

**DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
PRIVATE DEVELOPMENT CONSTRUCTION INSPECTION
ROUGH GRADE FREQUENTLY ASKED QUESTIONS**

Q What waivers are available for planting and irrigation requirements for Rough Grade release?

A Waivers for planting and irrigation are found under Section 87.419 of the Grading Ordinance and are limited to the following:

1. The area is subject to periodic flooding (such as a detention pond).
2. Water is unavailable to the area such that irrigation would be impossible (in such cases, watering by truck is the minimum acceptable method, and piping system-type irrigation would be required prior to Final Grade release).
3. The area is naturally devoid of vegetation (natural sloping areas surrounding the site have no vegetation whatsoever).
4. 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 (other than for concrete protection, certifications by a Soils Engineer and Landscape Architect are required to confirm the surface is unable to adequately support vegetation).

Waivers must be approved by the Public Works Manager.

Q What planting and irrigation are required for Rough Grade to be released?

A Planting and irrigation are required to follow the "Landscaping and Irrigation Plan," if such a plan exists for the given project. Otherwise, the minimum planting and irrigation for permanent erosion control required is as noted in Section 87.417 and 87.418 of the Grading Ordinance.

Q Upon release of Rough Grade, may I remove the construction Best Management Practices (BMPs) from my construction site?

A All BMPs must remain in place or stockpiled under the Weather Triggered Action Plan, until the Grading Permit is closed. Perimeter BMPs must be deployed and maintained continuously.

Q May I excavate for building footings prior to release of Rough Grade?

A No. Pad stabilization and elevation must be confirmed in order to release Rough Grade. Excavation for footings will make these findings difficult or impossible.

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- Q I would like to build the retaining walls shown on the grading plan in concert with the foundation and/or retaining walls shown on my building plans. Can I get Rough Grade release prior to construction of the retaining walls in order to accomplish this?
- A All retaining walls shown on the approved Grading Plan must be constructed under inspection of the DPW Inspector or Special Inspector, and must be backfilled prior to release of Rough Grade.
- Q Who may provide certification for grading compliance, pad elevation and compaction?
- A Certification of grading compliance, elevation and compaction may be made by a duly registered Soils Engineer, Engineering Geologist, or Civil Engineer. A Licensed Land Surveyor may certify for elevation, but not grading compliance or compaction.
- Q What is a Weather Triggered Action Plan?
- A For purposes of stormwater compliance in the County of San Diego, a permittee may choose to provide a Weather Triggered Action Plan in lieu of deploying all on-site BMPs. The plan must provide for daily review of weather forecasts for the area, a plan for deployment including materials list, map of areas to be treated, and source of manpower, and a stockpile of listed measures containing no less than 125% of all required materials. The plan must be approved by the County Inspector and must be updated and maintained continuously until the permit is closed. Weather Triggered Action Plans may only be used during the non-rainy season.