

Exhibit A:
Case File No.: 2023-03 CUP, CDP, IS
Date: 2/19/2024

1. ALL APPLICABLE CONSTRUCTION BMP'S AND NON-STORM WATER DISCHARGE BMP'S 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 (JRMP). ALL STORM WATER BMP'S SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT.
2. EROSION CONTROL BMP'S 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 ONSITE DRAINAGE PATHWAYS 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 EXTENT FEASIBLE. RUN-ON THAT CANNOT BE DIVERTED SHALL BE MANAGED USING APPROPRIATE EROSION AND SEDIMENT CONTROL BMP'S.
4. SEDIMENT CONTROL BMP'S SHALL BE IMPLEMENTED, INCLUDING PROVIDING FIBER ROLLS, GRAVEL BAGS, OR OTHER EQUALLY EFFECTIVE BMP'S AROUND THE PERIMETER OF THE PROJECT TO PREVENT TRANSPORT OF SOIL AND SEDIMENT OFFSITE. ANY SEDIMENT TRACKED ONTO OFFSITE PAVED AREAS SHALL BE REMOVED VIA SWEEPING AT LEAST DAILY. ALL BMP'S SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE CASQA FACT 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-STORMWATER DISCHARGES. CONCRETE WASHOUT SHALL BE DIRECTED TO A WASHOUT AREA DESIGNED IN ACCORDANCE WITH CASQA 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%.

1. SUBJECT TRANSLOAD FACILITY (NON-SHADED AREA)
2. SHADE INDICATES AREA NOT A PART (TYP.)
3. EXISTING PUBLIC SIDEWALK TO REMAIN (TYP.)
4. NEW 40' WIDE DRIVEWAY CURB CUT - SEE (TYP FOR 2)
5. SITE LIGHTING - SEE SHEET E200 (TYP.)
6. EXISTING RAIL YARD PROPERTY LINE / EXISTING FENCE LINE
7. BNSF PROPERTY / PACIFIC STEEL CLEAN-UP SITE - MITIGATION COMPLETED
8. EXISTING MAIN LINE RAILROAD TRACKS TO REMAIN
9. NEW / RECONFIGURED RAIL TRACKS
10. ADDED TRACK AT CIVIC CENTER CROSSING - SEE SHEET T153
11. END OF ADDED TAIL TRACK SHORT OF HARBOR DRIVE
12. LINE OF 10' STREET FRONTAGE SETBACK
13. CONTAINMENT BASIN - SEE S122

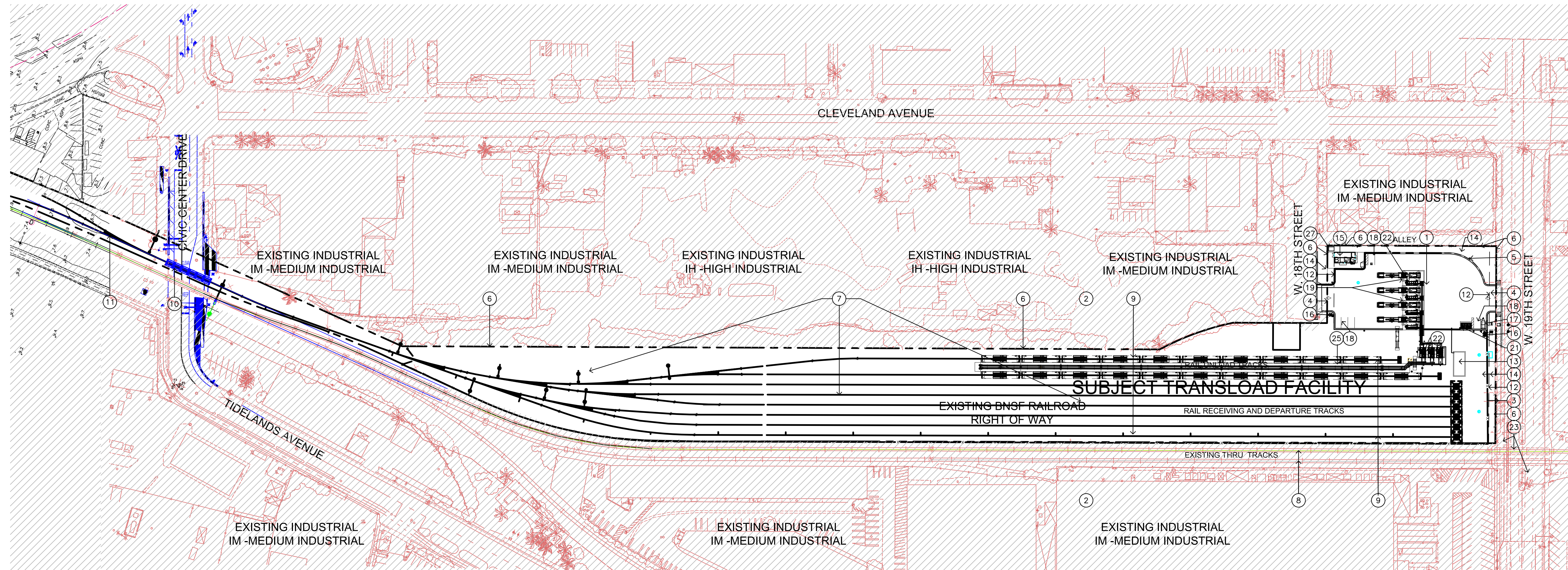
14. PLANTER - SEE LANDSCAPE PLAN
15. OFFICE TRAILER - SEE A-3
16. PROPOSED FIRE HYDRANT LOCATION
17. PROPOSED LOCATION OF FIRE FIGHTING FOAM TRAILER
18. EMPLOYEE PARKING
19. TRUCK LOAD OUT PAD & SKID (TYP FOR 4)
20. NOT USED
21. ADDITIVE TOTE CONTAINMENT ENCLOSURE (TYP FOR 3)
22. TRANSFER EQUIPMENT
23. EXISTING RR CROSSING & SIGNAL TO REMAIN
24. NOT USED
25. FALL PROTECTION SUPPORT SYSTEM BETWEEN LOAD OUT RAILS- SEE SHEET S300
26. NOT USED
27. PROPOSED ELECTRICAL TRANSFORMER LOCATION

CONSTRUCTION STORM WATER BMP NOTES

9

KEYNOTES

1



FLEMING ALLIANCE ARCHITECTURE, INC.
24672 San Juan Avenue, Suite 101
Suite 101
Dana Point, CA 92629
TEL 949-276-7001
FAX 949-276-7003
License

Project Name: SAN DIEGO CLEAN FUELS FACILITY
830 W. 18TH STREET
NATIONAL CITY, CALIFORNIA
Client Name: SAN DIEGO CLEAN FUELS LLC
811 MAIN STREET
HOUSTON, TX 77002
281-291-3921

Revision	Date	Description
5-30-23		FIRE CHANGE
1-25-24		EIR MODIFICATIONS

All ideas, designs, plans and specifications indicated or represented by these drawings are owned by and are the property of FAA and were created and developed for use in connection with the specified project. None of such ideas, designs, plans or specifications shall be used, in part or in whole, for any purpose whatsoever without the written permission of FAA.

Sheet Name: OVERALL SITE PLAN

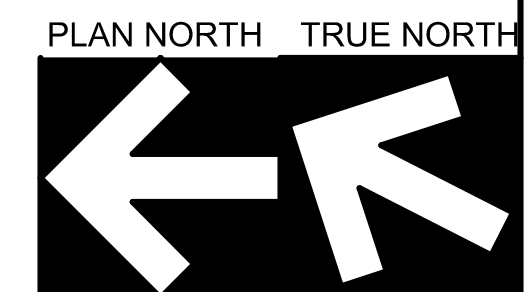
Drawn	Checked	Date
FAA	CF	1-17-23
Job Number	21006	

Sheet: A-1

EXHIBIT F

OVERALL SITE PLAN

NOTE:
- SEE SHEETS G110 & C121 FOR APN BOUNDARIES & TERMINAL SITE DIMENSIONS.



SCALE: 1"=80'-0"

4

1. LANDSCAPED AREAS SHALL BE DESIGNED IN ACCORDANCE WITH WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS.
2. ROOF DRAINAGE SHALL BE DIRECTED TO LANDSCAPED AREAS OR RAIN BARRELS.
3. WALKWAYS SHALL BE DESIGNED TO DRAIN TO ADJACENT LANDSCAPED OR NATURAL AREAS OR CONSTRUCTED USING PERMEABLE MATERIALS.
4. STREETS, SIDEWALKS, AND PARKING LOT AISLES SHALL BE CONSTRUCTED TO THE MINIMUM WIDTH NECESSARY, PROVIDED PUBLIC SAFETY IS NOT COMPROMISED.
5. EXISTING TREES AND NATURAL AREAS, INCLUDING BUT NOT LIMITED TO NATURAL WATER BODIES AND NATURAL STORAGE RESERVOIRS OR DRAINAGE CORRIDORS (E.G., TOPOGRAPHIC DEPRESSIONS, NATURAL SWALES, AND AREAS OF NATURALLY PERMEABLE SOILS), SHALL BE CONSERVED OR OTHERWISE PROTECTED TO THE EXTENT FEASIBLE.

1. SUBJECT TRANSLOAD FACILITY (NON-SHADED AREA)
2. SHADE INDICATES AREA NOT A PART
3. EXISTING PUBLIC SIDEWALK TO REMAIN
4. NEW 40' DRIVEWAY CURB CUT (TYP FOR 2)
5. EXISTING 30' WIDE CURB CUT TO BE REMOVED. INSTALL NEW SIDEWALK, CURB & GUTTER
6. EXISTING RAIL YARD PROPERTY LINE / EXISTING FENCE LINE TO REMAIN
7. BNSF PROPERTY / PACIFIC STEEL CLEAN-UP SITE - MITIGATED IN 2023

8. NEW TRANSLOAD TRACKS W/ TRACK PANS & FALL PROTECTION - SEE SHEET S100
9. NEW / RECONFIGURED RAIL TRACKS
10. SITE LIGHTING - SEE SHEET E200 (TYP.)
11. NOT USED
12. LINE OF 10' STREET FRONTAGE SETBACK
13. CONTAINMENT BASIN - SEE S122
14. PLANTER - SEE LANDSCAPE PLAN
15. OFFICE TRAILER - SEE A-3
16. PROPOSED FIRE HYDRANT LOCATION
17. PROPOSED LOCATION OF FIRE FIGHTING FOAM TRAILER

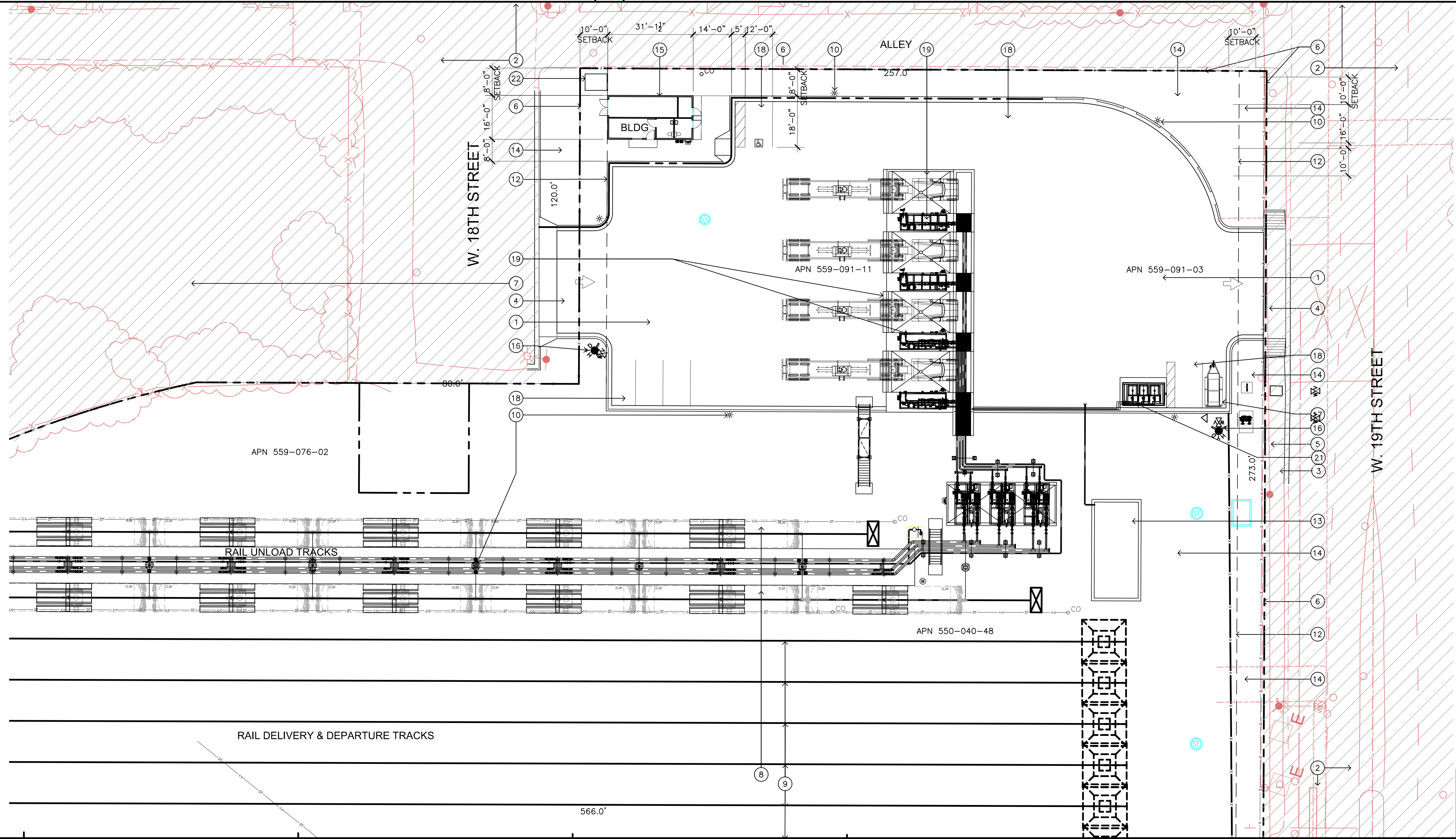
18. EMPLOYEE & HANDICAP PARKING (TYP.)
19. TRUCK LOAD OUT PAD & SKID (TYP FOR 4)
20. NOT USED
21. ADDITIVE TOTE CONTAINMENT ENCLOSURE
22. PROPOSED ELECTRICAL TRANSFORMER LOCATION

PERMANENT STORM WATER BMP'S

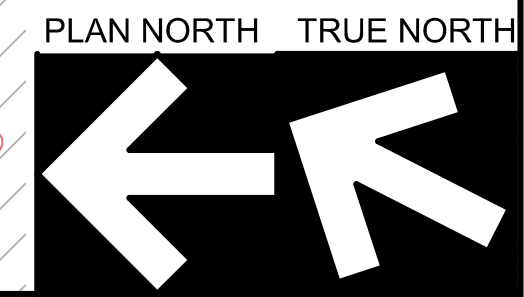
13

KEYNOTES

1



NOTE: SEE SHEETS G110 & C121 FOR ADDITIONAL APN INFORMATION & FULL SITE DIMENSIONS



SCALE 1"=20'-0" 4

PARTIAL SITE PLAN

Project Name		
SAN DIEGO CLEAN FUELS FACILITY		
830 W. 18TH STREET		
NATIONAL CITY, CALIFORNIA		
Client Name		
SAN DIEGO CLEAN FUELS LLC		
811 MAIN STREET		
HOUSTON, TX 77002		
281-291-3921		
Revision	Date	Description
	5-30-23	FIRE CHANGE
	1-25-24	EIR MODIFICATIONS

All ideas, designs, plans and specifications indicated or represented by these drawings are owned by and are the property of FAA and were created and developed for use in connection with the specified project. None of such ideas, designs, plans or specifications shall be used, in part or in whole, for any purpose whatsoever without the written permission of FAA.

Sheet Name
PARTIAL SITE PLAN

Drawn	Checked	Date
FAA	CF	1-17-23
Job Number	21006	

Sheet
A-2

of

Revision	Date	Description
5-30-23		FIRE CHANGE
1-25-24		EIR MODIFICATIONS

All ideas, designs, plans and specifications indicated or represented by these drawings are owned by and are the property of FAA and were created and developed for use in connection with the specified project. None of such ideas, designs, plans or specifications shall be used, in part or in whole, for any purpose whatsoever without the written permission of FAA.

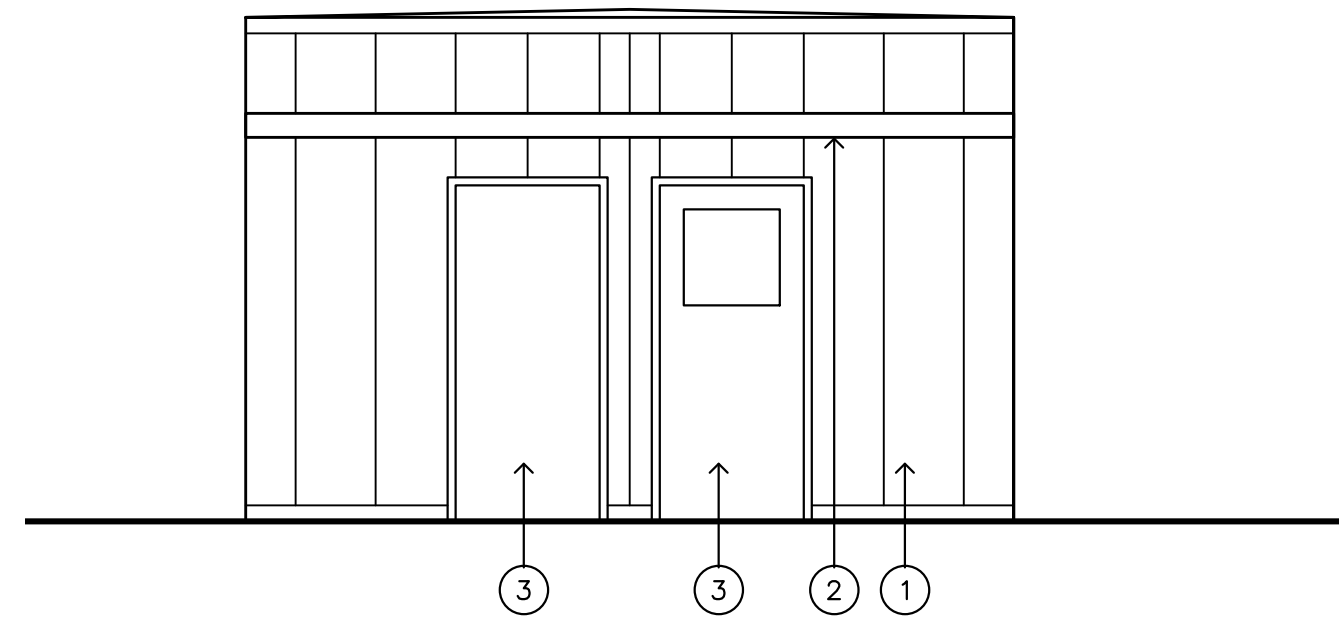
Sheet Name
OPERATIONS TRAILER PLAN & ELEVATIONS

Drawn	Checked	Date
FAA	CF	1-17-23
Job Number	21006	

Sheet

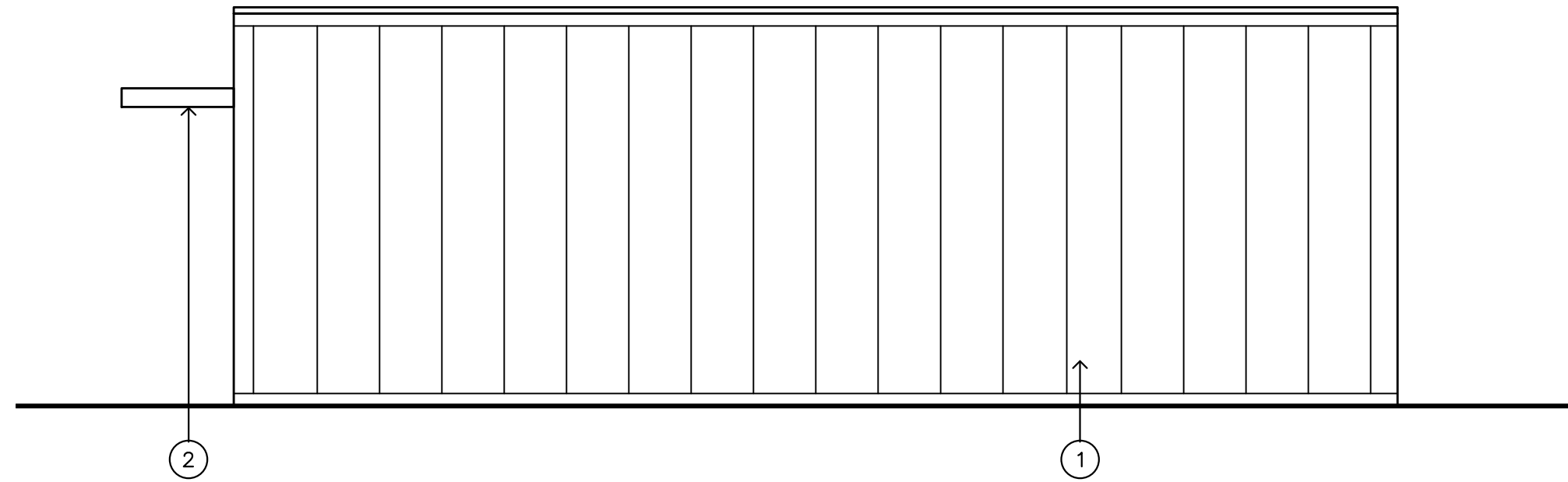
A-3

of



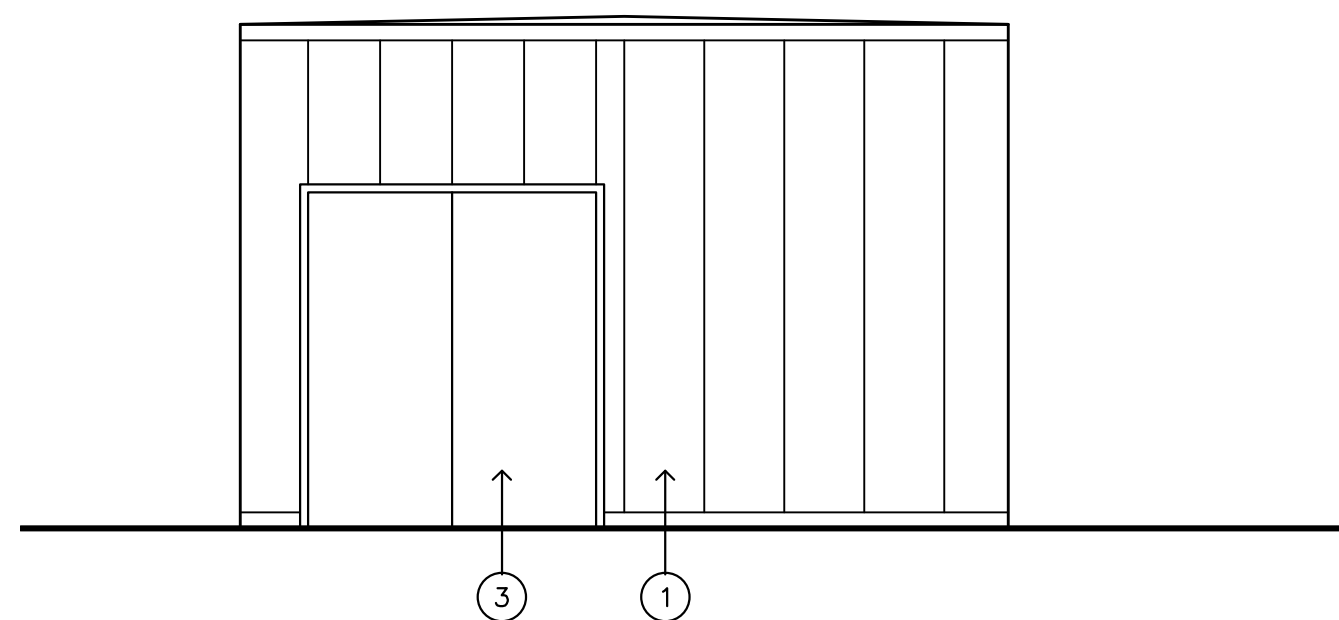
SOUTH ELEVATION

SCALE
1/4" = 1'-0" **13**



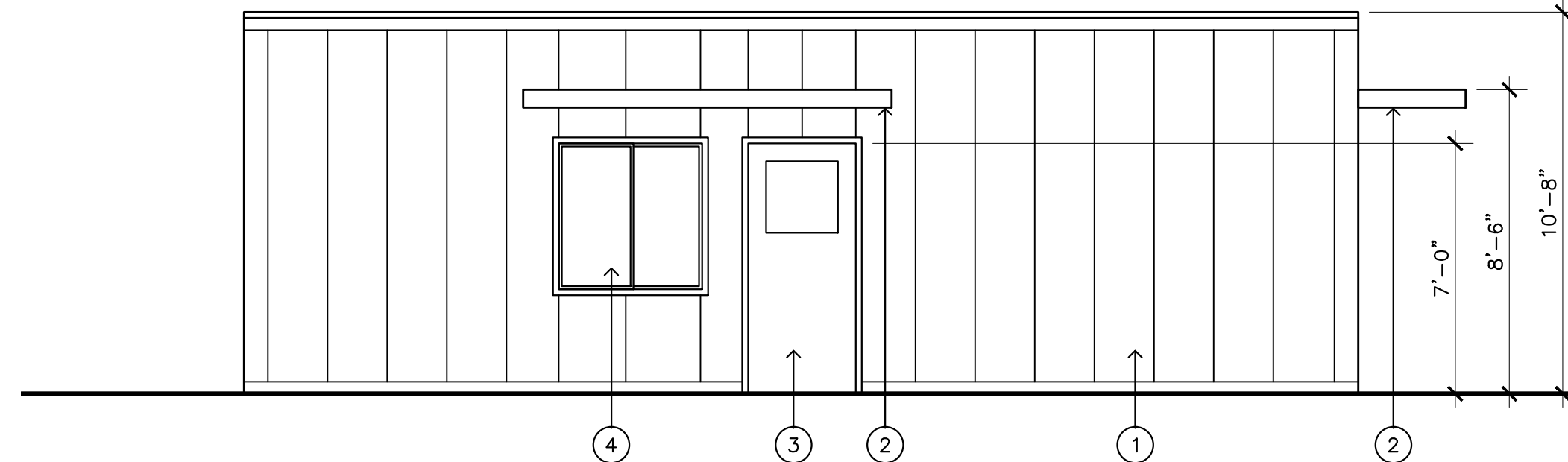
EAST ELEVATION (ALLEY)

SCALE
1/4" = 1'-0" **5**



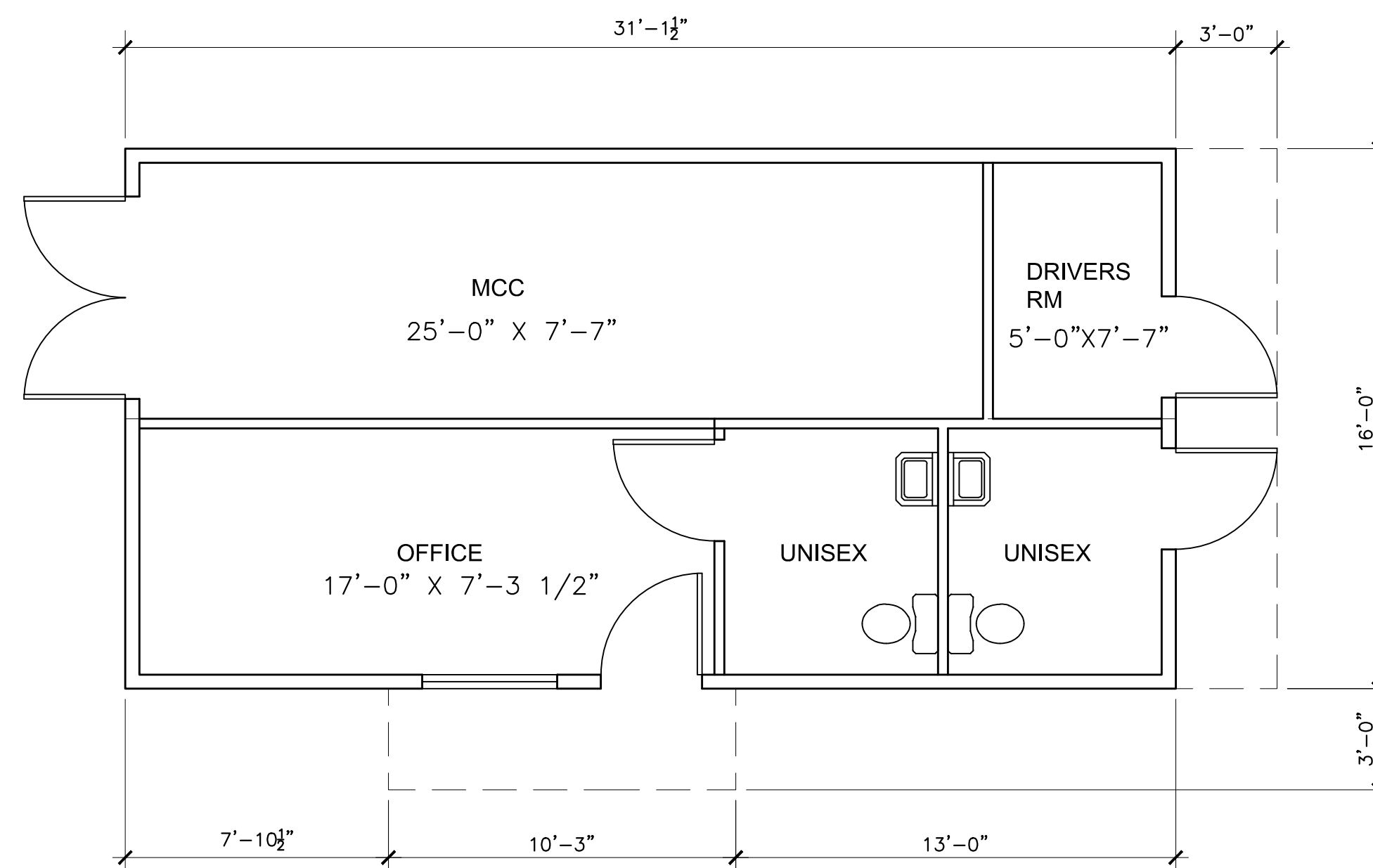
NORTH ELEVATION (18TH ST.)

SCALE
1/4" = 1'-0" **14**

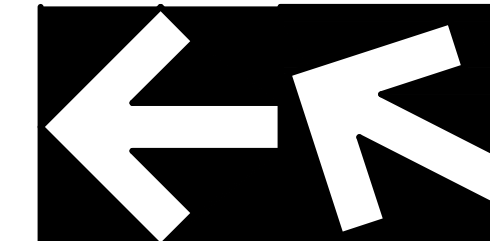


WEST ELEVATION (FRONT)

SCALE
1/4" = 1'-0" **6**



PLAN NORTH TRUE NORTH



FLOOR PLAN

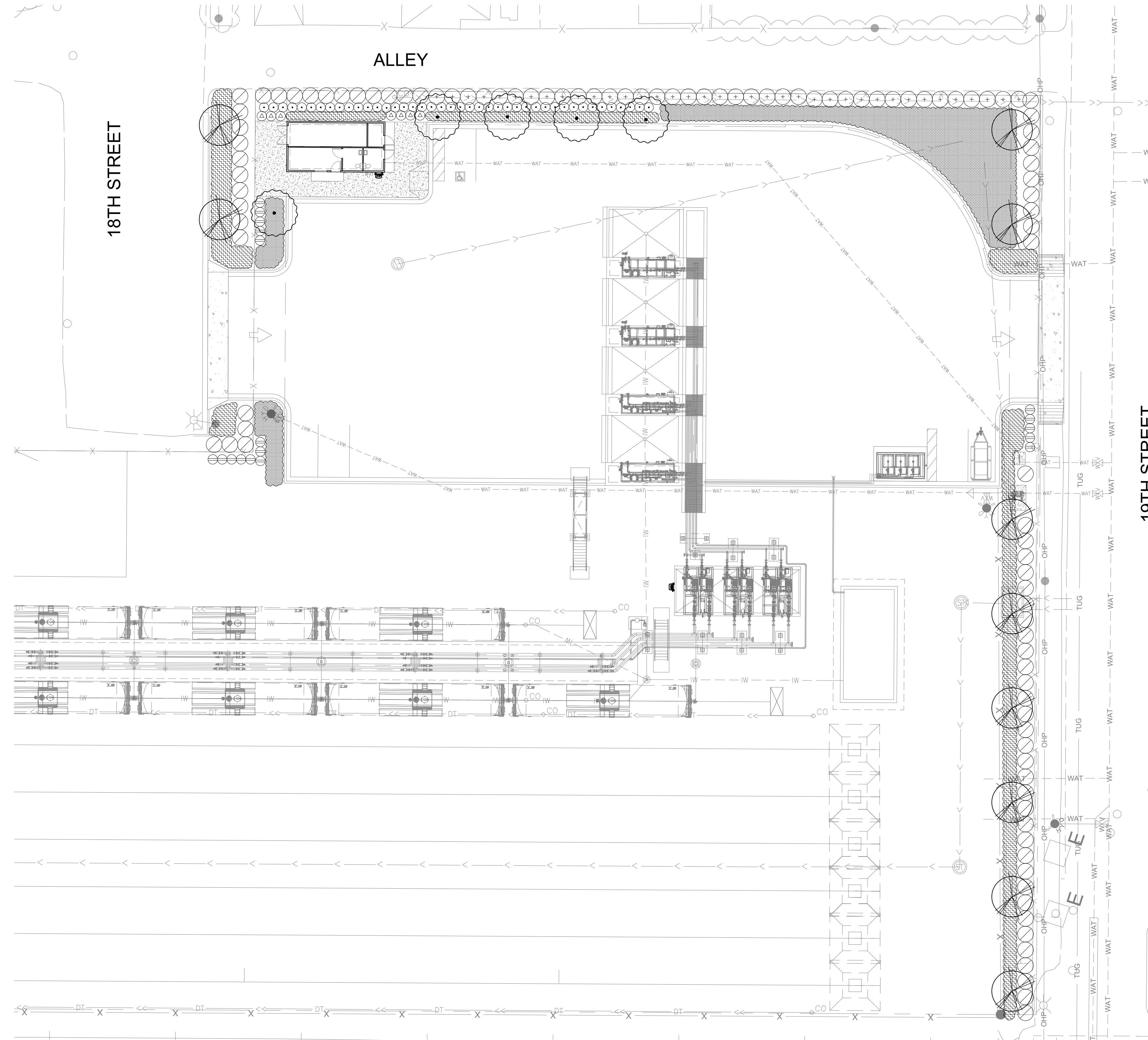
SCALE
1/4" = 1'-0" **8**

KEYNOTES

4

1. PREFABRICATED METAL BUILDING / TRAILER SIDING & TRIM- COLOR: WHITE
2. METAL EYEBROW CANOPY - COLOR: GREY
3. DOOR - COLOR: GREY
4. WINDOW - TRIMMED IN WHITE

(A) PLANTING PLAN (20 SCALE)



TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING/COMMENTS	WATER USE
	ARBUTUS X MARINA MARINA STRAWBERRY TREE	36" BOX	STANDARD D.S. STREET TREE	LOW
	PISTACIA CHINENSIS CHINESE PISTACHE	36" BOX	STANDARD D.S. PARKING LOT TREE	LOW

SHRUB LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING/COMMENTS	WATER USE
	CALLISTEMON 'LITTLE JOHN' DWARF BOTTLE BRUSH	5 GAL	36" O.C.	LOW
	DIANELLA TASMANICA 'VARIEGATA' WHITE STRIPED TASMAN FLAX LILY	1 GAL	24" O.C.	LOW
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	36" O.C.	LOW
	OLEA EUROPAEA 'MONTRA' LITTLE OLIVE DWARF OLIVE	5 GAL	36" O.C.	LOW
	LEUCOPHYLLUM F. FRUTESCENS TEXAS RANGER	15 GAL	60" O.C. INFORMAL HEDGE	LOW

GROUNDCOVER LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING/COMMENTS	WATER USE
	CAREX FRAEGRACILIS CALIFORNIA FIELD SEDGE	1 GAL	18" O.C. PLANT 18" AWAY FROM WALKS OR CURB EDGE	LOW
	NEW GOLD LANTANA LANTANA X 'NEW GOLD'	1 GAL	18" O.C. PLANT 18" AWAY FROM WALKS OR CURB EDGE	LOW
	STAR JASMINE TRACHELOSPERMUM JASMINOIDES	1 GAL	18" O.C. PLANT 18" AWAY FROM WALKS OR CURB EDGE	LOW

ORGANIC MULCH

ALL PLANTING AREAS SHALL HAVE A 3" DEEP LAYER OF ORGANIC MULCH UNLESS NOTED. SUBMIT SAMPLES FOR APPROVAL PRIOR TO INSTALLATION. SEE SPECIFICATIONS.

NOTES

1. SITE LANDSCAPE TO HAVE A DRIP IRRIGATION SYSTEM WITH AUTOMATIC CONTROLLER.
2. USE ROOT BARRIERS FOR ALL TREES WITHIN 5'-0" OF CONCRETE CURBS OR PAVING.

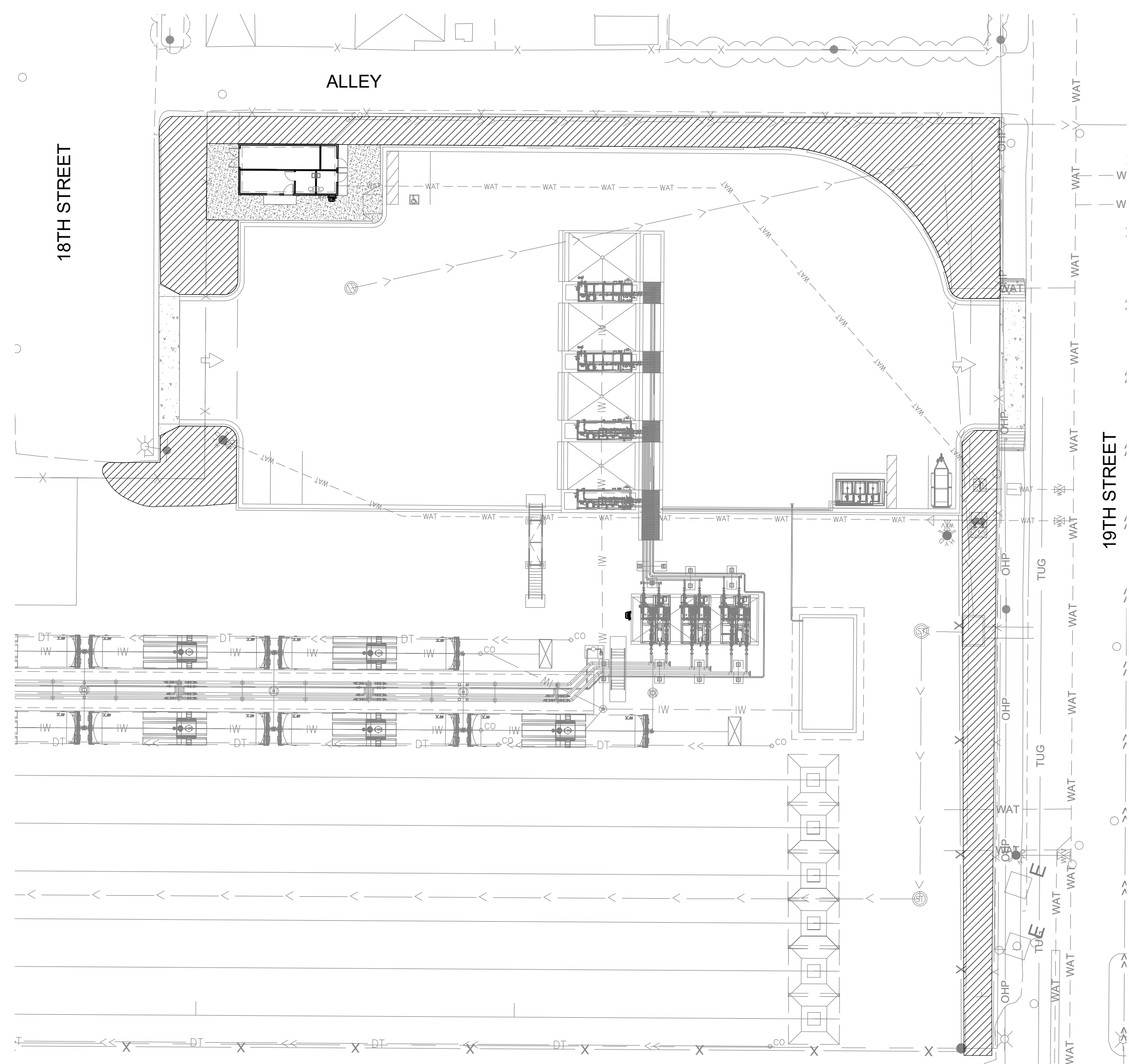
CITY REQUIREMENTS

1. LANDSCAPING SHALL INCLUDE A VARIETY OF TREES, SHRUBS, AND GROUNDCOVER.
2. PLANT MATERIALS SHALL CONFORM TO OR EXCEED THE PLANT QUALITY STANDARDS OF THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN OR THE EQUIVALENT.
3. PLANT MATERIALS SHALL BE SIZED AND SPACED TO ACHIEVE IMMEDIATE EFFECT AND SHALL NOT BE LESS THAN A FIFTEEN-GALLON CONTAINER FOR TREES, FIVE-GALLON CONTAINER FOR SPECIMEN SHRUBS, AND SIX-INCH POTS FOR MASS PLANTING, UNLESS OTHERWISE APPROVED BY THE REGULATING AUTHORITY.
4. PLANT MATERIALS SHALL BE SELECTED FOR LOW WATER DEMAND AND DROUGHT TOLERANCE; USE OF APPROPRIATE NATIVE SPECIES; ADAPTABILITY TO THE NATIONAL CITY ENVIRONMENT; THE GEOLOGICAL AND TOPOGRAPHICAL CONDITIONS OF THE SITE; ABILITY TO PROVIDE SHADE; AND SOIL RETENTION CAPABILITY. PLANTS HAVING SIMILAR WATER USE SHALL BE GROUPED TOGETHER IN DISTINCT HYDROZONES. DECIDUOUS TREES SHALL BE USED TO SHADE BUILDINGS AND PARKING LOTS IN SUMMER AND ALLOW FOR PASSIVE SOLAR HEATING OF BUILDINGS IN WINTER.
5. STREET TREES SHALL BE PLANTED AT A RATE OF ONE TREE FOR EVERY THIRTY LINEAR FEET OF RIGHT-OF-WAY, THE REVIEW AUTHORITY MAY MODIFY THIS REQUIREMENT DEPENDING ON THE CHOSEN TREE SPECIES AND ITS TYPICAL SPREAD AT MATURITY.
6. A MINIMUM OF TWO FIVE-GALLON SHRUBS SHALL BE PROVIDED FOR EVERY SIX FEET OF DISTANCE ALONG STREET FRONTAGES.
7. PARKING LOT LANDSCAPE REQUIREMENTS - A MINIMUM OF ONE SHADE CANOPY TREE SHALL BE REQUIRED FOR EVERY SEVEN PARKING SPACES.

LANDSCAPE CALCULATIONS

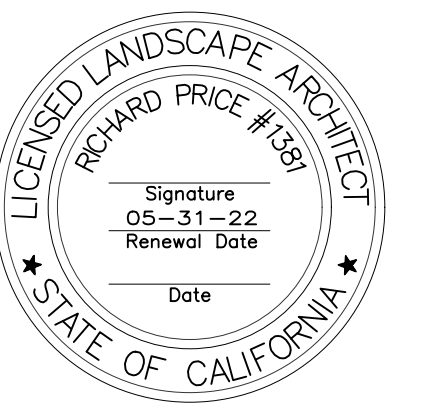
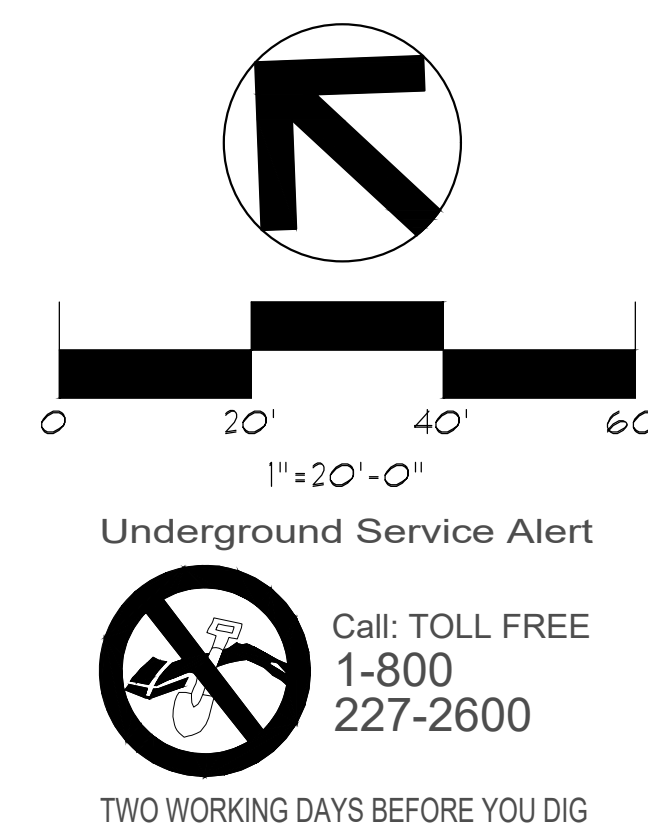
20% OF THE SITE TO BE LANDSCAPE
 SITE AREA = 46,300 SF
 LANDSCAPE AREA = 9,260 SF
 PERCENT OF SITE = 21%

(B) HYDROZONE PLAN (30 SCALE)



HYDROZONE LEGEND

LOW - ALL SHRUBS / ALL TREES / ALL AREAS



License

SAN DIEGO CLEAN FUELS FACILITY
 830 W. 18TH STREET
 NATIONAL CITY, CALIFORNIA

SAN DIEGO CLEAN FUELS, LLC
 811 MAIN STREET
 HOUSTON, TX 77002
 281-291-3921

Project Name

Client Name

Revision	Date	Description
1-30-24		EIR MODIFICATIONS

Sheet Name

PLANTING PLAN

Drawn	Checked	Date
AP		11/15/22

Job Number
21310
Sheet

L-4.01

or

Call: TOLL FREE 1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG