

**SEC. 87.417. PLANTING.**

- (a) General. The face of all cut and fill slopes, in excess of 3 feet in vertical height, but only final slopes of any borrow pit, shall be planted and maintained with a ground cover or other planting to protect the slopes against erosion and instability. Planting shall commence as soon as slopes are completed on any portion of the site and shall be established upon all slopes prior to the final approval of the grading. In order to minimize the period during which a cut or filled surface remains exposed, such planting shall provide for rapid short term coverage of the slope as well as long term permanent coverage. Planting materials and procedures shall conform to regulations adopted by the County Official. Other plant materials as specified by a landscape architect may be approved by the County Official. The permittee shall maintain such planting until it is well established as determined by the County Official, and at least until coverage of 70 per cent, as compared to the native background plants, is achieved.
- (b) Minimum Requirements. In addition to planting with ground cover, slopes in excess of fifteen feet in vertical height shall be planted with shrubs having a one gallon minimum size or trees having a five gallon minimum size. The maximum spacing for shrubs and trees shall be ten feet on center each way. The planting pattern, but not the minimum quantity, may be varied upon the recommendation of landscape architect and approval by the County Official.

**SEC. 87.418. IRRIGATION SYSTEM REQUIREMENTS.**

- (a) General. Except for agricultural grading permits and borrow pits, all slopes to be constructed shall be provided with an irrigation system which shall be used to promote the growth of the slope plantings to protect the slopes against erosion. Slopes for borrow pits shall be planted in accordance with the requirements of the applicable use permit and reclamation plan under Chapter 7 of this Division. The owner shall be responsible for installation and maintenance of the irrigation.
- (b) Minimum Requirements.
  - (1) Plans for the irrigation system shall be in accordance with County of San Diego Standard Specifications for Sprinkler Irrigation Systems and shall be approved by the County Official prior to installation.
  - (2) The irrigation system shall be located relative to existing and proposed property lines to insure that the irrigation system and the slopes sprinkled thereby will both be within the same property boundaries. The irrigation system shall be supplied or be readily converted so as to be supplied through the metered water service line serving each individual property.

- (3) The irrigation system shall provide uniform coverage for the slope area at a precipitation rate not exceeding the intake rate of the soil. A functional test of the irrigation systems shall be performed to the satisfaction of the County Official prior to final approval of the rough grading.
- (4) Check valves shall be installed in the irrigation system to prevent erosion from low sprinkler heads.
- (5) Adequate back flow protection devices shall be installed in each irrigation system. Such devices shall be protected against physical damage during construction operations.

**SEC. 87.419. WAIVER OF PLANTING AND IRRIGATION REQUIREMENTS.**

The County Official may modify or waive the requirements for planting and/or irrigation systems if he or she finds that said requirements would be unreasonable or unnecessary for any of the following reasons:

- (a) the area is subject to periodic inundation,
- (b) water is unavailable to the area such that irrigation would be impractical or impossible,
- (c) the area is naturally devoid of vegetation, or
- (d) the area consists of cut slopes which are not subject to erosion due to their rocky character or slopes which are protected with pneumatically applied concrete mortar or are otherwise treated to protect against erosion and instability to the County Official's satisfaction.

**SEC. 87.420. REGULAR OR SUPERVISED GRADING REQUIRED.**

- (a) All grading, except grading for a borrow pit, in excess of 5,000 cubic yards shall be performed under the general supervision and coordination of a civil engineer hired by the applicant, who shall assume and perform the duties specified in Section 87.422 throughout grading operations until completion and approval of all work pursuant to Section 87.428. Such grading shall be designated "supervised grading", and such an engineer shall be known as the "Permit Compliance Engineer."
- (b) Grading not supervised in accordance with this section shall be designated