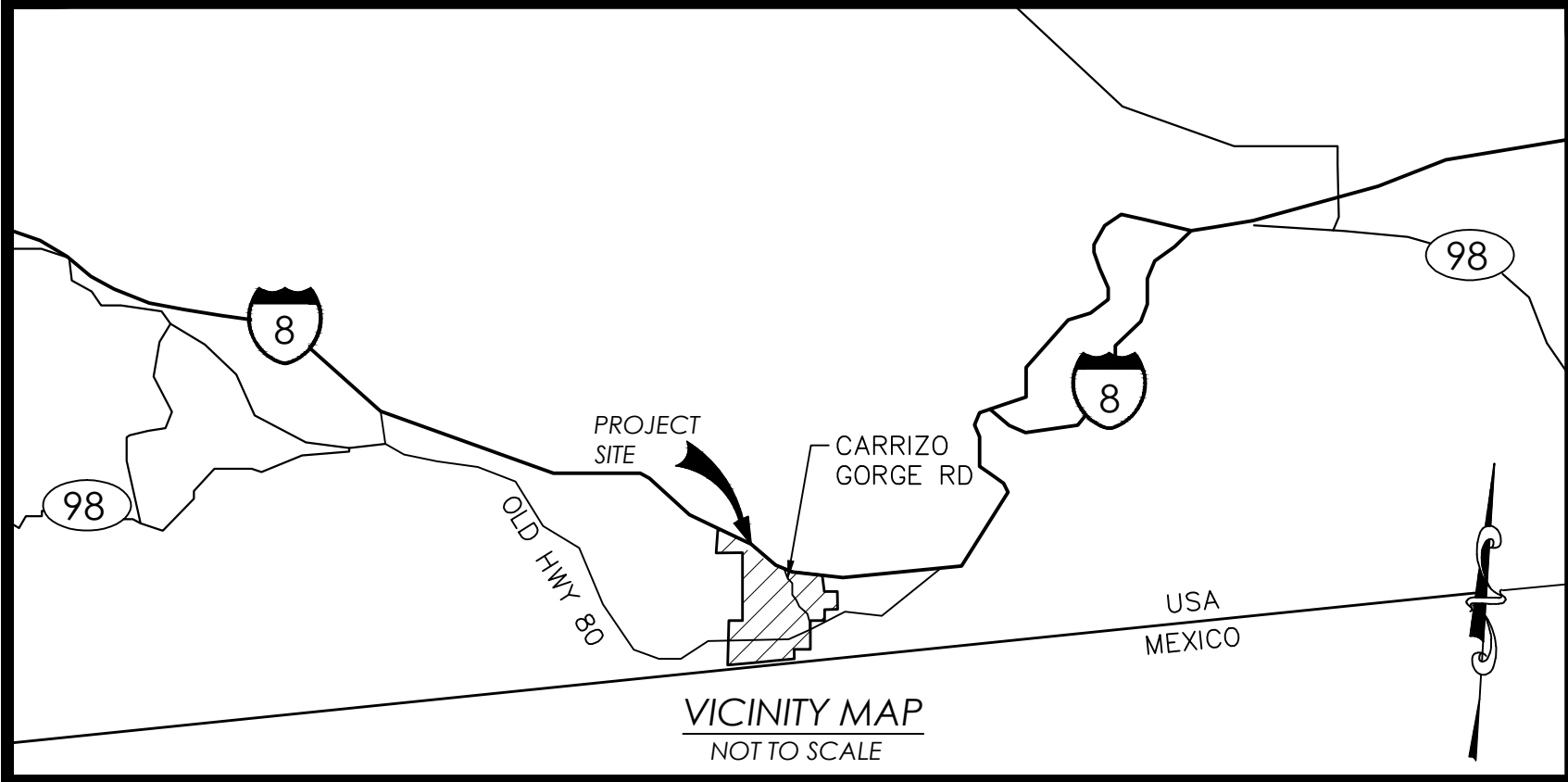


MAJOR USE PERMIT
FOR
JVR ENERGY PARK
COUNTY OF SAN DIEGO, CA



BayWa r.e.
Solar Projects LLC

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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
	MUP - FIRST SUBMITTAL	1/13/19

PROJECT NUMBER	KHA-194083001
DRAWN BY	CK
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: REFERENCE ALTA
DATUM: REFERENCE ALTA
ZONE: REFERENCE ALTA
GEOID: REFERENCE ALTA
VERTICAL DATUM: REFERENCE ALTA
ORIGINATING BENCHMARK: REFERENCE 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	PROPOSED ZONE	APN
S-80 (MAJOR USE PERMIT REQUIRED)	S-92 (GENERAL RURAL USE)	660-150-07
		660-150-08
		660-150-10
		660-1550-16
		660-150-21
S-88 (LIMITED USES AFTER ADOPTION OF SPECIFIC PLAN)		660-140-06
RL-40 - RURAL LANDS		660-140-08
		REMAINING APN LISTING
		661-010-02

ASSESSOR PARCEL NUMBERS

660-150-07	660-150-16	660-140-06
660-150-08	660-150-21	660-140-08
660-150-10	660-140-06	661-010-02

PROJECT TEAM

OWNER /DEVELOPER
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SURVEYOR
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MICHAEL.KNAPTON@KIMLEY-HORN.COM

NOTES

- GROSS (PROPERTY) AREA: 1,355.84 ACRES
- MUP BOUNDARY ("DEVELOPED") AREA: 540± ACRES
- FENCED AREA (INCLUDES PROJECT AND UTILITY SUBSTATIONS): 516± ACRES
- GENERAL PLAN: SPECIFIC PLAN AREA
- REGIONAL CATEGORY: MOUNTAIN EMPIRE SUBREGIONAL PLAN
- TOPOGRAPHIC SOURCE: FIELD SURVEY COMPLETED 8/8/2018 (SEE SURVEY NOTE, LEFT)
- ASSOCIATED REQUESTS: NONE
- WATER DISTRICT: JACUMBA COMMUNITY SERVICE 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 PROPOSES ONLY. SHIELDED LIGHTING LOCATED AT ENTRANCE GATES AND INVERTER/TRANSFORMER PADS AND 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 ORGANIC MULCH OR APPROVED EQUAL TO REDUCE DUST, SEEDED, AND WATERED REGULARLY DURING CONSTRUCTION.
- SEE PRELIMINARY GRADING PLAN FOR PROPOSED GRADING.
- 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 ROAD 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 THE GATE ENTRANCE. 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 THE GATE ENTRANCE AND EVERY 100' MINIMUM ON FENCE. THE SIGN SHALL BE 10" X 14" MISCELLANEOUS INTERIOR DIRECTIONAL AND SAFETY SIGNAGE AND 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.

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 SOUTHEAST 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, 1965 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°025'00" 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 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 SECTON 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 ¼ 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 ¼ 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 ¼ 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



BayWa r.e. Solar Projects LLC

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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
	PRELIMINARY	1/13/2019

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

CLIENT SIGNATURE

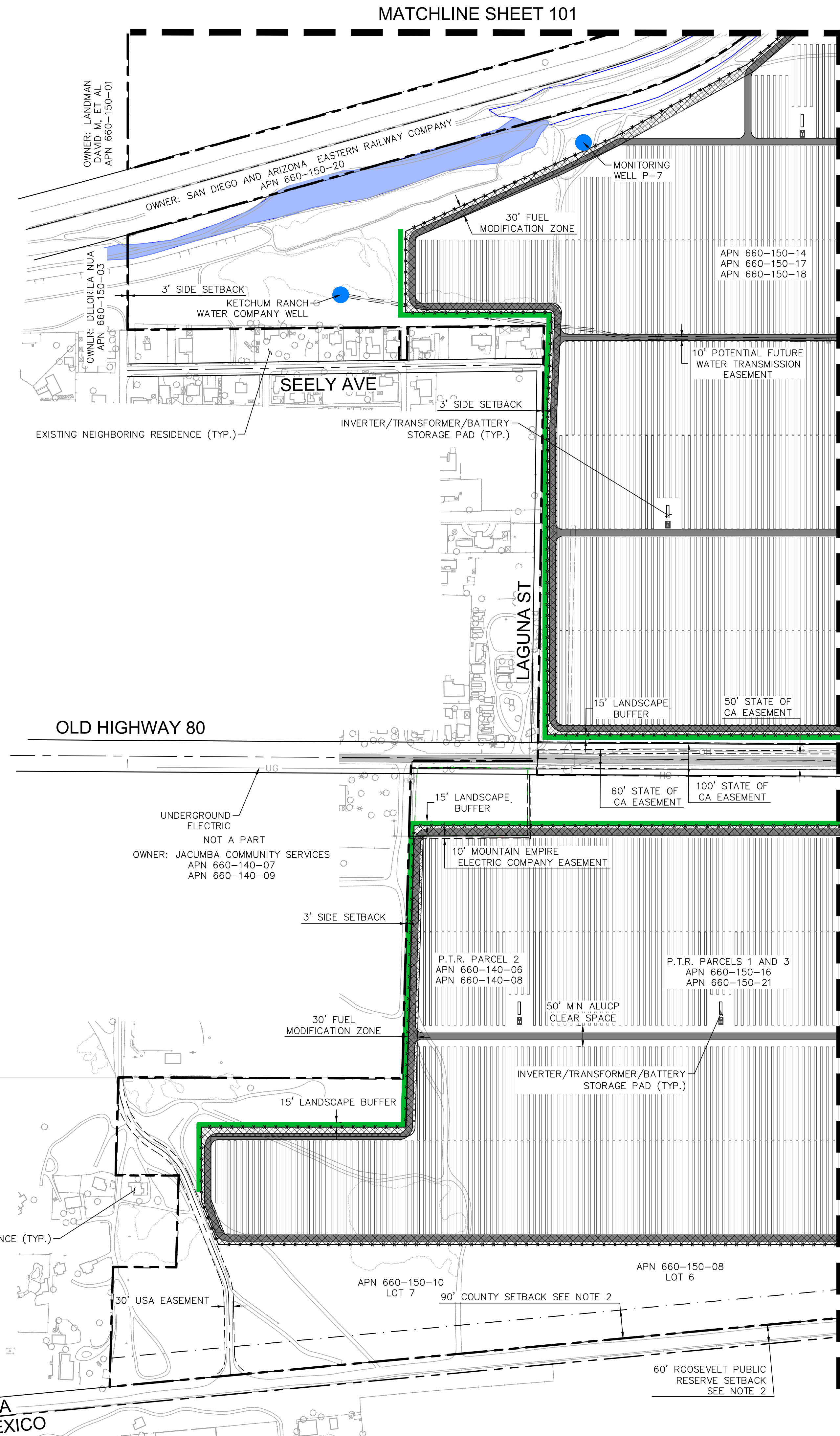
MAJOR USE PERMIT
TITLE REPORT

DRAWING
NUMBER 002

SHEET SIZE: ARCH D - 24" x 36"

MATCHLINE SHEET 101





LEGEND

PROPERTY LINE
CENTER LINE
SETBACK LINE
EASEMENT LINE
EXISTING WATER LINE
EXISTING OVERHEAD ELECTRIC
PROPOSED SITE PERIMETER FENCE
PROPOSED SUBSTATION FENCE

PROPOSED LANDSCAPE BUFFER

PROPOSED ALL WEATHER ACCESS ROAD

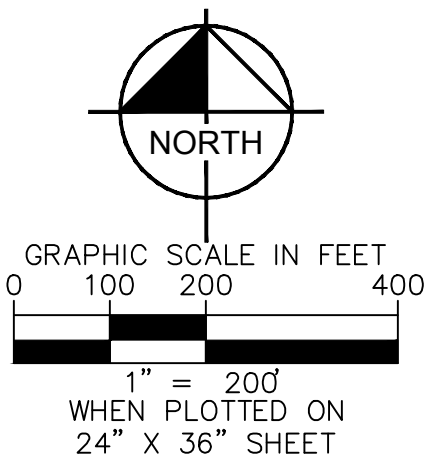
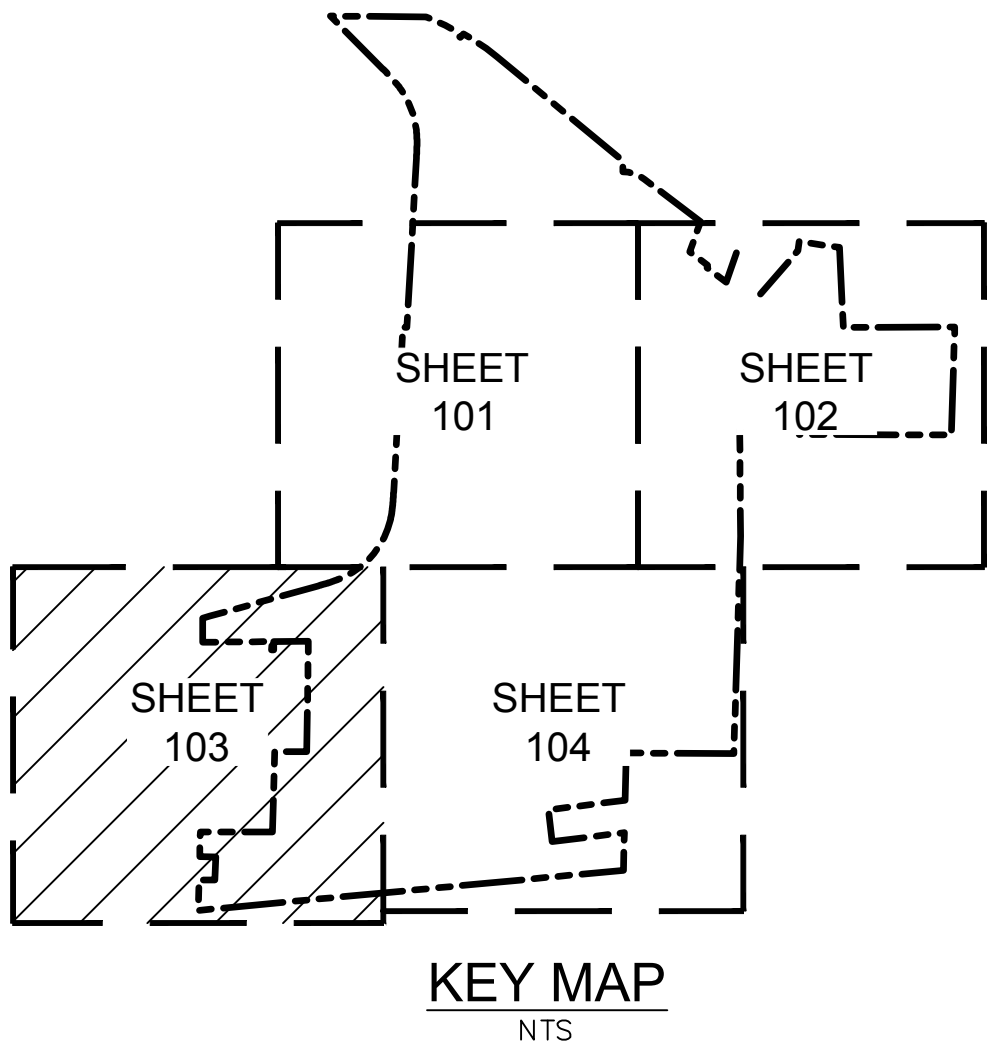
PROPOSED PAVED ACCESS ROAD. PAVED IMPROVEMENTS SHOULD BE COORDINATED WITH THE ADJACENT LANDOWNER UNLESS EXPLICIT RIGHTS ARE HELD TO MAKE SUCH IMPROVEMENTS.

WELL TO REMAIN
WELL TO BE DECOMMISSIONED (TBD)

30-FT WIDE FUEL MODIFICATION ZONE
NO ELECTRICAL EQUIPMENT PERMITTED

STATE JURISDICTIONAL BIOLOGICAL RESOURCES
NON-VEGETATED CHANNEL

- NOTES**
1. SURVEY INFORMATION PREPARED BY KIMLEY-HORN AND ASSOCIATES DATED AUGUST 2018; PENDING ALTA COMPLETION.
 2. SETBACKS
 - 2.1. 60' "ROOSEVELT" PUBLIC RESERVE SETBACK PER "COUNTY OF SAN DIEGO, CALIFORNIA BOARD OF SUPERVISORS POLICY NUMBER I-111"
 - 2.2. 90' COUNTY SETBACK PER "COUNTY OF SAN DIEGO, CALIFORNIA BOARD OF SUPERVISORS POLICY NUMBER I-111"
 - 2.3. 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.
 3. BIOLOGICAL RESOURCE DELINEATION PROVIDED BY DUDEK ENVIRONMENTAL ON AUGUST 30TH 2018.
 4. 15'-WIDE PROPOSED LANDSCAPE BUFFER, REFER TO CONCEPTUAL LANDSCAPE PLANS, SHEETS XX.
 5. RUNWAY SAFETY ZONES DELINEATED PER AVIATION COMPATIBILITY PLAN. SEE SHEET 300.
 6. ELECTRICAL LAYOUT SHOWN AS PROVIDED BY BAYWA R.E. SOLAR PROJECTS, LLC DATED OCTOBER 09, 2018.



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Solar Projects LLC**

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Kimley»Horn

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NO.	ISSUE	DATE
	PRELIMINARY	1/13/2019

PROJECT NUMBER	KHA-194083001
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APPROVED BY	DB

CLIENT SIGNATURE

MAJOR USE PERMIT

**ENLARGED PLOT
PLAN**

DRAWING NUMBER **103**
SHEET SIZE: ARCH D - 24" x 36"



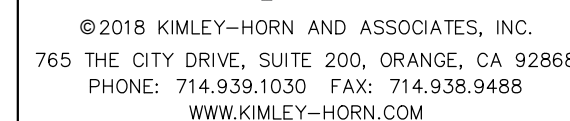
NOTES:

- #### 4 PROJECT SUBSTATION (SCHEMATIC)

SCALE: NTS



SCALE: NTS



SITE INFORMATION

JVR ENERGY PARK

PROJECT MANAGER

GEORGE GUNNOE
832.303.2477

PROJECT ENGINEER

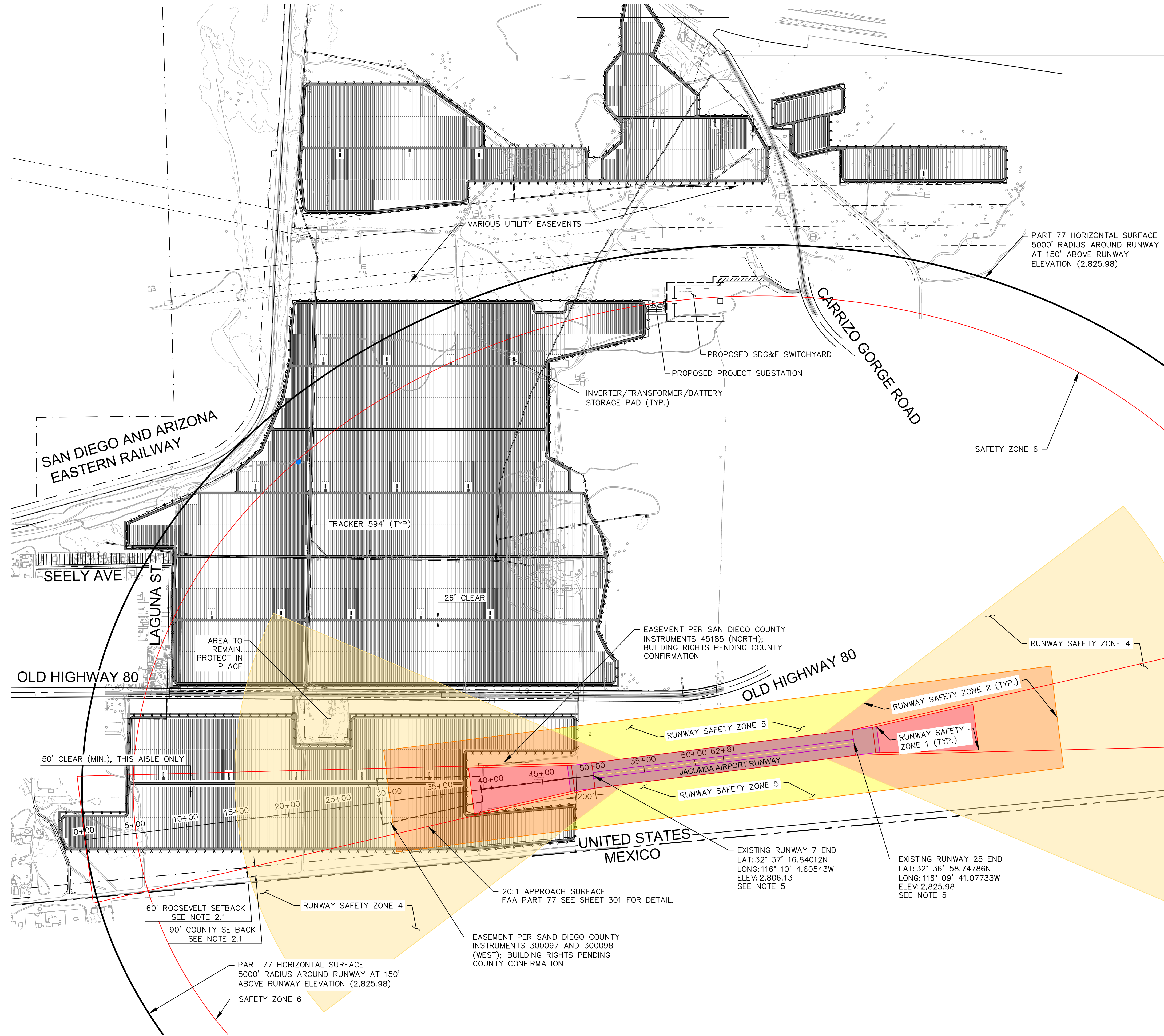
AKHILA KRISHNAN
949.771.2976

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

CLIENT SIGNATURE

DRAWING
NUMBER 202

SHEET SIZE: ARCH D - 24" x 36"



LEGEND	
	PROPERTY LINE
	CENTER LINE
	EASEMENT LINE
	PROPOSED FENCE
	ALL WEATHER ACCESS ROAD

- NOTES**
1. SURVEY INFORMATION PREPARED BY KIMLEY-HORN AND ASSOCIATES DATED AUGUST 2018; PENDING ALTA COMPLETION.
 2. SETBACKS
 - 2.1. 60' "ROOSEVELT" PUBLIC RESERVE SETBACK PER "COUNTY OF SAN DIEGO, CALIFORNIA BOARD OF SUPERVISORS POLICY NUMBER I-111"
 - 2.2. 90' COUNTY SETBACK PER "COUNTY OF SAN DIEGO, CALIFORNIA BOARD OF SUPERVISORS POLICY NUMBER I-111"
 - 2.3. 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.
 3. RUNWAY SAFETY ZONES DELINEATED PER JACUMBA AIRPORT LAND USE COMPATIBILITY PLAN (ALUPC) ADOPTED BY THE SAN DIEGO COUNTY AIRPORT LAND USE COMMISSION (ALUC) IN DECEMBER, 2006 AND AMENDED IN DECEMBER, 2011. DATA SOURCE IS NOTED BELOW:
 - 3.1. SHAPEFILES PROVIDED BY SAN DIEGO COUNTY
 - 3.2. KIMLEY-HORN DEPICTION PER SAFETY ZONE DIMENSIONAL PLAN PROVIDED BY BAYWA AND ALUPC; 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.
 4. ELECTRICAL LAYOUT SHOWN AS PROVIDED BY BAYWA R.E. SOLAR PROJECTS, LLC DATED OCTOBER 09, 2018.
 5. RUNWAY COORDINATES PER SD COUNTY -EMAIL DATED 10/4/2018 FROM ERIC NELSON

ALUPC CLEAR SPACE CALCULATIONS

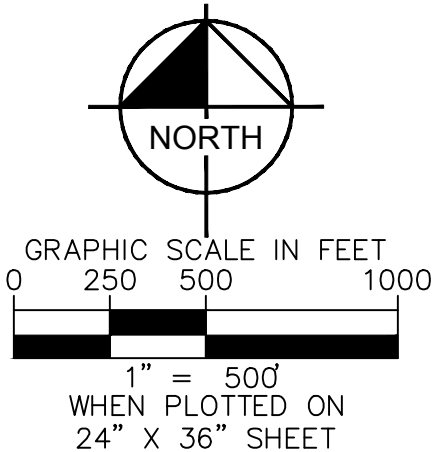
THIS LAYOUT COMPLIES WITH §2.9 OF THE ALUPC (CLEAR SPACE) AS CALCULATED BELOW:

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

DEVELOPED AREA (OVERALL SITE):
AREA: 691± AC
COVERED SPACE: 171± AC
CLEAR SPACE: 520± AC
PERCENT CLEAR SPACE: 7.5 AC PER 10 AC PORTION

ARRAY FIELD (INSIDE OF PERIMETER PERIMETER ROAD):
AREA: 537± AC
COVERED SPACE: 168± AC
CLEAR SPACE: 369± AC
PERCENT CLEAR SPACE: 6.8 AC PER 10 AC PORTION

SAFETY ZONES			
SAFETY ZONE	PROP. LAND USE CATEGORY Ⓐ	MAX LOT COVERAGE Ⓑ	EST. LOT COVERAGE Ⓒ
1	INDUSTRIAL OUTDOOR STORAGE	0%	25-45%
2		50%	25-45%
4		70%	25-45%
5		70%	25-45%
Ⓐ PER ALUPC MAP JAC-2 Ⓑ PER ALUPC § 2.8 Ⓒ PENDING FINAL DESIGN			



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SITE INFORMATION
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AKHILA KRISHNAN
949.771.2976

NO.	ISSUE	DATE
	MUP - FIRST SUBMITTAL	1/13/2019

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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	PRELIMINARY	1/13/2019

PROJECT NUMBER	KHA-194083001
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REVIEWED BY	WC
APPROVED BY	DB

CLIENT SIGNATURE

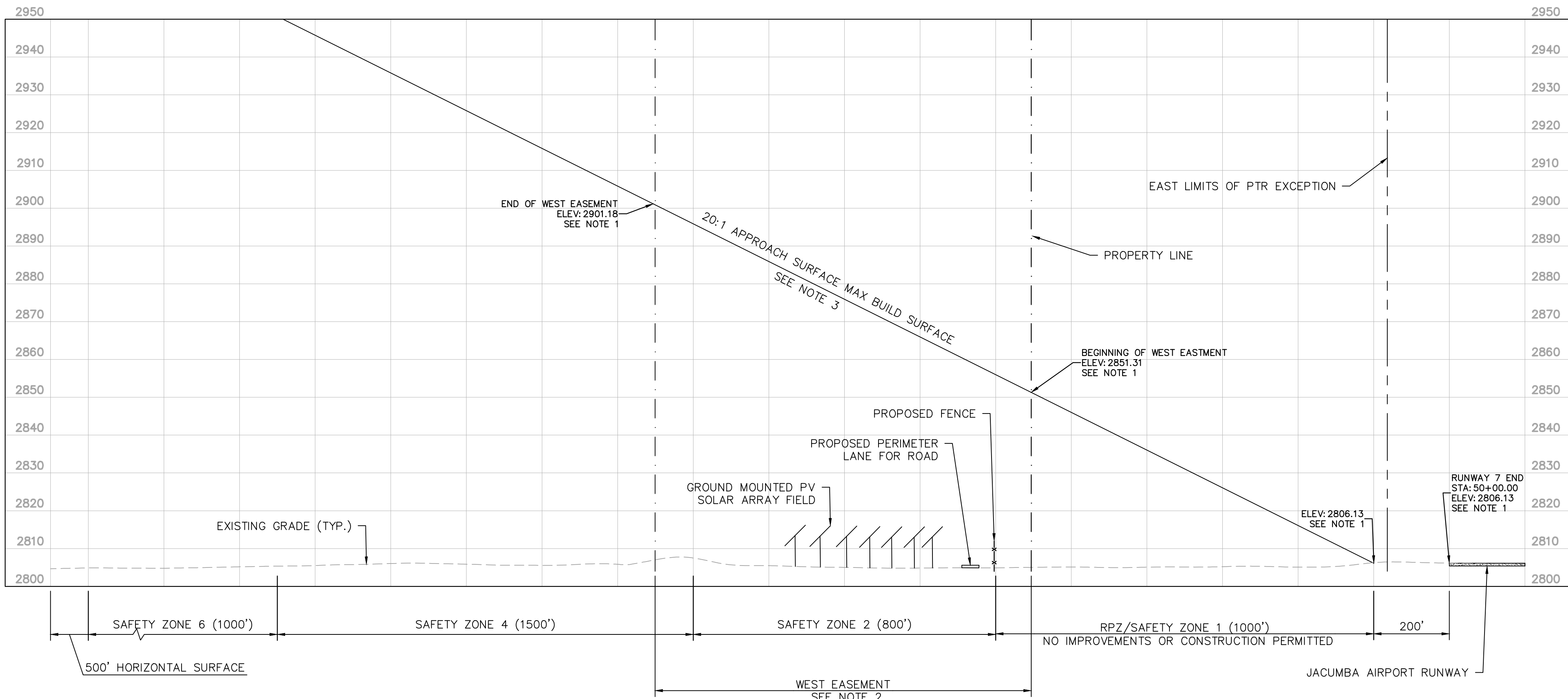
MAJOR USE PERMIT
AVIATION
COMPATIBILITY
PROFILE

DRAWING
NUMBER 301

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.