

- ~~3) The Planning Commission shall make the following findings in conjunction with approval of any area plan, site development permit or use permit in order to authorize the use of Alternative Grading Standards for the subject site:~~

~~The Alternative Saddle Creek and Saddle Crest Grading Standards shall result in seventy (70) percent or more of each of the two Area Plan areas the project site being preserved in natural permanent open space. No non-remedial grading, structures (including stables and corrals) or commercial agricultural activities shall be permitted in the natural permanent open space area. River rock walls not to exceed three feet and open fencing Walls of natural materials (or materials designed to have a natural appearance) not to exceed three feet in height above ground, open fencing, trails and unpaved emergency/ utility easements, remedial grading, erosion control facilities, fuel modification, Tree Management and Preservation Program (TMPP ) transplanting, planting and necessary measures to achieve TMPP implementation, and environmental mitigation shall be permitted in natural permanent open space areas.~~

- ~~b) The height of cut or fill (manufactured) slopes shall not exceed thirty (30) vertical feet, except for roads or driveways providing access to five or more dwelling units.~~
- ~~4) When Alternative Grading Standards are proposed, the burden of proof shall be upon the project applicant to demonstrate how the project results in less graded area or in more natural open space.~~
- ~~5) If the Planning Commission determines that it cannot make either of the required findings to permit the Alternative Grading Standards, the proposed Alternative Grading Standards shall be denied and the permit application shall be revised accordingly.~~