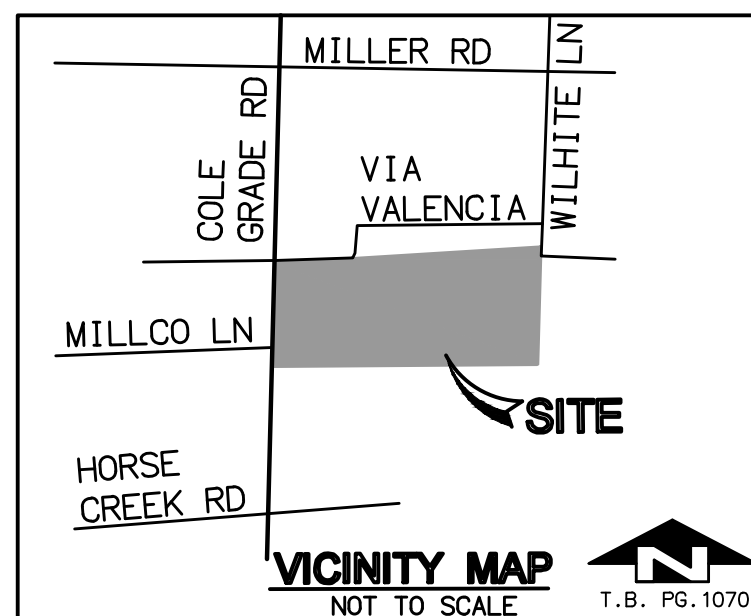
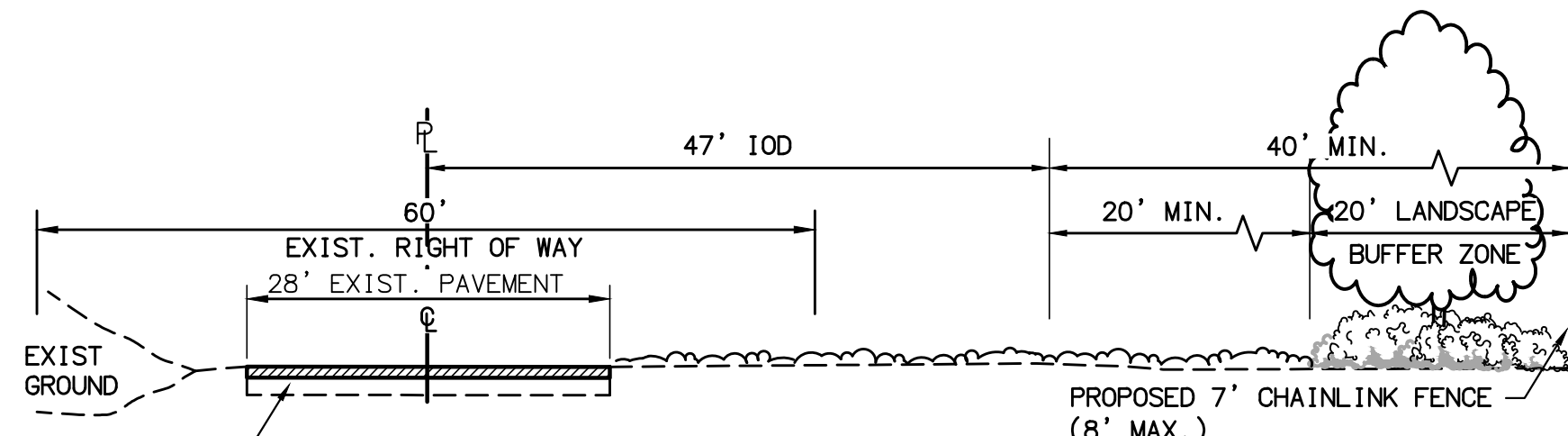


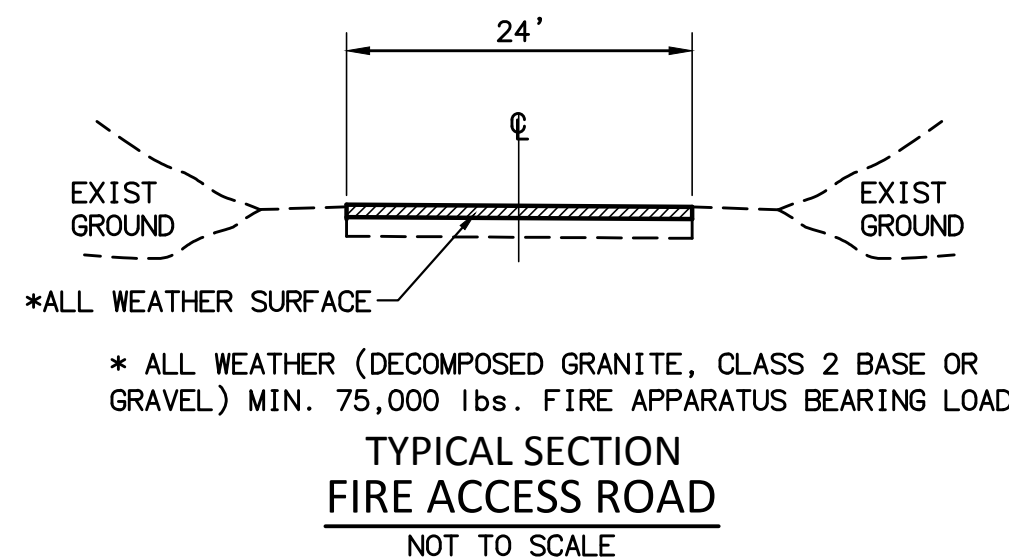


ZONING

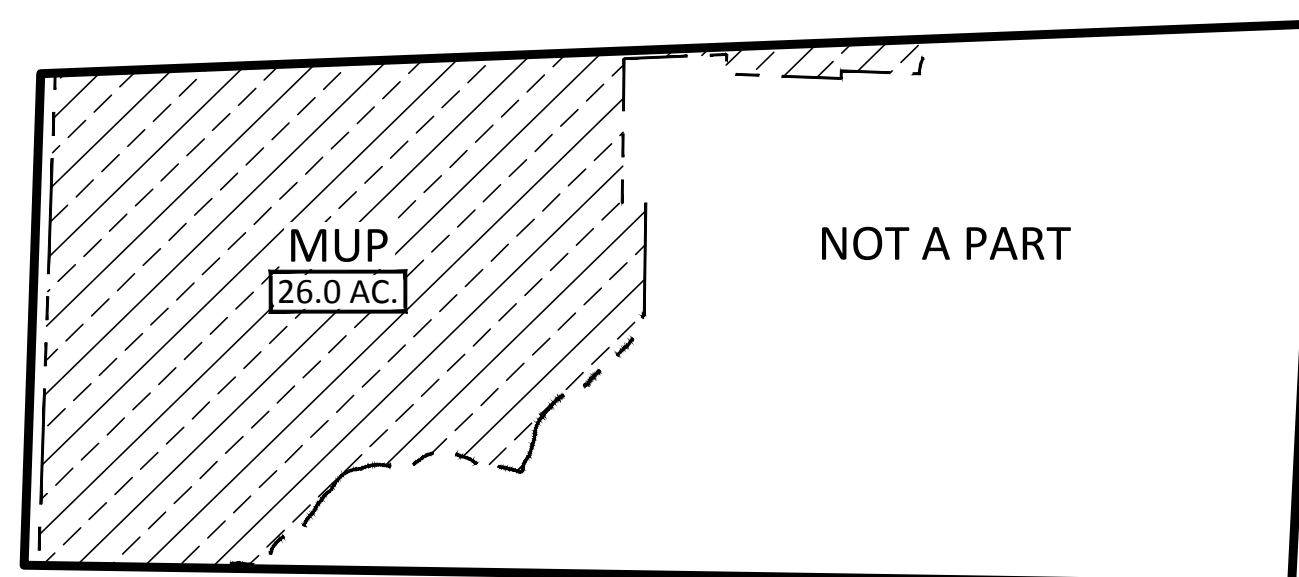
ZONE	RR
USE REGULATIONS	V
ANIMAL REGULATIONS	---
DENSITY	---
LOT SIZE	2 AC
BUILDING TYPE	C
MAXIMUM FLOOR AREA	---
FLOOR AREA RATIO	---
HEIGHT	---
LOT COVERAGE	6
SETBACK	---
OPEN SPACE	---
SPECIAL AREA REGULATIONS	---



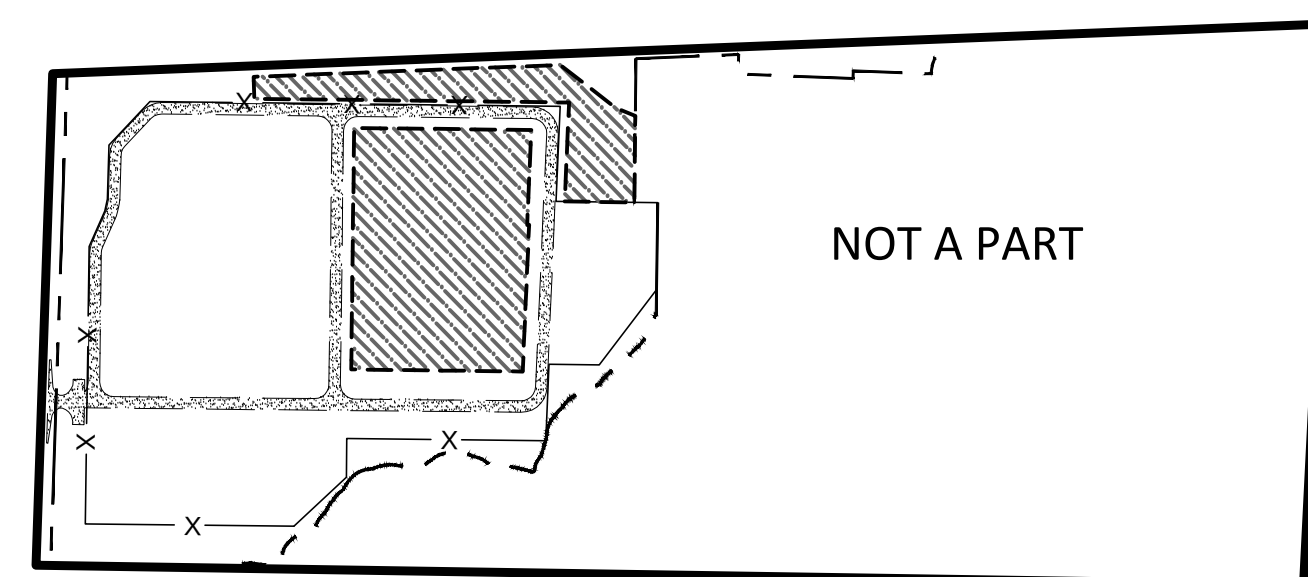
TYPICAL SECTION
COLE GRADE ROAD-SA 110 (2.1.D)
NOT TO SCALE



TYPICAL SECTION
FIRE ACCESS ROAD
NOT TO SCALE



MUP BOUNDARY
SCALE: 1"=400'



AGRICULTURAL MITIGATION
SCALE: 1"=400'

NOTES

- GROSS AREA: 66.7 ACRES
- NET AREA: 65.6 ACRES
(COLE GRADE ROAD EASEMENT & 47' ULTIMATE R/W = 1.1 AC)
- MUP BOUNDARY AREA: 25.8 AC
- GENERAL PLAN: SEMI-RURAL RESIDENTIAL (SR-2)
- REGIONAL CATEGORY: SEMI-RURAL LANDS
- TOPOGRAPHIC SOURCE: AEROTECH MAPPING INC, FLOWN 6/18/2013
- ASSOCIATED REQUESTS: NONE
- WATER DISTRICT: VALLEY CENTER MUNICIPAL WATER DISTRICT
- FIRE DISTRICT: VALLEY CENTER FIRE PROTECTION DISTRICT
- EXISTING STRUCTURES ARE TO REMAIN UNLESS NOTED.
- EXISTING SDG&E EASEMENTS (A7) AND POWER POLES ARE TO BE RELOCATED, TO NOT CONFLICT WITH PROPOSED PROJECT.
- THE APPROVAL OF THIS MAJOR USE PERMIT (MUP) AUTHORIZES THE FOLLOWING: CONSTRUCTION, OPERATION, AND MAINTENANCE OF A PHOTOVOLTAIC SOLAR FARM PURSUANT TO SECTION 6952 OF THE SAN DIEGO COUNTY ZONING ORDINANCE.
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.
- ALL SOLAR EQUIPMENT STRUCTURES TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS (CONCRETE, BLOCK, METAL) OR SIMILAR.
- 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.
- PHASING - PROJECT MAY BE IMPLEMENTED IN SEVERAL PHASES WITHOUT REGARD TO SEQUENCE.
- ALL DISTURBED AREAS WOULD BE COVERED WITH GRAVEL OR A BINDING AGENT TO REDUCE DUST.
- SEE PRELIMINARY GRADING PLAN FOR PROPOSED GRADING.
- NO DEVELOPMENT WILL OCCUR IN THE AREAS IDENTIFIED ON THE PLOT PLAN AS "AGRICULTURAL EASEMENT".

- SITE ACCESS GATE(S) TO BE EQUIPPED WITH FIRE DEPARTMENT APPROVED STROBE LIGHT ACTIVATION AND KNOX KEY-OPERATED SWITCH.
- SOLAR RELATED FACILITIES (PANELS, RACKING, ELECTRICAL CONNECTIONS, INVERTER/TRANSFORMER PADS, 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 ADMINISTRATIVELY WITH THE APPROVAL OF THE COUNTY AND FIRE AUTHORITY HAVING JURISDICTION OVER THE PROJECT.
- 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.
- 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 SDG&E.
- 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.
- OUTDOOR LIGHTING CIRCUITS SHALL INCORPORATE DUSK-TO-DAWN PHOTOCCELL CONTROLLERS, OCCUPANCY SENSORS, AND/OR SWITCHES AS APPROPRIATE.
- A METEOROLOGICAL (MET) STATION SHALL BE LOCATED ADJACENT TO THE INVERTER/EQUIPMENT PAD.
- 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 50300, 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
PUBLIC ROAD	TO REMAIN
PUBLIC ROAD	TO REMAIN
SDG&E PUBLIC UTILITIES	TO REMAIN
SDG&E PUBLIC UTILITIES	TO REMAIN
WATER PIPE	TO REMAIN
SDG&E PUBLIC UTILITIES	TO BE RELOCATED
SDG&E PUBLIC UTILITIES	TO REMAIN
SDG&E PUBLIC UTILITIES	TO REMAIN

*INDICATES EXCEPTION NUMBER IN LAWYER'S 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
AGRICULTURAL EASEMENT

LEGEND:

PROPERTY BOUNDARY	---
EXISTING EASEMENT	---
100' RIGHT-OF-WAY	---
MUP BOUNDARY (26.0 AC)	---
SETBACK LINE	---
PROPOSED 7' CHAINLINK FENCE W/ SLATS (8' MAX.)	X X
PROPOSED ACCESS GATE	GATE
EXISTING PAVEMENT	---
PROPOSED PAVEMENT	---
PROPOSED FIRE ACCESS ROAD-ALL WEATHER (WIDTH PER PLAN)	---
EXISTING OVERHEAD POWERLINE	---
EXISTING POWER POLE	---
PROPOSED UNDERGROUND INTERCONNECTION	---
PROPOSED PV PANEL	---
PROPOSED INVERTER/TRANSFORMER PAD (2)	---
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

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

OWNER/APPLICANT:

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

NLP VALLEY CENTER SOLAR PHOTOVOLTAIC SOLAR FARM COUNTY OF SAN DIEGO, CA MAJOR USE PERMIT

TITLE SHEET / PLOT PLAN

AUGUST 10, 2015
SHEET 1 OF 3

PLANNING ■ DESIGN ■ CONSTRUCTION
RBF CONSULTING
9785 CLAREMONT MESE BOULEVARD, SUITE 100
SAN DIEGO, CALIFORNIA 92124-1824
858.614.5000 • FAX 858.614.5001 • WWW.RBF.COM

