

Land Development Grading Notes

41000 Main Street
Temecula, CA 92590
Phone: 951-694-6444
www.temeculaca.gov



These “Grading Notes” are intended to be used on all plans for private development that includes work related to: mass, rough and precise grading, borrow site/stockpiling, erosion and sediment control, administrative clearing, subject to review and approval by the Department of Public Works.

1. Standards. All construction and grading related activities (i.e., stockpiling, land clearing, erosion & sediment control, etc.) shall be performed in accordance with [Chapter 18 of the City of Temecula Municipal Code](#), the [Engineering and Construction Manual](#), all applicable standards, the latest edition of the [California Building Code \(Appendix J\)](#) and, if applicable, the [State Water Resources Control Board \(SWRCB\) National Pollution Discharge Elimination System \(NPDES\) General Permit for Construction Activities](#).
2. Permit Requirements. A grading permit shall be obtained prior to commencement of any work on the site.
3. Notifications. Public Works Inspection shall be notified via email at LDInspections@TemeculaCA.gov at least two (2) business days in advance of beginning any construction/grading operations.
4. Soils. All construction/grading activities shall be done in conformance with recommendations of the preliminary soils investigation by _____ dated _____. Said report shall be considered a part of this grading plan.
5. Cut/Fill.
 - a. Maximum cut and fill slopes shall be 2:1, unless otherwise approved by the City Engineer; and shall comply with the recommendations of the soils report. Fill slopes shall not have less than 90% relative compaction out to the finish surface.
 - b. Fill material shall not be placed on existing ground until the ground has been cleared of weeds, debris, topsoil, vegetation and other deleterious material. If the slope ratio exceeds 5:1 and is greater than five feet, the terrain must be keyed and benched into either bedrock or native soil, as directed by the geotechnical engineer.
 - c. Stability calculations with a factor-of-safety of at least one and five tenths (1.5) shall be submitted to Public Works by a registered civil engineer, soils engineer or geologist for cut and fill slopes over thirty feet (30’) in vertical height.
 - d. All grading shall be done under the supervision of a registered civil engineer, soils engineer or geologist, who shall submit two sets of written certification that all fills over one foot (1’) in depth have been properly placed.
6. Drainage.
 - a. As applicable, provide concrete brow ditches to convey 100-year storm flows or provide graded berms along the top of all graded slopes over three feet in vertical height or that are adjacent to graded areas, to direct surface runoff away from the top of slopes. All drainage devices shall be constructed per the approved plans.

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- b. Existing drainage courses shall continue to function at all times. No obstruction of flood plains or natural water courses shall be permitted.
 - c. Temporary drainage shall be provided until permanent drainage structures are installed. Protective measures shall be implemented to protect adjoining and downstream properties from silt deposition and ponding water during construction/grading operations.
 - d. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
 - e. Drainage easements shall be kept clear of all obstructions; no building or walls shall be placed within the limits of easements.
 - f. The minimum grade for concrete surface drainage facilities shall be a one-half percent (0.5%).
7. Property Corners. All property corners shall be clearly delineated in the field prior to commencement of any construction/grading activity, as directed by the City Engineer.
8. Rough Grading Inspections Prior to Building Permit. Inspections shall be requested via email to the Public Works Department at LDInspections@TemeculaCA.gov at least two (2) business days in advance (please include your permit # in the subject line).

Submit the following:

- a. one (1) pad elevation certification (i.e., rough grade) to include a statement that the pad elevation complies with the approved grading plan. Certification shall be to line, grade, elevation and location of cut/fill slopes.
 - b. one (1) pad compaction certification (i.e., final geotechnical/soils report) to include a statement that the grading complies with recommendations of the preliminary soils report.
9. Final Inspection Prior to Occupancy. Refer to the City's Engineering and Construction Manual.
10. Post Grading Activities. Post grading activities shall include, but not be limited to, installing where applicable: groundcover, trees, shrubs or a combination thereof in accordance with the City of Temecula Municipal Code prior to final inspection. Slopes over four feet (4') in vertical height shall have permanent irrigation systems with backflow prevention devices. Back flow prevention devices must comply with the Uniform Plumbing Code (U.P.C).
11. Other Construction Notes. Refer to separate notes for "paving," "general" and "erosion and sediment control" requirements.