

17.12.080: SPECIAL DESIGN STANDARDS FOR SUBDIVISIONS IN THE CE-1 ZONE:

The following design standards shall apply to subdivisions within the CE-1 zone. Provided that where the provisions of this section conflict with other provisions of this chapter these provisions shall prevail:

C. Grading:

1. All land surface having a slope of thirty percent (30%) or greater shall remain in its natural state and shall not be graded or otherwise disturbed except for the planting of additional vegetation, the addition of sprinkler irrigation systems, the establishment of required fire breaks or access easements, or when such disturbance is specifically provided for under the approved plan.
2. No grading, filling or excavation of any kind shall be commenced without first having obtained a grading permit from the public works director who shall not issue such permit until the final grading and drainage plan is endorsed by a licensed civil engineer, and approved by the city engineer.
3. Fill areas shall be prepared by removing organic material such as vegetation, rubbish and other material which is determined by the city engineer to be detrimental to proper compaction or otherwise not conducive to stability. No rock or similar irreducible material with a maximum diameter greater than twelve inches (12") shall be used as a fill material in fills that are intended to provide structural strength.
4. All rough street and site grading shall be completed prior to the installation of utilities.
5. Fills shall be compacted to at least ninety five percent (95%) of AASHTO T180 density for those areas intended as structural foundations, including roadways.
6. The surface of cut slopes shall be no steeper than two and one-half (2 1/2) horizontal to one vertical. Subsurface drainage shall be provided as necessary for stability.
7. The surface of fill slopes shall be not steeper than two (2) horizontal to one vertical.
8. Slope easements shall be provided of sufficient width on both sides of a street so that tops and toes of cut and fill slopes shall be set back from the slope easement boundary a distance of ten feet (10').
9. Borrowing for fill shall be prohibited unless the material is obtained from a cut permitted under an approved grading plan obtained for some purpose other than to produce fill material, or imported from outside the hillside area of the zone.
10. Cut slopes shall be constructed to eliminate sharp angles of intersection with the existing terrain and shall be rounded and contoured as necessary to blend with existing topography to the maximum extent possible.