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COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT

Agenda of: August 8, 2013

Item No.: 9

Staff: Tom Dougherty

PLANNED DEVELOPMENT

FILE NUMBER: PD13-0002/EDH 52 Grading

APPLICANT/ PARCEL OWNER: EDH 52, LLC

AGENT/ENGINEER: RSC Engineering, Inc.

REQUEST: Development Plan for a rough grading permit to allow the excavation of approximately 120,000 cubic yards of soil from the 5.42-acre borrow site identified in the Silva Valley Parkway Interchange E.I.R., to be utilized for the construction of the Silva Valley Parkway Interchange.

LOCATION: North and south sides of U.S. Highway 50 at the intersection with Silva Valley Parkway, in the El Dorado Hills area, Supervisorial Districts 1 and 2. (Exhibit A).

APN: 122-720-09 (Exhibit B)

ACREAGE: 57.78 acres

GENERAL PLAN: Adopted Plan: El Dorado Hills Specific Plan-Commercial/Low Density Residential (C-LDR) (Exhibit C)

ZONING: Commercial-Planned Development/Exclusive Agricultural (C-PD/AE) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Previously Adopted Environmental Impact Report (EIR)

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Find that pursuant to Section 15162 of the CEQA Guidelines no subsequent environmental document needs to be prepared; and

2. Approve Planned Development PD13-0002, subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachments 2 and 3.

STAFF ANALYSIS

Project Description: Development Plan for rough grading permit to allow the excavation of approximately 120,000 cubic yards of soil from the 5.42-acre borrow site identified in the Silva Valley Parkway Interchange E.I.R., to be utilized for the construction of the Silva Valley Parkway Interchange.

Site Description: The subject site is predominantly flat with scattered areas of low hills that create a natural drainage toward the southwestern portion of the property. The site consists predominantly of annual grassland with scattered stands of Blue Oak Woodland, and slivers of riparian and wetland areas along the western perimeter. The site is traversed by Silva Valley Parkway and Tong Road. Existing residential uses border the site along the northeast and Oak Meadow Elementary School to the northwest. Vacant residential parcels border the site immediately to the east and open space lands to the west.

Background: The subject property is identified as Village P in the El Dorado Hills Specific Plan (EDHSP) and is part of a group of properties affected by the anticipated construction of the Silva Valley Interchange. Leading up to the adoption of the EDHSP in July 1988, the final design of the Silva Valley Interchange had yet to be determined; as such, no official EDHSP land use designation was adopted for this and other properties that would be affected by the interchange project. With the uncertainty of the interchange and absence of an official land use designation, this area of the EDHSP was identified as "white holes" in the Public Review Draft General Plan (PRDGP), which was the interim county general plan in effect at that time.

In August 1994 during processing of an amendment to the EDHSP, errors involving the "white hole" areas were corrected and the Board of Supervisors adopted a commercial land use designation for Village P. With these changes, specific policies were included in the PRDGP regulating future development in Village P. These additional policies includes requiring a Planned Development (-PD) Overlay Zone and ensuring conformance to applicable design guidelines in the EDHSP.

In 1991, the original Environmental Impact Report (EIR) for the Silva Valley Interchange was certified. Portions of the Village P property would be affected as part of this county road project. This project would facilitate connections to Silva Valley Parkway to the north and White Rock Road to the south via on- and off-ramps from Highway 50. The project also includes the relocation of Tong Road which would provide access to existing parcels east of the subject property. A supplemental EIR, certified on June 28, 2011 incorporated modifications to the

project and revised outdated information in the EIR. Exhibit J shows the approved layout of the proposed interchange with relation to the portion of the parcel containing the borrow site affected by this planned development application. The technical environmental studies utilized in the EIR are referenced in the environmental review for this planned development application.

The Board of Supervisors approved Rezone Z04-0016 on March 13, 2012 which changed the underlying zone of One-Family Residential (R1) to Commercial-Planned Development (C-PD) to be consistent with the Commercial land use designation under the General Plan and El Dorado Hills Specific Plan. The rezone only affected the portion of the subject property located north of Highway 50 which contains 57.78 acres.

Adjacent Land Uses: AP means Adopted Plan (Residential)-El Dorado Hills Specific Plan (EDHSP)

	Zoning	General Plan	Land Use/Improvements
Site	C-PD/AE	C/LDR	Vacant
North	R1-PD	AP	Oak Meadows Elementary School/Residential
South	R1/R1A/AE	LDR/R&D	Vacant
East	R1-PD/R1A/AE	MDR/AP	Residential and Vacant
West	OS/R1-PDR1/R1A	R&D/AP	Open space and vacant

Project Issues: The primary issues with this project are grading, drainage, oak canopy, and dust control.

Grading and Drainage: When the High Occupancy Vehicle (HOV) lanes were constructed on a section of Highway 50 in the vicinity of the Silva Valley Parkway, the contractor received a Grading Permit from DOT to create a stockpile of the excess soil at the location of the subject development plan (Permit 0206704). The soil was deposited in the area that the environmental analysis for the Silva Valley Parkway Interchange evaluated as a potential borrow sites within the project area as shown in Exhibit J. Best Management Practices were implemented during that permit process to prevent erosion.

The mitigation measures developed to reduce potential impacts of the grading of the Interchange project area on air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hydrology/water quality and noise also apply to the borrowing/stockpiling of soil from the area subject of this permit. These mitigations are included in the Mitigation Monitoring and Reporting Program Silva Valley Interchange dated June 2011, included as Exhibit G.

The grading of the borrow site would be required to adhere to the Mitigation Monitoring and Reporting Program. Additionally, the project must meet the provisions contained in the County of El Dorado - Grading, Erosion, and Sediment Control Ordinance. The grading of the borrow

site would supply the Silva Valley Interchange project with 120,000 of the estimated 131,000 cubic yards necessary to complete the Interchange project.

The El Dorado County Air Quality Management District would require that all feasible measures are taken to keep fugitive dust leaving the site during this project and to maintain compliance with District Rules 223 (Fugitive Dust-General Requirements) and 223.2 (Fugitive Dust-Asbestos Hazard Mitigation) to avoid a notice of violation and possible fine.

Oak Canopy: The oak woodland habitat on the site was previously mapped in 2010 as part of the Silva Valley Interchange Project, *Update to the 2005 Biological Resource Assessment and Results of a Focused Survey for Special-Status Plants and Wildlife on the Silva Valley Interchange Site, Pre-and Post-Project Habitat Mapping, and Utility Alignment Alternatives Analysis* dated March 2011, and further delineated in April 2012, as documented in the *Arborist Report, Oak Woodland Canopy, and Riparian Tree Assessment*, dated November 8, 2012. The current site conditions and extent of oak woodland canopy were documented for the *El Dorado Hills 52 Project Oak Woodland Analysis* dated April 29, 2013. No significant changes to the oak woodlands were observed since the two previous surveys.

The April 29, 2013 analysis confirmed that a total of 2.91 acres of oak woodland habitat are found on the entire project site, which equates to approximately six percent canopy cover. Therefore, according to General Plan Policy 7.4.4.4, the project must retain 90 percent of the existing canopy. Proposed grading for the 5.42-acre borrow site would impact 0.28 acres (9.6 percent) of the existing oak woodland canopy, resulting in impacts to less than 10 percent of the existing oak woodland canopy, and maintaining consistency with the retention standards defined by General Plan Policy 7.4.4.4. The four oak trees to be removed are isolated on top of the borrow site/stockpile hilltop and not part of the larger habitat corridors to the west. Due to the isolated nature of the individual trees to be to be removed, no significant effect on biological resources is anticipated from the removal.

In addition to preservation of existing woodlands, replanting 0.28 acre of oaks is required to fulfill the 1 to 1 mitigation requirements required by the General Plan. Based on a typical tree planting density of 200 trees per acre, as recommended in the Interim Interpretive Guidelines for El Dorado County General Plan Policy 7.4.4.4 (Option A), 56 trees should be planted at 15-foot intervals. Alternatively, 168 acorns may be planted at nine-foot intervals. The trees would require ten years of maintenance and monitoring, the acorns require 15 years of monitoring and a minimum 90 percent survival rate for both. A Tree Survey, Preservation, and Replacement Plan has been prepared to mitigate the loss of oak canopy for the proposed borrow site, and the planting locations and requirements are provided as Exhibits H and I.

The El Dorado Hills Area Planning Advisory Committee submitted a letter dated May 27, 2013, that recommends conditional support of the project if their concerns about preserving the four oak trees were addressed (Exhibit L). However, the proposed project is not feasible without removal of the trees. The removal of the trees will have an aesthetic impact, but the EIR addressed the borrow site and the removal of the soil in the studied area including the removal of the four oak trees. The project is conditioned for their replacement, as allowed by the Interim Interpretive Guidelines for El Dorado County General Plan Policy 7.4.4.4 (Option A).

Dust Control: The project details were reviewed by the Director of Facilities for the Buckeye Union School District. He responded that the District had no comments on the relocation of the material, other than dust control. With the Oak Meadow Elementary School located directly to the north of the site it is directly subject to fugitive dust from the construction site. The District requested strict accordance with the County AQMD ordinance for fugitive dust mitigation. The project includes conditions and mitigations to assure compliance.

ENVIRONMENTAL REVIEW

Based on the Final Supplemental Environmental Impact Report (EIR) State Clearinghouse Number 1988050215, staff finds that the project could not have a significant effect on the environment as "significant" potential environmental concerns were addressed for the Silva Valley Parkway Interchange project and that analysis included analysis of the proposed borrow site. As conditioned for site-specific oak tree canopy replacement, and adherence to the Mitigation Monitoring and Reporting Program Silva Valley Interchange dated June 2011, there are no new environmental impacts associated with this project.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1.....Conditions of Approval
Attachment 2.....Findings
Attachment 3.....Findings of Fact and Statements of Overriding Consideration, Silva Valley Parkway Interchange Project, Supplemental Environmental Impact Report (SCH# 1988050215); June 2011

Exhibit A.....Location Map
Exhibit B.....Assessor's Parcel Map
Exhibit C.....General Plan Land Use Designations Map
Exhibit D.....Zoning Designations Map
Exhibit E.....Rough Grading Plan, Sheet C3.0; April 25, 2013
Exhibit F.....Erosion Control Plan, Sheet C4.0; April 25, 2013
Exhibit G.....Mitigation Monitoring and Reporting Program-Silva Valley Parkway Interchange Project; June 2011 (27 pages)
Exhibit H.....Oak Canopy Mitigation Planting Areas, Figure 2
Exhibit I.....Oak Canopy Replacement Planting Details, Figure 3
Exhibit J.....Figure 2, Borrow Sites, Draft Supplemental Environmental Impact Report (DSEIR); Silva Valley Parkway Interchange Project; January 2011
Exhibit K.....Site Photos
Exhibit L.....El Dorado Hills Planning Advisory Committee Letter; May 27, 2013

The following attachments consist of multiple-hundred page documents and are not attached to this Staff Report. The documents are available online at http://edcgov.us/Government/DOT/CEQA.aspx and at the Planning Division public counter located at 2850 Fairlane Court, Placerville, CA:

Exhibit M.....Draft Supplemental Environmental Impact Report (DSEIR); Silva Valley Interchange Project, January 2011 (SCH# 1988050215)
Exhibit N.....Selected Sections, Revised Supplemental Environmental Impact Report, Silva Valley Parkway Interchange Project, May 9, 2011, (SCH NO. 1988050215)
Exhibit O.....Final Supplemental Environmental Impact Report (EIR); Silva Valley Interchange Project, June 2011 (SCH# 1988050215)

ATTACHMENT 1

CONDITIONS OF APPROVAL

Planned Development PD13-0002/EDH 52 Grading
Planning Commission/August 8, 2013

1. This Planned Development approval is based upon and limited to compliance with the approved project description, and Conditions of Approval set forth below, and the following hearing exhibits:

Exhibit E	Rough Grading Plan, Sheet C3.0 dated April 25, 2013
Exhibit F	Erosion Control Plan, Sheet C4.0 dated April 25, 2013
Exhibit G	Mitigation Monitoring and Reporting Program Silva Valley Interchange dated June 2011
Exhibit H	Oak Canopy Mitigation Planting Areas, Figure 2
Exhibit I	Oak Canopy Replacement Planting Details, Figure 3

Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:
Development Plan for a rough grading permit to allow the utilizing of 120,000 cubic yards of soil from the 5.42-acre borrow site identified in Exhibit E, and shall be utilized for the construction of the Silva Valley Interchange.

2. In order to compensate for the loss of 0.28 acre of oak canopy loss, the applicant shall replant 56 trees at approximately 15-feet on center. Alternately, acorn planting may be used at a rate of 600 acorns per acre (nine feet on center), resulting in a total of 168 acorns. The planting shall be completed on the west portion of the parcel along Bucks Ravine and shall consist of a mix of interior live oak, valley oak, and blue oak. The trees shall be one-gallon or D-pot sapling trees and shall be located within the areas shown in Figure 2 (Exhibit H), and planted as shown in Figure 3 (Exhibit I).

The exact location and species of the 56 mitigation trees shall be determined when the replanting plans are prepared for this project and the adjacent Silva Valley Interchange Project. The final replanting plans shall be submitted to Planning Services prior to issuance of a grading permit and/or the tree planting shall occur prior to that grading permit final. A Notice of Restriction shall be recorded requiring the replacement of 0.28 acre of oak replanting concurrent with subsequent development of the site. The language

of the Notice of Restriction shall be subject to the review and approval of Planning Services.

3. Ten years of maintenance and monitoring for the trees, fifteen years for the acorns, and a minimum 90 percent survival rate for both is required. General maintenance recommendations are shown in Table 3 below. Additional specific recommendations shall be provided in the annual monitoring reports. Supplemental water should be provided as noted below during the dry season, which is typically May through October, but may vary depending on the rainfall in any given year.

Table 3 – Tree/Acorn Planting Maintenance Schedule

Year	Maintenance Activities
Planting	Plant trees between October and December, after the first significant rain event, to allow initial establishment during the winter wet season. Water as needed to ensure survival if rain is inconsistent. Clear weeds around tree planting area and place 6"-deep layer of bark mulch/ wood chips in a 4-foot diameter circle surrounding tree.
One	Water trees weekly (~15 gallons per week) with supplemental watering as needed if temperatures are over 100 degrees for multiple days in a row. Replenish bark mulch in spring. Remove weeds from planting area as needed.
Two	Remove support stakes in spring. Prune out sucker growth and as needed to develop strong structure. Do not cut leader or remove small feeder twigs along trunk. Water trees weekly (~15 gallons per week). Replenish bark mulch in spring. Remove weeds from planting area as needed.
Three	Water trees twice per month (~30 gallons per watering) with supplemental watering as needed if temperatures are over 100 degrees for multiple days in a row. Replenish bark mulch in spring. Remove weeds from planting area as needed.
Four	Water trees monthly (~30 gallons per month) with supplemental watering as needed if temperatures are over 100 degrees for multiple days in a row. Replenish bark mulch in spring. Remove weeds from planting area as needed. Prune lightly for structure as needed.
Five	Water trees monthly (~15 gallons per month). Replenish bark mulch in spring. Remove weeds from planting area as needed.
Six - Ten	Discontinue supplemental water. Replenish mulch and remove weeds from planting area annually as needed. Prune lightly to improve structure as needed in Year 8.

All planting shall be monitored annually in September by an ISA-Certified Arborist to assess tree condition and overall mitigation success. The condition of each tree shall be evaluated and given a rating according to Table 4 below. Only trees ranked fair or higher shall be considered successful.

Table 4 - Health Rating Scale

Rating	Tree Health
Excellent	Free of any signs of stress, disease, nutrient deficiency, or parasites. Size, color, and density of foliage is normal with above average growth rate.
Good	Minor evidence of stress, disease, nutrient deficiency, or parasites. Size, color, and density of foliage is normal with average growth rate.
Fair	Moderate evidence of stress, disease, nutrient deficiency, or parasites. Size, color, and density of foliage is less than normal with below average growth rate.
Poor	Widespread evidence of stress, disease, nutrient deficiency, or parasites. Size, color, and density of foliage is abnormal with very little growth. High potential for tree mortality.

The project will be considered successful if at least 90 percent of the trees (51 trees or 152 acorns) survive at the end of the monitoring period. The annual monitoring report shall evaluate the success of the mitigation efforts and provide recommendations for additional maintenance and replanting efforts needed in the following year to meet the success criteria. The annual report shall be provided to the applicant by November 15 of each year. Upon completion of the final year of monitoring, a summary report documenting completion of the planting requirements shall be submitted to the County of El Dorado Development Services Division for review and approval.

4. **Condition Compliance:** Prior to issuance of grading permit or commencement of any use authorized by this permit the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval.

5. **Processing Fees:** Prior to final approval of the grading and building permits, Development Services shall verify that all Development Services Department fees have been paid.

6. **Hold Harmless Agreement:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

   The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval by El Dorado County. County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

7. **Archeological Resources:** The following shall be incorporated as a note on the grading/improvement plans:

In the event archeological resources are discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place. If the find is determined to be a "unique archaeological resource", contingency funding and a time allotment sufficient to allow recovering an archaeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction work could continue on other parts of the project site while archaeological mitigation takes place.

If the find is determined to be a "unique archeological resource", the archaeologist shall determine the proper method(s) for handling the resource or item in accordance with Section 21083.2(b-k). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken or the site is determined a "nonunique archeological resource".

Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit.

8. **Human Remains:** The following shall be incorporated as a note on the grading/improvement plans:

In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with

this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit.

El Dorado County Air Quality Management District

9. **Asbestos Dust:** Current county records indicate this subject property is located within the Asbestos Review Area. An Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to project construction. (Rules 223 and 223.2). The project shall adhere to the regulations and mitigation measures for fugitive dust emissions asbestos hazard mitigation during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223 and 223.2.

10. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning).

11. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9,California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website here: http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm. An applicability flow chart can be found here: http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf. Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.

12. Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be under permit from the California Air Resources Board (CARB). A copy of the current portable equipment permit shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.

El Dorado Hills Fire Department

13. Fire Department access shall be maintained to Tong Road and Silva Valley Parkway at all times.

14. In the event that traffic patterns are altered, the fire department shall be notified by calling 916-933-6623 prior to impeding access.

15. Based on the early fire season and the project location in the wildland-urban interface, a twelve foot (12') wide brush clearance shall be created around the entire project as a fire buffer. All grass/brush shall be cut down to 2" maximum height.

16. Smoking shall be prohibited except in approved locations.

ATTACHMENT 2

FINDINGS

Planned Development PD13-0002/EDH 52 Grading
Planning Commission/August 8, 2013

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made pursuant to Section 66472.1 of the California Government Code:

1.0 CEQA FINDINGS

1.1 The Planning Commission has considered the previous Silva Valley Interchange Final Environmental Impact Report (EIR), Findings of Fact, and Mitigation and Monitoring Program certified by the El Dorado County Board of Supervisors on June 28, 2011, together with the comments received and considered during the public hearing process. The above said documents reflect the independent judgment of the Planning Commission and have been completed in compliance with CEQA, and are adequate for this proposal.

1.2 The Planning Commission finds that the proposed project could not have a significant effect on the environment.

1.3 The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with the Commercial (C) land use designation of the subject site as defined by General Plan Policy 2.2.1.2. The grading of the existing stockpile and excavation of additional soil to complete the Silva Valley Parkway Interchange project consistent with the allowed uses for the C Zone District with an approved Development Plan, and does not predispose the use of the site to any other commercial development without further discretionary review.

2.2 As conditioned, mitigated and with adherence to County Code, the project is consistent with all applicable Policies of the General Plan, including:

2.2.1 2.2.5.21 (compatibility with surroundings) because the project concentrates the grading activities adjacent to the proposed Silva Valley Parkway Interchange, and limits the fugitive dust, erosion, impacts to biological and cultural resources, and potential noise within that area;

2.2.2 7.4.4.4 (impacts to oak canopy) because the project has demonstrated it can meet the requirements of Option A onsite by replanting within the parcel and as conditioned that

planting will be compliant with the Interim Interpretive Guidelines for El Dorado County General Plan Policy 7.4.4.4 (Option A).

3.0 ZONING FINDINGS

3.1 With an approved Development Plan, the project is consistent with the El Dorado County Zoning Ordinance designation of Commercial-Planned Development because the proposed project provides soil for the Silva Valley Parkway Interchange, a project approved by the County for this commercial parcel.

4.0 PLANNED DEVELOPMENT FINDINGS

4.1 The planned development request is consistent with the General Plan because the application is for grading for the Silva Valley Parkway Interchange being developed to serve the residents, businesses and visitors, consistent with the Commercial land use designation, and is consistent with applicable policies as outlined in Finding 2.2.

4.2 The proposed development is mitigated and conditioned to provide a desirable environment within its own boundaries and addresses potential impacts air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hydrology/water quality and noise. The specific mitigations are included in the Mitigation Monitoring and Reporting Program Silva Valley Interchange dated June 2011.

4.3 The project is being developed or conditioned to comply with all County Code requirements.

4.4 The site is physically suited for the proposed uses since it is located within a commercial environment and the development area for the Interchange is concentrated allowing for preservation of the existing vegetation corridors and intermittent streams and wetlands as dictated by the U.S. Army Corps of Engineers regulations.

4.5 As conditioned, adequate services and utilities are available for the project, including, but not limited to, emergency access roads and adequate circulation areas outside of the critical naturally vegetated areas.

4.6 The proposed uses do not significantly detract from the natural land and scenic values of the site since it will provide the required best management practices preserving the remaining topsoil.