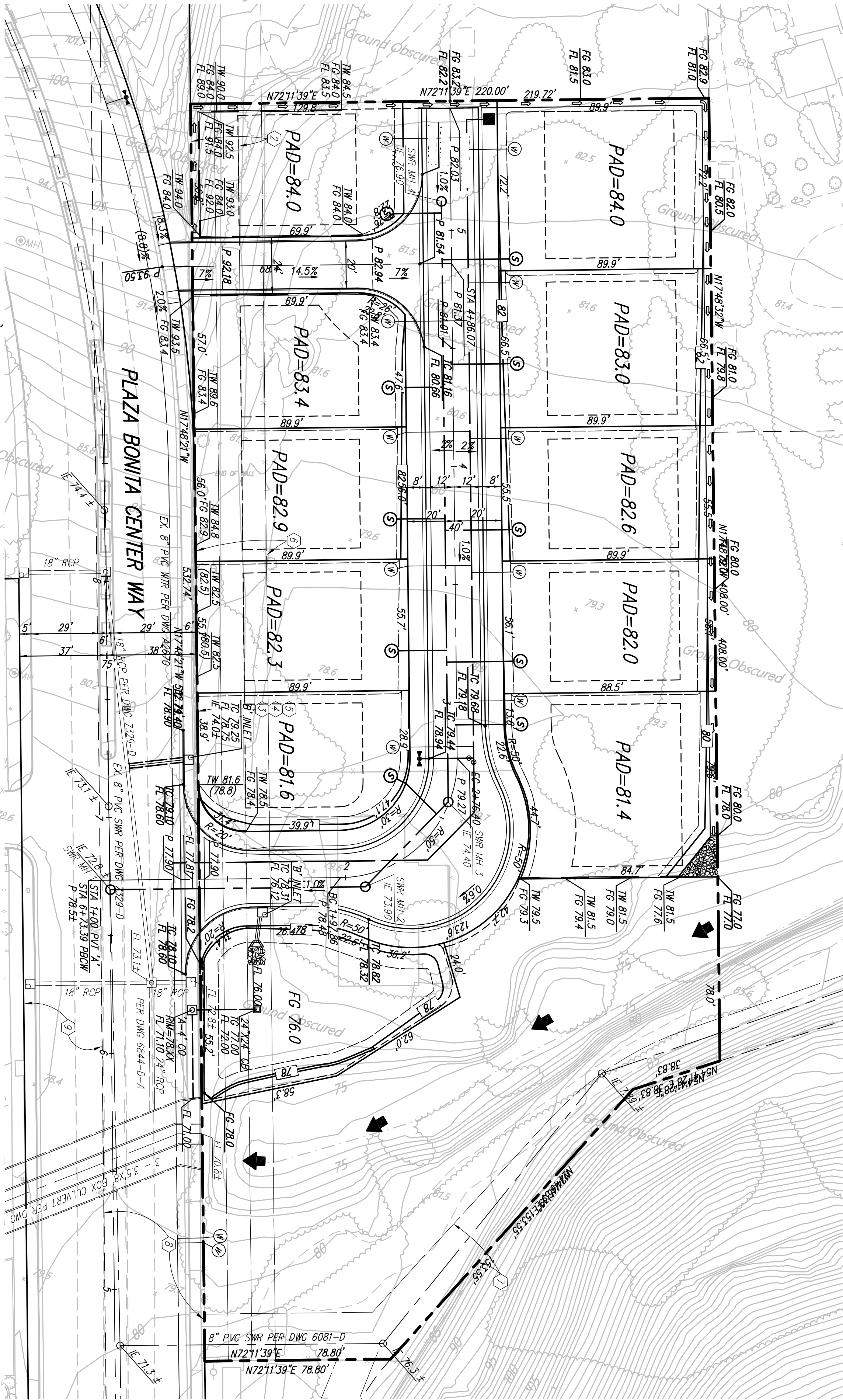


Draft Initial Study/Mitigated Negative Declaration
Valley View Development Project

APPENDIX B — APPLICATION MATERIALS

Valley View Development Conceptual Grading Plan



EASEMENT NOTES:

- 1. AN EASEMENT FOR CANALS OR AGRODUTS PER DOC. REC. 10-14-1989 IN BK 7 PAGE 124 OF DEEDS IS NOT DESCRIBED OR RECORDED AND CANNOT BE PLOTTED ON THIS EXHIBIT.
- 2. 20' WIDE ROADWAY EASEMENT PER DOC. REC. 5-22-20 IN BK 816 PG 48 OF DEEDS.
- 3. 10' TELEPHONE/COMMUNICATION EASEMENT TO PACIFIC TELEPHONE PER DOC. REC. 5-13-57 IN BK 643 PG 350, O.R.
- 4. 10' TELEPHONE/COMMUNICATION EASEMENT TO PACIFIC TELEPHONE PER DOC. REC. 5-13-57 IN BK 6575 PG 202, O.R.
- 5. 10' STAKE EASEMENT FOR POLES, WIRES AND APPURTENANCES PER DOC. REC. 11-09-63 AS FILE NO. 20710, O.R.
- 6. 30' WIDE EASEMENT TO SOBE FOR ELECTRICAL AND COMMUNICATION FACILITIES PER DOC. REC. 2-13-91 AS F/P NO. 91-08386, O.R.
- 7. 20' WIDE SEWER EASEMENT PER DOC. REC. APRIL 22, 1986 AS F/P NO. 86-153280, O.R.
- 8. PORTION OF PLAZA BONITA CENTER WAY (FORMERLY RED DR.) ACCEPTED BY THE CITY COUNCIL OF THE CITY OF NATIONAL CITY BY RESOLUTION NO. 15146, RECORDED 02/09/87 AS F/P NO. 87-071224, O.R.
- 9. PORTION OF PLAZA BONITA CENTER WAY (FORMERLY RED DR.) DEDICATED PER MAP NO. 12748.

CONSTRUCTION STORM WATER BMP NOTES:

- 1. ALL APPLICABLE CONSTRUCTION BMPs AND NON-STORM WATER DISCHARGE BMPs SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CITY OF NATIONAL CITY MINIMUM BMP REQUIREMENTS INCLUDED IN THE NATIONAL CITY MUNICIPAL CODE AND THE CITY OF NATIONAL CITY JURISDICTIONAL RUNOFF MANAGEMENT PROGRAM GROUP. ALL STORM WATER BMPs SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT.
- 2. EROSION CONTROL BMPs SHALL BE IMPLEMENTED FOR ALL PORTIONS OF THE PROJECT AREA IN WHICH NO WORK HAS BEEN DONE OR IS PLANNED TO BE DONE OVER A PERIOD OF 14 OR MORE DAYS. ALL OUTSIDE DRAINAGE PATTERNS THAT CONVEY CONCENTRATED FLOWS SHALL BE STABILIZED TO PREVENT EROSION.
- 3. RUN-ON FROM AREAS OUTSIDE THE PROJECT AREA SHALL BE DIVERTED AROUND WORK AREAS TO THE EXISTING FEASIBLE RUN-ON THAT CANNOT BE DIVERTED SHALL BE MANAGED USING APPROPRIATE EROSION AND SEDIMENT CONTROL BMPs.
- 4. SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED, INCLUDING PROVIDING BUFFER ROLLS, GRAVEL BAGS, OR OTHER EQUALLY EFFECTIVE BMPs AROUND THE PERIMETER OF THE PROJECT TO PREVENT TRANSPORT OF SOIL AND SEDIMENT OFFSITE. ANY SEDIMENT TRACKED AND/OR OFFSITE PAVED AREAS SHALL BE REMOVED VIA SWEEPING AT LEAST DAILY.
- 5. ALL BMPs SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE CSDA FACI SHEETS.
- 5. TRASH AND OTHER CONSTRUCTION WASTES SHALL BE PLACED IN A DESIGNATED AREA AT LEAST DAILY AND SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE REQUIREMENTS.
- 6. MATERIALS SHALL BE STORED TO AVOID BEING TRANSPORTED IN STORM WATER RUNOFF AND NON-STORM WATER DISCHARGES. CONCRETE WASHOUT SHALL NOT BE DIRECTED TO A WASHOUT AREA DESIGNED IN ACCORDANCE WITH CSDA STANDARDS. CONCRETE SHALL NOT BE WASHED OUT TO THE GROUND.
- 7. STOCKPILES AND OTHER SOURCES OF POLLUTANTS SHALL BE COVERED WHEN THE CHANCE OF RAIN WITHIN THE NEXT 48 HOURS IS AT LEAST 50%.

GRADING DATA:

TOTAL SITE AREA: 106,782 S.F. / 2.451 ACRES.
TOTAL AMOUNT OF SITE TO BE GRADED: 81,800 S.F. / 1.888 ACRES.
PERCENT OF TOTAL SITE GRADED: 77%
AMOUNT OF SITE WITH 25 PERCENT NATURAL SLOPES OR GREATER: 0.116 ACRES
PERCENT OF TOTAL SITE WITH 25 PERCENT NATURAL SLOPES OR GREATER: 4.7%
AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0.0 ACRES
PERCENT OF SITE WITHIN HILLSIDE REVIEW: 0.0%
AMOUNT OF CUT: 1,565 CUBIC YARDS
AMOUNT OF FILL: 4,230 CUBIC YARDS
AMOUNT OF EXPORT SOIL: 2,665 CUBIC YARDS
RETAINING/CRIB WALLS: HOW MANY: 1
MAXIMUM LENGTH: 370 FEET
MAXIMUM HEIGHT: 9 FEET

BASIS OF BEARINGS / BENCHMARK

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH 1982.5, AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON OCTOBER 16, 2021 AT POINTS "A" AND "B" AS SHOWN HEREON. THE POINTS WERE ESTABLISHED FROM FROUND CONTROL MONUMENTS 34-42, 1988, (NAD 83) AND 35-42, 1988, (NAD 83) AND 36-42, 1988, (NAD 83) AND 37-42, 1988, (NAD 83) AND 38-42, 1988, (NAD 83) AND 39-42, 1988, (NAD 83) AND 40-42, 1988, (NAD 83) AND 41-42, 1988, (NAD 83) AND 42-42, 1988, (NAD 83) AND 43-42, 1988, (NAD 83) AND 44-42, 1988, (NAD 83) AND 45-42, 1988, (NAD 83) AND 46-42, 1988, (NAD 83) AND 47-42, 1988, (NAD 83) AND 48-42, 1988, (NAD 83) AND 49-42, 1988, (NAD 83) AND 50-42, 1988, (NAD 83) AND 51-42, 1988, (NAD 83) AND 52-42, 1988, (NAD 83) AND 53-42, 1988, (NAD 83) AND 54-42, 1988, (NAD 83) AND 55-42, 1988, (NAD 83) AND 56-42, 1988, (NAD 83) AND 57-42, 1988, (NAD 83) AND 58-42, 1988, (NAD 83) AND 59-42, 1988, (NAD 83) AND 60-42, 1988, (NAD 83) AND 61-42, 1988, (NAD 83) AND 62-42, 1988, (NAD 83) AND 63-42, 1988, (NAD 83) AND 64-42, 1988, (NAD 83) AND 65-42, 1988, (NAD 83) AND 66-42, 1988, (NAD 83) AND 67-42, 1988, (NAD 83) AND 68-42, 1988, (NAD 83) AND 69-42, 1988, (NAD 83) AND 70-42, 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