# GRADING POLICY

1. Grading permits. No person shall conduct any grading, clearing, brushing, or grubbing on natural or existing grade that is preparatory to grading, without first having obtained a grading permit. Exception to this requirement are as follow or as otherwise determined by the City Engineer:
    a. An excavation below finished grade for basement and footing of a building, mobile home, retaining wall, or other structure authorized by a valid building permit or construction permit. This shall not exempt any fill made with the material from such excavation nor exempt any excavation having an unsupported height greater than five (5) feet after the completion of such structure. This shall not prohibit a minimum fee grading permit or soil or geologic report from being required for foundation design and inspection purposes when, in the opinion of the City Engineer, a soil stability or flooding considerations warrant such inspection.
    b. Cemetery graves.
    c. Refuse disposal sites controlled by other regulations.
    d. Earthwork construction regulated by the Federal, State, County, or City Governments, or by any local agency as defined by Government Code Section 53090 through 53095 (special districts), pipeline or conduit excavation and backfill conducted by local agencies or public utilities, earthwork construction performed by railway companies or their operating property, dedicated rights-of-way, or easements of the above agencies.
    e. Excavation and backfill for installation of underground utilities by public utilities or companies operating under the authority of a franchise or public property encroachment permit.
    f. Mining, quarrying, excavating, processing, stockpiling of rock, sand, aggregate or clay where established and provided for by law, under other agency permit(s), provided such operation do not affect the lateral support or increase the stresses in or pressures upon any adjacent or contiguous property.
    g. Exploratory excavations under the direction of soil engineers or engineering geologists, provided all excavations are properly backfilled as required by the City Engineer. All such excavations and trenches are subject to the applicable section of Title 8 of the State Orders, Division of Industrial Safety.
    h. An excavation which does not exceed twenty five (25) cubic yards on any one site and which is less than one (1) foot in vertical depth.
    i. A fill less than one foot in depth placed on natural grade with a slope flatter than five horizontal to one vertical (5:1), which does not exceed twenty five (25) cubic yards on any one site and does not obstruct a drainage course.
    j. A fill less than three (3) feet in depth, not intended to support structures or mobile homes which does not exceed twenty five (25) cubic yards on any one site and does not obstruct a drainage course.
2. Grading permit, paving. No person shall construct pavement surfacing in excess of three thousand (3,000) square feet, on natural or existing grade without a valid grading permit unless waived by the City Engineer, or unless a separate improvement plan for such paving is approved by the City Engineer. Resurfacing or maintenance of paved surface shall be exempt from this requirement.
3. Grading permit, construction. No person shall construct without a valid grading permit any new building or building addition that increases the original footprint by 1000 square feet or more, for which a building permit from the City is required, unless waived by the City Engineer.