COMMUNITY CHARACTER ANALYSIS
NLP VALLEY CENTER SOLAR
PHOTOVOLTAIC SOLAR FARM

VALLEY CENTER, CALIFORNIA

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CHAPTER 1. INTRODUCTION

This Community Character Analysis is meant to provide supplemental information regarding the proposed development's potential for significant impacts on the existing land use and character of the Valley Center community. The NLP Valley Center, LLC Photovoltaic (PV) Solar Farm Project ("Project") proposes the installation and operation of a PV solar electrical generation facility near the community of Valley Center in northwestern San Diego County; refer to Figure 1, Regional Location Map, and Figure 2A, Local Vicinity Map, and Figure 2B, USGS Quad Map: Valley Center Quadrangle. The Project represents an opportunity to provide the residents of Valley Center and the greater surrounding area with a source of clean energy from renewable sources.

The land area that comprises the Project site is located southeast of the community of Valley Center, California, within north-central San Diego County; refer to Figure 1, Regional Location Map; Figure 2A, Local Vicinity Map; and, Figure 2B, USGS Quad Map: Valley Center Quadrangle. The subject site is located at 29471 Cole Grade Road and is bordered by Cole Grade Road to the west and Via Valencia to the north. The property is comprised of two separate parcels, which include County Assessor Parcel Numbers (APNs) 188-120-09 and -10, totaling approximately 66 acres (gross); however, Project development would be limited to the approximately 26-acre Major Use Permit (MUP) area. The remaining acreage on the affected parcels would remain in its natural state. The parcels are currently under private ownership of the Project applicant.

The property is zoned RR (Rural Residential) with a County of San Diego General Plan Land Use Designation of SR-2 (Semi-Rural – one dwelling unit per two acres). The proposed Project is considered a Civic Use Type: Major Impact Services and Utilities, as defined in the County Zoning Ordinance. The proposed use is permitted in the RR zone by Section 2185 of the Zoning Ordinance with approval of a MUP by the County of San Diego. The Project must be deemed consistent with the findings required to approve a MUP, as set forth in Section 7538 of the Zoning Ordinance.

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CHAPTER 2. PROJECT DESCRIPTION AND PROJECT SETTING

2.1 PROJECT LOCATION

The proposed NLP Valley Center Solar Project (proposed "Project") site is located in the community of Valley Center, California in north-central San Diego County. The subject site is located at 29471 Cole Grade Road and is bordered by Cole Grade Road to the west and Via Valencia to the north. The property is comprised of two separate parcels, which include County Assessor Parcel Numbers (APNs) 188-120-09 and -10, totaling approximately 66 acres (gross). Refer to Figure 1, Regional Location Map; Figure 2A, Local Vicinity Map; and, Figure 2B, USGS Quad Map: Valley Center Quadrangle.

2.2 PROPOSED PROJECT

The Project is intended to allow for the installation and operation of a PV solar electrical generation facility and represents an opportunity to provide residents of Valley Center and the greater surrounding area with a clean source of electrical power from renewable sources. Power from the Project would replace a portion of the energy currently supplied to the power grid by non-renewable sources located far away from Valley Center, which require transmission lines to delivery power to the Valley Center area. The proposed Project would instead deliver renewable energy to all San Diego Gas & Electric (SDG&E) customers in the local area in the cleanest, most efficient manner possible today, by generating renewable power locally and feeding into the existing local distribution system.

In the broad spectrum of renewable energy projects, this Project fits into the category known as Wholesale Distributed Generation (WDG). WDG is currently the most cost-effective renewable energy market segment because it optimizes the utilization of appropriate and available sites to serve local load, while avoiding costs and delays associated with transmission upgrades that are required for larger, central station projects located far from the load being served. Transmission of power over great distances also leads to significant losses due to resistance and transformation, and such losses broadly degrade the

efficiency and usefulness of such large, central station generators, not to mention the potential significant environmental impacts associated with the construction of transmission lines and towers. The Project does not propose new or upgraded transmission lines.

The NLP Valley Center Solar Project has the following specific objectives:

- Provide low-cost renewable power to SDG&E's distribution system, helping SDG&E to meet its Renewable Portfolio Standard (RPS)
- Minimize the impact to visual and environmental resources
- Construct a facility that is compatible with Valley Center's rural nature

The Project proponent is preparing an application for the development and operation of a photovoltaic (PV) solar farm to be located on privately-held lands near Valley Center. The Project requires approval from the County of San Diego for a MUP to allow for the construction, operation, and maintenance of such facilities for the long-term generation of solar energy.

The proposed PV solar facilities would be installed on a portion of the approximately 66-acre Project site, under the ownership of the Project applicant. The unaffected (undeveloped) acreage onsite would generally remain in its present state upon implementation of the proposed Project as currently designed; refer to Figure 3A, Major Use Permit Plot Plan.

The proposed PV solar facilities would be installed on a portion of the approximately 66-acre Project site, under the ownership of the Project applicant (NLP Valley Center, LLC). The MUP boundary would encompass approximately 26 acres. The MUP boundary would include the fenced solar property plus the existing and proposed landscaped screening areas. The unaffected (undeveloped) acreage onsite would generally remain in its present state upon implementation of the proposed Project as currently designed; refer to Figure 3A, Major Use Permit Plot Plan.

The Project design will consist of PV solar panels mounted on a collection of single-axis tracking (SAT) systems supported by machine-driven metal "H" piles or round pipe columns. The single axis system proposes solar panels aligned in rows that rotate to face east in the morning and west in the afternoon hours, tracking the sun about a north/south axis to maximize solar absorption.

The point of interconnection (POI) for transmission purposes will occur at an existing utility pole within the Cole Grade Road right-of-way (ROW) adjacent to the Project boundary. Project access to the site will be from Cole Grade Road. No offsite roadway or gen-tie improvements are required.

The PV panels would be mounted on a single-axis tracker. The center axis of the single-axis trackers would have a nominal height of three feet above grade; refer to Figure 3B, Major Use Permit Plot Plan (Details). The PV panels would rotate through a 90 degree arc during the day. The maximum height of the top of panel would measure an average of seven feet at full tilt; however, in certain cases where the ground undulates under the panels, the panel height could reach a maximum of approximately 12 feet as measured from the ground surface. The panels themselves would be approximately 39 inches long by 77 inches long.

The direct current (DC) power generated by the PV panels would be transmitted via underground cable to two inverter/transformer pads and one switchgear pad located within the proposed onsite development area, where the DC power would be converted to alternating current (AC) power. Each inverter/transformer equipment pad would be approximately 10 feet wide by 32 feet long; the switchgear pad would be approximately 7.5 feet wide by 8.5 feet long. The equipment installed on the pads would measure a maximum of approximately 10 feet in height (above pad elevation), or 12 feet in height as measured from the ground surface. The pads would support three 500 kilowatt (kW) inverters and one transformer. All inverter/transformer/switchgear structures would be constructed of non-flammable materials (e.g. concrete block, metal, or similar). The AC power from the inverter stations would be transmitted via AC cable to the 15 kilovolt (kV) switchgear, used to transmit the power to SDG&E's 12 kV distribution system. The switchgear would contain breakers, relays, and monitoring and metering equipment necessary to provide for the safe and efficient transfer of power to SDG&E.

2.2.1 SYSTEM INTERCONNECTION POINTS

As designed, the Project would underground the utility lines between the solar panels within the interior of the site. These lines would extend to the switchgear pad; refer to Figure 3A, Major Use Permit Plot Plan. From the switchgear pad, the line would be undergrounded to an existing SDG&E utility pole supporting a 12 kV (overhead) distribution line within the Cole Grade Road right-of-way. Where the line meets the existing utility pole, the line would be extended aboveground to connect to the existing SGD&E distribution line. As such, utility poles and overhead lines are located offsite and are already present within the visual landscape. The Project would not require replacement of or upgrades to any existing offsite utilities.

2.2.2 INVERTER/TRANSFORMER/BREAKER EQUIPMENT

A total of three equipment pads would be constructed within the solar panel fields to support the inverters/transformers; one of the three equipment pads would support the switchgear. The equipment would be approximately 10 feet in height when measured from the top of pad. The equipment would be constructed of non-flammable materials (i.e., steel).

2.2.3 ACCESS/CIRCULATION

CONSTRUCTION ACCESS

All materials for Project construction would be delivered to the site by truck. The majority of truck traffic would occur on designated truck routes and/or major streets (e.g., Cole Grade Road). Traffic resulting from construction activities would be temporary and may occur along area roadways as workers and materials are transported to and from the Project area. If directed by the County, and prior to the issuance of a grading/building permit, the Project applicant would prepare a Traffic Construction Mitigation Plan to ensure that circulation on the affected roadways is not adversely affected and that public safety is maintained.

LONG-TERM ACCESS AND ONSITE CIRCULATION

The provision of road access would include, at minimum, from the point of entry from an approved public access point to the PV site, a site perimeter loop, and the area immediately around transformers, inverters, switchgear, enclosures, and other similar structures. All transitions between the public access point, loop, and other intersections would be constructed with appropriate smooth transitions.

Permanent access to the site would occur from Cole Grade Road. No offsite roadway improvements are required, other than minor improvements at the entrance drive to provide a 24-foot access drive and a driveway taper refer to Figure 3A, Major Use Permit Plot Plan.

Interior access would be provided by a system of 24-foot wide all-weather access drives that would allow for adequate emergency access to all PV panel blocks and inverter stations. Access roads would be at least 24 feet wide and crowned or have a consistent side slope (between 0.5% and 2%, maximum) to provide proper drainage. All access road sections would be designed per the recommendation of the site-specific Geotechnical Report and

per governing County standard design specifications. All fire access roads would be designed with an all-weather surface (decomposed granite or gravel) and capable of supporting a minimum 75,000-pound fire apparatus bearing load. These drives would also be used for purposes of Project maintenance. A series of smaller 10-foot wide roadways would be provided within the solar PV field to provide access for maintenance vehicles.

With regard for the perimeter road and module row spacing, a minimum of 12 feet would be provided between the security fence and next nearest obstruction (e.g., solar array frame). Additionally, a minimum of seven feet between PV module rows would be provided to allow access for panel cleaning and maintenance. Consistent with County of San Diego requirements, a 30-foot wide fuel management zone (FMZ) (brush clearing) would be provided around the perimeter of the onsite development area to reduce the potential for the spread of wildfire.

In order to control dust during the life of the Project, a non-toxic, biodegradable, permeable soil-binding agent or permeable rock material would be applied to all disturbed or exposed surface areas as follows: a) A permeable soil-binding agent suitable for both traffic and non-traffic areas shall be used. These agents shall be biodegradable, eco-safe, with liquid copolymers that stabilize and solidify soils or aggregates and facilitate dust suppression; or, b) Alternatively, a permeable rock material consisting of either river stone decomposed granite or gravel could be placed in a thin cover over all exposed surface area in-lieu of the binding agent referenced above. The binding agent would be reapplied approximately every two years for maintenance purposes.

FENCING/GATES

The perimeter of the MUP area would be fenced with an (up to) 8-foot high chain link fence for security purposes to prevent public access. The entrance at Cole Grade Road would be gated with one double gate of 24 feet in width. A secondary gate is proposed at the eastern end of the MUP area to provide access to the portion of the property where the existing residential structures are located.

Six video cameras would be strategically placed on the security fence for surveillance of the majority of the development area. Video cameras would utilize an internet-based communications system via a phone line or cellular system. The gates would meet the requirements of San Diego County Fire Code Section 96.1.503.6 for automatic operation with battery back-up. The gates would open immediately upon emergency vehicle strobe light activation from either direction of approach and would include a Knox Box key-operation switch.

2.2.4 GRADING

The PV solar panels would be installed in parallel rows running north/south; refer to Figures 3A and 3B, Major Use Permit Plot Plan. Although the majority of land surface in the MUP area is flat, portions would require minor grading and/or would be cleared and grubbed to allow for installation of the panels and associated facilities. The Project as proposed would require an estimated 6,000 cubic yards (c.y.) of balanced cut and fill. No offsite grading is required or proposed, with exception of minor grading within the Cole Grade Road ROW to widen the Project entrance to 24 feet in width and provide a driveway taper; refer to Figure 3C, Preliminary Grading Plan.

2.2.5 LIGHTING AND GLARE

Limited Project lighting would be installed to allow for security. At a minimum, permanent lighting would be provided for the enclosure interiors; outdoor equipment access areas, such as at the inverters and switchgear; under equipment shade structures; and, at the site entrance. Low-level lighting would be installed at the main entry gates to facilitate access.

All lighting would be operated manually or activated via motion sensors and would be shielded and directed downward to minimize the potential for glare or spillover onto adjacent ownerships. All lighting would conform to County of San Diego outdoor lighting requirements. All outdoor lighting controls would incorporate dusk-to-dawn photocell controllers, occupancy sensors, and/or switches as appropriate. Lighting levels shall be as recommended in Illuminating Engineering Society (IES) standards. Suitable fixtures would be specified and installed according to the hazardous area classification, if applicable.

2.2.6 SIGNAGE

Minimal Project signage is proposed to allow for the identification of the Project owner and for safety and security purposes. Signage would be installed include system identification, safety, and warning signs. Signage would be located throughout the development area in accordance with applicable Occupational and Safety and Health Administration (OSHA) requirements and as required by the Authority Having Jurisdiction. Illuminated signage at the Project entrance and each inverter station that notes the location and identification number of each electrical grid disconnect and circuit breaker would also be installed.

2.2.7 LANDSCAPING

Existing citrus trees would be retained for screening purposes along portions of Cole Grade Road and Via Valencia (northern property line); refer to Figure 3D, Conceptual Landscape Plan. Existing sycamore, oak, and palm trees located adjacent to Cole Grade Road in the northern portion of the site would also be retained for purposes of screening. Additional landscaping (combination of oak trees/toyon) would also be planted along portions of Cole Grade Road and Via Valencia in front of the proposed chain-link fence to screen views into the site from adjacent public/private vantage points. Wooden slats or plastic strips would be inserted along portions of the northern, western, and southern portions of the fence to further screen the development from view; refer to Figure 3D, Conceptual Landscape Plan, and Figures 7A to 7E.

2.2.8 TRAILS

The Project proposes to dedicate to the County (via an irrevocable offer of dedication, or IOD) an approximately 47-foot wide easement from centerline of Cole Grade Road along the Project frontage to allow for ultimate half-width right-of-way improvement of the roadway. Such improvements would occur in accordance with County Public Roadway Standards for Community Collector roads with improvement options (2.1D) with a bike lane (construction of bike lane not proposed as part of the Project). The width of the easement would also allow for future construction of a public recreational trail, consistent with requirements of the Valley Center Community Trails and Pathways Plan; however, construction of this trail and half-width improvements to Cole Grade Road would be by others and is not required or proposed as part of the Project.

2.2.9 PROJECT SCHEDULE / PHASING

It is anticipated that overall construction of the Project would take approximately four months to complete, with crews working five days per week, eight hours per day. Weekend and/or holiday work is not anticipated to be required. Construction of the Project would occur at one time, and phasing is not proposed.

2.2.10 PROJECT OPERATION AND MAINTENANCE

The facilities would be monitored remotely by NLP Valley Center, LLC or an affiliated company. Once the solar panels are installed, the panels would operate during daylight hours, seven days per week, and 365 days per year. Security would be maintained through

installation of an 8-foot high chain-link fence around the perimeter of the development area.

The entrance would be gated with one double gate of 24 feet in width. Six video cameras would be strategically placed on the security fence for surveillance of the majority of the development area. Video cameras would utilize an internet-based communications system via a phone line or cellular system.

A meteorological (MET) station would be installed on onsite and located adjacent to the inverter/equipment pad. The MET station would be a redundant meteorological station with active recording capability, but not reporting connectivity.

It is anticipated that maintenance of the facilities would require occasional visual inspections and minor repairs. Overall, minimal maintenance requirements are anticipated, as the panels would operate on their own with little human involvement required. On intermittent occasions, the presence of several workers may be required if major repairs or replacement of equipment is required; however, due to the nature of the facilities, such actions are anticipated to be infrequent. Occasional equipment replacement or refurbishing may also be conducted. To allow for ongoing maintenance, it is anticipated that the PV solar panels would be washed twice per year with potable water supplied from the Valley Center Municipal Water District (VCMWD). Two existing water meters are located on the subject property near Cole Grade Road and Wilhite Lane and may be used to supply water for Project maintenance. A commercial vendor would arrive onsite and load water from one of the existing meters. The vendor would de-ionize the water prior to high-pressure washing the panels for maintenance.

Water with a binding agent would also be applied once every two years for dust suppression purposes for the onsite roadways. The binding agent would be applied using water from the existing onsite water meter(s) on an as-needed basis.

The facilities would be operated and monitored remotely by SDG&E. Maintenance of the facilities would require occasional visual inspections and minor repairs. An operation and maintenance contractor would wash the panels each year using a four-man crew. Estimated trip generation would be between 10 and 25 on a worst-case day for no more than 30 days per year. It is anticipated that the operation and maintenance of the unmanned facility would require 1.5 average daily vehicle trips (generated by maintenance activities).

2.3 EXISTING CONDITIONS

2.3.1 PROJECT SETTING

The subject property currently supports fallowed agricultural lands (citrus grove). Many of the citrus trees have been removed from the property, and the land is generally devoid of vegetation or has minor cover of ruderal species. Several rows of trees are present along the western and northern property boundaries of the site would remain with implementation of the Project as designed to provide screening of the proposed development from adjacent roadways (e.g., Cole Grade Road and Via Valencia), in combination with landscape screening proposed along portions of the Project frontage along Cole Grade Road and Via Valencia. Refer to Figure 5A, Aerial/Photo Location Map; and, Figures 5B and 5C, Site Photographs.

Two ephemeral drainages traverse the central portion of the larger 66-acre property, south of Via Valencia, generally flowing from northeast to southwest, and joining one another near the southern property boundary. The drainages are not located within the MUP use permit boundary area and support sparse riparian vegetation, including coast live oak woodland and Engelman oak woodland, as well as several palm trees. Other non-native plant species are also present along the drainages (e.g. mulefat scrub).

Several small structures and infrastructure supporting the former agricultural uses (e.g. house and storage sheds, etc.) are located east of the proposed PV facility and MUP area on the 66-acre property and would remain.

The Project site is located along the valley floor, and onsite topography is generally flat. Onsite elevations range from approximately 1,532 feet above mean sea level (amsl) in the northeastern portion of the site to approximately 1,465 feet amsl in the southwestern portion of the site. Of the approximately 26acre MUP area, approximately 98.8 percent of lands (or 25 acres) have a slope of zero to 15 percent; only one percent (0.3 acres) have slopes of greater than 25 percent.

No steep slopes, hillsides, or areas prone to landslide or subsidence occur onsite or on adjacent lands. Although the Project site is located in southern California, which is a known seismically-active area, no known existing fault lines or other conditions resulting in potential geologic instability occur onsite or on adjacent lands.

TABLE 1 LANDS POTENTIALLY AFFECTED BY THE PROJECT

APNs Affected	Approx. Acreage (in acres)	General Location	Current Onsite Land Use / Characteristics	Surrounding Land Uses	Future Facilities Considered
188-120-09	26.33*	South of Via Valencia Between Cole Grade Road and Wilhite Lane	Vacant / Fallowed Agricultural Land (Citrus Grove)	North: Project Site, Via Valencia, Single-Family Residential; East: Vacant Land, Limited Agricultural Uses, Single-Family Residential; South: Commercial Egg Farm; West: Vacant	Solar Panels / Associated Transmission Facilities
188-120-10	39.86*	South of Via Valencia Between Cole Grade Road and Wilhite Lane	Supporting Outbuildings / Fallowed Agricultural Land (Citrus Grove)	North: Project Site; East: Project Site; South: Commercial Egg Farm, Vacant Land, Commercial Egg Farm; West: Single-Family Residential	Solar Panels / Associated Transmission Facilities

* The Project would be limited to approximately 26 acres on the two affected parcels which total approximately 66 acres.

2.3.2 SURROUNDING LAND USES

The Project area is located within the community of Valley Center in north-central San Diego County. The region is generally defined by Pala Mountain and Pauma Valley to the north and east, Bear Ridge and the Burnt Mountain Range to the south, and the Merriam Mountains and Interstate 15 to the west. Several Native American Tribal Lands occur in the region, none of which occur in the immediate vicinity of the Project site. No significant National Forest Lands, or Bureau of Land Management lands occur in the immediate area. The Hell Hole Canyon County Open Space Preserve is located approximately 4.5 miles to the east of the site, and Daley Ranch is located to the southwest.

The "Town Center" of the Valley Center community generally tends to be more urban in nature, represented by a range of residential, commercial, and industrial-type uses occurring at a higher density. Land uses become more rural as one travels into the surrounding lands where larger-acre, lower density single-family residential uses mixed with large- and small-scale agricultural uses become more common.

Single-family residential development combined with small-scale agricultural uses, generally in the form of citrus orchards, are generally present on lands to the north, south,

east, and west of the Project site. Cole Grade Road borders the site to the west; Wilhite Lane borders the subject property to the east. Commercial egg operations are present to the south and west of the site. Refer also to Figure 5D, Surrounding Land Uses.

The Project site is located along the valley floor, with hillsides of varying elevation rising on lands surrounding the site; refer to Figure 2B, USGS Quad Map. Undeveloped and disturbed lands are interspersed with rural-type development throughout the valley floor. Land uses along the hillsides are generally represented by single-family rural-residential uses. Due to their location at a higher elevation than the Project site, a number of homes in the surrounding area may have views to the valley floor, and therefore, the Project site; however, such views are generally diminished by distance, intervening development, and/or established landscaping.

To the south lies the Valley Center Primary School (approximately 0.57 miles from the site); the Robert Adams Community Park (approximately 0.75 mile); and, the Valley Center Elementary School (approximately 0.85 mile). Additionally, the Countryside Veterinary Hospital is located approximately 0.35 mile to the south along Cole Grade Road. The Valley Baptist Church is approximately 0.22 mile to the northwest of the site off of Miller Road, and the Church of Jesus Christ of Latter-day Saints is located approximately 0.45 mile to the southeast. The Valley Center History Museum is located approximately 0.35 mile to the southwest of the site.

Palomar Observatory lies approximately 11.5 miles to the northeast of the Project site. The Laguna Mountain Observatory lies approximately 45 miles to the southeast.

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CHAPTER 3. COMMUNITY CHARACTER ANALYSIS

3.1 APPLICABLE PLANS AND POLICIES

3.1.1 SAN DIEGO COUNTY GENERAL PLAN

The County of San Diego General Plan (adopted August 3, 2011) is intended to provide guidance for the long-term development of San Diego County. The General Plan includes various Elements that provide guidance for accommodating future growth while retaining or enhancing the County's rural character, its economy, its environmental resources, and its unique communities. Goals, policies and objectives are provided within each of the Elements to guide future land development and ensure consistency with the County's intended vision for the future of San Diego County. The Guiding Principles of the General Plan are to:

- Support a reasonable share of projected regional population growth;
- Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development;
- Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities;
- Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance;
- Ensure that development accounts for physical constraints and the natural hazards of the land;
- Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation;

- Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change;
- Preserve agriculture as an integral component of the region's economy, character, and open space network;
- Minimize public costs of infrastructure and services and correlate their timing with new development; and,
- Recognize community and stakeholder interests while striving for consensus.

Table 2, below, identifies the existing County General Plan land use, zoning, and Regional Category designations for the Project site. Refer to Table 3, Project Consistency with Applicable Plans, Policies and Goals, for a discussion of Project consistency with applicable goals and policies of the County General Plan. The proposed land use would be consistent with the Semi-Rural Land (SR-2) land use designation, and therefore, no changes to the existing designation are required or proposed.

As part of the General Plan, a number of Community and Subregional Plans have been prepared to provide more focused goals and policies to guide development within specific communities throughout the County. The Project site lies within the boundaries of the Valley Center Community Plan Area and is therefore subject to demonstrating conformance with the goals and policies identified in the Community Plan, as well as with the General Plan.

TABLE 2 EXISTING GENERAL PLAN LAND USE / ZONING / REGIONAL CATEGORY

Assessor Parcel Number	Approximate Acreage	General Plan Land Use Designation	Regional Category	Zoning
188-120-09	26.33*	Semi-Rural Residential (SR-2) 1 DU/2AC	Semi-Rural	Rural Residential (RR)
188-120-10	39.86*	Semi-Rural Residential (SR-2) 1 DU/2AC	Semi-Rural	Rural Residential (RR)

* Acreage taken from County Assessor Parcel Sheets.

3.1.2 SAN DIEGO COUNTY ZONING ORDINANCE

The Project site has a zoning designation (Use Regulation) of RR-2, Rural Residential (2-acre minimum lot size). This zoning designation is intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Typically, the RR Use Regulations are applied to rural or

semi-rural areas where urban levels of service are not available and where large lots are desired. Various applications of the RR Use Regulations with appropriate development designators can create buffers between residential and agricultural uses, family or small farm areas, or large lot rural residential developments."

Portions of the County Zoning Ordinance that may affect the assessment of community character are generally zoning overlay designators. Relevant designators include:

- B – Community Design Review Area
- D – Design Review Area
- G – Sensitive Resource
- H – Historic/Archaeological Landmark or District
- J – Special Historic District
- S – Scenic Area

The proposed Project is subject to the "C" Designator with regard to Building Type; the "G" Designator for building height; and, the "B" Designator for setbacks.

The proposed Project is considered a Civic Use Type: Major Impact Services and Utilities, as defined in the County Zoning Ordinance. The use is permitted within the RR zone with approval of a MUP from the County of San Diego. Proposed development would be required to demonstrate consistency with the findings required to approve a MUP, as set forth in Section 7358a of the County Zoning Ordinance; refer also to Section 3.4, Consistency with County of San Diego Zoning Ordinance, of this report.

3.2 THRESHOLDS OF SIGNIFICANCE

The California Environmental Quality Act (CEQA) Guidelines define "environment" to include "objects of…aesthetic significance (Section 15360)." As such, the County of San Diego has identified thresholds of significance to assess potential impacts resulting from proposed development.

Project impacts to community character would be considered significant if any of the following occur:

- Inconsistency with goals, standards, or policies related to community character as given in the County General Plan;
- Development that is incompatible with existing and planned land uses of the community;

- Conflict with any applicable habitat conservation plan, regulation or ordinance;
- Introduction of features that would detract from or contrast with the existing visual character and/or quality of a neighborhood, community, or localized area by conflicting with important visual elements or the quality of the area (such as theme, style, setbacks, density, size, massing, coverage, scale color, architecture, building materials, etc.) or by being consistent with applicable design guidelines;
- Increased levels of traffic generated by the Project relative to that existing in the surrounding area that would result in a change in existing community character; or,
- Division of an established community.

3.3 CONSISTENCY WITH PLANS AND POLICIES

According to the significance thresholds, a significant impact would occur if the proposed Project resulted in any of the following:

- Inconsistency with goals, standards, or policies related to community character as given in the County General Plan; or,
- Development that is incompatible with existing and planned land uses of the community.

The proposed Project would be subject to the goals, policies, and objectives of the County of San Diego General Plan. Through the following analysis, the Project was found to be consistent with all applicable goals, policies and objectives, as summarized in Table 3, Project Consistency with Applicable Plans, Policies, and Goals. As such, the Project would not result in a significant impact as the result of inconsistency with goals, standards, or policies related to community character as given in the County General Plan, or by creating development that is incompatible with existing or planned land uses within the community.

In addition, according to the significance thresholds, a significant impact would occur if the Project would:

- Conflict with any applicable habitat conservation plan, regulation, or ordinance.

The State of California passed the Natural Communities Conservation Planning (NCCP) Act in 1991. The NCCP Act is intended to identify and protect individual species that have declined significantly in number, as well as to conserve natural communities and accommodate compatible land uses. The pilot program for the NCCP is focused on

protection of the coastal sage scrub habitat of Southern California. To implement the NCCP, a number of "subareas" have been established. The County of San Diego is participating in the NCCP and has established a Multiple Species Conservation Program (MSCP) for northern portions of the County.

The subject site is located within the area affected by the North County MSCP; however, this Plan remains in draft form and has not yet been adopted by the County. Therefore, Project compliance with the NCCP would be required for any impacts to habitat, as appropriate.

If the North County MSCP is approved, areas within the pre-approved mitigation area (PAMA) for the regional plan would be subject to a different mitigation regime than that required under the NCCP. The Project site is located outside of the planned PAMA. Until the MSCP is final, areas within the County but outside of an approved habitat conservation plan would be subject to standard mitigation ratios. As such, no significant impacts would occur as a result of Project conflict with an applicable habitat conservation plan, regulation, or ordinance.

TABLE 3 PROJECT CONSISTENCY WITH APPLICABLE PLANS, POLICIES, AND GOALS

APPLICABLE PLAN OR POLICY	PROJECT COMPATIBILITY
County of San Diego General Plan	
Chapter 3 – Land Use Element	
Goals	
LU-2: Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.	The Project has been designed to minimize potential effects on the existing rural character of the surrounding community. Project components would be distanced from major roadways and low-lying within the landscape, reducing their visibility from offsite vantage points, with existing vegetation along the valley floor providing a natural screening effect. Grading is estimated to require approximately 6,000 cubic yards (c.y.) of balanced cut and fill. The site is generally flat, a significant visual change to onsite topography would not occur.
Policies	
LU-2.3 Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.	The Project does not propose a change to the existing General Plan land use or zoning designations and would be an allowable use with County approval of a MUP. The Project does not propose a lot split or subdivision of the affected parcels. The Project is an unmanned solar facility that does not propose any residential structures, and would therefore not conflict with the allowable density.
LU-2.4 Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.	Project consistency with the goals and policies of the County General Plan is discussed herein in Table 3. The proposed land use would be consistent with the SR-2 land use designation and Semi-Rural Regional Category with the approval of a MUP, and therefore, no changes to the existing designations are required or proposed. The Project would also be consistent with the Valley Center Community Plan with regard to the intended land use and density. The Project does not propose any residential uses.

TABLE 3, CONTINUED

APPLICABLE PLAN OR POLICY	PROJECT COMPATIBILITY
GOAL	
LU-4 Inter-jurisdictional Coordination Coordination with the plans and activities of other agencies and tribal governments that relate to issues such as land use, community character, transportation, energy, other infrastructure, public safety, and resource conservation and management in the unincorporated County and the region.	Refer also to Policy LU-2.4, above. The Project applicant has addressed potential issues of environmental concern with regard to Project implementation and mitigation measures are proposed, as appropriate, to reduce impacts to a level of less than significant. The Project applicant continues to coordinate with the County and other affected agencies to ensure that potential effects of the Project are minimized or avoided.
Policies	
LU-4.6 Planning for Adequate Energy Facilities. Participate in the planning of regional energy infrastructure with applicable utility providers to ensure plans are consistent with the County's General Plan and Community Plans and minimize adverse impacts to the unincorporated County.	The Project would involve construction of a solar energy electrical generation facility to provide electricity for public consumption. The Project would not conflict with any goal or policy given in the General Plan or Valley Center Community Plan and does not propose any change to the existing General Plan Land Use designation or zoning. As appropriate, mitigation measures would be implemented to reduce Project impacts to a level of less than significant.
Policies	
LU-5.3 Rural Land Preservation Ensure the preservation of existing open space and rural areas (e.g. forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi-Rural Land Use Designations.	The Project has been designed to maintain the onsite drainages. Further, the Project site currently supports agricultural uses, and soils designated as Prime Soils and Farmland of Statewide Importance, as defined by the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP), are present onsite. Development of the Project site with the solar facilities would (temporarily) remove approximately 5.6 acres of such lands from agricultural use. Mitigation for impacts to agricultural resources is proposed to occur either onsite through dedication of approximately 5.6 acres of land (1:1 ratio of impacts to mitigation required) containing the same resources (soils) within an open space easement (onsite within the MUP area) or by purchase of agricultural credits pursuant to the County's PACE program. The mitigation land would be preserved for agricultural-related uses only; however, the preservation of such lands onsite would be limited to the life of the MUP. The Project would result in the addition of a limited increase in impervious area onsite, as

TABLE 3, CONTINUED

APPLICABLE PLAN OR POLICY	PROJECT COMPATIBILITY
	the panels would be pole-mounted and only three equipment pads of limited square footage supporting the inverter/transformer/switchgear would be required, allowing the remainder of the site as pervious surface area through which groundwater recharge could occur.
GOAL	
LU-6 Development – Environmental Balance A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.	Refer also to Goal LU-2, above. The Project site is generally undeveloped with exception of the onsite groundwater wells or the support buildings associated with the existing agricultural uses (not within the proposed MUP development footprint). The Project applicant has addressed potential issues of environmental concern with regard to Project implementation and mitigation measures are proposed, as appropriate, to reduce any impacts to less than significant. As stated above, water used for maintenance purposes would be supplied by one of the existing water meters located near Cole Grade Road or Wilhite Lane.
Policies	
LU-6.9 Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying storm water to the maximum extent practicable.	The MUP development area would require minor grading to allow for installation of the panels and associated infrastructure; refer to Figure 3C, Preliminary Grading Plan. Grading is estimated to require a maximum of approximately 6,000 cubic yards (c.y.) of balanced cut and fill and would be limited to the MUP development area, leaving the remainder of the larger 66-acre property undeveloped/undisturbed. As the site is generally flat, a significant visual change to onsite topography would not occur. Blading for the onsite roadways and offsite improvement of the Project access drive at Cole Grade Road for access purposes would also be required. Therefore, site topography would remain largely in its natural state.
GOAL	
LU-10 Function of Semi-Rural and Rural Lands Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.	Refer also to Goal LU-2, above. The Project site has a General Plan land use designation of Semi-Rural Residential (SR-2) with a RR (Rural Residential) zoning regulation. The Project would be allowed under the existing General Plan land use and zoning designations with County approval of a MUP. Surrounding lands are generally undeveloped or developed with single-family rural residential or agricultural-type land uses. The Project has been designed to minimize potential effects on visual resources and community character through minimizing grading requirements, limiting the size and scale of the Project components, and generally through

TABLE 3, CONTINUED

APPLICABLE PLAN OR POLICY	PROJECT COMPATIBILITY
	the nature of required operational/maintenance activities.
Policies	
LU-10.2 Development - Environmental Resource Relationship. Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character and avoid sensitive or intact environmental resources and hazard areas.	Refer to Goals LU-6 and LU-10, above. The Project site has a County Regional Category designation of Semi-Rural Residential. The Project has been designed to avoid or minimize potential impacts to natural resources and largely conserve the natural onsite topography through the avoidance of grading. Project components have been designed to minimize potential effects on the existing visual landscape with regard to height and scale, as well as overall visibility, as the Project proposes vegetative screening to reduce views into the site and reflect the rural character of the area. No hazardous areas have been identified on the site that would interfere with the proposed development.
GOAL	
LU-12 Infrastructure and Services Supporting Development Adequate and sustainable infrastructure, public facilities, and essential services that meet community needs and are provided concurrent with growth and development.	The Project would involve construction of a PV solar energy electrical generation facility to provide electricity for public consumption. The site would be unmanned, and therefore, the Project would not require connection to a public sewer system. Electric and gas service are presently provided to the Project site. The proposed Project would generate electricity via the solar panels; the use of natural gas is not anticipated, and therefore, the extension of such services to the site is not required or proposed. The Project site is within the service boundaries of the San Diego County Fire Authority (SDCFA) and would be served by the VCFPD from Fire Station No. 72 located at 28234 Lilac Road, just southeast of the Project site. As the Project would have the potential to result in additional demands on the VCFPD and/or other area emergency service providers, the Project would be conditioned to participate in the existing Community Facilities District (CFD) created by the SDCFA. The Project applicant shall comply with all requirements of the CFD, as applicable, and once such specific requirements have been identified. Joining the CFD for fire protection services and payment of the required fees would ensure that fire protection services are adequate to serve the Project and that no significant cumulative effects would occur as the result of Project implementation.

TABLE 3, CONTINUED

APPLICABLE PLAN OR POLICY	PROJECT COMPATIBILITY
Policies	
LU-12.3 Infrastructure and Services Compatibility. Provide public facilities and services that are sensitive to the environment with characteristics of the unincorporated communities. Encourage the collocation of infrastructure facilities, where appropriate.	Refer to Goal LU-12, above. Due to the nature of the proposed use, minimal infrastructure and/or public services would be required to serve the site; however, all such infrastructure and services can be adequately provided with no significant effects on the environment.
LU-12.4 Planning for Compatibility. Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside preserve areas. Require context sensitive Mobility Element road design that is compatible with community character and minimizes visual and environmental impacts; for Mobility Element roads identified in Table M-4, an LOS D or better may not be achieved.	Refer to Goal LU-2 and Policy LU-12.3, above. No preserve areas are present onsite. An estimated 18.3 acres on the two affected parcels would be brushed and cleared of vegetation to allow for installation of the solar panels and associated facilities. Within this area, Project grading is estimated to require approximately 6,000 c.y. of balanced cut and fill; however, as the site is generally flat, a significant visual change to onsite topography would not occur. Long-term access would be from Cole Grade Road via a 24-foot wide all-weather paved road. Minor improvements would be required at the intersection of Cole Grade Road to widen the roadway to 24 feet in order to ensure emergency access can be adequately provided for the site and to provide a driveway taper. As traffic generated by construction and/or operational activities would be minimal, the Project would not adversely affect or degrade the LOS of any area roadway.

TABLE 3, CONTINUED

APPLICABLE PLAN OR POLICY	PROJECT COMPATIBILITY
Policies	
LU-18.1 Compatibility of Civic Uses with Community Character. Locate and design Civic uses and services to assure compatibility with the character of the community and adjoining uses, which pose limited adverse effects. Such uses may include libraries, meeting centers, and small swap meets, farmers' markets, or other community gatherings.	The proposed Project is considered a Civic Use Type: Major Impact Services and Utilities, as defined in the County Zoning Ordinance. The proposed use is permitted in the RR zone by Section 2185 of the Zoning Ordinance with approval of a MUP by the County of San Diego. The Project has been designed to limit the height and scale of the structural elements and landscape screening would be provided where appropriate to limit views into the site. The Project would be unmanned and would require only limited maintenance activities that are not anticipated to be disruptive to the surrounding community. All Project impacts (e.g. to biological, agricultural, and cultural resources) would be mitigated to a level of less than significant.
Chapter 4 – Mobility Element	
Policies	
M-4.3 Rural Roads Compatible with Rural Character. Design and construct public roads to meet travel demands in Semi-Rural and Rural Lands that are consistent with rural character while safely accommodating transit stops when deemed necessary, along with bicyclists, pedestrians, and equestrians. Where feasible, utilize rural road design features (e.g., no curb and gutter improvements) to maintain community character.	Refer to Policy LU-12.4, above.

TABLE 3, CONTINUED

APPLICABLE PLAN OR POLICY	PROJECT COMPATIBILITY
M-4.4 Accommodate Emergency Vehicles. Design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.	Refer to Policy LU-12.4, above. Interior access would be provided onsite via a series of north-south and east-west trending all-weather access roads of 24-foot width (covered with a binding agent), would be provided. Additionally, a series of internal roads 10 feet in width would be provided within the solar fields for purposes of maintenance. The interior 24-foot wide fire access roads would be designed and maintained to support the imposed loads of fire service apparatus (not less than 75,000 lbs). The interior fire access roads would be constructed to facilitate a maximum fire hose pull of approximately 225 feet, which would require approval of a waiver by the County Fire Marshal (and concurrence of the VCFPD).
M-4.5 Context Sensitive Road Design. Design and construct roads that are compatible with the local terrain and the uses, scale, and pattern of the surrounding development. Provide wildlife crossings in road design and construction where it would minimize impacts in wildlife corridors.	Refer to Policy LU-12.4 and M-4.4, above. No established wildlife corridors are present onsite, and therefore, no effects on wildlife migration as the result of Project implementation would occur.
Policies	
M-12.1 County Trails System. Implement a County Trails Program by developing the designated trails and pathway alignments and implementing goals and policies identified in the Community Trails Master Plan.	The Project is not adjacent to any designated public open space areas; however, consistent with requirements of the Valley Center Community Trails and Pathways Plan, the Project proposes to dedicate, through an IOD, an approximately 47-foot wide easement along the Project frontage to allow for half-width improvement of Cole Grade Road within the ROW. Such improvements would occur in accordance with County Public Roadway Standards for Community Collector roads with improvement options (2.1D). The width of the easement would also allow for future construction of a trail, consistent with requirements of the Valley Center Community Trails and Pathways Plan; however, construction of this trail and road improvements would be by others and is not required or proposed as part of this Project. The trail may ultimately connect to the County's regional trail system or other public open space recreational areas; however, no trail improvements are required or proposed as part of the Project.

TABLE 3, CONTINUED

APPLICABLE PLAN OR POLICY	PROJECT COMPATIBILITY
M-12.4 Land Dedication for Trails. Require development projects to dedicate and improve trails or pathways where the development will occur on land planned for trail or pathway segments on the Regional Trails Plan or Community Trails Master Plan.	Refer to Policy M-12.1, above.
Chapter 5 – Conservation and Open Space Element	
Policies	
COS-4.2 Drought-Efficient Landscaping. Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.	A Conceptual Landscape Plan has been prepared by Michael Baker International (August 2015) to identify the intended type of plants and irrigation requirements to be utilized for the proposed landscape screening; refer to Figure 3C. To the extent feasible, Project landscaping would integrate native plant species and non-invasive drought-tolerant/low water use plants to ensure the success of such plantings and minimize irrigation requirements over the long-term.
Policies	
COS-6.2 Protection of Agricultural Operations. Protect existing agricultural operations from encroachment of incompatible land uses by doing the following: • Limiting the ability of new development to take actions to limit existing agricultural uses by informing and educating new projects as to the potential impacts from agricultural operations. • Encouraging new or expanded agricultural land uses to provide a	The Project site has a General Plan land use designation of Semi-Rural Residential (SR-2) with a RR (Rural Residential) zoning designation. The Project would be allowed under the existing General Plan land use and zoning designations with County approval of a MUP. The Project site currently supports agricultural uses, and soils designated as Prime Soils and Farmland of Statewide Importance, as defined by the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP), are present onsite. Development of the Project site with the solar facilities would (temporarily) remove approximately 5.6 acres of such lands from agricultural use. Mitigation for impacts to agricultural resources is proposed to occur either onsite through dedication of approximately 5.6 acres of land (1:1 ratio of impacts to mitigation required) containing the same resources (soils) within an open space easement (onsite within the proposed MUP area) or by purchase of agricultural credits pursuant to the County's PACE program. The mitigation land would be preserved for agricultural-related uses only.

TABLE 3, CONTINUED

APPLICABLE PLAN OR POLICY	PROJECT COMPATIBILITY
buffer of non-intensive agriculture or other appropriate uses (e.g., landscape screening) between intensive uses and adjacent non-agricultural land uses. • Allowing for agricultural uses in agricultural areas and designing development and lots in a manner that facilitates continued agricultural use within the development. • Requiring development to minimize potential conflicts with adjacent agricultural operations through the incorporation of adequate buffers, setbacks, and project design measures to protect surrounding agriculture. • Supporting local and State right-to-farm regulations. • Retain or facilitate large and contiguous agricultural operations by consolidation of development during the subdivision process	

TABLE 3, CONTINUED

APPLICABLE PLAN OR POLICY	PROJECT COMPATIBILITY
GOAL	
COS-11 Preservation of Scenic Resources. Preservation of scenic resources, including vistas of important natural and unique features, where visual impacts of development are minimized.	No designated County Scenic Highways are located adjacent to the Project site, and the site does not support any designated scenic vistas. No other natural or unique features of scenic value are found onsite, as the affected lands have been in use as agricultural lands (now fallowed citrus orchards). A landscaped buffer consisting of both several rows of existing citrus trees and proposed landscape plantings would be provided along portions of Cole Grade Road and Via Valencia to screen views into the site and to maintain and enhance the rural character of the site within the visual landscape. The visibility of the Project components would also be reduced through Project design to minimize the height and scale of the Project components. Such design measures are intended to minimize potential adverse effects on existing views within the valley setting.
Policies	
COS-11.1 Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.	No regionally significant vistas, prominent ridgelines, dominant landforms, or reservoirs are present on the Project site. No regionally significant natural features, designated historic landmarks, or points of regional historic or cultural interest occur onsite or in the immediate Project vicinity. The Project site is not within the vicinity of any County-designated Scenic Highways, as identified in the Conservation and Open Space Element of the General Plan. The Project has been designed to minimize visual impacts on area public roadways by distancing the development from adjacent roads and providing landscape screening to reduce views into the site, consistent with the Valley Center Design Guidelines and applicable County roadway design measures. The Project is not adjacent to any designated open space areas. The Project proposes to dedicate, through an IOD, an approximately 47-foot wide easement along the Project frontage to allow for half-width improvement of Cole Grade Road within the ROW. The width of the easement would also allow for future construction of a trail, consistent with requirements of the Valley Center Community Trails and Pathways Plan; however, construction of this trail and road improvements would be by others and is not required or proposed as part of this Project. This trail may ultimately connect to the County's regional trail system or other public open space recreational areas; however, no trail improvements are required or proposed as part of the Project.

TABLE 3, CONTINUED

APPLICABLE PLAN OR POLICY	PROJECT COMPATIBILITY
COS-11.2 Scenic Resource Connections. Promote the connection of regionally significant natural features, designated historic landmarks, and points of regional historic, visual, and cultural interest via designated scenic corridors, such as scenic highways and regional trails.	Refer to Policy COS-11.1, above.
COS-11.3 Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following: • Creative site planning • Integration of natural features into the project • Appropriate scale, materials, and design to complement the surrounding natural landscape • Minimal disturbance of topography • Clustering of development so as to preserve a balance of open space vistas, natural features, and community character. • Creation of contiguous open space networks	Implementation of the proposed Project would require limited grading, thereby minimizing potential impacts to the natural onsite topography and largely maintaining the natural character of the physical underlying ground surface. As stated previously, the Project components as proposed are of relatively limited height and scale in order to minimize the visibility of such elements within the visual landscape. Retaining portions of the existing onsite orchard along portions of Cole Grade Road and Via Valencia and installation of the proposed landscape screening along portions of the Project perimeter along these roadways would further blend the Project components into the landscape and reflect the rural character of the surrounding natural landscape. The Project is not adjacent to any designated open space areas. The Project proposes to dedicate an approximately 47-foot wide easement (through an IOD) along the Project frontage to allow for half-width improvement of Cole Grade Road within the ROW. The width of the easement would also allow for future construction of a trail, consistent with requirements of the Valley Center Community Trails and Pathways Plan; however, construction of this trail and road improvements would be by others and is not required or proposed as part of this Project. These trails may ultimately connect to the County's regional trail system or other public open space recreational areas; however, no trail improvements are required or proposed as part of the Project.

TABLE 3, CONTINUED

APPLICABLE PLAN OR POLICY	PROJECT COMPATIBILITY
COS-11.4 Collaboration with Agencies and Jurisdictions. Coordinate with adjacent Federal and State agencies, local jurisdictions, and tribal governments to protect scenic resources and corridors that extend beyond the County's land use authority, but are important to the welfare of County residents.	Refer to Goal LU-2 and Policy COS-11.1, above. The Project applicant has been in coordination with the County and other potentially affected agencies, as appropriate, to identify potential impacts of the Project on the community and to avoid or reduce such impacts to a less than significant level.
COS-11.5 Collaboration with Private and Public Agencies. Coordinate with the California Public Utilities Commission, power companies, and other public agencies to avoid siting energy generation, transmission facilities, and other public improvements in locations that impact visually sensitive areas, whenever feasible. Require the design of public improvements within visually sensitive areas to blend into the landscape.	The Project site is not within the vicinity of any County-designated Scenic Highways, as identified in the Conservation and Open Space Element of the General Plan. The Project has been designed to minimize the potential visual effects of the Project components with regard to height and scale, and would be consistent with applicable requirements of the Valley Center Design Guidelines. Vegetated screening is proposed along portions of the perimeter of the development area along Cole Grade Road and Via Valencia in order to screen public views into the site and to blend the development into the surrounding landscape. Varied existing vegetation (citrus trees, palms, and sycamores) would also be maintained as part of the Project in the northwestern and southwestern portions of the site along Cole Grade Road and along the northern property boundary adjacent to Via Valencia); refer to Figure 3C.
COS-11.7 Underground Utilities. Require new development to place utilities underground and encourage "undergrounding" in existing development to maintain viewsheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies.	Within the Project boundaries, panel arrays would be electrically connected into panel strings using wiring attached to the racking. Panel strings would be electrically connected to each other via underground wiring. Gathering lines would connect individual panel array strings to one or more inverters/transformers and combiner boxes. Wiring from the panel strings would be connected to combiner boxes. Electrical current would then be transferred to the inverters which would convert the Direct Current (DC) produced by the PV solar panels into Alternating Current (AC). As such, the Project would underground the utility lines between the solar panels within the interior of the site. These lines would extend to the switchgear pad; refer to Figure 3A, Major Use Permit Plot Plan. From the switchgear pad, the line would be undergrounded to an existing SDG&E utility pole supporting a 12 kV (overhead) distribution line within the Cole Grade Road right-of-way. Where the line meets the existing utility pole, the line would be extended aboveground to connect to the existing SGD&E distribution line; refer to

TABLE 3, CONTINUED

APPLICABLE PLAN OR POLICY	PROJECT COMPATIBILITY
	Figure 3A. As such overhead utility lines already exist in the Project vicinity, the Project would not result in a change to the existing visual appearance of the utility infrastructure in the area. No new utility poles or other improvements to the existing distribution system to accommodate energy generated by the PV solar facility are required with the Project. The undergrounding of any Project-associated electrical lines within the Project boundaries would therefore be consistent with the San Diego General Plan Update requirement for new development to place underground utilities to "maintain viewsheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies."
GOAL	
COS-13 Dark Skies Preserved dark skies that contribute to rural character and are necessary for the local observatories.	It is anticipated that the PV solar panels would be black in color and highly absorptive. The materials used to construct the panels are designed to minimize the potential for reflection and retain as much of the solar spectrum as possible, thereby reducing glare. All inverters/transformers and switchgear would be constructed of non-flammable materials (i.e., steel) painted with a non-reflective earthtone finish to blend the components into the visual landscape. Roofing for these structures would also be metal and painted with a non-reflective, earthtone finish to reflect the visual character of the surrounding natural environment. To ensure that the potential for glare effects to occur as a result of the Project, such design measures would be made a condition of approval with adoption of the MUP Plot Plan. Additionally, the metal piers (or other support structures) used for installation of the solar panels would be galvanized or painted to minimize reflection of light from the surface and to respect the natural setting. This design measure would also be made a condition of approval with adoption of the MUP Plot Plan. Additionally, based on technical evidence evaluating the reflectivity of the PV solar panels, the proposed Project would not install highly reflective building materials that would result in a substantial increase in light or glare that would affect the surrounding area or that would produce reflective light that would create adverse disability or discomfort glare. Limited Project lighting would be installed to allow for security. Low-level lighting would be installed at the main entry gates to facilitate access. Lighting would also be located at each inverter station and at the switchgear. All lighting would be operated manually or activated via motion sensors and would be shielded and directed downward to minimize the potential for glare or spillover onto adjacent ownerships. All lighting would conform to County of San Diego outdoor lighting requirements.
Policies	
COS-13.1 Restrict Light and Glare. Restrict outdoor light and glare from	Refer to Goal COS-13, above.

TABLE 3, CONTINUED

APPLICABLE PLAN OR POLICY	PROJECT COMPATIBILITY
development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.	
COS-13.2 Palomar and Mount Laguna. Minimize, to the maximum extent feasible, the impact of development on the dark skies surrounding Palomar and Mount Laguna observatories to maintain dark skies which are vital to these two world-class observatories by restricting exterior light sources within the impact areas of the observatories.	Refer to Goal COS-13, above.
COS-13.3 Collaboration to Retain Night Skies. Coordinate with adjacent Federal and State agencies, local jurisdictions, and tribal governments to retain the quality of night skies by minimizing light pollution.	Refer to Goal COS-13, above.
GOAL	
COS-14 Sustainable Land Development Land use development techniques and patterns that reduce emissions of criteria pollutants and GHGs through minimized transportation and energy demands, while protecting public health and contributing to a more sustainable environment.	The Project is intended to allow for the installation and operation of a PV electrical generation facility and represents an opportunity to provide residents of Valley Center and the greater surrounding area with clean source of electrical power from renewable sources. As future population growth continues within San Diego County, the demand for electrical service will continue to increase accordingly. The Project represents an additional clean source of electrical power that would supplement energy currently supplied by the existing power grid, thereby reducing the potential for power shortages to occur and decreasing demands on the capabilities of the existing distribution system. The Project has been designed to respect the existing rural character of the Valley Center community with regard to scale, bulk, height, materials and color, and light and glare effects. Furthermore, installation of

TABLE 3, CONTINUED

APPLICABLE PLAN OR POLICY	PROJECT COMPATIBILITY
	landscape screening is proposed to minimize potential effects on the existing visual setting and adjacent lands. Refer also to Policy COS 11.7, above, for design measures proposed to minimize potential glare effects.
Policies	
COS-14.4 Sustainable Technology and Projects. Require technologies and projects that contribute to the conservation of resources in a sustainable manner, that are compatible with community character, and that increase the self-sufficiency of individual communities, residents, and businesses.	Refer to Goal LU-2 and Goal COS-14, above.
COS-14.7 Alternative Energy Sources for Development Projects. Encourage development projects that use energy recovery, photovoltaic, and wind energy.	The Project is intended to allow for the installation and operation of a PV solar electrical generation facility and represents an opportunity to provide residents of Valley Center and the greater surrounding area with a clean source of electrical power from renewable sources. Power from the Project would replace a portion of the energy currently supplied to the power grid by non-renewable sources located far away from Valley Center, which require transmission lines to delivery power to the Valley Center area. The proposed Project would instead deliver renewable energy to all SDG&E customers in the local area in the cleanest, most efficient manner possible today, by generating renewable power locally and feeding into the existing local distribution system.
GOAL	
COS-18 Sustainable Energy Energy systems that reduce consumption of non-renewable resources and reduce GHG and other air pollutant emissions while minimizing impacts to natural resources and communities.	Refer to Goal LU-2 and Goal COS-14, above. All potential impacts to natural resources or the surrounding community would be avoided or reduced to less than significant through Project design or the implementation of mitigation measures. Refer also to the technical analyses prepared for the Project (available under separate cover).

TABLE 3, CONTINUED

APPLICABLE PLAN OR POLICY	PROJECT COMPATIBILITY
Policies	
COS-18.1 Alternate Energy Systems Design. Work with San Diego Gas and Electric and non-utility developers to facilitate the development of alternative energy systems that are located and designed to maintain the character of their setting.	Refer to Goal LU-2 and Goal COS-14, above.
Chapter 8 – Noise Element	
GOAL	
N-5 Non-transportation-related Noise Sources A noise environment that provides minimal noise spillovers from industrial, commercial, agricultural, extractive, and similar facilities to adjacent residential neighborhoods.	The Project site is located in a rural location in the community of Valley Center in unincorporated San Diego County. Due to the operational characteristics of the solar facilities, impacts with regard to noise would be less than significant, and no impact on the surrounding community would occur. Refer also to the Technical Noise Analysis prepared by Ldn Consulting, Inc. (August 2015), available under separate cover.
Valley Center Community Plan	
1. Community Character	
GOAL	
1. Preserve and enhance the rural character of Valley Center by maintaining a pattern of land use consistent with the following categories.	The proposed PV solar farm is an allowed use consistent with that allowed by the County General Plan and Zoning Ordinance with County approval of a MUP. No change to the Semi-Rural designation is proposed with the Project. The Project would implement design measures such as retaining some of the existing citrus trees along the portions of the Project boundary and planting of additional landscape screening where the site abuts public roads or residential uses to screen the Project elements from view.

TABLE 3, CONTINUED

APPLICABLE PLAN OR POLICY	PROJECT COMPATIBILITY
B. Semi-Rural Lands Preserve and maintain the overall rural and agricultural character of the Semi-Rural areas.	Refer to 1. Community Character - Goal 1, above.
Policies and Recommendations	
2. Maintain the existing rural character of Valley Center in future developments by prohibiting monotonous tract developments. Require site design that is consistent with the rural community character.	The Project does not propose any residential uses. Therefore, monotonous tract development would not occur. Refer to Policy COS 11-3, above.
2. Land Use	
GENERAL GOALS	
A pattern of development that conserves valley center's natural beauty and resources, and retains Valley Center's rural character.	Although the majority of land surface in the MUP area is flat, portions would require minor grading and/or would be cleared and grubbed to allow for installation of the panels and associated facilities. The Project as proposed would require an estimated 6,000 cubic yards (c.y.) of balanced cut and fill. No offsite grading is required or proposed, with exception of minor grading within the Cole Grade Road ROW at the Project access drive to widen the Project entrance to 24 feet in width and provide a driveway taper; refer to Figure 3C, Preliminary Grading Plan. No designated scenic resources are present onsite, and therefore, would not be disturbed with Project implementation. The Project has been designed to maintain the onsite drainages and would provide mitigation in the form of designated onsite open space for the protection of biological, cultural, and agricultural resources to ensure that Project impacts are reduced to a less than significant level.
Development that maintains Valley Center's rural character through appropriate location and suitable site design.	Refer to 1. Community Character - 1B. Semi-Rural Lands, above.

TABLE 3, CONTINUED

APPLICABLE PLAN OR POLICY	PROJECT COMPATIBILITY
Policies and Recommendations	
A. Environmental Concerns and Issues: 1. Require that discretionary permits preserve environmentally significant and/or sensitive resources such as undisturbed steep slopes, canyons, floodplains, ridge tops and unique scenic views in order to reinforce the rural character of the area through sensitive site design and, where appropriate, with open space easements.	Refer to 2. Land Use – General Goals, above.
B. Rural Compatibility Issues: 4. Require new residential development to adhere to site design standards which are consistent with the character and scale of a rural community. The following elements are particularly important:: • Roads that follow topography and minimize grading; • Built environment that is integrated into the natural setting and topography; • Grading that follows natural contours and does not disturb the natural terrain; • Structure design and situating that allows preservation of the site's natural assets;	The Project does not propose any residential uses; however, the Project has been designed consistent with the Valley Center Design Guidelines (with exception of the proposed chain link fence). Additionally, the site is generally flat and the Project would require minimal grading, allowing the topography of the site to remain largely in its existing state. The proposed development areas would avoid the onsite drainages, and mitigation in the form of onsite open space easements would ensure that Project impacts on biological, cultural, and agricultural resources is reduced to a level of less than significant. No rock outcroppings are present onsite.

TABLE 3, CONTINUED

APPLICABLE PLAN OR POLICY	PROJECT COMPATIBILITY
• Retention of natural vegetation, agricultural groves, rock outcroppings, riparian habitats and drainage areas.	
6. Buffer residential areas from incompatible activities which create heavy traffic, noise, odors, dust, and unsightly views through the use of landscaping and preservation of open space.	The Project would be unmanned and would represent a compatible land use, consistent with that allowed by the existing County General Plan land use designation and zoning. Project-generated traffic would be minimal during both the construction and operational phases, and no significant construction or operational noise impacts were identified. The Project would not generate any adverse odors, due to the nature of the use. Additionally, during Project construction, onsite soils would be watered to reduce the potential for dust. A soil binding agent would also be applied to onsite roadways every two years for purposes of dust control. The Project design would also retain several rows of existing citrus trees, as well as existing sycamores, oaks, and palm trees along portions of the perimeter of the property and would plant landscape screening along the site boundary adjacent to residential uses and/or public roadways where appropriate, and consistent with that shown on the approved Conceptual Landscape Plan (see Figure 3D).
COMMERCIAL GOAL	
Policies and Recommendations	
4. Commercial and civic uses shall be located in areas which have adequate roads for circulation and provide easy and safe multi-purpose pathways and trails.	Cole Grade Road is available to provide adequate access to the Project site; however, minor improvements are required to widen the Project access drive at Cole Grade Road to 24 feet in width and provide a driveway taper in order to ensure that emergency access can be provided to the property. All onsite access would be constructed consistent with County roadway design standards and requirements of the VCFPD, as needed. Consistent with requirements of the Valley Center Community Trails and Pathways Plan, as designed, the Project would dedicate an approximately 47-foot wide easement (through an IOD) along the Project frontage to allow for half-width improvement of Cole Grade Road within the ROW. The width of the easement would allow for future construction of a public trail, consistent with requirements of the Valley Center Community Trails and Pathways Plan; however, construction of this trail and the road improvements would be by others and is not required or proposed as part of this Project.

TABLE 3, CONTINUED

APPLICABLE PLAN OR POLICY	PROJECT COMPATIBILITY
6. Commercial/civic uses shall not interfere either functionally or visually with adjacent land uses or the rural atmosphere of the community.	Refer to Response to Comment LU-18.1, Compatibility of Civic Uses with Community Character, above. The Project site has a General Plan land use designation of Semi-Rural Residential (SR-2) with a RR (Rural Residential) zoning designation. The Project would be allowed under the existing General Plan land use and zoning designations with County approval of a MUP. Surrounding lands are generally undeveloped or developed with single-family rural residential or agricultural-type land uses. The Project has been designed to minimize potential effects on visual resources and community character through minimizing grading requirements, limiting the size and scale of the Project components, and generally through the nature of required operational/maintenance activities.
8. Discourage commercial and civic uses outside of the Villages and limit all such uses to those that are clearly demonstrated as needed and which are compatible with the rural lifestyle of the Valley Center Community Plan.	Refer to Response to Comments LU-18.1, Compatibility of Civic Uses with Community Character, and Commercial Goal – Policy 6, above.
8. Parks and Recreation	
Policies and Recommendations	
9. Provide riding and hiking trails, staging areas and other facilities within existing or proposed parks when appropriate to complement the Valley Center Trails System.	Refer to Commercial Goal - Policy 4, above.
Valley Center Design Guidelines	
Design Objectives	
2. Design of the Road Edge	The Project would implement a number of design measures that would reduce visibility of the Project components within the visual landscape while enhancing the existing setting. The proposed Project design includes minimum 20-foot wide landscape screening along Cole Grade Road and Via Valencia, along portions of the property boundary where adjacent to residential or other potentially sensitive uses. Access to the development area from Cole Grade Road would be provided through a secured gate and identified by minimal signage, rather than decorative or otherwise highly visible design features.

TABLE 3, CONTINUED

APPLICABLE PLAN OR POLICY	PROJECT COMPATIBILITY
	Although the Project would change the visual character of the affected parcels, the proposed facilities would be consistent with development intended for the properties as indicated by the existing General Plan land use designations and zoning and would be visually compatible with other existing uses in the surrounding area which support structural elements or design characteristics (i.e. materials, colors, scale, mass, height, etc.) greater than or similar to that associated with the Project.
Save the Oaks and Sycamores	Two ephemeral drainages traverse the central portion of the larger 66-acre property, south of Via Valencia, generally flowing from northeast to southwest, and joining one another near the southern property boundary. The drainages support sparse riparian vegetation, including coast live oak woodland and Engelman oak woodland, as well as several palm trees. Other non-native plant species are also present along the drainages (e.g. mulefat scrub). The Project has been designed to avoid the drainages to allow for the protection of oaks and other sensitive habitat; refer to Figure 3A, Major Use Permit Plot Plan.
Design of the Road Edge (particular attention should be paid to the "Elements not Acceptable" as it pertains to fences).	Refer to Design Objective 2. Design of the Road Edge, above. Security would be maintained through installation of an (up to) 8-foot high chain-link fence around the perimeter of the Project site. The Valley Center Design Guidelines identify the use of chain link fencing as unacceptable except in landscape-screened service or security areas. Further, as part of the Project design, and to the extent feasible, existing citrus trees would be retained for screening purposes along portions of Cole Grade Road and Via Valencia; refer to Figure 3D, Conceptual Landscape Plan. Additional landscaping would also be planted along portions of Cole Grade Road and Via Valencia in front of the proposed chain-link fence to further screen views into the site from adjacent public/private vantage points. A portion of the fencing would be fitted with wooden slats or plastic strips of a natural color to further reduce views into the site along Cole Grade Road. Portions of the fence would also be planted with ivy where adjacent to existing residential uses to further reduce potential visual impacts. Therefore, as proposed, the use of the chain link fencing is not anticipated to substantially affect the existing community setting.

3.4 CONSISTENCY WITH COUNTY OF SAN DIEGO ZONING ORDINANCE

According to the significance thresholds, a significant impact would occur if the Project were to result in any of the following:

- Introduction of features that would detract from or contrast with the existing visual character and/or quality of a neighborhood, community, or localized area by conflicting with important visual elements or the quality of the area (such as theme, style, setbacks, density, size, massing, coverage, scale color, architecture, building materials, etc.) or by being consistent with applicable design guidelines; or,
- Increased levels of traffic generated by the Project relative to that existing in the surrounding area that would result in a change in existing community character.

To obtain County approval of a MUP, pursuant to Section 7358a of the County Zoning Ordinance, certain required findings must be made to demonstrate a Project's consistency with approved land use regulations and compatibility with existing land uses. These findings are as follows:

a. "The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to:

1. Harmony in scale, bulk, and coverage;"

2. The availability of public facilities, services, and utilities;

3. The harmful effect, if any, upon desirable neighborhood character;

4. The generation of traffic and the capacity and physical character of surrounding streets;

5. The suitability of the site for the type and intensity of use or development which is proposed; or,

6. Any other relevant impact of the proposed use.

b. The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan.

c. That the requirements of the California Environmental Quality Act have been complied with.

Finding "a." above can be addressed in two parts. The first part, "The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures…," addresses how the proposed development would relate to the existing environment. The second part of the finding addresses how the proposed Project would be compatible with the existing infrastructure and built environment of the surrounding area. These points are discussed in detail in the paragraphs below.

LOCATION/LOT SIZE

The land area that comprises the Project site is located within the community of Valley Center, California, within north-central San Diego County; refer to Figure 1, Regional Location Map; Figure 2A, Local Vicinity Map; and, Figure 2B, USGS Quad Map: Valley Center Quadrangle. The Project site is located just east of Cole Grade Road and south of Via Valencia.

The County APNs that comprise the Project area are 188-120-09 and -10, totaling approximately 26 acres and 40 acres, respectively. The development area for the proposed improvements would affect an approximately 26-acre area (MUP development footprint), allowing the remainder to remain in its present natural, undeveloped state.

As stated previously, the proposed Project is considered a Civic Use Type: Major Impact Services and Utilities, as defined in the Zoning Ordinance. The proposed use is allowed under the S92 zone designation (with County approval of a MUP) and therefore, is consistent with the County's intended land use for the site.

In the Project vicinity, parcels are generally large multiple-acre parcels with low-density rural residential and agricultural uses. Parcels of a smaller size and supporting higher densities are evident as one moves closer to the more developed areas of Valley Center. The Project does not propose to subdivide or change the existing size of any of the parcels affected by the proposed improvements, and therefore, would not create lot sizes that were inconsistent with the County General Plan or Zoning Ordinance, or with the existing visual character or size of other parcels in the surrounding area. Other lands within the vicinity of

the site have the potential to be developed in the future, as allowed under the General Plan and Zoning Ordinance; however, such future land development is unknown at this time and would be evaluated by the County for compatibility with surrounding land uses if and when proposed.

As such, due to the character of surrounding lands and the Project's consistency with the existing General Plan land use and zoning designations, the Project is not anticipated to be incompatible with adjacent uses, residents, buildings, or structures with regard to location or lot size.

GENERAL DESIGN MEASURES

To illustrate the ultimate design of the proposed Project within the existing landscape, a series of visual simulations were prepared. Refer to Figures 7A to 7E which provide a view of the existing conditions and visual simulations of how the Project would appear once constructed.

1. Harmony in scale, bulk, and coverage;"

BULK AND SCALE

An evaluation of bulk and scale includes an analysis of the visual appearance of structures, relative to other existing development in the surrounding area. Visual bulk and scale of surrounding structures varies depending on the type of use. Residential uses tend to be of smaller scale (generally one to two stories in height) and visually horizontal in nature. Many of the residential uses in the Project area are single-family homes of average square footage, and therefore, are of limited scale and bulk. Similarly, the majority of commercial uses within the area, which are generally located further to the south along Cole Grade Road, are similar in scale and bulk to that of a single-family home, and are generally low-lying within the visual landscape (generally one story). Agricultural, service-type, and industrial-type uses generally support structural elements of greater bulk and scale within the visual landscape (e.g. storage facilities, sheds, barns, churches, schools, community facilities) that are generally of a greater square footage and height than a single-family home.

It is anticipated that the apparent visual bulk and scale of the proposed Project facilities would generally be consistent with that of surrounding uses, due to the design requirements of the solar facility and associated infrastructure, structural/equipment heights, and required development regulations of the applicable zone.

The PV panels would be mounted on a single-axis tracker. The center axis of the single-axis trackers would have a nominal height of three feet above grade; refer to Figure 3B, Major Use Permit Plot Plan (Details). The PV panels would rotate through a 90 degree arc during the day. The maximum height of the top of panel would measure an average of seven feet at full tilt; however, in certain cases where the ground undulates under the panels, the panel height could reach a maximum of approximately 12 feet as measured from the ground surface. The panels themselves would be approximately 39 inches long by 77 inches long.

The direct current (DC) power generated by the PV panels would be transmitted via underground cable to two inverter/transformer pads and one switchgear pad located within the proposed onsite development area, where the DC power would be converted to alternating current (AC) power. Each inverter/transformer equipment pad would be approximately 10 feet wide by 32 feet long; the switchgear pad would be approximately 7.5 feet wide by 8.5 feet long. The equipment installed on the pads would measure a maximum of approximately 10 feet in height (above pad elevation), or 12 feet in height as measured from the ground surface.

As such, the solar panels and equipment would be generally low-lying within the landscape and would not be of significant scale. Further, as compared to other elements within the surrounding visual landscape (e.g. residential units or support structures for agricultural-related uses), the panels would not represent elements of significant bulk. The panels themselves would be of a minimal thickness and would support the mechanisms required for collection of energy from the sun.

In addition, the inverter/transformer equipment would be dispersed within the overall acreage of the parcels. The Project would range between approximately seven feet (PV panels) to twelve feet (inverters/transformers mounted on building pad) in height. As these facilities would be relatively low-lying within the landscape and limited in height, they are not considered to be of significant scale that would be inconsistent with surrounding land uses or community character.

The proposed Project components would not represent elements that would detract from the existing visual character or quality of the site or that would significantly dominate or differ in size from existing components within the landscape. Furthermore, the visibility of the Project components would be reduced due to existing vegetation along the valley floor, relatively level topography of the valley floor (flat viewing plane), and distance of the site from potential public vantage points in the surrounding area.

The bulk and scale of the proposed Project components would be consistent with existing structural elements within the surrounding area. Therefore, the proposed Project is considered to be consistent with this finding for compatibility with regard to bulk and scale.

BUILDING COVERAGE

To demonstrate the proposed Project's compatibility with existing development in the surrounding area, an analysis of lot coverage for the proposed site and for existing development in the area was conducted. The *building footprint* is the amount of structural development (in square feet) at ground level. *Lot coverage* is generally expressed as a percentage and represents the area of land covered by the building footprint (building area divided by total lot area). The building footprint does not include paved areas, such as driveways or parking areas, nor walkways around the proposed structures, as defined by Section 1110 of the County Zoning Ordinance.

The majority of lands in the Project vicinity support rural-residential land uses, some with small-scale agricultural uses (typically citrus orchards); refer to Figure 5D, Surrounding Land Uses. Other lands are undeveloped and therefore, do not support built elements. On the surrounding parcels where development has occurred, the majority of such lands are large-acre parcels with structures of varied square footage, depending on the use (i.e., single-family residential versus agricultural). As lot sizes generally decrease in the vicinity of the Valley Center "commercial core," building coverage increases.

With Project implementation, the Project design would include construction of three equipment pads. Two of these pads would support the inverters/transformers (approximately 10 feet by 32 feet = 320 s.f. x 2 = 640 s.f.) and one switchgear pad (approximately 8.5 feet by 7.5 feet, or 64 s.f.) for a total of approximately 704 s.f. The Project would also result in installation of the PV solar panels mounted on a collection of SAT systems supported by machine-driven metal "H" beam or round pipe rack pilings (nominal). The estimated footprint of each beam/piling would be approximately 0.02 s.f., with 2,096 beams/pilings being installed. Therefore, the footprint of the beams/pilings would total approximately 46s.f. (0.02 s.f. x 2,096 beams/pilings = 46 s.f.).

Overall, the land area covered by the proposed development would be approximately 750 s.f. (640 s.f. plus 64 s.f. plus 46 s.f.) of the total 66-acre area, overall lot coverage within the MUP area would be less than one percent (0.00002.xxx acres). As such, Project coverage would represent only a fractional portion of the two affected parcels, consistent with the generally rural character of surrounding lands; refer also to Table 6, below.

Therefore, lot coverage for the Project would be similar in comparison to (or lesser than) other properties in the surrounding area.

As noted previously, the solar panels would be installed in rows that rotate to face east in the morning and west in the afternoon hours, tracking the sun about a north/south axis to maximize solar absorption. Therefore, as the panels rotate and near a flatter position during the midpoint of the day, the panels would appear to cover a more substantial land surface area at this time when viewed from vantage points at a higher elevation; however, the panels would be mounted on poles and/or in combination with a concrete foundation, thereby minimizing the footprint, or coverage, of each panel row within the array. Taking this into account, the Project coverage represents a very small percentage of the affected parcels, thereby further enhancing Project consistency with lot coverage typical of other developed properties within the area. Additionally, when standing onsite within the panel field, views at eye level would include the poles and the spacing between the poles (16.9 feet on center on average), visibly reinforcing that only a very limited area of land would be covered by the Project elements. No improvements are proposed on the remaining 40 acres of the property, further contributing to the condition that only a limited portion of the site would be covered by the Project components. For the above reasons, the Project is considered to be consistent with this finding with regard to lot coverage.

TABLE 4 STUDY AREA – LOT COVERAGE ANALYSIS

APN #	Address	Existing Land Use	Lot Size (Acres)	Total Building Size (Sq. Ft.)	Building Footprint (Sq. Ft.)[1]	Lot Coverage (Estimated)[2]
188-120-56 (Adjacent to Project Site)	29743 Cole Grade Road	Single-Family Rural Residential	2.99	1,897	1,897	0.014, or 1.4 Percent
188-120-06 (Adjacent to Project Site)	30267 Miller Road	Single-Family Rural Residential / Limited Agricultural Uses (Citrus Orchard)	14.03	3,590	1,795	0.0029, or 0.29 Percent
188-120-51 (Adjacent to Project Site)	30295 Via Valencia	Single-Family Rural Residential	2.15	2,272	1,136	0.012, or 1.2 Percent
188-120-48 (Adjacent to Project Site)	30294 Via Valencia	Single-Family Rural Residential	2.45	2,284	1,142	0.012, or 1.2 Percent

TABLE 4, CONTINUED

APN #	Address	Existing Land Use	Lot Size (Acres)	Total Building Size (Sq. Ft.)	Building Footprint (Sq. Ft.)[1]	Lot Coverage (Estimated)[2]
188-120-49 (Adjacent to Project Site)	30346 Via Valencia	Single-Family Rural Residential	2.33	1,792	1,792	0.018, or 1.8 Percent
188-120-50 (Adjacent to Project Site)	30398 Via Valencia	Single-Family Rural Residential	2.09	2,198	1,099	0.012, or 1.2 Percent
188-120-45 (Adjacent to Project Site)	30414 Via Valencia	Single-Family Rural Residential	6.63	2,013	1,006	0.004, or 0.4 Percent
188-150-10 (Adjacent to Project Site)	29651 Wilhite Lane	Single-Family Rural Residential/Agricultural (Citrus Orchards)	19.11	2,618	1,309	0.0016, or 0.16 Percent
188-151-47 (Adjacent to Project Site)	29603 Wilhite Lane	Single-Family Rural Residential/Agricultural (Citrus Orchards)	10.0	2,834	1,417	0.003, or 0.3 Percent
188-151-43 (Adjacent to Project Site)	29462 Twain Way	Single-Family Rural Residential/Agricultural (Citrus Orchards)	3.70	1,914	1,914	0.012, or 1.2 Percent
188-151-04 (Adjacent to Project Site)	N/A	Access Drive	10.0	N/A	N/A	--
188-151-06 (Adjacent to Project Site)	29345 Highpoint Drive	Single-Family Rural Residential	2.72	1,356	1,356	0.113, or 11.3 Percent
188-120-13 (Adjacent to Project Site)	29345 Cole Grade Road	Commercial Egg Farm Operation/Agricultural (Citrus Orchards)Single-Family Residential	28.39	180,9603	178,280 (2,680 house; 175,600 barns)	0.144, or 14.4 Percent
188-120-32 (Adjacent to Project Site)	Cole Grade Road	Agricultural (Citrus Orchards)	6.91	N/A	--	--
188-120-35 (Adjacent to Project Site)	Cole Grade Road	Undeveloped/Vacant	7.23	N/A	--	--

TABLE 4, CONTINUED

APN #	Address	Existing Land Use	Lot Size (Acres)	Total Building Size (Sq. Ft.)	Building Footprint (Sq. Ft.)[1]	Lot Coverage (Estimated)[2]
188-180-04 (Adjacent to Project Site)	29406 Cole Grade Road	Agricultural (Fallowed Citrus Orchards)	10.90	N/A	--	--
188-180-62 (Adjacent to Project Site)	14171 Millco Lane	Single-Family Rural Residential	2.33	2,340	2,340	0.23, or 2.3 Percent
188-171-33 (Adjacent to Project Site)	Cole Grade Road	Single-Family Rural Residential	2.89	N/A	--	--
188-171-30 (Adjacent to Project Site)	29534 Cole Grade Road	Vacant	3.05	N/A	--	--
188-171-27 (Adjacent to Project Site)	29550 Cole Grade Road	Commercial Egg Farm Operation/Single-Family Rural Residential	17.10	167,4753	167,475	0.225, or 22.5 Percent
188-171-24 (Adjacent to Project Site)	29643 Miller Road	Agricultural (Citrus Orchards)	2.0	2,315	1,157	0.013, or 1.3 Percent
Portion of 188-120-09 and -10 (Proposed Project)	Cole Grade Road	Agricultural Use (Fallowed Citrus Orchards); Vacant; Limited Development (Small-Scale Structures Supporting Agricultural Operations)	26.33 and 39.86, (Approximately 66 acres)	704	704 as Proposed)	0.0002, or 0.02 Percent

1 Land surface area covered by structures. Assumes one-story building where number of stories is unknown.
2 Lot coverage = Building Footprint/Lot Size.

The appearance of the above-described Project elements within the landscape is not anticipated to significantly detract from or contrast with the existing visual character and/or quality of the surrounding neighborhood, community, or localized area. The location, size, and design of the proposed use would be compatible with area uses, residents, and/or structures with consideration given to harmony in scale, bulk, and coverage. As such, the Project is considered to be consistent with this finding.

2. The availability of public facilities, services, and utilities;

Water for construction would be provided by the VCMWD via the existing onsite water meters. Initial construction occurring within the first two months would include brushing/clearing, grading, trenching, post installation, and onsite access road construction. The remainder of the four-month construction period would include racking, module, and combiner installation; module wiring; and, final testing/commissioning. A permeable soil-binding agent would be applied during construction to stabilize onsite disturbed soils to reduce fugitive dust. As shown in Table 5, Total Estimated Water Demand for Project Construction, total water demand for the construction phase is estimated to be 304,1173.50gallons, or 0.93 acre-feet (AF).

An estimated 18,059.25 gallons of water would be required every year for maintenance activities related to dust suppression purposes. Additionally, an estimated 3,000,000 gallons of water per year would be required for irrigation of the proposed landscaping to be planted for screening purposes. Irrigation of the landscaping would be required for until successful establishment of the plantings occurs. Water for purposes of dust control and landscape irrigation would be provided from an existing onsite water meter.

In addition, it is anticipated that the PV solar panels would be washed twice per year to remove dust particles and other buildup to ensure optimum solar absorption. Panel washing is estimated to require approximately 0.67 gallon of water per PV solar panel on an annual basis (approximately 12,687 gallons each year). Potable water from an existing onsite water meter would be used for the panel washing. When water from the meter is used, a commercial vendor would arrive onsite and load water from the existing meter. The vendor would de-ionize the water (as needed) prior to high-pressure washing the panels for maintenance.

Table 6 summarizes the total estimated water demand for operation and maintenance of the Project per year. As shown in Table 6, the total estimated water demand for operation and maintenance is 3,030,74.25gallons, or 9.30 AF, annually.

TABLE 5 TOTAL ESTIMATED WATER DEMAND FOR PROJECT CONSTRUCTION

Activity	Total Estimated Water Demand	Area Affected	Total Estimated Water Used (in Millions of Gallons)
Brushing/Clearing	4,000 gallons/acre	21.89 acres	87,560
Grading	30 gallons/cubic yard	6,000 cubic yards	180,000
Soil Binding (Roads)	3,300 gallons/acre	2.39 acres	7,920
Soil Binding (Land)	1,650 gallons/acre	17.39 acres	28,693.5

Total Construction Water	**---**	**---**	304,173.50**million gallons (0.93 AF)**

Note: One acre-foot (AF) = 325,851 gallons.

TABLE 6 TOTAL ESTIMATED WATER DEMAND FOR OPERATION & MAINTENANCE (ANNUAL)

Activity	Total Estimated Water Demand	Size/Unit	Estimated Water Demand (gallons/year)
Soil Binding / Dust Control	825 gallons/acre[1]	21.89 acres	18,059.25
Panel Washing	0.67 gallons/panel[2]	9,468 panels	12,687
Landscaping	20 gallons/s.f.[3]	150,000 s.f.	3,000,000
Total Estimated Water Demand (gallons/year and AF/year)	---	---	**3,030,746.25gal/yr or 9.30 AF/yr**

Note: One acre-foot (AF) = 325,851 gallons.

[1] 1,650 gallons to be applied every two years (1,650/2 = 825 per year)

[2] Each panel requires 0.67 gallon of water per wash, two times per year

[3] Water demand for irrigation is estimated to require approximately 20 gallons per square foot based on the land area to be irrigated (150,000 s.f.) and the plant species identified on Figure 3D, Conceptual Landscape Plan.

The proposed facilities would be unmanned and therefore, the Project would not require connection to a public sewer system or construction of a septic system. Electric and propane gas service are currently provided to the Project site. The proposed Project would generate electricity via the PV solar panels; the use of natural gas is not anticipated with Project construction or operation.

The Project would be served by the VCFPD from Fire Station No. 72 located at 28234 Lilac Road, just southeast of the Project site. As the Project would have the potential to result in additional demands on the VCFPD and/or other area emergency service providers, the Project would be conditioned to participate in the VCFPD's Community Facilities District (CFD). The Project applicant shall comply with all requirements of the CFD, as applicable, and once such specific requirements have been identified. Joining the CFD for fire protection services and payment of the required fees would ensure that fire protection services are adequate to serve the Project and that no significant cumulative effects would occur as the result of Project implementation.

The Project site is located within the County's Wildland Urban Interface area. As such, Project design provides for a 30-foot wide brush clearing zone would be provided along the perimeter of all onsite development areas to reduce the potential for wildfire to occur

and/or spread; refer to Figure 3A, Major Use Permit Plot Plan. Water for fire protection purposes would be provided by the existing hydrant located near Cole Grade Road.

As requested by the County PDS, the applicant has prepared a Fire Protection Plan (FPP) Letter Report to address water supply, access, building ignition and fire resistance, fire protection systems and equipment and vegetation management with regard to fire code requirements (Michael Baker International, August 2015; available under separate cover). The FPP Letter Report shall meet all requirements of Article 86, Section 8601of the California Fire Code. Additionally, modeling of potential wildfire events onsite and on adjacent lands has been prepared by Dudek (July 2015), per request of the VCFPD, and is included in Appendix B of the FPP. The Project will be required to implement all measures identified in the FPP and as required by the County Fire Marshal, unless a waiver from such requirements is otherwise granted.

As such, the Project is considered to be consistent with this finding.

3. The harmful effect, if any, upon desirable neighborhood character;

Through design, the proposed Project would exhibit compatibility with the existing character of the Valley Center community. Views of the Project site would generally be limited from other private land ownerships and public roadways located along the valley floor, due to intervening vegetation and minimal differences in elevation (flat viewing plane), as well as from outlying locations occurring at a higher elevations, due to distance from the site and existing mature vegetation. Refer also to Figures 7A to 7E which provide views of the existing visual setting and visual simulations of how the Project would appear once constructed.

None of the affected parcels or offsite areas affected by the Project for access purposes (Cole Grade Road) support designated landmarks, historic resources, significant trees, or rock outcroppings. Although the Project would result in the installation of the solar panels and associated facilities within the existing landscape, no resources either onsite or offsite that contribute significant value to the visual character of the site or site vicinity would be removed or substantially changed as the result of Project implementation.

ARCHITECTURAL DESIGN

Architectural design of structures within the area surrounding the Project is varied, due to a mixture of use types. Surrounding single-family residential uses typically exhibit ranch-style features with wooden exteriors and roofing, and generally non-decorative elements. A number of residential uses within the surrounding community are constructed in the

Spanish style, with stucco exteriors and tile roofing. Varying agricultural uses, along with limited commercial and industrial uses, within the surrounding area also exhibit more utilitarian features with minimal architectural design features or decoration.

The Project would involve installation of the solar panels on the two subject parcels, with supporting infrastructure that includes small-scale structures to house the inverters/transformers and switching gear. As the Project represents a utility use, Project components would be utilitarian in nature and would not represent structural features such as residential or commercial buildings that would require detailed architectural design or design features intended for visual enhancement. Architectural design of the proposed facilities is not anticipated to significantly contrast with the visual character of other uses found in the surrounding area. The architectural design of Project elements would not result in features that are visibly dominant within the visual landscape that would significantly contrast with the existing visual character or disrupt the visual intactness or unity of the landscape.

MATERIALS AND COLORS

Development on lands within the surrounding area generally exhibit a range of materials and colors, depending on the land use considered. Materials typically range from wood, stucco, and concrete block for the limited residential uses; metal and/or stucco structures are typical of area light industrial- and agricultural-type uses.

Solar Panels

The solar panels would be made of materials that are highly absorptive and that would generally range in color from black to gray. The materials used to construct the panels are designed to minimize the potential for reflection and retain as much of the solar spectrum as possible, thereby reducing glare. The solar panels would be mounted on machine-driven metal "H" beam or round pipe rack pilings that would be galvanized to minimize reflection of light from any exposed surfaces. Additionally, the potential for glare effects from the Project would be further minimized, as all solar panels would be coated with a non-reflective coating.

Inverter/Transformer/Breaker Equipment

Equipment pads would be constructed within the solar panel field to house the inverters/transformers and switchgear. The structures would be constructed of non-flammable materials (i.e., steel) coated with a non-reflective earthtone finish. Roofing for

these structures would also be metal and coated with a non-reflective earthtone finish to reflect the visual character of the surrounding natural environment. To ensure that the potential for glare effects to occur as a result of the Project, such measures would be made a condition of approval with adoption of the MUP Plot Plan.

Overall, the Project elements would respect the existing visual character and visual quality with regard to materials and color. No Project design features are proposed that would sharply visually contrast with surrounding elements, or that would create a visually dominant feature within the landscape.

HEIGHT/SQUARE FOOTAGE

A limited number of small-scale, single-family rural residential uses are present in the area surrounding the site, along with a mixture of agricultural uses and undeveloped lands. Residential uses in the area generally one to two stories in height. Agricultural uses on surrounding lands support structural elements that generally range from 10 to 30 feet in height, with various elements of greater height, depending on their function.

Square footage of buildings in the area varies, due to the type of use, with residential uses generally of smaller scale (one to two stories) and commercial and agricultural-type uses supporting structures of greater square footage.

Solar Panels

Due to the limited height of the solar panels and the generally flat topography of the affected parcels (e.g. flat viewing plane), visibility of the panels within the landscape would be reduced. Average panel height would be approximately seven feet at full tilt as measured from the ground surface; however, in areas where the ground undulates, maximum panel height as measured from the ground surface may reach a maximum of 12 feet. Although several single-family residences are adjacent to the site to the north, south, and southeast, views to the site would instead generally occur at a distance from developed properties and/or public roadways and would be further buffered by existing citrus crops and proposed landscape screening where appropriate to minimize views of the panels.

Equipment

The inverters/transformers/switchgear equipment would be a maximum of 12 feet in height, as measured from the ground surface. The inverter/transformer platforms would be approximately 320 s.f. in size (10 feet by 32 feet); the switchgear platform would be approximately 64 s.f. (approximately 8.5 feet by 7.5 feet). As such, these structures would

be relatively small in nature, and would not represent a size or height that would significantly contrast to existing land uses in the surrounding area (i.e., residential, agricultural, etc.).

Transmission Facilities

The point of interconnection (POI) would occur at an existing utility pole within the Cole Grade Road right-of-way (ROW) adjacent to the Project boundary. Energy generated by the Project will be delivered to the existing SDG&E 12 kV distribution line from the Project site via overhead connection.

LIGHTING/GLARE

Limited Project lighting would be installed to allow for ongoing maintenance and security. Low-level lighting (100 watt) would be installed at the main entry gates to facilitate access. Lighting also will be located at each inverter station and at the switchgear. Illuminated signage at the Project entrance and each inverter station that notes the location and identification number of each electrical grid disconnect and circuit breaker would also be installed.

All lighting would be operated manually or activated via motion sensors, and would be shielded and directed downward to minimize the potential for glare or spillover onto adjacent ownerships. All lighting would conform to County of San Diego outdoor lighting requirements.

As mentioned previously, all inverters/transformers and switchgear would be constructed of non-flammable materials (i.e., steel) painted with a non-reflective earthtone finish to blend the components into the visual landscape. Roofing for these structures would also be metal and painted with a non-reflective, earthtone finish to reflect the visual character of the surrounding natural environment. To ensure that the potential for glare effects to occur as a result of the Project, such design measures would be made a condition of approval with adoption of the MUP Plot Plan.

The potential for glare effects from the Project would be minimized, as all solar panels would be coated with a non-reflective coating. Uncoated clear glass has a typical reflection rate of approximately eight percent;[1,2] however, the majority of windows today have

[1] Commercial Windows – Windows for High-Performance Commercial Buildings. URL Online: http://www.commercialwindows.org/reflectance.php. Accessed September 24, 2013.

coatings that increase reflectivity in order to reduce the amount of heat gain within a building or occupied space. For solar PV applications, the more light that is reflected away from the glass surface becomes lost energy for power conversion, and therefore, anti-reflective coatings are utilized to ensure that the maximum amount of sunlight strikes the solar cells beneath the glass. The typical PV solar modules in use today have an anti-reflective coating with a reflection rate of less than six percent. The anti-reflective coating would be applied by the manufacturer at the manufacturing plant at the time when the panels are constructed. Additionally, the metal piers (or other support structures) used for installation of the solar panels would be galvanized or painted to minimize reflection of light from the surface and to respect the natural setting. This design measure would be made a condition of approval with adoption of the MUP Plot Plan.

Furthermore, in addition to numerous other investigations, in order to evaluate the potential glare/glint effects of solar panels, an investigation was conducted by the Federal Aviation Administration (FAA) for the installation of a 4-megawatt solar power generation array adjacent to Denver International Airport (DIA) in Colorado in 2006. A number of tests were performed to analyze glare effects, such as placing sample solar panels at different installation locations and at variable angles. No glare was noted by observers in any of the panel orientations. An aerial observation was also conducted. Reflectivity of the panels was measured four times per day, concluding that 96 percent of the sun's light was absorbed by the panels, and that the light reflected was dispersed. Since the panels were installed in August 2008, no complaints have been filed with DIA with regard to glare effects from the panels. A similar solar panel project was installed on the Express Hub at the Fresno Airport in Fresno, California. The project involved installation of flat plate modules and modules that capture and concentrate sunlight onto a solar cell which allow only reflected light from heat. No adverse effects from glare on airport operations have been reported.

Other similar solar panel projects throughout the U.S. and globally have been installed near airports with no impacts on flight operations with regard to glare. Such locations include the Munich Airport in Germany; the Love Field Airport in Prescott, Arizona; and, the San Francisco, California Airport. Additional solar studies considered in this visual analysis for the proposed Project included the Panoche Valley Solar Farm Project Glint and Glare Study

[2] PGO-Online: Anti-Reflective Coatings ARC Series. URL Online: http://www.pgo-online.com/intl/katalog/antireflection.html. Accessed September 24, 2013.

(Panoche Report)[3] and a Technical Memorandum provided by SunPower Corporation, (SunPower Report),[4] both of which concluded findings of no significant adverse effects with regard to glare generated by solar panels.

Based on the above discussion and findings for glare effects of similar solar panel installations, potential Project-related glare effects on surrounding public (and private) vantage points are also not anticipated to occur with the Project. No significant impacts on community character with regard to glare would occur.

Based on the technical evidence evaluating the reflectivity of the solar panels, the proposed Project would not install highly reflective building materials resulting in a substantial increase in light or glare that could affect the surrounding area or produce reflective light that would create adverse disability or discomfort glare.

The proposed Project would be in accordance with the County's Guidelines of Determining Significance for Lighting and Glare. The slight increase in glare resulting with the Project would not create an adverse effect on the surrounding community.

PARKING

The Project does not propose the location of any designated onsite parking spaces; however, ample land area would be provided along the interior, onsite roadways to accommodate parking needs for maintenance vehicles as they circulate within the MUP boundary. No offsite parking is required or proposed with the Project, and the Project would not result in parking impacts on surrounding land uses.

OPERATING CHARACTERISTICS

Daily operation of the unmanned Project is not anticipated to result in impacts on the surrounding neighborhood character. The proposed facilities would be monitored remotely. Once the solar panels are installed, the panels would operate during daylight hours, seven days per week, and 365 days per year.

Security would be maintained through installation of an (up to) 8-foot high chain-link fence along the perimeter of the MUP area. A secured gate would be provided at the main entrances to the Project off of Cole Grade Road. All gates would meet County Fire Code

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3 Panoche Valley Solar Farm Project Glint and Glare Report, prepared by Power Engineers, May 10, 2010.

4 SunPower Corporation Technical Notification #T09014, Solar Module Glare and Reflectance, dated September 29, 2009.

Section 96.1.503.6 for automatic operation with battery back-up. The gates would open immediately upon emergency vehicle strobe light activation from either direction of approach and would include a Knox-box key-operation. It is anticipated that maintenance of the facilities would require occasional visual inspections and minor repairs. Overall, minimal maintenance requirements are anticipated, as the panels would operate on their own with little human involvement required. On intermittent occasions, the presence of several workers may be required if major equipment repairs are required; however, due to the nature of the facilities, such actions are anticipated to be infrequent. Occasional equipment replacement or refurbishing may also be conducted.

Additionally, although the construction phase of the Project would result in a minor increase in existing noise levels from operation of construction equipment and machinery, the increase would be temporary and would cease once construction is completed. Several noise-sensitive uses (single-family residences) border the site to the north and south. It was determined that Project construction noise effects on the surrounding community character would be less than significant; refer also to the Technical Noise Analysis prepared by Ldn Consulting (August 2015), available under separate cover. Additionally, due to the operational characteristics of the solar facilities, operational noise would not result in significant noise impacts. Refer also to Finding "4," below, with regard to anticipated effects on area traffic and circulation resulting with the proposed Project.

As discussed above, the proposed Project addresses such measures as architectural design, materials and colors, height/square footage, parking effects, lighting/glare, and operational characteristics to ensure that the Project would not conflict with the character of the surrounding community. Refer also to the discussion under Finding "1," above. As such, no harmful effect upon desirable neighborhood character is anticipated with the proposed Project. Therefore, the Project is considered to be consistent with this finding of site suitability.

4. The generation of traffic and the capacity and physical character of surrounding streets;

No offsite improvements to the existing street system are required or proposed as part of the Project with exception of minor improvements at the Project entrance off of Cole Grade Road to provide adequate access (widening to 24 feet in width) and a driveway taper. Long-term access to the site would be provided from Cole Grade Road via a gated, locked entry; refer to Figures 3A and 3B, Major Use Permit Plot Plan.

Construction activities for the Project would generate limited construction traffic along area roadways, mainly along Cole Grade Road. Table 7, Anticipated Construction Equipment, identifies the anticipated number of vehicle trips generated during the construction phase. Such vehicle trips would not exceed County significance criteria established to determine traffic impacts, and no significant impacts on the roadway system due to an increase in vehicle trips would occur with the Project.

TABLE 7 ANTICIPATED CONSTRUCTION EQUIPMENT

Equipment Identification	Quantity	Hours Per Day
Mass Site Grading		
Graders	1	8
Tractors/Loaders/Backhoes	2	8
Water Trucks	1	8
Rubber Tire Dozers	1	8
Trenching		
Tractors/Loaders/Backhoes	3	8
Trenchers	2	8
Water Trucks	1	8
Building Construction (PV Installation)		
Cranes	2	8
Air Compressor	2	7
Forklifts	1	8
Generator Sets	1	8
Other Industrial Equipment (Hydraulic Pile Driver)	1	8
Welders	1	8

* This equipment list is based upon equipment inventory within CalEEMod. The quantity and types are based upon assumptions from projects of similar size and scope.

Operation of the Project would involve washing the panels and various maintenance activities onsite. It is anticipated that maintenance of the facilities would require occasional visual inspections and minor repairs. Overall, minimal maintenance requirements are anticipated, as the panels would operate on their own with little human involvement required. Occasional equipment replacement or refurbishing may also be conducted.

The Project applicant estimates that the project site will be visited no more 48 times per year for maintenance purposes. Each site visit would range from a cleaning and maintenance crew to SDGE site visits. On average, the Project is expected to generate four trips at each

site visit, or 544 trips per year. At 136 days per year or 544 trips per year, the normalized annual average trip per day (based on 365 days) would be 1.51 trips per day.

As such, the capacity and physical character of surrounding streets would not be significantly impacted by traffic generated by the proposed Project. The proposed Project would not result in increased levels of traffic that would adversely affect the existing community character of the surrounding area. The Project is considered to be consistent with this finding.

5. The suitability of the site for the type and intensity of use or development which is proposed;

The Project site is located in an area that is generally surrounded by undeveloped lands, with limited scattered rural residential and agricultural uses. Surrounding properties support varying orchards, small horse farms, and egg production. There are existing residences on lands just north of the Project site, which are visually shielded from the site by a grove of trees.

The proposed Project is considered a Civic Use Type: Major Impact Services and Utilities, as defined in the County Zoning Ordinance. The use is permitted within the RR-2 zone with approval of a MUP from the County of San Diego. Proposed development would be required to demonstrate consistency with the findings required to approve a MUP, as set forth in Section 7538 of the County Zoning Ordinance.

The Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or offsite.

A significant increase in storm water runoff or treatment needs from the areas affected by the Project is not anticipated to occur. Storm water runoff in areas where facilities would be installed would remain generally unchanged following construction. In addition, the solar panels and supporting structures would occupy a minimal building footprint on the affected properties and would not require or result in a significant change in existing conditions with regard to storm water runoff or treatment needs. As applicable, storm water runoff and treatment would be adequately handled through the implementation of onsite best management practices (BMPs) and/or other design measures and would not result in or require significant changes to existing offsite storm drain facilities.

The Project does not propose to place structures with a potential for human occupation or access roads or other improvements that would limit access during flood events within the flow path. The limited grading required for installation of the solar panels would not

significantly alter the existing drainage pattern of any portions of the site in a manner that would result in substantial erosion or siltation on- or offsite.

The Project as proposed is a suitable land use that is ideal for the site because a solar energy system is low intensity type of development and compatible with other existing adjacent land uses (largely undeveloped lands) in the vicinity of the Project site. The proposed solar facilities would not conflict with any land use plan or policy adopted and would be compatible with surrounding existing uses with regard to site suitability. Therefore, the Project is considered to be consistent with this finding.

6. Any other relevant impact of the proposed use;

Construction of currently approved and pending projects in the Project vicinity would permanently alter the nature and appearance of the area as future development occurs over upcoming years. Gradual development of lands within the Valley Center area would result in a change in the existing conditions over time; however, it is not anticipated that such change would result in a significant impact to the existing community character, as it would not substantially alter the overall visual landscape of the valley floor.

It is anticipated that future construction activities would occur on various sites and at varied times, when an application for development is made. Associated construction-related impacts would be short-term and would cease upon completion. In addition, all new development projects would be subject to environmental and design review on a site-specific, project-by-project basis by County staff to ensure visual and/or community character impacts are limited to the extent possible during the construction process. All future construction activities would be required to be consistent with the County's regulatory requirements and applicable conditions of approval to reduce potential effects of construction to less than significant.

In addition, future development within the Project vicinity could permanently convert existing offsite open space or undeveloped lands to developed lands, potentially resulting in the incremental loss of visible open space within the Valley Center area. Such future development could also contribute to the alteration of views to designated visual resources. All future development within the community would be subject to an evaluation of the significance of potential visual and aesthetic changes on a site-specific, project-by-project basis, with consideration for its scope and contribution to a change in the overall visual pattern or character within the community.

As the Valley Center area offers an environment with abundant sunshine, combined with available undeveloped lands that are generally flat, the area represents optimal conditions

for the sighting of additional solar energy facilities in the future. If proposed, it is anticipated that any future installation of solar panels along the valley floor would occur sporadically on available parcels as independent development applications, rather than concentrated in one area of the valley. Thus, the potential visual effects or impacts on the existing community character of such installations would be reduced, as a range of small-scale to larger-scale projects would likely be proposed, depending on available land, existing zoning, and the intent or commitments of the applicant.

In addition, as evaluated for the proposed Project, potential glare impacts on a cumulative level as the result of additional solar energy facilities locating within the Valley Center area are anticipated to be less than significant. As all solar panels are designed to absorb sunlight, potential glare effects from future additional solar installations would not create significant glare or reflective surfaces that would create adverse effects on surrounding land uses or on views from surrounding vantage points.

Future solar installations along the valley floor would have a similar visual effect as other types of development would have in that they would generally change undeveloped land to developed land. Over time, it is anticipated that development within the valley will continue to occur. As the valley floor is extensive, development of any future solar installations would represent a minimal overall percentage of such lands, and would therefore not be expected to result in a significant visual change in the appearance of the valley floor when viewed from the surrounding area.

It is not anticipated that the addition of similar future solar projects would remove, or create a substantial adverse change to, any features that represent a valued visual resource in the area. The valley floor would still be visible from higher elevations and would still appear to have a scattered development pattern, in the event that additional solar projects are constructed. It is not anticipated that any such projects would alter the mountain views from the valley floor from places where they are currently observed, or substantially obstruct or detract from valued lookouts or panoramic views from public roads, scenic highways, or recreational areas.

It is assumed that the development of such future projects would generally match the existing development pattern in the valley. From a vantage point where all such development would be visible, it would appear as a continuation of the existing development pattern in the area. The viewpoint would likely be located at a higher elevation than the valley floor and would be several miles away from any one of the proposed solar projects. Because of the anticipated distance between any future solar projects and the distance from surrounding public viewpoints, it is not anticipated that the

overall visual effect of any future solar projects would substantially obstruct views from scenic vistas or public roads.

Additionally, all future development within the Valley Center community would be subject to an evaluation of the significance of potential visual and aesthetic changes on a site-specific, project-by-project basis with consideration for its scope and contribution to a change in the overall visual pattern or character within the community. Adherence to General Plan and Community Plan policies and goals, zoning restrictions, and applicable County Design Standards would further reduce potential impacts relative to the potential long-term alteration of the existing community character. The Project is considered to be consistent with this finding.

b. That the impacts, as desired in paragraph "a" of this Section, and the location of the proposed use will be consistent with the San Diego County General Plan.

Potential impacts, as desired in paragraph "a" of this Section, and the location of the proposed use would be consistent with the San Diego County General Plan. Refer to the discussion under paragraph "a," above, and Table 3, Project Consistency with Applicable Plans, Policies, and Goals. The Project is considered to be consistent with this finding.

c. That the requirements of the California Environmental Quality Act have been complied with.

The proposed Project has been evaluated consistent with the requirements of the California Environmental Quality Act, as appropriate. Refer also to the environmental technical analyses prepared for the Project which evaluate potential impacts resulting with Project implementation, in accordance with the requirements of CEQA, and provide mitigation measures to reduce Project impacts to less than significant, as applicable. The Project is considered to be consistent with this finding.

ESTABLISHED COMMUNITY

According to the significance thresholds, the Project could result in significant impacts if it were to cause the division of an established community. The Project site is located in a rural setting and is under private ownership. All development proposed would occur onsite, with exception of limited offsite improvements to provide adequate access to the site (widening the access drive to 24 feet in width from the Project entrance at Cole Grade Road). Therefore, development of the proposed solar facilities would not interfere with surrounding land uses, nor would it restrict or eliminate existing public or private access to

any surrounding properties. Due to the nature of the improvements proposed, the Project would not create a physical division within the existing surrounding neighborhood.

Additionally, the Project is proposed on privately-held lands and would not cause a shift in land uses to occur, as no amendments to the existing land use designation or zoning restrictions are required or proposed to allow for the proposed use. Other future development projects on surrounding lands would be subject to land use and zoning regulations, and would be reviewed by the County for compliance at the time when improvements are proposed to evaluate potential effects on the established Valley Center community.

The Project does not require new or additional infrastructure to be brought to the property. Adequate utilizes are available to serve the Project as proposed.

All development proposed would occur onsite, with exception of limited offsite improvements to provide adequate access to the site (widening the access drive to 24 feet in width from the Project entrance at Cole Grade Road). Therefore, development of the proposed solar facilities would not interfere with surrounding land uses, nor would it restrict or eliminate existing public or private access to any surrounding properties. Due to the nature of the improvements proposed, the proposed Project would not result in the physical division of an established community.

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CHAPTER 4. RECOMMENDED MITIGATION AND DESIGN MEASURES

The proposed Project would be consistent with the County of San Diego General Plan and Zoning Ordinance and the Valley Center Community Plan. No significant impacts to community character were identified as a result of operation of the facility, including resulting traffic and noise impacts.

To ensure that the potential for glare effects as a result of the Project are minimized to the extent feasible, all inverters/transformers and switchgear would be constructed of non-flammable materials (i.e., steel) painted with a non-reflective earthtone finish to blend the components into the visual landscape. Roofing for these structures would also be metal and painted with a non-reflective, earthtone finish to reflect the visual character of the surrounding natural environment. Such design measures would be made a condition of approval with adoption of the MUP Plot Plan. Additionally, the metal piers (or other support structures) used for installation of the solar panels would be galvanized or painted to minimize reflection of light from the surface and to respect the natural setting. This design measure would also be made a condition of approval with adoption of the MUP Plot Plan.

Based on the analysis provided herein, the proposed Project would not result in significant impacts to the existing community character of the Valley Center community. Therefore, no mitigation measures are required or proposed.

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CHAPTER 5. CONCLUSIONS

The proposed NLP Valley Center. LLC PV Solar Farm Project has been designed to ensure compatibility with the existing rural character of the Valley Center community. The layout of the solar panels and supporting facilities has been designed by the Project applicant such that grading on the site would be minimized, and the need for the construction of retaining walls would be avoided. As the site is generally flat, proposed Project grading would mimic the existing topographic conditions, and therefore, would not result in a significant visual change to the existing topography. Minor improvements would be required to provide adequate access to the site from the access drive at its intersection with Cole Grade Road to provide adequate emergency access to the site; however, no substantial change to the visual character of the drive would occur as a result.

The Project has been designed to integrate design features similar to those visible in the surrounding rural community in terms of building materials and colors and exterior lighting, as well as building height, scale, bulk, and lot coverage. The analysis demonstrates that the scale and size of the proposed Project facilities are within the range of building sizes of existing development within the surrounding area. The Project components (e.g. solar panels, inverters/transformers) would all be of limited height and relatively small scale, bulk, and size, thereby reducing their visibility within the visual landscape. Furthermore, as the majority of lands within the vicinity of the Project site are undeveloped or support small-scale residential, agricultural, or other land use types (e.g. commercial nursery), combined with the relatively low number of vehicle trips on roadways within the Project vicinity, a substantial number of viewers would not experience views of the proposed facilities following construction.

Existing citrus trees would be retained for screening purposes along Cole Grade Road and Via Valencia, and existing sycamore, oak, and palm trees along the northwestern property boundary along Cole Grade Road/Via Valencia. The planting of additional landscaping is also proposed along portions of the southern, western, and northern property boundaries to further screen views into the site from adjacent parcels as well as public roadways and other offsite vantage points. Further, neutral-colored wooden or plastic slats would be inserted into the chain-link perimeter fence to provide for additional visual screening along Cole Grade Road. Existing vegetation within the surrounding landscape would also help to reduce views of the site from public (or private) offsite vantage points, largely due to the relatively flat viewing plane of the valley floor. Although views from public roadways (e.g.

Cole Grade Road), recreational trails, or other privately-held lands may occur at vantage points within the valley located at a higher elevation than the Project site, such views would be reduced by distance from the site, established vegetation, and varied landforms within the visual landscape.

The analysis in this study demonstrates the proposed Project would be consistent with the County of San Diego County General Plan, Subregional Plan, and Zoning Ordinance. All proposed development would conform to zoning requirements for maximum lot coverage, minimum setbacks, and maximum height, as applicable. As such, the proposed structures would be consistent with the size and dimensions of existing development in the surrounding area. Although, as designed, the Project would require overhead connection to the existing 12kV distribution line within the Cole Grade Road right-of-way, all other Project-related lines for transferring the energy generated by the PV solar panels would be undergrounded, the current design of the existing SDG&E system (aboveground distribution lines and utility poles) would require such an overhead connection at the POI. Utility poles are already present within the visual landscape, and the Project would not result in the installation of new poles within the existing utility easement that would have the potential to contrast with current views or substantially change in the visual setting.

The proposed Project would further be compatible with existing area development as the lot coverage of the proposed Project is within the range of lot coverage of existing homes in the surrounding area. Based on the Project's consistency in scale, bulk, and lot coverage, no other conflicts with community character, public facilities, traffic, site suitability, or intensity of development were identified. As such, the Project design would be consistent with the required MUP findings, as set forth in Section 7358a of the County Zoning Ordinance.

In addition, operational aspects of the Project, including traffic generation and noise, are not anticipated to result in a potential adverse impact to the existing community character. The Project site has a General Plan land use designation of Semi-Rural Residential (SR-2) with a RR (Rural Residential) zoning designation. The Project would be allowed under the existing General Plan land use and zoning designations with County approval of a MUP. For the above reasons, the proposed Project as designed is considered to be compatible with the existing rural character of the Valley Center community. No significant impacts to community character were identified for the Project, and no mitigation measures are required or proposed.

CHAPTER 6. REFERENCES

Air Quality Assessment. Ldn Consulting, Inc. August 2015.

County of San Diego General Plan. Adopted August 3, 2011.

County of San Diego Zoning Ordinance. Updated with Ordinance Update No. 80, October 2009.

County of San Diego Wildland Urban Interface Ordinance. Ordinance No. 9670.

Noise Assessment. Ldn Consulting, Inc. August 2015.

Panoche Valley Solar Farm Project Glint and Glare Report, prepared by Power Engineers, May 10, 2010.

SunPower Corporation Technical Notification #T09014, Solar Module Glare and Reflectance. September 29, 2009.

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CHAPTER 7. PREPARERS

MICHAEL BAKER INTERNATIONAL

Stephen Wragg
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Project Manager

Nicole Marotz, AICP, LEED AP
Senior Environmental Planner
Primary Author of Community Character Analysis

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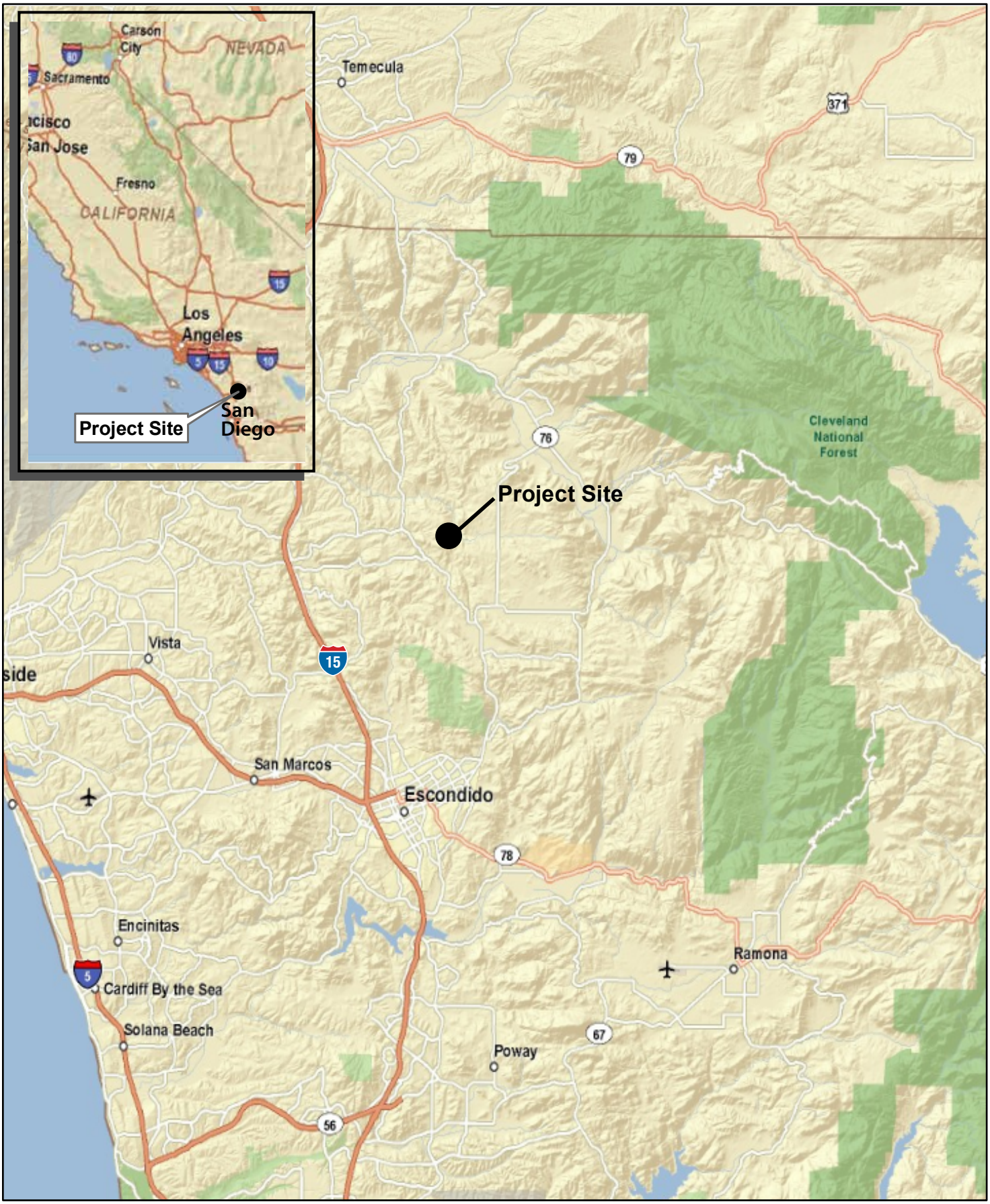


Michael Baker INTERNATIONAL

0 2.5 5 10 Miles

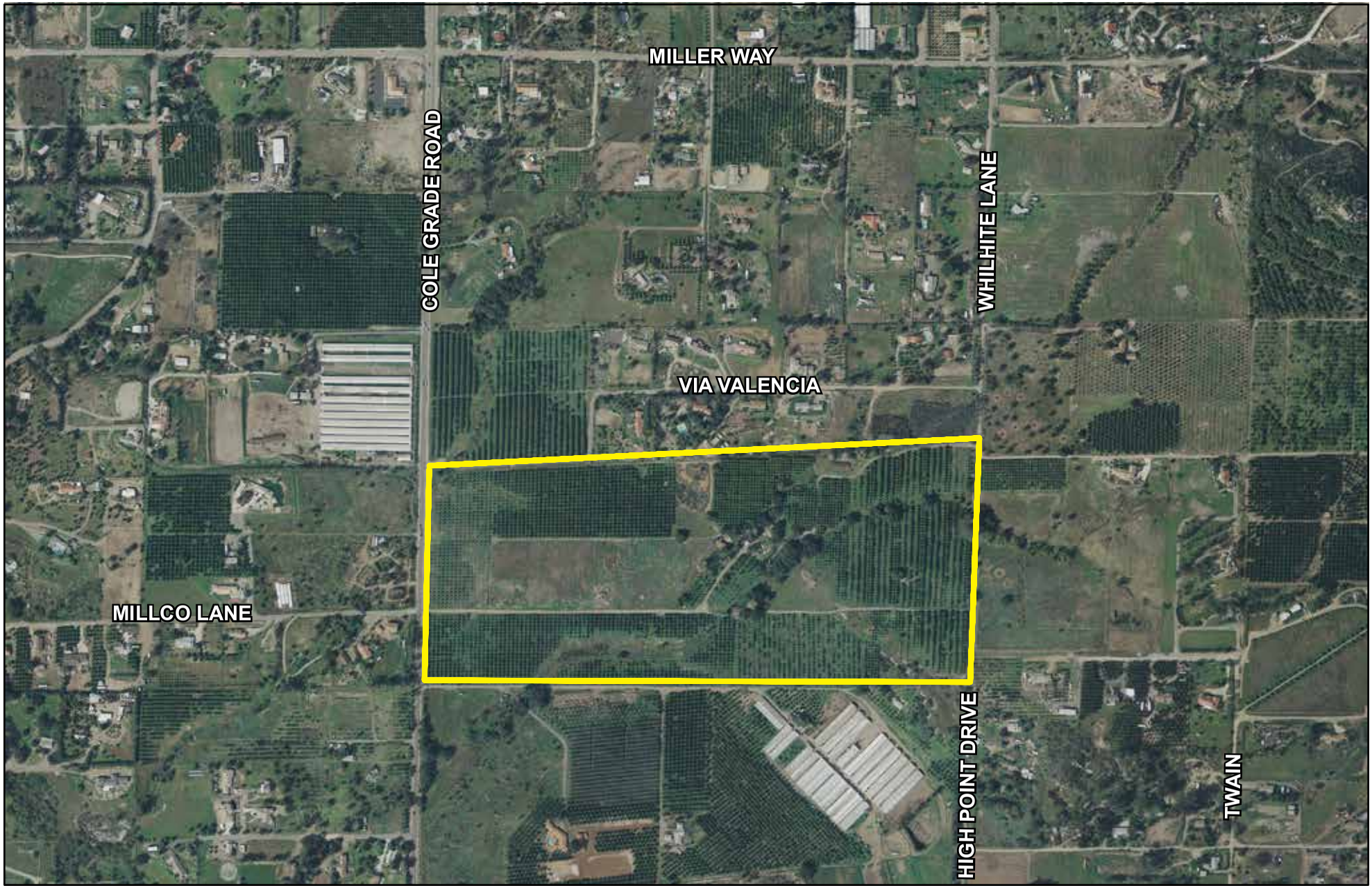
Source: ESRI

NLP Valley Center Solar

REGIONAL LOCATION MAP

Figure 1

145596Figures.indd



Michael Baker INTERNATIONAL

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Not to Scale

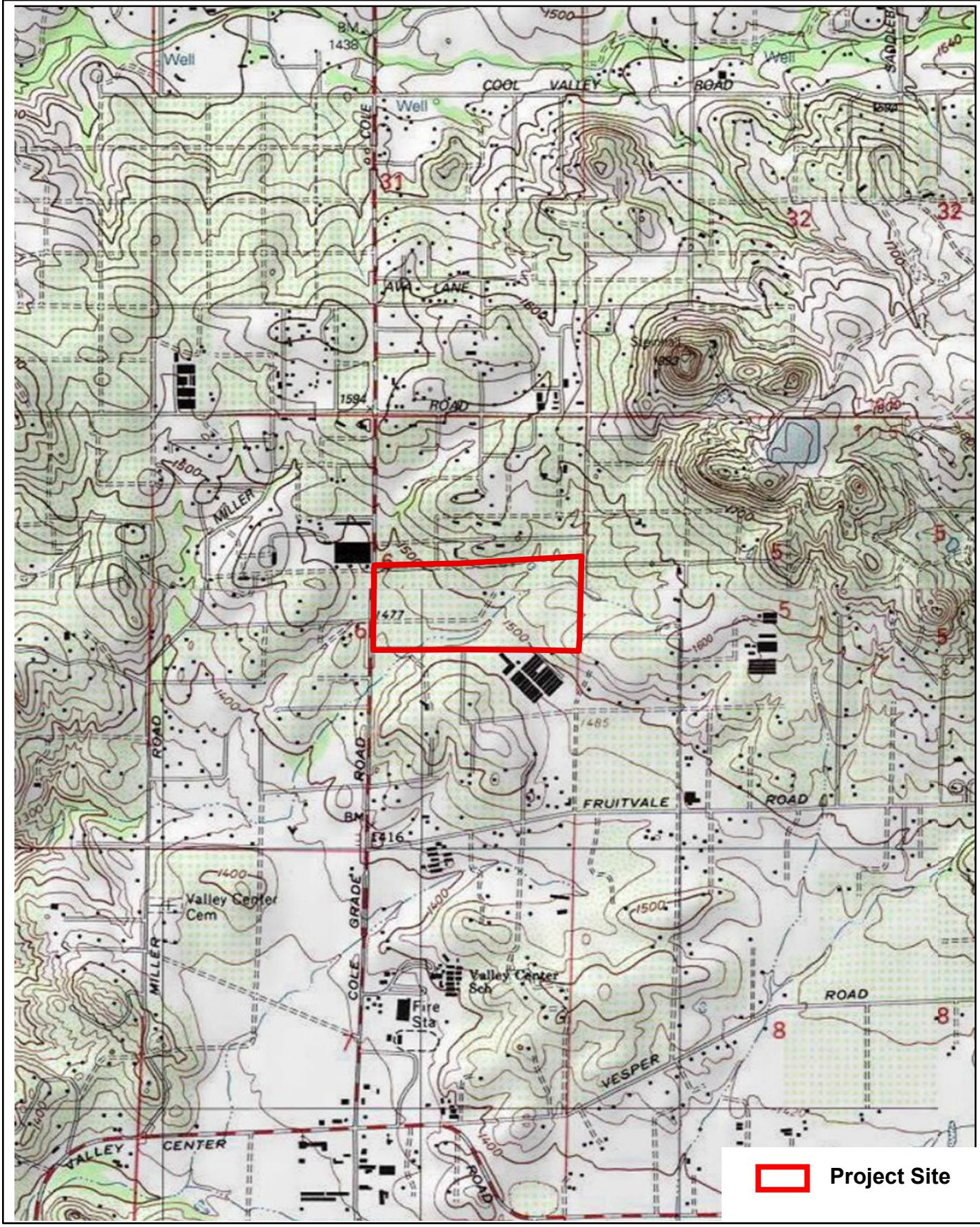
Project Site

Source: Eagle Aerial, 2012
145596Figures.indd

NLP Valley Center Solar

LOCAL VICINITY MAP

Figure 2A



Michael Baker INTERNATIONAL

N

Scale 1:24,000

Source: National Geographic Society, i-cubed

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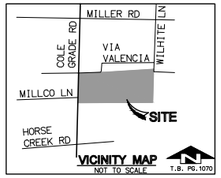
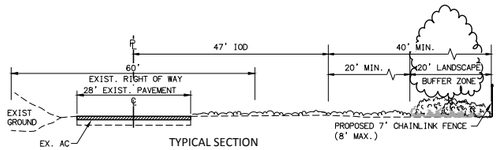
NLP Valley Center Solar

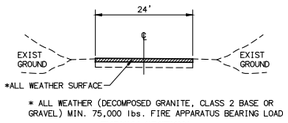
USGS QUAD MAP: VALLEY CENTER QUADRANGLE

Figure 2B





TYPICAL SECTION
COLE GRADE ROAD-SA 110 (2.1.D)
NOT TO SCALE

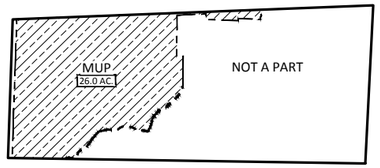


* ALL WEATHER (DECOMPOSED GRANITE, CLASS 2 BASE OR GRAVEL) MIN. 75,000 lbs. FIRE APPARATUS BEARING LOAD

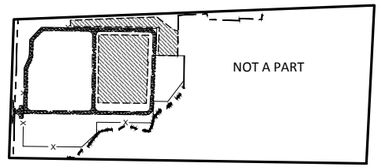
TYPICAL SECTION
FIRE ACCESS ROAD
NOT TO SCALE

ZONING

ZONE		
USE REGULATIONS		RR
ANIMAL REGULATIONS		V
DEVELOPMENT REGULATIONS	DENSITY	--
	LOT SIZE	2 AC
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	--
	FLOOR AREA RATIO	--
	HEIGHT	G
	LOT COVERAGE	--
	SETBACK	B
	OPEN SPACE	--
SPECIAL AREA REGULATIONS		--



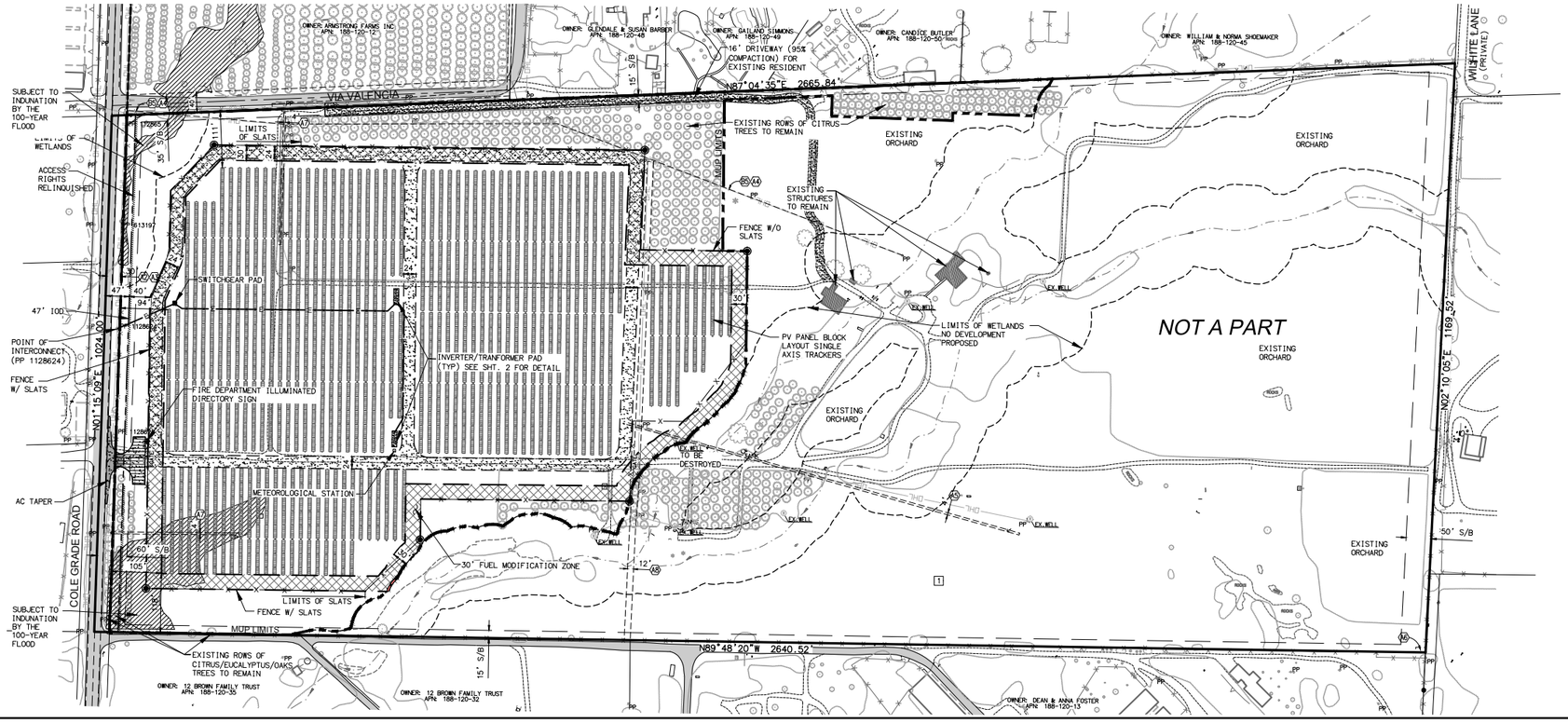
MUP BOUNDARY
SCALE: 1"=400'



AGRICULTURAL MITIGATION
SCALE: 1"=400'

NOTES

1. GROSS AREA: 66.7 ACRES
2. NET AREA: 65.6 ACRES
   (COLE GRADE ROAD EASEMENT & 47' ULTIMATE R/W =1.1 AC)
3. MUP BOUNDARY AREA: 25.8 AC
4. GENERAL PLAN: SEMI-RURAL RESIDENTIAL (SR-2)
5. REGIONAL CATEGORY: SEMI-RURAL LANDS
6. TOPOGRAPHIC SOURCE: AEROTECH MAPPING INC, FLOWN 6/18/2013
7. ASSOCIATED REQUESTS: NONE
8. WATER DISTRICT: VALLEY CENTER MUNICIPAL WATER DISTRICT
9. FIRE DISTRICT: VALLEY CENTER FIRE PROTECTION DISTRICT
10. EXISTING STRUCTURES ARE TO REMAIN UNLESS NOTED.
11. EXISTING SDG&E EASEMENTS (A7) AND POWER POLES ARE TO BE RELOCATED, TO NOT CONFLICT WITH PROPOSED PROJECT.
12. 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.
13. 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.
14. ALL SOLAR EQUIPMENT STRUCTURES TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS (CONCRETE, BLOCK, METAL) OR SIMILAR.
15. LIGHTING FOR MAINTENANCE AND SECURITY PROPOSES ONLY. SHIELDED LIGHTING LOCATED AT ENTRANCE GATES AND INVERTER/TRANSFORMER PADS & SHALL CONFORM TO COUNTY OF SAN DIEGO OUTDOOR LIGHTING REQUIREMENTS. SEE DETAIL ON SHEET 2.
16. PHASING - PROJECT MAY BE IMPLEMENTED IN SEVERAL PHASES WITHOUT REGARD TO SEQUENCE.
17. ALL DISTURBED AREAS WOULD BE COVERED WITH GRAVEL OR A BINDING AGENT TO REDUCE DUST.
18. SEE PRELIMINARY GRADING PLAN FOR PROPOSED GRADING.
19. NO DEVELOPMENT WILL OCCUR IN THE AREAS IDENTIFIED ON THE PLOT PLAN AS "AGRICULTURAL EASEMENT".
20. SITE ACCESS GATE(S) TO BE EQUIPPED WITH FIRE DEPARTMENT APPROVED STROBE LIGHT ACTIVATION AND KNOX KEY-OPERATED SWITCH.
21. SOLAR RELATED FACILITIES (PANELS, RACKING, ELECTRICAL CONNECTIONS, INVERTER/TRANSFORMER PADS, SWITCHGEAR, MET STATION, FENCING, AND INTERNAL ACCESS, ETC.) SHOWN ON THE PLOT PLAN MAY BE RELOCATED, RECONFIGURED, AND/OR RESIZED WITHIN THE SOLAR FACILITY DEVELOPMENT AREA WITH THE ADMINISTRATIVE APPROVAL OF THE DIRECTOR OF PDS WHEN FOUND IN CONFORMANCE WITH THE INTENT AND CONDITIONS OF PERMIT'S APPROVAL. INVERTER/TRANSFORMER LOCATIONS CAN BE RELOCATED/RECONFIGURED WITHOUT REQUIREMENT OF MINOR DEVIATION. THE INVERTER/TRANSFORMER MUST COMPLY WITH THE NOISE ORDINANCE AND MUST BE ELEVATED 1' ABOVE FLOOD ELEVATION. THE 24' FIRE ACCESS ROAD WIDTHS MAY BE REDUCED ADMINISTRATELY WITH THE APPROVAL OF THE COUNTY AND FIRE AUTHORITY HAVING JURISDICTION OVER THE PROJECT.
22. THE 5.6 ACRES OF ON-SITE AGRICULTURAL MITIGATION LAND WILL BE PRESERVED FOR AGRICULTURAL AND RELATED USES ONLY FOR THE LIFE OF THE PERMIT/OR APPLICANT WILL ENTER THE PACE PROGRAM AND MITIGATE AGRICULTURAL IMPACTS BY PURCHASE OF AGRICULTURAL CREDITS.
23. A SYSTEM IDENTIFICATION SIGN SHALL BE LOCATED AT THE GATE ENTRANCE. SIGN SHALL BE 12'X18. SIGN SHALL LIST NAME OF SITE AND CONTACT INFORMATION AS PROVIDED BY SDGE.
24. PRIVATE PROPERTY/NO TRESPASSING AND HIGH VOLTAGE SIGNS SHALL BE LOCATED AT THE GATE ENTRANCE AND EVERY 100' MINIMUM ON FENCE. THE SIGN SHALL BE 10'X14'.MISCELLANEOUS INTERIOR DIRECTIONAL AND SAFETY SIGNAGE ARE PERMITTED.
25. OUTDOOR LIGHTING CIRCUITS SHALL INCORPORATE DUSK-TO-DAWN PHOTOCELL CONTROLLERS, OCCUPANCY SENSORS, AND/OR SWITCHES AS APPROPRIATE.
26. A METEOROLOGICAL (MET) STATION SHALL BE LOCATED ADJACENT TO THE INVERTER/EQUIPMENT PAD.
27. EXISTING WELL WITHIN MAJOR USE AREA SHALL BE DESTROYED IN ACCORDANCE WITH THE COUNTY REGULATORY CODE SECTION 67.431.



ASSESSOR PARCEL NUMBER

188-120-09 & 10

LEGAL DESCRIPTION

ALL THOSE PORTIONS OF THE EAST HALF OF SECTION 6, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS DESCRIBED IN DEEDS RECORDED APRIL 1, 1985 AS INSTRUMENT NO. 85-124118, AND SEPTEMBER 24, 1990 AS INSTRUMENT NO. 90-521370, JANUARY 4, 1991 AS INSTRUMENT NO. 91-0004366, ALL OF OFFICIAL RECORDS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83, EPOCH 2011.00), ZONE 6, BASED LOCALLY UPON CONTROL STATIONS P478 & PM08, PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) WITH A BEARING OF N78°55'32"W.

BENCHMARK

BM SO300; 3.5" DISC USGS S300, 30' +/- SOUTH OF INTERSECTION OF SUNSET ROAD AND VALLEY CENTER ROAD.

ELEVATION = 1500.99 DATUM: NAVD29

SITE ADDRESS:

29471 COLE GRADE ROAD
VALLEY CENTER, CA 92082

EXISTING EASEMENTS*

	DESCRIPTION	DISPOSITION
A2	PUBLIC ROAD	TO REMAIN
A3	PUBLIC ROAD	TO REMAIN
A4	SDG&E PUBLIC UTILITIES	TO REMAIN
A5	SDG&E PUBLIC UTILITIES	TO REMAIN
A6	WATER PIPE	TO REMAIN
A7	SDG&E PUBLIC UTILITIES	TO BE RELOCATED
A8	SDG&E PUBLIC UTILITIES	TO REMAIN
25	SDG&E PUBLIC UTILITIES	TO REMAIN

*INDICATES EXCEPTION NUMBER IN LAWYERS TITLE COMPANY PRELIMINARY REPORT ORDER NUMBERS 7607703 & 613672391, DATED OCTOBER 22, 2012 AND JUNE 25, 2013, RESPECTIVELY, WHICH WAS USED IN THE PREPARATION OF THIS SURVEY. ITEMS LISTED AS "A#" ARE TIED TO 7607703. ITEMS LISTED AS "B#" ARE TIED TO 613672391.

PROPOSED EASEMENT

	DESCRIPTION
1	AGRICULTURAL EASEMENT

LEGEND:

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- IOD RIGHT-OF-WAY
- MUP BOUNDARY (26.0 AC)
- SETBACK LINE
- PROPOSED 7' CHAINLINK FENCE W/ SLATS (8' MAX.)
- PROPOSED ACCESS GATE (GATE)
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED FIRE ACCESS ROAD-ALL WEATHER (WIDTH PER PLAN)
- EXISTING OVERHEAD POWERLINE (OHL)
- EXISTING POWER POLE
- PROPOSED UNDERGROUND INTERCONNECTION (E)
- PROPOSED PV PANEL
- PROPOSED INVERTER/TRANFORMER PAD (2) (PADS)
- 30' FUEL MODIFICATION ZONE UNLESS OTHERWISE NOTED
- RELINQUISHMENT OF ACCESS RIGHTS
- AGRICULTURAL MITIGATION (5.84 AC)
- FIRE DEPARTMENT TURN AROUND (SEE SHEET 2) ALL WEATHER PAVING
- VIDEO CAMERA ON 10' POLE (6)
- PRIVATE DRIVEWAY ACCESS-ALL WEATHER
- 100-YEAR INUNDATION LIMITS

SHEET INDEX

OWNER/APPLICANT:

NLP VALLEY CENTER SOLAR, LLC
17901 VON KARMAN AVENUE, SUITE 1050
IRVINE, CA 92614
CONTACT: PATRICK BROWN
PHONE: (619) 733-2649

Michael Baker INTERNATIONAL

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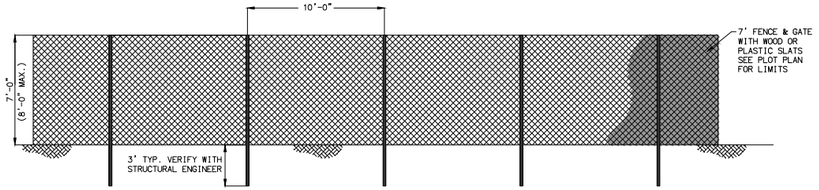
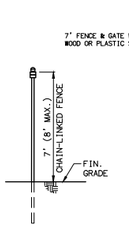
NLP Valley Center Solar

MAJOR USE PERMIT PLOT PLAN

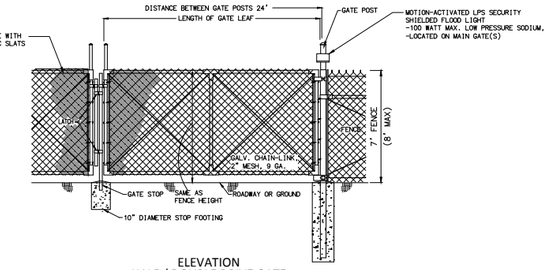
Figure 3A



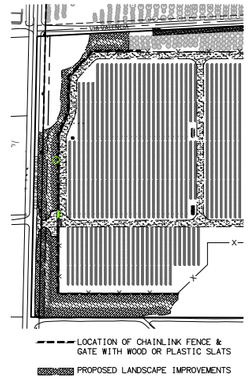
ELEVATION
CHAINLINK FENCE
N.T.S.



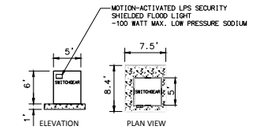
SECTION
TYPICAL FENCE



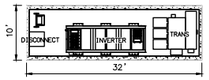
ELEVATION
HALF / DOUBLE DRIVE GATE
N.T.S.



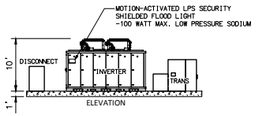
CHAINLINK FENCE W/ SLATS &
LANDSCAPE BUFFER LOCATION
N.T.S.



SWITCHGEAR PAD
N.T.S.



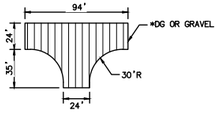
PLAN VIEW



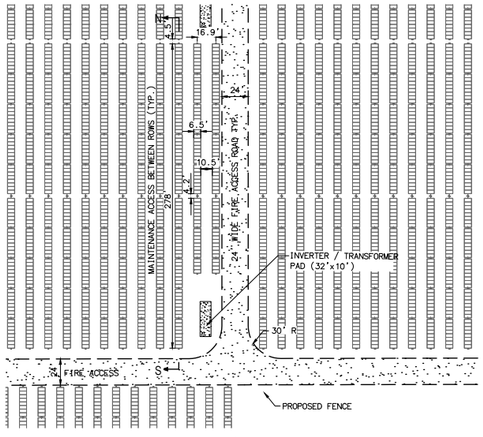
INVERTER / TRANSFORMER PAD
N.T.S.

* NOTE: INVERTER / TRANSFORMER FINISH SURFACE TO BE A MIN. 1' ABOVE BASE FLOOD ELEVATION (BFE) PER PRELIMINARY DRAINAGE STUDY.

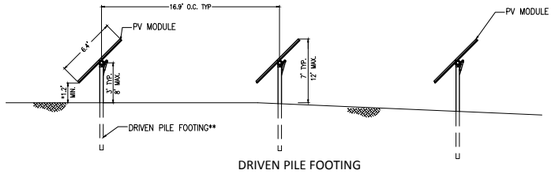
* EQUIPMENT CABINETS (INVERTER/TRANSFORMER) SHALL BE PAINTED WITH EARTH TONE COLORS TO BLEND WITH THE SURROUNDINGS.



FIRE TURNAROUND
N.T.S.
* ALL WEATHER, DECOMPOSED GRANITE OR GRAVEL MIN. 75,000 lbs. FIRE APPARATUS BEARING LOAD



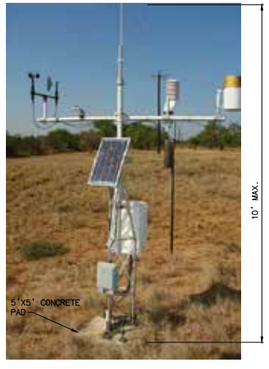
PLAN VIEW
TYPICAL BLOCK LAYOUT
N.T.S.



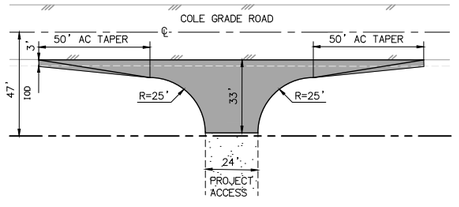
DRIVEN PILE FOOTING
POLE HEIGHTS MAY VARY TO FIT EXISTING TERRAIN

** DEPTH OF FOOTING TO BE DETERMINED BY STRUCTURAL ENGINEER

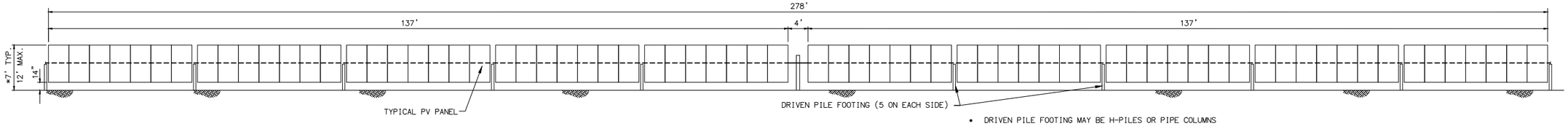
TRACKER ELEVATION W-E
N.T.S.
* NOTE: BOTTOM OF PANEL TO BE A MIN. 1' ABOVE BASE FLOOD ELEVATION (BFE).



METEOROLOGICAL STATION
N.T.S.



STANDARD PRIVATE AND COMMERCIAL DRIVEWAY APPROACH
FOR RURAL AREAS WITH UNIMPROVED FRONTAGE ON CONVENTIONAL STATE HIGHWAYS
N.T.S.



* SOIL UNDER PV ARRAY MAY UNDULATE WHICH MAY RESULT IN A MAXIMUM PANEL HEIGHT OF 12'.

TRACKER ELEVATION N-S
N.T.S.

- DRIVEN PILE FOOTING MAY BE H-PILES OR PIPE COLUMNS
- DEPTH / TYPE OF FOOTING TO BE DETERMINED BY STRUCTURAL ENGINEER.
- ALL SOLAR PANELS (AT MAXIMUM TILT) SHALL BE ELEVATED SO THAT THE LOWEST HORIZONTAL STRUCTURAL MEMBER IS AT LEAST ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) PER PRELIMINARY DRAINAGE STUDY.

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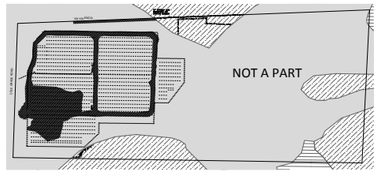
NLP Valley Center Solar

MAJOR USE PERMIT PLOT PLAN (DETAILS)

Figure 3B

NOTES

1. GROSS AREA: 66.7 ACRES
2. NET AREA: 65.6 ACRES (COLE GRADE ROAD EASEMENT & 47' ULTIMATE R/W =1.1 AC)
3. MUP BOUNDARY AREA: 25.3 ACRES
4. TOPOGRAPHIC SOURCE: AEROTECH MAPPING INC, 6/18/2013
5. 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.
6. ALL DISTURBED AREAS WILL BE SURFACED WITH GRAVEL OR A BINDING AGENT TO REDUCE DUST.
7. PILE DRIVING OPRATIONS: IN ORDER TO LIMIT TEMPORARY CONSTRUCTION NOISE, ALL PILE DRIVING OPERATIONS SHALL BE LOCATED A MINIMUM SETBACK OF 215 FEET FROM ANY OCCUPIED RESIDENTIAL PROPERTY LINE. IF FILE DRIVING OPERATIONS ARE TO OCCUR WITHIN 215 FEET, THEN THESE OPERATIONS SHALL LIMITED TO OPERATE 25% OF THE HOURLY OR DAILY DURATION.



POSTS (PV & FENCE):	0.03 AC	PRIME
EQUIPMENT PADS:	0.07 AC	
FIRE ACCESS ROAD:	2.30 AC	FARMLAND OF STATEWIDE SIGNIFICANCE SOILS
GRADED AREAS:	3.44 AC	NON-PRIME SOILS
TOTAL:	5.84 AC	

AGRICULTURAL LANDS IMPACTS
SCALE: 1"=400'

TOPOGRAPHY AND GRADING

VOLUME OF CUT/FILL: 6,000 CY
EXPORT/IMPORT: 0 CY

MAXIMUM SITE RETAINING WALL HEIGHT: N/A

TOTAL DISTURBED AREA BEFORE PROJECT: 2.2 AC
TOTAL DISTURBED AREA AFTER PROJECT: 19.6 AC

TOTAL IMPERVIOUS AREA BEFORE PROJECT: 0.10 AC
TOTAL IMPERVIOUS AREA AFTER PROJECT : 0.30 AC

IMPERVIOUS SURFACES TABLE

ITEM DESCRIPTION	TOTAL AREA	UNIT
INVERTER / TRANSFORMER PAD	0.04	AC
FOOTING FOUNDATION	0.16	AC
TOTAL	0.20	AC

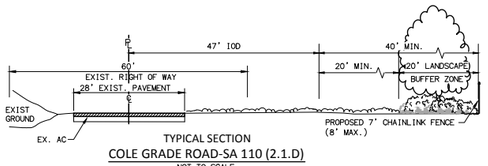
EXISTING EASEMENTS*

	DESCRIPTION	DISPOSITION
○		
(A2)	PUBLIC ROAD	TO REMAIN
(A3)	PUBLIC ROAD	TO REMAIN
(A4)	SDG&E PUBLIC UTILITIES	TO REMAIN
(A5)	SDG&E PUBLIC UTILITIES	TO REMAIN
(A6)	WATER PIPE	TO REMAIN
(A7)	SDG&E PUBLIC UTILITIES	TO BE RELOCATED
(A8)	SDG&E PUBLIC UTILITIES	TO REMAIN
(B5)	SDG&E PUBLIC UTILITIES	TO REMAIN

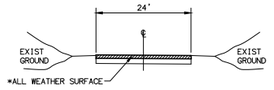
*INDICATES EXCEPTION NUMBER IN LAWYERS TITLE COMPANY PRELIMINARY REPORT ORDER NUMBERS 7607703 & 613672391, DATED OCTOBER 22, 2012 AND JUNE 25, 2013, RESPECTIVELY, WHICH WAS USED IN THE PREPARATION OF THIS SURVEY. ITEMS LISTED AS "A#" ARE TIED TO 7607703. ITEMS LISTED AS "B#" ARE TIED TO 613672391.

PROPOSED EASEMENT

	DESCRIPTION
1	AGRICULTURAL EASEMENT

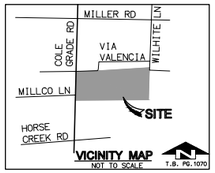


TYPICAL SECTION
COLE GRADE ROAD-SA 110 (2.1.D)
NOT TO SCALE



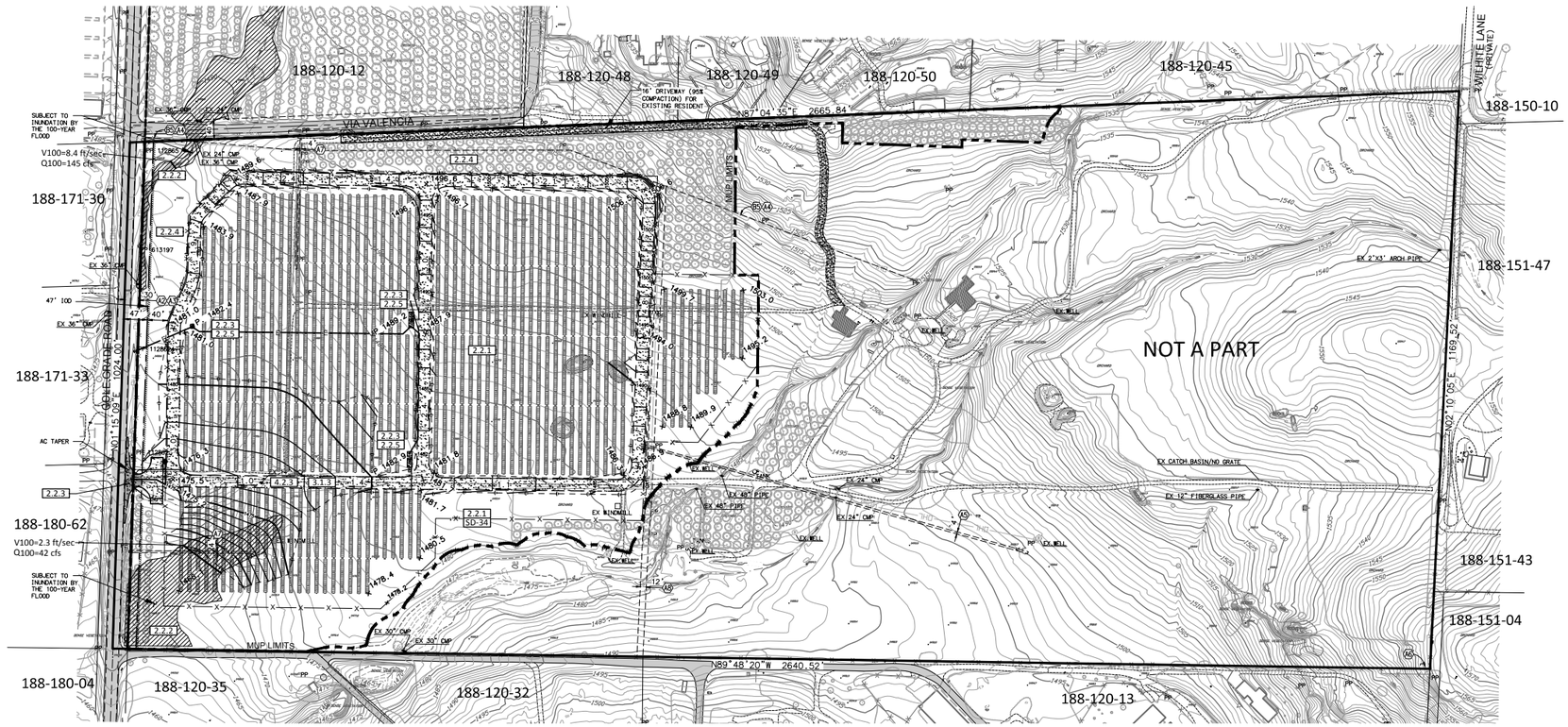
* ALL WEATHER (DECOMPOSED GRANITE, CLASS 2 BASE OR GRAVEL) MIN. 75,000 lbs. FIRE APPARATUS BEARING LOAD

TYPICAL SECTION
FIRE ACCESS ROAD
NOT TO SCALE



LEGEND:

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- IOD RIGHT-OF-WAY
- MUP BOUNDARY (26.0 AC)
- EXISTING CONTOUR
- PROPOSED GRADING
- PROPOSED DAYLIGHT LINE
- PROPOSED SPOT GRADE
- PROPOSED PAD ELEVATION
- PROPOSED 7' CHAINLINK FENCE W/ SLATS (8' MAX.)
- PROPOSED ACCESS GATE
- DIRECTION OF FLOW / SLOPE
- EXISTING DIRT ROAD
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED FIRE ACCESS ROAD-ALL WEATHER (WIDTH PER PLAN)
- EXISTING BUILDING
- EXISTING POWER POLE
- EXISTING WATER WELL
- PROPOSED PV PANEL
- PROPOSED INVERTER/TRANSFORMER PAD (2)
- 100-YEAR INUNDATION LIMITS
- EXISTING CULVERT
- RELINQUISHMENT OF ACCESS RIGHTS
- EXISTING TREES
- PRIVATE DRIVEWAY ACCESS-ALL WEATHER
- BMP (SEE MINOR SWMP)



ASSESSOR PARCEL NUMBER

188-120-09 & 10

LEGAL DESCRIPTION

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BENCHMARK

BM SO300; 3.5" DISC USGS S300, 30' +/- SOUTH OF INTERSECTION OF SUNSET ROAD AND VALLEY CENTER ROAD.

ELEVATION = 1500.99 DATUM: NAVD29

SITE ADDRESS:

29471 COLE GRADE ROAD
VALLEY CENTER, CA 92082

OWNER/APPLICANT:

NLP VALLEY CENTER SOLAR, LLC
17901 VON KARMAN AVENUE, SUITE 1050
IRVINE, CA 92614
CONTACT: PATRICK BROWN
PHONE: (619) 733-2649

Michael Baker INTERNATIONAL

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NLP Valley Center Solar

PRELIMINARY GRADING PLAN

Figure 3C

NOTES

1. ALL LANDSCAPE IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH COUNTY OF SAN DIEGO LANDSCAPE STANDARDS, VALLEY CENTER DESIGN GUIDELINES AND IN ACCORDANCE WITH AB 1881 - STATE WATER CONSERVATION REQUIREMENTS.
2. NATIVE AND DROUGHT TOLERANT PLANTS THAT MINIMIZE WATER USE AND MAINTENANCE WILL BE UTILIZED. ALL PLANT MATERIALS WILL BE APPROPRIATE FOR THE SAN DIEGO CLIMATE AND FIT IN WITH THE ADJACENT NEIGHBORHOOD.
3. ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. IRRIGATION WATER TO BE PROVIDED VIA EXISTING DOMESTIC WATER METER.
4. WITHIN THE MAJOR USED PERMIT AREA, OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPE SCREENING, FOR THE LIFE OF THE PERMIT, INCLUDING EXISTING VEGETATION AT THE CORNER OF VIA VALENCIA AND COLE GRADE ROAD, ALONG COLE GRADE ROAD FROM THE INTERSECTION OF MILCO LANE SOUTH TO THE UNNAMED ROAD AND THE INTERSECTION OF COLE GRADE ROAD AND THE UNNAMED ROAD PARALLELING MILCO LANE DURING THE LIFE OF THE PERMIT. ALL DEAD, DYING, OR DISEASED PLANTS WILL BE REPLACED IN KIND.
5. WITHIN THE MAJOR USED PERMIT AREA , EXISTING CITRUS TREES TO BE REMOVED UNLESS OTHERWISE NOTED.
6. WITHIN THE MAJOR USED PERMIT AREA, EXISTING CITRUS TREES WILL BE WATERED VIA ON SITE DOMESTIC WATER SUPPLY AND MAINTAINED BY THE PROJECT OWNER.
7. PLASTIC SLATS SHALL BE REPLACED IF DAMAGED DURING THE LIFE OF THE PERMIT.

LANDSCAPE ZONES

PROTECT IN PLACE AND MAINTAIN EXISTING CITRUS TREES / GROVE

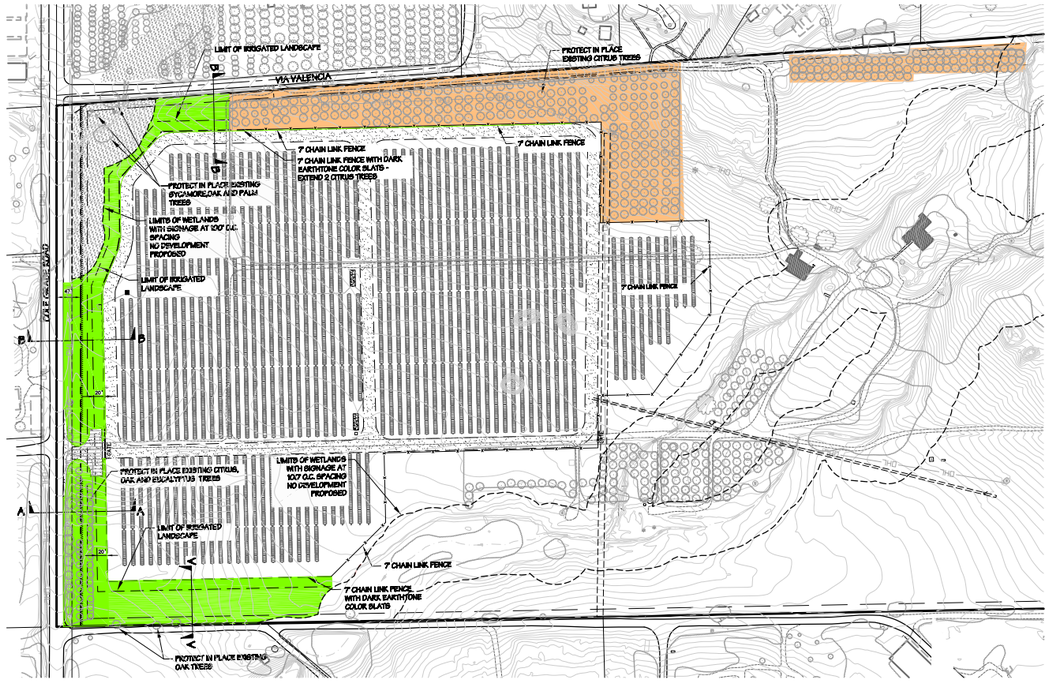
LANDSCAPE IMPROVEMENTS - SEE SECTIONS AT LEFT

PLANT LEGEND

TREES	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WATER USE
	CERCIDIUM FLORIDIUM / BLUE PALO VERDE	24" BOX	25' AVERAGE	L
	CUPRESSUS FORBESSII / TECATE CYPRESS	24" BOX	25' AVERAGE	L
	OLEA EUROPAEA / OLIVE	24" BOX	25' AVERAGE	L
	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	24" BOX	25' AVERAGE	M
	QUERCUS AGRIFOLIA / COAST LIVE OAK	36" BOX	25' AVERAGE	L
	QUERCUS CHRYSOLEPIS / CANYON LIVE OAK	36" BOX	25' AVERAGE	L
	QUERCUS ENGELMANII / ENGELMAN OAK	36" BOX	25' AVERAGE	L
	UMBELLULARIA CALIFORNICA / CALIFORNIA BAY LAUREL	24" BOX	25' AVERAGE	M

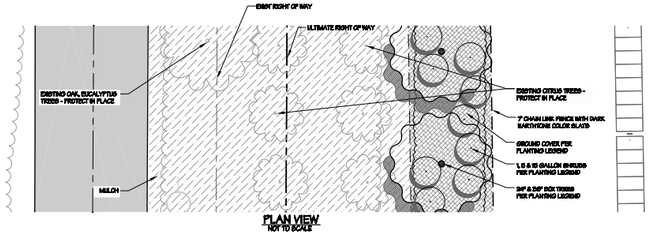
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WATER USE
	ATRIPLEX LENTIFORMIS SPP. BREWERII / QUAIL BUSH	1 & 5 GALLON	VARIES 6'–8'	L
	GALVEZIA SPECIOSA / ISLAND BUSH SNAPDRAGON	1 & 5 GALLON	VARIES 4'–10'	L
	HETEROMELES ARBUTIFOLIA / TOYON	5 & 15 GALLON	VARIES 6'–10'	L
	RHUS OVATA / SUGAR BUSH	5 & 15 GALLON	VARIES 6'–10'	L
	RHAMNUS CALIFORNICA / COFFEE BERRY	1 & 5 GALLON	VARIES 6'–10'	L
	RHUS LAURINA / LAUREL SUMAC	1 & 5 GALLON	VARIES 6'–10'	L
	ROMNEYA COULTERI / MATILIJA POPPY	1 & 5 GALLON	VARIES 6'–10'	L
	SALVIA CLEVLANDII / CLEVALAND SAGE	1 & 5 GALLON	VARIES 4'–8'	L

GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WATER USE
	BACCHARIS PILULARIS – COYOTE BRUSH	1 GALLON	6'	L
	CEANOTHUS GRISEUS HORIZONTALIS – CARMEL CREEPER	1 GALLON	8'	L
	IVA HAYESIANA – POVERTY WEED	1 GALLON	6'	L
	MUELENBERGIA RIGENS – DEER GRASS	1 GALLON	6'	M

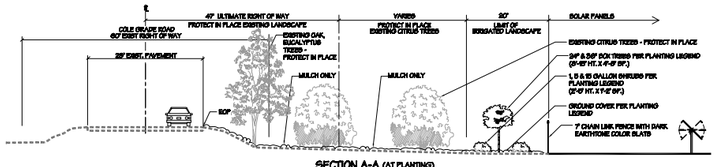


SCHEMATIC LANDSCAPE PLAN

SCALE: 1"=100'



PLAN VIEW
NOT TO SCALE



SECTION A-A (AT PLANTING)
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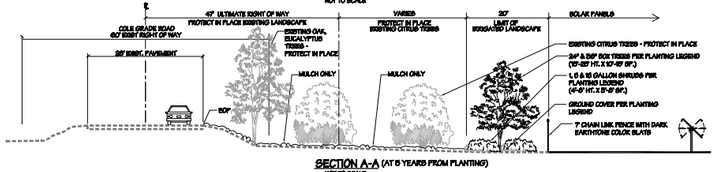

SECTION A-A (AT 5 YEARS FROM PLANTING)
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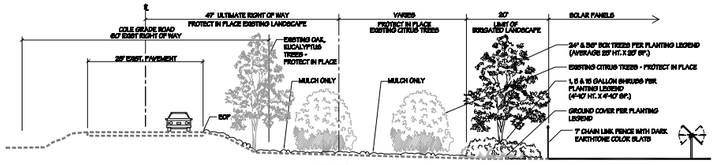

SECTION A-A (AT 10 YEARS FROM PLANTING)
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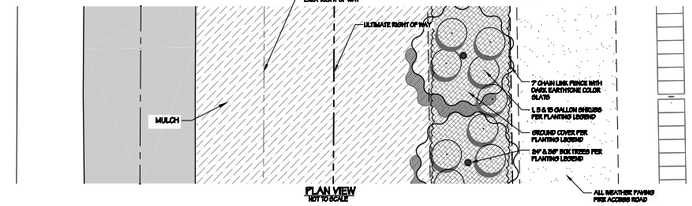

PLAN VIEW
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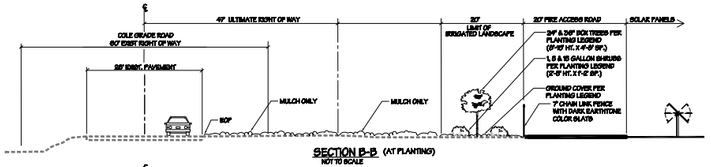
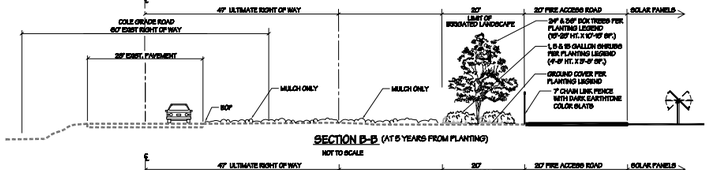


SECTION B-B (AT PLANTING)
NOT TO SCALE



SECTION B-B (AT 5 YEARS FROM PLANTING)
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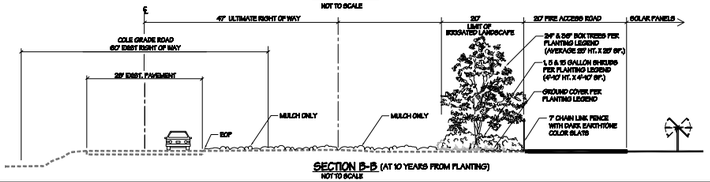

SECTION B-B (AT 10 YEARS FROM PLANTING)
NOT TO SCALE

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Source:
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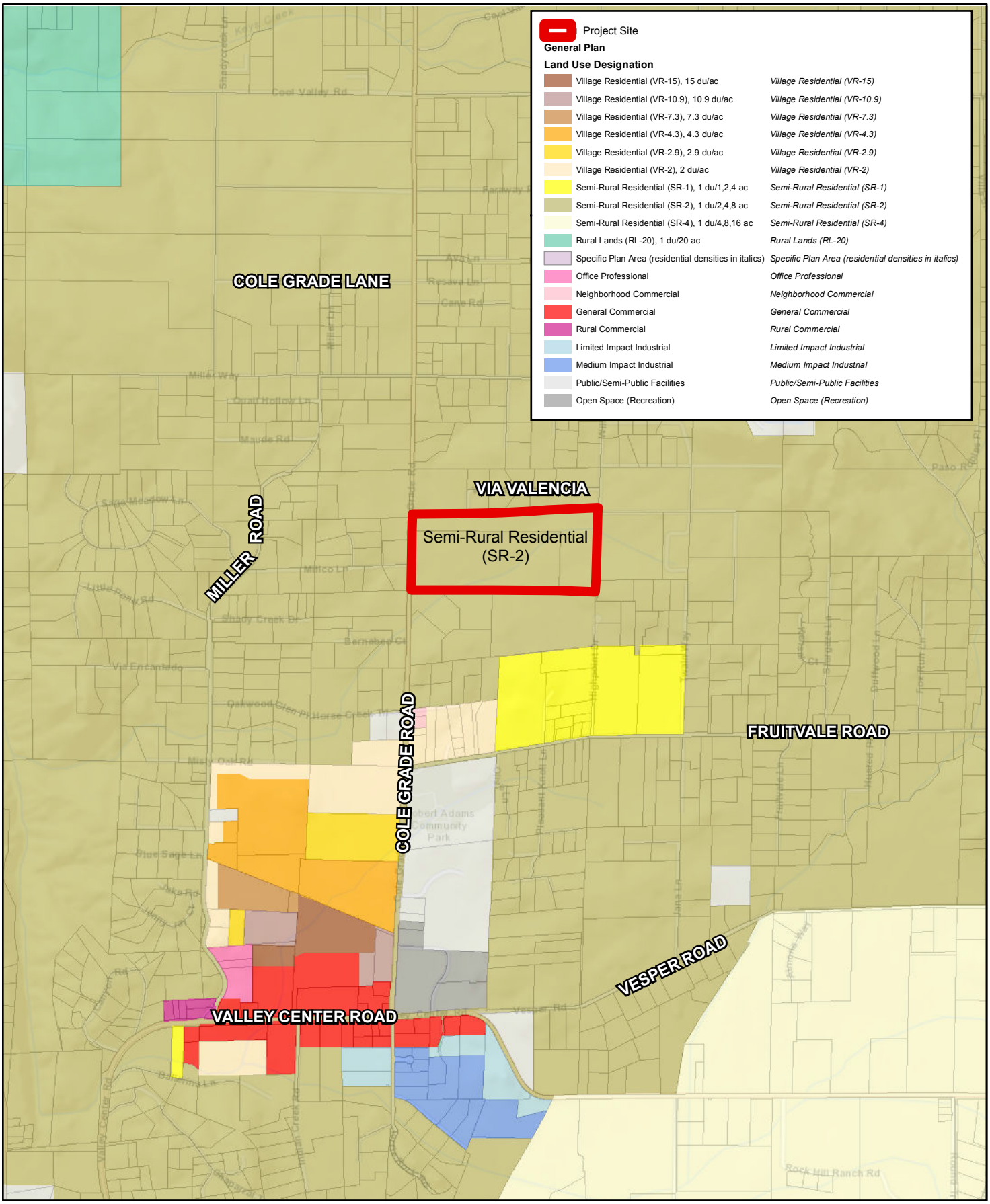
CONCEPTUAL LANDSCAPE PLAN

Figure 3D



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0 600 1,200 2,400 Feet

Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2012
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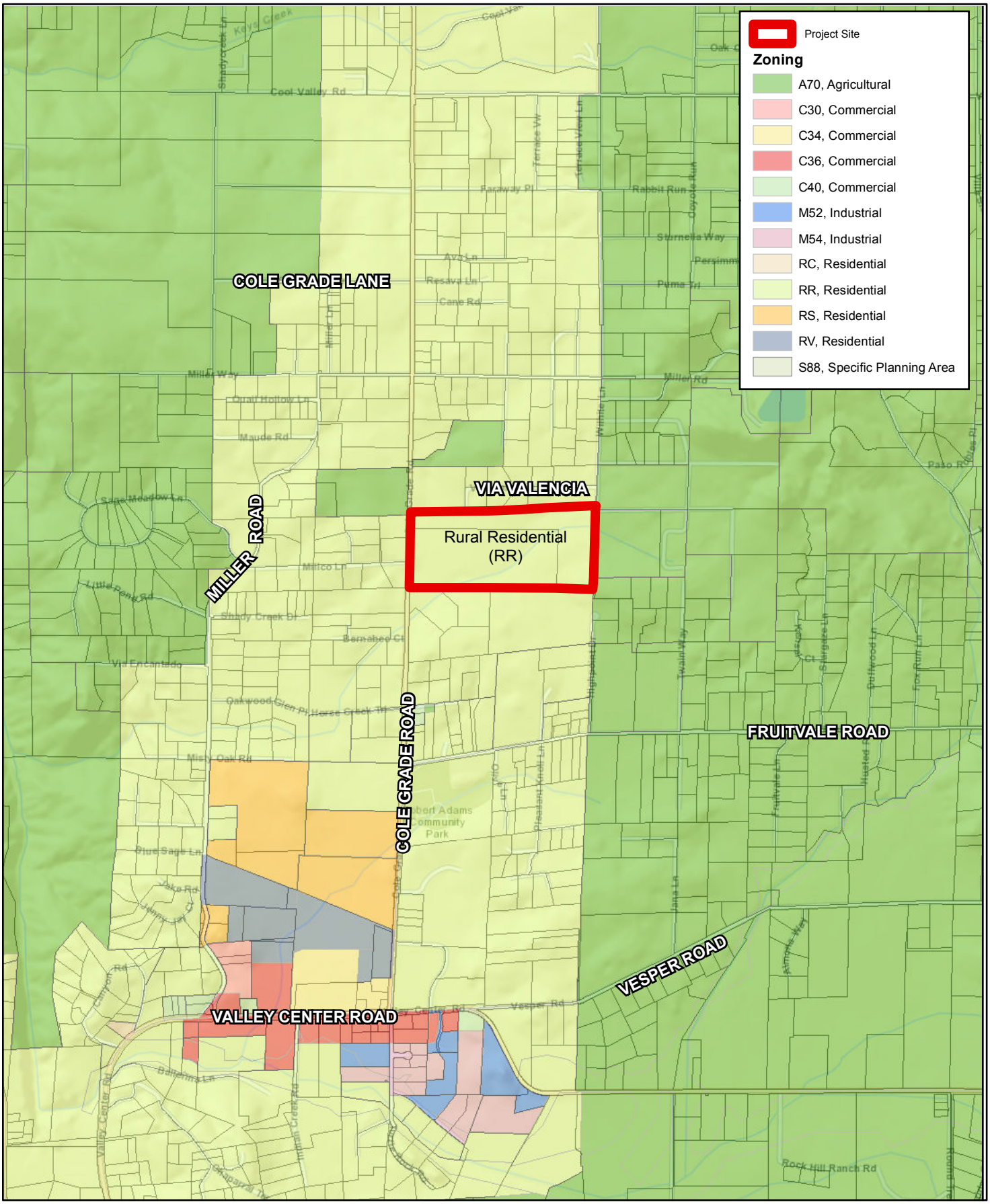
EXISTING GENERAL PLAN LAND USE

Figure 4A



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0 600 1,200 2,400 Feet

Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2012
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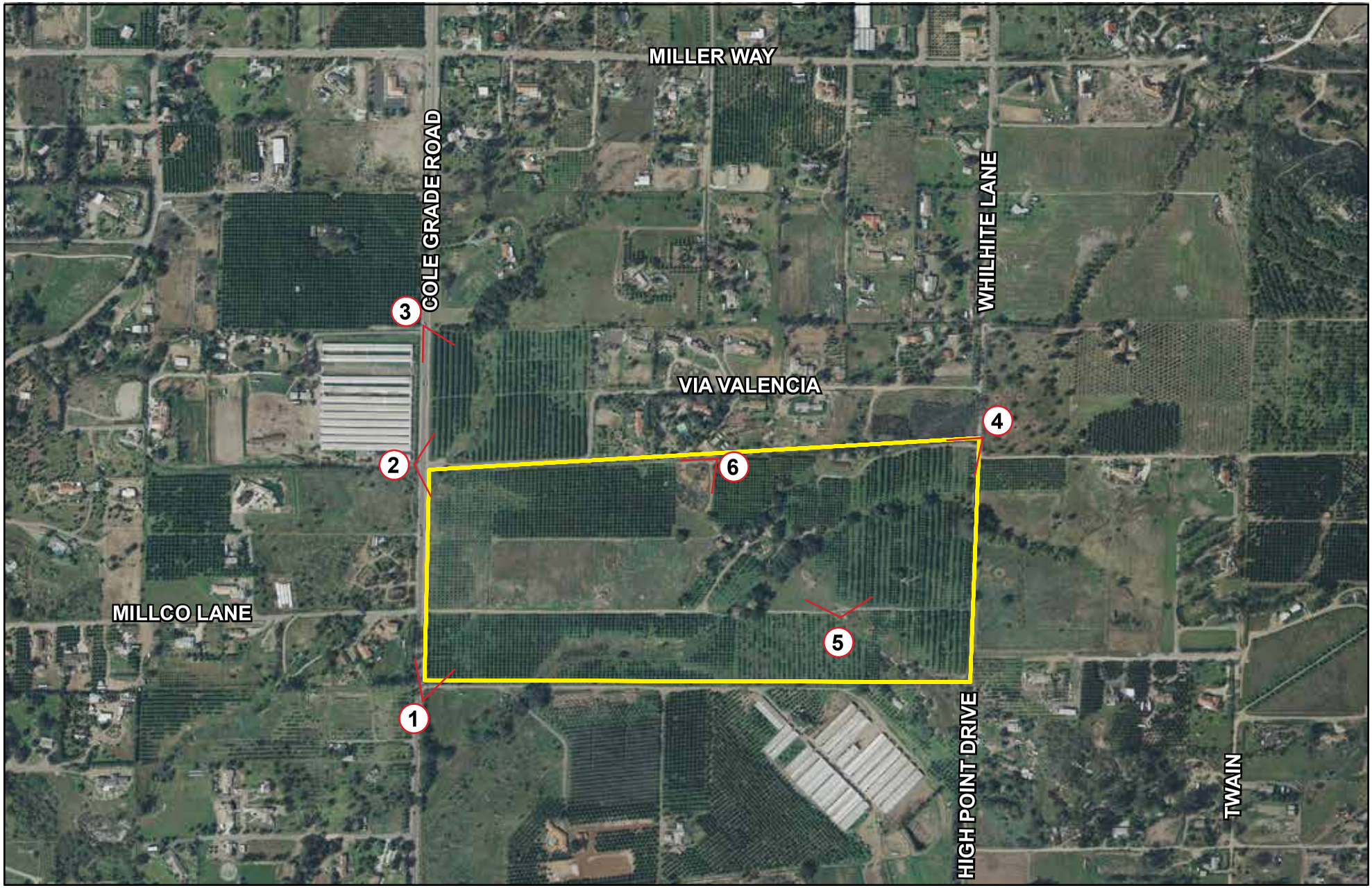
EXISTING ZONING

Figure 4B



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N

Not to Scale

Project Site

1 Photo Location

Source: Eagle Aerial, 2012
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AERIAL/PHOTO LOCATION MAP

Figure 5A

Photo 1: View looking north/northeast to the Project site from Cole Grade Road near southwest corner of Project site.

Photo 2: View looking southeast to the Project site from Cole Grade Road/Via Valencia.

Photo 3: View looking south to the Project Site along Cole Grade Road (future development area obscured from view).

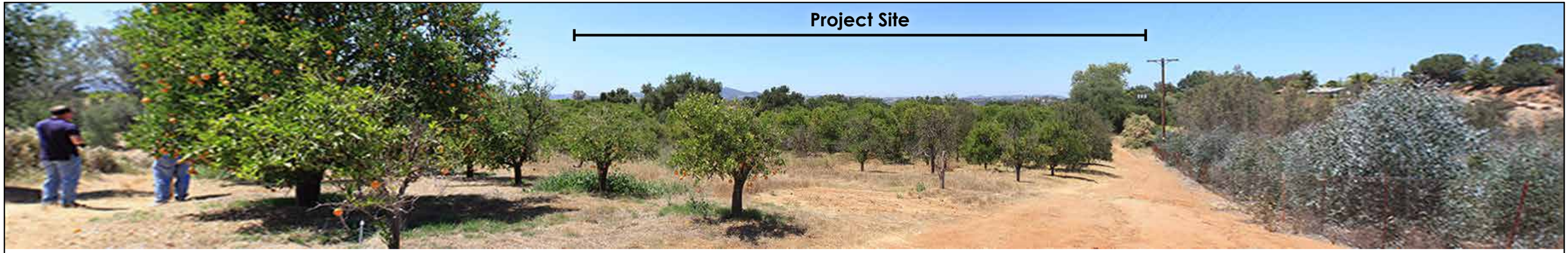

Photo 4: View looking west/southwest site from northeast corner of subject property (future development area obscured from view).

Photo 5: Onsite view looking northwest/northeast across subject property from existing onsite dirt roadway.

Photo 6: Onsite view looking west/southwest across Project site from existing onsite dirt roadway.

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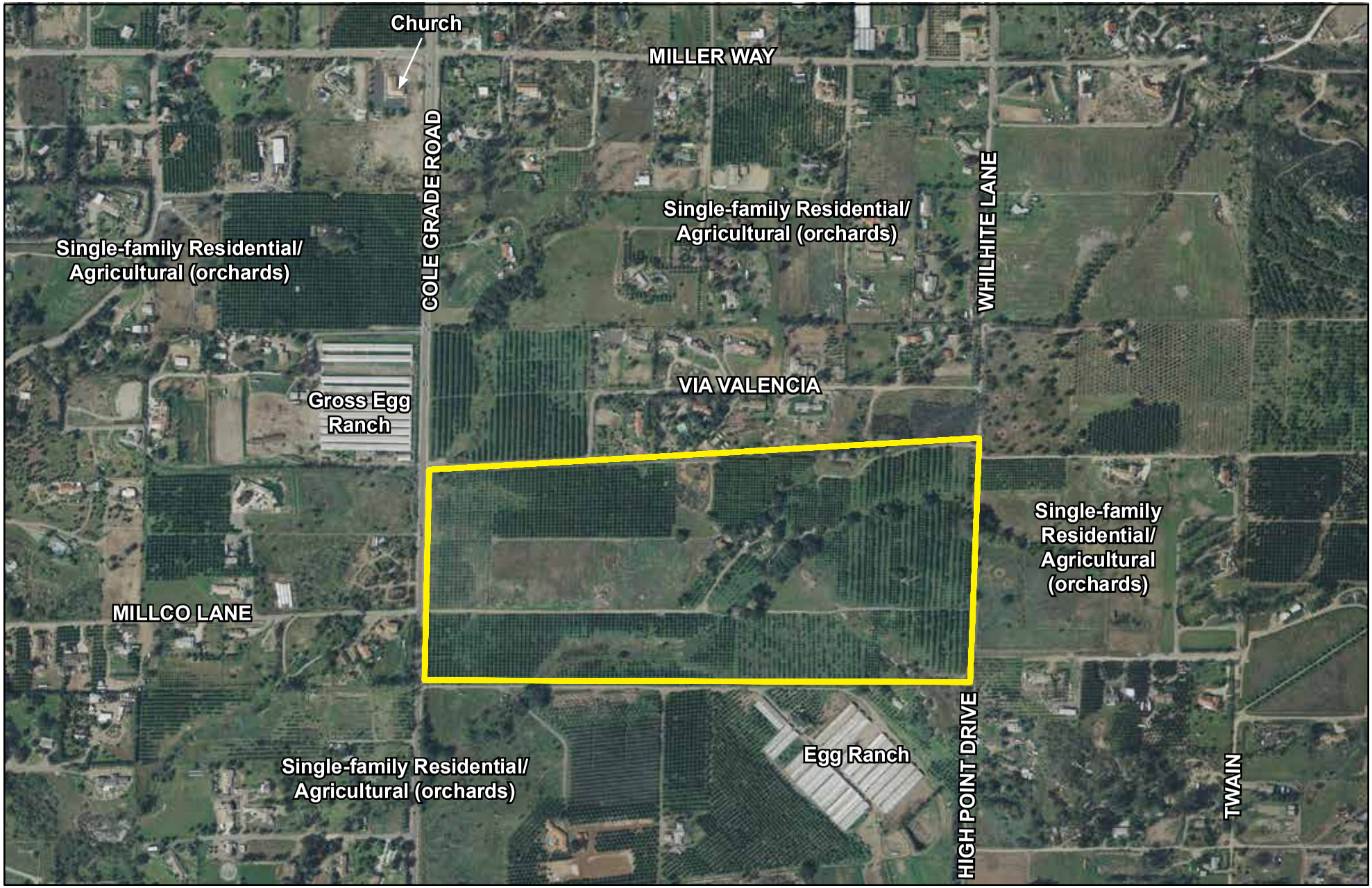
SITE PHOTOGRAPHS

Figure 5C



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N

Not to Scale

Project Site

Source: Eagle Aerial, 2012
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SURROUNDING LAND USES

Figure 6

Existing View #1 Existing view looking east from Cole Grade Road into northern portion of Project site (north of Via Valencia).

Proposed Simulation #1 Proposed view looking east from Cole Grade Road into northern portion of Project site (north of Via Valencia).

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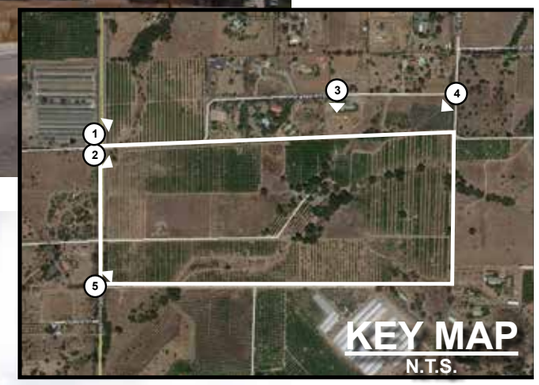
KEY VIEW 1 (VISUAL SIMULATION) - VIEW FROM COLE GRADE ROAD (LOOKING EAST)

Figure 7A

Existing View #2 Existing view looking southeast from Cole Grade Road into Project site (south of Via Valencia).



Proposed Simulation #2 Proposed view looking southeast from Cole Grade Road into northern portion of Project site (south of Via Valencia).

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KEY VIEW 2 (VISUAL SIMULATION) - VIEW FROM COLE GRADE ROAD (LOOKING SOUTHEAST)

Figure 7B

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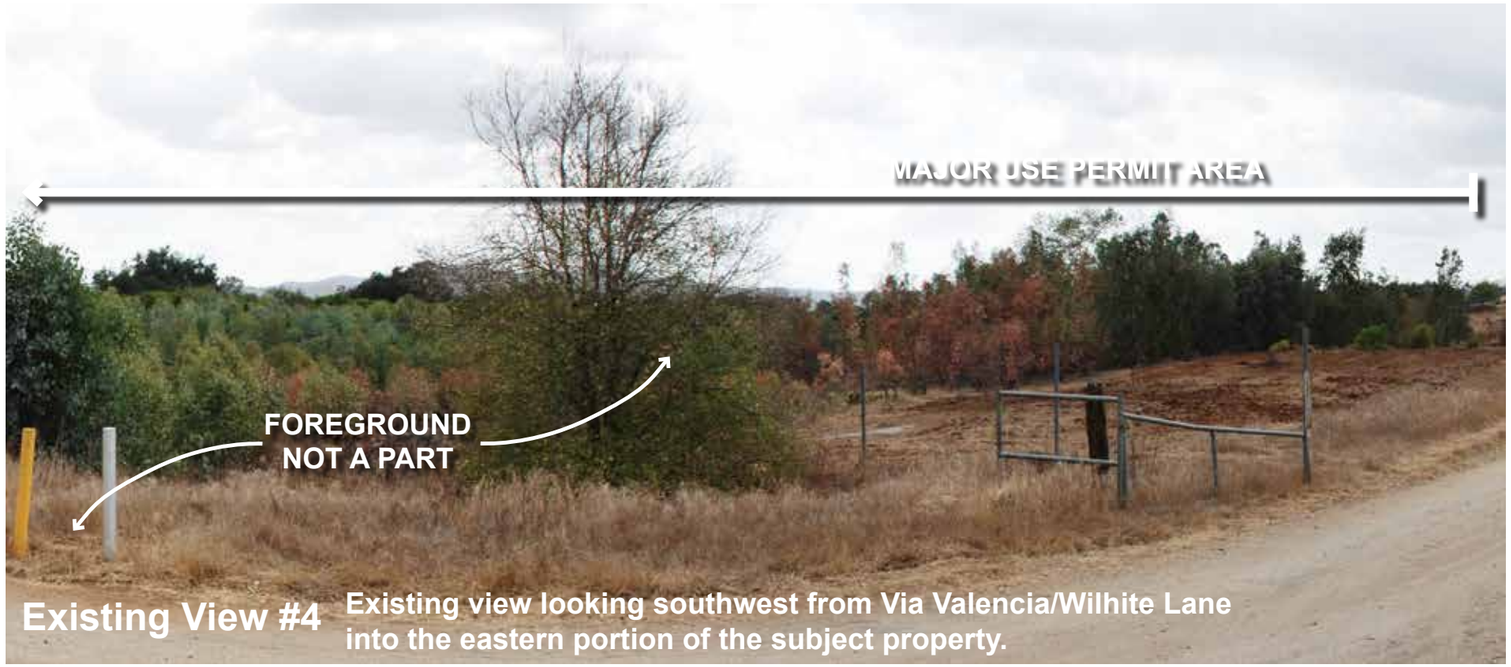
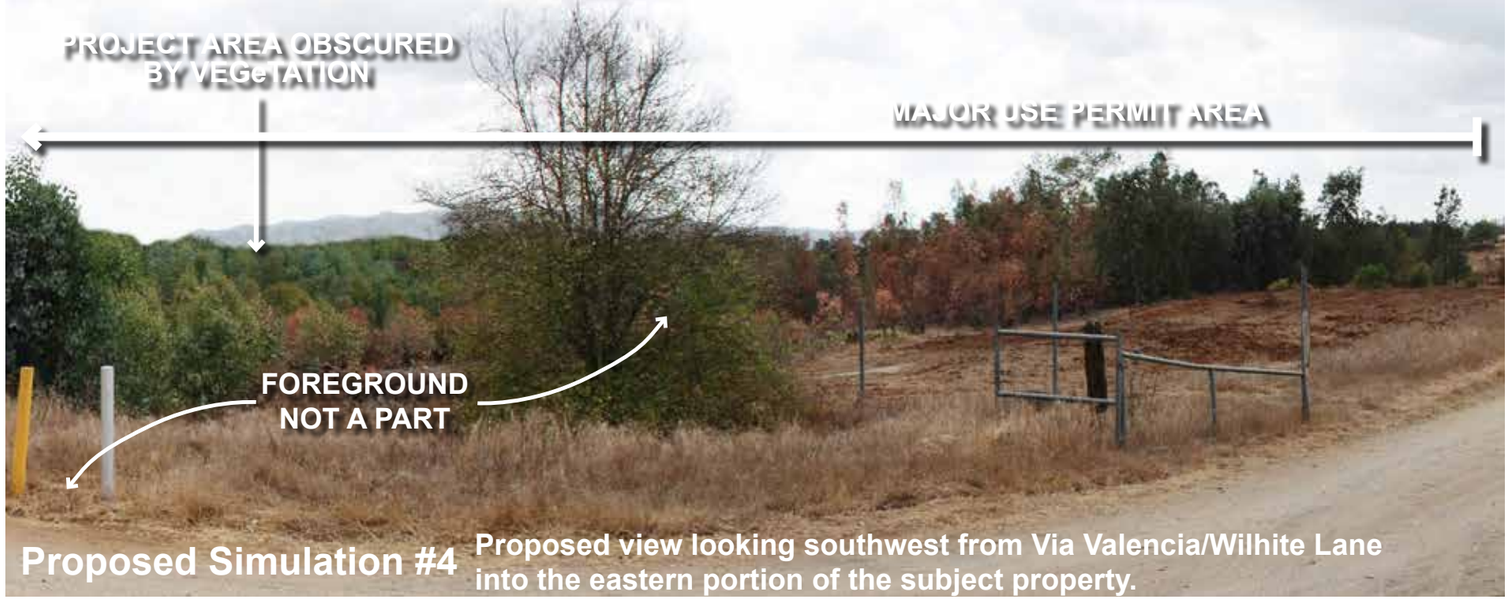
KEY VIEW 3 (VISUAL SIMULATION) - VIEW FROM VIA VALENCIA (LOOKING SOUTH)

Figure 7C



Existing View #4 Existing view looking southwest from Via Valencia/Wilhite Lane into the eastern portion of the subject property.



Proposed Simulation #4 Proposed view looking southwest from Via Valencia/Wilhite Lane into the eastern portion of the subject property.

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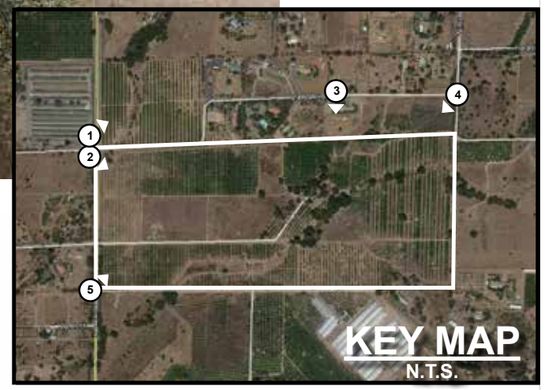
KEY VIEW 4 (VISUAL SIMULATION) - VIEW FROM VIA VALENCIA/WILHITE LANE (LOOKING SOUTHWEST)

Figure 7D



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KEY VIEW 5 (VISUAL SIMULATION) - COLE GRADE ROAD (LOOKING NORTHEAST)

Figure 7E