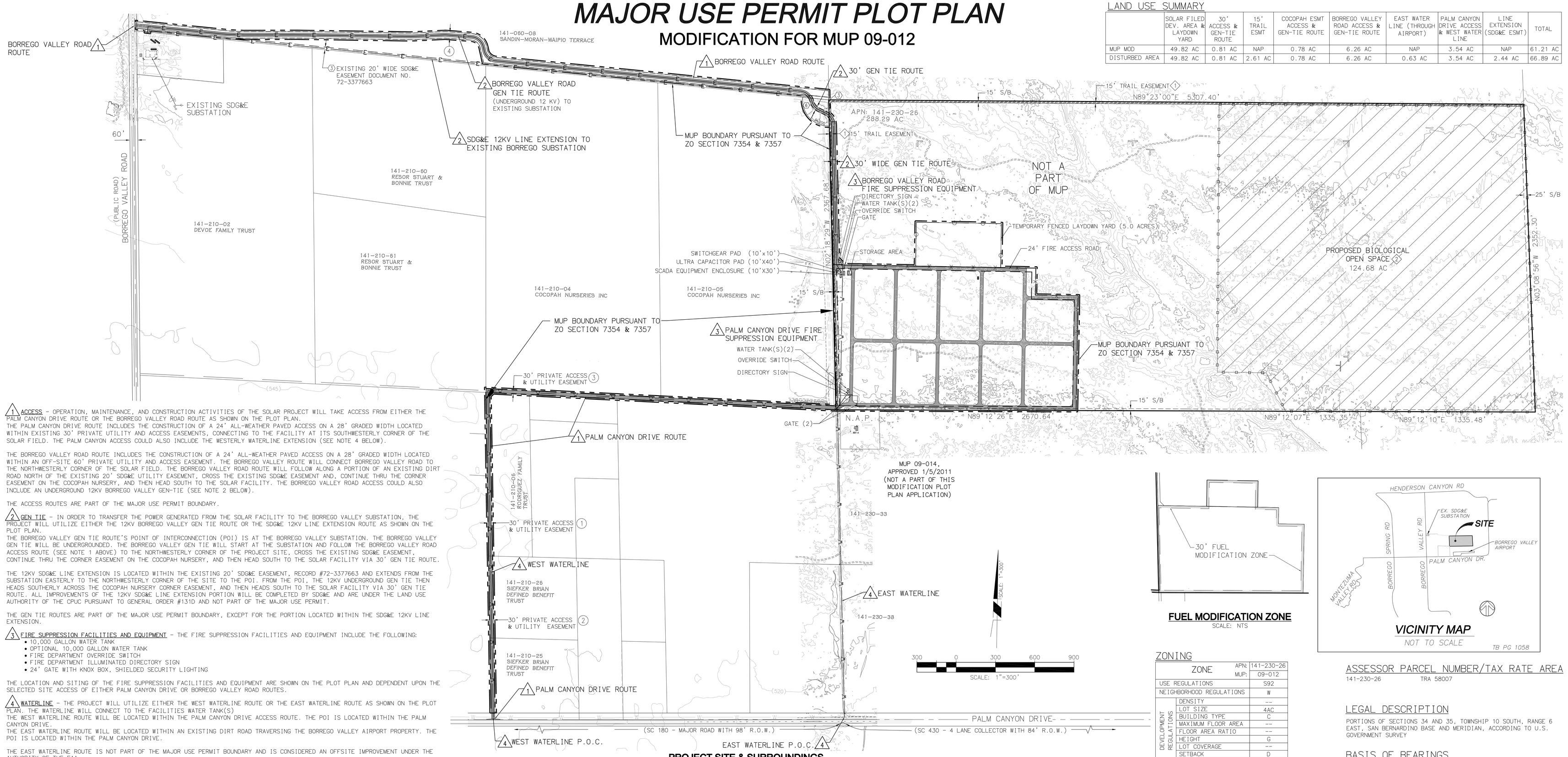
MAJOR USE PERMIT PLOT PLAN

MODIFICATION FOR MUP 09-012

LAND USE SUMMARY

	SOLAR FILED DEV. AREA & LAYDOWN YARD	30' ACCESS & GEN-TIE ROUTE	15' TRAIL ESMT	COCOPAH ESMT ACCESS & GEN-TIE ROUTE	BORREGO VALLEY ROAD ACCESS & GEN-TIE ROUTE	EAST WATER LINE (THROUGH AIRPORT)	PALM CANYON DRIVE ACCESS & WEST WATER LINE	LINE EXTENSION (SDG&E ESMT)	TOTAL
MUP MOD	49.82 AC	0.81 AC	NAP	0.78 AC	6.26 AC	NAP	3.54 AC	NAP	61.21 AC
DISTURBED AREA	49.82 AC	0.81 AC	2.61 AC	0.78 AC	6.26 AC	0.63 AC	3.54 AC	2.44 AC	66.89 AC



PROJECT SITE & SURROUNDINGS

SCALE: 1"=300'

FUEL MODIFICATION ZONE

SCALE: NTS

VICINITY MAP

NOT TO SCALE

TB PG 1058

ZONING

ZONE	APN:	141-230-26
	MUP:	09-012
USE REGULATIONS		S92
NEIGHBORHOOD REGULATIONS		W
DEVELOPMENT REGULATIONS	DENSITY	--
	LOT SIZE	4AC
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	--
	FLOOR AREA RATIO	--
	HEIGHT	G
	LOT COVERAGE	--
	SETBACK	D
	OPEN SPACE	--
SPECIAL AREA REGULATIONS		C

1 ACCESS - OPERATION, MAINTENANCE, AND CONSTRUCTION ACTIVITIES OF THE SOLAR PROJECT WILL TAKE ACCESS FROM EITHER THE PALM CANYON DRIVE ROUTE OR THE BORREGO VALLEY ROAD ROUTE AS SHOWN ON THE PLOT PLAN.
THE PALM CANYON DRIVE ROUTE INCLUDES THE CONSTRUCTION OF A 24' ALL-WEATHER PAVED ACCESS ON A 28' GRADED WIDTH LOCATED WITHIN EXISTING 30' PRIVATE UTILITY AND ACCESS EASEMENTS, CONNECTING TO THE FACILITY AT ITS SOUTHWESTERLY CORNER OF THE SOLAR FIELD. THE PALM CANYON ACCESS COULD ALSO INCLUDE THE WESTERLY WATERLINE EXTENSION (SEE NOTE 4 BELOW).

THE BORREGO VALLEY ROAD ROUTE INCLUDES THE CONSTRUCTION OF A 24' ALL-WEATHER PAVED ACCESS ON A 28' GRADED WIDTH LOCATED WITHIN AN OFF-SITE 60' PRIVATE UTILITY AND ACCESS EASEMENT. THE BORREGO VALLEY ROUTE WILL CONNECT BORREGO VALLEY ROAD TO THE NORTHWESTERLY CORNER OF THE SOLAR FIELD. THE BORREGO VALLEY ROAD ROUTE WILL FOLLOW ALONG A PORTION OF AN EXISTING DIRT ROAD NORTH OF THE EXISTING 20' SDG&E UTILITY EASEMENT, CROSS THE EXISTING SDG&E EASEMENT AND, CONTINUE THRU THE CORNER EASEMENT ON THE COCOPAH NURSERY, AND THEN HEAD SOUTH TO THE SOLAR FACILITY. THE BORREGO VALLEY ROAD ACCESS COULD ALSO INCLUDE AN UNDERGROUND 12KV BORREGO VALLEY GEN-TIE (SEE NOTE 2 BELOW).

THE ACCESS ROUTES ARE PART OF THE MAJOR USE PERMIT BOUNDARY.

2 GEN TIE - IN ORDER TO TRANSFER THE POWER GENERATED FROM THE SOLAR FACILITY TO THE BORREGO VALLEY SUBSTATION, THE PROJECT WILL UTILIZE EITHER THE 12KV BORREGO VALLEY GEN TIE ROUTE OR THE SDG&E 12KV LINE EXTENSION ROUTE AS SHOWN ON THE PLOT PLAN.
THE BORREGO VALLEY GEN TIE ROUTE'S POINT OF INTERCONNECTION (POI) IS AT THE BORREGO VALLEY SUBSTATION. THE BORREGO VALLEY GEN TIE WILL BE UNDERGROUNDED. THE BORREGO VALLEY GEN TIE WILL START AT THE SUBSTATION AND FOLLOW THE BORREGO VALLEY ROAD ACCESS ROUTE (SEE NOTE 1 ABOVE) TO THE NORTHWESTERLY CORNER OF THE PROJECT SITE, CROSS THE EXISTING SDG&E EASEMENT, CONTINUE THRU THE CORNER EASEMENT ON THE COCOPAH NURSERY, AND THEN HEAD SOUTH TO THE SOLAR FACILITY VIA 30' GEN TIE ROUTE.

THE 12KV SDG&E LINE EXTENSION IS LOCATED WITHIN THE EXISTING 20' SDG&E EASEMENT, RECORD #72-3377663 AND EXTENDS FROM THE SUBSTATION EASTERLY TO THE NORTHWESTERLY CORNER OF THE SITE TO THE POI. FROM THE POI, THE 12KV UNDERGROUND GEN TIE THEN HEADS SOUTHERLY ACROSS THE COCOPAH NURSERY CORNER EASEMENT, AND THEN HEADS SOUTH TO THE SOLAR FACILITY VIA 30' GEN TIE ROUTE. ALL IMPROVEMENTS OF THE 12KV SDG&E LINE EXTENSION PORTION WILL BE COMPLETED BY SDG&E AND ARE UNDER THE LAND USE AUTHORITY OF THE CPUC PURSUANT TO GENERAL ORDER #131D AND NOT PART OF THE MAJOR USE PERMIT.

THE GEN TIE ROUTES ARE PART OF THE MAJOR USE PERMIT BOUNDARY, EXCEPT FOR THE PORTION LOCATED WITHIN THE SDG&E 12KV LINE EXTENSION.

3 FIRE SUPPRESSION FACILITIES AND EQUIPMENT - THE FIRE SUPPRESSION FACILITIES AND EQUIPMENT INCLUDE THE FOLLOWING:

- 10,000 GALLON WATER TANK
- OPTIONAL 10,000 GALLON WATER TANK
- FIRE DEPARTMENT OVERRIDE SWITCH
- FIRE DEPARTMENT ILLUMINATED DIRECTORY SIGN
- 24' GATE WITH KNOX BOX, SHIELDED SECURITY LIGHTING

THE LOCATION AND SITING OF THE FIRE SUPPRESSION FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLOT PLAN AND DEPENDENT UPON THE SELECTED SITE ACCESS OF EITHER PALM CANYON DRIVE OR BORREGO VALLEY ROAD ROUTES.

4 WATERLINE - THE PROJECT WILL UTILIZE EITHER THE WEST WATERLINE ROUTE OR THE EAST WATERLINE ROUTE AS SHOWN ON THE PLOT PLAN. THE WATERLINE WILL CONNECT TO THE FACILITIES WATER TANK(S)
THE WEST WATERLINE ROUTE WILL BE LOCATED WITHIN THE PALM CANYON DRIVE ACCESS ROUTE. THE POI IS LOCATED WITHIN THE PALM CANYON DRIVE.
THE EAST WATERLINE ROUTE WILL BE LOCATED WITHIN AN EXISTING DIRT ROAD TRAVERSING THE BORREGO VALLEY AIRPORT PROPERTY. THE POI IS LOCATED WITHIN THE PALM CANYON DRIVE.

THE EAST WATERLINE ROUTE IS NOT PART OF THE MAJOR USE PERMIT BOUNDARY AND IS CONSIDERED AN OFFSITE IMPROVEMENT UNDER THE AUTHORITY OF THE FAA.

NOTES

1. GROSS AREA: 288.29 ACRES (APN 141-230-26)
2. NET AREA: 288.29 ACRES (APN 141-230-26)
3. TOPOGRAPHIC SOURCE: VERTICAL MAPPING, FLOWN 5/8/09 & & INTERMAP FLOWN 2005
4. ASSOCIATED REQUESTS: NONE
5. THE APPROVAL OF THIS MAJOR USE PERMIT MODIFICATION (MUP) AUTHORIZES THE FOLLOWING: CONSTRUCTION, OPERATION, AND MAINTENANCE OF A CPV SOLAR FARM PURSUIT TO SECTION 6952 OF THE SAN DIEGO COUNTY ZONING ORDINANCE.
6. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OF APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.
7. ALL STRUCTURES TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS (CONCRETE, BLOCK, METAL) OR SIMILAR.
8. NO LANDSCAPING PROPOSED.
9. LIGHTING FOR MAINTENANCE AND SECURITY PROPOSES ONLY. SHIELDED LIGHTING LOCATED AT GATES AND SHALL CONFORM TO COUNTY OF SAN DIEGO OUTDOOR LIGHTING REQUIREMENTS. SEE DETAIL ON SHEET 3.
10. PHASING - PROJECT WILL BE IMPLEMENTED IN SEVERAL PHASES WITHOUT REGARD TO SEQUENCE WITHIN DEVELOPMENT AREA.
11. ALL DISTURBED AREAS WOULD BE COVERED WITH GRAVEL OR A BINDING AGENT TO REDUCE DUST.
12. SEE PRELIMINARY GRADING PLAN FOR PROPOSED GRADING.
13. ONLY DIRECTIONAL, LIMITS OF OPEN SPACE AND SAFETY SIGNAGE ARE PROPOSED.
14. NO DEVELOPMENT WILL OCCUR IN THE AREAS IDENTIFIED ON THE PLOT PLAN AS "OPEN SPACE".
15. SEE SHEET 2 FOR LEGEND.
16. THE ENTIRE SITE IS SUBJECT TO INUNDATION BY THE 100-YEAR FLOOD AND IS WITHIN FEMA MAP NO. 06073C0675F THE LIMITS OF THE 100-YEAR FLOOD ALONG THE WATERCOURSE WHICH FLOWS THROUGH THE PROPERTY.
17. SITE ACCESS GATE(S) TO BE EQUIPPED WITH FIRE DEPARTMENT APPROVED KNOX KEY-OPERATED SWITCH.
18. **SOLAR RELATED FACILITIES (PANELS, ELECTRICAL CONNECTIONS, TRANSFORMER/ INVERTER PLATFORM, STORAGE BUILDING, EMERGENCY GENERATOR, FENCING, INTERNAL ACCESS AND SWITCHGEAR PLATFORM, ETC.) SHOWN ON THE PLOT PLAN MAY BE RELOCATED, RECONFIGURED, AND/OR RESIZED WITHIN THE SOLAR FACILITY DEVELOPMENT AREA (EXCLUSIVE OF THE OPEN SPACE AREAS) WITH THE ADMINISTRATIVE APPROVAL OF THE DIRECTOR OF PDS WHEN FOUND IN CONFORMANCE WITH THE INTENT AND CONDITIONS OF PERMIT'S APPROVAL. TRANSFORMER/INVERTER/GENERATOR SIZE, LOCATIONS, BRAND, ELECTRICAL SIZE CAN BE RELOCATED, REPLACED OR RECONFIGURED WITHOUT REQUIREMENT OF MINOR DEVIATION. THE TRANSFORMER/INVERTER/GENERATOR MUST COMPLY WITH NOISE ORDINANCE AND MUST BE ELEVATED 1' ABOVE BASE FLOOD ELEVATION. THE 24' WIDE FIRE ACCESS ROAD WIDTHS MAY BE REDUCED ADMINISTRATELY WITH THE APPROVAL OF THE COUNTY FIRE AUTHORITY AND THE BORREGO SPRINGS FIRE PROTECTION DISTRICT.**
19. THE ENTIRETY OF THE PARCEL ENCUMBERED BY MUP 09-012 (APN 141-230-26-00) IS SUBJECT TO THE RESTRICTIONS AND TERMS OF A COUNTY AVIATION EASEMENT.
20. TOTAL SOLAR TRACKER HEIGHT WILL NOT EXCEED 30 FEET.
21. WATER DISTRICT: BORREGO WATER DISTRICT.
22. ALL STRUCTURES, TRANSFORMER/INVERTER PLATFORM AND ELECTRICAL PADS TO BE ON PIERS.
23. 10,000 GAL. WATER TANK(S) WITH FIRE DEPARTMENT CONNECTION.
24. NO DEVELOPMENT IS ALLOWED WITHIN THE NOT A PART AREA WITHOUT A SUBSEQUENT PERMIT AND/OR DISCRETIONARY REVIEW.
25. PROVIDE OVERRIDE SWITCH CONTROL NEAR MAIN ENTRY TO ALLOW FIRE DEPARTMENT TO MOVE TRACKERS INTO STOW POSITION.
26. TRAIL EASEMENT TO ALLOW UTILITY LINES UNDERGROUND.

PROPOSED EASEMENTS

	DESCRIPTION
1	15' TRAIL EASEMENT
2	OPEN BIOLOGICAL SPACE EASEMENT (SHT. 1)

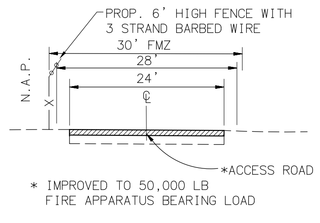
EXISTING EASEMENTS*

	DESCRIPTION	DISPOSITION
5	SDG&E EASEMENT	TO REMAIN
6	ACCESS & UTILITY EASEMENT (200' RADIUS)	TO REMAIN

○ BASED ON DATA FROM PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO. 11-725137943-D-PP, DATED MAY 16, 2012.

RECORDED EASEMENTS

	DESCRIPTION
1	30' PRIVATE ACCESS & UTILITY EASEMENT 2012-0235574
2	30' PRIVATE ACCESS & UTILITY EASEMENT 2012-235573
3	30' PRIVATE ACCESS & UTILITY EASEMENT 2012-0282029
4	50' PRIVATE ACCESS & UTILITY EASEMENT 2013-0127421



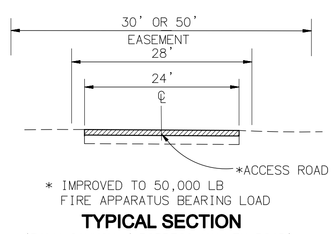
* IMPROVED TO 50,000 LB FIRE APPARATUS BEARING LOAD

TYPICAL SECTION

24' PERIMETER ACCESS ROAD

NOT TO SCALE

TYPICAL LOCATION UNLESS SHOWN OTHERWISE ON SITE PLAN



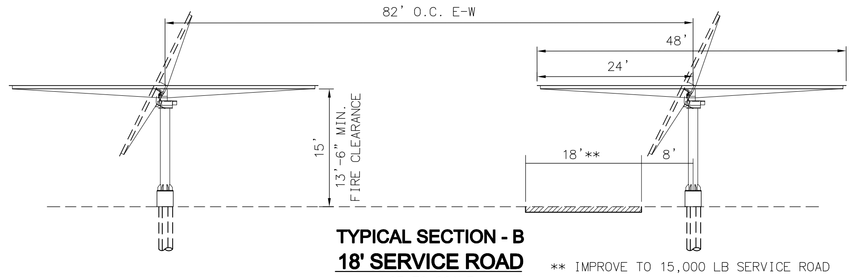
* IMPROVED TO 50,000 LB FIRE APPARATUS BEARING LOAD

TYPICAL SECTION

(PALM CANYON / BORREGO VALLEY ROAD)

PRIMARY ACCESS ROAD / EASEMENT

NOT TO SCALE

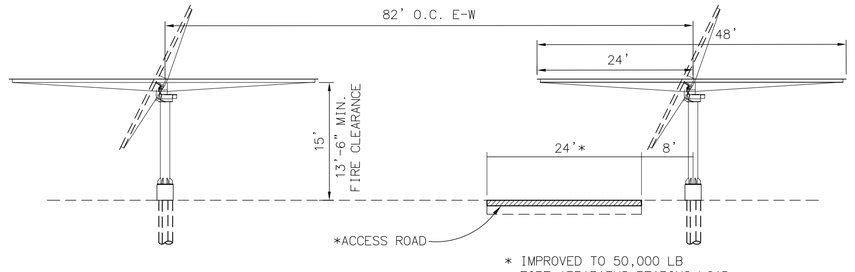


TYPICAL SECTION - B

18' SERVICE ROAD

NOT TO SCALE

** IMPROVE TO 15,000 LB SERVICE ROAD



TYPICAL SECTION - A

24' INTERIOR ACCESS ROAD (FIRE)

NOT TO SCALE

* IMPROVED TO 50,000 LB FIRE APPARATUS BEARING LOAD

ASSESSOR PARCEL NUMBER/TAX RATE AREA

141-230-26 TRA 58007

LEGAL DESCRIPTION

PORTIONS OF SECTIONS 34 AND 35, TOWNSHIP 10 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO U.S. GOVERNMENT SURVEY

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM (NAD83) ZONE 6,AS DETERMINED BY THE LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS) STATIONS '13 AAR ECC' AND 'BOR 12' WITH A BEARING OF N42°35'10"W.

BENCHMARK

NGS STATION BOR 9, A 4" BRASS DISK IN 6" CONCRETE BASE 4.5' SOUTHEAST OF POWER POLE #319 AND 30' NORTHEAST OF THE EDGE OF BORREGO VALLEY

ROAD. ELEVATION = 521.86 DATUM: NAVD88

APPLICANT

DESERT GREEN SOLAR FARM LLC
c/o CLARK CRAWFORD,
ATTORNEY-IN-FACT
16650 VIA ESPRILLO
SAN DIEGO, CA 92127
CONTACT: PATRICK BROWN
(619) 733-2649

SHEET INDEX

SHEET 1 - TITLE SHEET
SHEET 2 - PLOT PLAN
SHEET 3 - PROPOSED ELEVATIONS/DETAILS

DESERT GREEN SOLAR FARM
BORREGO SPRINGS, CA

MODIFICATION FOR MUP 09-012
(NO CHANGE TO MUP 09-014)
ER NO. 09-05-001A

TITLE SHEET

FEBRUARY 22, 2013
SHEET 1 OF 3

RBF CONSULTING
PLANNING ■ DESIGN ■ CONSTRUCTION
9755 CLAREMONT MESA BOULEVARD, SUITE 100
SAN DIEGO, CALIFORNIA 92124-1324
858.614.5000 • FAX 858.614.5001 • www.RBF.com

H:\PDATA\25105388\CADD\PLANNING\WORK\5388-MUP01-2SP.DWG 3/6/2013 2:48 PM BUTTS, KIMBERLY