

## SECTION 7 GRADING PLAN

### 7.1 Grading Plan Description

The existing ground has a uniform slope of approximately 2% trending towards the southwest. The grading operation will generally consist of the removal of any manure left over from the dairy operations, clearing and grubbing, demolition of existing structures and moving surface soils to construct residential and commercial building pads and streets. Manure left over from dairy operations can be recycled into compost at a much reduced cost than removal to a landfill. This process, Residuals Composting, can take several weeks to a few months depending on the amount of material to be removed. A local contact providing this service is Ed Needham at Synagro and can be reached at (800) 661-7922 or [enedham@synagro.com](mailto:enedham@synagro.com).

Where slope conditions are present, the property line shall be located at the top of a slope. See *Exhibit 7-1, "Conceptual Pad Placement in Slope Conditions"*.

In areas adjacent to a ridgeline or in moderate slope areas, dwelling units and structures should be sited to:

- Use the natural ridgeline as a backdrop for structures;
- Use landscape plant materials as a backdrop; and

- Use structure to maximize concealment of cut slope.

If retaining walls are required, the following criteria shall be used:

- Exposed walls and fences facing roadways shall be no greater than 3-feet retaining (9-foot total wall) in height, except as necessary for acoustical purposes to satisfy the intent of the noise ordinance.
- Where retaining walls or fences face roadways, they shall be built, when feasible, of decorative materials consistent with the wall theme of the neighborhood.

The amount of removals and depth of overall excavation will vary within the properties in the West Haven Specific Plan depending on prior use of the land.

The Conceptual Grading Plan is included as *Exhibit 7-2, "Conceptual Grading Plan"*.

### 7.2 Grading Plan General Development Standards

Grading plans for each tract in the West Haven Specific Plan area will be prepared by a Registered Civil Engineer and reviewed and approved by the City of Ontario Building, Planning and Engineering Departments prior to the issuance of grading permits. All grading plans and activities will conform to the City Grading Ordinance dust control and erosion control requirements, as well as those outlined in the approved SWPPP.

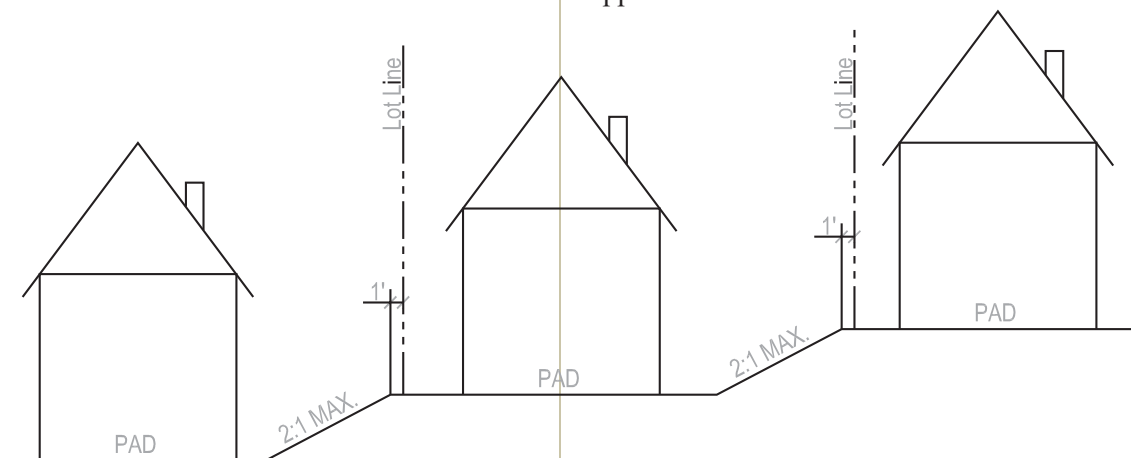


EXHIBIT 7-1: CONCEPTUAL PAD PLACEMENT IN SLOPE CONDITIONS

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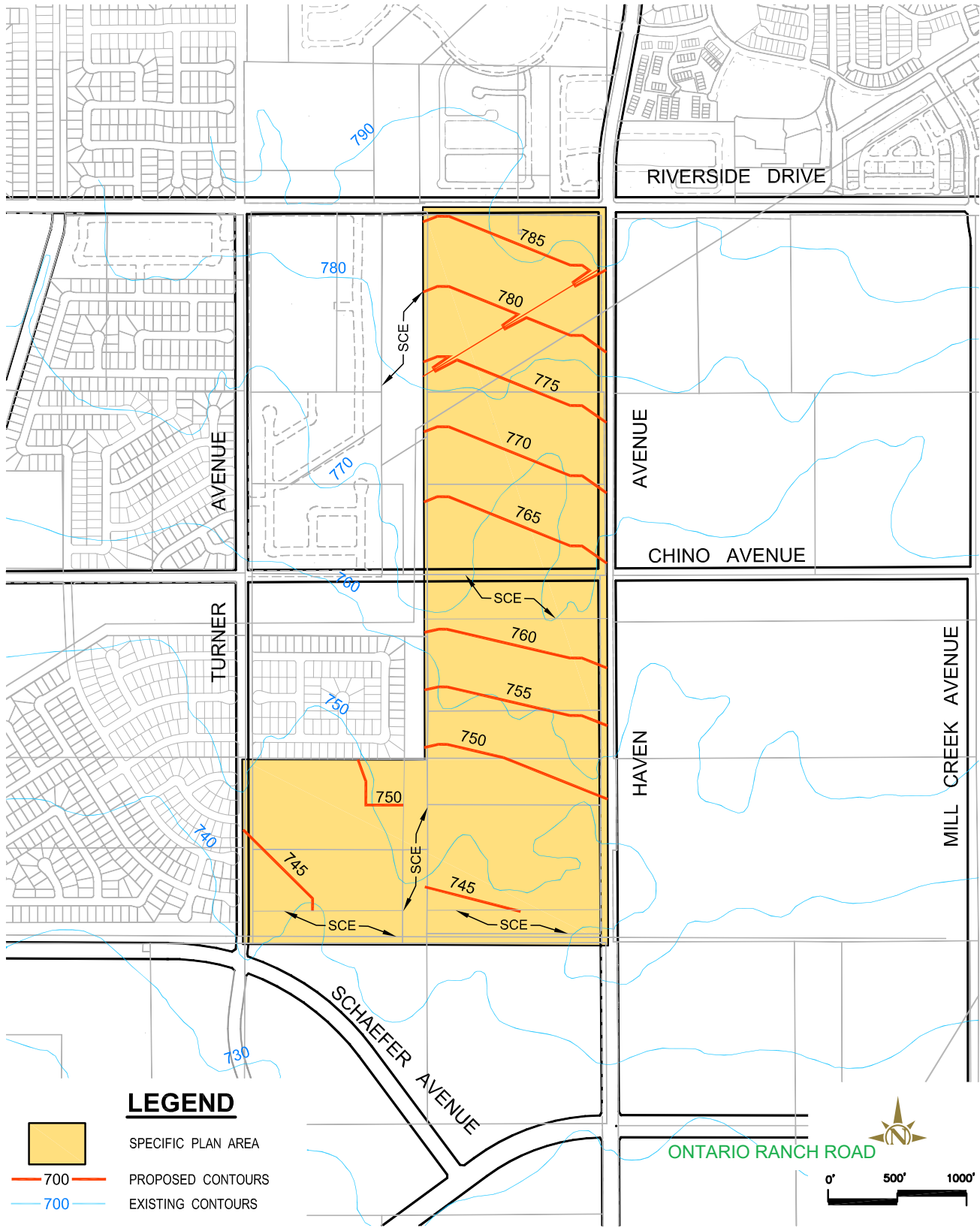


EXHIBIT 7-2: CONCEPTUAL Grading Plan