

Attachment D
Table 1
Section 10-45.18 for Grading Requirements in Hillside Zones

Grading and Landscape	Conformance
Grading will “blend” in with the natural land forms and native vegetation to the maximum extent feasible.	Conforms. As proposed, the main dwelling and the second family dwelling unit shall be located where the parcel is relatively flat so that grading can be minimized. All grading shall blend in with the natural contours of the site, and therefore, will conform to this requirement.
No grading cut or embankment with a slope greater than three (3) feet horizontal to one (1) foot vertical shall be located adjacent to a publicly maintained right-of-way.	Conforms. As proposed, the main dwelling will be located forty (40) feet away from the public right-of-way.
The overall shape, height, grade, or any cut-or-fill slopes shall be developed in concert with existing natural contours and scale of the natural terrain of a particular site.	Conforms. As proposed, the main dwelling and the second family dwelling unit shall be located where the parcel is relatively flat so that grading can be minimized. The proposed grading plan shows that 565 cubic yards aggregate grading will be required for the construction of the home and second family dwelling unit. The impact will be minimal since the new contours will be designed to blend with the natural contours as demonstrated in the civil drawings and therefore meets the grading ordinance criteria.
Provide sites which fit into the terrain and allow for minimal amount of grading. Grading of any area of a site with a natural slope greater than forty (40) percent shall be prohibited.	Conforms. As proposed, minimal grading is proposed for the main residence and second family dwelling unit.
Stepped building foundations shall be required to minimize grading on building pads.	Conforms. The applicant has proposed stepped building foundations to minimize grading.

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Structure shall be designed to fit with the contours of the hillside and relate to overall form of the terrain. Structures shall be designed to fit into the hillside rather than altering the hillside to fit to the structure.	Conforms. As proposed, the main dwelling and the second family dwelling unit is situated on the relatively flat section of the parcel and is designed to blend with the natural contours.
Streets shall be designed to generally follow the contours and land form in order to minimize cut and fill. Exposed walls and facing roadways and retaining walls shall be no greater than six feet in height. Crib walls fencing roadways shall be no greater than 15 feet in height.	Conforms & Condition of Approval. Since there is already a PUD established for Calaveras Ridge, no new streets are proposed with this application. As proposed, all retaining walls shall conform to the maximum height requirement.
Landscaping coverage and stabilization of graded slopes shall be selected and designed to be compatible with surrounding natural vegetation or to replace removed natural vegetation and should recognize climatic, soil, and ecologic characteristic of the region. Plan materials that require excessive water after becoming established should be avoided.	Conforms & Condition of Approval. As proposed, landscaping is compatible with the surrounding natural vegetation. To ensure final landscaping conformance, this is included as a condition of approval.
Trees which have a six inch or greater diameter trunk size at a point three feet above grade should not be removed. The location of all such trees shall be shown on all plans submitted for approval. The Planning Commission, upon review of an “S” Zone application approval, shall have the power to authorize removal, relocation or replacement if the applicant can show that such requirement is unreasonable as applied to the particular property. If the removal is permitted, the replacement of any trees removed pursuant to this section shall be at a five to one (5:1) ratio.	Condition of Approval. Applicant is not proposing to remove any trees at this time. To ensure conformance, this is included as a condition of approval.
Within six months, or such other period established by the Planning Commission, after the commencement of grading activities, all graded areas not covered by an impervious surface shall be stabilized in such manner as shall be approved by the Community Development Manager.	Condition of Approval. The applicant has submitted preliminary grading plans. To ensure conformance, this is included as a condition of approval.
Where two cut-or-fill slopes intersect, the intersection shall be horizontally rounded and blended.	Condition of Approval. The applicant has submitted preliminary grading plans. To ensure

Grading and Landscape	Conformance
	final grading conformance, this is included as a condition of approval.
Where any cut-or-fill slopes intersect the natural grade, the intersection of each slope shall be vertically and/or horizontally rounded and blended.	Condition of Approval. The applicant has submitted preliminary grading plans. To ensure final grading conformance, this is included as a condition of approval.