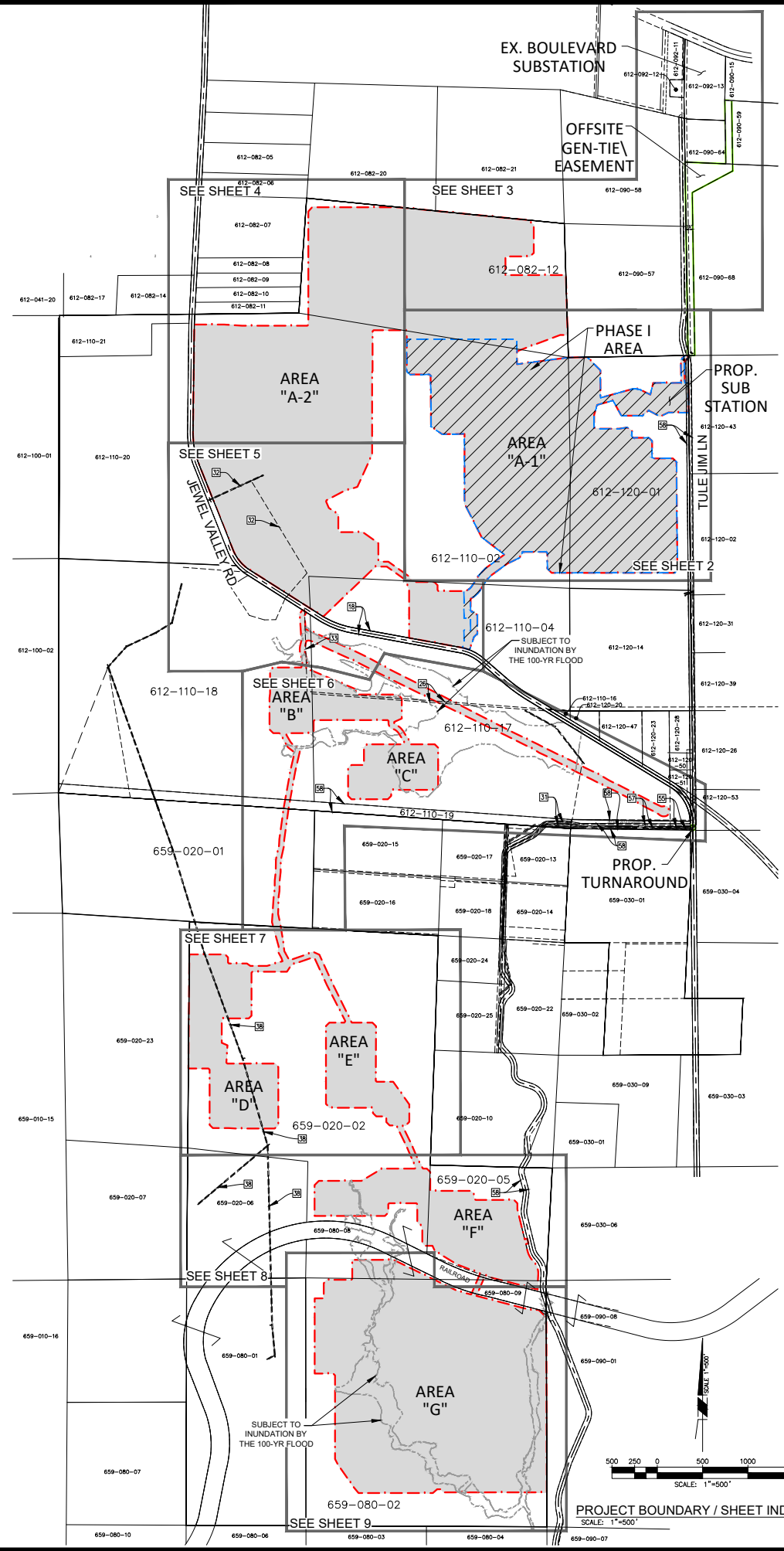
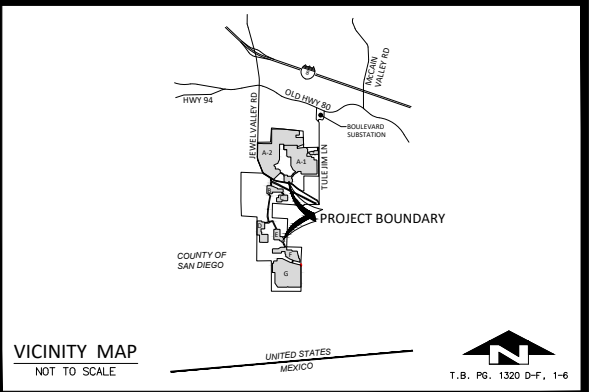


Appendix G –  
MUP

# 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:

1. QUANTITIES SHOWN ASSUMED 12" UNDERCUTS FOR DG/GRAVEL ROADS, 12" UNDERCUTS FOR BUILDING AND INVERTER PADS AND 12" UNDERCUTS FOR CONCRETE ACCESS ROADS.

2. QUANTITIES SHOWN ARE RAW VALUES ONLY. SUBJECT TO CHANGE DUE TO SHRINKAGE OR BULKING FACTORS AND ACTUAL FOUNDATION/ROADWAY SECTIONS TO BE DETERMINED BY GEOTECHNICAL/STRUCTURAL ENGINEER AT FINAL DESIGN.

3. 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.

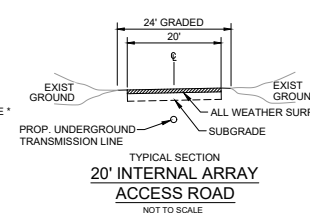
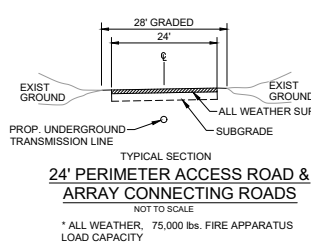
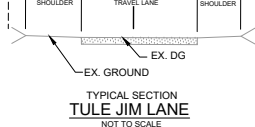
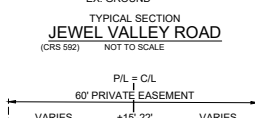
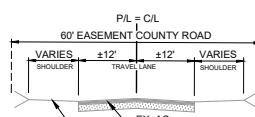
U.S. ARMY CORPS OF ENGINEERS  
915 WILSHIRE BLVD., SUITE 1101,  
LOS ANGELES, CA 90017  
(213) 452-3333  
HTTP://WWW.USACE.ARMY.MIL/

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  
ASKR@WILDLIFE.CA.GOV  
HTTP://WWW.WILDLIFE.CA.GOV/

#### LEGEND

PROPERTY BOUNDARY  
MAJOR USE PERMIT BOUNDARY  
PHASE I (AREA "A-1")  
EXISTING EASEMENT  
PHASE I  
PHASE II



NOTE: STRUCTURAL SECTIONS AS SHOWN ARE FOR PLANNING PURPOSES ONLY.  
\*\*GEOTECHNICAL ENGINEER REPORT PRELIMINARY GEOTECHNICAL SITE EVALUATION REPORT DATED JUNE 20, 2022

#### GENERAL NOTES

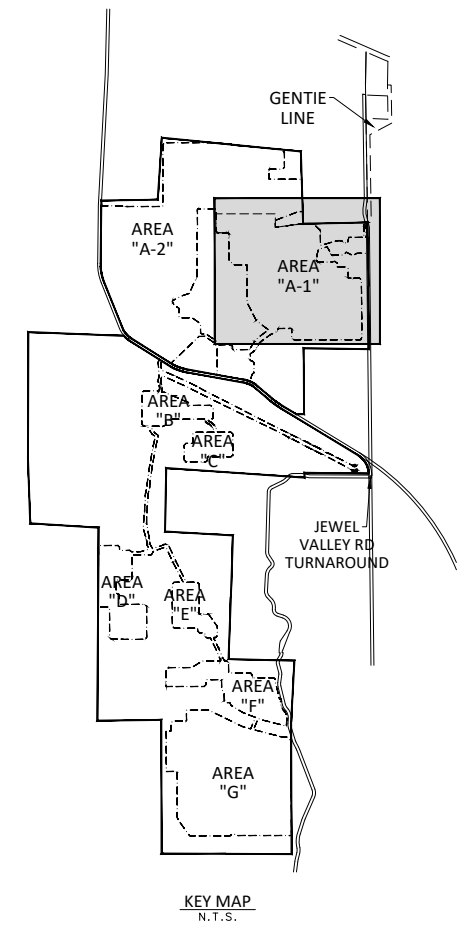
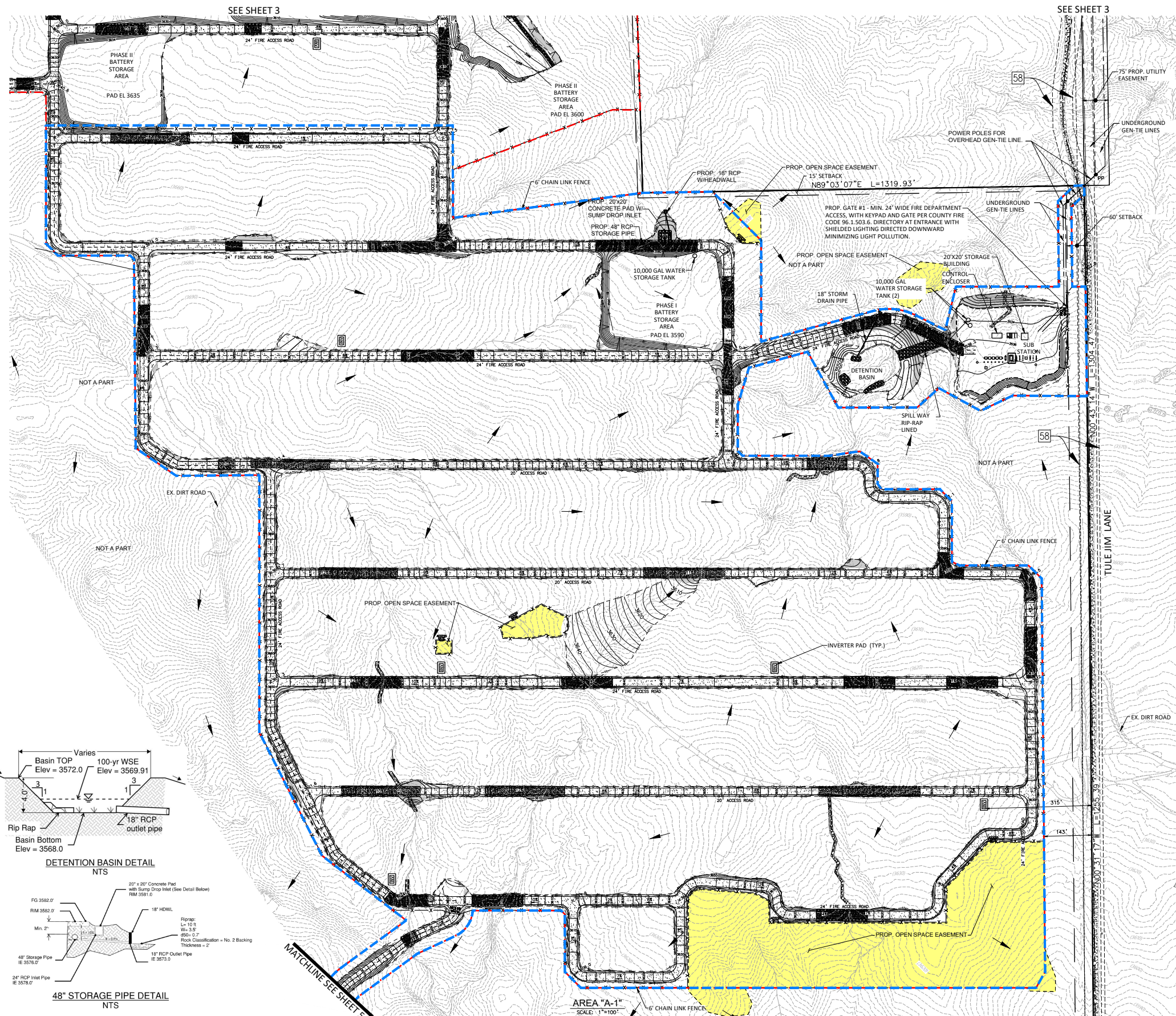
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON AND AGREES TO OBTAIN VALID GRADING PERMISSION BEFORE 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%.

#### ASSOCIATE PARCEL NUMBER

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, 612-120-02, 612-120-03, 612-120-04, 612-120-05, 612-120-06, 612-120-07, 612-120-08, 612-120-09, 612-120-10, 612-120-11, 612-120-12, 612-120-13, 612-120-14, 612-120-15, 612-120-16, 612-120-17, 612-120-18, 612-120-19, 612-120-20, 612-120-21, 612-120-22, 612-120-23, 612-120-24, 612-120-25, 612-120-26, 612-120-27, 612-120-28, 612-120-29, 612-120-30, 612-120-31, 612-120-32, 612-120-33, 612-120-34, 612-120-35, 612-120-36, 612-120-37, 612-120-38, 612-120-39, 612-120-40, 612-120-41, 612-120-42, 612-120-43, 612-120-44, 612-120-45, 612-120-46, 612-120-47, 612-120-48, 612-120-49, 612-120-50, 612-120-51, 612-120-52, 612-120-53, 612-120-54, 612-120-55, 612-120-56, 612-120-57, 612-120-58, 612-120-59, 612-120-60, 612-120-61, 612-120-62, 612-120-63, 612-120-64, 612-120-65, 612-120-66, 612-120-67, 612-120-68, 612-120-69, 612-120-70, 612-120-71, 612-120-72, 612-120-73, 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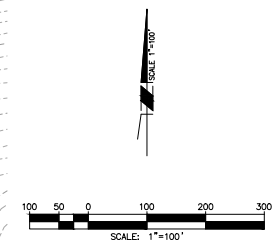


**STARLIGHT SOLAR**  
COUNTY OF SAN DIEGO, CA  
PRELIMINARY GRADING PLAN



**LEGEND:**

PROPERTY BOUNDARY	_____
MAJOR USE PERMIT BOUNDARY	— — — — — + — — — — —
PHASE I (AREA "A-1")	— — — — — - - - - -
PROPOSED OPEN SPACE EASEMENT W/6' CHAINLINK FENCE W/ ACCESS GATE	 60'-0"
EXISTING EASEMENT	= = = = =
EXISTING CONTOUR	( 1445 )
PROP. GRADING	- 1460 -
EX. FENCE	— x — x — x —
PROP. CHAINLINK FENCE	— x — x — x —
PROP. CROSBAYWAY FENCE (SEE MUP SH.T. 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	x=397.1
PROP. 2:1 SLOPE FILL 33' TALL	
PROP. 2:1 SLOPE CUT	
DAYLIGHT LINE	- - - - -
PROP. UNDERGROUND TRANSMISSION LINE	- . - . - . -





# STARLIGHT SOLAR

## COUNTY OF SAN DIEGO, CA

### PRELIMINARY GRADING PLAN

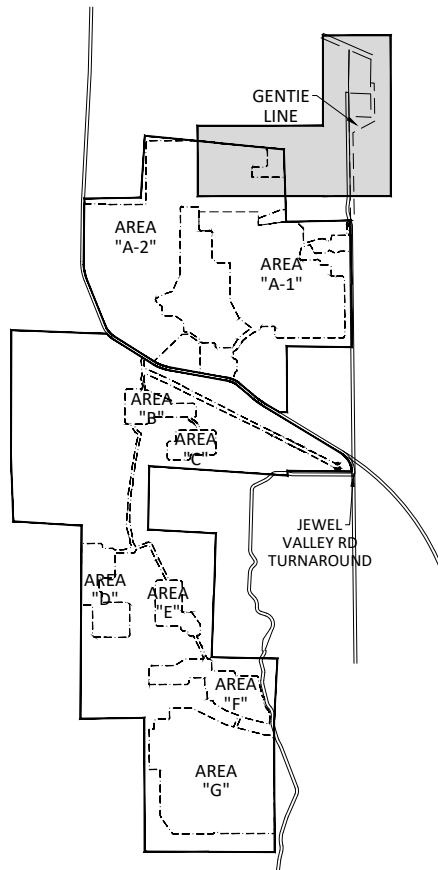


Table 1 - Baseline BMPs for Existing and Proposed Site Features

A. BMPs for Existing Natural Site Features (See Fact Sheet BL-1)			
1. Check the boxes below for each existing feature on the site.		2. Select the BMPs to be implemented for each identified feature. Explain why any BMP not selected is infeasible in Table 4.	
<input type="checkbox"/> Natural waterbodies		<input type="checkbox"/> Conserve natural features (SD-G)	<input type="checkbox"/> Provide buffers around waterbodies (SD-H)
<input checked="" type="checkbox"/> Natural storage reservoirs & drainage corridors		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Natural areas, soils, & vegetation (incl. trees)		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. BMPs for Common Impervious Outdoor Site Features (See Fact Sheet BL-2)			
1. Check the boxes below for each proposed feature.		2. Select the BMPs to be implemented for each proposed feature. If neither BMP SD-B nor SD-1 is selected for a feature, explain why both BMPs are infeasible in Table 4.	
<input checked="" type="checkbox"/> Streets and roads	<input type="checkbox"/> a. Direct runoff to pervious areas (SD-B)	<input checked="" type="checkbox"/> b. Construct surfaces from permeable materials (SD-I)	<input checked="" type="checkbox"/> c. Minimize the size of impervious areas
<input type="checkbox"/> Sidewalks & walkways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Parking areas & lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Driveways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Patios, decks, & courtyards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Hardcourt recreation areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If this box is not checked, identify the surfaces that cannot be minimized in Table 4, and explain why it is infeasible to do so.			
C. BMPs for Rooftop Areas: Check this box if rooftop areas are proposed and select at least one BMP below. (See Fact Sheet BL-3)			
If no BMPs are selected, explain why they are infeasible in Table 4.			
<input checked="" type="checkbox"/> 1. Direct runoff to pervious areas (SD-B)	<input type="checkbox"/> 2. Install green roofs (SD-C)	<input type="checkbox"/> 3. Install rain barrels (SD-E)	
If no BMPs are selected, explain why they are infeasible in Table 4.			
D. BMPs for Landscaped Areas: Check this box if landscaping is proposed and select at least one BMP below. (See Fact Sheet BL-4)			
If no BMPs are selected, explain why they are infeasible in Table 4.			
1. Sustainable Landscaping (SD-K)			
<input type="checkbox"/>			

Note: All features and BMPs must be shown on applicable construction plans. See applicable Fact Sheets in Appendix C of the BMP Design Manual for additional information.  
Note: Use Table 4 to explain BMP infeasibility or inapplicability, or to describe features or BMPs not listed in this table. Additional explanation may be required by the County.

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Table 3 - Minimum Construction Stormwater BMPs

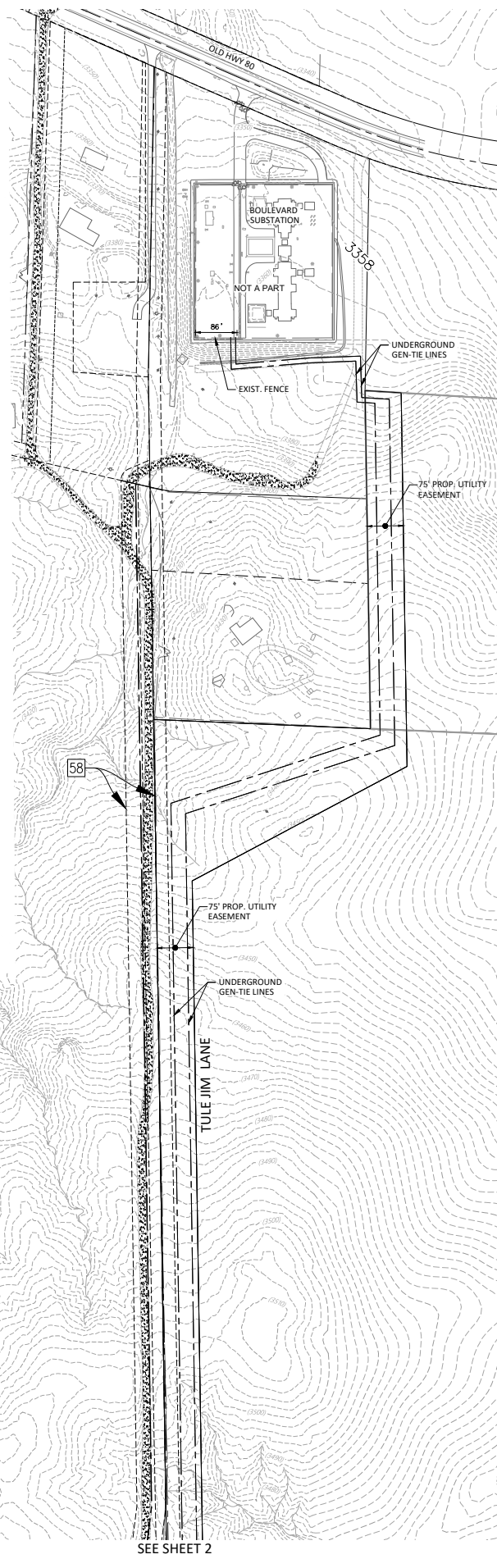
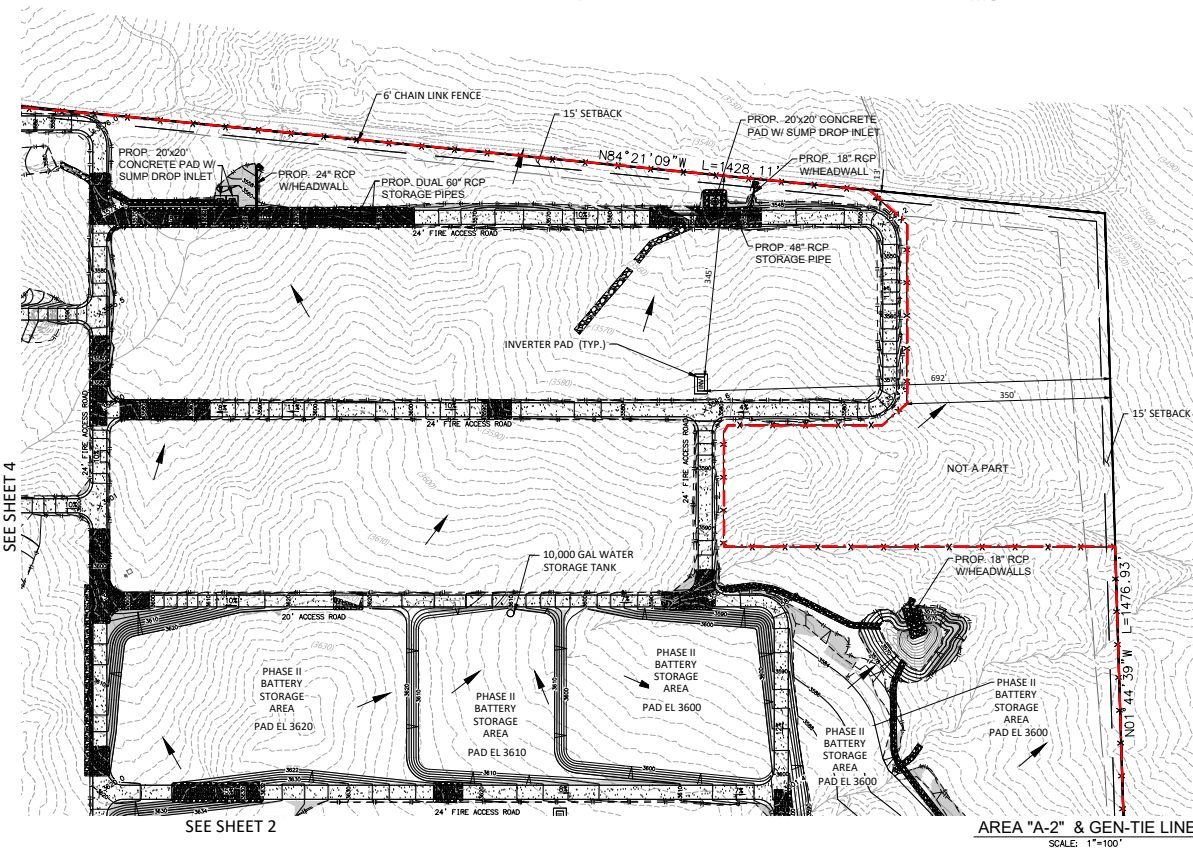
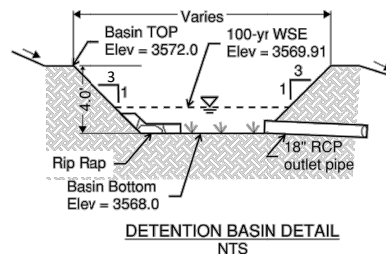
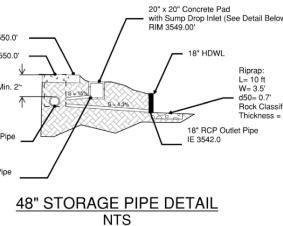
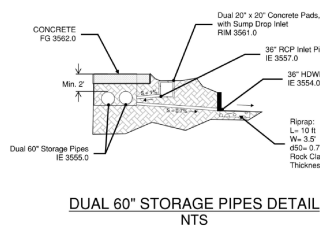
Minimum Required BMPs by Activity Type		References	
Select all applicable activities and at least one BMP for each		Caltrans <sup>1</sup>	County of San Diego
<input checked="" type="checkbox"/> Erosion Control for Disturbed Slopes (choose at least 1 per season)		SS-2, SS-4	
<input type="checkbox"/> Vegetation Stabilization Planting (Summer)		SS-2	
<input type="checkbox"/> Hydraulic Stabilization Hydroseeding (Summer)		SS-4	
<input type="checkbox"/> Bonded Fiber Matrix or Stabilized Fiber Matrix (Winter)		SS-3	
<input type="checkbox"/> Physical Stabilization Erosion Control Blanket (Winter)		SS-7	
<input checked="" type="checkbox"/> Erosion control for disturbed flat areas (slope < 5%)			
<input checked="" type="checkbox"/> County Standard Lot Perimeter Protection Detail		SC-2	PDS 659 <sup>2</sup>
<input type="checkbox"/> Use of Item A erosion control measures on flat areas		SS-3, SS-4, SS-7	
<input checked="" type="checkbox"/> County Standard Desilting Basin (must treat all site runoff)		SC-2	PDS 660 <sup>3</sup>
<input type="checkbox"/> Mulch, straw, wood chips, soil application		SS-6, SS-8	
<input type="checkbox"/> Energy dissipation (required to control velocity for concentrated runoff or dewatering discharge)			
<input type="checkbox"/> Energy Dissipater Outlet Protection		SS-10	RSD D-40 <sup>4</sup>
<input checked="" type="checkbox"/> Sediment control for all disturbed areas			
<input type="checkbox"/> Silt Fence		SC-1	
<input type="checkbox"/> Fiber Rolls (Straw Wattles)		SC-5	
<input type="checkbox"/> Gravel & Sand Bags		SC-6, SC-8	
<input type="checkbox"/> Dewatering Filtration		NS-2	
<input type="checkbox"/> Storm Drain Inlet Protection		SC-10	
<input type="checkbox"/> Engineered Desilting Basin (sized for 10-year flow)		SC-2	
<input checked="" type="checkbox"/> Preventing offsite tracking of sediment			
<input type="checkbox"/> Stabilized Construction Entrance		TC-1	
<input type="checkbox"/> Construction Road Stabilization		TC-2	
<input type="checkbox"/> Entrance/Exit Tire Wash		TC-3	
<input type="checkbox"/> Entrance/Exit Inspection & Cleaning Facility		TC-1	
<input type="checkbox"/> Street Sweeping and Vacuuming		SC-7	
<input checked="" type="checkbox"/> Materials Management			
<input type="checkbox"/> Material Delivery & Storage		WM-1	
<input type="checkbox"/> Spill Prevention and Control		WM-4	
<input checked="" type="checkbox"/> Waste Management			
<input type="checkbox"/> Waste Management Concrete Waste Management		WM-8	
<input type="checkbox"/> Solid Waste Management		WM-5	
<input type="checkbox"/> Sanitary Waste Management		WM-9	
<input type="checkbox"/> Hazardous Waste Management		WM-6	

<sup>1</sup> See Caltrans 2017 Construction Site Best Management Practices (BMP) Manual available at: <https://dot.ca.gov/programs/construction/storm-water-and-water-pollution-control/manuals-and-handbooks>  
<sup>2</sup> Planting or Hydroseeding may be installed between May 1st and August 15th. Slope irrigation must be in place and operable for slopes > 5 feet. Vegetation must be watered and established prior to October 1st. A contingency physical BMP must be implemented by August 15th if vegetation is not established by that date. If landscaping is proposed, erosion control measures must also be used while landscaping is being established. Established vegetation must have a subterranean root system with a uniform vegetative coverage of 70 percent of the natural vegetative coverage or more on all disturbed areas.  
<sup>3</sup> All slopes over three feet must have established vegetative cover prior to final permit approval.  
<sup>4</sup> County PDS 659, Standard Lot Perimeter Protection Design System (Bldg. Division)  
<sup>5</sup> County PDS 660, County Standard Desilting Basins for Disturbed Areas of 1 Acre or Less Bldg. Division  
<sup>6</sup> Regional Standard Drawing D-40 - Rip Rap Energy Dissipater (also acceptable for velocity reduction)  
<sup>7</sup> Applicants are responsible to apply appropriate BMPs for specific wastes (e.g., BMP WM-8 for concrete).

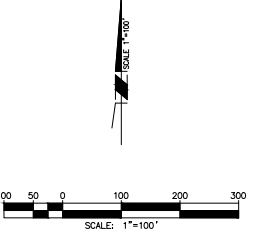
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LEGEND:	
PROPERTY BOUNDARY	---
MAJOR USE PERMIT BOUNDARY	---
PHASE I (AREA "A-1")	---
PROPOSED OPEN SPACE EASEMENT	---
W/6" CHAINLINK FENCE	---
W/ ACCESS GATE	---
EXISTING EASEMENT	---
EXISTING CONTOUR	(1445)
PROP. GRADING	1460
EX. FENCE	---
PROP. CHAINLINK FENCE	---
PROP. BREAKAWAY FENCE (SEE MAP SHT. 10 FOR DETAIL)	---
EX. D6 ROAD	---
EX. PAVEMENT	---
PROP. 20" D6 / 24" D6 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 >3' TALL	---
PROP. 2:1 SLOPE CUT	---
DAYLIGHT LINE	---
PROP. UNDERGROUND TRANSMISSION LINE	---



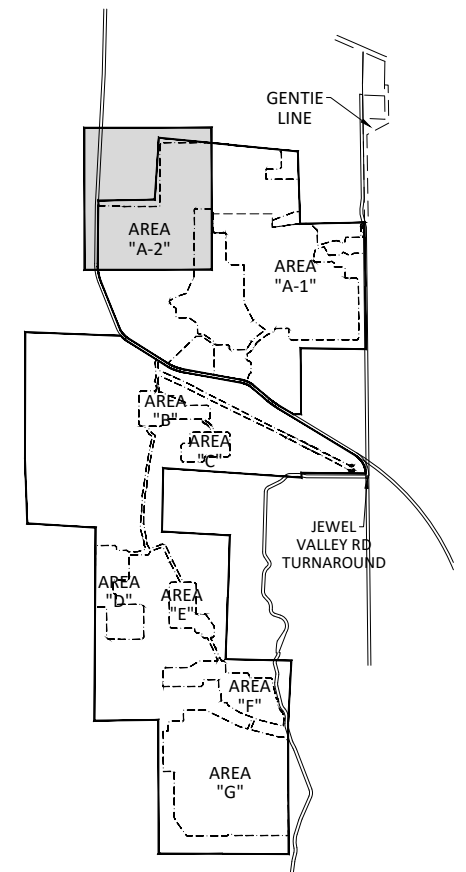
STARLIGHT SOLAR  
COUNTY OF SAN DIEGO, CA  
PRELIMINARY GRADING PLAN



# STARLIGHT SOLAR

## COUNTY OF SAN DIEGO, CA

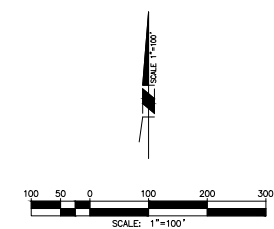
### PRELIMINARY GRADING PLAN



KEY MAP  
N.T.S.

#### LEGEND:

PROPERTY BOUNDARY	---
MAJOR USE PERMIT BOUNDARY	---
PHASE 1 (AREA "A-1")	---
PROPOSED OPEN SPACE EASEMENT W/ 6' CHAIN LINK FENCE W/ ACCESS GATE	---
EXISTING EASEMENT	---
EXISTING CONTOUR	(1445)
PROP. GRADING	1460
EX. FENCE	---
PROP. CHAIN LINK FENCE	---
PROP. BREAKAWAY FENCE (SEE M.P. 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 >3' TALL	---
PROP. 2:1 SLOPE OUT	---
DAYLIGHT LINE	---
PROP. UNDERGROUND TRANSMISSION LINE	---



STARLIGHT SOLAR  
COUNTY OF SAN DIEGO, CA  
PRELIMINARY GRADING PLAN

AREA "A-2"

SHEET 4 OF 9  
MARCH 15, 2024

9615 GRANITE RIDGE DR. STE 100  
SAN DIEGO, CA 92123  
Phone: (619) 614-5000  
MBAKERINTL.COM

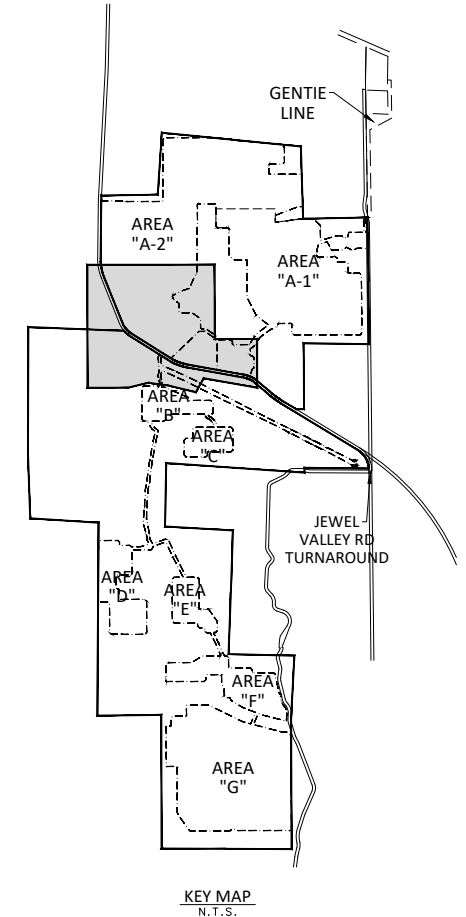
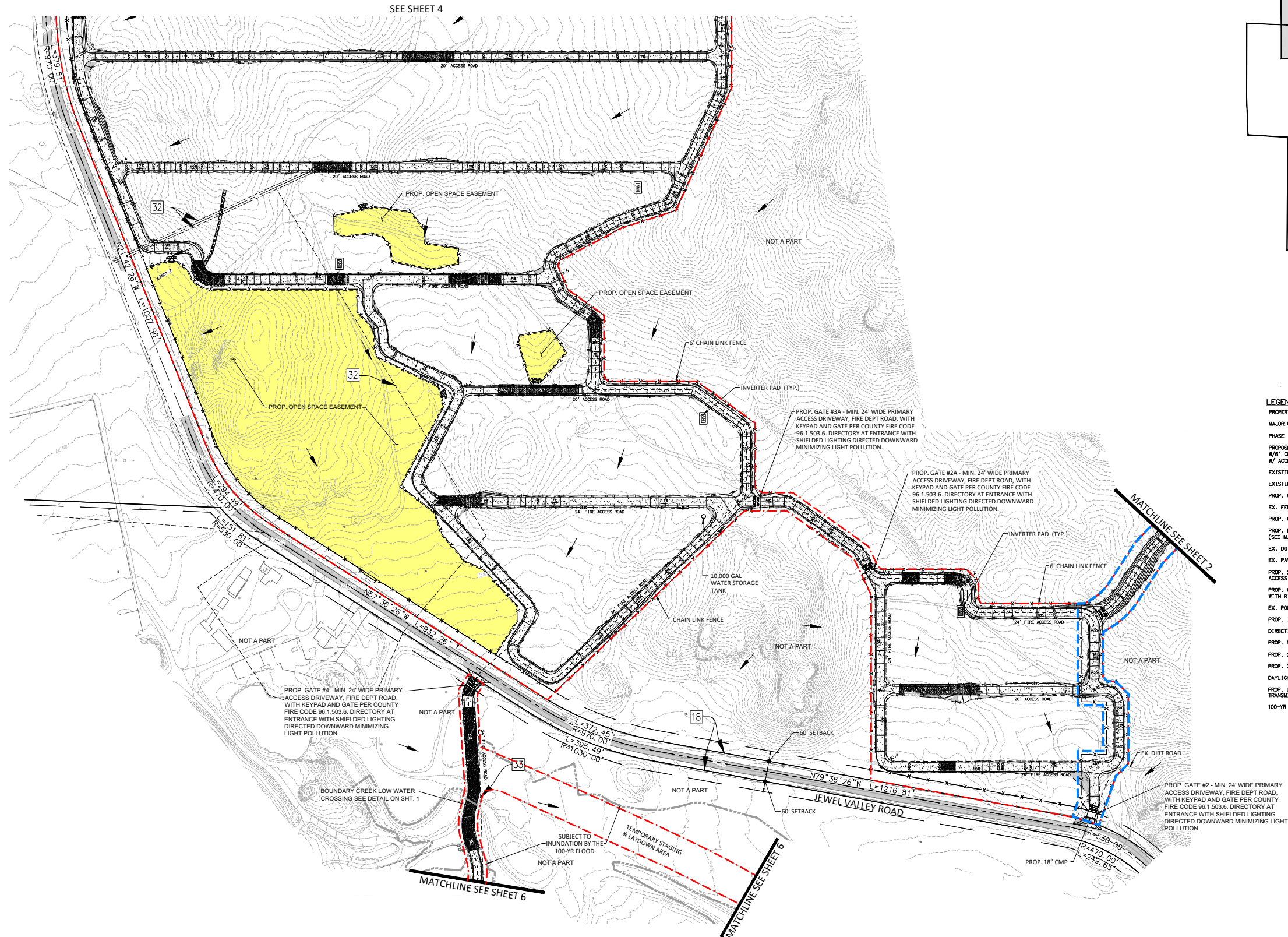
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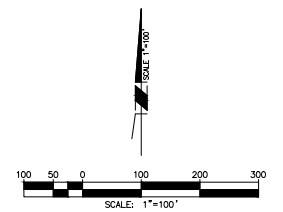
## COUNTY OF SAN DIEGO, CA

### PRELIMINARY GRADING PLAN



LEGEND:

PROPERTY BOUNDARY	---
MAJOR USE PERMIT BOUNDARY	---
PHASE 1 (AREA "A-1")	---
PROPOSED OPEN SPACE EASEMENT	---
W/8" CHAIN LINK FENCE	---
W/ ACCESS GATE	---
EXISTING EASEMENT	---
EXISTING CONTOUR	(1445)
PROP. GRADING	1460
EX. FENCE	---
PROP. CHAIN LINK FENCE	---
PROP. BREAKAWAY FENCE (SEE M.P. 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 >3' TALL	---
PROP. 2:1 SLOPE OUT	---
DAYLIGHT LINE	---
PROP. UNDERGROUND TRANSMISSION LINE	---
100-YR LIMITS OF INUNDATION	---



STARLIGHT SOLAR  
COUNTY OF SAN DIEGO, CA  
PRELIMINARY GRADING PLAN