

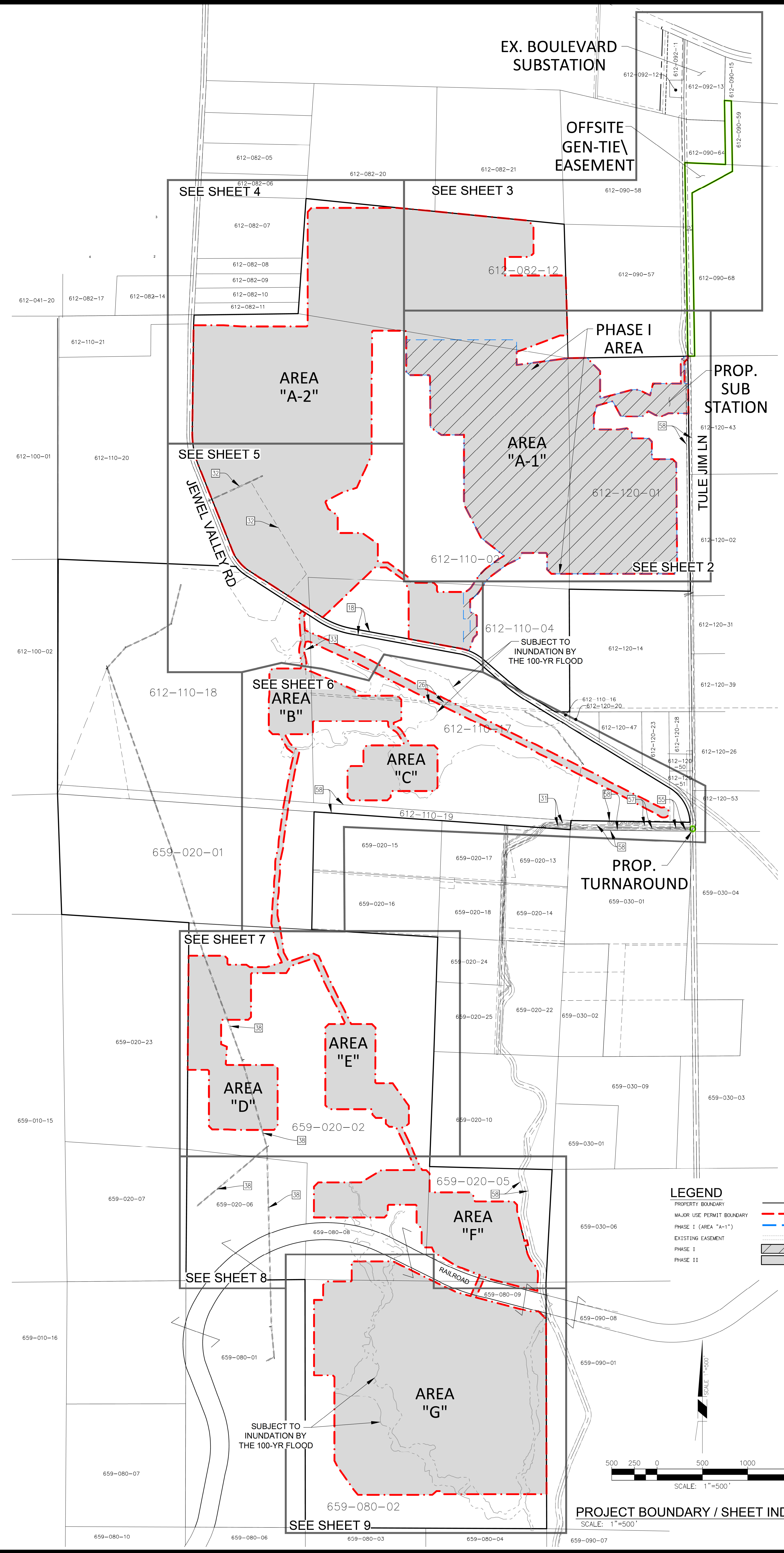
Appendix B.2

Preliminary Grading Plans

STARLIGHT SOLAR

COUNTY OF SAN DIEGO, CA

PRELIMINARY GRADING PLAN



SOURCE OF TOPOGRAPHY

THE BASIS OF EXISTING CONTOURS WAS PROVIDED IN A DIGITAL TERRAIN MODEL (DTM) SURVEY AT 40-SCALE 2 FOOT CONTOUR INTERVALS PERFORMED SEPTEMBER 2021. FLOWN TOPOGRAPHY BY AEROTECH MAPPING

EARTHWORK

CUT: 350,000 CUBIC YARDS
FILL: 350,000 CUBIC YARDS
IMPORT: 0.0 CUBIC YARDS

NOTE:

- QUANTITIES SHOWN ASSUMED 12" UNDERCUTS FOR DG/GRAVEL ROADS, 12" UNDERCUTS FOR BUILDING AND INVERTER PADS AND 12" UNDERCUTS FOR CONCRETE ACCESS ROADS.
- QUANTITIES SHOWN ARE RAW VALUES ONLY. SUBJECT TO CHANGE DUE TO SHRINKAGE OR BUILDING FACTORS AND ACTUAL FOUNDATION/ROADWAY SECTIONS TO BE DETERMINED BY GEOTECHNICAL/STRUCTURAL ENGINEER AT FINAL DESIGN.
- QUANTITIES SHOWN DO NOT INCLUDE SITE PREPARATION/CLEAR AND GRUB OR UTILITY TRENCH SPOILS.
MAX CUT SLOPE HEIGHT: 18 FT.
MAX CUT SLOPE RATIO: 2:1
MAX FILL SLOPE HEIGHT: 16 FT.
MAX FILL SLOPE RATIO: 2:1
MAX VERTICAL DEPTH OF CUT: 19 FT.
MAX VERTICAL HEIGHT OF FILL: 18 FT.

NOTICE

THE SUBJECT PROPERTY CONTAINS STREAMS, AND/OR WATERS OF THE U.S. AND/OR STATE WHICH MAY BE SUBJECT TO REGULATION BY STATE AND/OR FEDERAL AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE REGIONAL WATER QUALITY CONTROL BOARD, U.S. ARMY CORPS OF ENGINEERS AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE. IT IS THE APPLICANT'S RESPONSIBILITY TO CONSULT WITH EACH AGENCY TO DETERMINE IF A PERMIT, AGREEMENT OR OTHER APPROVAL IS REQUIRED AND TO OBTAIN ALL NECESSARY PERMITS, AGREEMENTS OR APPROVALS BEFORE COMMENCING ANY ACTIVITY WHICH COULD IMPACT THE WETLANDS, LAKE, STREAM, AND/OR WATERS OF THE U.S. ON THE SUBJECT PROPERTY. THE AGENCY CONTACT INFORMATION IS PROVIDED BELOW.

U.S. ARMY CORPS OF ENGINEERS
915 WILSHIRE BLVD., SUITE 1101,
LOS ANGELES, CA 90017
(213) 452-3333
HTTP://WWW.USACE.ARMY.MIL/
REGIONAL WATER QUALITY CONTROL BOARD
2375 NORTHSIDE DR., SUITE 100
SAN DIEGO, CA 92108
RB9_DREDGEFILL@WATERBOARDS.CA.GOV
HTTP://WWW.WATERBOARDS.CA.GOV/SANDIEGO/

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
3883 RUFFIN RD.
SAN DIEGO, CA 92123
(858) 636-3160
ASKRS@WILDLIFE.CA.GOV
HTTP://WWW.WILDLIFE.CA.GOV/

GENERAL NOTES

- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON AND AGREES TO OBTAIN VALID GRADING PERMISSION BEFORE COMMENCING SUCH ACTIVITY.
- MAJOR USE PERMIT AREA: 580.95 ACRES (PHASE I 125.01 AC, PHASE II 455.94 AC)
- OFFSITE GEN-TIE AREA: 7.0 AC
- OFFSITE JEWEL VALLEY ROAD TURNAROUND: 0.06 AC
- SOLAR DEVELOPMENT AREA: 566 ACRES
- TOTAL DISTURBED AREA BEFORE PROJECT: 0.0 ACRES
- TOTAL DISTURBED (CLEARED AND GRUBBED) AREA AFTER PROJECT: 561.06 ACRES (PHASE I 125.33 AC, PHASE II 435.73 AC)
- TOTAL IMPERVIOUS AREA BEFORE PROJECT: 0.0 ACRES
- TOTAL IMPERVIOUS AREA AFTER PROJECT: 10.49 ACRES
- TO MINIMIZE DUST, ALL DISTURBED AREAS WILL BE SURFACED WITH GRAVEL, DECOMPOSED GRANITE WITH BINDING AGENT OR EQUIVALENT.
- A PORTION OF THE SITE IS SUBJECT TO INUNDATION BY THE 100-YEAR FLOOD. THE 100-YEAR INUNDATION LIMITS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.
- NO RETAINING WALLS ARE PROPOSED.
- MAX. GRADIENT OF ALL ACCESS ROADS NOT TO EXCEED 12%.

ASSESSOR PARCEL NUMBERS

MUP AREA - ASSESSOR PARCEL NUMBER (APN) PORTIONS OF 612-082-12, 612-110-02, 612-110-04, 612-110-17, 612-110-18, 612-110-19, 612-120-01, 659-020-01, 659-020-02, 659-020-05, 659-020-06, 659-020-08, 659-080-02, 659-080-03.

GEN TIE ROUTE-ASSESSOR PARCEL NUMBER (APN) PORTIONS 612-090-59, 612-090-68

BOULEVARD SUBSTATION- ASSESSOR PARCEL NUMBER (APN) 612-092-130

BASIS OF BEARINGS

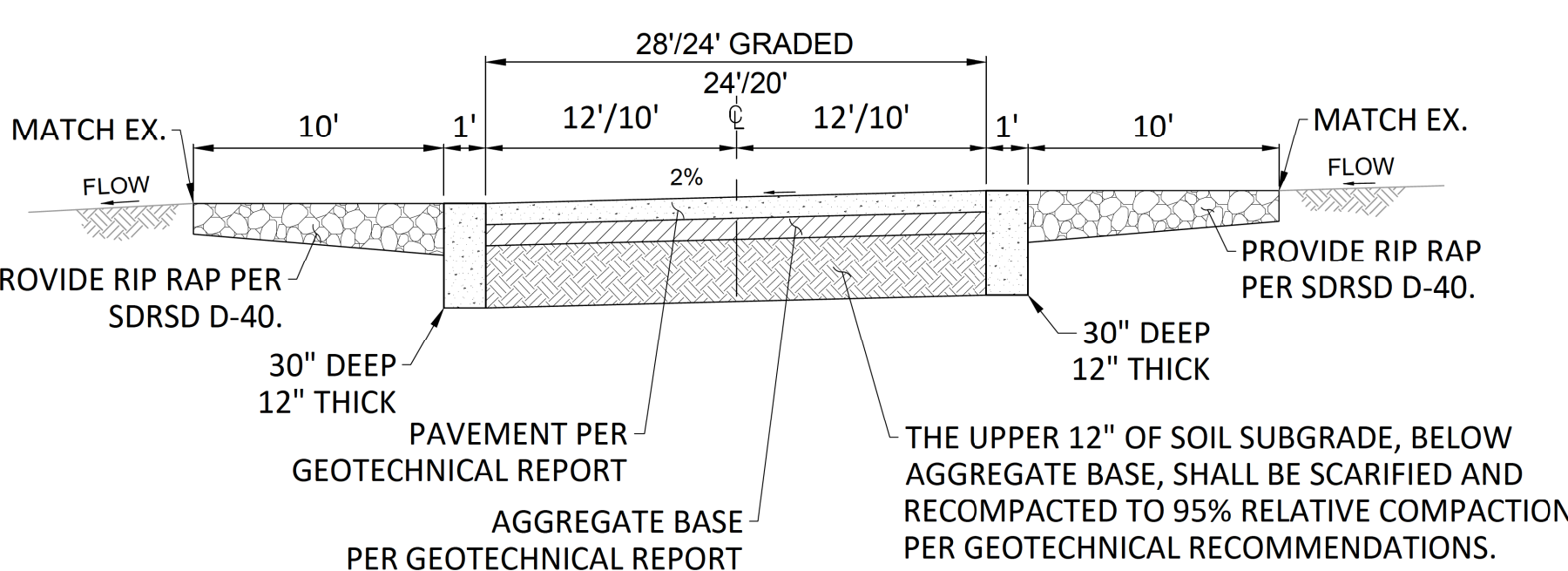
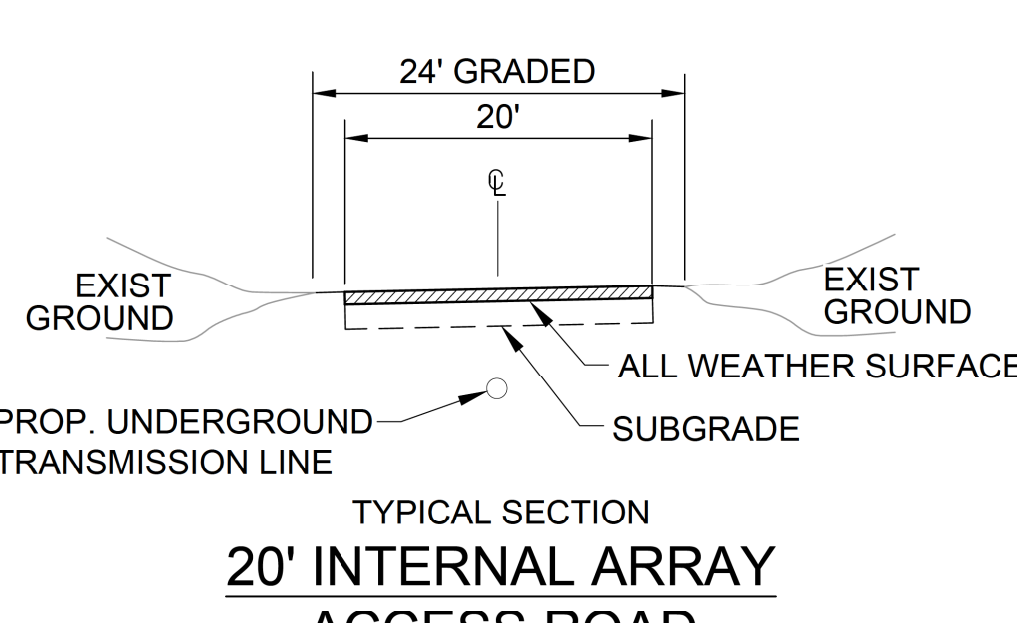
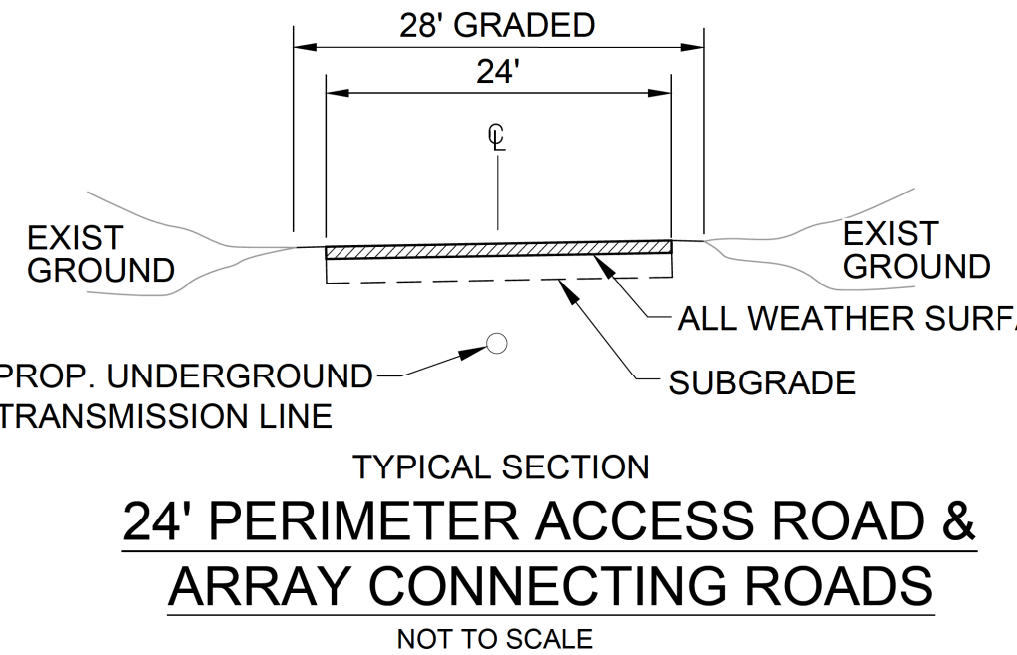
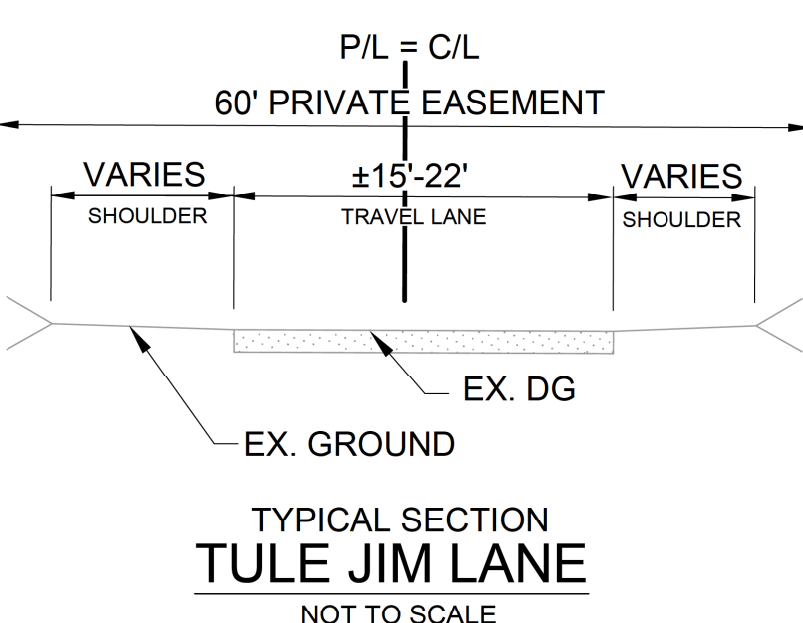
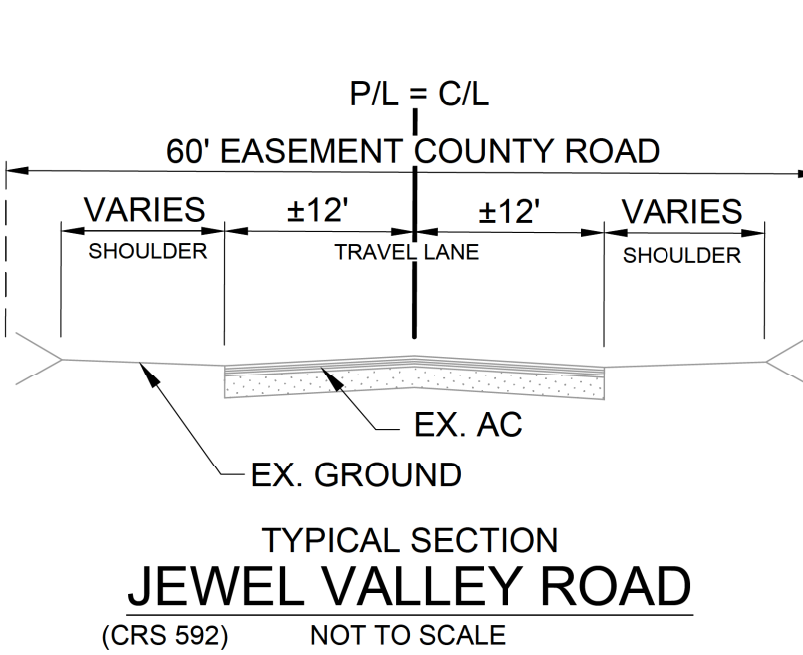
THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 6, CSRS EPOCH 2017.50, NAD83, NSRS EPOCH 2011. SAID COORDINATES AND BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CONTINUOUS OPERATING REFERENCE STATIONS (CORS) AS PUBLISHED BY SCRIPPS ORBIT AND PERMANENT ARRAY CENTER (SOPAC).

BENCHMARK

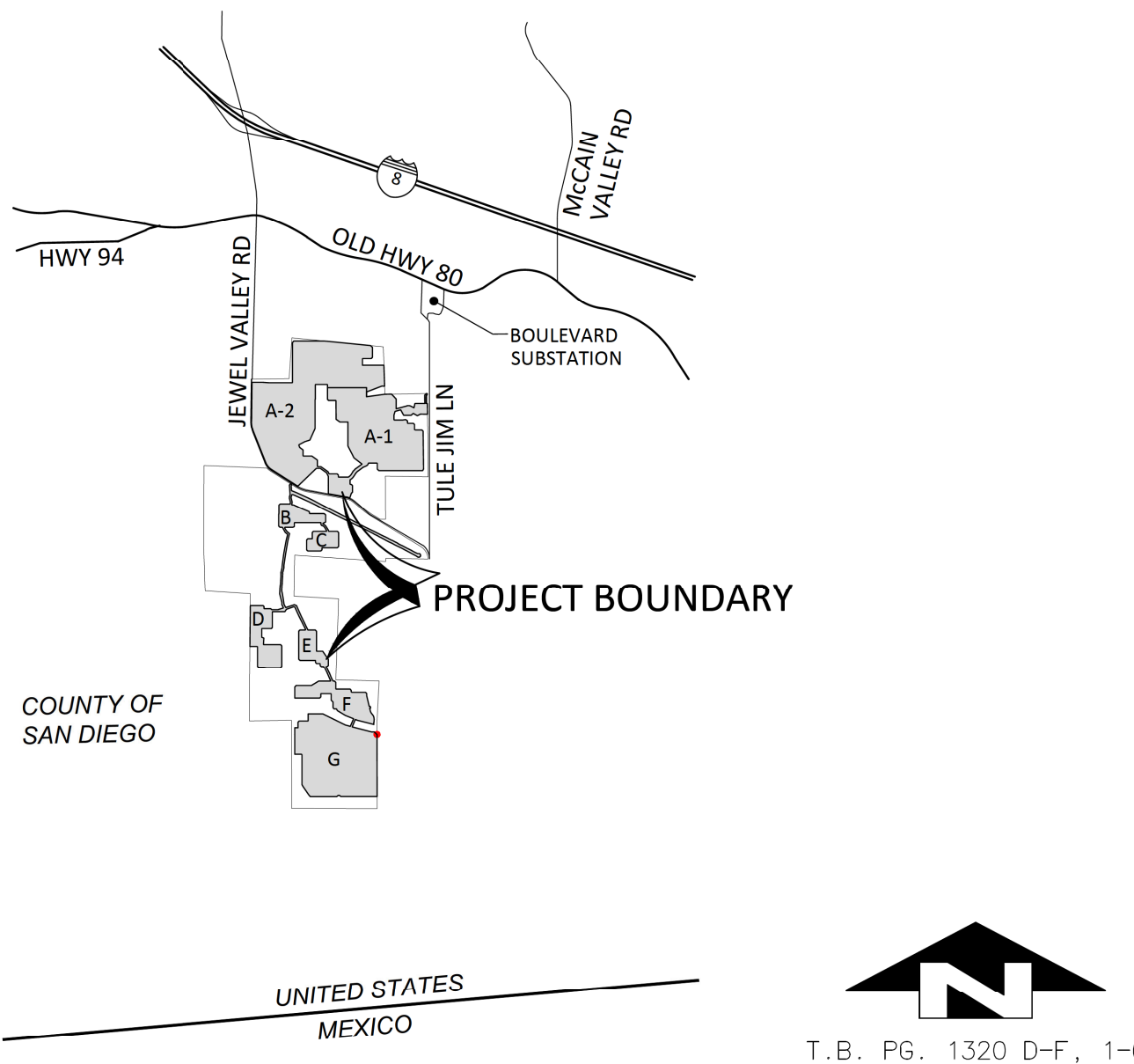
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER NATIONAL GEODETIC SURVEY DATA SHEETS. BENCHMARK DESIGNATION: A1252 LOCATED AT THE RIBBONWOOD ROAD OVERPASS OVER INTERSTATE HIGHWAY 8, 17.7 FEET NORTH OF THE CENTER LINE OF THE EAST BOUND HIGHWAY LANES IN THE TOP OF THE EAST END OF THE NORTH CONCRETE GUARDRAIL OF THE OVERPASS. ELEVATION: 3622.15 (NAVD88)

EXISTING EASEMENT		
DESCRIPTION	DISPOSITION	DOC. #
18 PUBLIC HIGHWAY EASEMENT - COUNTY OF SAN DIEGO	TO REMAIN	BK. 888, PG. 310, 4/13/1939
21 ROAD SURVEY 568 AND INCIDENTAL PURPOSES	TO REMAIN	MAP NO. 5963 OF ROS
26 ROAD AND UTILITY EASEMENTS - CHLOE S. DAHLE, ANNE FROATS	QUIT CLAIM	INSTR. 121453, 7/13/1970
32 EASEMENT AGREEMENT	TO REMAIN	INSTR. 73-045709, 2/21/1973
32 PUBLIC UTILITIES EASEMENT - SAN DIEGO GAS & ELECTRIC	PROP. ENCROACHMENT	INSTR. 74-218550, 8/13/1974
33 INGRESS AND EGRESS - YOUTH DEVELOPMENT INC.	TO REMAIN	INSTR. 76-349054, 10/21/1976
38 PUBLIC UTILITIES EASEMENT - SAN DIEGO GAS & ELECTRIC	PROP. ENCROACHMENT	INSTR. 79-387717, 9/17/1979
54 PUBLIC UTILITIES EASEMENT - SAN DIEGO GAS & ELECTRIC	TO REMAIN	INSTR. 1991-0068378, 2/13/1991
55 DEED AND EASEMENT AGREEMENT	TO REMAIN	INSTR. 1994-050679, 8/23/1994
57 ROAD EASEMENT - UNITED STATES OF AMERICA	TO REMAIN	INSTR. 2012-0125595, 3/5/2012
58 PUBLIC UTILITIES EASEMENT - SAN DIEGO GAS AND ELECTRIC	TO REMAIN	INSTR. 2012-0497686, 8/21/2012

EASEMENTS AND RESTRICTIONS PER FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE REPORT ORDER NUMBER N65-1058457-LA2 DATED MAY 25, 2023.



- NOTE:
- THE STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH SAN DIEGO COUNTY STANDARDS AND AS APPROVED BY THE MATERIAL LABORATORY.
 - 100-YR WSE VARIES 6"-24"



OWNER

EMPIRE II, LLC
12302 EXPOSITION BLVD.
LOS ANGELES, CA 90068
CONTACT: CHRIS FAHEY
(310) 820-1200

APPLICANT

J WHALEN ASSOCIATES, INC.
2851 CAMINO DEL RIO SOUTH,
STE 200
SAN DIEGO, CA 92108
CONTACT: JIM WHALEN
(619) 683-5544

PLANNER/ENGINEER

MICHAEL BAKER INTERNATIONAL
NICOLE MAROTZ
9635 GRANITE RIDGE DR.
STE 300
SAN DIEGO, CA 92123
(858) 614-5000

SHEET INDEX

- SHEET 1 - TITLE SHEET
SHEET 2 - AREA "A-1"
SHEET 3 - AREA "A-2" & GEN-TIE ROUTE
SHEET 4 - AREA "A-2"
SHEET 5 - AREA "A-2"
SHEET 6 - AREA "B" & "C"
SHEET 7 - AREA "D" & "E"
SHEET 8 - AREA "F"
SHEET 9 - AREA "G"

STARLIGHT SOLAR

COUNTY OF SAN DIEGO, CA

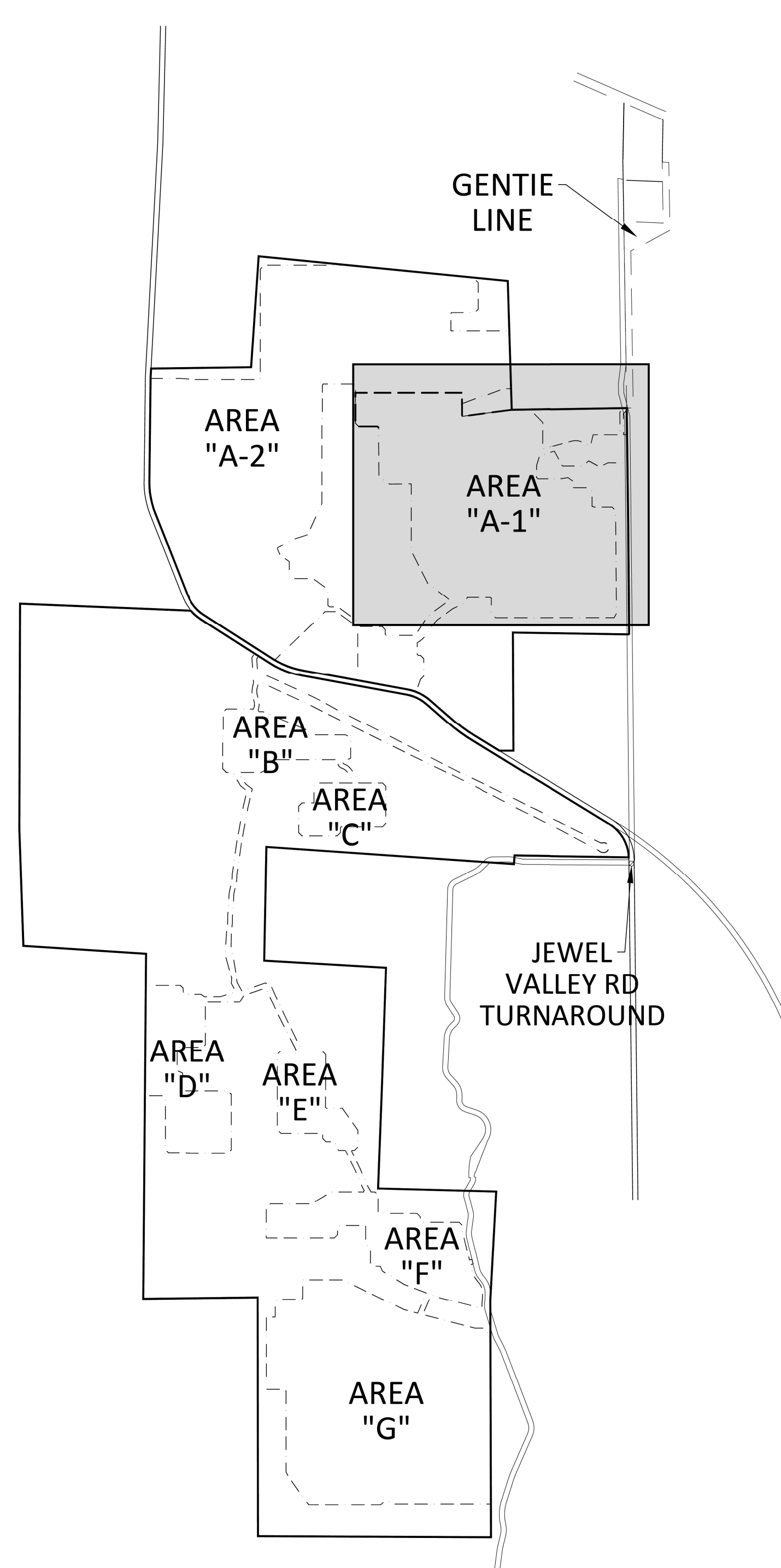
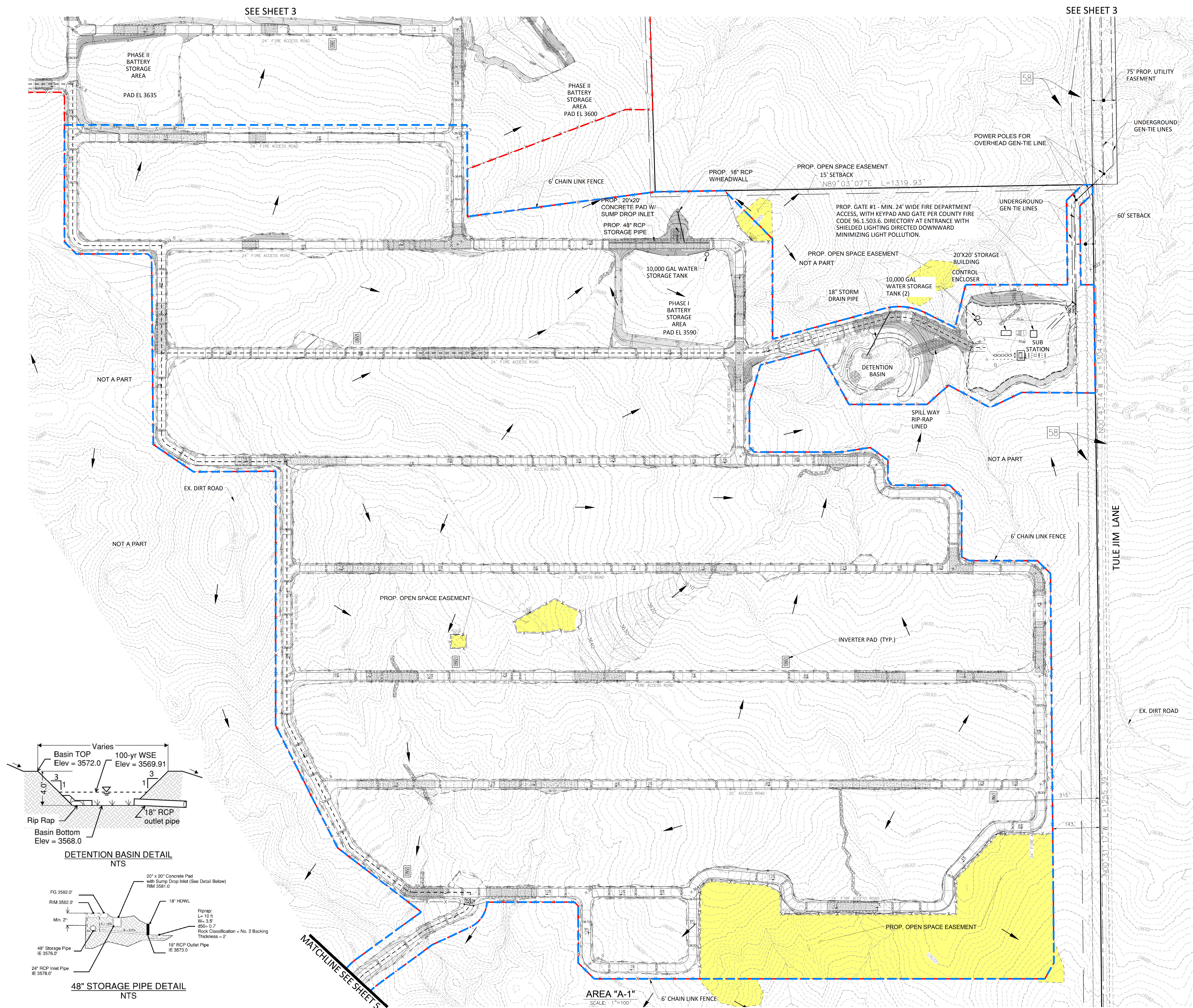
PRELIMINARY GRADING PLAN

TITLE SHEET

SHEET 1 OF 9
MARCH 15, 2024
Michael Baker International
9635 GRANITE RIDGE DR. STE 300
SAN DIEGO, CA 92123
Phone: (858) 614-5000
INTERNATIONAL MBAKERINTL.COM

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STARLIGHT SOLAR
COUNTY OF SAN DIEGO, CA
PRELIMINARY GRADING PLAN



KEY MAP
N.T.S.

LEGEND:

PROPERTY BOUNDARY	---
MAJOR USE PERMIT BOUNDARY	---
PHASE I (AREA "A-1")	---
PROPOSED OPEN SPACE EASEMENT	---
W/6" CHAIN LINK FENCE	---
W/ ACCESS GATE	---
EXISTING EASEMENT	---
EXISTING CONTOUR	---
PROP. GRADING	---
EX. FENCE	---
PROP. CHAIN LINK FENCE	---
PROP. BREAKAWAY FENCE	---
(SEE MAP SHT. 10 FOR DETAIL)	---
EX. DG ROAD	---
EX. PAVEMENT	---
PROP. 20' DG / 24' DG FIRE ACCESS ROAD-ALL WEATHER	---
PROP. CONCRETE CROSSING WITH RIP-RAP (SEE SHT 8)	---
EX. POWER POLE	---
PROP. INVERTER PAD	---
DIRECTION OF FLOW	---
PROP. SPOT ELEVATION	---
PROP. 2:1 SLOPE FILL 33' TALL	---
PROP. 2:1 SLOPE CUT	---
DAYLIGHT LINE	---
PROP. UNDERGROUND TRANSMISSION LINE	---
10' WIDE RIP-RAP (1/4 TON TO 1/2 TON)	---

STARLIGHT SOLAR
COUNTY OF SAN DIEGO, CA
PRELIMINARY GRADING PLAN
AREA "A-1"

SHEET 2 OF 9
MARCH 15, 2024

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