

NOTES

- GROSS AREA: 440.53 AC ACRES
- DEVELOPMENT AREA: 338.10 ACRES
- GENERAL PLAN: RURAL LAND (RL80)
- REGIONAL CATEGORY: RURAL LANDS
- TOPOGRAPHIC SOURCE: VERTICAL MAPPING, FLOWN 4/20/2011
- ASSOCIATED REQUESTS: NONE
- THE APPROVAL OF THIS MAJOR USE PERMIT (MUP) AUTHORIZES THE FOLLOWING: CONSTRUCTION, OPERATION, AND MAINTENANCE OF A PHOTOVOLTAIC SOLAR FARM PURSUANT TO SECTION 6952 OF THE SAN DIEGO COUNTY ZONING ORDINANCE.
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR 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.
- ALL BUILDINGS TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS (CONCRETE, BLOCK, METAL) OR SIMILAR.
- NO LANDSCAPING PROPOSED.
- LIGHTING FOR MAINTENANCE AND SECURITY PROPOSES ONLY. SHIELDED LIGHTING LOCATED AT GATES AND SUBSTATION BUILDING AND SHALL CONFORM TO COUNTY OF SAN DIEGO OUTDOOR LIGHTING REQUIREMENTS. SEE DETAIL ON SHEET 6.
- PHASING - PROJECT WILL BE IMPLEMENTED IN SEVERAL PHASES WITHOUT REGARD TO SEQUENCE.
- ALL DISTURBED AREAS WOULD BE COVERED WITH GRAVEL OR A BINDING AGENT TO REDUCE DUST.
- SEE PRELIMINARY GRADING PLAN FOR PROPOSED GRADING.
- ONLY SMALL DIRECTIONAL, LIMITS OF OPEN SPACE AND SAFETY SIGNAGE ARE PROPOSED.
- NO DEVELOPMENT WILL OCCUR IN THE AREAS IDENTIFIED ON THE PLOT PLAN AS "OPEN SPACE".
- SEE PLOT PLANS FOR LEGEND.
- THE ENTIRE SITE IS SUBJECT TO INUNDATION BY THE 100-YEAR FLOOD AND IS WITHIN FEMA MAP NO. 0607300675F THE LIMITS OF THE 100-YEAR FLOOD ALONG THE WATERCOURSE WHICH FLOWS THROUGH THE PROPERTY.
- SITE ACCESS GATE(S) TO BE EQUIPPED WITH FIRE DEPARTMENT APPROVED STROBE LIGHT ACTIVATION AND KNOX KEY-OPERATED SWITCH.
- SOLAR RELATED FACILITIES (PANELS, RACKING, ELECTRICAL CONNECTIONS, INVERTER/TRANSFORMER PADS, O&M BUILDINGS, CONTROL ROOM, EMERGENCY GENERATOR, SUBSTATION, SWITCHGEAR YARD, FENCING, AND INTERNAL ACCESS, 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 DPLU WHEN FOUND IN CONFORMANCE WITH THE INTENT AND CONDITIONS OF PERMIT'S APPROVAL. TRANSFORMER/INVERTER/GENERATOR LOCATIONS CAN BE RELOCATED/RECONFIGURED WITHOUT REQUIREMENT OF MINOR DEVIATION. THE TRANSFORMER/INVERTER/GENERATOR MUST COMPLY WITH THE NOISE ORDINANCE AND MUST BE ELEVATED 1' ABOVE FLOOD ELEVATION. THE 24' FIRE ACCESS ROAD WIDTHS MAYBE REDUCED ADMINISTRATIVELY WITH THE APPROVAL OF THE COUNTY AND FIRE AUTHORITY HAVING JURISDICTION OVER THE PROJECT.
- PROVIDE OVERRIDE SWITCH CONTROL NEAR MAIN ENTRY TO ALLOW FIRE DEPARTMENT TO MOVE TRACKERS INTO STOW POSITION.

EXISTING EASEMENTS PER TITLE REPORT

DESCRIPTION	DISPOSITION
ⓐ ACCESS EASEMENT - BOY SCOUTS OF AMERICA	TO REMAIN
ⓑ ACCESS EASEMENT - GILDED BUILDING CO.	TO QUITCLAIM
Ⓒ 20' PRIVATE ACCESS/UTILITY EASEMENT - 2012-0230124	TO REMAIN
Ⓓ 40' PRIVATE ACCESS/UTILITY EASEMENT - 2012-0230125	TO REMAIN

○ BASED ON DATA FROM PRELIMINARY TITLE REPORT BY CHICAGO TITLE COMPANY, ORDER NO. 930021658-U50, DATED NOVEMBER 13, 2013.

EXISTING EASEMENTS

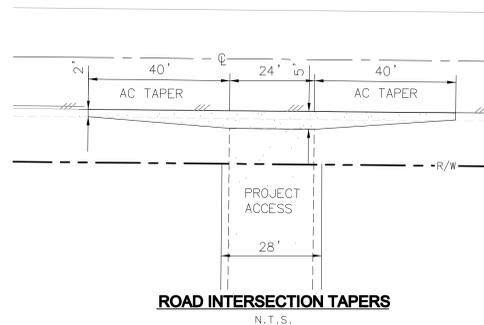
DESCRIPTION
Ⓒ 20' PUBLIC HIGHWAY EASEMENT
Ⓓ 20' PUBLIC HIGHWAY EASEMENT

RECORDED EASEMENT

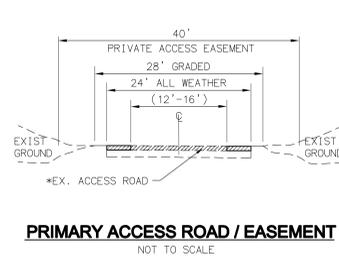
DESCRIPTION
Ⓒ 40' PRIVATE ACCESS/UTILITY EASEMENT - 2010-0512253

EXISTING ZONING (NO CHANGE)

ZONE	APN	253-39057&58
USE REGULATIONS	S92	
NEIGHBORHOOD REGULATIONS	W	
DEVELOPMENT REGULATIONS	DENSITY	--
	LOT SIZE	BAC
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	--
	FLOOR AREA RATIO	--
	HEIGHT	G
	LOT COVERAGE	--
SETBACK	D	
OPEN SPACE	--	
SPECIAL AREA REGULATIONS	--	

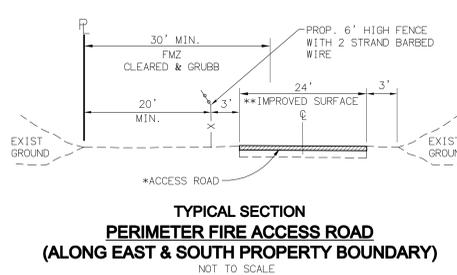


ROAD INTERSECTION TAPERS
N.T.S.



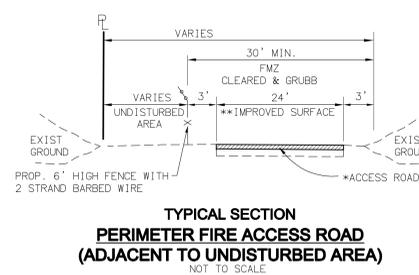
PRIMARY ACCESS ROAD / EASEMENT
NOT TO SCALE

* ALL WEATHER MIN. 50,000 lbs. FIRE APPARATUS BEARING LOAD WITH BINDING AGENT.



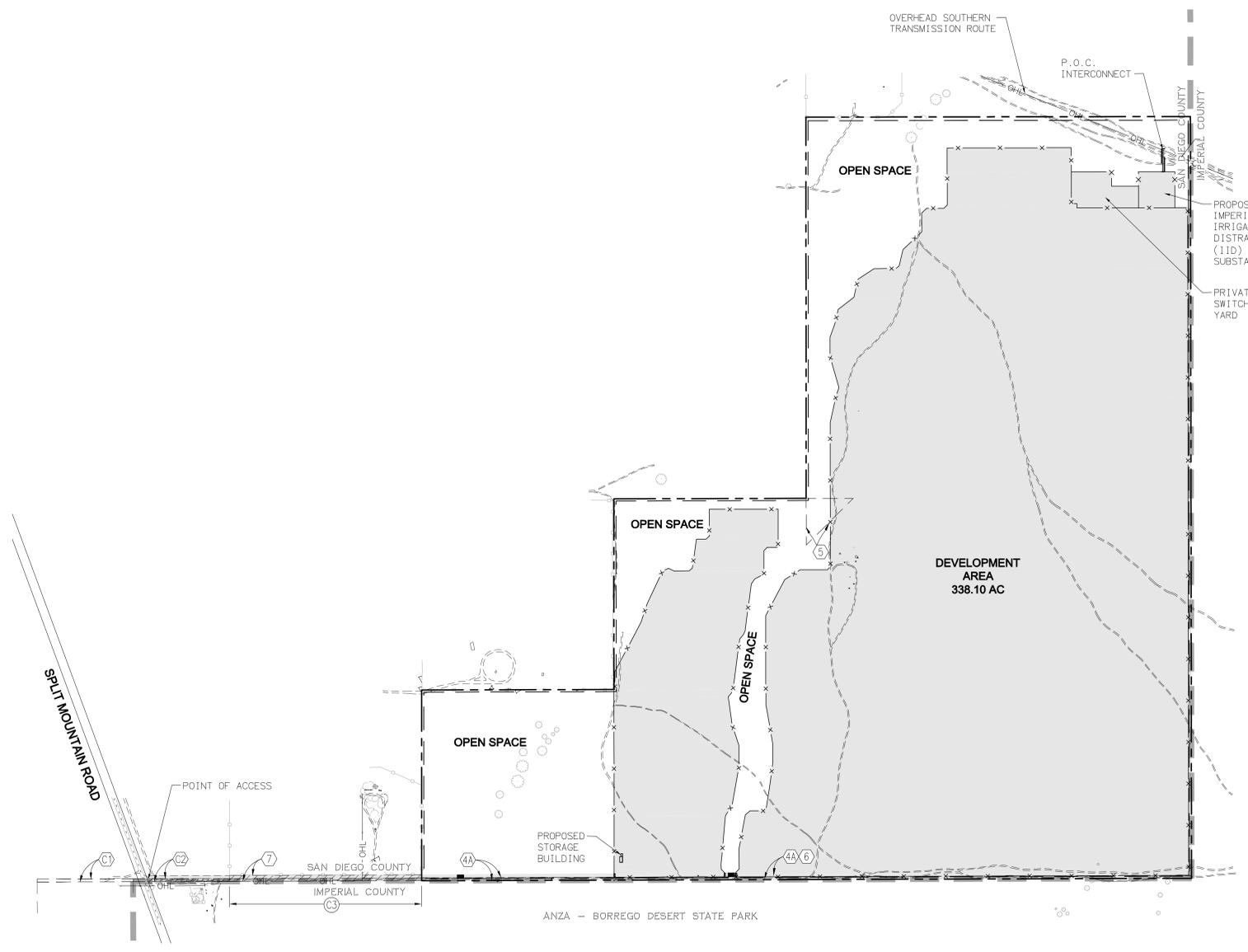
TYPICAL SECTION PERIMETER FIRE ACCESS ROAD (ALONG EAST & SOUTH PROPERTY BOUNDARY)
NOT TO SCALE

* ALL WEATHER MIN. 50,000 lbs. FIRE APPARATUS BEARING LOAD WITH BINDING AGENT. **TYPICAL LOCATION UNLESS SHOWN OTHERWISE ON SITE PLAN.



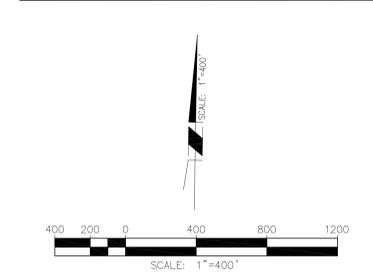
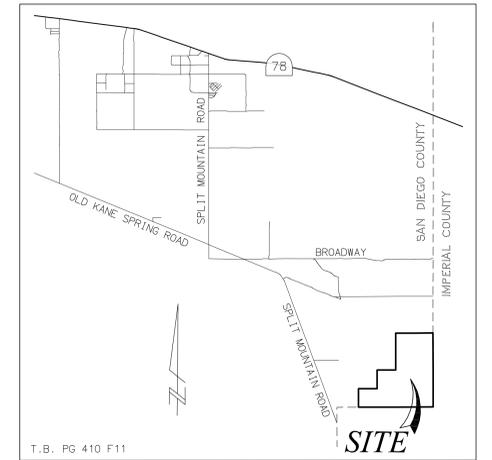
TYPICAL SECTION PERIMETER FIRE ACCESS ROAD (ADJACENT TO UNDISTURBED AREA)
NOT TO SCALE

* ALL WEATHER MIN. 50,000 lbs. FIRE APPARATUS BEARING LOAD WITH BINDING AGENT. **TYPICAL LOCATION UNLESS SHOWN OTHERWISE ON SITE PLAN.



PROJECT SITE & SURROUNDINGS

SCALE: 1"=400'



ASSESSOR PARCEL NUMBER

253-390-57 253-390-58

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF SECTION 36, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE EAST HALF OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM (NAD83) ZONE 6, BASED LOCALLY UPON THE FOLLOWING CORN STATIONS PH P487, PH P488 & PH USGC AS PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER

BENCHMARK

ELEVATIONS AS SHOWN HEREON ARE IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER NGS DATA SHEETS DX0333, DX0335, & DX0338 BASED LOCALLY UPON THE FOLLOWING NGS BENCH MARKS. (NGS ELEVATIONS DERIVED FROM USING VERTCON TO CONVERT FROM NGVD29)
 BM H 579 = 28.30 DATUM: NAVD88
 BM K 579 = 28.30 DATUM: NAVD88
 BM M 579 = 28.30 DATUM: NAVD88

APPLICANT

GILDED BUILDING COMPANY
 550 WEST C STREET, SUITE 1820
 SAN DIEGO, CA 92101
 (619) 683-5544
 CONTACT: RICH GEISLER

SHEET INDEX

- SHEET 1 - TITLE SHEET
- SHEET 2 - PLOT PLAN FIXED AXIS RACK SYSTEM
- SHEET 3 - PLOT PLAN SINGLE AXIS RACK SYSTEM
- SHEET 4 - PLOT PLAN DUAL AXIS RACK SYSTEM
- SHEET 5 - PLOT PLAN DUAL AXIS TRACKER UNITS
- SHEET 6 - ELEVATIONS/DETAILS

OCOTILLO WELLS SOLAR
 COUNTY OF SAN DIEGO, CA
 MAJOR USE PERMIT
 3300-12-004 (MUP) 3912-12-12-001 (ER)

TITLE SHEET

DECEMBER 10, 2013
 SHEET 1 OF 6



9795 CLAREMONT MESA BOULEVARD, SUITE 800
 SAN DIEGO, CALIFORNIA 92124-5234
 619.944.5000 FAX 619.944.5001 WWW.RBF.COM

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