

6.0 GRADING

6.1 GRADING PROGRAM

The proposed grading plan for the Colonies at San Antonio will result in reclamation of past mining activities, and return the site to a productive state (Figure 6.1). Earthwork quantities are estimated to be approximately 5,034,000 cubic yards of excavation (cut) and approximately 4,721,700 cubic yards of embankment (fill). Balanced grading of cut and fill has been achieved using fill from the construction of I-210. The intent is to place excavated material in engineered fills designed to allow surface drainage to flow generally toward the flood control facilities.

6.2 SPECIAL TECHNIQUES/DEVELOPMENT STANDARDS

All grading activities shall be in substantial conformance with the overall grading concept exhibit, as well as with any grading-related mitigation measures outlined in the EIR prepared for the Colonies at San Antonio Specific Plan Amendment (date to be determined). Additionally, all grading and earthwork necessary for implementation of the Colonies at San Antonio Specific Plan shall adhere to the Uniform Building Code and all applicable City of Upland codes, requirements and standard drawings. Prior to the commencement of grading operations, the City of Upland shall have first approved grading permits pursuant to City ordinance. Project grading shall meet the following requirements.

- All grading will occur in conformance with City engineering guidelines and shall, whenever possible, be balanced on site.
- Prior to any development within any area of the Specific Plan, an overall conceptual grading plan for the portion in process shall be submitted to the Engineering Department of the City of Upland for approval. The grading plan for each such area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that area, and shall include techniques utilized to prevent erosion and sedimentation during and after the grading process; approximate time frames for grading; and preliminary pad and roadway elevations.
- Detailed grading plans shall be prepared prior to any on-site grading for each individual project within the Specific Plan area, or group of projects.
- Prior to initial grading activities, a soils report and geotechnical study shall be completed that further analyzes on-site soil conditions and includes appropriate measures to be implemented to control erosion and dust.
- Prior to issuance of a grading permit, a General Construction Activity Storm Water Permit shall be obtained from the State Water Resources Control Board. A Storm Water Pollution Prevention Plan, which cites the water quality control measures to be implemented with project grading, shall be submitted concurrent with grading permit applications to the City Engineer.

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CUT/FILL EXHIBIT



The Colonies at San Antonio Specific Plan

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N Not to Scale

Source: Associated Engineers, Inc.

Figure 6.1

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- All streets shall have a gradient not to exceed City of Upland engineering standards. Where cut and fill slopes are created higher than 10 feet in vertical height and exceeding a 5:1 slope, slope erosion control plans shall be submitted to the Community Development Department when grading plans are submitted for approval.
- The overall shape, height and grade of any cut and fill slope shall be developed in concert with the existing natural contours and scale of the natural terrain of a particular site. The graded form shall reflect the natural, rounded terrain, where possible. All cut and fill slopes shall be constructed at inclinations of no steeper than 2:1. Exceptions for steeper slopes can be included, if supported by technical analysis and approved by the City Engineer. The grading plan will reflect a contouring and landscaping program intended to control erosion.
- The toes and tops of all slopes higher than 10 feet in vertical height (except freeway slopes) shall be rounded with curves with radii designed in proportion to the total height of the slope, where drainage and stability permit such rounding.
- Potential brow ditches, terrace drains or other minor swales determined necessary at future stages of project review shall be lined with natural erosion control materials or concrete.
- The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations become the responsibility of other parties.
- MWD guidelines are to be followed for grading within the existing 200-foot-wide MWD right-of-way running northeast-southwest across the project site.
- Any additional cut and fill needed for Planning Area 22 will be balanced on site.

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