

6.0 GRADING PLAN

6.1 Grading Standards

1. Regardless of the specific grading limitations set forth herein, development should conform to natural slopes to the maximum extent possible, rather than changing topography to fit development.
2. Creation of large graded pads which extend beyond the boundaries of one lot (i.e., mass-pad grading) shall be prohibited, except as noted herein. Some deviation may be allowed for clustered development, affordable housing, and avoidance of other resources.
3. Development limitations shall be in accordance with steepness of existing slopes as shown in Figure 6-1, Grading Constraints Map. Required grading plans shall include a site specific slope map of at least 1" = 50' and 5-foot contours showing the following classes:

30 percent and over slopes (Restricted Grading Area)

- a. Setbacks shall be provided and encumbered by a conservation easement (See Section 3.3.2) held as common open space or zoned open space.
- b. No grading or construction is allowed, except the minimum required for trail access.

15 to 30 percent slopes (Limited Grading Area)

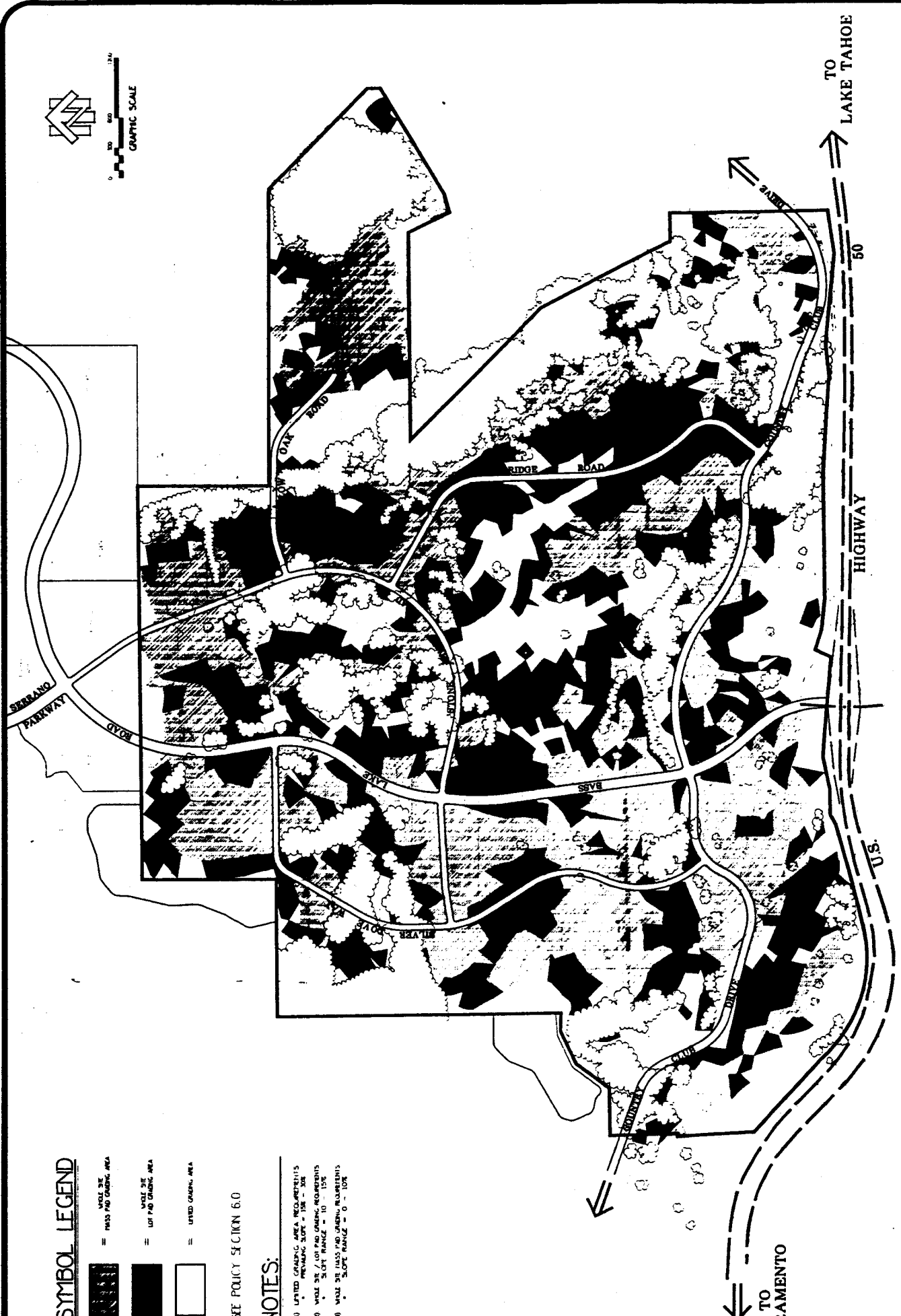
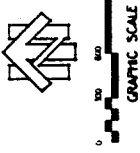
- a. Primary local roads may include separated grade where necessary to minimize cuts and fills.
- b. Dwellings constructed to natural grade utilizing foundation designs which conform to topography is encouraged.
- c. All grading activities will incorporate the erosion control measures as provided in the El Dorado County Grading Ordinance. Areas subjected to grading shall not slope in excess of 2:1 unless otherwise approved by the County.

10 to 15 percent slopes (Lot Pad Grading Area)




- a. Grading cuts or fills may occur to the lot boundary (property line) in order to provide a relatively level site or pad for construction of a dwelling and creation of usable yard areas. A landscaping plan shall be required for cut and fill slopes.
- b. Property lines should occur at the top of slope banks.

0 to 10 percent slopes (Whole Site/Mass Pad Grading Area)

- a. This category allows most forms of grading, including mass-pad grading, subject to adherence to the grading policies contained herein and County ordinance.
4. Where grading is necessary, contouring techniques shall be employed to avoid angular flat slopes and distinct edges. The top and toe of slopes and the slope itself shall be rounded and feathered in a natural-appearing manner.
5. Streets shall be sited in accordance with hillside contours so that the shape and character of the natural landform are retained.
6. Grading and landform alteration of prominent ridgelines whose silhouettes are visible from U.S. Highway 50 and Bass Lake Road is prohibited regardless of slope. This shall be gauged through the use of visual simulation of proposals. (See Section 3.3.1)
7. In order to minimize erosion and siltation, grading shall only be allowed on approved projects that are subject to immediate development. Issuance of a grading permit shall not occur prior to approval of a development application.
8. Use of retaining structures (retaining walls, crib walls, and gibions) are encouraged in instances where such a design will reduce grading quantities and visual impact. All such structures shall be landscaped.
9. Grading shall be prohibited in all open space areas, except as specifically set forth in Section 7.4.1.10 herein.
10. All grading shall conform to the County Grading Ordinance, Subdivision Design and Improvement Manual (Hillside Regulations), and the Hillside and Ridgeline Development Guidelines for Bass Lake Hills Specific Plan (Appendix B).
11. Architectural style of buildings should be adapted to hillside slopes rather than adapting land forms to buildings designed for flat land topography.
12. Development on slopes of 40 percent or greater is prohibited.



SYMBOL LEGEND

-  WIDE SUE MASS FAD GRADING AREA
-  WIDE SUE LOT FAD GRADING AREA
-  LIMITED GRADING AREA

SEE POLICY SECTION 6.0

NOTES:

- 1) LIMITED GRADING AREA REQUIREMENTS
PREVAILING SLOPE = 15% - 30%
- 2) WIDE SUE / LOT FAD GRADING REQUIREMENTS
SLOPE RANGE = 10 - 15%
- 3) WIDE SUE MASS FAD GRADING REQUIREMENTS
SLOPE RANGE = 0 - 10%

**BASS LAKE HILLS SPECIFIC PLAN
GRADING CONSTRAINTS MAP**

FIGURE 6-1

