

From: [Koutoufidis, Nicholas](#)
To: [Cherry Diefenbach](#)
Subject: RE: updated JVR project plot plan - Part 1 of 2
Date: Monday, April 12, 2021 11:24:57 AM
Attachments: [JVR_MUP_Plot_Plan_Final_2021.04_\(002\).pdf](#)

Hi Cherry,

Please see the attached plot plans. I will be providing you a second email with a plot plan that shows the Community Buffer Alternative for the Jacumba CSG to consider.

I would like to keep the April 27, 2021 date for the agenda.

Here is what has changed in the plot plan since your last review:

Major Use Permit Boundary: As a result of the increased setbacks described below, the size of the Major Use Permit area has been reduced from 643 acres to 623 acres.

Old Highway 80: Along Old Highway 80, the project fence line on both sides of the roadway has been set back further to provide a larger buffer between the roadway and the project. The fence line along the north side of Old Highway 80 will be 70 feet from the project property line to the fence line, providing a buffer to the north that is 52 feet more than shown in the previous plot plan. The fence line along the south side of Old Highway 80 will be 140 feet from the project property line to the fence line, providing a buffer to the south that is 122 feet more than shown in the previous plot plan.

Jacumba Community Park: Adjacent to the Jacumba Community Park, the project fence line has been set back further to provide a larger buffer between the park and the Proposed Project. The fence line adjacent to the park will be 300 feet from the project property line to the fence line.

Water Main Realignment: The project will realign the water main north from the Ketchum Ranch Water Company well along the western edge of the project.

You can refer to the previous plot plans here:


[https://www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/JVR/DEIR/AdditionalDocs/JVR%20Plot%20Plans%20\(Optimized\).pdf](https://www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/JVR/DEIR/AdditionalDocs/JVR%20Plot%20Plans%20(Optimized).pdf)

Best,

Nicholas Koutoufidis, MBA

Land Use & Environmental Planner

County of San Diego

 858.495.5329

PDS Website <http://www.sdcounty.ca.gov/pds/index.html>

PDS Mapping Service <http://gis.co.san-diego.ca.us/>

From: Cherry Diefenbach <csdiefenbach@sbcglobal.net>

Sent: Monday, April 12, 2021 9:56 AM

To: Koutoufidis, Nicholas <Nicholas.Koutoufidis@sdcounty.ca.gov>

Cc: Jeffrey Osborne <jeff@jacumbahotsprings.com>; GREG CURRAN <gregcurran@sbcglobal.net>; jacari cousins <jaysoutherncafe@gmail.com>

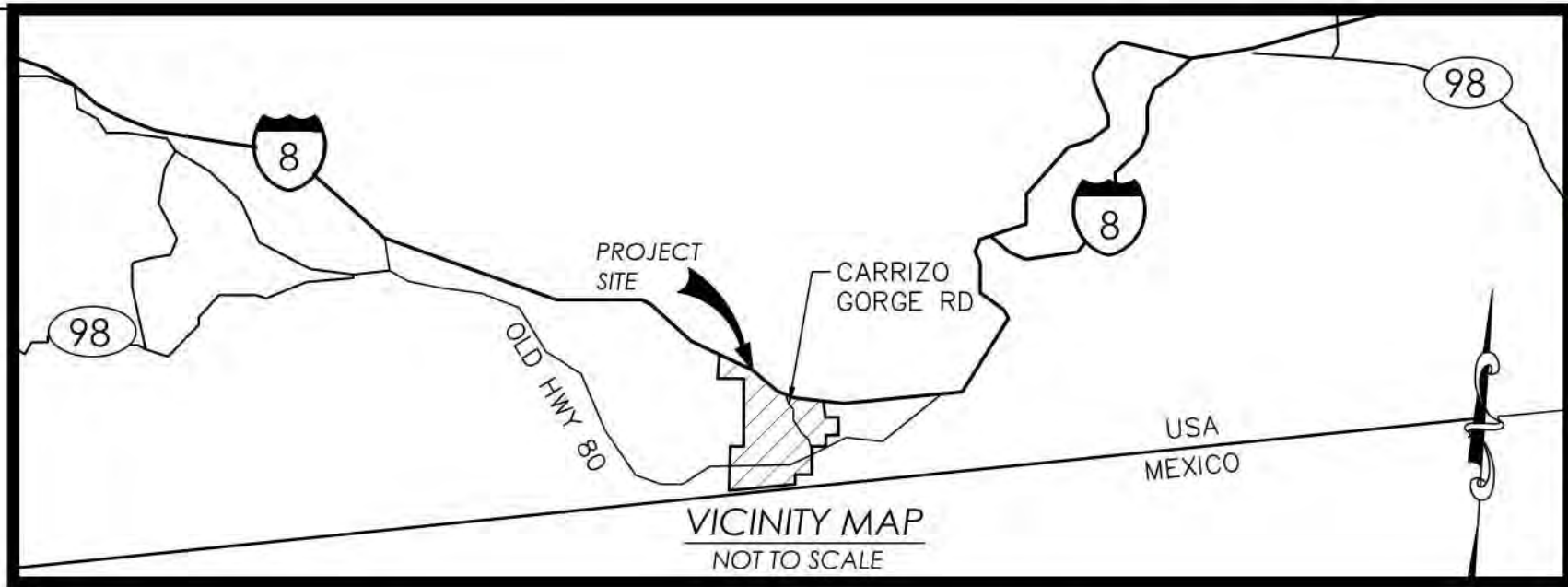
Subject: updated JVR project plot plan

Hi Nick,

To date, I have not yet received the updated JVR Project plan from you. Therefore, I am deferring any discussion of a revised JVR plan to our May 18th, 2021 sponsor group meeting. Perhaps by then, the County will have lifted in-person meeting restrictions so that you and the project applicant can come out to Jacumba to address the community about the project in person.

Cherry Diefenbach
Jacumba Sponsor Group Chair
619-743-5224

MAJOR USE PERMIT
FOR
JVR ENERGY PARK
COUNTY OF SAN DIEGO, CA
PDS2018-MUP-18-022



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SITE INFORMATION
JVR ENERGY PARK

PROJECT MANAGER
GEORGE GUNNOE
832.303.2477
PROJECT ENGINEER
AKHILA KRISHNAN
949.771.2976

NO.	ISSUE	DATE
1	MUP - 1ST SUBMITTAL	11/01/2018
2	MUP - 2ND SUBMITTAL	10/17/2019
3	MUP - 3RD SUBMITTAL	03/25/2020
4	MUP - 4TH SUBMITTAL	04/06/2021

PROJECT NUMBER KHA-194083001
DRAWN BY TC
REVIEWED BY WC
APPROVED BY DB

CLIENT SIGNATURE

MAJOR USE PERMIT

COVER SHEET

DRAWING
NUMBER 001

SHEET SIZE: ARCH D - 24" x 36"

GENERIC ZONING SETBACKS

PER COUNTY OF SAN DIEGO, PLANNING & DEVELOPMENT SERVICES, SETBACKS FOR SOLAR PHOTOVOLTAIC PANELS DOCUMENT; TO BE EVALUATED DURING MUP APPLICATION PROCESS.

FRONT: 3 FT
EXTERIOR SIDE: 3 FT
INTERIOR SIDE: 3 FT
REAR: 3 FT

SURVEY NOTE

COORDINATE SYSTEM: SEE ALTA
DATUM: SEE ALTA
ZONE: SEE ALTA
GEOID: SEE ALTA
VERTICAL DATUM: SEE ALTA
ORIGINATING BENCHMARK: SEE ALTA

BENCHMARK NOTE

ELEVATIONS FOR THIS SURVEY ARE BASED UPON NGS BENCHMARK "M1252" PID DC0157, BEING A VERTICAL CONTROL DISC AS DESCRIBED PER THE NGS DATASHEET.

ELEVATION: 2872.21 FEET
DATUM: NAVD88

BASIS OF BEARINGS NOTE

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM 83, ZONE 6, NAD83, EPOCH 2010.00, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS OPERATING REFERENCE STATIONS (CORS) "P066" AND "P0TR" BEING NORTH 89°37'30" WEST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS), AND MEETS ALL THE REQUIREMENTS OF THE CALIFORNIA PUBLIC RESOURCES CODE.

ZONING

EXISTING ZONE	APN
S-80 (MAJOR USE PERMIT REQUIRED)	660-150-07
	660-150-08
	660-150-10
	660-150-16
	660-150-21
	660-140-06
S-88 (LIMITED USES AFTER ADOPTION OF SPECIFIC PLAN)	660-140-08
	REMAINING APN LISTING
RL-40 - RURAL LANDS	661-010-02

ASSESSOR PARCEL NUMBERS

614-110-04	660-150-07	660-150-17	660-020-05	661-010-15
614-100-20	660-150-08	660-150-18	660-020-06	661-010-26
614-100-21	660-150-10	660-150-21	661-060-12	661-010-27
660-170-09	660-150-14	660-140-06	661-060-22	661-010-30
660-150-04	660-150-16	660-140-08	661-010-02	

PROJECT TEAM

DEVELOPER AND PRELIMINARY DESIGN ELECTRICAL ENGINEER
JVR ENERGY PARK, LLC
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SURVEYOR
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NINYO & MOORE GEOTECHNICAL &
ENVIRONMENTAL SCIENCES CONSULTANTS
NISSA MORTON
5710 RUFFIN ROAD
SAN DIEGO, CA 92123
(858) 576-1000

NOTES

- GROSS (PROPERTY) AREA: 1,355.84 ACRES
- MUP BOUNDARY ("DEVELOPED") AREA: 623.02 ACRES
- FENCED AREA (INCLUDES PROJECT COLLECTOR SUBSTATION AND SWITCHYARD): 547.21± ACRES
- GENERAL PLAN: PUBLIC AGENCY LANDS, VILLAGE RESIDENTIAL (VR-2), RURAL COMMERCIAL
- REGIONAL CATEGORY: VILLAGE AND RURAL
- TOPOGRAPHIC SOURCE: KIMLEY-HORN FIELD SURVEY COMPLETED 8/8/2018 (SEE SURVEY NOTE, LEFT)
- ASSOCIATED REQUESTS: NONE
- WATER DISTRICT: JACUMBA COMMUNITY SERVICES DISTRICT
- FIRE DISTRICT: SAN DIEGO COUNTY FIRE AUTHORITY
- THE APPROVAL OF THIS MAJOR USE PERMIT (MUP) AUTHORIZES THE FOLLOWING: CONSTRUCTION, OPERATION, AND MAINTENANCE OF A PHOTOVOLTAIC (PV) 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 MATERIAL (CONCRETE, BLOCK, METAL) OR SIMILAR AND PAINTED EARTH TONE COLORS AS EXPLICITLY REQUIRED BY THE CONDITIONS OF APPROVAL.
- LIGHTING FOR MAINTENANCE AND SECURITY PURPOSES ONLY. SHIELDED LIGHTING LOCATED AT ENTRANCE GATES AND INVERTER/TRANSFORMER PADS AND SHALL CONFORM TO COUNTY OF SAN DIEGO OUTDOOR LIGHTING REQUIREMENTS.
- PHASING - PROJECT MAY BE IMPLEMENTED IN SEVERAL PHASES WITHOUT REGARD TO SEQUENCE.
- ALL DISTURBED AREAS SHALL BE COVERED WITH ORGANIC MULCH OR APPROVED EQUAL TO REDUCE DUST, SEEDED, AND WATERED REGULARLY AND PERMANENTLY DURING CONSTRUCTION.
- SEE PRELIMINARY GRADING PLANS FOR PROPOSED GRADING.
- SEE EROSION AND SEDIMENT CONTROL PLANS FOR PRELIMINARY LAYOUT OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, LAYDOWN, STAGING, AND CONSTRUCTION MANAGEMENT AREAS.
- 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 PERMITS 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 20' FIRE ACCESS DRIVE WIDTHS MAY BE REDUCED ADMINISTRATELY WITH THE APPROVAL OF THE COUNTY AND FIRE AUTHORITY HAVING JURISDICTION OVER THE PROJECT.
- A SYSTEM IDENTIFICATION SIGN SHALL BE LOCATED AT ALL GATE ENTRANCES. SIGN SHALL BE 12" X 18" MIN. SIGN SHALL LIST NAME OF SITE AND CONTACT INFORMATION AS PROVIDED BY SDGE.
- PRIVATE PROPERTY/NO TRESPASSING AND HIGH VOLTAGE SIGNS SHALL BE LOCATED AT ALL GATE ENTRANCES AND EVERY 100' MINIMUM ON FENCE, THE SIGN SHALL BE 10" X 14" MISCELLANEOUS INTERIOR DIRECTIONAL AND SAFETY SIGNAGE AND PERMITTED.
- LIGHTING ORDINANCE COMPLIANCE: IN ORDER TO COMPLY WITH THE COUNTY LIGHTING ORDINANCE 59.101 ET SEQ. AND ZONING ORDINANCE SECTIONS 6322, 6324, AND 6326, THE ONSITE LIGHTING SHALL COMPLY WITH THE APPROVED PLOT PLAN(S), SPECIFIC PERMIT CONDITIONS AND APPROVED BUILDING PLANS ASSOCIATED WITH THIS PERMIT. ALL LIGHT FIXTURES SHALL BE DESIGNED AND ADJUSTED TO REFLECT LIGHT DOWNWARD, AWAY FROM ANY ROAD OR STREET, AND AWAY FROM ADJOINING PREMISES, AND SHALL OTHERWISE CONFORM TO THE COUNTY LIGHTING ORDINANCE 59.101 ET SEQ. AND ZONING ORDINANCE SECTIONS 6322, AND 6324. THE PROPERTY OWNER AND PERMITTEE SHALL CONFORM TO THE APPROVED PLOT PLAN(S), SPECIFIC PERMIT CONDITIONS, AND APPROVED BUILDING PLANS ASSOCIATED WITH THIS PERMIT AS THEY PERTAIN TO LIGHTING. NO ADDITIONAL LIGHTING IS PERMITTED. IF THE PERMITTEE OR PROPERTY OWNER CHOOSES TO CHANGE THE SITE DESIGN IN ANY WAY, THEY MUST OBTAIN APPROVAL FROM THE COUNTY FOR A MINOR DEVIATION OR A MODIFICATION PURSUANT TO THE COUNTY OF SAN DIEGO ZONING ORDINANCE.
- METEOROLOGICAL (MET) STATIONS SHALL BE LOCATED ADJACENT TO THE INVERTER/EQUIPMENT PADS AS SHOWN ON THE PLANS.

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
CL	CENTERLINE
CL	EXISTING
(E)	EDGE OF PAVEMENT
EOP	EDGE OF PAVEMENT
MIN	MINIMUM
NTS	NOT TO SCALE
(P)	PROPOSED
PL	PROPERTY LINE
ROW	RIGHT-OF-WAY
TBD	TO BE DETERMINED
TYP	TYPICAL
VAR	VARIES

ON-SITE STRUCTURES	APPROX. FLOOR AREA (SF)
(E) TO REMAIN	0
(E) TO BE REMOVED	47,000
(P) BATTERY STORAGE CONTAINERS	75,124
(P) INVERTER SKID	7,859
(P) SUBSTATION CONTROL BUILDING	527

SITE WORK DESCRIPTION	ACREAGE
FENCED SDG&E SWITCHYARD AREA	1.79
SDG&E SWITCHYARD AREA BEYOND FENCING	3.01
TOTAL SWITCHYARD EASEMENT AREA	4.80
FENCED SDG&E SWITCHYARD AREA	1.79
FENCED PV ARRAY FIELD	544.89
FENCED PROJECT SUBSTATION	0.53
TOTAL FENCED AREA	547.21
LANDSCAPED AREA	5.55
PUBLIC DRIVEWAYS AND ACCESS TO PV ARRAY FIELD ONLY	0.90
UTILITY DRIVEWAYS TO PROJECT SUBSTATION, SDG&E SWITCHYARD, AND TOWERS	1.35
GRADING (BEYOND ABOVE)	4.69
ADDITIONAL MUP BOUNDARY AREA	60.31
NET DEVELOPED (TOTAL MUP BOUNDARY)	623.02

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
001	COVER SHEET
002	TITLE REPORT
100	OVERALL PLOT PLAN
101	ENLARGED PLOT PLAN
102	ENLARGED PLOT PLAN
103	ENLARGED PLOT PLAN
104	ENLARGED PLOT PLAN
201	DETAILS
202	DETAILS
203	DETAILS
204	DETAILS
205	DETAILS
300	AVIATION COMPATIBILITY PLAN
301	AVIATION COMPATIBILITY PROFILE
400	BEST MANAGEMENT PRACTICES
500	OVERALL CONCEPTUAL LANDSCAPE PLAN
501	CONCEPTUAL LANDSCAPE ENLARGEMENT A AND SECTIONS
502	CONCEPTUAL LANDSCAPE ENLARGEMENT B AND SECTIONS
503	CONCEPTUAL LANDSCAPE ENLARGEMENT C AND SECTIONS
504	CONCEPTUAL LANDSCAPE ENLARGEMENT D AND SECTIONS

LEGEND

	PROPERTY LINE
	MUP BOUNDARY
	CENTER LINE
	SETBACK LINE
	EASEMENT LINE
	EXISTING WATER LINE
	EXISTING OVERHEAD ELECTRIC
	PROPOSED SITE FENCE. SEE SHEET 202, DETAIL 1
	PROPOSED LANDSCAPE BUFFER
	PROPOSED ALL WEATHER ACCESS DRIVE.
	EXISTING STRUCTURES
	PROPOSED PAVED ACCESS DRIVE. PAVED IMPROVEMENTS SHOULD BE COORDINATED WITH THE ADJACENT LANDOWNER UNLESS EXPLICIT RIGHTS ARE HELD TO MAKE SUCH IMPROVEMENTS. SEE SHEET 201, DETAIL 2
	EXISTING SDG&E TRANSMISSION TOWER. SEE SHEET 202, DETAIL 6
	WELL TO REMAIN
	WELL TO BE DECOMMISSIONED
	PROPOSED WATER TANK
	PROPOSED METEOROLOGICAL STATION. SEE SHEET 203, DETAIL 1
	30-FT WIDE FUEL MODIFICATION ZONE NO ELECTRICAL EQUIPMENT PERMITTED
	SUBJECT TO INUNDATION BY THE CALCULATED 100-YEAR FLOOD (ABOVE 6-INCHES IN DEPTH)
	DRAINAGE FEATURES
	50' DRAINAGE FEATURE BUFFER

BORDER SETBACK DESCRIPTION	ENCROACHMENT ACREAGE
APPROXIMATE ENCROACHMENT OF PROPOSED FENCED SITE AREA INTO 90' COUNTY SETBACK, WHICH BEGINS 60' FROM THE USA-MEXICO BORDER ALONG THE NORTH EDGE OF THE ROOSEVELT PUBLIC RESERVE SETBACK	1.3±
APPROXIMATE ENCROACHMENT OF PROPOSED FENCED SITE AREA INTO 60' ROOSEVELT PUBLIC RESERVE SETBACK, WHICH BEGINS AT THE USA-MEXICO BORDER	0

LEGAL DESCRIPTION PER TITLE REPORT

P.T.R. NO. 01180-286185

THE LAND REFERED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO UNINCORPORATED AND DESCRIBED AS FOLLOWS:

THE NORTHWEST QUARTER; AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32 IN TOWNSHIP 17 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

EXCEPTING THAT PORTION THEREOF CONVEYED BY WILLIAM M. RUBY AND PEARL RUBY TO THE SAN DIEGO AND ARIZONA RAILWAY COMPANY, A CORPORATION, BY THAT CERTAIN DEED DATED JANUARY 4, 1918, AND RECORDED JANUARY 18, 1918 IN OF DEEDS, WHICH SAID DEED WAS RE-RECORDED JANUARY 25, 1918 IN OF DEEDS.

ALSO EXCEPTING ALL THAT PORTION LYING NORTHERLY OF THE SOUTHERLY BOUNDARY OF STATE HIGHWAY XI-SD-8 AS DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 19, 1965 AS INSTRUMENT NO. 210946 OF OFFICIAL RECORDS.

APN: 614-100-20

P.T.R. NO. 01180-286186

THE LAND REFERED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO UNINCORPORATED AND DESCRIBED AS FOLLOWS:

THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF; AND LOT 1(NE QUARTER OF NORTHEAST QUARTER) OF SECTION 5; AND LOT 4 (NORTHWEST QUARTER OF NORTHWEST QUARTER); AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, IN TOWNSHIP 18 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

EXCEPT FROM SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 AND FROM SAID LOT 4 IN SECTION 4 THOSE PORTIONS LYING NORTHEASTERLY AND NORTHERLY OF THE SOUTHWESTERLY AND SOUTHERLY LINES OF STATE HIGHWAY XI-SD-8 AS DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 19, 1965 AS FILE NO. 210946 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN 102 FOOT STRIP OF LAND DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO RECORDED MARCH 3, 1967 AS FILE NO. 29320 OF OFFICIAL RECORD KNOWN AS ROAD SURVEY NO. 635-66.

APN: 614-100-21, 660-020-06, 661-010-15, 661-010-26

P.T.R. NO. 01180-286187

THE LAND REFERED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO UNINCORPORATED AND DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY BOUNDARY OF STATE HIGHWAY XI-SD-8 AS DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 19, 1965 AS FILE NO. 210946 OF OFFICIAL RECORDS.

APN: 614-110-04

P.T.R. NO. 01180-286190

THE LAND REFERED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO UNINCORPORATED AND DESCRIBED AS FOLLOWS:

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8 IN TOWNSHIP 18 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

EXCEPTING FROM SAID THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER THAT PORTION THEREOF CONVEYED BY BESSIE FOSTER, A WIDOW TO JOHN. A EUBANK BY DEED DATED JULY 29, 1921 AND RECORDED IN BOOK 857 PAGE 184 OF DEEDS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 8 EAST; THENCE RUNNING IN AN EASTERLY DIRECTION ALONG THE COUNTY HIGHWAY, A DISTANCE OF 417.42 FEET; THENCE SOUTH AT RIGHT ANGLES TO SAID COUNTY HIGHWAY, A DISTANCE OF 417.42 FEET; THENCE IN A WESTERLY DIRECTION A DISTANCE OF 417.42 FEET, THENCE NORTH, A DISTANCE OF 417.42 FEET TO PLACE OF BEGINNING.

ALSO EXCEPTING THEREFROM ANY PORTION, IF ANY, LYING NORTH OF THE CENTER LINE OF THE STATE HIGHWAY AS THE SAME IS CONSTRUCTED ACROSS THE PROPERTY.

APN: 660-150-04

P.T.R. NO. 01180-286191

THE LAND REFERED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO UNINCORPORATED AND DESCRIBED AS FOLLOWS:

LOTS 5, 6 AND 7 IN SECTION 8 IN TOWNSHIP 18 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO OFFICIAL PLAT THEREOF.

EXCEPTING FROM LOT 7 THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE WEST LINE 380 FEET NORTH OF THE

SOUTHWEST CORNER; THENCE EAST 200 FEET PARALLEL WITH THE NORTH LINE; THENCE NORTH PARALLEL WITH THE WEST LINE TO THE NORTH LINE; THENCE WEST TO THE NORTHWEST CORNER; THENCE SOUTH TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHERLY 60 FEET.

APN: 660-150-07, 660-150-08, 660-150-10

P.T.R. NO. 01180-286196

THE LAND REFERED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO UNINCORPORATED AND DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER; AND THE NORTHEAST OF THE NORTHWEST QUARTER OF SECTION 8 IN TOWNSHIP 18 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THOSE PORTIONS LYING WITH THE RAILWAY RIGHT OF WAY OF THE SAN DIEGO AND ARIZONA EASTERN RAILWAY COMPANY.

APN: 660-150-14, 660-150-17, 660-150-18

P.T.R. NO. 01180-286197

THE LAND REFERED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO UNINCORPORATED AND DESCRIBED AS FOLLOWS:

LOT 35 IN BLOCK 1 OF JACUMBA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1707, FILED IN THE OFFICE OF THE COUNTY REORDERED OF SAN DIEGO COUNTY, MARCH 10, 1953.

APN: 660-170-09

P.T.R. NO. 01180-286200

THE LAND REFERED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO UNINCORPORATED AND DESCRIBED AS FOLLOWS:

PARCEL A: THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4 AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 18 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL B: LOT 2 AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP, 18 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO OFFICIAL PLAT THEREOF: *SEE SURVEYORS NOTE 15*

EXCEPTING THAT PORTION THEREOF INCLUDED WITHIN THE 200 FOOT STRIP OF LAND CONVEYED BY MRS. ANNA M. ANTHONY TO SAN DIEGO AND ARIZONA RAILWAY COMPANY, A CORPORATION, BY DEED DATED MAY 24, 1917, RECORDED IN BOOK 722 PAGE 309 OF DEEDS.

ALSO EXCEPTING THAT PORTION OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, LYING NORTHERLY OF THE SOUTHERLY BOUNDARY OF STATE HIGHWAY XI-SD-8 AS DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 19 1965 AS FILE NO. 210946 OF OFFICIAL RECORDS.

PARCEL C: THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE OF MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

EXCEPTING THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, THAT PORTION THEREOF CONVEYED BY ELIZABETH ESBURY, EXCUTRIX AND LORENE M. MAYER C. M. GIFFORD AND ARTHUR A. HENDERSON, EXECUTORS OF THE LAST WILL AND TESTAMENT OF SMITH HARRIS ESBURY, DECEASED, ET AL, TO THE SAN DIEGO AND ARIZONA RAILWAY COMPANY, A CORPORATION BY DEED DATED AUGUST 1917 AND RECORDED IN BOOK 744, PAGE 393 OF DEEDS.

APN: 660-020-05

P.T.R. NO. 01180-286201

THE LAND REFERED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO UNINCORPORATED AND DESCRIBED AS FOLLOWS:

PARCEL A: THAT PORTION OF LOT 3 (THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, LYING SOUTHWEST OF THE SOUTHWESTERLY LINE OF STATE HIGHWAY XI-SD8 AS DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 19, 1965 AS INSTRUMENT NO. OF OFFICIAL RECORDS.

PARCEL B: THE EAST HALF OF THE SOUTHWEST QUARTER; THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4 IN TOWNSHIP 18 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

EXCEPTING THAT PORTION OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING WITHIN THE BOUNDARY OF STATE HIGHWAY XI-SD-8 AS DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 19, 1965 AS DOCUMENT NO. 210946 OF OFFICIAL RECORDS.

ALSO EXCEPTING THAT PORTION OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING NORTHEASTERLY OF THE LOCATION AND NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY BOUNDARY OF THE 102 FOOT STRIP OF LAND DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO RECORDED MARCH 3, 1967 AS DOCUMENT NO. 29320 OF OFFICIAL RECORDS, KNOWN AS ROAD SURVEY NO.L 635-66.

ALSO EXCEPTING FORM SAID NORTHWEST QUARTER OF THE SOUTEAST QUARTER THAT PORTION LYING WITHIN SAID 102 FOOT STRIP OF LAND DESCRIBED IN DEED TO THE COUNTY OF SAND DIEGO RECORDED MARCH 3, 1967 AS DOCUMENT NO, 29320 OF OFFICIAL RECORDS, KNOWN AS ROAD SURVEY NO. 635-66.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DESCRIBED IN A DEED TO BAHJASHALLAL. A WIDOW RECORDED DECEMBER 5, 2011 AS INSTRUMENT NO. 2011-0649937 OF OFFICIAL RECORDS.

PARCEL C: THOSE PORTIONS OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 6-8 IN FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 19, 1995 AS FILE NO. 210946 OF OFFICIAL RECORDS, BEING A POINT DISTANT NORTH 17°55'25" WEST, 858.01 FEET FROM A ROCK MOUND MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4, SAID ROCK MOUND BEING AT COORDINATES Y EQUALS 169,423.87 FEET AND X EQUALS 2,029,052.61 FEET; THENCE NORTH 81°25'00" WEST, 1700 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 8°34'00" WEST, 120.00 FEET; THENCE NORTH 81°26'00" WEST, 231.28 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 4350 FEET, THROUGH AN ANGLE OF 8°46'51" A DISTANCE OF 666.66 FEET; THENCE SOUTH 37°10'03" WEST, 73.73 FEET; THENCE FROM A TANGENT THAT BEARS, SOUTH 52°49'57" EAST, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 530 FEET, THROUGH AN ANGLE OF 22°48'41", A DISTANCE OF 211.01 FEET TO THE NORTHEASTERLY LINE OF A COUNTY ROAD, 60 FEET WIDE, DESCRIBED IN DEED TO THE COUNTY OF SAND DIEGO RECORDED JANUARY 17, 1935 IN BOOK 371, PAGE 218 OF OFFICIAL RECORDS OF SAID COUNTY, ALSO KNOWN AS CARRIZO GORGE ROAD AND BEING A POINT IN THE NORTHWESTERLY BOUNDARY OF THE 102 FOOT STRIP OF LAND DESCRIBED IN DEED TO THE COUNTY OF SAND DIEGO, RECORDED MARCH 3, 1967 AS DOCUMENT NO. 29320 OF OFFICIAL RECORDS; THENCE ALONG SAID NORTHWESTERLY BOUNDARY NORTHEASTERLY 11 FEET TO THE MOST NORTHERLY CORNER OF SAID 102 FOOT STRIP; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY BOUNDARY OF SAID STRIP TO THE WESTERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE SOUTHWEST CORNER THEREOF; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG THE AST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER TO THE SOUTHERLY BOUNDARY OF SAID PARCEL 6-8; THENCE ALONG SAID SOUTHERLY BOUNDARY NORTH 81°26" WEST THE TRUE POINT OF BEGINNING.

EXCEPTING THAT PORTION LYING WITHIN SAID 102 FOOT STRIP OF LAND DESCRIBED IN THE DEED TO THE COUNTY OF SAND DIEGO RECORDED MARCH 3, 1967 AS FILE NO. OF OFFICIAL RECORDS, KNOWN AS ROAD SURVEY NO 635-66

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND IN A DEED TO REAGAN SHALLAL, A SINGLE MAN RECORDED MARCH 16, 2012 AS INSTRUMENT NO. 2012-0156124 OF OFFICIAL RECORDS.

APO: 661-010-30

P.T.R. NO. 01180-286202

THE LAND REFERED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO UNINCORPORATED AND DESCRIBED AS FOLLOWS:

PARCEL A: THE WEST HALF OF TH ENORTHWEST QUARTER OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

APN: 661-060-12

P.T.R. NO. 01180-286203

THE LAND REFERED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO UNINCORPORATED AND DESCRIBED AS FOLLOWS:

LOT A: LOT 8 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO OFFICIAL PLAT THEREOF.

LOTB: THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO OFFICIAL PLAT THEREOF.

EXCEPT THAT PORTION OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 LYING WITHIN A STRIP OF LAND 400.00 FEET WIDE, LYING 200.00 FEET ON EACH SIDE OF THE FOLLOWING CENTER LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE SOUTH 01°33'54" WEST, 793.87 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY PORTION OF THE CENTER LINE OF THE JACUMBA AIRPORT RUNWAY, THENCE ALONG SAID WESTERLY PROLONGATION OF CENTER LINE SOUTH 83°00'24" WEST, 939.81 FEET. THE SIDE LINE OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE ON THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 ON THE EAST AND LINE PERPENDICULAR TO SAID CENTER LINE ON THE WEST

APN: 661-060-22

P.T.R. NO. 01180-286204

THE LAND REFERED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO UNINCORPORATED AND DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 4, THENCE SOUTH 528 FEET THENCE WEST 165 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 264 FEET, THENCE WEST 82.5 FEET, THENCE NORTH 264 FEET, THENCE EAST 82.5 FEET TO THE TRUE POINT OF BEGINNING.

APN: 661-010-02

P.T.R. NO. 18000480409

THE LAND REFERED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO UNINCORPORATED AND DESCRIBED AS FOLLOWS:

PARCEL 1: THE WEST 200 FEET ON THE NORTH 200 FEET THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY AND SUPPLEMENTAL PLAT APPROVED APRIL 4, 1914.

PARCEL 2: THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY AND SUPPLEMENTAL PLAT APPROVED APRIL 4, 1914.

EXCEPTING THEREFROM THAT PORTION OF SAID IN A GRANT DEED TO THE COUNTY OF SAN DIEGO RECORDED APRIL 19, 1984 AS FILE NO. 84-144067 OF OFFICIAL RECORDS AND DESCRIBED AS FOLLOWS:

THE NORTHERLY 1007.50 FEET OF THE WESTERLY 900.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED APRIL 4, 1914.

PARCEL 3: THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY AND SUPPLEMENTAL PLAT APPROVED APRIL 4, 1914.

EXCEPTING THEREFROM THE WEST 200 FEET OF THE NORTH 200 FEET THE NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY AND SUPPLEMENTAL PLAT APPROVED ON APRIL 4, 1914.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID IN A GRANT DEED TO THE JACUMBA COMMUNITY SERVICES DISTRICT RECORDED FEBRUARY 1, 1990 AS FILE NO. 90-058157 OF OFFICIAL RECORDS AND DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST ¼ OF SAID FRACTIONAL SECTION 8, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY AND SUPPLEMENTAL PLAT APPROVED APRIL 4, 1914. DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 8, THENCE NORTH 89°49'03" WEST ALONG THE EAST AND WEST ½ LINE OF SAID SECTION 8 A DISTANCE OF 1390.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°10'57" WEST 240.000 FEET; THENCE SOUTH 89°49'03" EAST 10.00 FEET; THENCE SOUTH 00°10'57" WEST 30.00 FEET; THENCE NORTH 89°49'03" WEST 30.00 FEET; THENCE NORTH 000 10°57" EAST 30.00 FEET;THENCE SOUTH 89°49'03" EAST 10.00 FEET; THENCE NORTH 00°10'57" EAST 240.00 FEET TO THE EAST AND WEST ½ LINE OF SAID SECTION 8, THENCE SOUTH 89°49'03" EAST 10.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY OF THE SOUTHERLY RIGHT OF WAY OF OLD HIGHWAY 80, 100 FEET WIDE, AS SHOWN ON MISCELLANEOUS MAP NO. 116, COUNTY OF SAN DIEGO RECORDS.

ALSO EXCEPTING THEREFROM A ROUTE DESCRIBED AS FOLLOWS:

COMMENCING AT SAID TRUE POINT OF BEGINNING;THENCE SOUTH 00°10'57" WEST 240.00 FEET;THENCE NORTH 89°49'03 WEST 10.00 FEET; THENCE NORTH 00°10'57" EAST 240.00 FEET TO THE EAST AND WEST ½ LINE OF SAID SECTION 8; THENCE SOUTH 89°49'00" EAST 10.000 FEET TO SAID TRUE POINT OF BEGINNING.

APN: 660-140-06, 660-140-08, 660-150-06, 660-150-21



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Kimley»Horn

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SITE INFORMATION
JVR ENERGY PARK

PROJECT MANAGER
GEORGE GUNNOE
832.303.2477

PROJECT ENGINEER
AKHILA KRISHNAN
949.771.2976

NO.	ISSUE	DATE
1	MUP - 1ST SUBMITTAL	11/01/2018
2	MUP - 2ND SUBMITTAL	10/17/2019
3	MUP - 3RD SUBMITTAL	03/25/2020
4	MUP - 4TH SUBMITTAL	04/06/2021

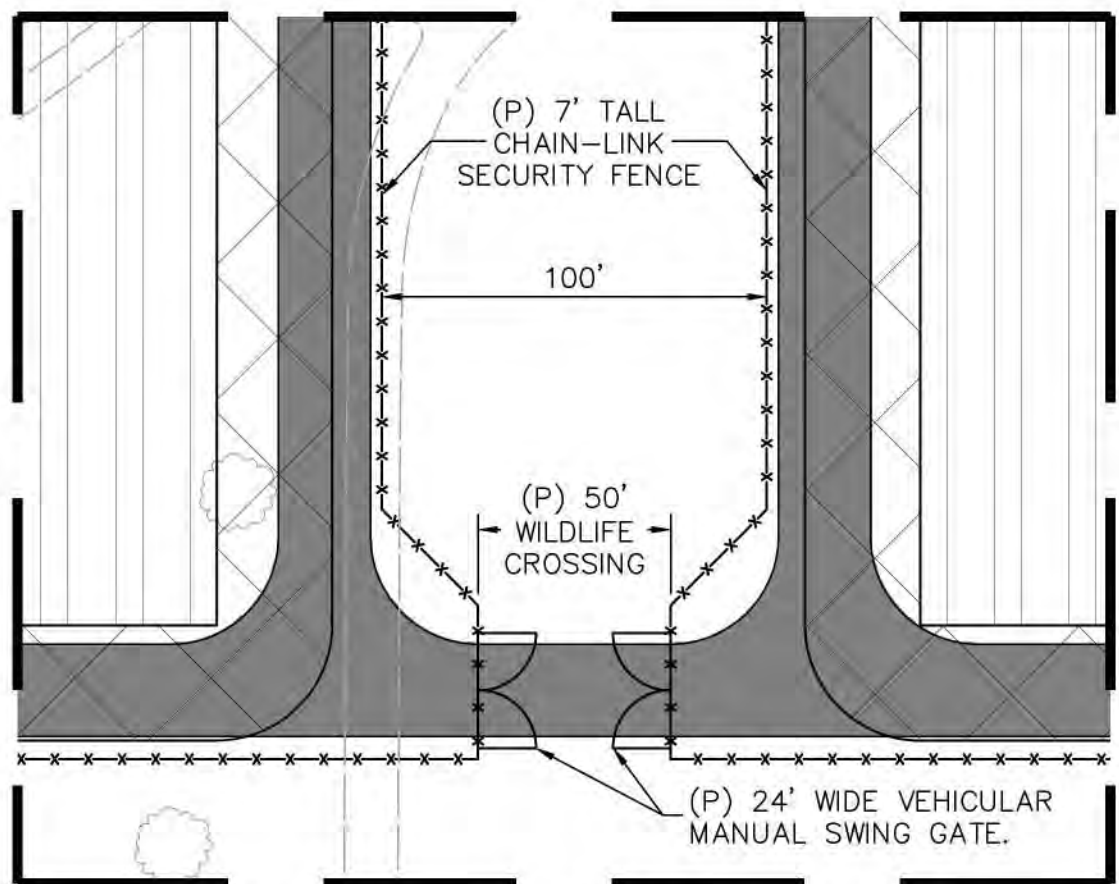
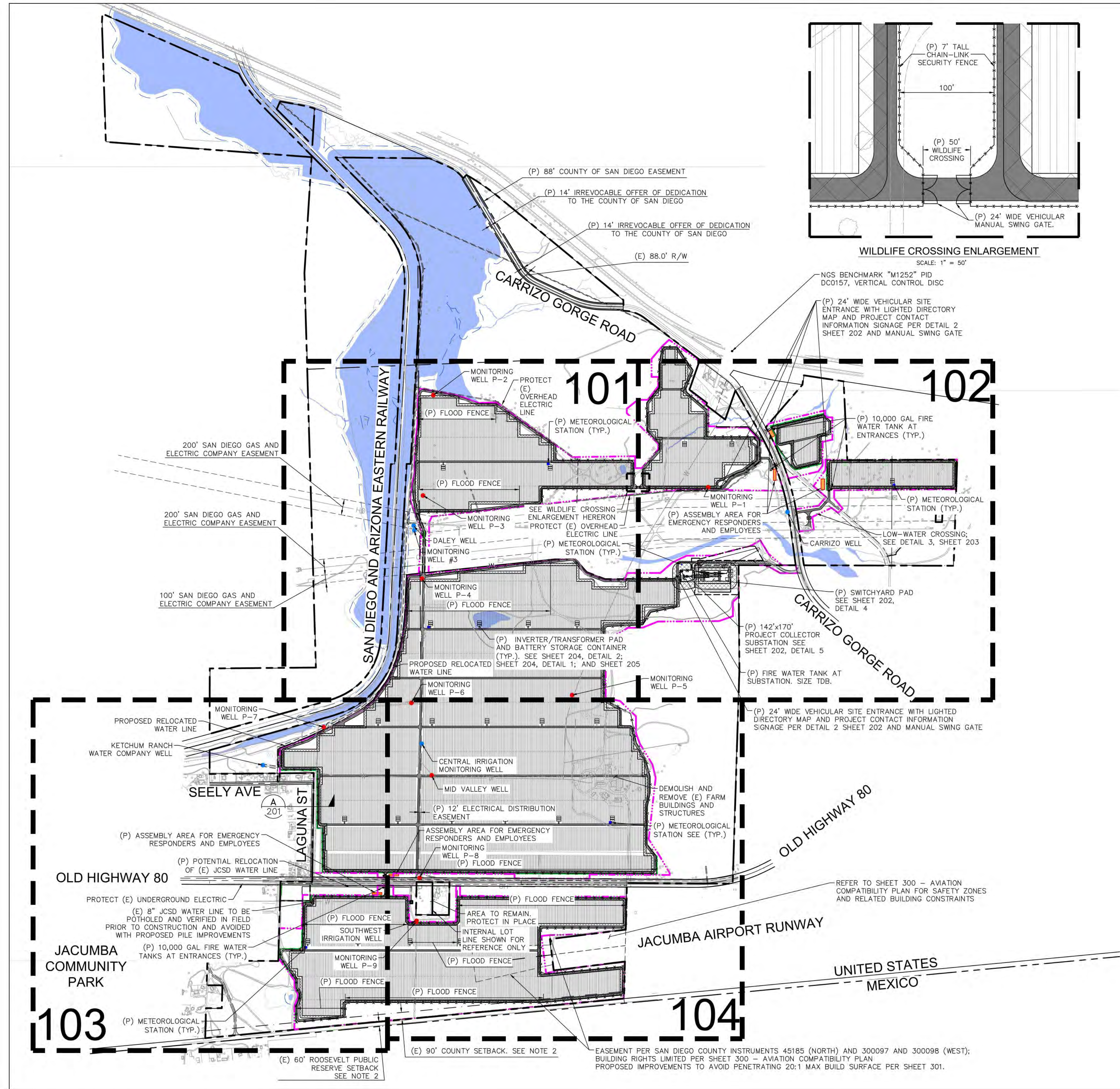
PROJECT NUMBER	KHA -194083001
DRAWN BY	TC
REVIEWED BY	WC
APPROVED BY	DB
CLIENT SIGNATURE	

MAJOR USE PERMIT

TITLE REPORT

DRAWING NUMBER 002

SHEET SIZE: ARCH D - 24" x 36"



WILDLIFE CROSSING ENLARGEMENT

SCALE: 1" = 50'

LEGEND

- PROPERTY LINE
- MUP BOUNDARY
- CENTER LINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD ELECTRIC
- PROPOSED SITE FENCE. SEE SHEET 202, DETAIL 1
- PROPOSED LANDSCAPE BUFFER AND SLATED OR SCREENED FENCING
- PROPOSED ALL WEATHER ACCESS DRIVE. SEE SHEET 201, DETAILS 1 AND 6
- EXISTING STRUCTURES
- PROPOSED PAVED ACCESS DRIVE. PAVED IMPROVEMENTS SHOULD BE COORDINATED WITH THE ADJACENT LANDOWNER UNLESS EXPLICIT RIGHTS ARE HELD TO MAKE SUCH IMPROVEMENTS. SEE SHEET 201, DETAIL 2 AND 4
- EXISTING SD&E TRANSMISSION TOWER. SEE SHEET 202, DETAIL 6
- WELL TO REMAIN
- WELL TO BE DECOMMISSIONED
- PROPOSED WATER TANK
- PROPOSED METEOROLOGICAL STATION. SEE SHEET 203, DETAIL 1
- 30'-FT WIDE FUEL MODIFICATION ZONE NO ELECTRICAL EQUIPMENT PERMITTED
- SUBJECT TO INUNDATION BY THE CALCULATED 100-YEAR FLOOD (ABOVE 6-INCH DEPTH)
- DRAINAGE FEATURES
- 50' DRAINAGE FEATURE BUFFER

NOTES

- SURVEY INFORMATION PREPARED BY KIMLEY-HORN AND ASSOCIATES DATED AUGUST 2018; PENDING ALTA COMPLETION.
- SETBACKS
 - A. 60' "ROOSEVELT" PUBLIC RESERVE SETBACK PER "COUNTY OF SAN DIEGO, CALIFORNIA BOARD OF SUPERVISORS POLICY NUMBER I-111"
 - A.1. ~1.3± ACRES OF ENCROACHMENT INTO 90'-WIDE SD COUNTY SETBACK ~0.10% OF GROSS (PROPERTY) AREA; ~0.25% OF FENCED AREA.
 - B. 90' COUNTY SETBACK PER "COUNTY OF SAN DIEGO, CALIFORNIA BOARD OF SUPERVISORS POLICY NUMBER I-111"
 - C. FRONT, REAR, AND SIDE BUILDING COUNTY SETBACKS PER SAN DIEGO COUNTY "SETBACKS FOR SOLAR PHOTOVOLTAIC PANELS" DATED 01/30/18. REQUIRES A MINIMUM 3' SETBACK FROM PROPERTY LINE TO GROUND-MOUNTED PV SOLAR ARRAYS.
- BIOLOGICAL RESOURCE DELINEATION PROVIDED BY DUDEK ENVIRONMENTAL ON AUGUST 30TH 2018.
- 15'-WIDE PROPOSED LANDSCAPE BUFFER, REFER TO CONCEPTUAL LANDSCAPE PLANS, SHEETS 500-504.
- RUNWAY SAFETY ZONES DELINEATED PER 300 - AVIATION COMPATIBILITY PLAN. SEE SHEET 300.
- ELECTRICAL LAYOUT SHOWN AS PROVIDED BY BAYWA R.E. SOLAR PROJECTS, LLC DATED OCTOBER 09, 2018.
- ALL PROPOSED ACCESS DRIVES SHALL BE CONSTRUCTED PER DETAIL 2 ON SHEET 201, UNLESS OTHERWISE NOTED ON PLANS.



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SITE INFORMATION

JVR ENERGY PARK

PROJECT MANAGER

GEORGE GUNNOE
832.303.2477

PROJECT ENGINEER

AKHILA KRISHNAN
949.771.2976

NO.	ISSUE	DATE
1	MUP - 1ST SUBMITTAL	11/01/2018
2	MUP - 2ND SUBMITTAL	10/17/2019
3	MUP - 3RD SUBMITTAL	03/25/2020
4	MUP - 4TH SUBMITTAL	04/06/2021

PROJECT NUMBER	KHA-194083001
DRAWN BY	TC
REVIEWED BY	WC
APPROVED BY	DB

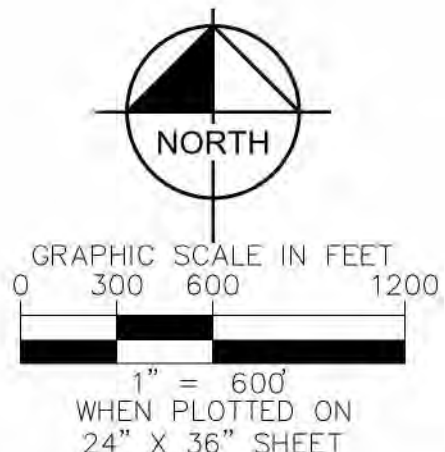
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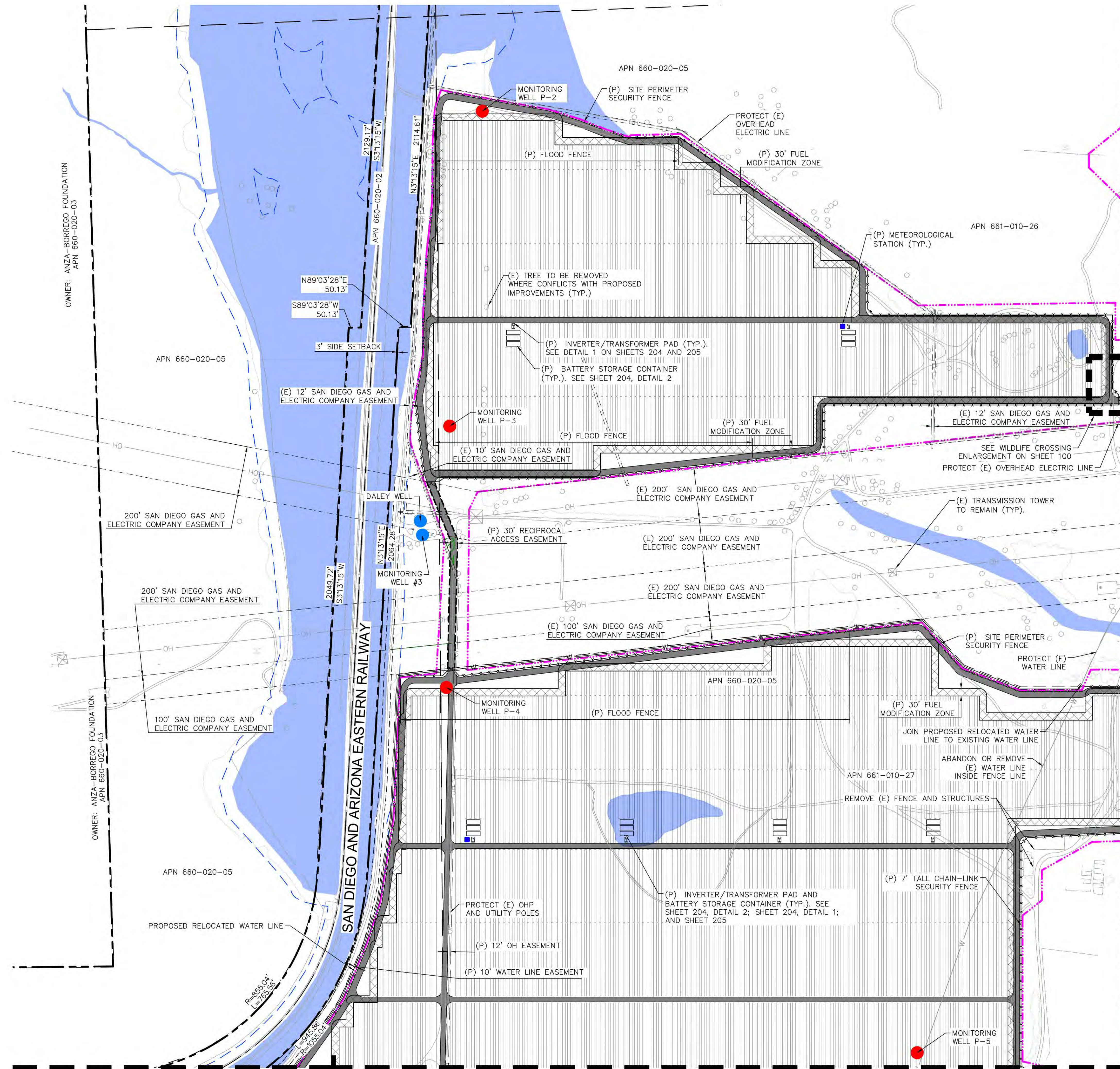
MAJOR USE PERMIT

OVERALL PLOT PLAN

DRAWING NUMBER 100

SHEET SIZE: ARCH D - 24" x 36"



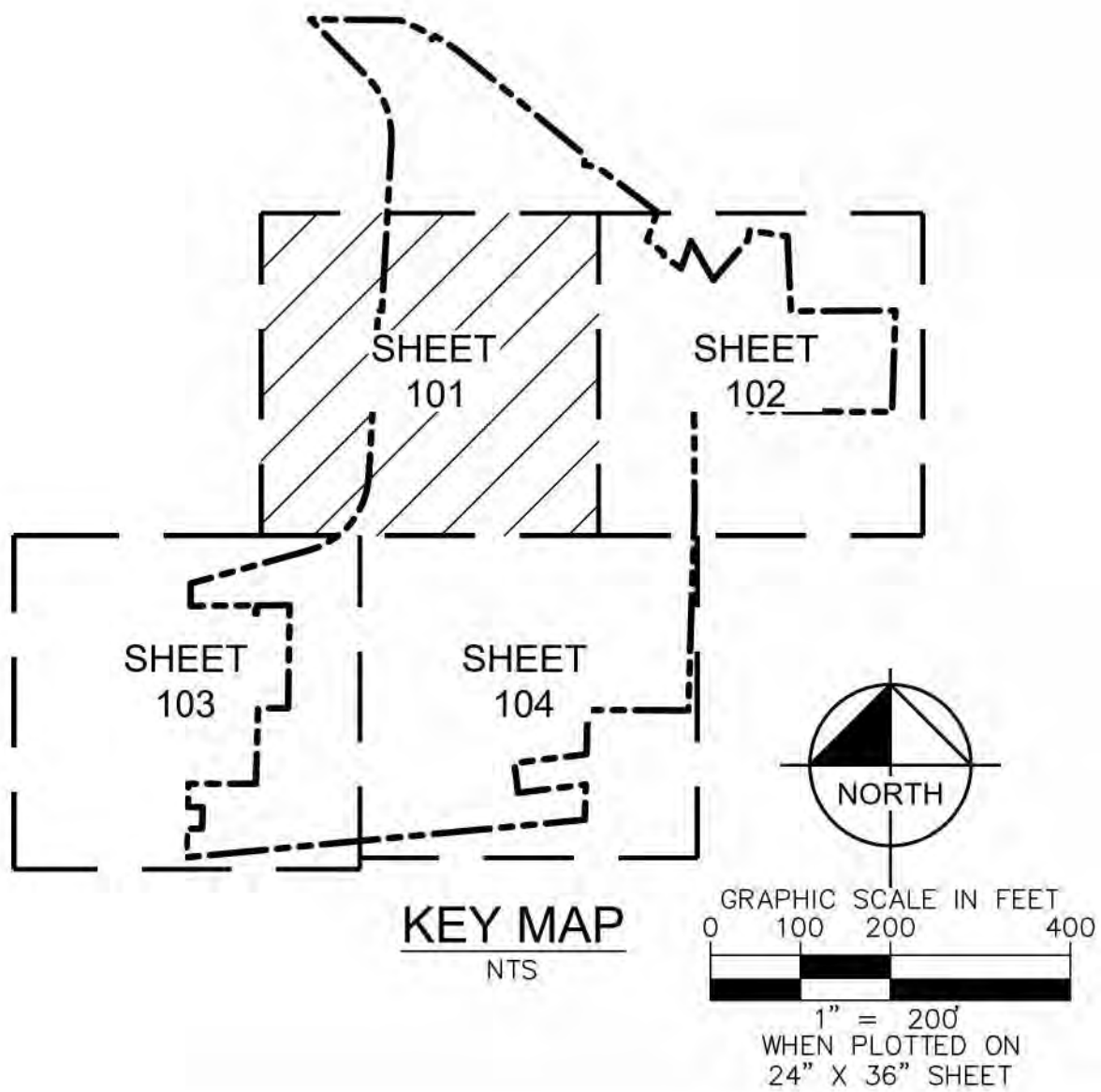


LEGEND

- PROPERTY LINE
- MUP BOUNDARY
- CENTER LINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD ELECTRIC
- PROPOSED SITE FENCE. SEE SHEET 202, DETAIL 1
- PROPOSED LANDSCAPE BUFFER AND SLATED OR SCREENED FENCING
- PROPOSED ALL WEATHER ACCESS DRIVE. SEE SHEET 201, DETAILS 1 AND 6
- EXISTING STRUCTURES
- PROPOSED PAVED ACCESS DRIVE. PAVED IMPROVEMENTS SHOULD BE COORDINATED WITH THE ADJACENT LANDOWNER UNLESS EXPLICIT RIGHTS ARE HELD TO MAKE SUCH IMPROVEMENTS. SEE SHEET 201, DETAIL 2 AND 4
- EXISTING SD&E TRANSMISSION TOWER. SEE SHEET 202, DETAIL 6
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- PROPOSED METEOROLOGICAL STATION. SEE SHEET 203, DETAIL 1
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- DRAINAGE FEATURES
- 50' DRAINAGE FEATURE BUFFER

NOTES

- SURVEY INFORMATION PREPARED BY KIMLEY-HORN AND ASSOCIATES DATED AUGUST 2018; PENDING ALTA COMPLETION.
- SETBACKS
 - A. 60' "ROOSEVELT" PUBLIC RESERVE SETBACK PER "COUNTY OF SAN DIEGO, CALIFORNIA BOARD OF SUPERVISORS POLICY NUMBER I-111"
 - A.1. ~1.3± ACRES OF ENCROACHMENT INTO 90'-WIDE SD COUNTY SETBACK ~0.10% OF GROSS (PROPERTY) AREA; ~0.25% OF FENCED AREA.
 - B. 90' COUNTY SETBACK PER "COUNTY OF SAN DIEGO, CALIFORNIA BOARD OF SUPERVISORS POLICY NUMBER I-111"
 - C. FRONT, REAR, AND SIDE BUILDING COUNTY SETBACKS PER SAN DIEGO COUNTY "SETBACKS FOR SOLAR PHOTOVOLTAIC PANELS" DATED 01/30/18. REQUIRES A MINIMUM 3' SETBACK FROM PROPERTY LINE TO GROUND-MOUNTED PV SOLAR ARRAYS.
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- ALL PROPOSED ACCESS DRIVES SHALL BE CONSTRUCTED PER DETAIL 2 ON SHEET 201, UNLESS OTHERWISE NOTED ON PLANS.



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4	MUP - 4TH SUBMITTAL	04/06/2021

PROJECT NUMBER KHA-194083001
DRAWN BY TC
REVIEWED BY WC
APPROVED BY DB

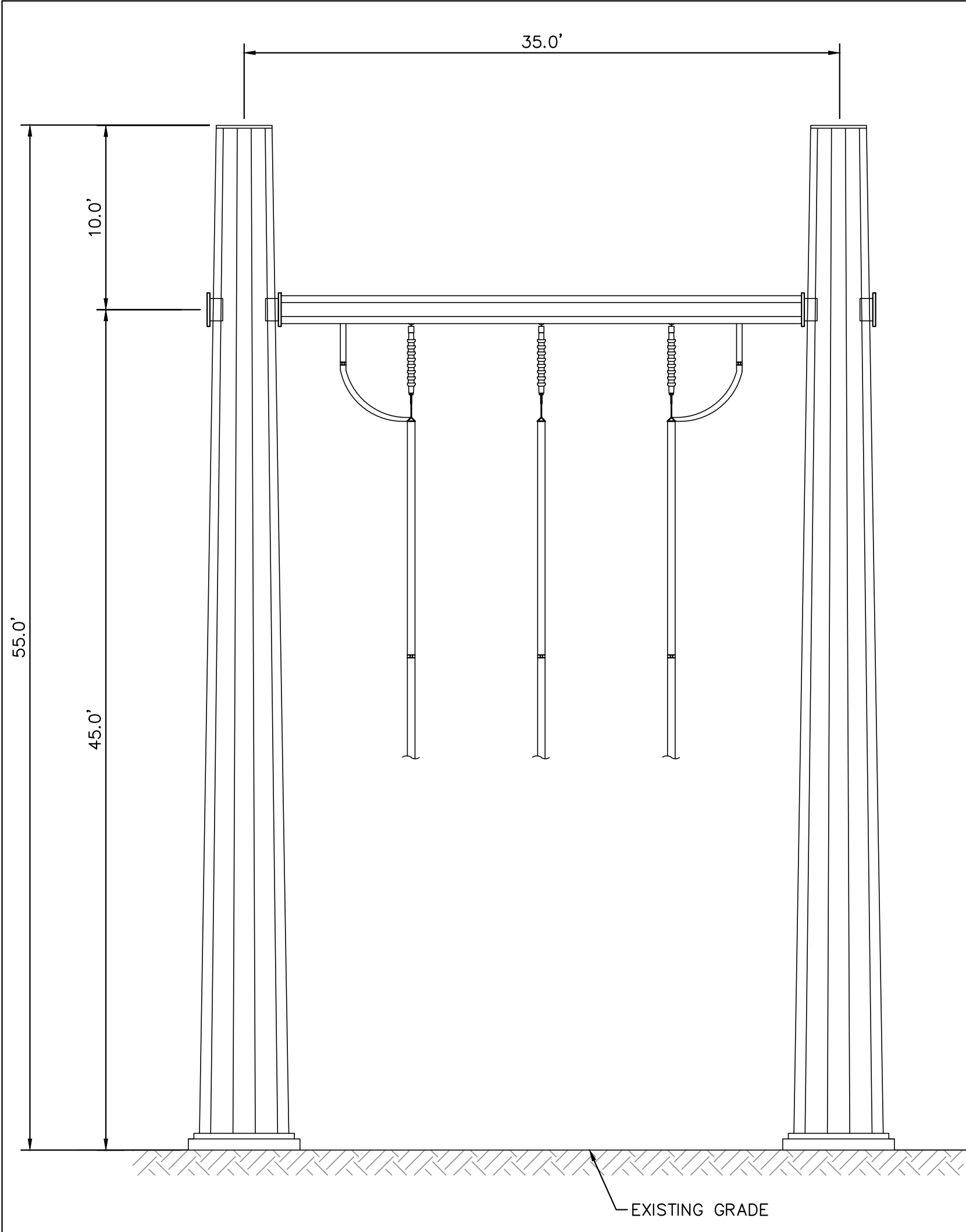
CLIENT SIGNATURE

MAJOR USE PERMIT

ENLARGED PLOT PLAN

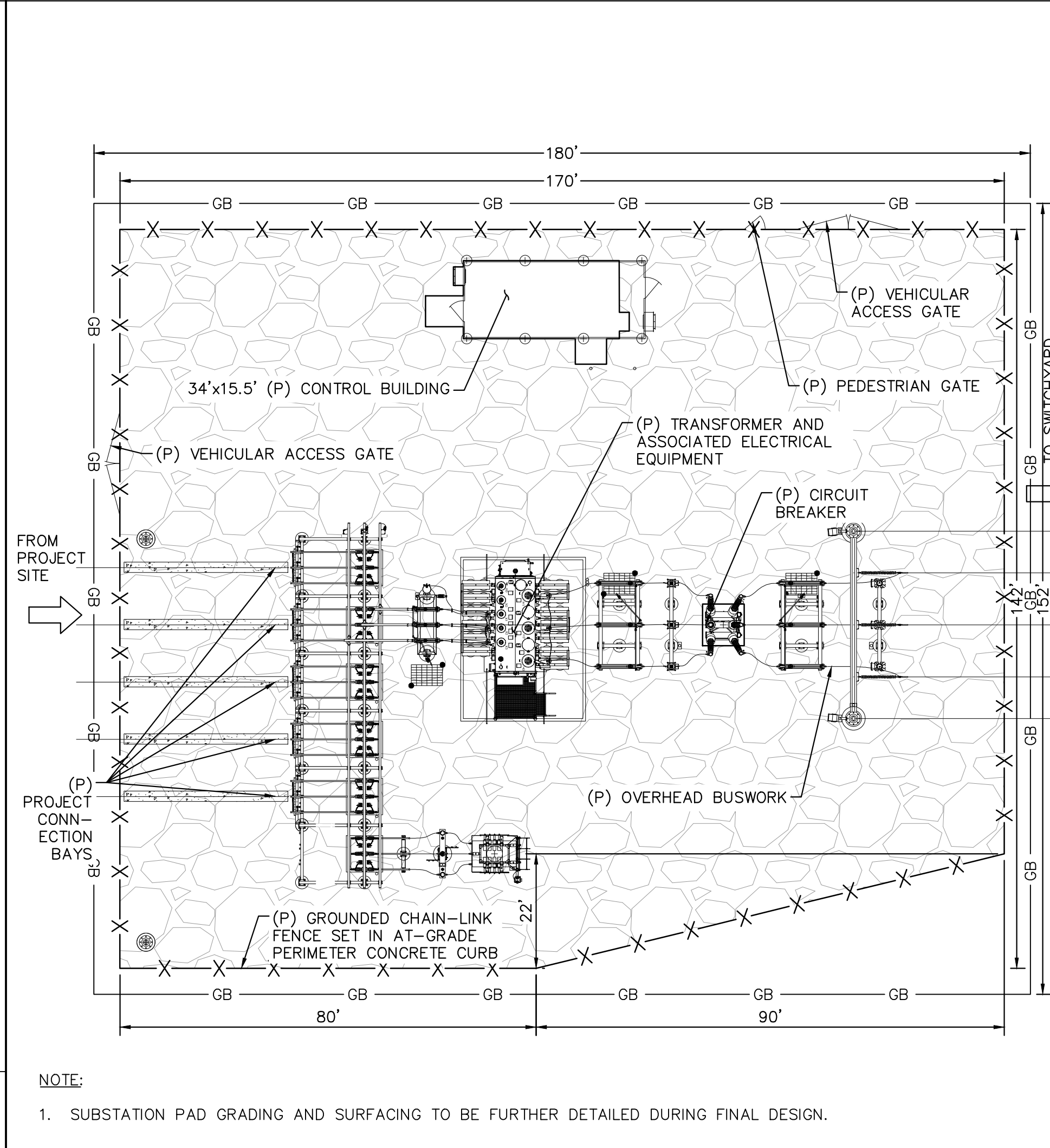
DRAWING NUMBER 101

SHEET SIZE: ARCH D - 24" x 36"



6 EXISTING TRANSMISSION TOWER

SCALE: NTS

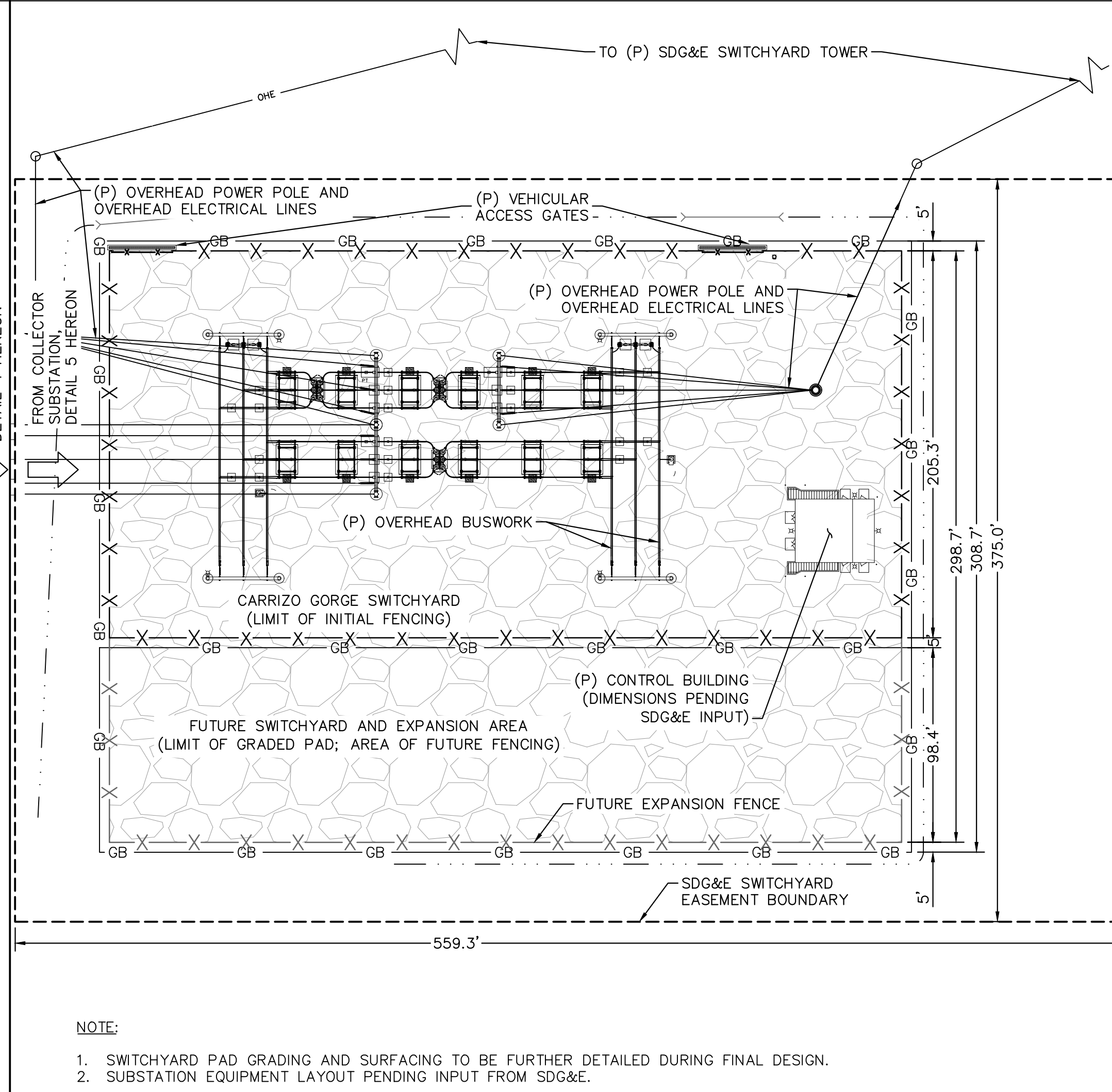


NOTE:

- SUBSTATION PAD GRADING AND SURFACING TO BE FURTHER DETAILED DURING FINAL DESIGN.

5 COLLECTOR SUBSTATION (SCHEMATIC)

SCALE: NTS

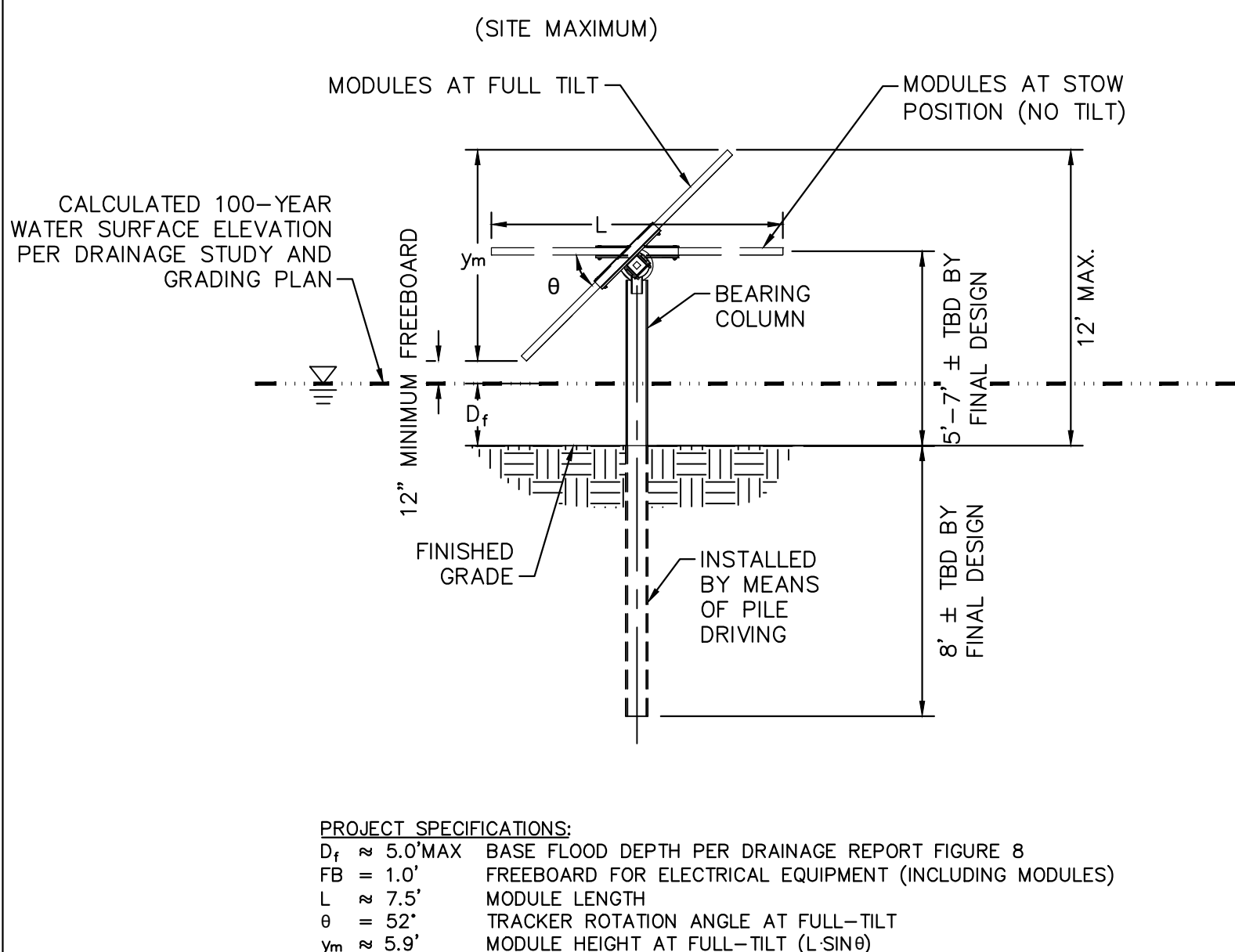


NOTE:

- SWITCHYARD PAD GRADING AND SURFACING TO BE FURTHER DETAILED DURING FINAL DESIGN.
- SUBSTATION EQUIPMENT LAYOUT PENDING INPUT FROM SDG&E.

4 SWITCHYARD (SCHEMATIC)

SCALE: NTS

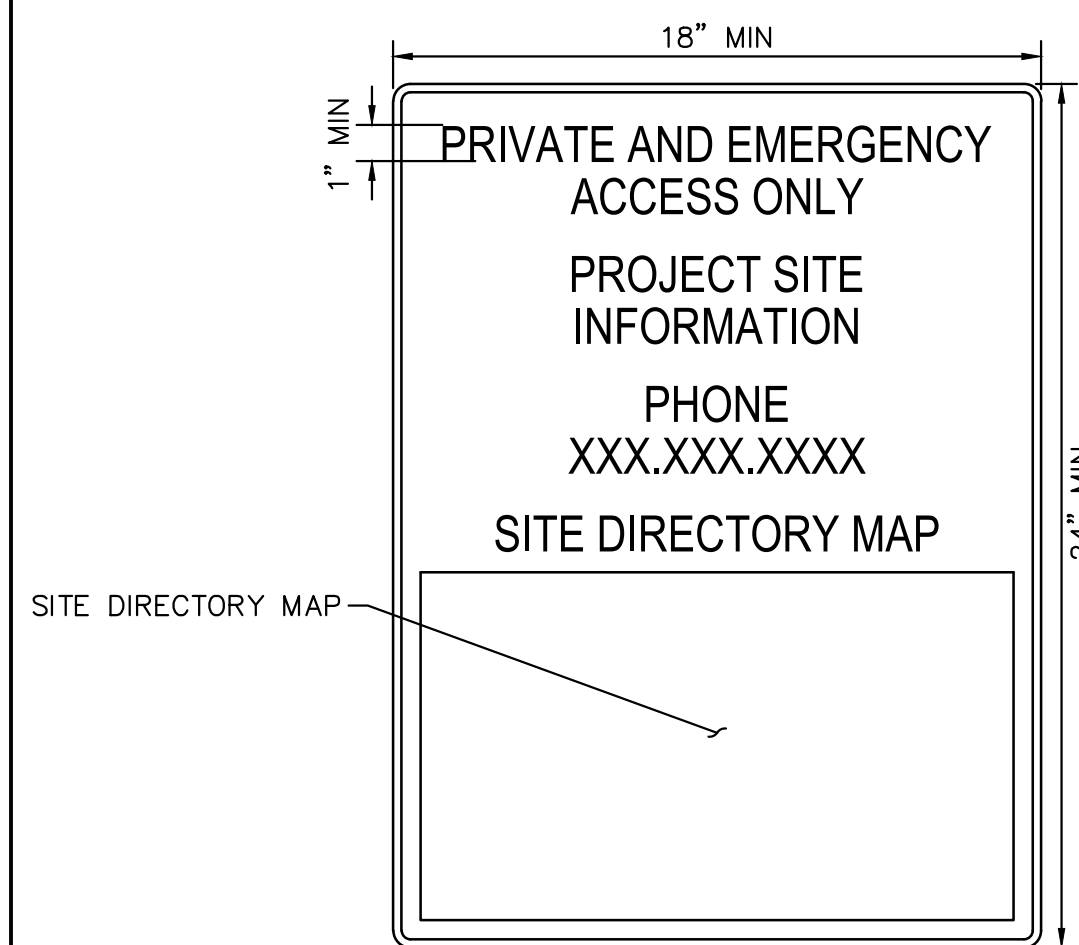


NOTE:

- PILE PROJECTIONS ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
- PROPOSED PROJECT WILL UTILIZE SINGLE AXIS TRACKER (SAT) RACKING SIMILAR TO THAT SHOWN HEREON
- PILE HEIGHTS NOTED IN TABLE ARE MINIMUMS FOR FLOOD DEPTH AND ARE SUBJECT TO CHANGE DURING FINAL DESIGN
- PILE HEIGHTS MUST ALSO FLUCTUATE TO ACCOMMODATE GROUND UNDULATIONS UNDERNEATH TRACKER WHILE HOLDING THE TORQUE TUBE AT A CONSISTENT SLOPE; THIS COULD RESULT IN PILE HEIGHTS GREATER THAN THE MINIMUM PER FLOOD DEPTHS ALONE AT A GIVEN PILE LOCATION BUT WILL NOT EXCEED THE SITE MAXIMUM HEIGHT OF 12- FEET NOTED HEREON BASED ON PRELIMINARY DRAINAGE ANALYSIS.

3 TRACKER AND SUPPORT PILE PROFILE

SCALE: NTS

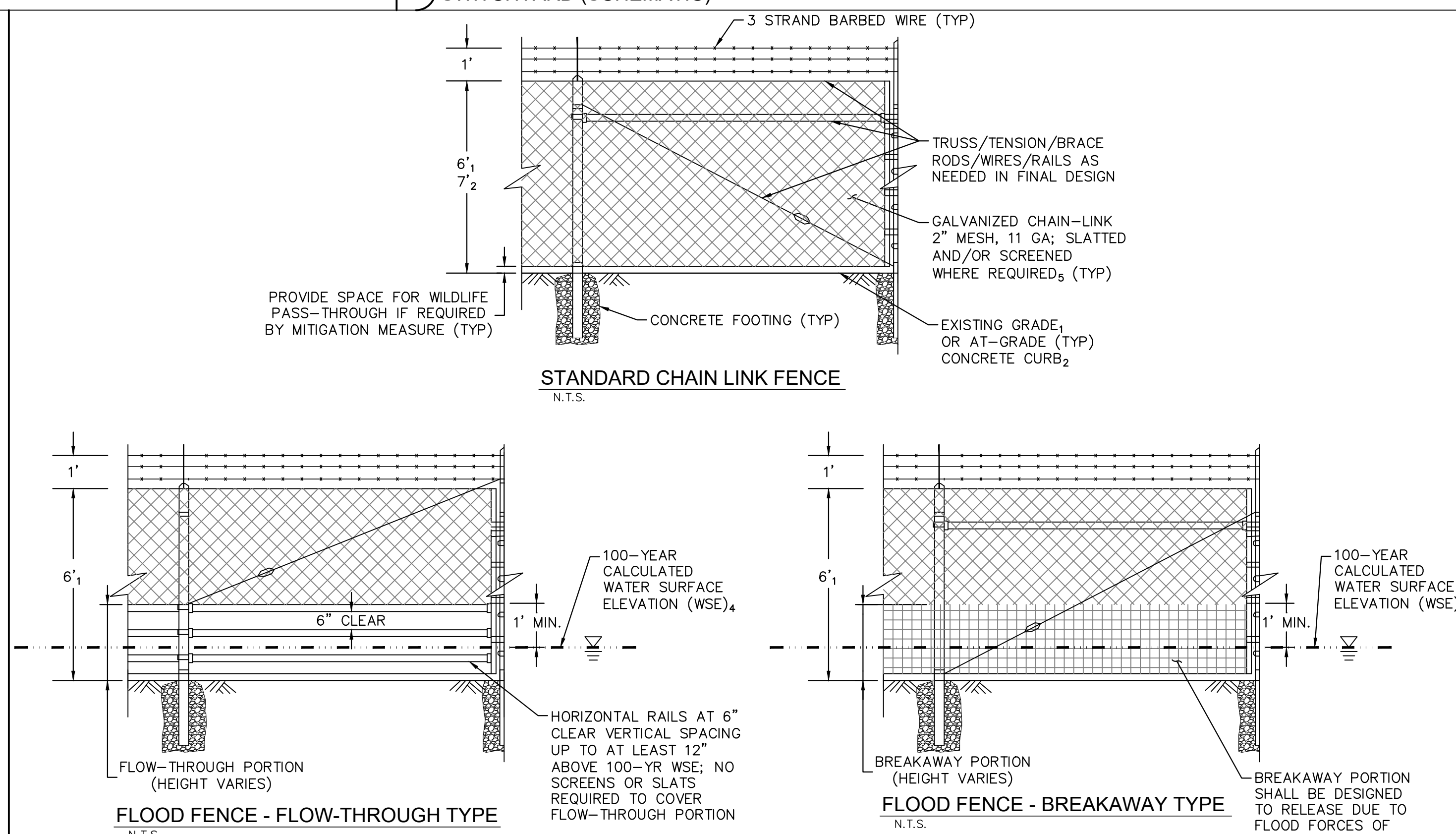


NOTES:

- TO BE PLACED AT ALL VEHICULAR ENTRANCE GATES TO THE SITE
- SIGN BACKING TO BE REFLECTIVE SHEETING, ASTM TYPE I REFLECTIVE SHEETING ALSO KNOWN AS ENGINEER GRADE SCOTCHLITE OR BETTER
- MINIMUM TEXT HEIGHT TO BE 1"
- SIGN TO BE ILLUMINATED TOP DOWN; LIGHTING PLAN PENDING FINAL DESIGN. LIGHTING WILL BE ACTIVATED BY MOTION SENSOR AND WILL MEET ZONE A LIGHTING REQUIREMENTS OF THE LIGHTING POLLUTION PREVENTION ORDINANCE.

2 FENCE MOUNTED PROJECT SIGNAGE

SCALE: NTS



NOTES:

- APPLIES TO PV ARRAY FIELD PERIMETER FENCE ONLY.
- APPLIES TO THE COLLECTOR SUBSTATION PERIMETER FENCE ONLY AND IS A PRELIMINARY ESTIMATE SUBJECT TO CHANGE IN FINAL DESIGN.
- A KNOX BOX SHALL BE PROVIDED AT ALL VEHICULAR ACCESS GATES.
- PROVIDE FLOOD FENCING AT LOCATIONS NOTED ON PLAN SHEETS 100-104; USE BREAKAWAY, FLOW-THROUGH, OR APPROVED EQUAL
- BREAKAWAY TYPE SHOULD BE USED ALONG OLD HWY 80, BUT FLOW-THROUGH TYPE MAY BE USED IF DEPTHS ARE 12" OR LESS AND ITS USE IS WARRANTED BY HYDROLOGIC ANALYSIS
- FLOW-THROUGH TYPE SHALL NOT BE USED WHERE BOTH (A) SCREENING/SLATTING/LANDSCAPING ARE REQUIRED TO MITIGATE VISUAL IMPACTS AND (B) FLOOD DEPTHS EXCEED 12"
- 100-YEAR FLOOD DEPTH VARIES - SEE PRELIMINARY DRAINAGE STUDY FIGURE 8; DEPTHS SUBJECT TO CHANGE DURING FINAL DESIGN AND DRAINAGE STUDY
- TAN OR NEUTRAL-TONE SLATS OR SCREENS SHALL BE PROVIDED ON FENCING WHERE LANDSCAPE BUFFERS ARE PROPOSED ON SHEET 500, SUMMARIZED AS FOLLOWS:
 - ALONG NORTH AND SOUTH SIDES OF OLD HIGHWAY 80
 - ON WEST END OF FACILITY FACING JACUMBA HOT SPRINGS COMMUNITY AND PARK
 - EAST OF CARRIZO GORGE ROAD FACING ROAD

1 CHAIN LINK SECURITY FENCE

SCALE: NTS



SITE INFORMATION
JVR ENERGY PARK

PROJECT MANAGER
GEORGE GUNNOE
832.303.2477

PROJECT ENGINEER
AKHILA KRISHNAN
949.771.2976

NO.	ISSUE	DATE
1	MUP - 1ST SUBMITTAL	11/01/2018
2	MUP - 2ND SUBMITTAL	10/17/2019
3	MUP - 3RD SUBMITTAL	03/25/2020
4	MUP - 4TH SUBMITTAL	04/06/2021

PROJECT NUMBER	KHA -194083001
DRAWN BY	TC
REVIEWED BY	WC
APPROVED BY	DB
CLIENT SIGNATURE	

MAJOR USE PERMIT

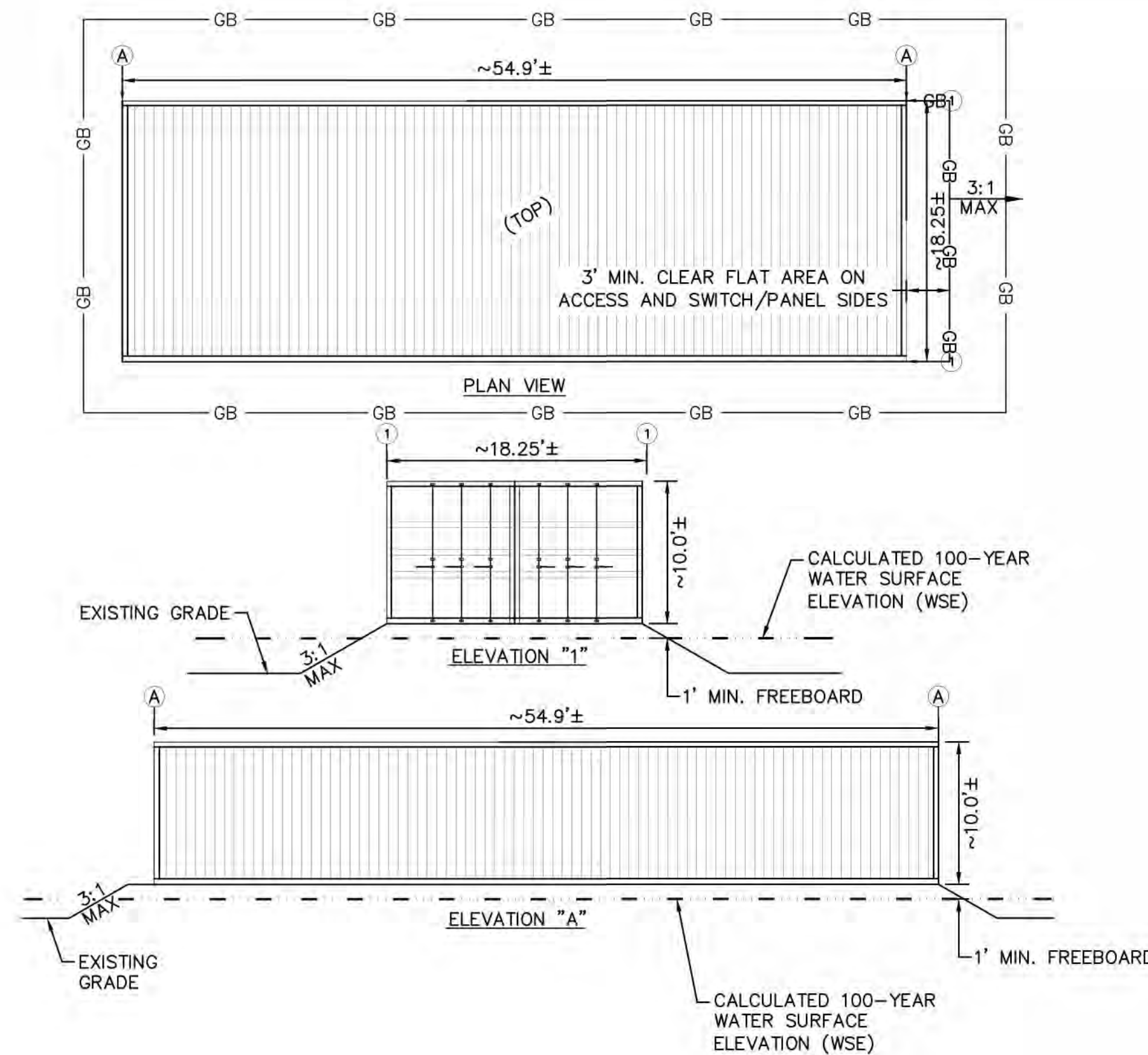
DETAILS

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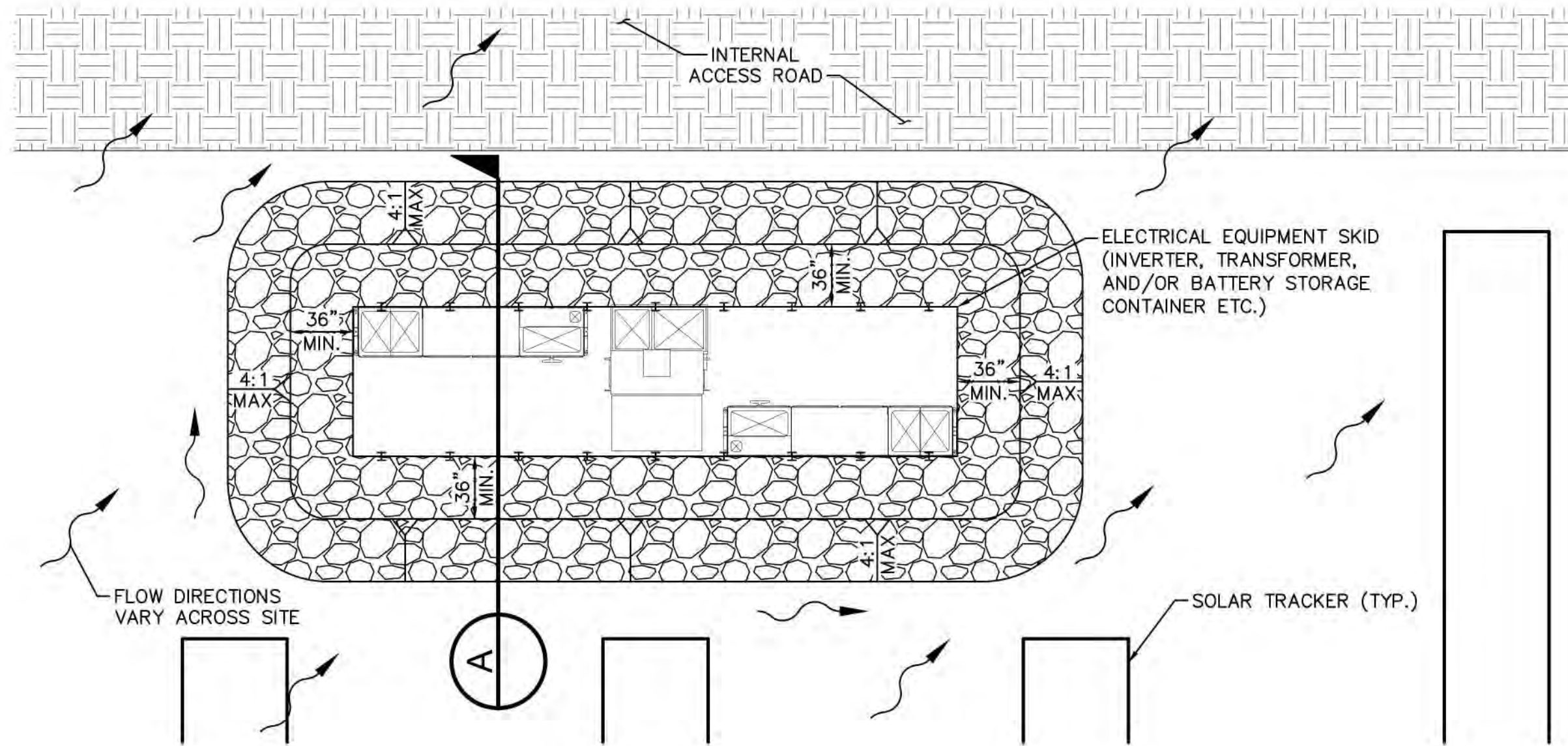


NOTE:

1. STORAGE CONTAINERS TO BE MADE OF CORRUGATED STEEL. COLOR TO BE EARTH-TONE.
2. SEE DETAIL 1 BELOW FOR MORE INFORMATION ON EARTHEN EMBANKMENT USED TO ELEVATE CONTAINER.

2 BATTERY STORAGE CONTAINERS

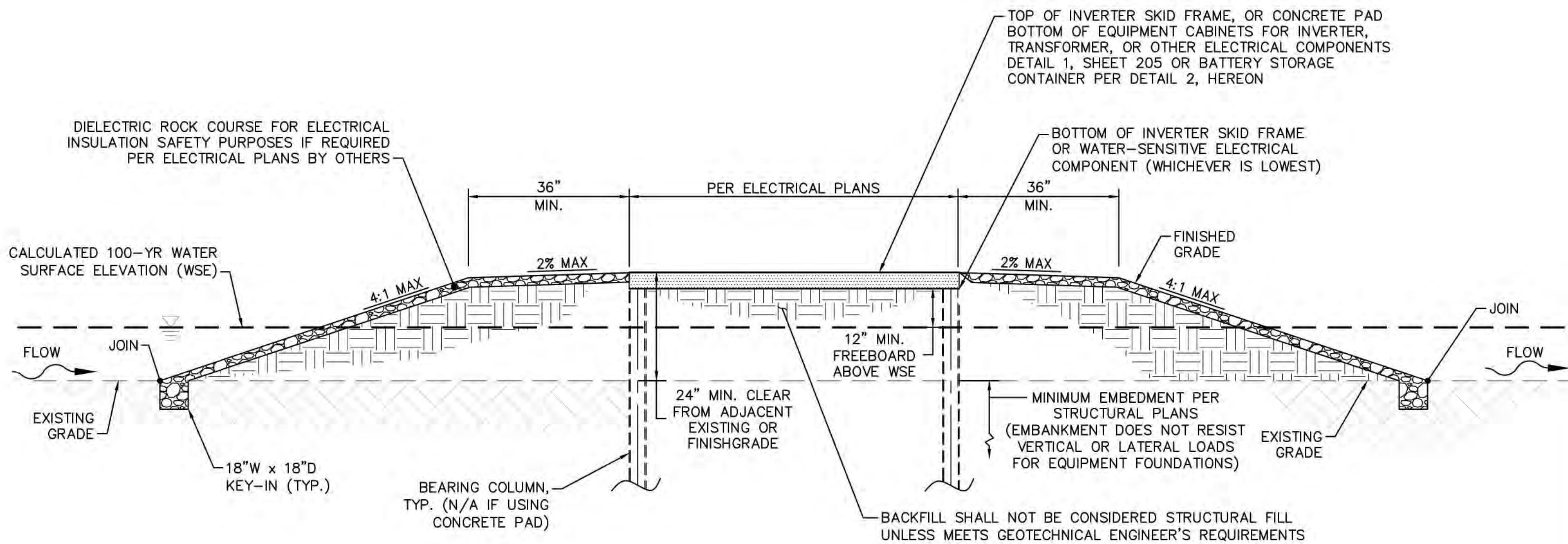
SCALE: NTS



PLAN VIEW

NOTES:

1. EXISTING AND PROPOSED GRADE CONTOURS ARE OMITTED FROM DETAIL FOR CLARITY; CONTRACTOR TO BUILD PER THIS DETAIL AND PER GRADES SHOWN ON PLAN AND AVOID GRADING BENEATH ADJACENT PROPOSED TRACKERS.
2. DETAIL ABOVE IS FOR ILLUSTRATIVE PURPOSES; REFER TO ELECTRICAL DRAWINGS AND STRUCTURAL DRAWING SHEETS FOR PAD DESIGN DETAILS, INCLUDING PILE EMBEDMENT AND REVEAL.
3. EARTHEN ACCESS EMBANKMENT WITH RAMP AND LEVEL WORKING AREA IS TO BE CONSTRUCTED TO MEET ALL APPLICABLE OSHA, ELECTRICAL (NEC), AND BUILDING CODE ALONG FACE OF EQUIPMENT CABINETS PER ELECTRICAL ENGINEER INCLUDING BUT NOT LIMITED TO A CLEAR LEVEL WORKING AREA, MAXIMUM REACH HEIGHT TO HIGHEST OPERABLE SWITCH, AND ELECTRICAL INSULATION AT THE SURFACE LEVEL BELOW AND SURROUNDING APPLICABLE EQUIPMENT. SPECIAL ACCESS NEEDS SHOULD BE COORDINATED WITH THE OWNER ON AS-NEEDED BASIS FOR OPERATIONS AND MAINTENANCE.
4. EARTHEN ACCESS EMBANKMENT IS INTENDED FOR PEDESTRIAN ACCESS ONLY FOR MAINTENANCE PURPOSES; IT IS NOT DESIGNED OR ASSUMED TO BEAR INVERTER LOADS (PROVIDES NEITHER VERTICAL FRICTIONAL RESISTANCE NOR LATERAL BEARING RESISTANCE); MINIMUM EMBEDMENT DICTATED BY STRUCTURAL DESIGN SHALL BE MEASURED FROM EXISTING GRADE.
5. INVERTER/TRANSFORMER AND BATTERY STORAGE CONTAINERS MAY BE CO-LOCATED ON A SINGLE EARTHEN EMBANKMENT OR ISOLATED DEPENDING ON ARRANGEMENT DETERMINED IN FINAL DESIGN. SEE DETAIL 2, HEREON.



SECTION "A"

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PROJECT NUMBER KHA-194083001
DRAWN BY TC
REVIEWED BY WC
APPROVED BY DB

CLIENT SIGNATURE

MAJOR USE PERMIT

DETAILS

DRAWING
NUMBER 204

SHEET SIZE: ARCH D - 24" x 36"

1 EQUIPMENT SKID ENLARGED GRADING AND FREEBOARD DETAIL

SCALE: NTS

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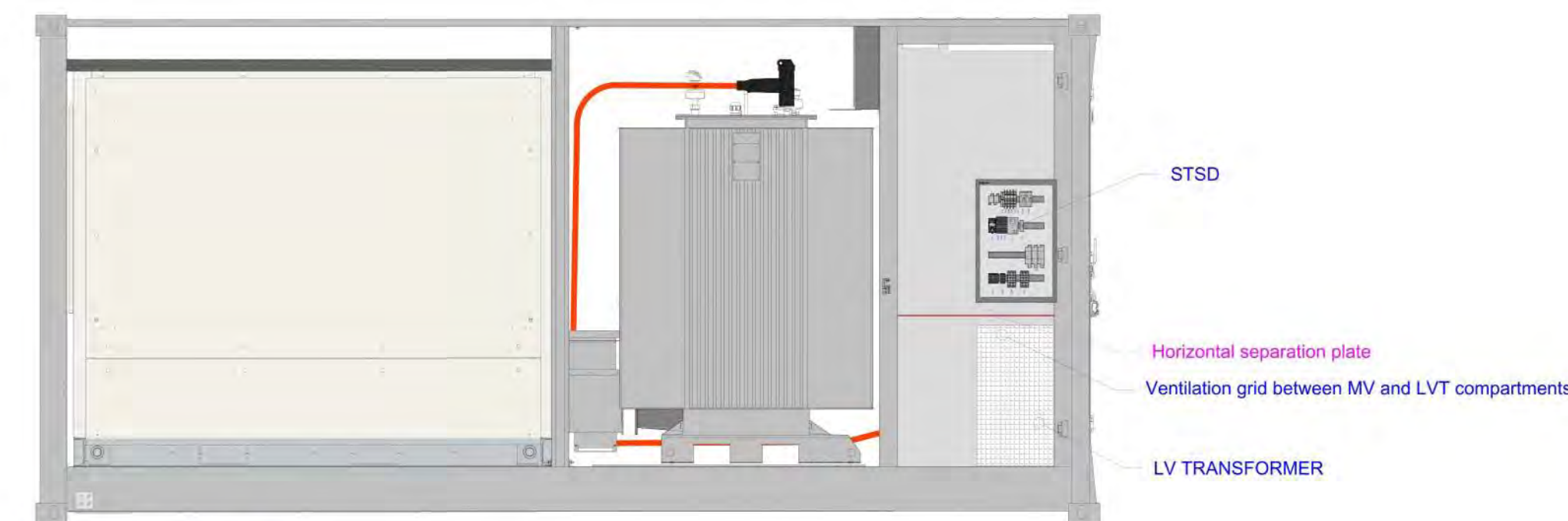
MAJOR USE PERMIT

DETAILS

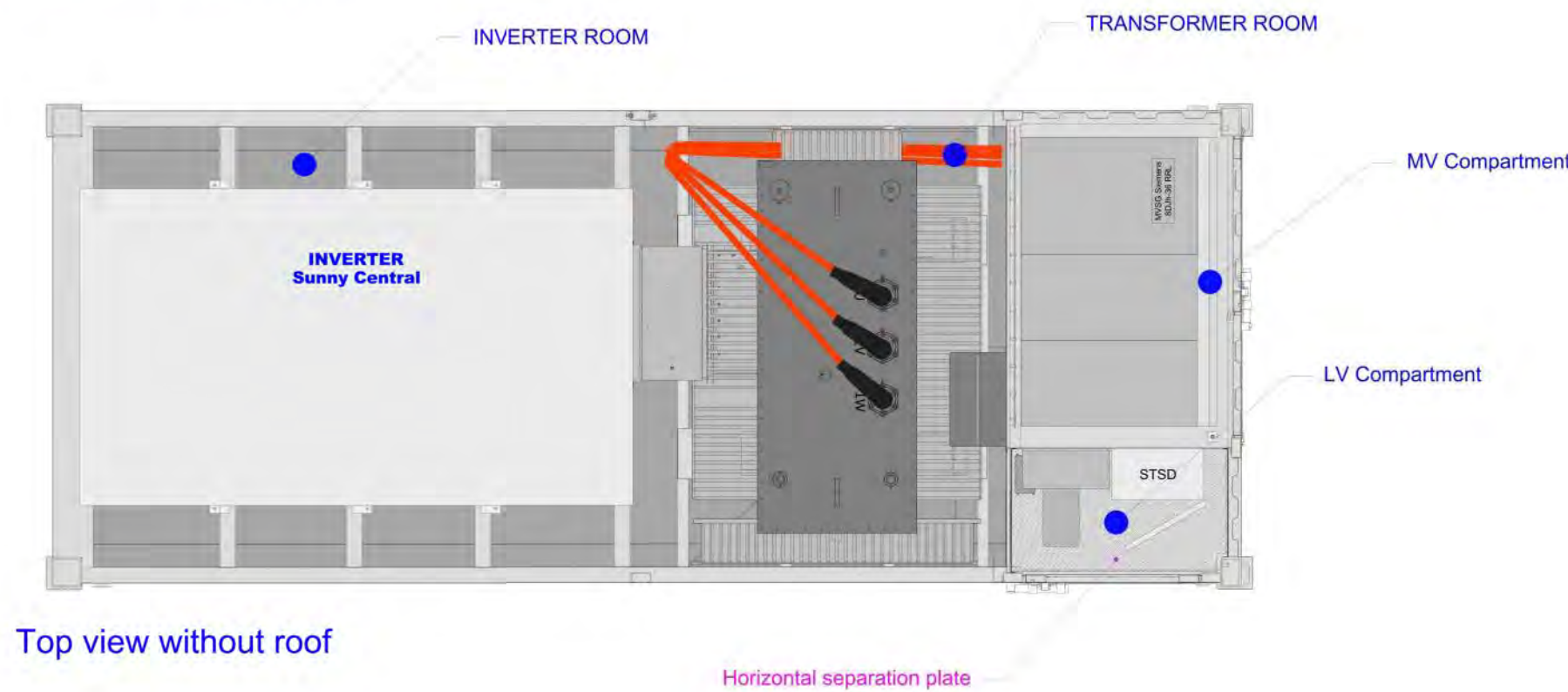
DRAWING
NUMBER 205

SHEET SIZE: ARCH D - 24" x 36"

PRINT DATE: 30/04/2019



Right view without door



Top view without roof

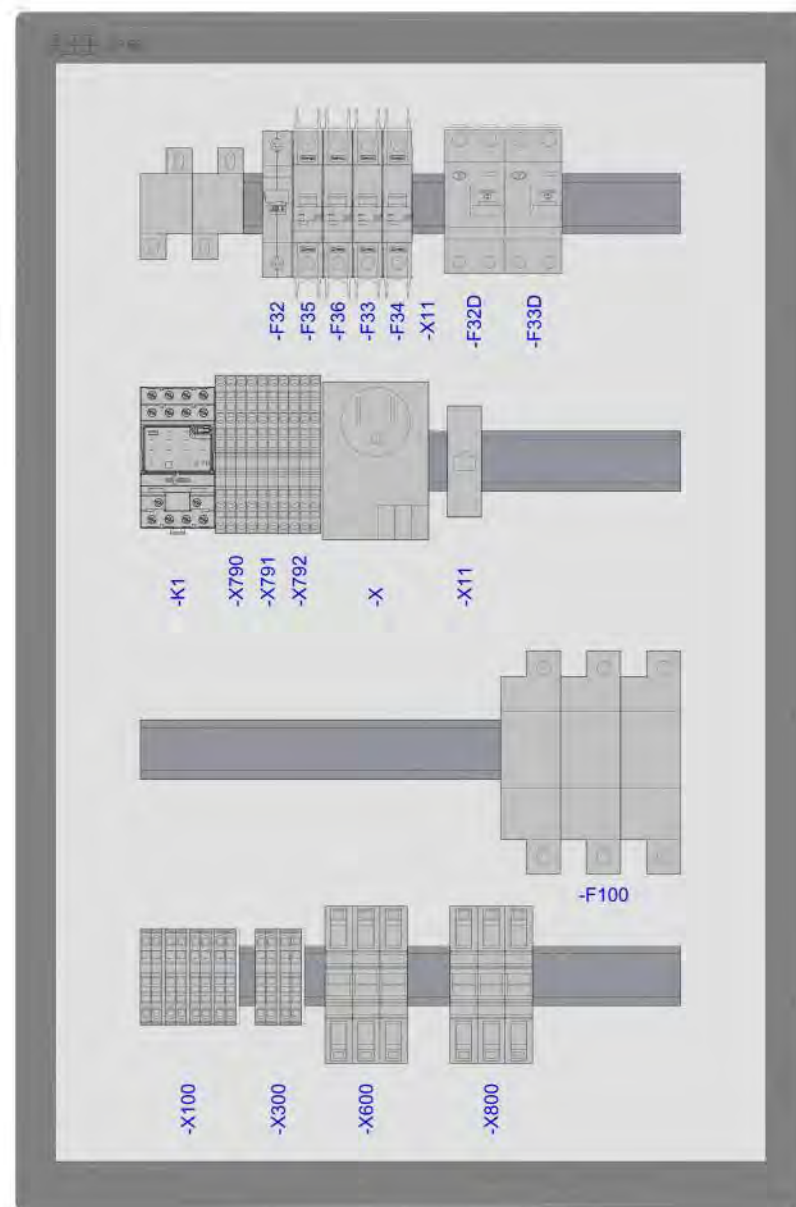
REV	DATE	DESCRIPTION	BY	CHKD	APP'D
1	28/05/2019	Issued for Construction	A. Gunnoe	G. Gunnoe	A. Gunnoe
2	06/05/2019	Revised drawing to include LV transformer	A. Gunnoe	G. Gunnoe	A. Gunnoe
3	24/04/2019	Revised drawing to include LV transformer	A. Gunnoe	G. Gunnoe	A. Gunnoe
4	19/04/2019	Revised drawing to include LV transformer	A. Gunnoe	G. Gunnoe	A. Gunnoe

PROJECT / PROJECT	PROJECT / PROJECT	PROJECT / PROJECT
MVPS20' SKIDTAINER	MVPS-SK003	
Commercial drawing with devices installed Disegno commerciale con apparecchiature installate		
3 of 4		

Page size: 105 (x) 145 (y) 240 (z)

PRINT DATE: 30/04/2019

Station sub-distribution - STSD



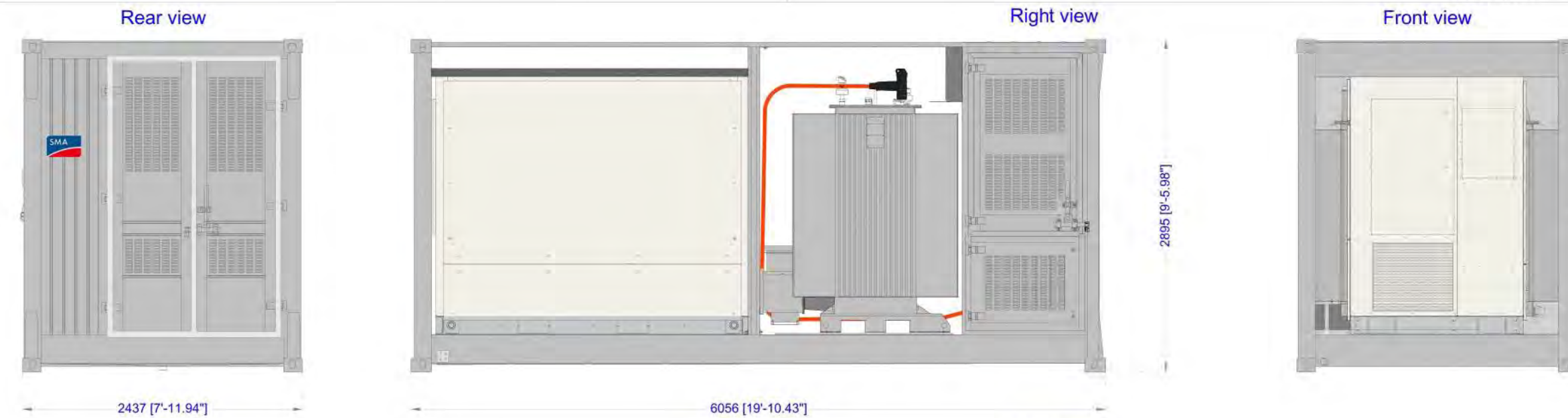
TERMINAL	DESCRIPTION
-X	120 Vac - Power socket
-X11	Ethernet socket
-X300	120 Vac - Spare terminals
-X800	230/400 Vac - LVT Output

REV	DATE	DESCRIPTION	BY	CHKD	APP'D
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2	06/05/2019	Revised drawing to include LV transformer	A. Gunnoe	G. Gunnoe	A. Gunnoe
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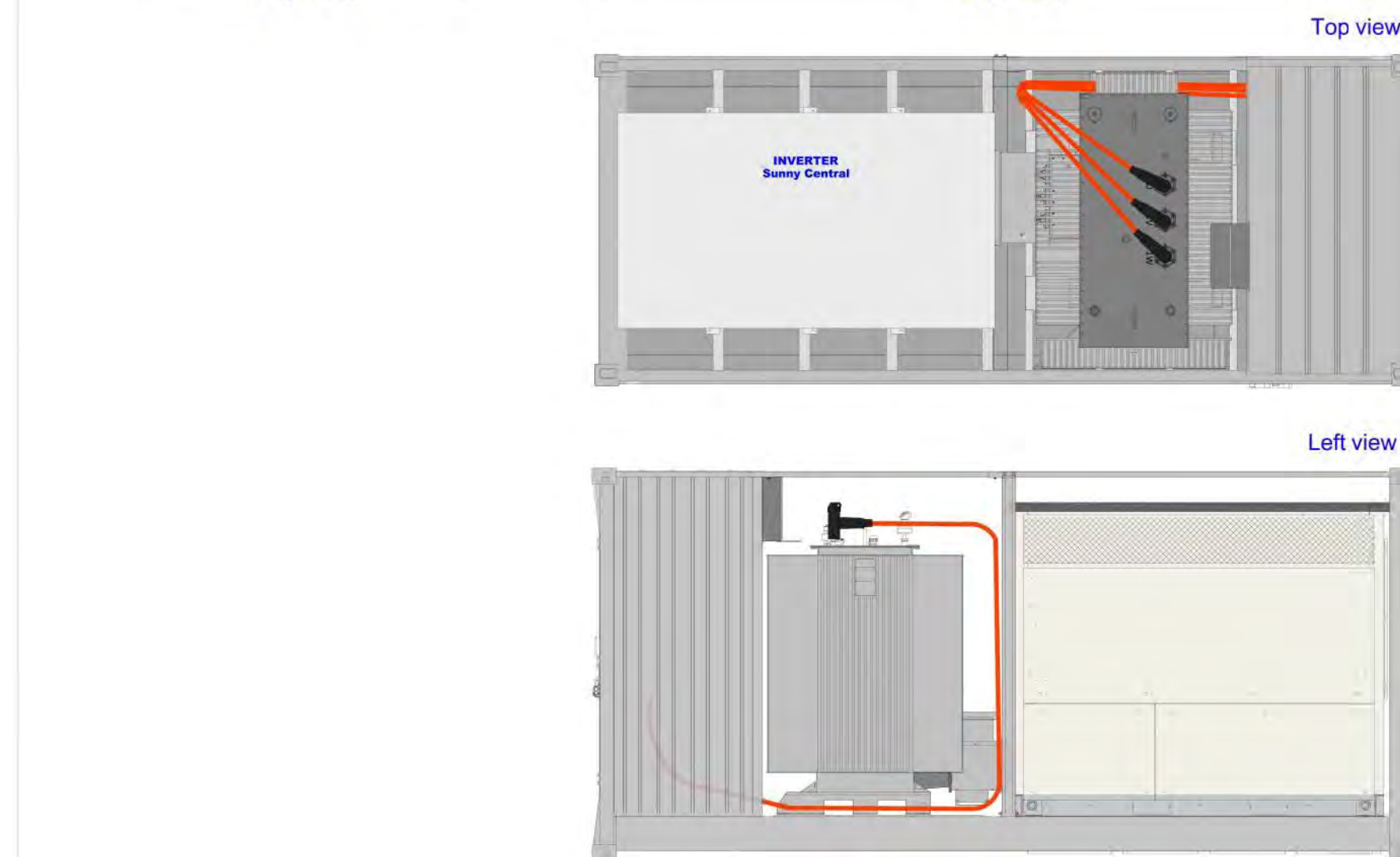
PROJECT / PROJECT	PROJECT / PROJECT	PROJECT / PROJECT
MVPS20' SKIDTAINER	MVPS-SK003	
Commercial drawing with devices installed Disegno commerciale con apparecchiature installate		
4 of 4		

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VIEWS WITH CLOSED DOORS

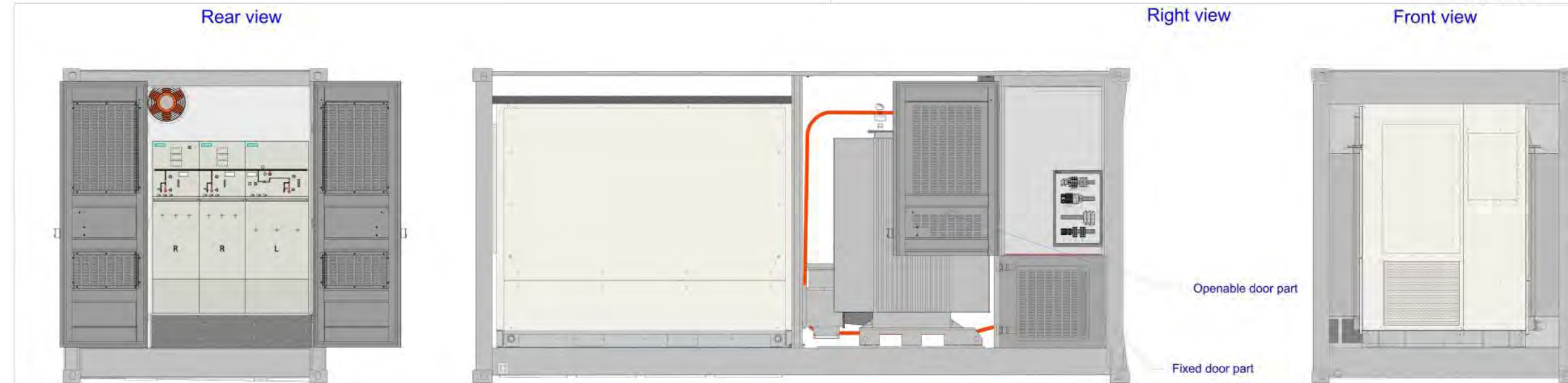


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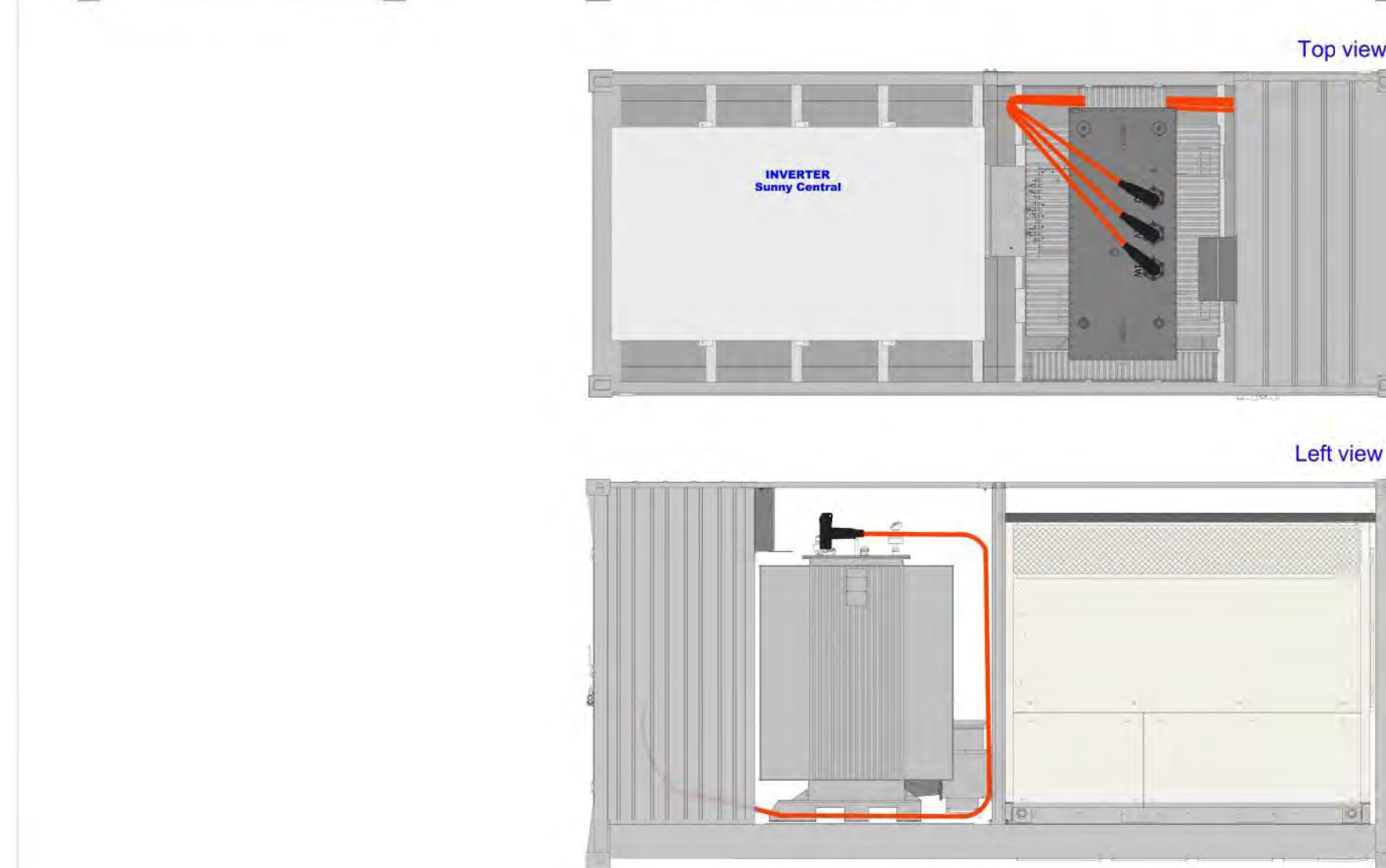
PROJECT / PROJECT	PROJECT / PROJECT	PROJECT / PROJECT
MVPS20' SKIDTAINER	MVPS-SK003	
Commercial drawing with devices installed Disegno commerciale con apparecchiature installate		
1 of 4		

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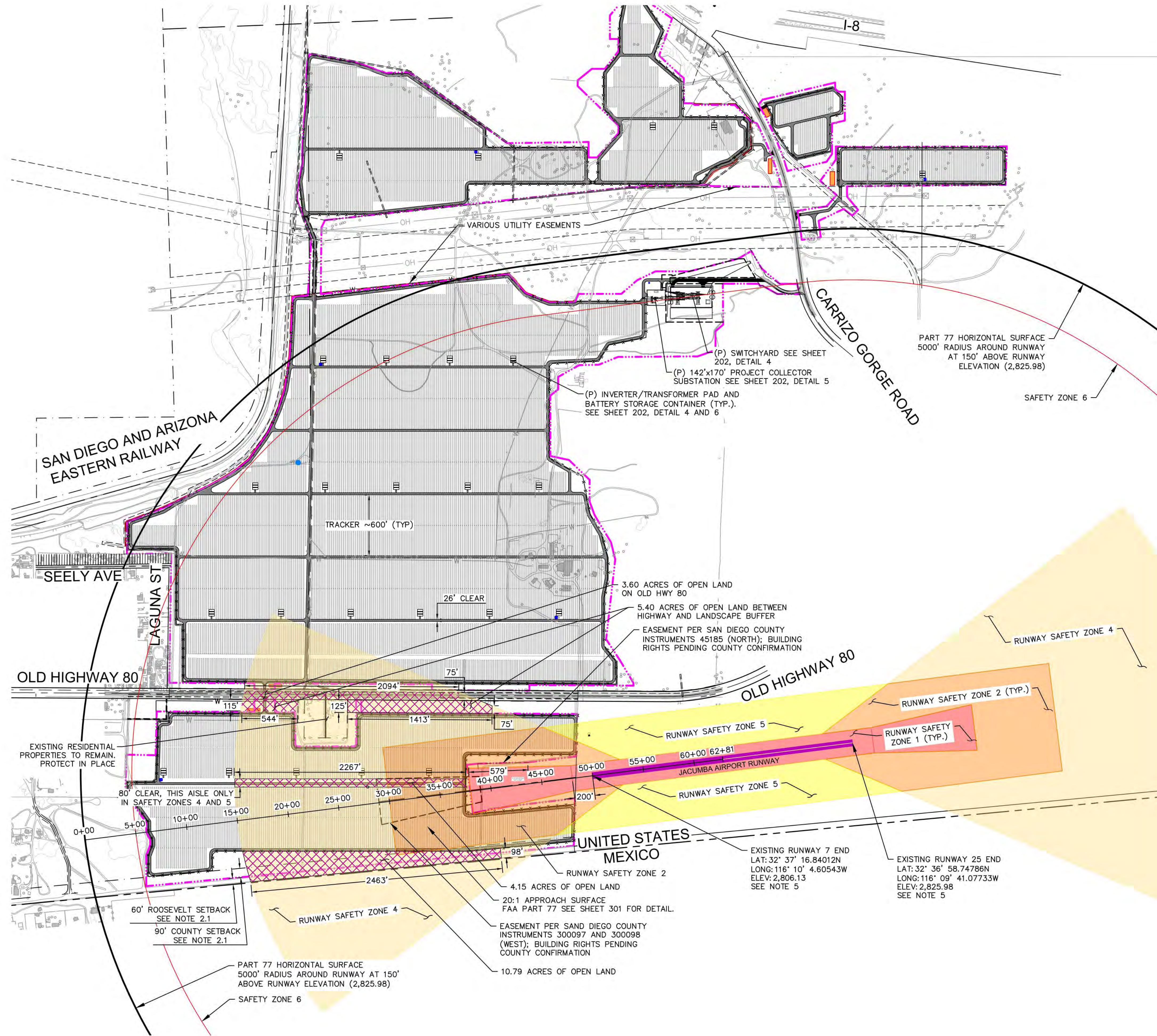
VIEWS WITH OPENED DOORS



REV	DATE	DESCRIPTION	BY	CHKD	APP'D
1	28/05/2019	Issued for Construction	A. Gunnoe	G. Gunnoe	A. Gunnoe
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PROJECT / PROJECT	PROJECT / PROJECT	PROJECT / PROJECT
MVPS20' SKIDTAINER	MVPS-SK003	
Commercial drawing with devices installed Disegno commerciale con apparecchiature installate		
2 of 4		

Page size: 105 (x) 145 (y) 240 (z)



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- MUP BOUNDARY
- PROPOSED FENCE. SEE SHEET 202, DETAIL 1
- ALL WEATHER ACCESS DRIVE
- OPEN LAND

- NOTES**
- SURVEY INFORMATION PREPARED BY KIMLEY-HORN AND ASSOCIATES DATED AUGUST 2018; PENDING ALTA COMPLETION.
 - SETBACKS
 - 60' "ROOSEVELT" PUBLIC RESERVE SETBACK PER "COUNTY OF SAN DIEGO, CALIFORNIA BOARD OF SUPERVISORS POLICY NUMBER I-111" A.1. 1.34 ACRES OF ENCROACHMENT INTO 90'-WIDE SD COUNTY SETBACK 0% OF GROSS (PROPERTY) AREA; ~0.25% OF FENCED AREA.
 - 90' COUNTY SETBACK PER "COUNTY OF SAN DIEGO, CALIFORNIA BOARD OF SUPERVISORS POLICY NUMBER I-111"
 - FRONT, REAR, AND SIDE BUILDING COUNTY SETBACKS PER SAN DIEGO COUNTY "SETBACKS FOR SOLAR PHOTOVOLTAIC PANELS" DATED 01/30/18, REQUIRES A MINIMUM 3' SETBACK FROM PROPERTY LINE TO GROUND-MOUNTED PV SOLAR ARRAYS.
 - RUNWAY SAFETY ZONES DELINEATED PER JACUMBA AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) ADOPTED BY THE SAN DIEGO COUNTY AIRPORT LAND USE COMMISSION (ALUC) IN DECEMBER, 2006 AND AMENDED IN DECEMBER, 2011. DATA SOURCE IS NOTED BELOW:
 - SHAPEFILES PROVIDED BY SAN DIEGO COUNTY
 - KIMLEY-HORN DEPICTION PER SAFETY ZONE DIMENSIONAL PLAN PROVIDED BY BAYWA AND ALUCP; ALSO INCLUDES KIMLEY-HORN DEPICTION OF ADDITIONAL BUILDING LIMITATIONS PER FAA PART 77 INCLUDING RUNWAY PROTECTION ZONE (RPZ), APPROACH ZONE, ETC AS SHOWN IN GREEN.
 - ELECTRICAL LAYOUT SHOWN AS PROVIDED BY BAYWA R.E. SOLAR PROJECTS, LLC DATED OCTOBER 09, 2018.
 - RUNWAY COORDINATES PER SD COUNTY -EMAIL DATED 10/4/2018 FROM ERIC NELSON

OPEN LAND

THIS LAYOUT COMPLIES WITH §2.9 OF THE ALUCP (CLEAR SPACE) AS CALCULATED BELOW:

CLEAR SPACE REQUIREMENT: 0.5 AC MINIMUM PER 10 AC PORTION OF DEVELOPED SITE

DEVELOPED SITE AREA*: 109.51 ACRES
MINIMUM REQUIRED OPEN LAND AREA: 5.48 ACRES
PROPOSED OPEN LAND AREA: 23.94 ACRES
(12.11 ACRES OF THE 23.94 ACRES ARE OUTSIDE THE MUP BOUNDARY)
*WITHIN ALUCP SAFETY ZONES 2,4,5 AND MUP BOUNDARY

LOT COVERAGE					
SAFETY ZONE	PROP. LAND USE CATEGORY ¹	MAX LOT COVERAGE ²	SAFETY ZONE AREA [AC] ³	AREA OF COVERAGE IN SAFETY ZONE [AC] ⁴	EST. LOT COVERAGE
1	CELL PHONE TOWERS, WIND TURBINES	0%	0.00	0.00	0%
2		50%	33.57	11.12	33%
4		70%	75.06	24.13	32%
5		70%	0.88	0.30	34%

¹PER ADMINISTRATIVE DRAFT ALUCP MAP JAC-2
²PER ALUCP § 2.8
³MEASURED AREA OF MUP BOUNDARY WITHIN CORRESPONDING SAFETY ZONE
⁴TOTAL COVERAGE AREA WITHIN THE SPECIFIED ZONE AND MUP BOUNDARY THAT ACCOUNTS FOR PANELS, STORAGE CONTAINERS, INVERTERS, AND/OR FENCE



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SITE INFORMATION
JVR ENERGY PARK

PROJECT MANAGER
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832.303.2477

PROJECT ENGINEER
AKHILA KRISHNAN
949.771.2976

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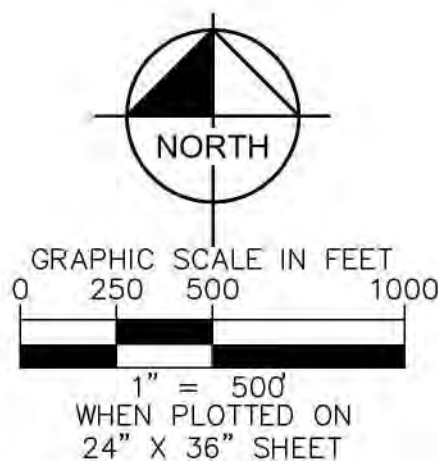
PROJECT NUMBER: KHA-194083001
DRAWN BY: LL
REVIEWED BY: WC
APPROVED BY: DB

CLIENT SIGNATURE

MAJOR USE PERMIT

AVIATION
COMPATIBILITY PLAN

DRAWING NUMBER: 300
SHEET SIZE: ARCH D - 24" x 36"



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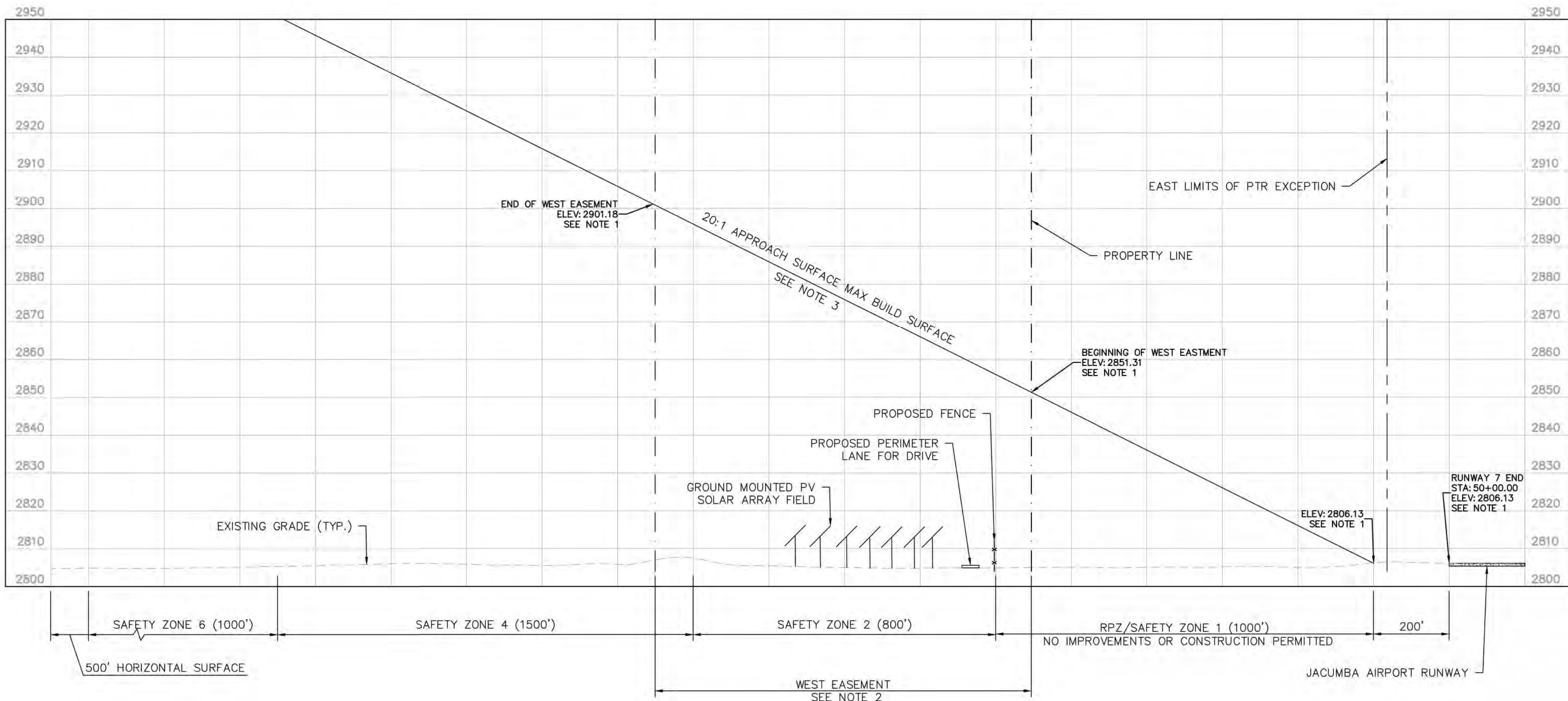
MAJOR USE PERMIT
AVIATION
COMPATIBILITY
PROFILE

DRAWING
NUMBER 300

SHEET SIZE: ARCH D - 24" x 36"

NOTES

- ELEVATIONS ARE MEASURED ABOVE MEAN SEAN LEVEL PER SURVEY BY KIMLEY HORN & ASSOCIATES DATED AUG. 22, 2018.
- WEST EASEMENT — COUNTY OF SAN DIEGO EASEMENT INSTRUMENT NO. 300098 RECORDED 8/25/1973
- DO NOT PENETRATE WITH PERMANENT IMPROVEMENTS OR CONSTRUCTION EQUIPMENT.



AVIATION COMPATIBILITY PROFILE
N.T.S.



POST-CONSTRUCTION MAINTENANCE NOTE

THE OWNER SHALL ENSURE THAT ALL DISTURBED AND FILLED AREAS ARE ADEQUATELY STABILIZED AND PROTECTED FROM EROSION AND SILTATION BY IMPLEMENTING APPROPRIATE STABILIZATION, SEDIMENTATION AND SILT CONTROL MEASURES. THE OWNER SHALL MAINTAIN THE NATIVE HYDROSEEDING AREAS THAT HAVE BEEN PLANTED TO MITIGATE EFFECTS OF EROSION AND DEGRADATION FROM OCCURRING AS A RESULT OF WATER FLOWS EXITING THE SOLAR MODULES; AND IMPACTING NATURAL DRAINAGES AND WETLANDS. IF THE VEGETATION IS NOT ADEQUATE TO PREVENT EROSION AND DEGRADATION FROM OCCURRING DUE TO RUNOFF WATER FROM THE MODULES, REMEDIAL ACTIONS SHALL BE TAKEN TO CORRECT IT. REMEDIAL ACTION INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING: (1) INSTALLATION OF TEMPORARY BMPs WHILE VEGETATION IS RECOVERING, (2) ADDITIONAL HYDROSEEDING WITH THE MIX SHOWN ON SHEET 14, OR (3) PLANTING OF ADDITIONAL PLANT STOCK THAT IS NATIVE AND DROUGHT TOLERANT.

LEGEND

- PROPERTY LINE
- CENTER LINE
- SETBACK LINE
- EASEMENT LINE
- PROPOSED FENCE
- LIMIT OF PROPOSED GRADING
- FIBER ROLL (SC-5)
- PROJECT LIMIT OF WORK
- SILT FENCE (SC-1)
- LANDSCAPE BOUNDARY (SD-J AND SD-K)
- ALL WEATHER ACCESS DRIVE (SD-B)
- STOCKPILE AREA (WM-3)
- SANITARY, TRASH, HAZARDOUS MATERIAL, CONCRETE & PAVEMENT MANAGEMENT, VEHICLE AND EQUIPMENT MAINTENANCE AREA (NS-10, WM-8, WM-5, WM-9)
- STABILIZED CONSTRUCTION ENTRANCE AND STREET SWEEPING/VACUUMING (TC-1 & SC-7)
- MATERIAL STORAGE AND DELIVERY AREA AND SPILL PREVENTION AND CONTROL (WM-1, WM-4)
- DRAINAGE FEATURES
- 50' DRAINAGE FEATURE BUFFER
- DRIVEWAY/PAVED ROAD (SD-B)

NOTES

- GROSS (PROPERTY) AREA: 1,355.84 ACRES
- MUP BOUNDARY ("DEVELOPED") AREA: 623.02± ACRES
- FENCED AREA (INCLUDES PROJECT COLLECTOR SUBSTATION AND SWITCHYARD): 547.21± ACRES
- GENERAL PLAN: SPECIFIC PLAN AREA
- REGIONAL CATEGORY: MOUNTAIN EMPIRE SUBREGIONAL PLAN
- TOPOGRAPHIC SOURCE: KIMLEY-HORN FIELD SURVEY COMPLETED 8/8/2018
- 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 DISTURBED AREAS SHALL BE COVERED WITH ORGANIC MULCH OR APPROVED EQUAL TO REDUCE DUST, SEED, AND WATERED REGULARLY DURING CONSTRUCTION.
- PILE DRIVING OPERATIONS: 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 PILE DRIVING OPERATIONS ARE TO OCCUR WITHIN 215 FEET, THEN THESE OPERATIONS SHALL BE LIMITED TO OPERATE 25% OF THE HOURLY OR DAILY DURATION.
- EXISTING STORM DRAIN PIPES TO BE RESTORED OR REPLACED IF NECESSARY.
- ALL AREAS BEING CLEARED AND GRUBBED SHALL BE SEED WITH HYDRAULIC STABILIZATION SEEDING (SS-4) DURING THE SUMMER AND WINTER PER 2017 CALTRANS STANDARD (OR LATEST) CONSTRUCTION SITE BMP MANUAL.
- IF AREAS BEING CLEARED AND NOT GRUBBED DO NOT SHOW SIGNS OF VEGETATIVE GROWTH IN A TIMELY MANNER, CONTRACTOR SHOULD SEED AS NEEDED TO ACHIEVE STABILIZATION.
- ALL DISTURBED FLAT AREAS (SLOPES < 5%) SHALL USE ITEM A EROSION CONTROL MEASURES (SS-3, SS-4, SS-7).

SUMMARY OF LID/SITE DESIGN BMPs

PER SAN DIEGO COUNTY STORMWATER BEST MANAGEMENT PRACTICES REFERENCE GUIDE

- | | |
|-------|---|
| 2.2.1 | CONSERVATION OF NATURAL DRAINAGES AND SIGNIFICANT VEGETATION |
| 2.2.2 | MINIMIZE DISTURBANCES TO NATURAL DRAINAGES |
| 2.2.3 | MINIMIZE & DISCONNECT IMPERVIOUS SURFACES |
| 2.2.4 | MINIMIZE SOIL COMPACTION |
| 2.2.5 | DRAIN RUNOFF FROM IMPERVIOUS SURFACES TO PERVIOUS AREAS |
| 4.2.3 | PERMEABLE PAVEMENT DESIGN AT SUBSTATION (GRAVEL YARD) |
| 3.1.3 | LID ONSITE ACCESS ROADS |
| 4.2.1 | PREVENTION OF ILLICIT DISCHARGES INTO THE MS4 |
| 4.2.5 | PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL |
| 4.3.1 | MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES |
| 4.3.2 | CONSERVE NATURAL AREAS, SOILS, AND VEGETATION |
| 4.3.3 | MINIMIZE IMPERVIOUS AREA |
| 4.3.4 | MINIMIZE SOIL COMPACTION |
| 4.3.5 | IMPERVIOUS AREA DISPERSION (SD-B) |
| 4.3.7 | LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES |

SUMMARY OF SOURCE CONTROL BMPs

- | | |
|-------|---|
| SD-34 | PROPER DESIGN OF OUTDOOR MATERIAL STORAGE AREAS |
|-------|---|

IMPERVIOUS SURFACES

PV TRACKER PILES	681 SF
INVERTER/TRANSFORMER SKIDS ON PADS	4,000 SF
BATTERY STORAGE CONTAINERS	75,281 SF
PROJECT SUBSTATION GRADED PAD	27,360 SF
SDG&E SWITCHYARD GRADED PAD	127,100 SF
AC DRIVEWAYS/PUBLIC IMPROVEMENTS	55,321 SF

TOTAL 289,744 SF
6.65 AC



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NO.	ISSUE	DATE
1	MUP - 1ST SUBMITTAL	11/01/2018
2	MUP - 2ND SUBMITTAL	10/17/2019
3	MUP - 3RD SUBMITTAL	03/25/2020
4	MUP - 4TH SUBMITTAL	04/06/2021

PROJECT NUMBER

KHA-194083001

DRAWN BY

TC

REVIEWED BY

WC

APPROVED BY

DB

CLIENT SIGNATURE

MAJOR USE PERMIT

BEST MANAGEMENT PRACTICES

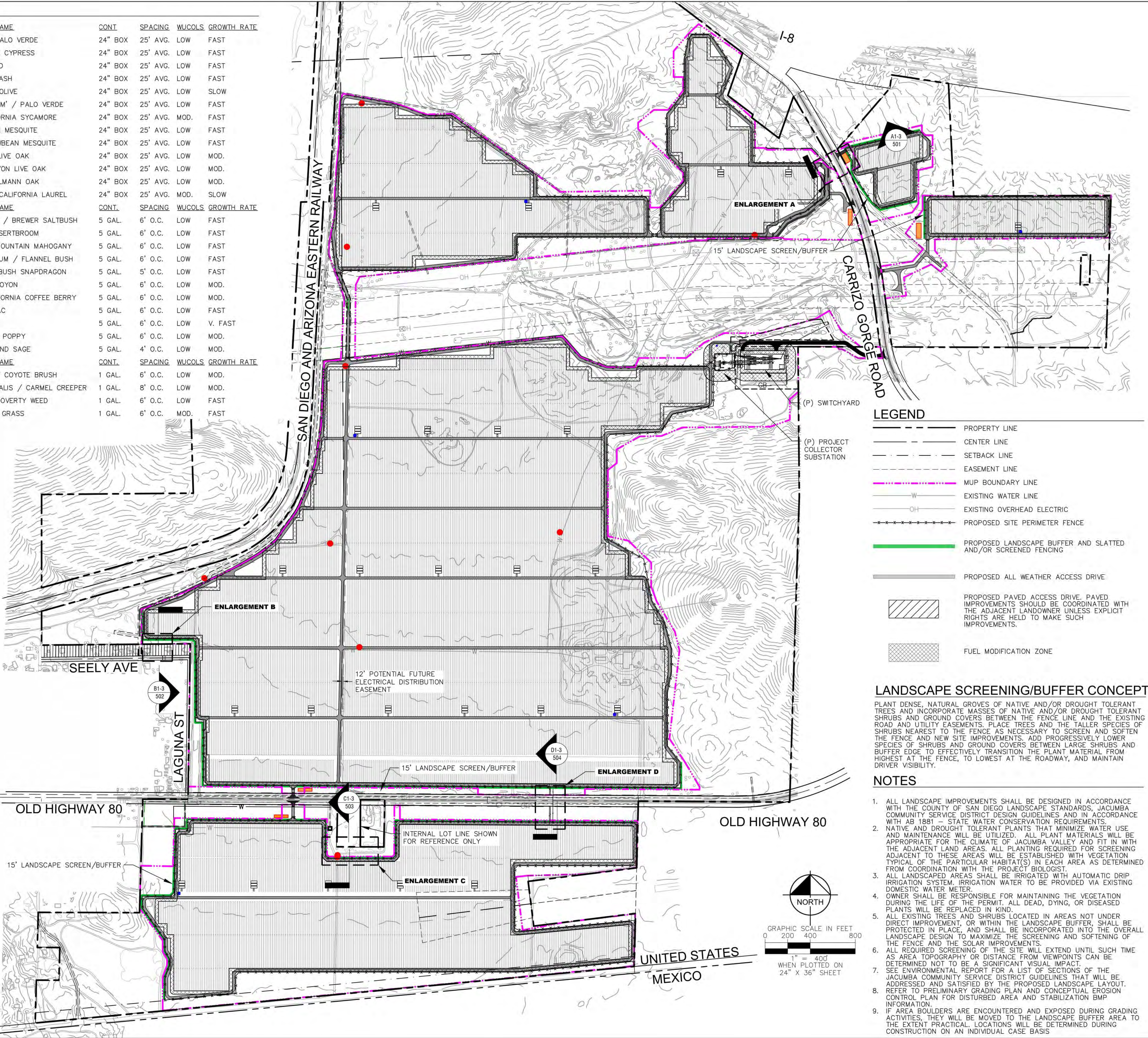
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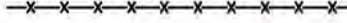





400

SHEET SIZE: ARCH D - 24" x 36"

PRELIMINARY PLANT LEGEND

TREES		CODE	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	WUCOLS	GROWTH RATE
		CF	CERCIDIMUM FLORIDUM / BLUE PALO VERDE	24" BOX	25' AVG.	LOW	FAST
		CT	CUPRESSUS FORBESII / TECATE CYPRESS	24" BOX	25' AVG.	LOW	FAST
		DS	DALBERGIA SISSOO / ROSEWOOD	24" BOX	25' AVG.	LOW	FAST
		FV	FRAXINUS VELUTINA / VELVET ASH	24" BOX	25' AVG.	LOW	FAST
		OE	OLEA EUROPAEA / EUROPEAN OLIVE	24" BOX	25' AVG.	LOW	SLOW
		PX	PARKINSONIA X 'DESERT MUSEUM' / PALO VERDE	24" BOX	25' AVG.	LOW	FAST
		PR	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	24" BOX	25' AVG.	MOD.	FAST
		PC	PROSOPIS CHILENSIS / CHILEAN MESQUITE	24" BOX	25' AVG.	LOW	FAST
		PP	PROSOPIS PUBESCENS / SCREWBEAN MESQUITE	24" BOX	25' AVG.	LOW	FAST
		QA	QUERCUS AGRIFOLIA / COAST LIVE OAK	24" BOX	25' AVG.	LOW	MOD.
		QC	QUERCUS CHRYSOLEPIS / CANYON LIVE OAK	24" BOX	25' AVG.	LOW	MOD.
		QE	QUERCUS ENGLEMANII / ENGELMANN OAK	24" BOX	25' AVG.	LOW	MOD.
		UC	UMBELLULARIA CALIFORNICA / CALIFORNIA LAUREL	24" BOX	25' AVG.	MOD.	SLOW
		AB	ATRIPLEX LENTIFORMIS BREWERI / BREWER SALT BUSH	5 GAL.	6' O.C.	LOW	FAST
		BS	BACCHARIS SARATHOIDES / DESERTBROOM	5 GAL.	6' O.C.	LOW	FAST
		CB	CERCOCARPUS BETULOIDES / MOUNTAIN MAHOGANY	5 GAL.	6' O.C.	LOW	FAST
		FC	FREMONTODENDRON CALIFORNICUM / FLANNEL BUSH	5 GAL.	6' O.C.	LOW	FAST
		GS	GALVEZIA SPECIOSA / ISLAND BUSH SNAPDRAGON	5 GAL.	5' O.C.	LOW	FAST
		HA	HETEROMELES ARBUTIFOLIA / TOYON	5 GAL.	6' O.C.	LOW	MOD.
		RC	RHAMNUS CALIFORNICA / CALIFORNIA COFFEE BERRY	5 GAL.	6' O.C.	LOW	MOD.
		RL	RHUS LAURINA / LAUREL SUMAC	5 GAL.	6' O.C.	LOW	FAST
		RO	RHUS OVATA / SUGAR BUSH	5 GAL.	6' O.C.	LOW	V. FAST
		RM	ROMNEYA COULTERI / MATILAJA POPPY	5 GAL.	6' O.C.	LOW	MOD.
		SC	SALVIA CLEVELANDII / CLEVELAND SAGE	5 GAL.	4' O.C.	LOW	MOD.
		BP	BACCHARIS PILULARIS / DWARF COYOTE BRUSH	1 GAL.	6' O.C.	LOW	MOD.
		CH	CEANOTHUS GRISEUS HORIZONTALIS / CARMEL CREEPER	1 GAL.	8' O.C.	LOW	MOD.
		IH	IVA HAYESIANA / SAN DIEGO POVERTY WEED	1 GAL.	6' O.C.	LOW	FAST
		MR	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL.	6' O.C.	MOD.	FAST




LEGEND	
	PROPERTY LINE
	CENTER LINE
	SETBACK LINE
	EASEMENT LINE
	MUP BOUNDARY LINE
	EXISTING WATER LINE
	EXISTING OVERHEAD ELECTRIC
	PROPOSED SITE PERIMETER FENCE
	PROPOSED LANDSCAPE BUFFER AND SLATTED AND/OR SCREENED FENCING
	PROPOSED ALL WEATHER ACCESS DRIVE
	PROPOSED PAVED ACCESS DRIVE. PAVED IMPROVEMENTS SHOULD BE COORDINATED WITH THE ADJACENT LANDOWNER UNLESS EXPLICIT RIGHTS ARE HELD TO MAKE SUCH IMPROVEMENTS.
	FUEL MODIFICATION ZONE

LANDSCAPE SCREENING/BUFFER CONCEPT

PLANT DENSE, NATURAL GROVES OF NATIVE AND/OR DROUGHT TOLERANT TREES AND INCORPORATE MASSES OF NATIVE AND/OR DROUGHT TOLERANT SHRUBS AND GROUND COVERS BETWEEN THE FENCE LINE AND THE EXISTING ROAD AND UTILITY EASEMENTS. PLACE TREES AND THE TALLER SPECIES OF SHRUBS NEAREST TO THE FENCE AS NECESSARY TO SCREEN AND SOFTEN THE FENCE AND NEW SITE IMPROVEMENTS. ADD PROGRESSIVELY LOWER SPECIES OF SHRUBS AND GROUND COVERS BETWEEN LARGE SHRUBS AND BUFFER EDGE TO EFFECTIVELY TRANSITION THE PLANT MATERIAL FROM HIGHEST AT THE FENCE, TO LOWEST AT THE ROADWAY, AND MAINTAIN DRIVER VISIBILITY.

- NOTES**
- ALL LANDSCAPE IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE COUNTY OF SAN DIEGO LANDSCAPE STANDARDS, JACUMBA COMMUNITY SERVICE DISTRICT DESIGN GUIDELINES AND IN ACCORDANCE WITH AB 1881 - STATE WATER CONSERVATION REQUIREMENTS.
 - NATIVE AND DROUGHT TOLERANT PLANTS THAT MINIMIZE WATER USE AND MAINTENANCE WILL BE UTILIZED. ALL PLANT MATERIALS WILL BE APPROPRIATE FOR THE CLIMATE OF JACUMBA VALLEY AND FIT IN WITH THE ADJACENT LAND AREAS. ALL PLANTING REQUIRED FOR SCREENING ADJACENT TO THESE AREAS WILL BE ESTABLISHED WITH VEGETATION TYPICAL OF THE PARTICULAR HABITAT(S) IN EACH AREA AS DETERMINED FROM COORDINATION WITH THE PROJECT BIOLOGIST.
 - ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. IRRIGATION WATER TO BE PROVIDED VIA EXISTING DOMESTIC WATER METER.
 - OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE VEGETATION DURING THE LIFE OF THE PERMIT. ALL DEAD, DYING, OR DISEASED PLANTS WILL BE REPLACED IN KIND.
 - ALL EXISTING TREES AND SHRUBS LOCATED IN AREAS NOT UNDER DIRECT IMPROVEMENT, OR WITHIN THE LANDSCAPE BUFFER, SHALL BE PROTECTED IN PLACE, AND SHALL BE INCORPORATED INTO THE OVERALL LANDSCAPE DESIGN TO MAXIMIZE THE SCREENING AND SOFTENING OF THE FENCE AND THE SOLAR IMPROVEMENTS.
 - ALL REQUIRED SCREENING OF THE SITE WILL EXTEND UNTIL SUCH TIME AS AREA TOPOGRAPHY OR DISTANCE FROM VIEWPOINTS CAN BE DETERMINED NOT TO BE A SIGNIFICANT VISUAL IMPACT.
 - SEE ENVIRONMENTAL REPORT FOR A LIST OF SECTIONS OF THE JACUMBA COMMUNITY SERVICE DISTRICT GUIDELINES THAT WILL BE ADDRESSED AND SATISFIED BY THE PROPOSED LANDSCAPE LAYOUT.
 - REFER TO PRELIMINARY GRADING PLAN AND CONCEPTUAL EROSION CONTROL PLAN FOR DISTURBED AREA AND STABILIZATION BMP INFORMATION.
 - IF AREA BOULDERS ARE ENCOUNTERED AND EXPOSED DURING GRADING ACTIVITIES, THEY WILL BE MOVED TO THE LANDSCAPE BUFFER AREA TO THE EXTENT PRACTICAL. LOCATIONS WILL BE DETERMINED DURING CONSTRUCTION ON AN INDIVIDUAL CASE BASIS.



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PROJECT LANDSCAPE ARCHITECT
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619.272.7192

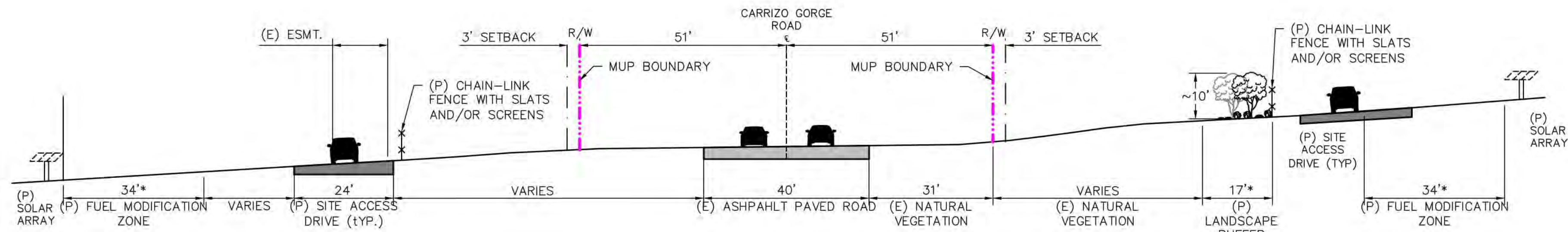
NO.	ISSUE	DATE
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4	MUP - 4TH SUBMITTAL	04/06/2021

PROJECT NUMBER: KHA-194083001
DRAWN BY: CF
REVIEWED BY: CF
APPROVED BY: MM

CLIENT SIGNATURE

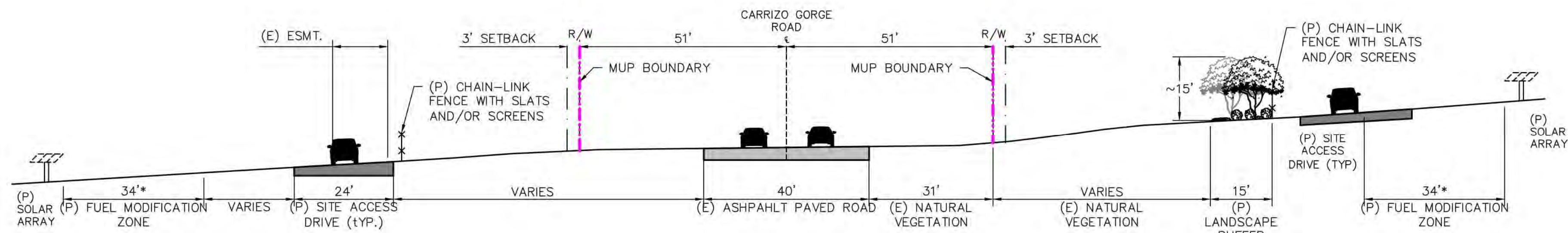
MAJOR USE PERMIT
OVERALL CONCEPTUAL LANDSCAPE PLAN

DRAWING NUMBER: 500
SHEET SIZE: ARCH D - 24" x 36"



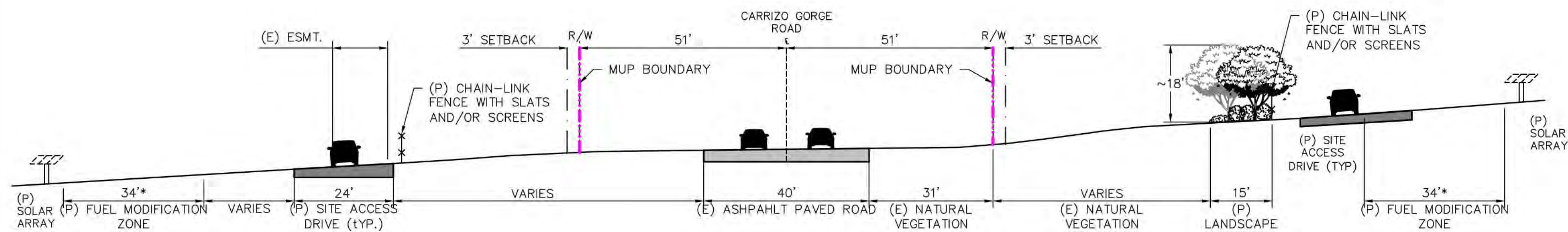
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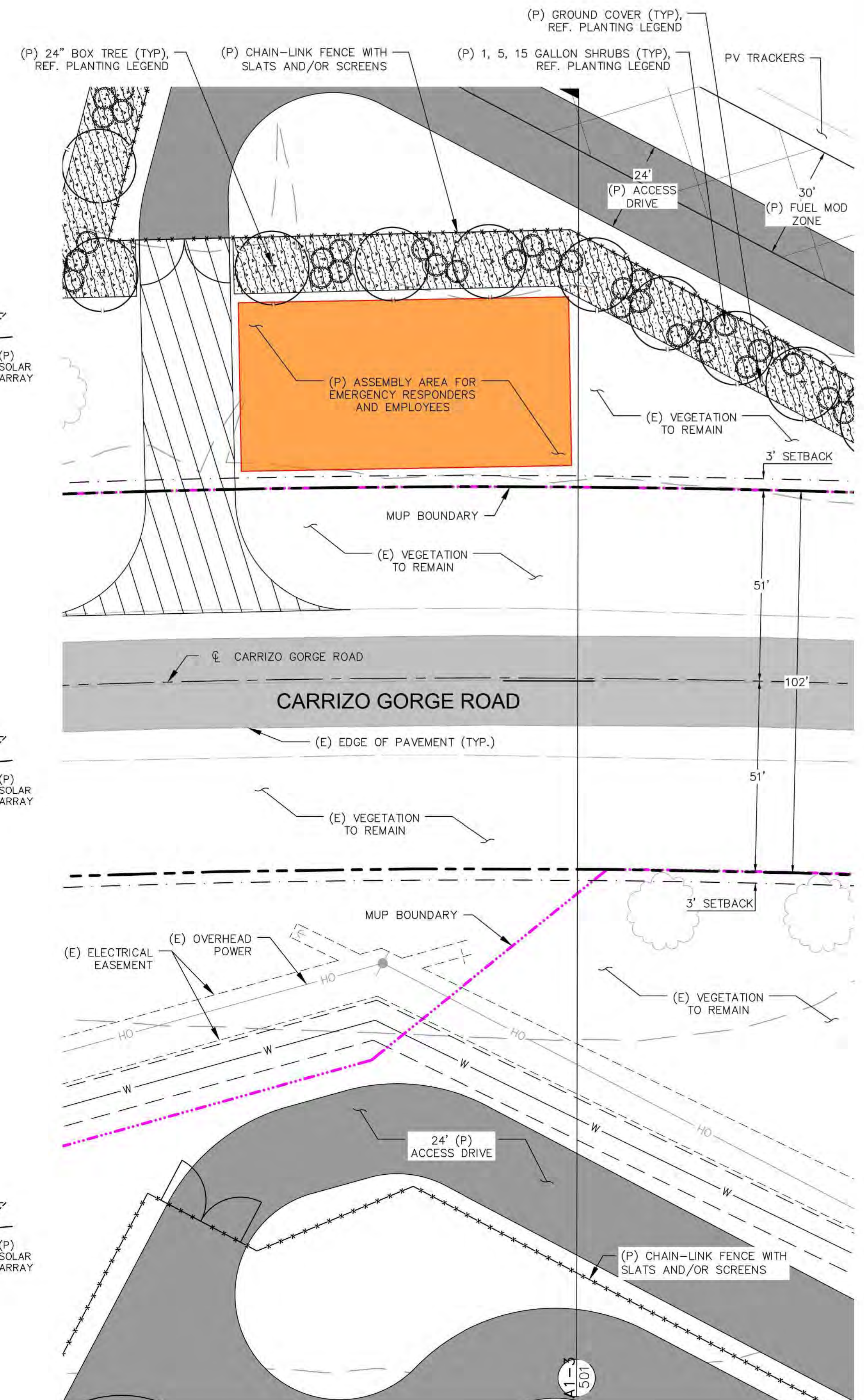
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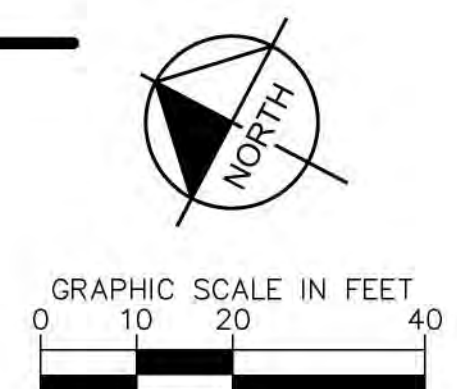
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*DIMENSIONS WITH AN ASTERISK ARE MEASURED AT ANGLE SHOW ON ENLARGED PLAN



ENLARGEMENT A

SCALE: 1" = 20'
*LANDSCAPE BUFFER WILL BE IRRIGATED
*REFER TO SHEET 400 FOR PLANT SCHEDULE, LEGEND, AND NOTES



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4	MUP - 4TH SUBMITTAL	04/06/2021

PROJECT NUMBER KHA-194083001
DRAWN BY CF
REVIEWED BY CF
APPROVED BY MM

CLIENT SIGNATURE

MAJOR USE PERMIT CONCEPTUAL LANDSCAPE ENLARGEMENT A AND SECTIONS

DRAWING
NUMBER 501

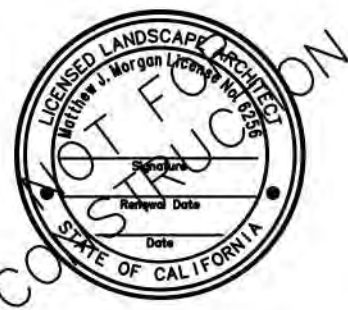
SHEET SIZE: ARCH D - 24" x 36"

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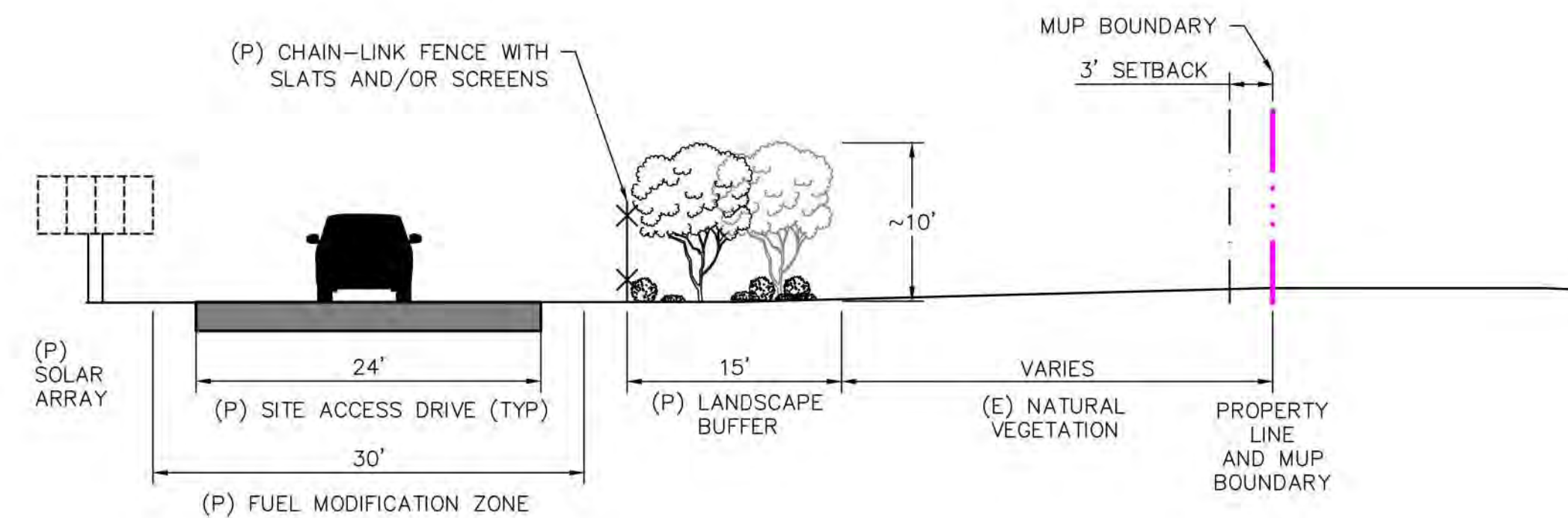
PROJECT NUMBER KHA-194083001
DRAWN BY CF
REVIEWED BY CF
APPROVED BY MM

CLIENT SIGNATURE

MAJOR USE PERMIT
CONCEPTUAL
LANDSCAPE
ENLARGEMENT B AND
SECTIONS

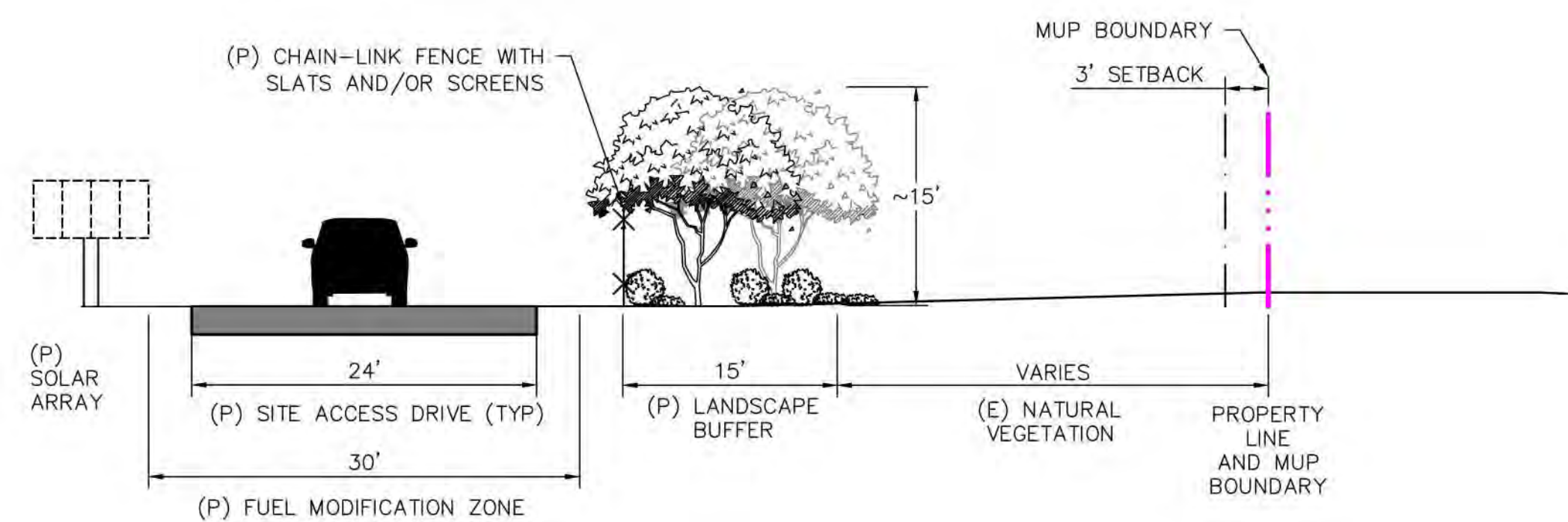
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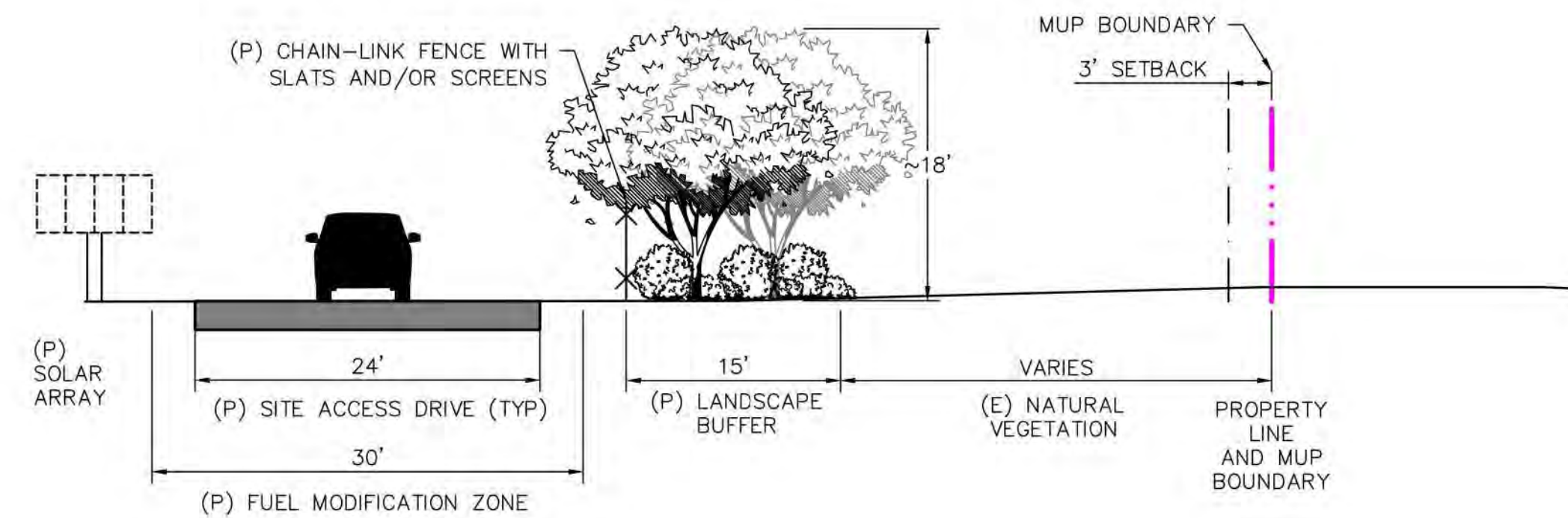
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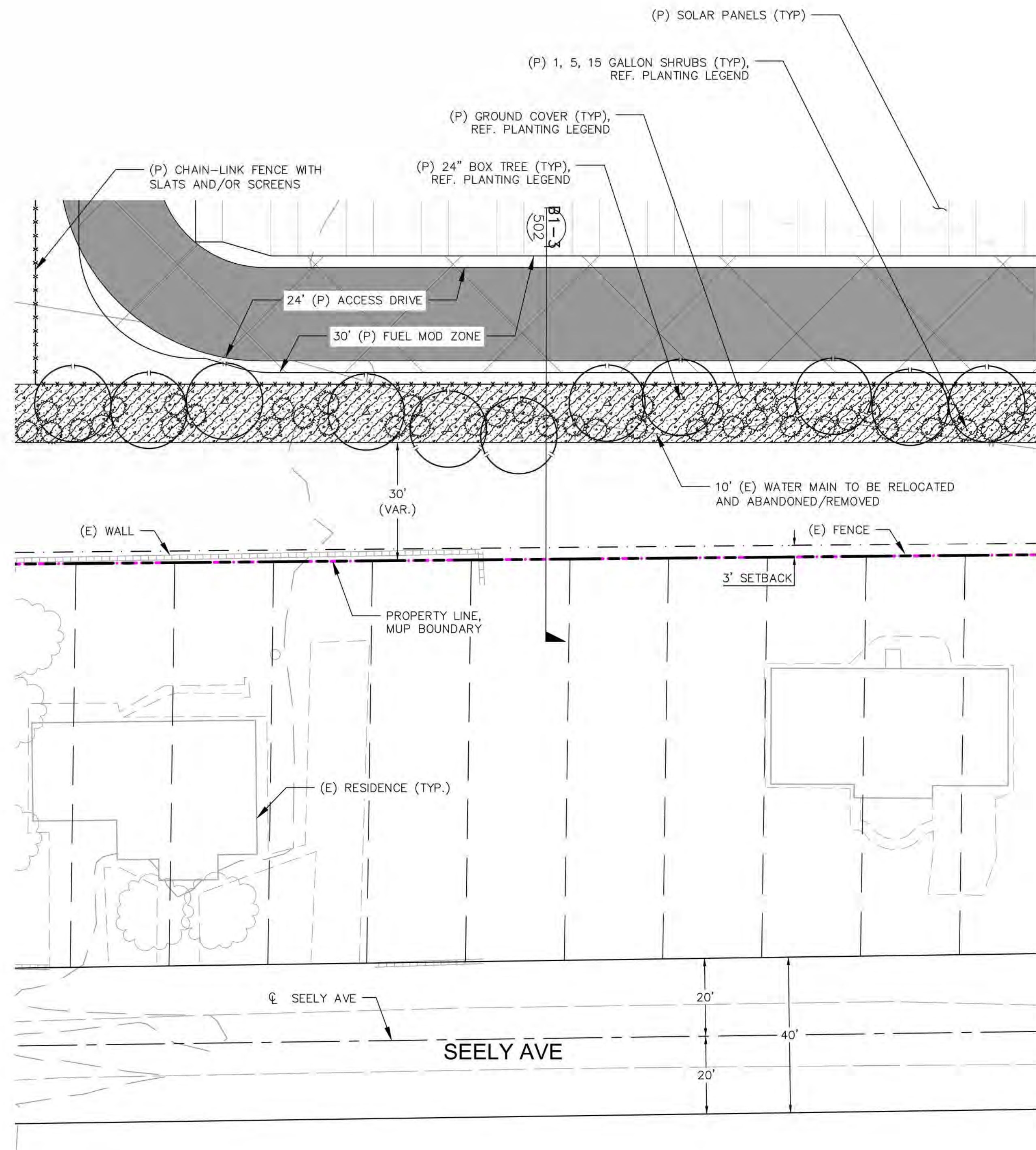
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SECTION B3 - (APPROXIMATELY 10 YEARS FROM PLANTING)

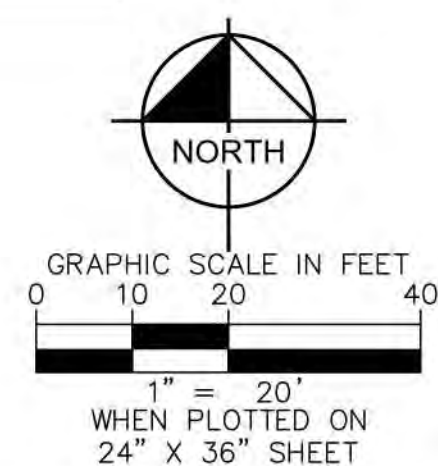
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ENLARGEMENT B

SCALE: 1" = 20'

*LANDSCAPE BUFFER WILL BE IRRIGATED
*REFER TO SHEET 400 FOR PLANT SCHEDULE, LEGEND, AND NOTES

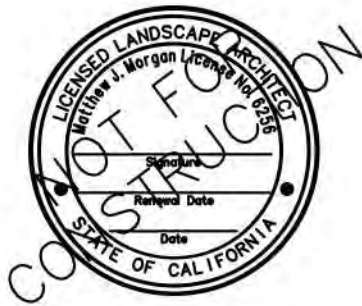


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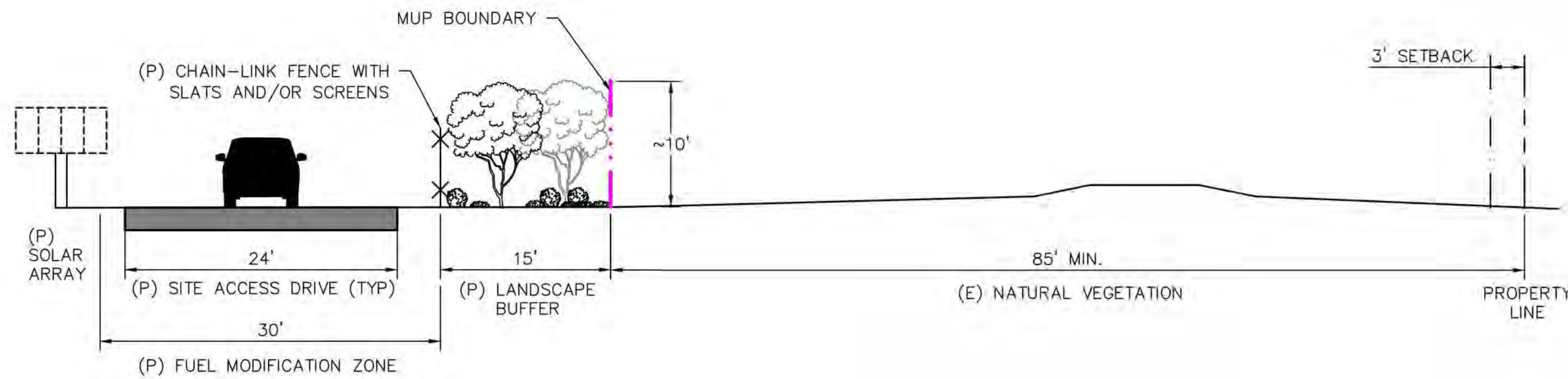
PROJECT NUMBER KHA-194083001
DRAWN BY CF
REVIEWED BY CF
APPROVED BY MM

CLIENT SIGNATURE

MAJOR USE PERMIT
CONCEPTUAL
LANDSCAPE
ENLARGEMENT C AND
SECTIONS

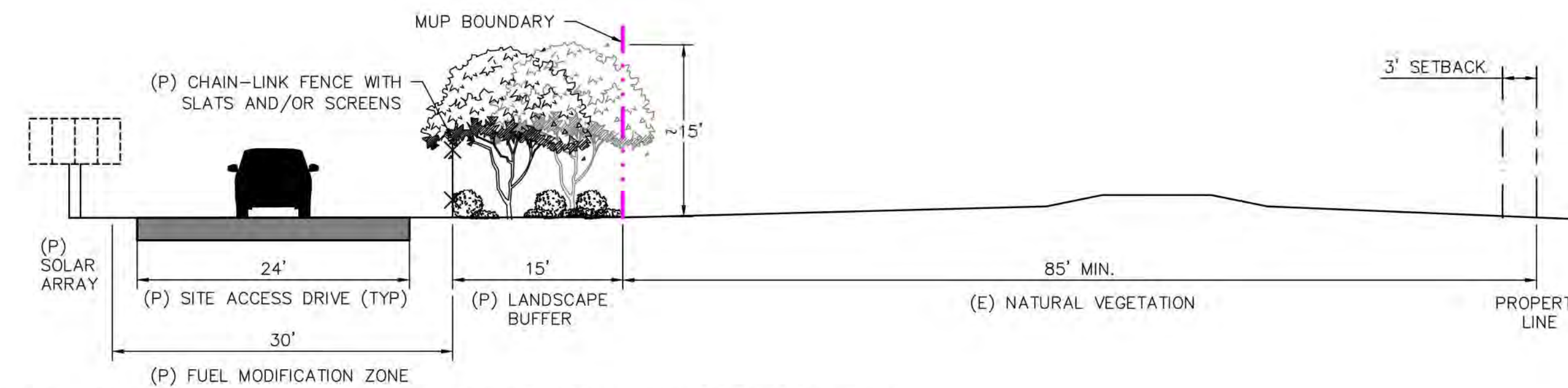
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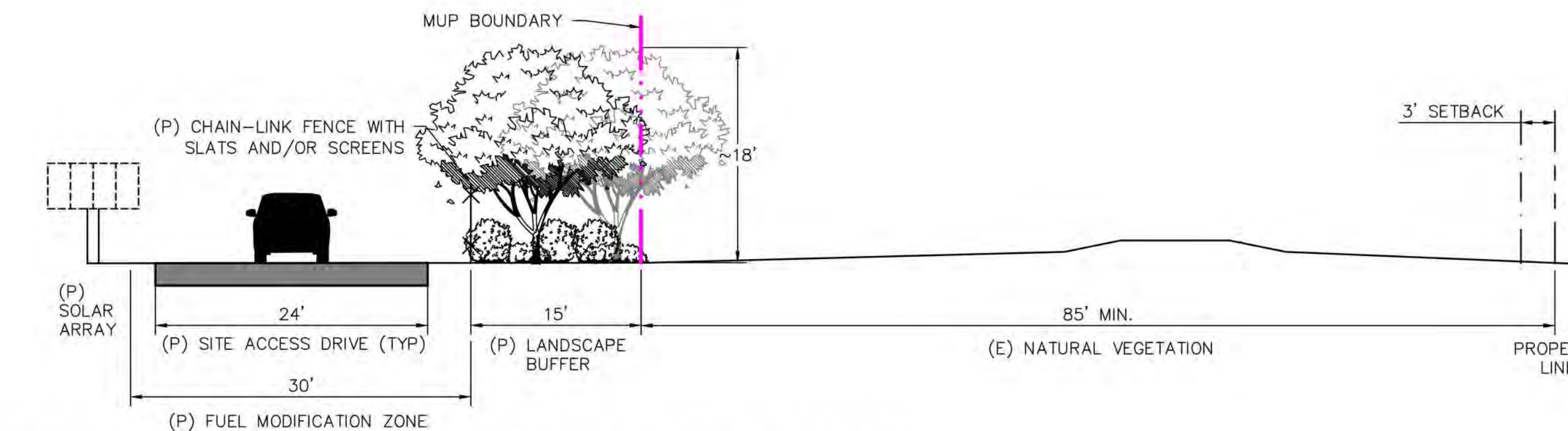
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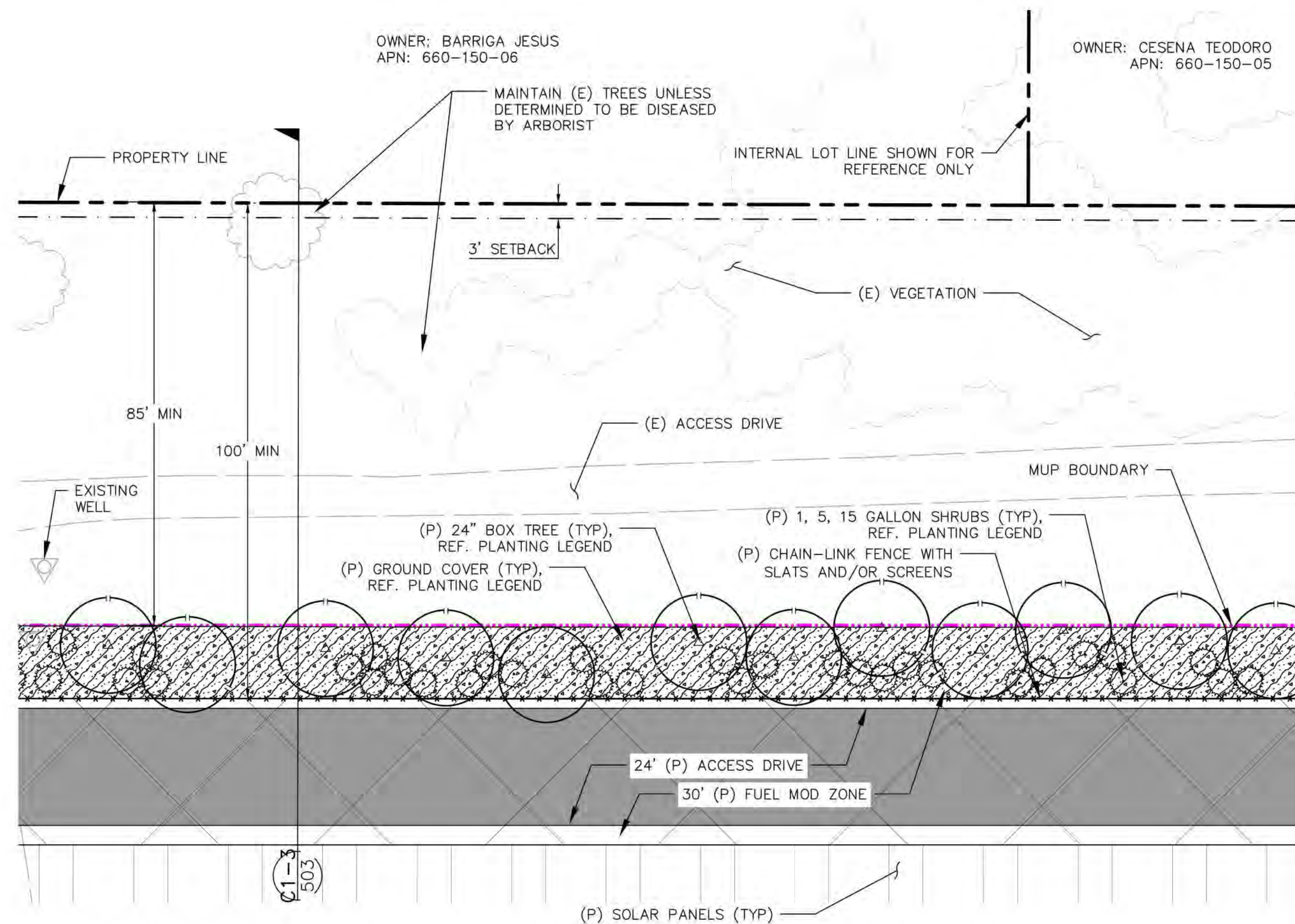
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NOT TO SCALE



SECTION C3 - (APPROXIMATELY 10 YEARS FROM PLANTING)

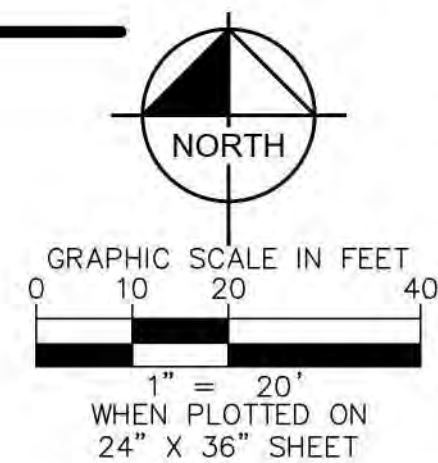
NOT TO SCALE



ENLARGEMENT C

SCALE: 1" = 20'

*LANDSCAPE BUFFER WILL BE IRRIGATED
*REFER TO SHEET 400 FOR PLANT SCHEDULE, LEGEND, AND NOTES



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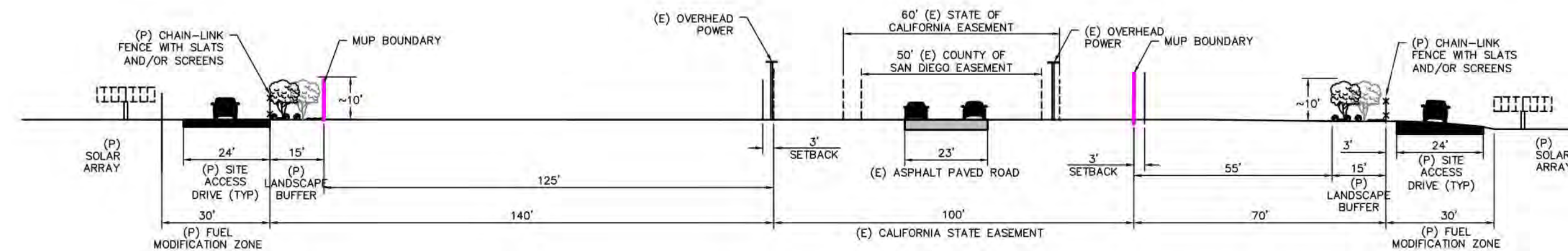
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DRAWN BY CF
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APPROVED BY MM

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MAJOR USE PERMIT
CONCEPTUAL
LANDSCAPE
ENLARGEMENT D
AND SECTIONS

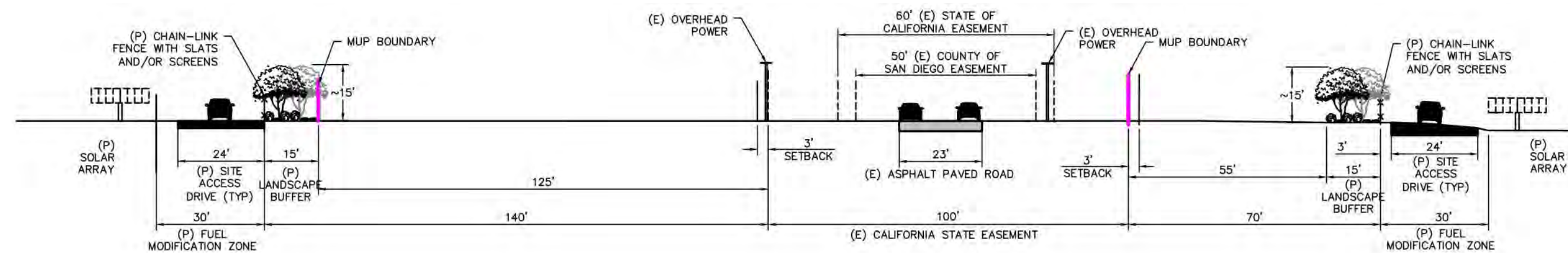
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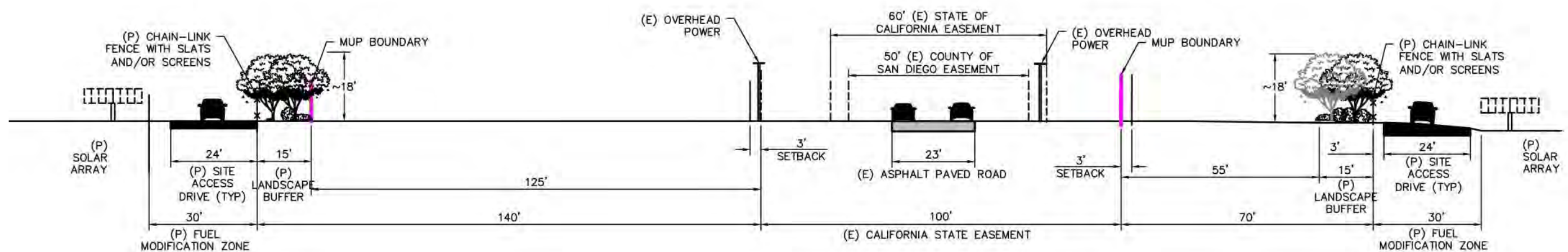
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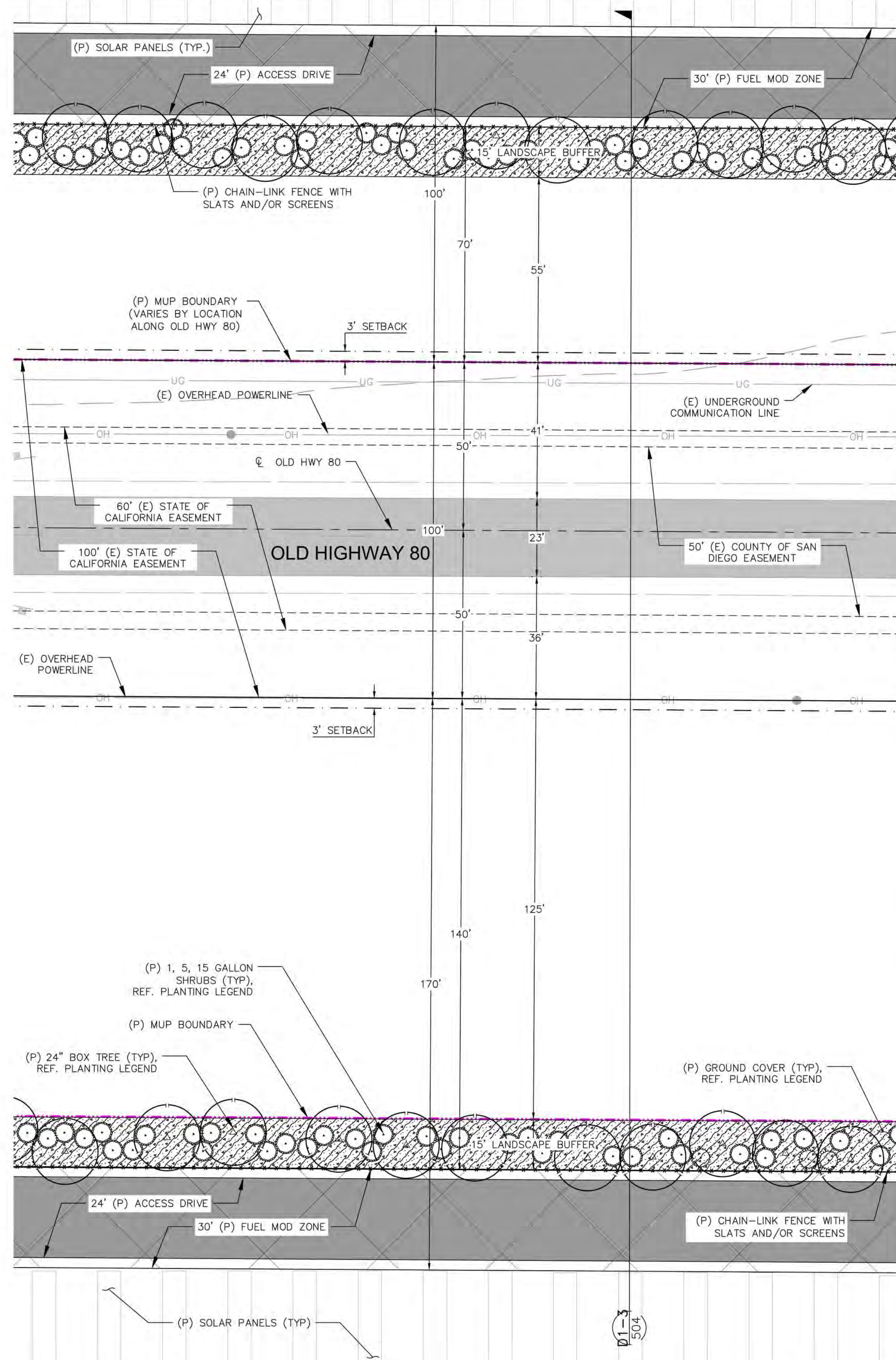
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NOT TO SCALE



SECTION D3 - (APPROXIMATELY 10 YEARS FROM PLANTING)

NOT TO SCALE



ENLARGEMENT D

SCALE: 1" = 20'
*LANDSCAPE BUFFER WILL BE IRRIGATED
*REFER TO SHEET 400 FOR PLANT SCHEDULE, LEGEND, AND NOTES

