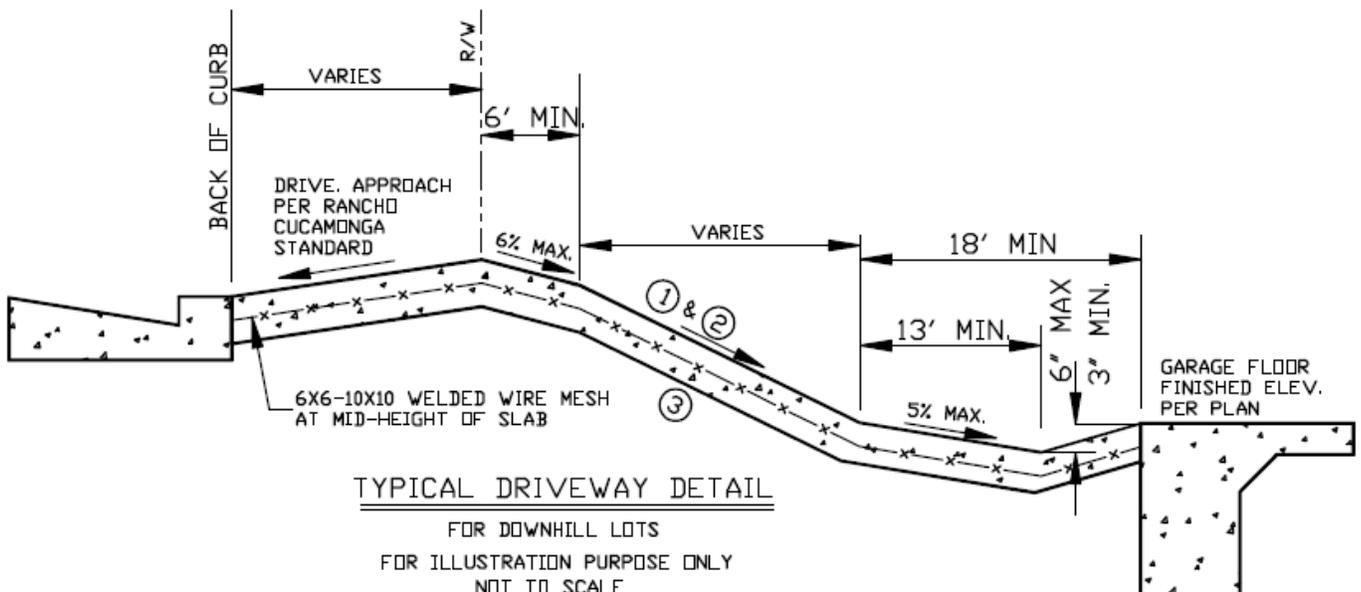
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HILLSIDE DEVELOPMENT



TYPICAL DRIVEWAY DETAIL

FOR UPHILL LOTS
FOR ILLUSTRATION PURPOSE ONLY
NOT TO SCALE



TYPICAL DRIVEWAY DETAIL

FOR DOWNHILL LOTS
FOR ILLUSTRATION PURPOSE ONLY
NOT TO SCALE

1. MAXIMUM SLOPE OF 20%, EXCEPT A SLOPE OF UP TO 22% IS PERMITTED FOR A MAXIMUM LENGTH OF 10 FEET.
2. SLOPE EQUAL OR GREATER THAN 20% REQUIRES COARSE PAVING MATERIAL OR GROOVES FOR TRACTION.
3. GRADE BREAK SHALL NOT EXCEED 15%.

ATTACHMENT 8

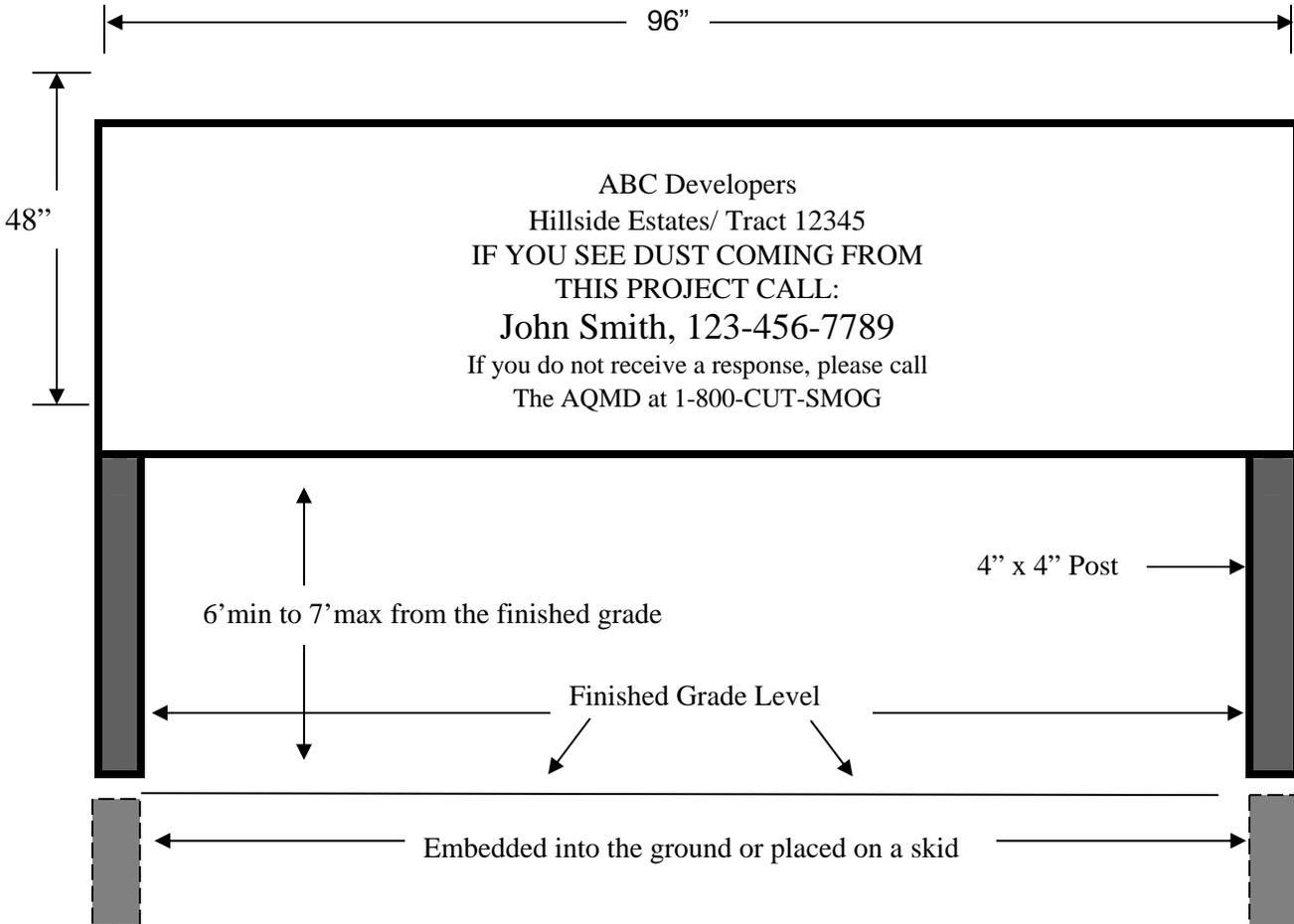
Prior to obtaining a permit for clearing and grubbing, stockpile, or rough grading, the applicant shall install a dust control sign on the property as indicated below. After installation of signage, inspection will be required. If you have any questions, please contact Jim Waters “Department Inspection Supervisor” at (909) 477-2710 ext. 4203.

GENERAL INFORMATION

- 1) Sign thickness should be 5/8 or 3/4 inch CDX laminated plywood board, overall size of 48”x96” (4 feet by 8 feet).
- 2) Signage must be located within 50 feet of each project site entrance.
- 3) One sign is sufficient for multiple site entrances located within 300 yards of each other.
- 4) Text height shall be at a minimum as shown on right side of sign template below.
- 5) Sign background must contrast with lettering. Typically black text with white background.
- 6) The lower edge of the board must be a minimum of 6 feet and a maximum of 7 feet above grade.
- 7) The telephone number listed for the contact must be a local or a toll-free number and shall be accessible 24 hours per day.

SIGNAGE INFORMATION	LETTERING SIZE
Empty Space	3”
Developers Name	4”
Project Name/Tract #####	4”
IF YOU SEE DUST COMING FROM	4”
THIS PROJECT CALL:	4”
Name, Phone Number	6”
If you do not receive a response, please call	3”
The AQMD at 1-800-CUT-SMOG	3”
Empty Space	3”

EXAMPLE OF SIGNAGE



ATTACHMENT 9

EROSION CONTROL PLANS

A- General Notes

1. Erosion control is required for grading operations. During the rainy season from October 15th to April 15th. Approved plans are required for all Rough Grading
2. In case of an emergency, call

(Responsible Person)

(Firm)

At

(24-Hour Phone No.)

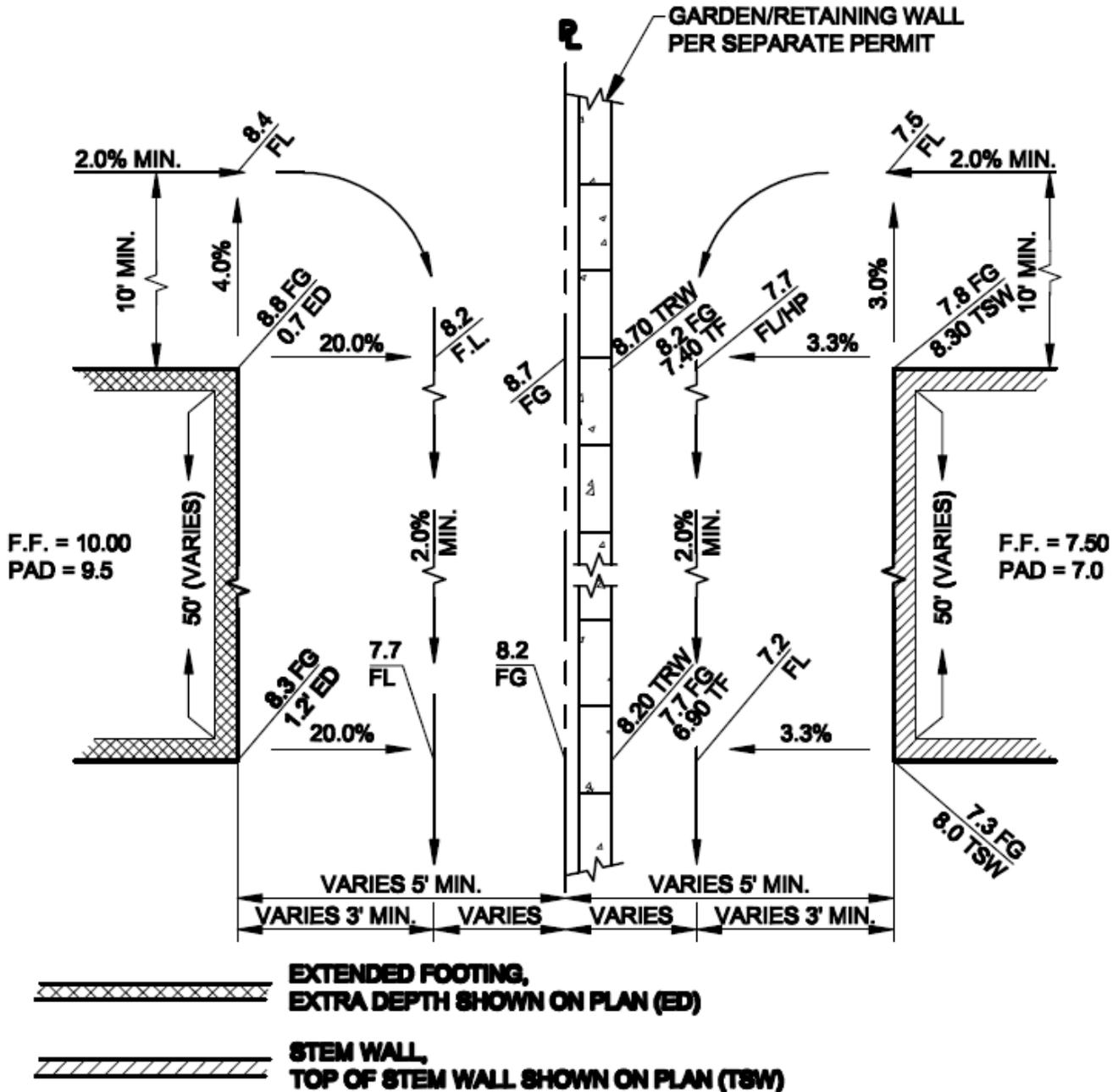
3. Clearing and grubbing should be limited to areas that will receive immediate grading. Erosion control measures will be required to protect areas which have been cleared and grubbed prior to grading operation, and which are subject to runoff during the rainy season. These measures may include but shall not be limited to: graded ditches, brush barriers, and silt fences. Care shall be exercised to preserve vegetation beyond limits of grading.
4. City approval of plans does not relieve the developer from responsibility for the correction of error and omission discovered during construction. The required plan revision shall be promptly submitted to the city Building official or his designee.
5. Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
6. Devices shall not be moved or modified without the approval of the City Building and Safety Official.
7. All removable protective devices shown shall be in place at the end of each working day when the 5-day Rain probability forecast exceeds 40%.
8. After a rainstorm all Silt and debris shall be removed from check berms, Silt fences, and desilting basin, etc.
9. Graded areas around the project perimeter must drain away from the face of slope at the conclusion of each working day.
10. The contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.

11. Desilting basins are to be constructed as grading of individual grading areas are complete per rough grading plans.
12. The Building and Safety Official reserves the right to make changes or modifications to plan as deemed necessary.
13. Information on this plan is for erosion control only.
14. Temporary erosion protection is required for manufactured slopes prior to permanent planting.
15. Areas shall be maintained in such a state that fire Access shall be maintained at all times (including access to neighborhood properties).
16. No obstruction or disturbance of natural drainage courses or existing storm drain Inlets shall occur during the rainy season, unless adequate temporary/permanent drainage facilities have been approved and installed
17. The contractor shall conduct the operation in such a manner that storm runoff will be contained within the project or channeled into the storm drain system which serves the runoff area. Storm runoff from one area shall not be allowed to divert to another runoff area.
18. The permittee shall put into effect and maintain all precautionary measures necessary to protect adjacent watercourses and public or private property from damage by erosion, flooding, and deposition of mud or debris origination from the site during the grading operation.
19. Conformance with the requirements of these plans shall in no way relieve the contractor from his responsibilities to this site and adjacent properties. Temporary erosion control shall consist of, but not be limited to, construction to prevent, control and abate water, mud, dust control, and erosion damage to public and private property as a result of the construction of the project.
20. Slopes constructed prior to October 1ST shall be treated for erosion control prior to October 15. Slopes constructed after October 1ST shall be treated for erosion control as the construction of slope progresses.
21. Fill Areas while being brought up to grade and during periods of completion prior to finale grade. Shall be protected by various measures to eliminate erosion and the siltation of down stream facilities and adjacent areas. These measures may include but shall not be limited to: Temporary down drains, Either in the form of pipes or paved ditches with protected outfall areas; Graded berms around areas to eliminate erosion of fill slopes by surface runoff; confined with ponding areas to desilt runoff; temporary check dams in toe of slope ditches to desilt runoff; protection such as sand bags around inlets which have not been brought up to grade; and earth berms and appropriate grading to direct drainage away from the edge of the top of slopes shall be constructed and maintained on those fill areas where earth where earthwork operations are not in progress.
22. Top of cut brown ditches, where required on the plans, shall be constructed prior to exceeding 10 feet of cut measured vertically.
23. The tires of vehicles being used on-site shall be inspected and washed if necessary to stop tracking of dirt onto public streets. If export or import of dirt is to be done, a paved or graveled wheel washing area at least 12' wide by 40' long shall be provided at the exit to facilitate the inspection and cleaning of tires. "Rumble Strips" made from steel, railroad track, or similar materials can help reduce the mud getting onto the cleaning area. Street sweeping and washing is still required, but may be reduced by proper use of a "Wheel Washing Area" like this. They are required on projects over 1 acres.

24. Any slopes with disturbed soils or denuded vegetation must be stabilized to inhibit erosion by wind and water.
25. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
26. Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind and water.
27. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
28. Excess or waste concrete may not be washed into the public right-of-way or any drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.
29. All non-storm water discharges, unless accepted or authorized by an NPDES permit, require prior approval by the State Water Resources Control Board.
30. Trash and construction related solid waste must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
31. Construction sites shall be maintained by implementation of best management practices (BMP) in such a manner that pollutants are not discharged from the site
32. Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
33. Dust Control. The owner of the site or the project contractor shall put into effect and maintain all precautionary measures necessary to prevent dust blowing from the site adjacent properties.

ATTACHMENT 10
CITY OF RANCHO CUCAMONGA
BUILDING AND SAFETY DEPARTMENT

10500 CIVIC CENTER DR. RANCHO CUCAMONGA, CA 91730 909-477-2710



SHOW ELEVATIONS ON HARDSCAPE TO NEAREST HUNDREDTH (TYP)
 SHOW ELEVATIONS ON SOFTSCAPE TO NEAREST TENTH (TYP)

PLAN VIEW - TYPICAL EXAMPLE

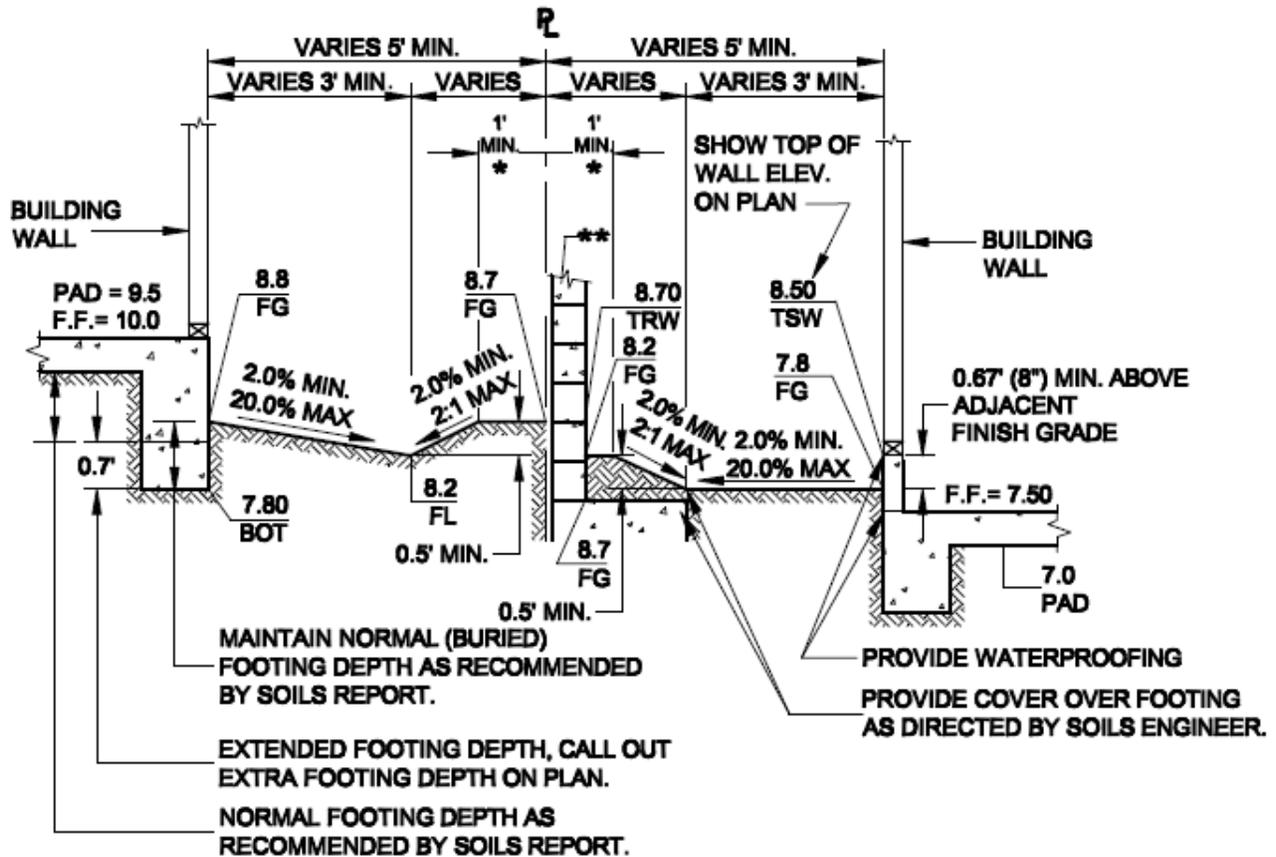
EXTENDED FOOTINGS AND STEM WALLS
 FOR ILLUSTRATION PURPOSE ONLY
 NOT TO SCALE

ATTACHMENT 10A
CITY OF RANCHO CUCAMONGA
BUILDING AND SAFETY DEPARTMENT

10500 CIVIC CENTER DR. RANCHO CUCAMONGA, CA 91730 909-477-2710

* SEE ATTACHMENT 4 FOR
BENCH WIDTH REQUIREMENTS

** GARDEN/RETAINING WALL
PER SEPARATE PERMIT



SHOW ELEVATIONS ON HARDSCAPE TO NEAREST HUNDREDTH (TYP)
 SHOW ELEVATIONS ON SOFTSCAPE TO NEAREST TENTH (TYP)

SECTION VIEW - TYPICAL EXAMPLE

EXTENDED FOOTINGS AND STEM WALLS
 FOR ILLUSTRATION PURPOSE ONLY
 NOT TO SCALE