

Nov 18, 2020 — 1:33pm
MSimon

R:\Phoenix\Projects\AZENE1944-Borrego-Springs-Solar\CADD\EXHIBIT\EX1.01 BORREGO COVER SHEET.dwg

PROJECT DESCRIPTION:
AN ADMINISTRATIVE PERMIT FOR A 750kW PHOTOVOLTAIC SOLAR ENERGY SYSTEM – OFFSITE USE (LESS THAN 10 ACRES) IN ACCORDANCE WITH THE COUNTY OF SAN DIEGO ZONING ORDINANCE SECTION 6954(b)(1). THE SYSTEM WILL PROVIDE SERVICE TO THE LA CASA DEL ZORRO RESORT PROPERTY LOCATED ADJACENT THE PROJECT SITE TO THE EAST. THE PROPOSED INSTALLATION CONSISTS OF A SOLAR ARRAY UTILIZING SINGLE AXIS TRACKERS WITH 2322 CANADIAN SOLAR 395W PANELS, 6 YASKAWA–SOLECTRIA XGI 1500 125kW INVERTERS, AND RELATED ELECTRICAL EQUIPMENT SUCH AS A PAD–MOUNTED TRANSFORMER.

BASIS OF BEARING:
THE BASIS OF BEARING IS THE MEASURED BEARING OF S00°36’45”E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, SAN DIEGO COUNTY, CALIFORNIA

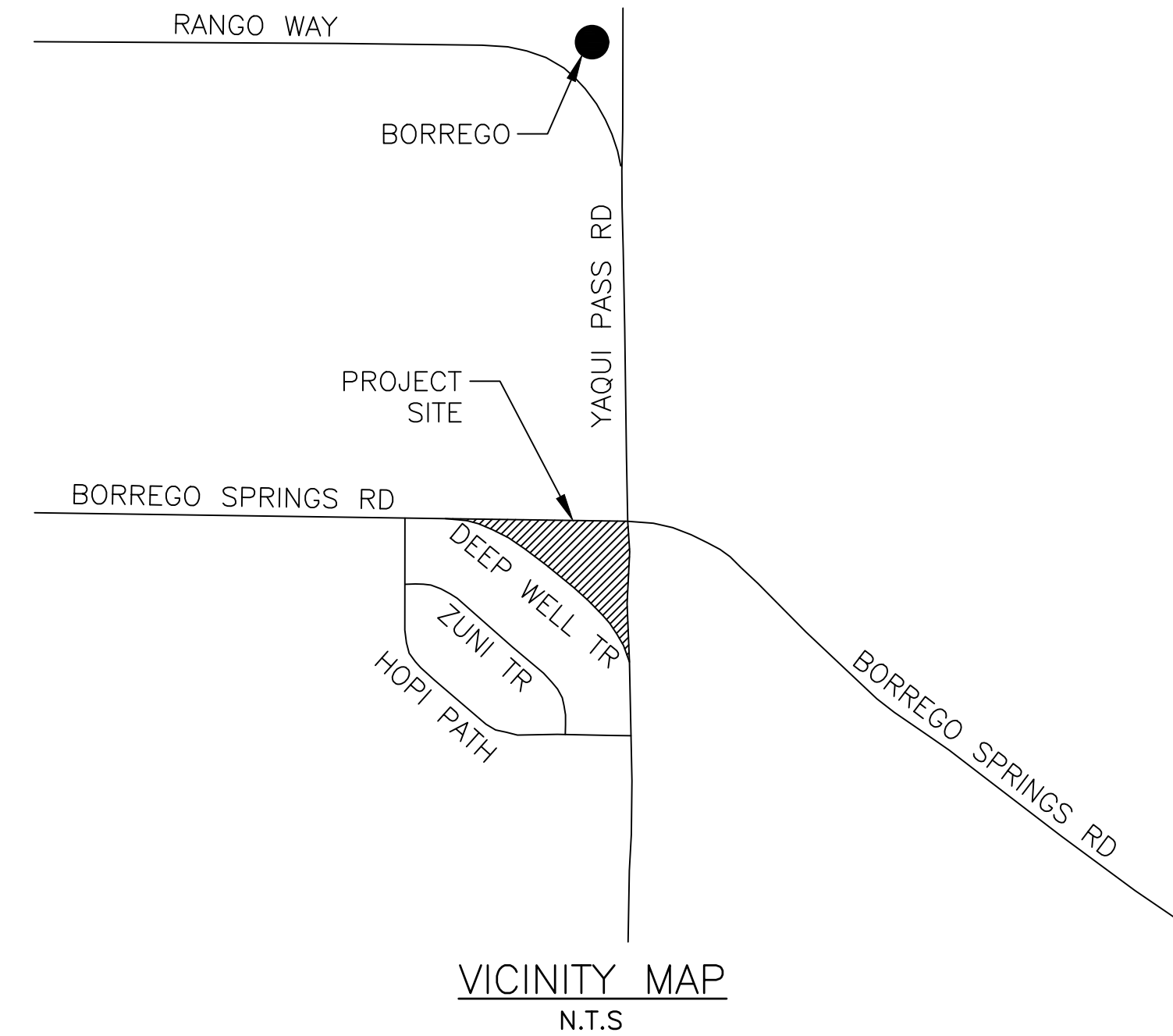
LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT "B" OF DEEP WELL TRAIL, ACCORDING TO MAP THEREOF #3207, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 30, 1955.

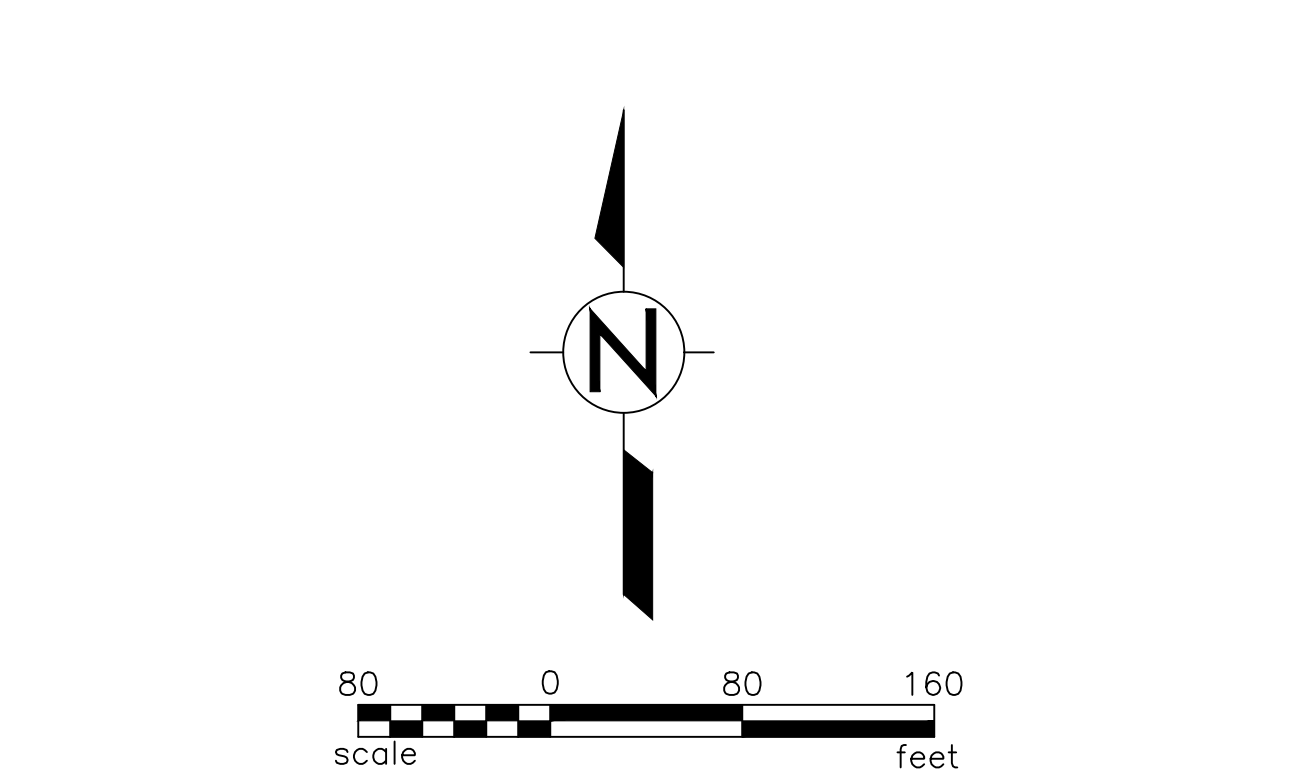
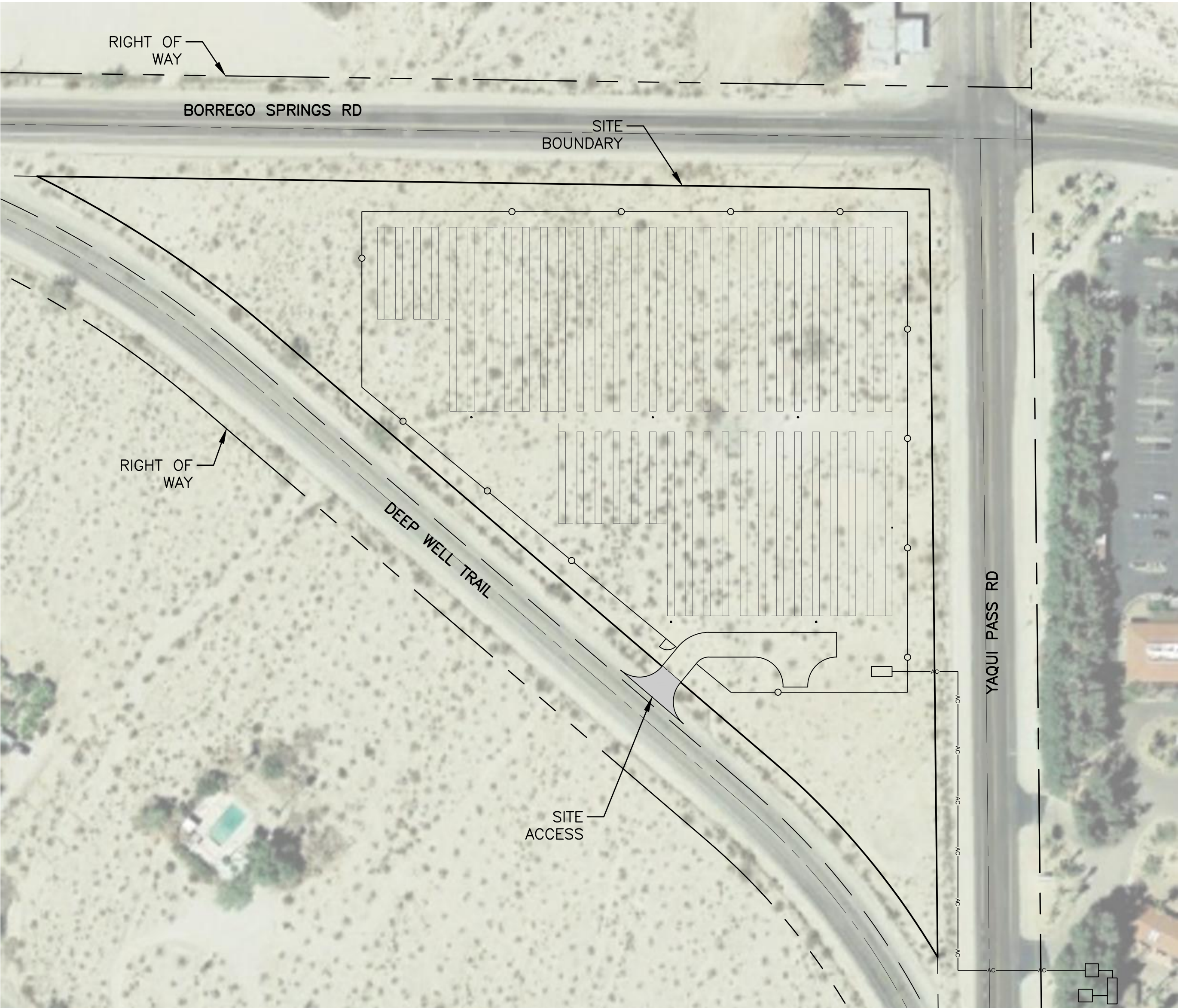
EXCEPTING THEREOF THAT PORTION OF THE ABOVE DESCRIBED PROPERTY COMMENCING AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF; THENCE SOUTHERLY ALONG THE EAST LINE OF SECTION 22 SOUTH 0°36’45” EAST A DISTANCE OF 1113.96 FEET; THENCE AT RIGHT ANGLES SOUTH 89°23’15” WEST A DISTANCE OF 293.41 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST A DISTANCE OF 20.0 FEET; THENCE NORTH A DISTANCE OF 20.0 FEET; THENCE EAST A DISTANCE OF 20.0 FEET; THENCE SOUTH A DISTANCE OF 20.0 FEET TO THE TRUE POINT OF BEGINNING.

APN: 200–067–03–00

BENCHMARK:
1/2 REBAR WITH ALUMINUM CAP.
"POINT 100"
N = 2020012.18
E = 6538551.52
ELEV = 543.32



ADMINISTRATIVE PERMIT PLAN SET FOR CASA DEL ZORRO SOLAR AT 3845 YAQUI PASS ROAD BORREGO SPRINGS, CALIFORNIA 92004



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
EX1.01	COVER SHEET
EX2.01	PLOT PLAN
EX3.01	EROSION CONTROL PLAN
EX4.01	PRELIMINARY GRADING PLAN
EX5.01	STRUCTURAL DETAILS

LEGEND	
	SECTION LINE
	RIGHT OF WAY LINE
	PROPERTY BOUNDARY
	ACCESS ROAD
	GAME FENCE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EASEMENT

OWNER:
CWC CASA DEL ZORRO LLC
11236 EL CAMINO REAL #200
SAN DIEGO, CA 92130

JOHN WELLS
CWC ASSET ADVISORS
(858)724–6040

APPLICANT:
CLEAN FOCUS RENEWABLES
150 MATILDA PLACE,
SUITE 106
SUNNYVALE, CA 94086

ZACH SAWICKI
ZACHSAWICKI@CLEANFOCUS.US
PHONE:(720)638–6548

CIVIL ENGINEER
AZTEC ENGINEERING GROUP, INC.
501 N. 44th STREET, SUITE 300
PHOENIX, AZ 85008
(602)–454–0402

LICENSED ENGINEER:
CURTIS W. SLAGELL
PE#:46218

LAND SURVEYOR
AZTEC ENGINEERING GROUP, INC.
4561 E. MCDOWELL ROAD
PHOENIX, AZ 85008
(602)–454–0402

REGISTERED LAND SURVEYOR:
JOANNE CHAPIN SINGER
PLS#:26900

CONTACT
MARK J. LINMAN
LAND USE & DEVELOPMENT CONSULTING
11316 ROLLING HILLS DRIVE
EL CAJON, CA 92020

MARK J. LINMAN
MJLINMAN@COX.NET
(619)997–8288

SDC PDS RCVD 11-30-20
AD19-028



ENGINEER

OWNER

CONTRACTOR

11/18/20

REV	DATE	DESCRIPTION	DRW	CK	APV
0	10/23/19	CLIENT REVIEW	MJS	TFR	SAS
1	11/07/19	ISSUED FOR ADMINISTRATIVE PERMIT	MJS	TFR	SAS
2	03/20/20	COUNTY COMMENTS	NEK	SAS	SAS
3	08/11/20	COUNTY COMMENTS	MJS	TFR	SAS
4	11/18/20	COUNTY COMMENTS	MJS	MJS	SAS

SCALE: 1"=80'

SIZE: 22"x34"

PROJECT#: AZENE1944

PROJECT

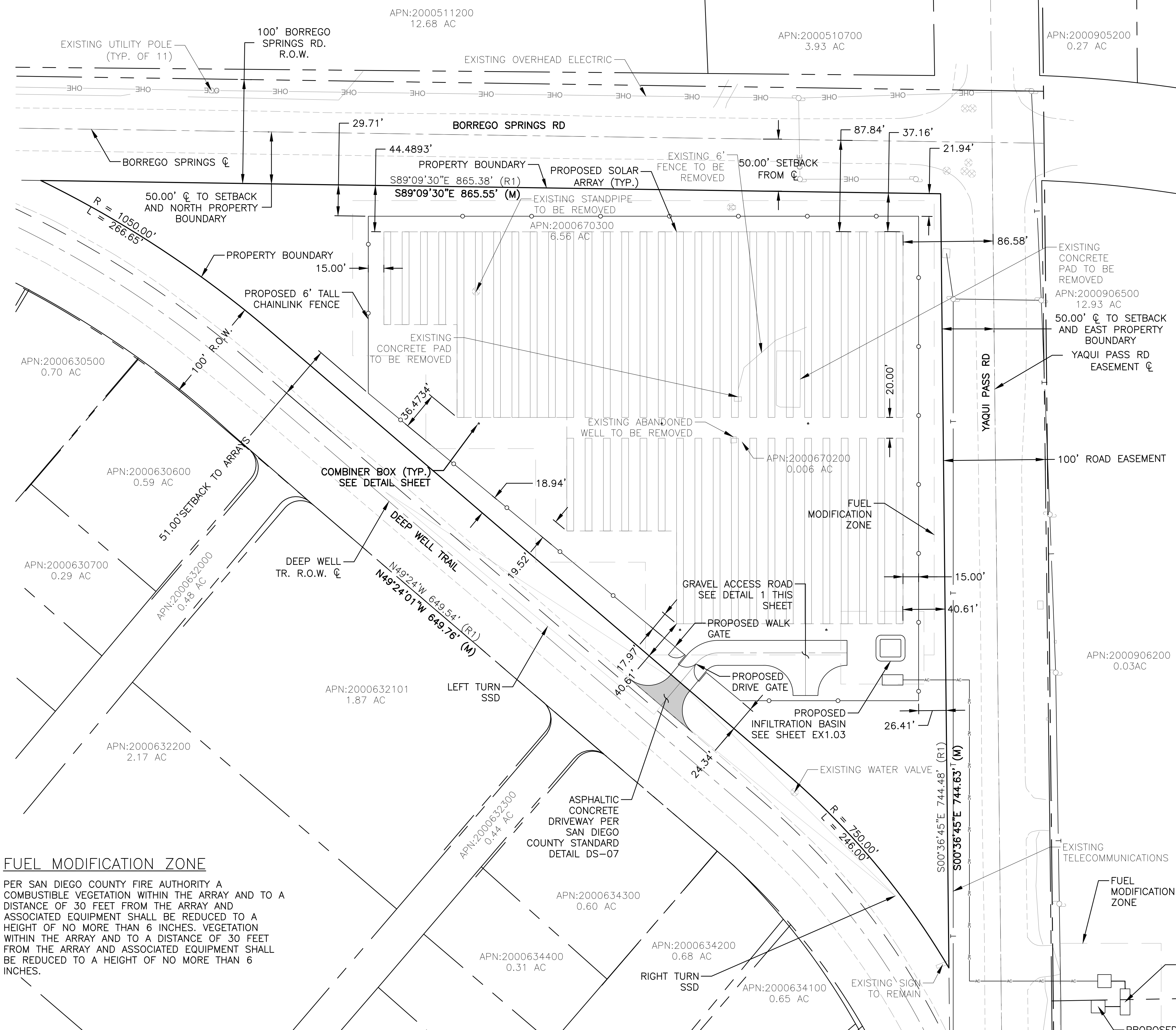
CASA DEL ZORRO SOLAR

3845 YAQUI PASS ROAD, BORREGO SPRINGS, CALIFORNIA 92004

TITLE

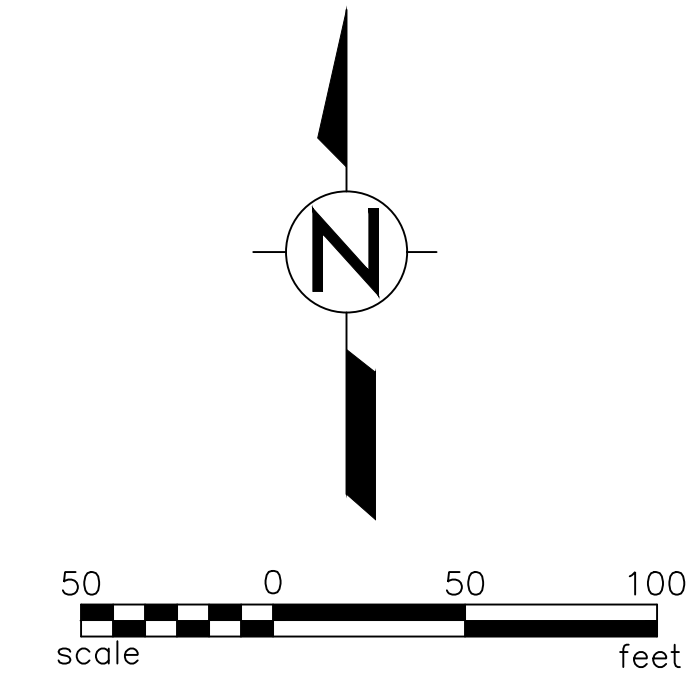
CIVIL COVER SHEET

SHEET	REV
EX1.01	4



FUEL MODIFICATION ZONE

PER SAN DIEGO COUNTY FIRE AUTHORITY A COMBUSTIBLE VEGETATION WITHIN THE ARRAY AND TO A DISTANCE OF 30 FEET FROM THE ARRAY AND ASSOCIATED EQUIPMENT SHALL BE REDUCED TO A HEIGHT OF NO MORE THAN 6 INCHES. VEGETATION WITHIN THE ARRAY AND TO A DISTANCE OF 30 FEET FROM THE ARRAY AND ASSOCIATED EQUIPMENT SHALL BE REDUCED TO A HEIGHT OF NO MORE THAN 6 INCHES.



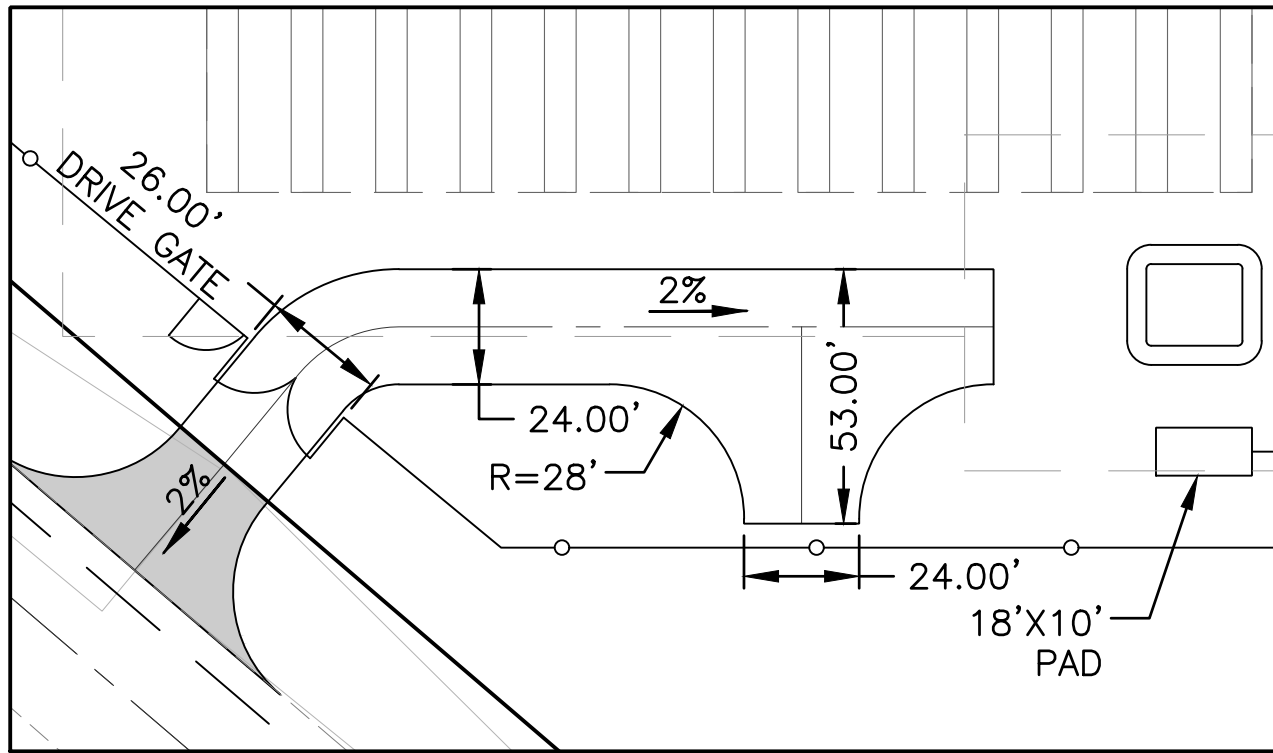
SUMMARY TABLE: EXISTING	
MISC. CONCRETE PADS	1,341 SF
WELL SITE	400 SF

SUMMARY TABLE: PROPOSED	
GRAVEL ACCESS ROAD	6,194 SF
EQUIPMENT PAD	180 SF
PANELS	50,606 SF
PILES	5 SF
ARRAY FOOTPRINT	3.16 AC
TOTAL SITE AREA	6.56 AC

TABLE OF SETBACKS (DESIGNATOR O)		
ITEM	REQUIRED SETBACK	DESIGNED SETBACK
FRONT YARD	50'	86'±
REAR YARD	15'	51'±

LEGEND

- ARRAY FOOTPRINT
- PROPERTY BOUNDARY
- SETBACK
- PROPOSED CHAIN-LINK FENCE
- TRENCHED CONNECTION LINE
- 24' PROPOSED GRAVEL ROAD
- 30' FUEL MODIFICATION ZONE
- EXISTING PAVEMENT
- CONCRETE PAD

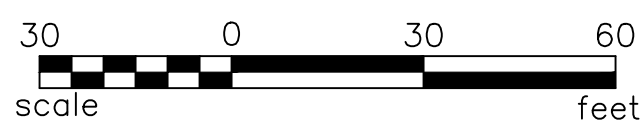
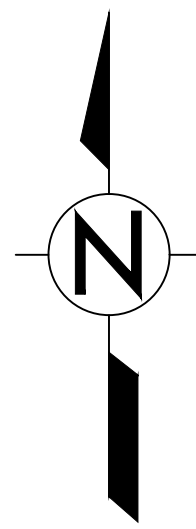
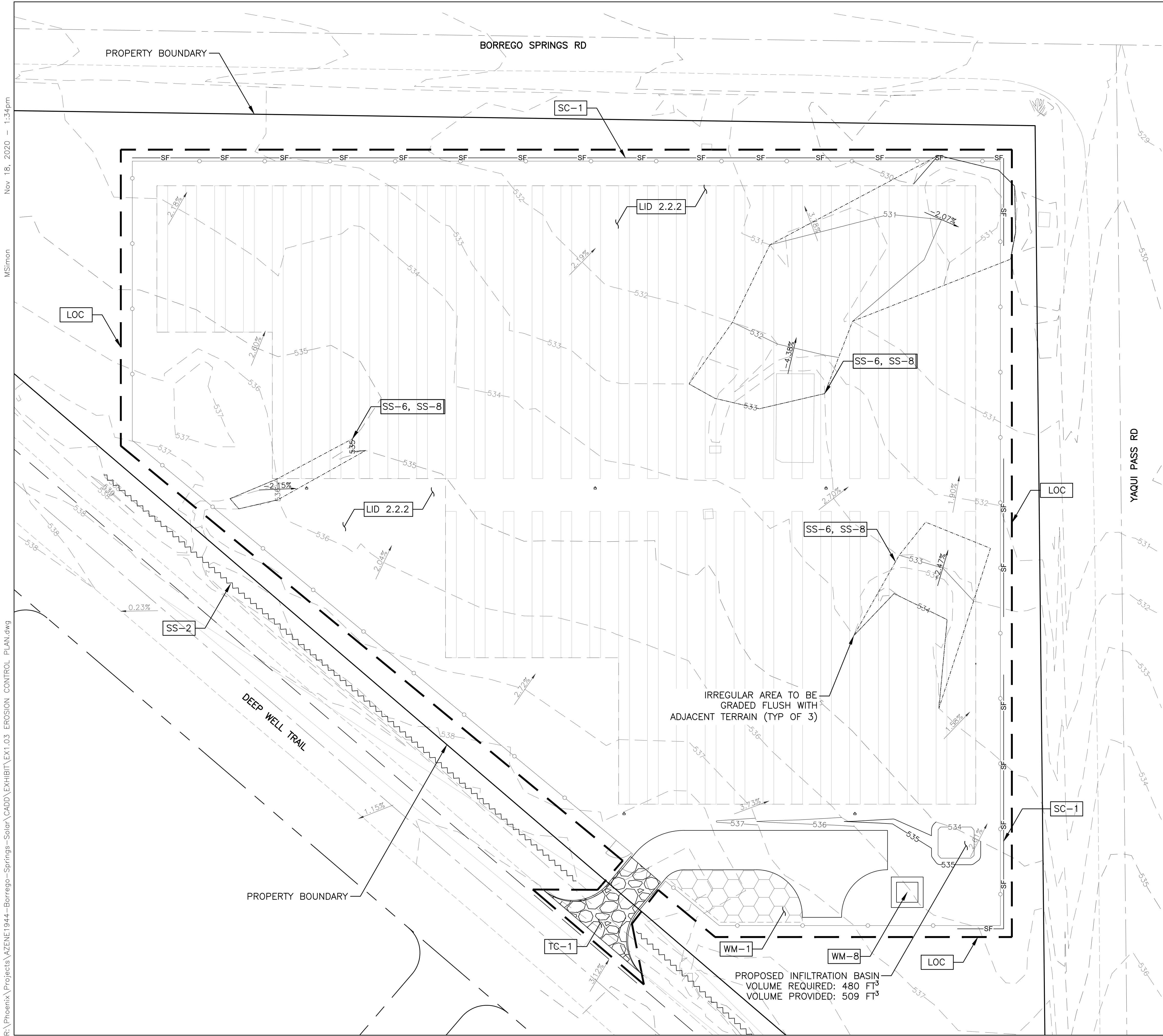


1 GRAVEL ACCESS ROAD
SCALE: 1"=40'



REVISIONS		DRW	CK	APV	SAS	SAS	SAS	SAS	SAS	SAS
REV	DATE	DESCRIPTION	CLIENT REVIEW	ISSUED FOR ADMINISTRATIVE PERMIT	COUNTY COMMENTS	COUNTY COMMENTS	COUNTY COMMENTS	COUNTY COMMENTS	COUNTY COMMENTS	COUNTY COMMENTS
0	10/23/19	CLIENT REVIEW								
1	11/07/19	ISSUED FOR ADMINISTRATIVE PERMIT								
2	03/20/20	COUNTY COMMENTS								
3	08/11/20	COUNTY COMMENTS								
4	11/18/20	COUNTY COMMENTS								

SCALE: 1"=50'
SIZE: 22"x34"
PROJECT#: AZENE1944



LEGEND

- SS-2** PRESERVATION OF EXISTING VEGETATION
- SC-1** SILT FENCE
- WM-1** MATERIAL DELIVERY AND STORAGE
- WM-8** CONCRETE WASTE MANAGEMENT
- TC-1** STABILIZED CONSTRUCTION ENTRANCE/EXIT
- LOC** LIMITS OF CONSTRUCTION
- LID 2.2.2** MINIMIZE DISTURBANCES TO NATURAL DRAINAGES
- SS-6, SS-8** MULCH, STRAW, WOOD CHIPS, SOIL APPLICATION
- PROPOSED FLOW DIRECTION ARROW
- EXISTING FLOW DIRECTION ARROW
- RIGHT OF WAY LINE
- SECTION LINE
- EASEMENT
- SITE BOUNDARY
- ACCESS ROAD
- CHAINLINK FENCE
- 535 EXISTING MAJOR CONTOUR
- 537 EXISTING MINOR CONTOUR
- 535 PROPOSED MAJOR CONTOUR
- 537 PROPOSED MINOR CONTOUR

ENGINEER

OWNER

CONTRACTOR

11/18/20

REV	DATE	DESCRIPTION	DRW	CK	APV	SAS	SAS	SAS	SAS	SAS
0	10/23/19	CLIENT REVIEW	MJS	TFR	SAS					
1	11/07/19	ISSUED FOR ADMINISTRATIVE PERMIT	MJS	TFR	SAS					
2	03/20/20	COUNTY COMMENTS	NEK	SAS	SAS					
3	08/11/20	COUNTY COMMENTS	MJS	TFR	SAS					
4	11/18/20	COUNTY COMMENTS	MJS		SAS					

SCALE: 1"=30'

SIZE: 22"x34"

PROJECT#: AZENE1944

PROJECT

CASA DEL ZORRO SOLAR

3845 YAQUI PASS ROAD, BORREGO SPRINGS, CALIFORNIA 92004

TITLE

EROSION CONTROL PLAN

SHEET

EX1.03

REV

4

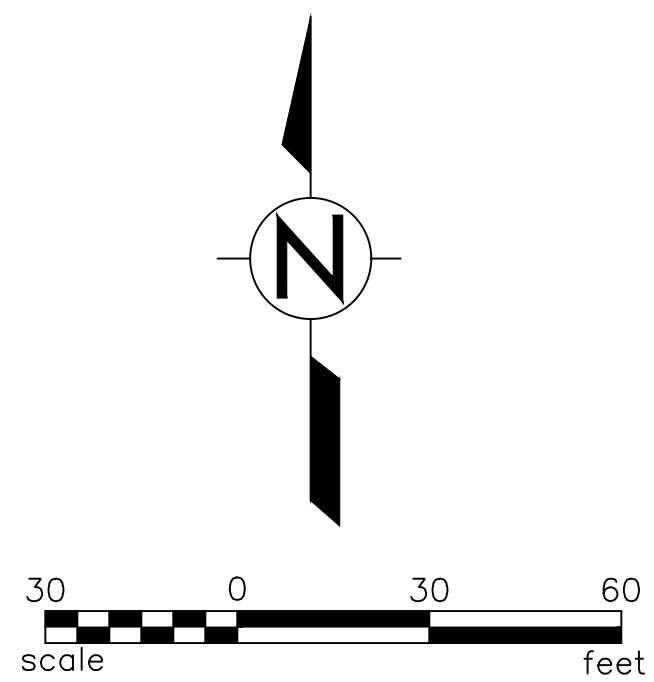


SCALE:	1"= 30'
SIZE:	22"x34"
PROJECT#:	AZENE194
92004	

SIZE: 22"x34

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HEET	REV
EX1.04	4



EXISTING FLOW DIRECTION ARROW

PROPOSED FLOW DIRECTION ARROW

- | | |
|-----------|-----------------------------------|
| —— 535 —— | EXISTING MAJOR CONTOUR |
| —— 537 —— | EXISTING MINOR CONTOUR |
| —— 535 —— | PROPOSED MAJOR CONTOUR |
| —— 537 —— | PROPOSED MINOR CONTOUR |
| —— GL —— | PROPOSED GRADING LIMITS |
| ————— | TRENCHING FOR UNDERGROUND AC LINE |

CUT: 224 CU. YD.
FILL: 50 CU. YD.
NET: 174 CU. YD. (CUT)*
*EXCESS MATERIAL TO BE :

*EXCESS MATERIAL TO BE SPREAD UNIFORMLY ACROSS SITE

27,870 SQ. FT.

THE BASIS OF BEARING IS THE MEASURED BEARING OF
S00°36'45"E ALONG THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE
6 EAST, SAN BERNARDINO BASE AND MERIDIAN, SAN
DIEGO COUNTY, CALIFORNIA

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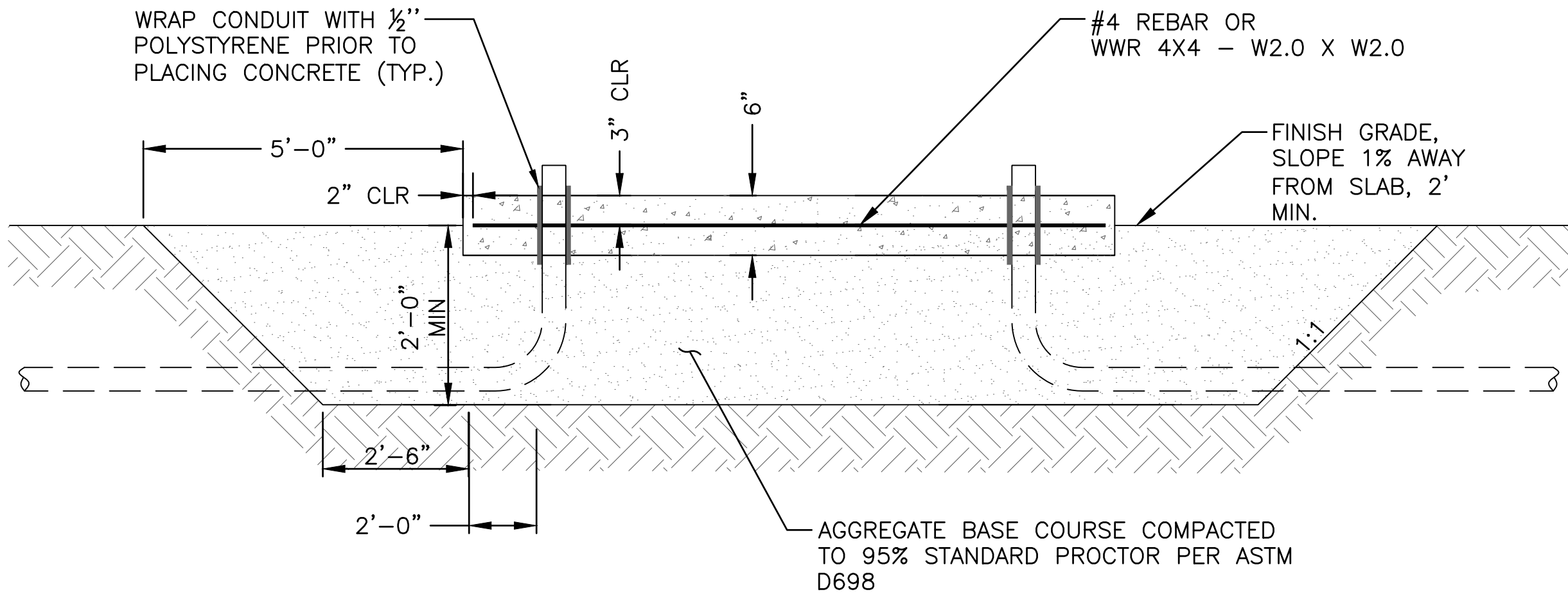
REBAR WITH ALUMINUM CAP.
POINT 100"
N = 2020012.18
E = 6538551.52
ELEV = 543.32

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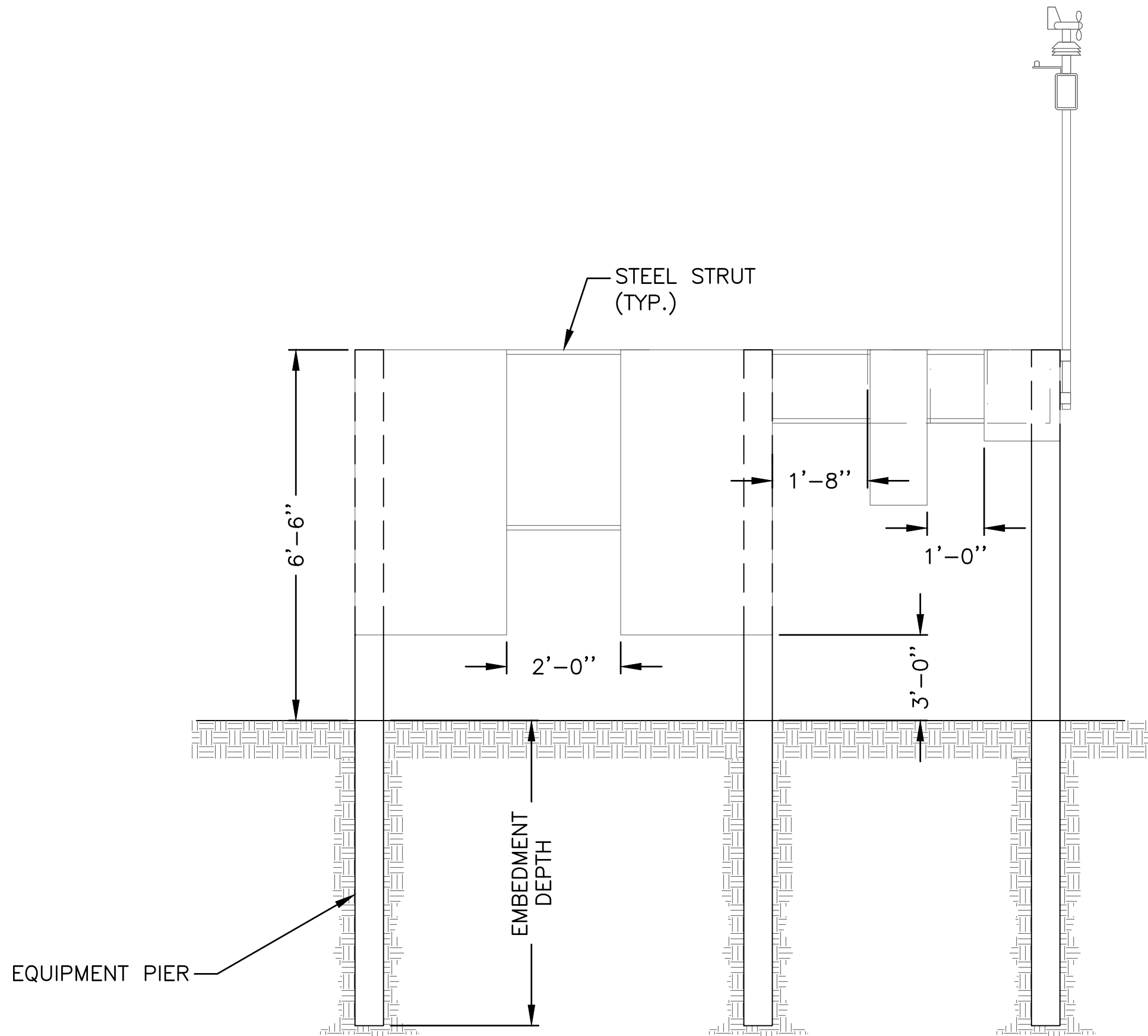
THE PURPOSE DEVELOPMENT DRAINAGE VOLUME &
VELOCITY WILL NOT EXCEED THE VOLUME & VELOCITY AT
THE EXISTING CONDITIONS

1. 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

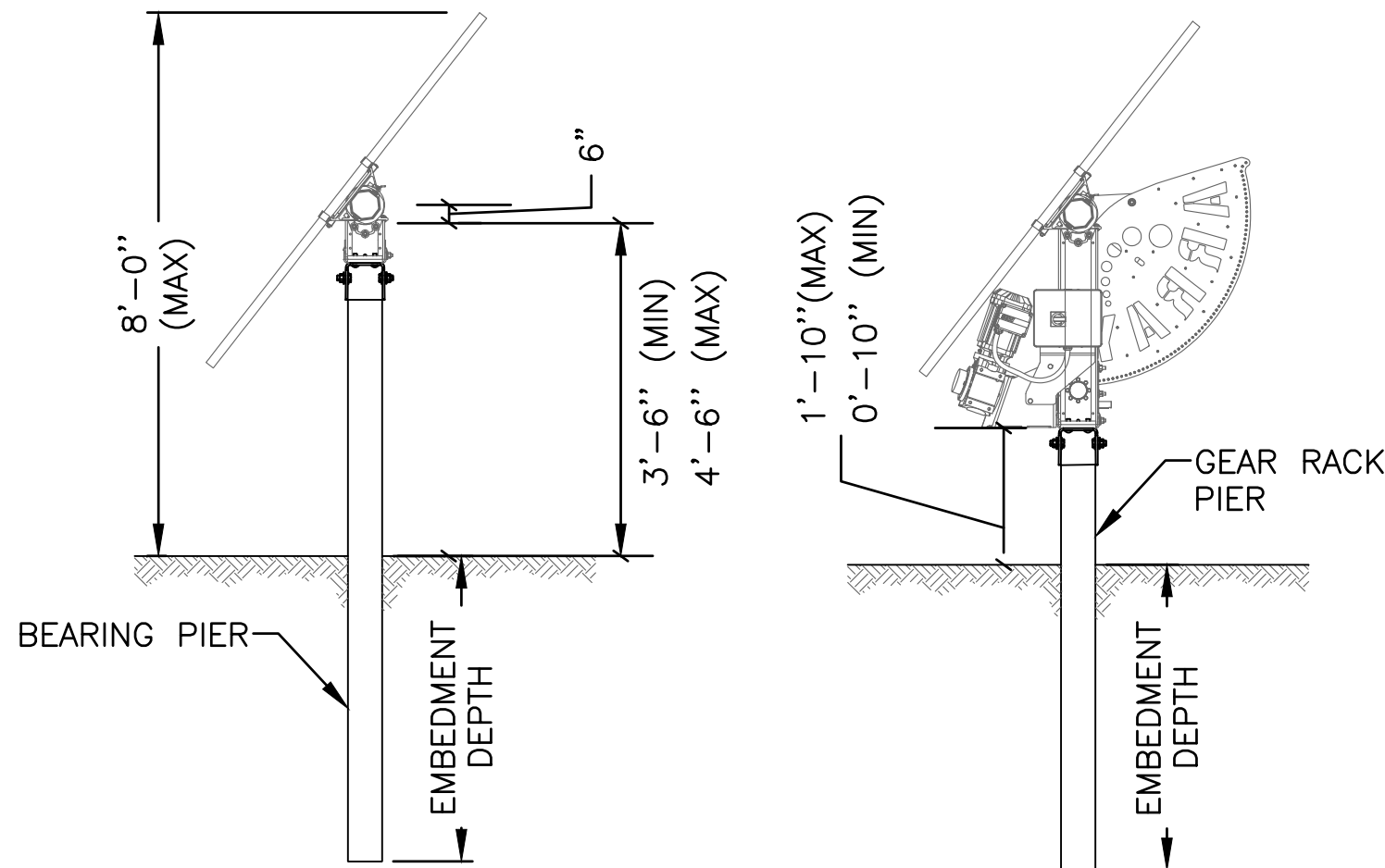




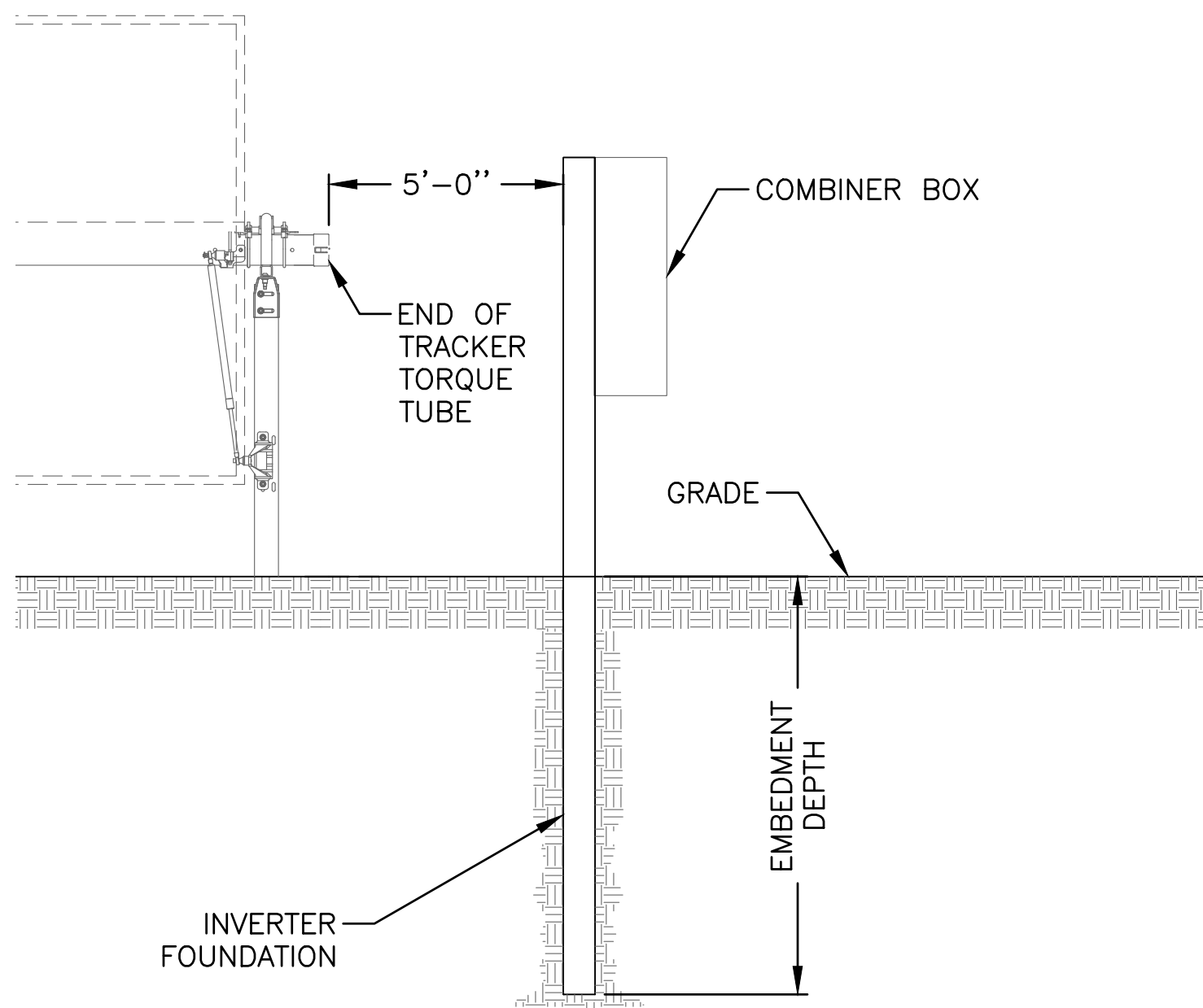
1 EQUIPMENT PAD FOUNDATIONS
SCALE: N.T.S. VIEW: SECTION



3 EQUIPMENT RACK
SCALE: N.T.S. VIEW: SECTION



2 TRACKER FOUNDATIONS
SCALE: N.T.S.



4 COMBINER BOX FOUNDATION
SCALE: N.T.S. VIEW: SECTION

NOTES:

- General
- These plans include the structural portion of the foundations only.
- The contractor shall verify all existing elevations and dimensions prior to construction.
- Details marked "Typical" shall apply in all cases, unless noted otherwise.
- For foundation location and equipment placement, see Civil or Electrical plans under separate cover.

- Design Specifications
- San Diego County Adopted Building Code
- 2015 International Building Code (IBC)
- American Concrete Institute (ACI) 318-11
- American Institute of Steel Construction 360-10 (AISC)
- For soil information, see geotechnical report prepared by ECS Southeast LLC, project number 30-1729dated September 21, 2018.
- Design Loads
- Snow Loads
- 2.6.1.1 Ground Snow Load, PG = 0 psf
- Wind Loads
- 2.6.2.1 3-Second Gust, Vult = 105 mph
- 2.6.2.2 Risk Category I
- 2.6.2.3 Exposure Category C
- Seismic Loads
- 2.6.3.1 Risk Category I
- 2.6.3.2 Seismic Importance Factor, IE = 1.00
- 2.6.3.3 SS = 0.922 g
- 2.5.3.4 S1 = 0.328 g
- 2.5.3.5 Site Class D
- 2.5.3.6 SDS = 0.695 g
- 2.5.3.7 SD1 = 0.382 g
- 2.5.3.8 Seismic Design Category D

- Construction Specification
- All construction shall conform to the 2015 International Building Code.

- Reinforced Concrete
- Cement shall be ASTM C 150 Type I or II, or equivalent. The maximum water cementitious ratio shall be 0.40. The concrete shall have total entrained air of 6%, +/- 1.5%. Minimum compression strength shall be 3000 psi at 28 days.
- Welded wire reinforcing shall conform to the specifications of ASTM A1064.
- Deformed reinforcing bars shall conform to the specifications of ASTM A615.
- All reinforcing steel shall have 2 inch clear cover unless noted otherwise.
- Chamfer all exposed corners 3/4 inch unless noted otherwise.
- Top surface to have float finish or light broom finish.
- Slab Tolerance: max 1/8" in 6' non-cumulative.

- Equipment Anchors
- Equipment shall be secured to the concrete pad by means of post-installed anchors. Either adhesive or expansion anchors may be used.
- The mounting holes on the equipment frame shall be used as a template to accurately locate the anchors.
- The anchors shall be 1/2" diameter nominal (minimum) and shall be embedded in the concrete a minimum of 4 inches. The anchors shall be able to develop a nominal tension capacity of 1000 lbs and a nominal shear capacity of 1000 lbs.
- Anchors shall be installed per manufacturer's instructions. Washer plates shall be placed under the anchor head in order to completely cover the mounting hole in the equipment frame if the anchor head cannot completely cover the mounting hole.

REV	DATE	DESCRIPTION	DRW	CK	APV	SAS	SAS	SAS	SAS	SAS	SAS	SAS	SAS	SAS	SAS
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1	11/07/19	ISSUED FOR ADMINISTRATIVE PERMIT	MJS	TFR	SAS	MJS	TFR	SAS	MJS	TFR	SAS	MJS	TFR	SAS	MJS
2	03/20/20	COUNTY COMMENTS	MJS	TFR	SAS	MJS	TFR	SAS	MJS	TFR	SAS	MJS	TFR	SAS	MJS
3	08/11/20	COUNTY COMMENTS	MJS	TFR	SAS	MJS	TFR	SAS	MJS	TFR	SAS	MJS	TFR	SAS	MJS
4	11/18/20	COUNTY COMMENTS	MJS	TFR	SAS	MJS	TFR	SAS	MJS	TFR	SAS	MJS	TFR	SAS	MJS