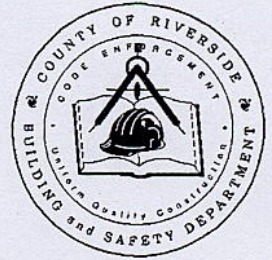




# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY



### Building and Safety Department

To: Plan Review and Inspection Staff  
From: Nick J. Anderson, Deputy Director  
Date: September 5, 2006  
Re: Exploratory Excavation and Clearing Policy

#### **EXPLORATORY EXCAVATION AND CLEARING PLAN CHECK AND INSPECTION PROCEDURES**

##### **Application/Plan Check Submittal Process:**

Land Use Technician shall review application to ensure completeness, verify project is located in the unincorporated area of Riverside County, verifies entitlements, address and or coordinates, checks GIS for designated habitat areas and place Condition of Approvals on project, if designated as habitat area/s, review by other departments (EPD or RCA), Land Use Technician will refer applicant to that department prior to generating and completing a permit application – this action may require an E.A. (Environmental Assessment) for exploratory excavation and clearing .

Land Use Technician reviews plans and applications for completeness. Reject any submittal that is not complete and not in compliance with Ordinance 457.93 and Ordinance 457.98. Incomplete submittals cannot be properly checked.

When Land Use Technician completes the application review, and determines the application is complete and ready for plan check submittal, the Land Use Technician will generate a grading permit number (BGR), subtype (GOTHR). When completed, the applicant is sent to the Building and Safety counter for plan check submittal. The Building counter person will check submittal based on the scope of work. The Building counter person will place a minimum of two (2) hours of plan check time for minimum deposit and (2) hours of inspection time for the site inspection. Once the plan check deposit has been paid, the Building counter person will route plan into grading plan check.

##### **Plan Check Process:**

Plan Check staff will review the scope of exploratory excavation and clearing. Exploratory excavation shall comply with Ordinance 457.98 and clearing shall comply with Ordinance 457.93; major items to be identified in the plan are as follows.

1. Review extent of exploratory excavation and clearing
2. Delineate disturb/denudated areas
3. Identify the quantity of material moved or cleared
4. Identify seismic trenching/over-excavated trenches
5. Identify and define boring location and placement of soil sample/s
6. Identify temporary erosion control methods
7. Identify NPDES compliance/ Storm Water Pollution Prevention
8. After completions of exploratory excavation and clearing, identify method of restoration of disturb/ denudated areas
9. Restoration shall identify landscaping and erosion control methods
10. PM 10 compliance and BMP's

After completion of the plan check process, plan checker will stamp and approve plan, complete the routing screen as trained and place/send the approved plan on/to the approved rack. **Determine balance of plan check fees. Plan checker will place a minimum of two hours as a deposit for permit. The application shall pay fees according to the number of hours services rendered.** Bolded area is not required for deposit based permits.

### Inspection Process

Exploratory excavation and clearing inspections are performed when requested, department recommends a pre-excavation site inspection . Inspector shall inspect the following.

1. Extent of exploratory excavation and clearing
2. PM 10 compliance
3. Disturb/ denudated areas
4. Evaluate the quantity of material moved or cleared
5. Evaluate seismic trenching and excavated trenches
6. Evaluate boring location and placement of soil sample/s
7. Evaluate the temporary erosion control methods
8. Review Storm Water Pollution Prevention Plan
9. After completions of exploratory excavation, inspect restoration of disturb/ denudated areas
10. Inspect restoration of landscape for erosion control methods
11. Once all work is completed BGR permit must be finalized.

1 H. Fire-Extinguishing equipment of the following types shall be provided in all restaurant cooking appliance ventilation  
2 systems:

- 3  
4 1. An approved fixed pipe inert gas system operated by manual and automatic controls, or  
5  
6 2. An approved fixed pipe dry chemical system operated by manual and automatic control.  
7

8 I. Special Construction Provisions for Hazardous Fire Areas. The hazardous fire areas of the unincorporated areas of the  
9 County of Riverside are those portions so designed on the maps entitled, "Hazardous Fire Areas of Riverside County",  
10 on file in the office of the Clerk of the Board of Supervisors and in the office of the County Fire Warden of Riverside  
11 County. All buildings or structures that are constructed or moved into hazardous fire areas, shall comply with the  
12 following construction requirements:

- 13  
14 1. Roof Coverings. Roof covering shall be fire retardant roofing as specified in Section 1504.1, .2, and .3  
15 of the Uniform Building Code or other fire retardant roofing that has been tested by the Underwriters  
16 Laboratory or other recognized testing agency and accepted by the International Conference of Building  
17 Officials.  
18  
19 2. Protection of Openings. Openings into attics, floors or other enclosed areas shall be covered with  
20 corrosion-resistant wire mesh not greater than 1/4-inch in any dimension unless such openings are equipped  
21 with sash or doors.  
22  
23 3. Alterations. Existing buildings and structures in high fire hazard areas to which additions, alterations or repairs  
24 are made, shall comply with these special provisions in accordance with the provisions of Section 102 of the  
25 Uniform Administrative Code.  
26

27 J. Appendix. Chapter 33 of the Uniform Building Code Appendix is amended as follows:

- 28  
29 1. Section 3304 of the Uniform Building Code is amended to read:

30  
31 Section 3304. The purpose of this chapter is to safeguard life, limb, property and the public welfare by regulating  
32 grading on private property. Road work that is being regulated by the Director of Transportation by County  
33 contract or through Ordinance Nos. 460, 461 and 499 shall not be required to obtain a grading permit pursuant to  
34 this chapter.  
35

- 36 2. Section 3306 of the Uniform Building Code is amended as follows:

37  
38 Section 3306.1. Permits Required. No person shall conduct any grading or clearing of any kind without first  
39 obtaining a grading permit from the building official except when the grading or clearing results in, is performed  
40 in connection with, or is for the following exempt work categories:

- 41  
42 1. An excavation below finished grade for basements and footings of a building, retaining wall or other structure  
43 authorized by a valid building permit. This shall not except any fill made with the material from such  
44 excavating nor except any excavation having an unsupported height greater than 5 feet after the completion of  
45 such structure.  
46  
47 2. Cemetery graves.  
48  
49 3. Refuse disposal sites controlled by other regulations.  
50  
4. Excavations for wells or tunnels or utilities.

- 1 5. Mining quarrying, excavating, processing, stockpiling of rock, sand, gravel, aggregate or clay where  
2 established and provided for by law, provided such operations do not affect the lateral support or increase the  
3 stresses in or pressure upon any adjacent or contiguous property.  
4
- 5 6. Exploratory excavations under the direction of soil engineers or engineering geologists. This exemption shall  
6 be restricted to those circumstances involving exploratory excavations of less than one thousand (1,000) cubic  
7 yards in any one location of less than one acre .  
8
- 9 7. An excavation which does not exceed 50 cubic yards on any one lot and which, (a) is less than 2 feet in depth,  
10 or (b) which does not create a cut slope greater than 5 feet in height and steeper than 1½ horizontal to 1  
11 vertical. This exemption shall not apply when finish grading is proposed, subsequent to a permit authorizing  
12 rough grading in accordance with Section 4.J.4(a)  
13
- 14 8. A fill less than 1 foot in depth and placed on natural terrain with a slope flatter than 5 horizontal to 1 vertical,  
15 or less than 3 feet in depth, not intended to support structures, which does not exceed 50 cubic yards on any  
16 one lot and does not obstruct a drainage course. This exemption shall not apply when finish grading is  
17 proposed, subsequent to a permit authorizing grading in accordance with Section 4.J.4(a).  
18
- 19 9. The construction or maintenance of roads or facilities for the generation, storage or transmission of water  
20 including floodwaters or electrical energy by public agencies or their agents.  
21
- 22 10. The maintenance of existing private roads by private individuals or their agents, including private roads used  
23 exclusively in connection with an agricultural use, but not the construction or widening of such roads.  
24
- 25 11. Fire protection within that area specified in any annual weed abatement notice or hazard reduction notice or  
26 such additional area as may be authorized or required, in writing, by the appropriate fire protection agency or  
27 as provided in Section 405 of Ordinance No. 787.  
28
- 29 12. Uses incidental to an existing residence such as fencing, gardening, or landscaping, including but not  
30 limited to, the mowing, cutting and/or removal of dead underbrush, dead weeds, or dead grasses.  
31
- 32 13. Agricultural discing on an operating farm.  
33
- 34 14. The raising of crops or animals exclusively for commercial agricultural purposes where all excavated material  
35 remains on-site, but not including agricultural grading or clearing within the sand source areas identified in  
36 Exhibits B and C of the Third Amendment to the Coachella Valley Fringe-toed Lizard Habitat Conservation  
37 Plan and Implementing Agreement. This section does not apply to clearing or grading for buildings,  
38 structures or uses that require a building permit or other land use approval.  
39

40 This section automatically applies in any of the following three (3) cases:

- 41
- 42 a. The agricultural grading or clearing described above occurs on land in the Coachella or Palo Verde Valleys  
43 located within Riverside County Census Tracts 452.01, 452.02, 453, 454, 455, 456.01, 456.02, 457.02,  
44 458, 459, 460, 461 and 462; or  
45
- 46 b. The agricultural grading or clearing described above occurs on land that has been farmed within the  
47 preceding five (5) years and is leased or owned by an operating farm; or  
48
- 49 c. The agricultural grading or clearing described above is conducted by an operating farm for the purpose of  
50 farming, the land graded or cleared is used exclusively to raise crops or animals within one (1) year of the  
grading or clearing, the land graded or cleared is not the subject of a development application that is being