

CUP22-0010/Stella Battery Storage
Exhibit A: Location/Vicinity Map

9:33

1 " equals 200 '

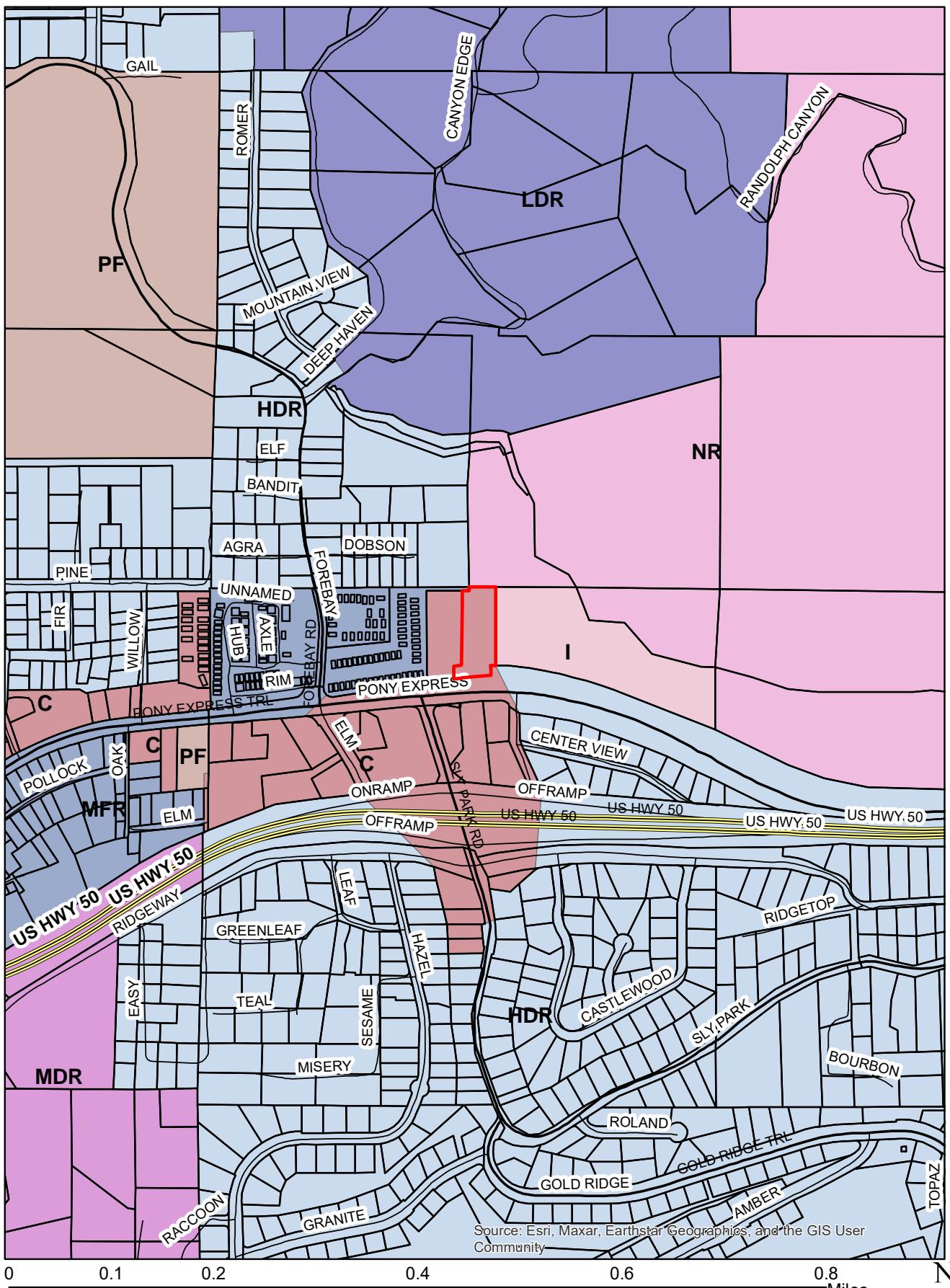
Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

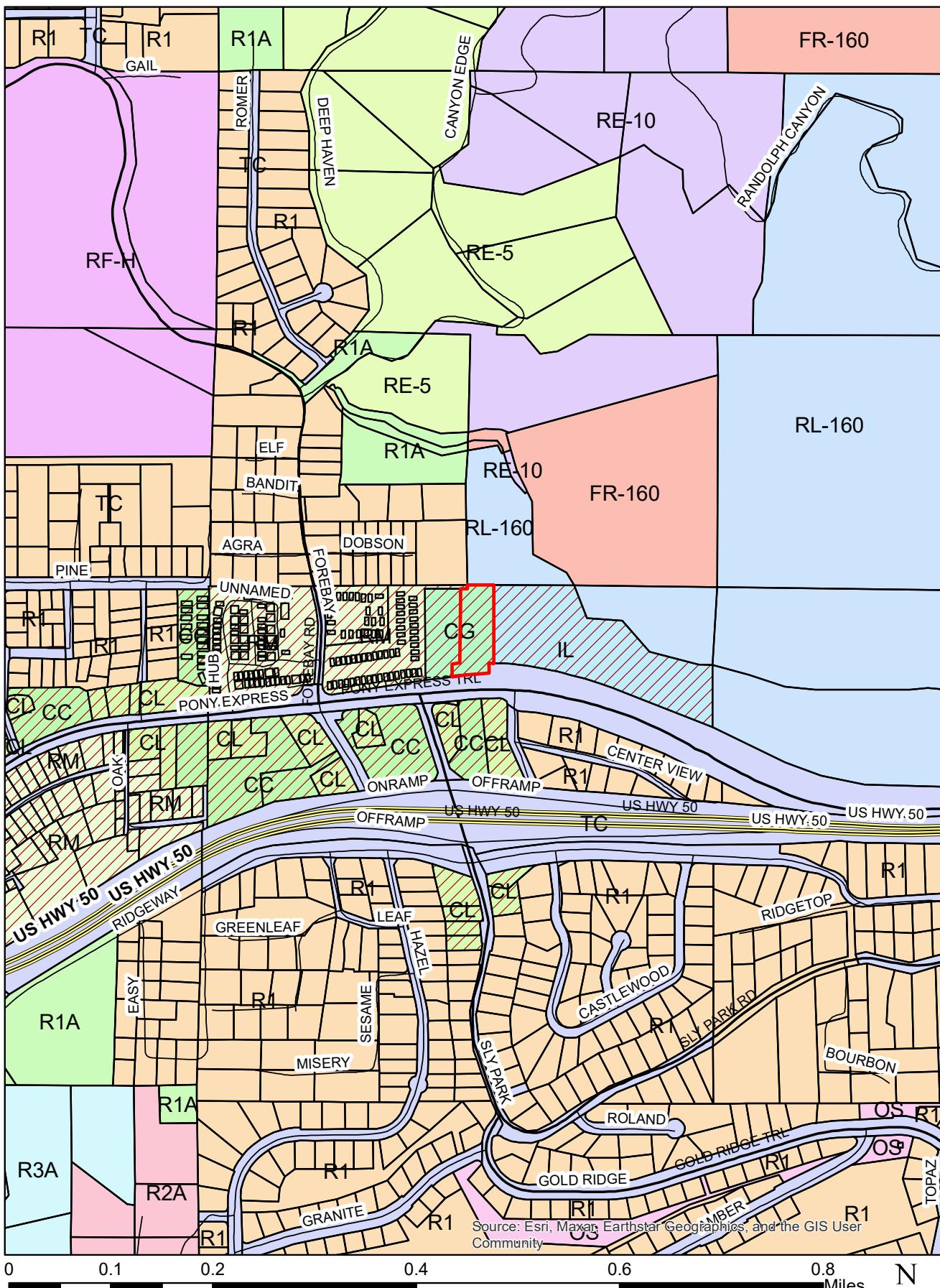
Rev. June 28, 2007

Assessor's Map Bk. 009, Pg.33
County of El Dorado, CA

CUP22-0010/Stella Battery Storage Exhibit B: Assessor's Parcel Map



CUP22-0010/Stella Battery Storage
Exhibit C: General Plan Land Use Map

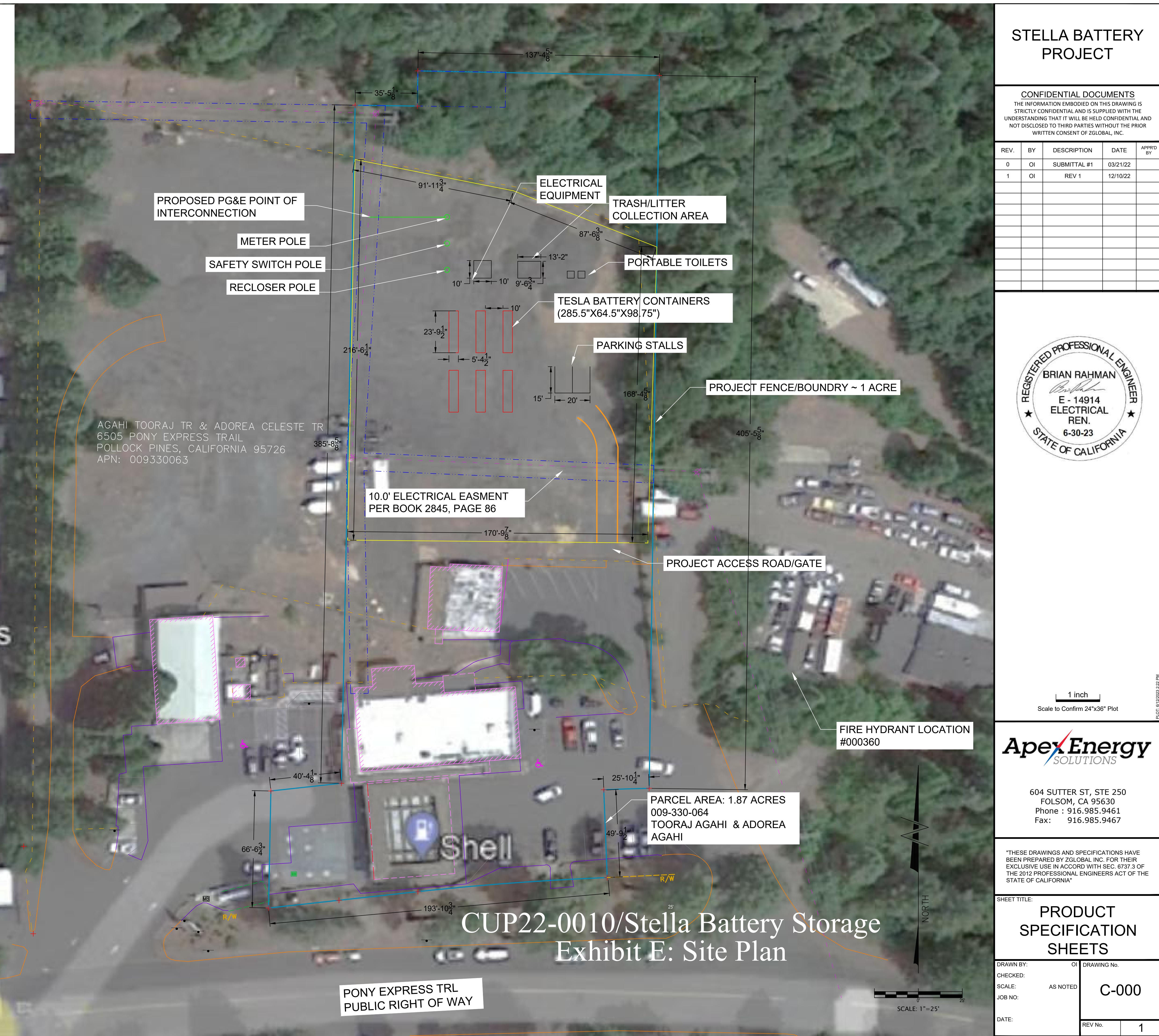


CUP22-0010/Stella Battery Storage Exhibit D: Zoning Map

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

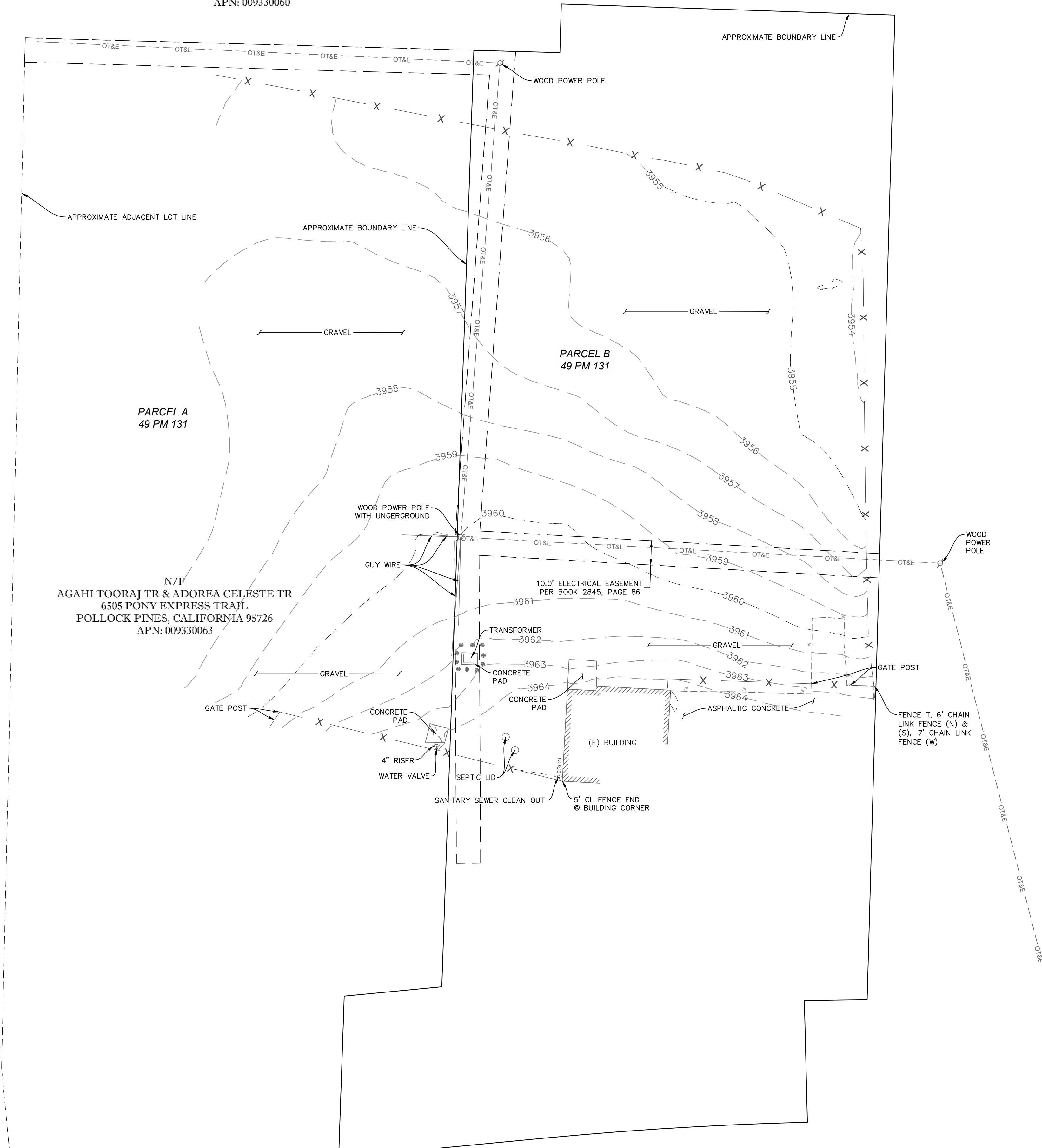
24-0734 B 4 of 10

Project: Stella Battery Storage
 Applicant: Apex Energy Solutions LLC
 APN:009-330-064
 El Dorado County
 Zoning: Industrial



N/T
POLLOCK PINES MOBILE HOME PK & CA LLC
2933 FOREBAY ROAD
POLLOCK PINES, CALIFORNIA 95726
APN: 009330060

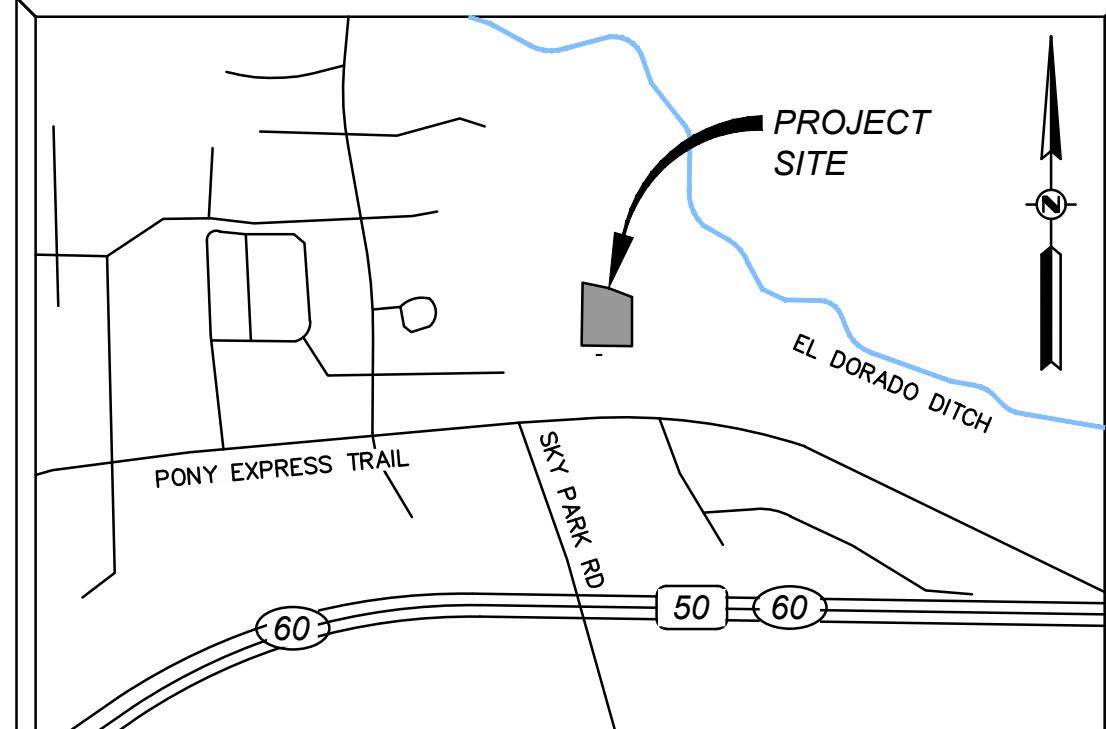
N/F
HAAR JIM & SHERI
5698 EASTWOOD LANE
POLLOCK PINES, CALIFORNIA 95726
APN: 009660006



CUP22-0010/Stella Battery Storage

Exhibit F: Grading Plan

PONY EXPRESS TRAIL



VICINITY MAP

NOT TO SCALE

SHEET INDEX:

- C1 EXISTING CONDITIONS
- C2 GRADING AND DRAINAGE PLAN
- C3 CONSTRUCTION BMP PLAN
- C4 EROSION AND SEDIMENT CONTROL DETAILS

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS ASSUMED

BENCHMARK:

THE ELEVATION FOR THIS SURVEY IS ASSUMED

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRIZE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NOTICE TO CONTRACTOR - ORDER OF WORK:

PRIOR TO THE START OF ANY CIVIL WORK, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES BY POTHOLING AT ALL POINTS OF POTENTIAL CONFLICT WITH PROPOSED UTILITIES OR PROPOSED POINTS OF CONNECTION WITH EXISTING UTILITIES. IF THE ACTUAL LOCATIONS OF THE EXISTING UTILITIES FOUND IN THE FIELD ARE DIFFERENT FROM WHAT IS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT CWE IMMEDIATELY AND PROVIDE THE ACTUAL LOCATION INFORMATION. RFE ENGINEERING WILL VERIFY IF THERE ARE ANY CONFLICTS WITH THE IMPROVEMENTS AND WILL PROVIDE MODIFICATIONS TO THE DESIGN TO MITIGATE THE CONFLICTS IF ANY CONFLICTS EXIST.

FLOOD PLAIN:

**SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AREAS WITHIN ZONE "X" ARE DETERMINED TO BE
OUTSIDE THE 0.2 ANNUAL CHANCE FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD
INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 06017C0550E
DATED: 09-26-2008**

ZONING:

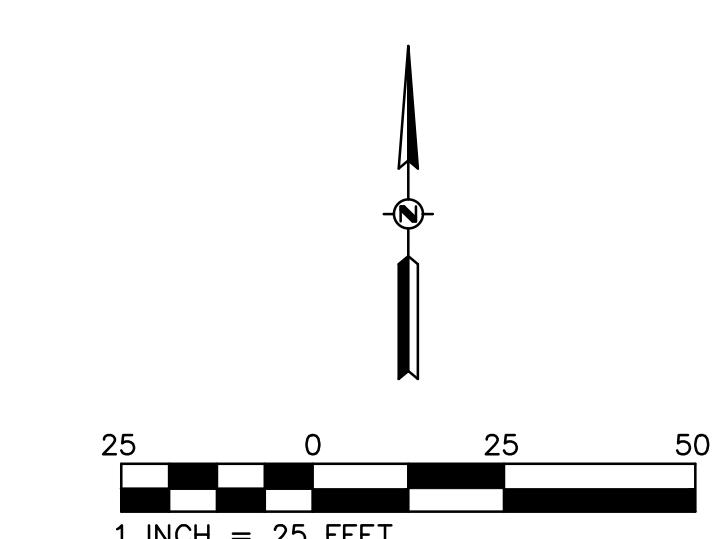
INDUSTRIAL

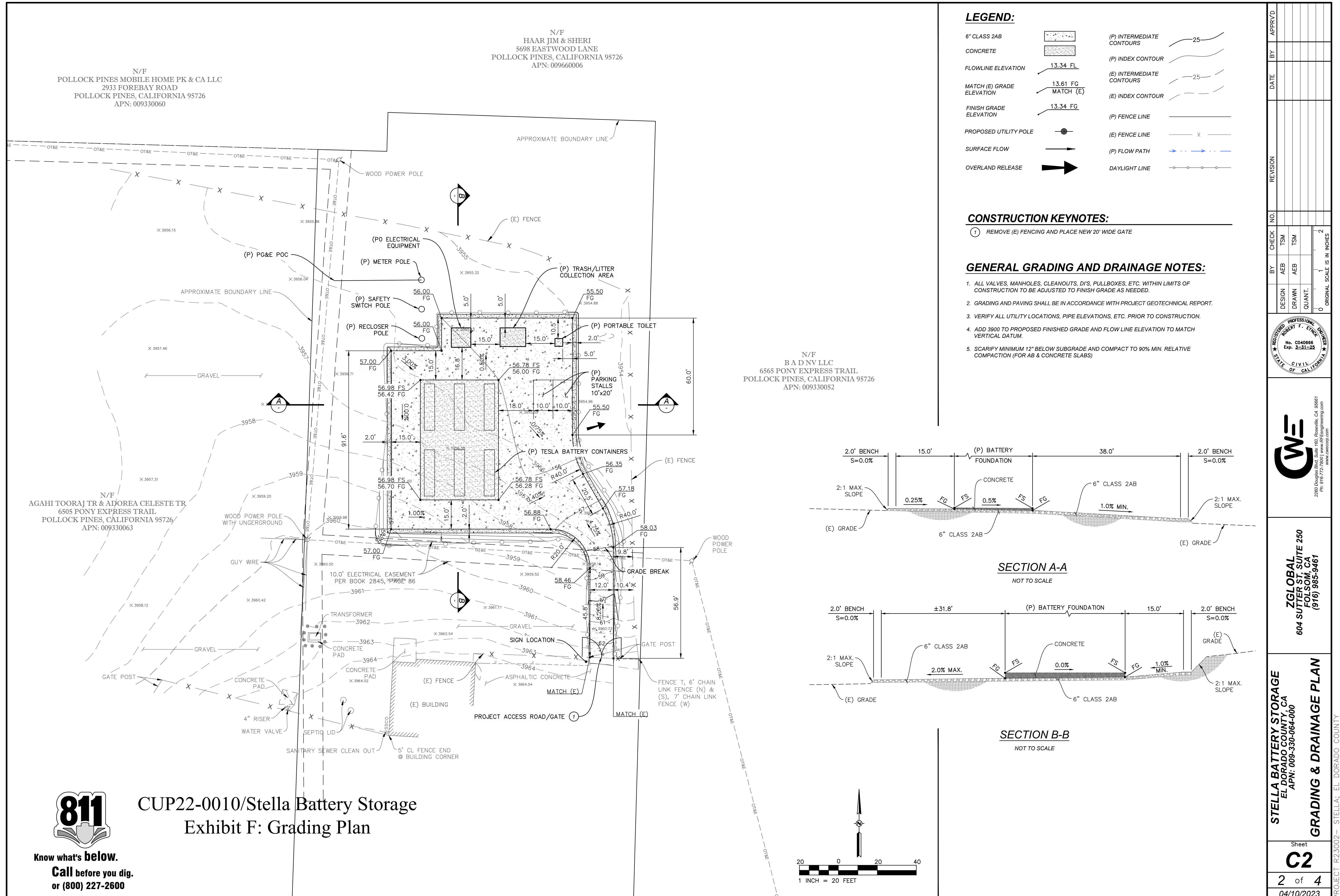
SOIL TYPE:

AREA OF DISTURBANCE:



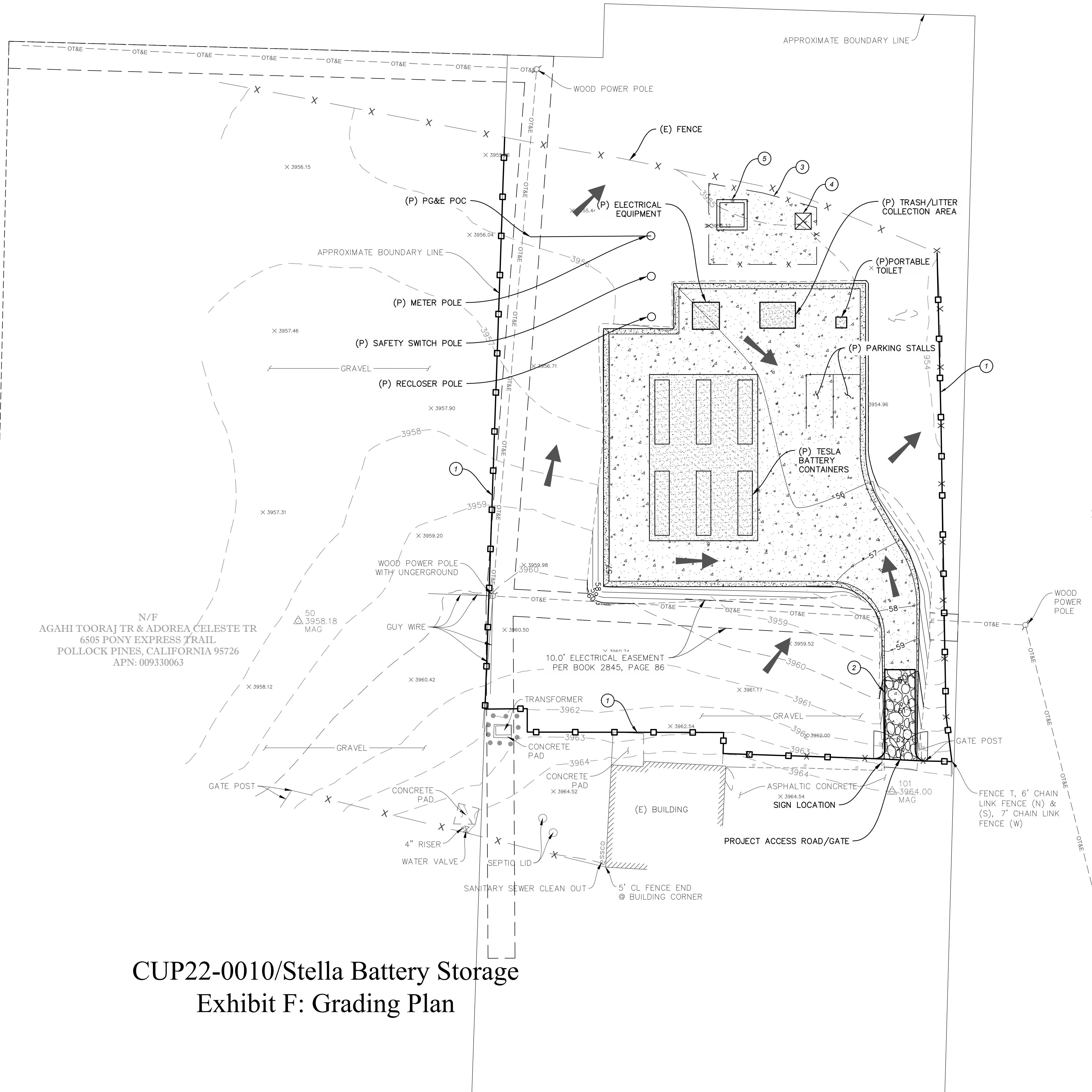
**Know what's below.
Call before you dig.
or (800) 227-2600**





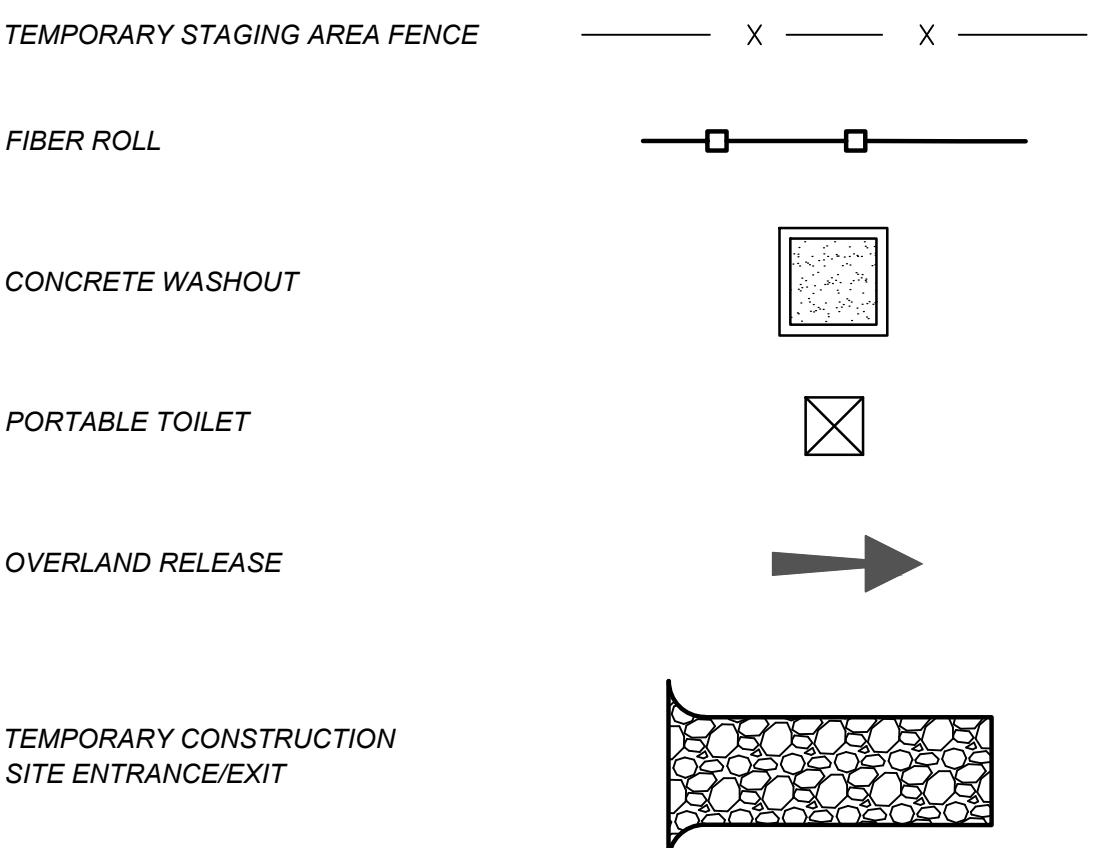
N/F
POLLOCK PINES MOBILE HOME PK & CA LLC
2933 FOREBAY ROAD
POLLOCK PINES, CALIFORNIA 95726
APN: 009330060

N/F
HAAR JIM & SHERI
5698 EASTWOOD LANE
POLLOCK PINES, CALIFORNIA 95726
APN: 009660006

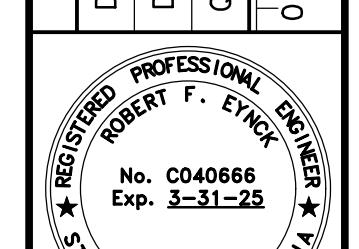


CUP22-0010/Stella Battery Storage
Exhibit F: Grading Plan

LEGEND:



CUP22-0010/Stella Battery Storage		Sheet	Revision	Date	APPROV'D
DESIGN	BY	CHECK NO.			
DRAWN	AEB	TSM			
QUANT.					
0	1	2			
ORIGINAL SCALE IS IN INCHES					

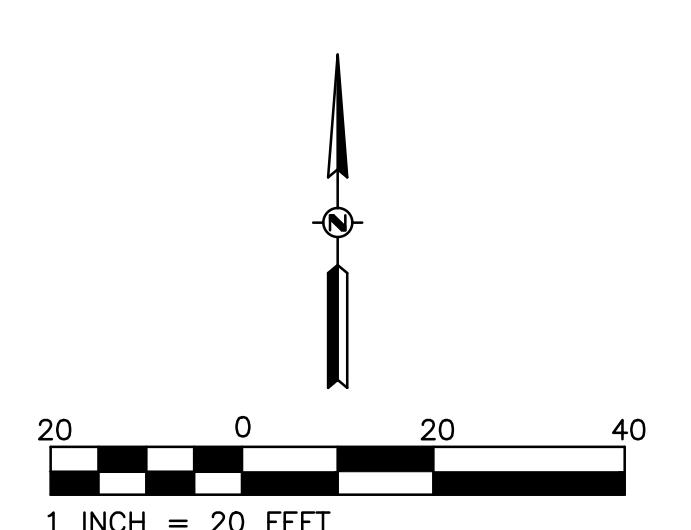


CWE

No. C040665
Exp. 3-31-25
220 Douglas Blvd, Suite 160, Roseville, CA 95661
Ph: 916-772-8300 | www.RCEEngineering.com



Know what's below.
Call before you dig.
or (800) 227-2600



STELLA BATTERY STORAGE
EL DORADO COUNTY, CA
APN: 009-330-064-000

**ZGLOBAL
604 SUTTER ST, SUITE 250
FOLSOM, CA
(916) 985-9467**

CONSTRUCTION BMP PLAN

Sheet
C3
3 of 4
04/10/2023

EROSION AND SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR SHALL FOLLOW ALL JURISDICTIONAL GUIDELINES FOR GRADING AND THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN OR STATED ON THESE PLANS.
2. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
4. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
6. CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMPS, AS WELL AS, ANY CORRECTIVE CHANGES TO THE BMPS OR EROSION AND SEDIMENT CONTROL PLAN.
7. IN AREAS WHERE SOIL WILL BE EXPOSED LONGER THAN 14 DAYS, CONTRACTOR SHALL STABILIZE EXPOSED SOILS WITH HYDROSEEDING OR OTHER EQUIVALENT METHOD. CONTRACTOR SHALL ENSURE NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
8. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
9. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY OR AS NECESSARY.
10. CONTRACTOR SHALL PLACE GRAVEL BAG BARRIERS AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE GRAVEL BAG BARRIERS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
11. SOIL STOCKPILE SHALL BE SURROUNDED BY STRAW WATTLE. CONTRACTOR SHALL COVER STOCKPILE WHEN NOT IN USE.

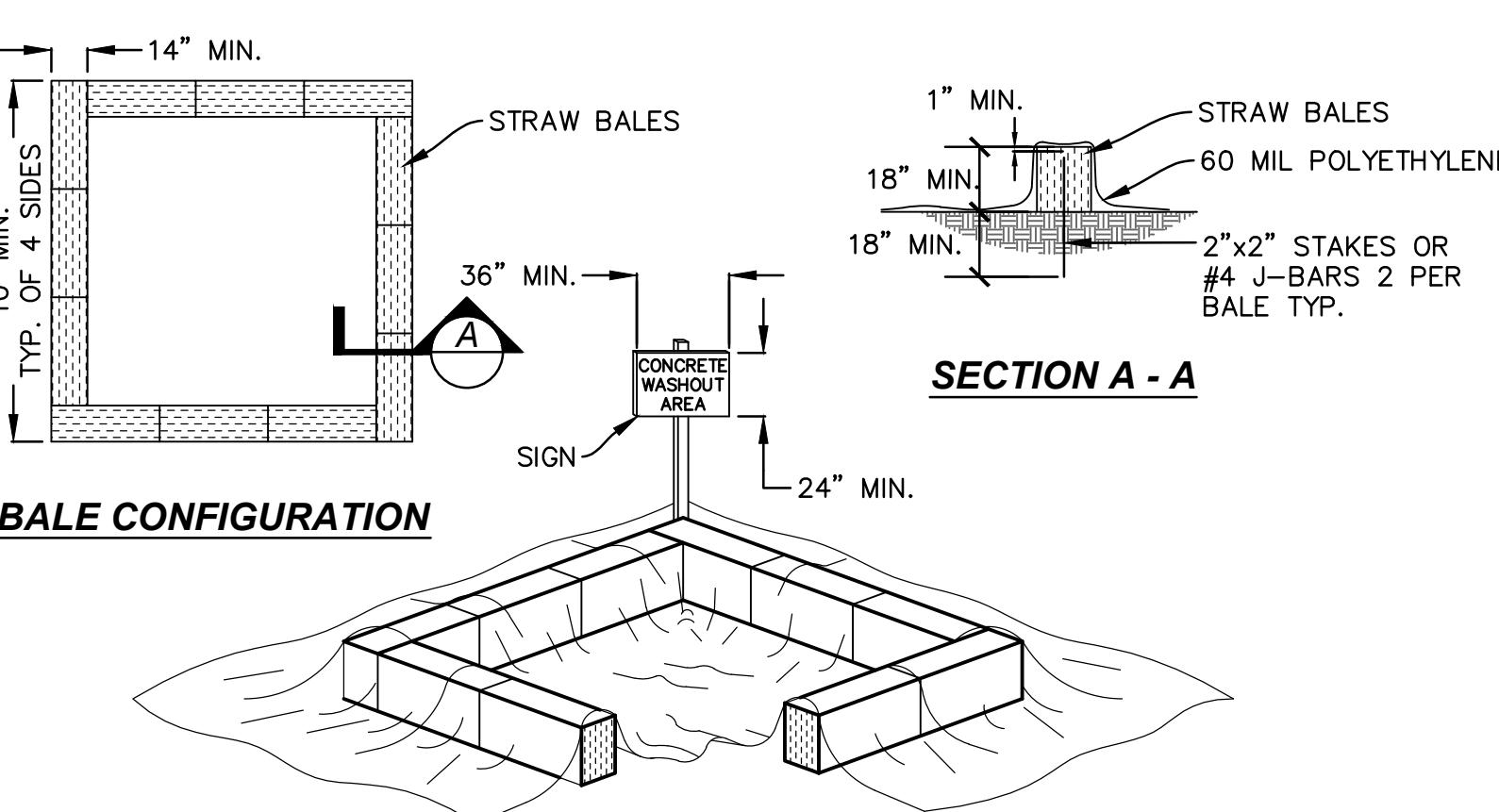
- A. SOLID WASTE MANAGEMENT:
PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR REMOVAL AND DISPOSAL. CLEAR SITE OF TRASH INCLUDING ORGANIC DEBRIS, PACKAGING MATERIALS, SCRAP OR SURPLUS BUILDING MATERIALS AND DOMESTIC WASTE DAILY.
- B. MATERIAL DELIVERY AND STORAGE:
PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE MATERIAL ON PALLETS AND PROVIDE COVERING FOR SOLUBLE MATERIALS. RELOCATE STORAGE AREA INTO BUILDING SHELL WHEN POSSIBLE. INSPECT AREA WEEKLY.
- C. CONCRETE WASTE:
PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. DISPOSE OF HARDENED CONCRETE OFFSITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE CITY STORM DRAINS VIA CURB AND GUTTER. INSPECT DAILY TO CONTROL RUNOFF, AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
- D. PAINT AND PAINTING SUPPLIES:
PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.
- E. VEHICLE FUELING, MAINTENANCE AND CLEANING:
PROVIDE A DESIGNATED FUELING AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. PROVIDE EQUIPMENT WITH DRIP PANS. RESTRICT ON-SITE MAINTENANCE AND CLEANING OF EQUIPMENT TO A MINIMUM. INSPECT AREA WEEKLY.
- F. HAZARDOUS WASTE MANAGEMENT:
PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEM THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE INCLUDE BUT ARE NOT LIMITED TO PAINTS & SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZATION STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.

13. THE FOLLOWING SOIL WIND EROSION CONTROL (DUST CONTROL) METHODS ARE PROPOSED AS PART OF THESE IMPROVEMENT PLANS:
 - A. WATER THE SOIL OF THE SITE AND THE ADJACENT STREETS BEING USED IN CONNECTION WITH SOIL DISTURBANCE OPERATIONS ON THE SITE IN ACCORDANCE WITH CALTRANS STANDARDS.
 - B. COVER EXPOSED SOIL WITH GRAVEL OR ROCK LANDSCAPING.
 - C. COVER EXPOSED SOIL WITH ORGANIC MULCHES, SPRINKLER IRRIGATED.
 - D. IRRIGATE GRASSES.
 - E. MAINTAIN LANDSCAPE VEGETATION.

NOT

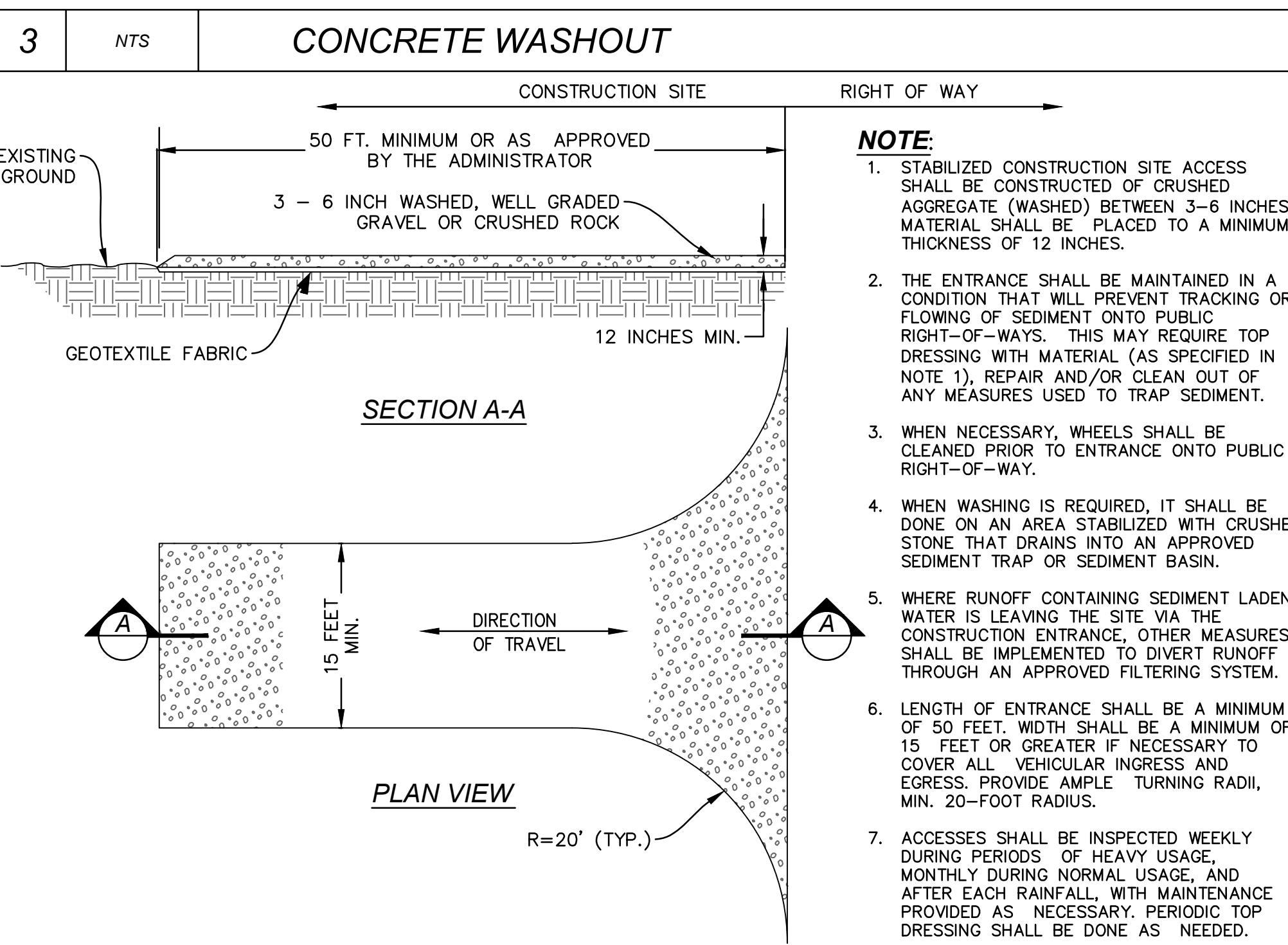
1. ALL EROSION BMPs SHALL BE IN PLACE PRIOR TO STORM EVENTS AND IN ACCORDANCE WITH THE LATEST EDITION OF SECTION II OF THE IMPROVEMENT STANDARDS AND THE CALIFORNIA STORM WATER HANDBOOK.

2. MAINTAIN BMP'S AS NECESSARY

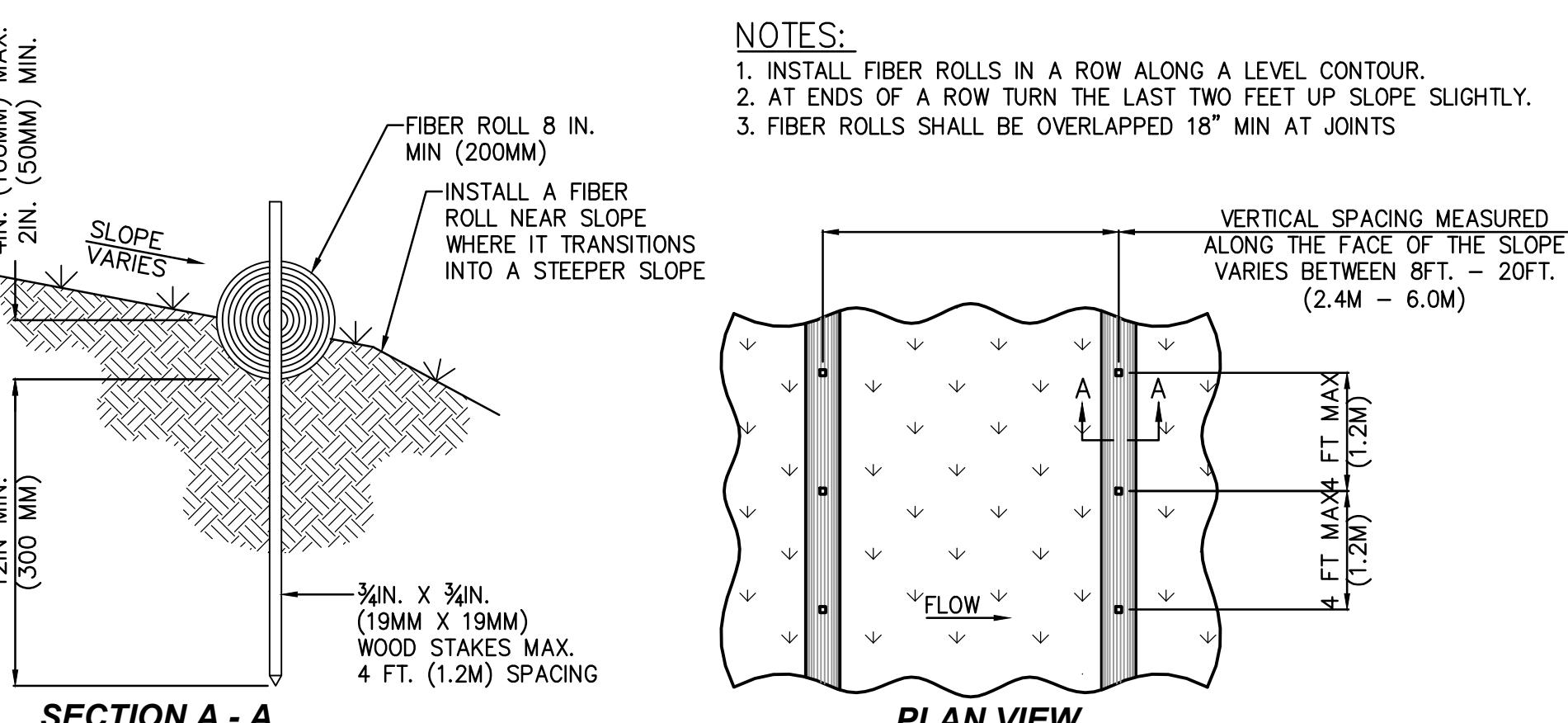


S SECTION REMOVED FOR
APHICAL REPRESENTATION
LY. STRAW BALE
RIMETER SHALL BE
NTINUOUS.

S:
E SIGN TOWARD NEAREST STREET OR
S POINT.
C CONCRETE WASHOUT SHALL BE LOCATED
T THE CURB AND 50 FT. MINIMUM
RRAINAGE INLETS OR WATERCOURSES

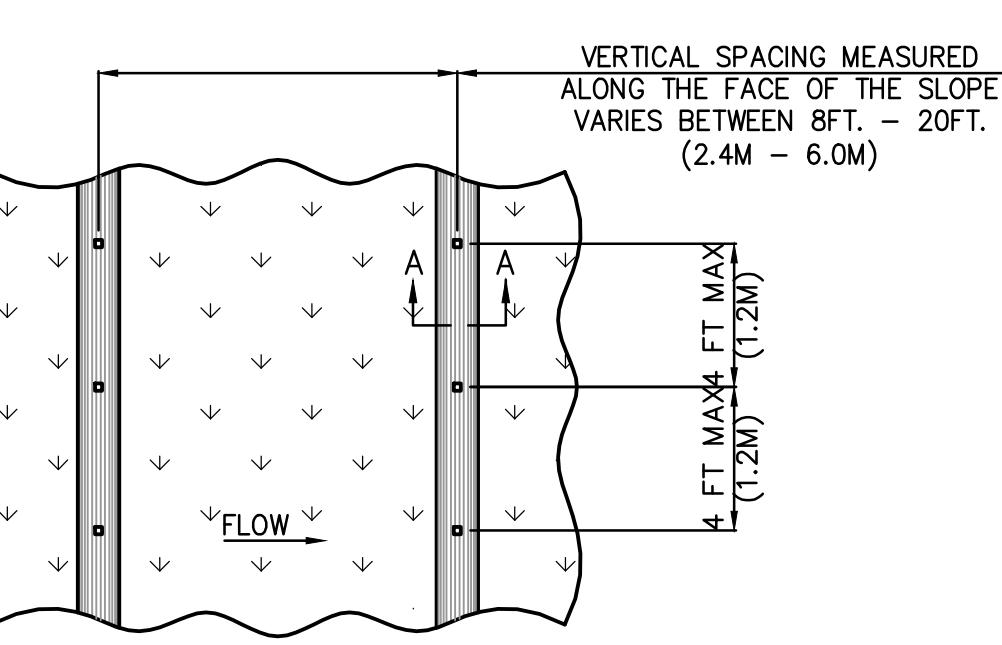


2 | NTS | CONSTRUCTION ENTRANCE



NOTES:

1. INSTALL FIBER ROLLS IN A ROW ALONG A LEVEL CONTOUR.
2. AT ENDS OF A ROW TURN THE LAST TWO FEET UP SLOPE SLIGHTLY.



CUP22-0010/Stella Battery Storage

Exhibit F: Grading Plan

1 NTS FIBER ROLL

STELLA BATTERY STORAGE
EL DORADO COUNTY, CA
APN: 009-330-064-000

**EROSION AND SEDIMENT
CONTROL DETAILS**

ZGLOBAL
SUTTER ST, SUITE 250
FOLSON, CA
(916) 985-9461

The logo for RFE Engineering consists of a large, bold, black 'W' and 'E' intertwined within a circular outline. To the right of the logo, the company's address is listed vertically: '2260 Douglas Blvd, Suite 160, Roseville, CA 95826'. Below the address is the phone number 'Ph: 916-772-7800'. At the bottom right is the website 'www.RFEEngineering.com'. A small 'www.' is also present above the website address.

PROJECT R23002- STELLA; EL DORADO COUNTY



CUP22-0010/Stella Battery Storage
Exhibit G: Photosimulation

