



Planning & Building Agency
Building Safety Division
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GRADING PERMIT INFORMATION

BLD-05

A. REFERENCES

1. California Building Code (CBC), Appendix J
2. Santa Ana Municipal Code (SAMC), Section 8-183

B. GRADING PERMITS REQUIRED

No grading shall be performed without first having obtained a grading permit. A grading permit does not include the construction of retaining walls or other structures.

Exemptions: A grading permit shall not be required for the following:

1. Grading of less than 50 cubic yards in an isolated, self-contained area, provided there is no danger to the public, and that such grading will not adversely affect adjoining properties.
2. Excavation for construction of a structure permitted under this code.
3. Cemetery graves.
4. Refuse disposal sites controlled by other regulations.
5. Excavations for wells, or trenches for utilities.
6. Mining, quarrying, excavating, processing or stockpiling 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.
7. Exploratory excavations performed under the direction of a registered design professional.
8. An excavation of less than 50 cubic yards 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 in 2 units horizontal (50 percent slope).
9. 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.

Exemption from the permit requirements of this appendix shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

C. GRADING PERMITS SUBMITTAL

Authorization by the Planning Division is required prior to grading permit submittal.

Grading permit shall be required for all new buildings including New Single Family Homes.

Grading plans shall be required to be submitted before or concurrently with the architectural plans submittal to the Building Safety Division.

D. GRADING PLAN INFORMATION

Submit five (5) sets of drawings for review with the following information required to be shown on the plans:

1. All Property lines with bearings and distances.
2. Street names, railroad right-of-way, etc.
3. Exact location(s) (footprint(s)) of building(s).
4. Building setbacks dimensioned.
5. Finish grades and finish floor elevations.
6. Vertical relationship of footings and drainage swales.
7. Drainage flow lines.
8. Limits of grading/paving under the subject Grading Permit application.
9. Existing/proposed buildings/pads on the site and within 15 feet of the subject site on adjacent properties. Note pad and building finish floor elevations.
10. Street address of the subject property.
11. North arrow. Drawing orientation should be with north to the top or left of sheet.
12. Person/design firm, name, address, telephone number, and professional registration number and stamp, that is responsible for the preparation of the grading plan.
13. Scale of drawing.
14. Drawing legend.
15. Complete and accurate legal description of the subject property.
16. Assessor's parcel number.
17. Name and address of property owner.
18. Easements: location, width and purpose.
19. Utilities on and adjacent to the subject property:
 - a. Location, size and invert elevation of sanitary and/or storm sewers.
 - b. Location and size of water mains.
 - c. Location of gas lines.
 - d. Location of power, telephone, cable television, etc., lines.
 - e. Location of underground tanks and other underground structures.
20. Proposed public improvements such as street widening, installation of curb, gutter, sidewalks, etc.
21. Flood zone designation.
22. Datum, benchmark and date of survey.
23. Indicate which trees and other natural vegetation shall be saved and removed.
24. Notes on other natural features such as rock outcrops.
25. Existing routes of surface water runoff, drainage area and estimated runoff.
26. Details of drainage structures, retaining walls, etc.
27. Existing and proposed contours, slopes, etc.
28. Area (square feet) of walks, parking and other paved areas.
29. Reference to preliminary plans, Development Review Committee (DRC) number, plan check numbers, etc.