MAJOR USE PERMIT JVR ENERGY PARK

COUNTY OF SAN DIEGO, CA PDS2018-MUP-18-022

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) "PO66" AND "POTR" 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 RESOURCÈS CÓDE.

ZONING

EXISTING ZONE	APN
	660-150-07
	660-150-08
	660-150-10
S-80 (MAJOR USE PERMIT REQUIRED)	660-150-16
	660-150-21
	660-140-06
	660-140-08
S-88 (LIMITED USES AFTER ADOPTION OF SPECIFIC PLAN)	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

JVR ENERGY PARK, LLC GEORGE GUNNOE 17901 VON KARMAN AVE, SUITE 1050 IRVINE, CA 92614 (949) 398-3915

CIVIL ENGINEER DAVID BOSSU, P.E KIMLEY-HORN AND ASSOCIATES, INC. 765 THE CITY DRIVE, SUITE 200 ORANGE, CA 92868

(714) 705-1347DAVID.BOSSU@KIMLEY-HORN.COM

SURVEYOR MICHAEL KNAPTON, P.L.S., P.E. KIMLEY-HORN AND ASSOCIATES, INC. 401 B STREET, SUITE 600 SAN DIEGO, CA 92101 (619) 744-0142

MICHAEL.KNAPTON@KIMLEY-HORN.COM

(619) 766-4301 <u>ENVIRONMENTAL</u> DUDEK DAVID HOCHART

GEOTECHNICAL NINYO & MOORE GEOTECHNICAL & ENVIRONMENTAL SCIENCES CONSULTANTS NISSA MORTON 5710 RUFFIN ROAD

CURRENT LAND OWNERS JVR ENERGY PARK, LLC 17901 VON KARMAN AVE, SUITE 1050 IRVINE, CA 92614 (949) 398-3915

DAVID M. LANDMAN HELEN E. LANDMAN 1951 CARRIZO GORGE RD, JACUMBA, CA 91934

750 SECOND STREET ENCINITAS, CA 92024 (760) 415-2864

SAN DIEGO, CA 92123 (858) 576-1000

NOTES

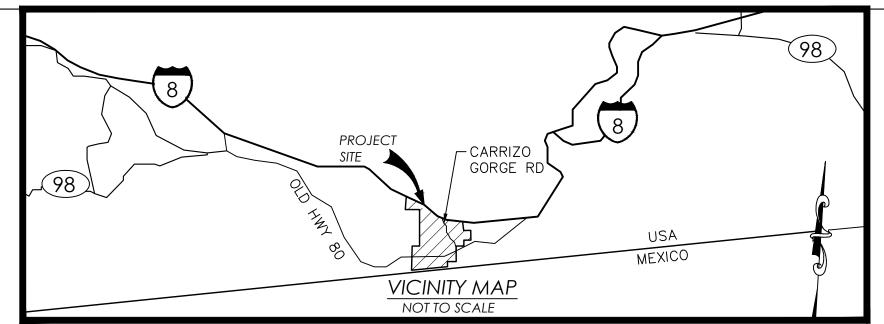
- 1. GROSS (PROPERTY) AREA: 1,355.84 ACRES
- 2. MUP BOUNDARY ("DEVELOPED") AREA: 643± ACRES
- 3. FENCED AREA (INCLUDES PROJECT COLLECTOR SUBSTATION AND SWITCHYARD): 574.84± ACRES
- 4. GENERAL PLAN: PUBLIC AGENCY LANDS, VILLAGE RESIDENTIAL (VR-2), RURAL COMMERCIAL
- 5. REGIONAL CATEGORY: VILLAGE AND RURAL
- 6. TOPOGRAPHIC SOURCE: KIMLEY-HORN FIELD SURVEY COMPLETED 8/8/2018 (SEE SURVEY NOTE, LEFT)
- 7. ASSOCIATED REQUESTS: NONE
- 8. WATER DISTRICT: JACUMBA COMMUNITY SERVICE DISTRICT
- 9. FIRE DISTRICT: SAN DIEGO COUNTY FIRE AUTHORITY
- 10. 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.
- 11. 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.
- 12. 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.
- 13. 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.
- 14. PHASING PROJECT MAY BE IMPLEMENTED IN SEVERAL PHASES WITHOUT REGARD TO SEQUENCE.
- 15. ALL DISTURBED AREAS SHALL BE COVERED WITH ORGANIC MULCH OR APPROVED EQUAL TO REDUCE DUST, SEEDED, AND WATERED REGULARLY DURING CONSTRUCTION.
- 16. SEE PRELIMINARY GRADING PLANS FOR PROPOSED GRADING.
- 17. SEE EROSION AND SEDIMENT CONTROL PLANS FOR PRELIMINARY LAYOUT OF TEMPORARY BEST MANAGEMENT PRACTICES, LAYDOWN, STAGING, AND CONSTRUCTION MANAGEMENT AREAS.
- 18. SITE ACCESS GATE(S) TO BE EQUIPPED WITH FIRE DEPARTMENT APPROVED STROBE LIGHT ACTIVATION AND KNOX KEY-OPERATED SWITCH.
- 19. 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.
- 20. 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 ÉLEVATION.
- 21. THE 20' FIRE ACCESS DRIVE WIDTHS MAY BE REDUCED ADMINISTRATELY WITH THE APPROVAL OF THE COUNTY AND FIRE AUTHORITY HAVING JURISDICTION OVER THE PROJECT.
- 22. 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.
- 23. 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.
- 24. 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 AWAY, THEY MUST OBTAIN APPROVAL FROM THE COUNTY FOR A MINOR DEVIATION OR A MODIFICATION PURSUANT TO THE COUNTY OF SAN DIEGO ZONING ORDINANCE.
- 25. METEOROLOGICAL (MET) STATIONS SHALL BE LOCATED ADJACENT TO THE INVERTER/EQUIPMENT PADS AS SHOWN ON THÈ PLANS.

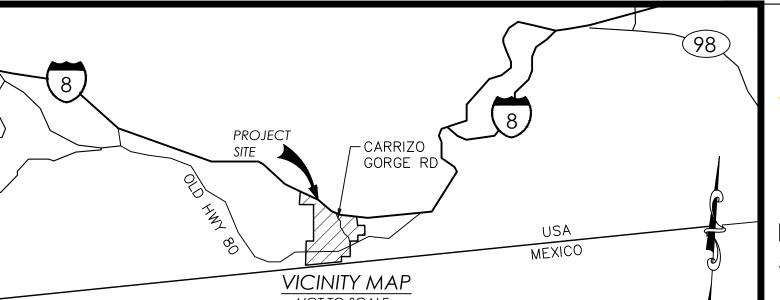
ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
CL	CENTERLINE
(E)	EXISTING
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 SWITCHYARD AREA	3.05
SWITCHYARD AREA BEYOND FENCING	1.73
TOTAL SWITCHYARD EASEMENT AREA	4.78
FENCED SWITCHYARD AREA	3.05
FENCED PV ARRAY FIELD	571.24
FENCED PROJECT SUBSTATION	0.55
TOTAL FENCED PV SITE	574.84
LANDSCAPED AREA	5.39
PUBLIC DRIVEWAYS AND ACCESS TO PV ARRAY FIELD ONLY	0.75
UTILITY DRIVEWAYS TO SUBSTATION, SWITCHYARD, AND TOWERS	2.23
GRADING (BEYOND ABOVE)	4.90
ADDITIONAL MUP BOUNDARY AREA	53.37
NET DEVELOPED	643.21





	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
300	AVIATION COMPATIBILITY PLAN
301	AVIATION COMPATIBILITY PROFILE
400	BEST MANAGEMENT PRACTICES
500	OVERALL CONCEPTUAL LANDSCAPE PLAN
501	CONCEPTUAL LANDSCAPE ENLARGEMENT A AND SECTIONS

CONCEPTUAL LANDSCAPE ENLARGEMENT B AND SECTIONS

CONCEPTUAL LANDSCAPE ENLARGEMENT C AND SECTIONS

CONCEPTUAL LANDSCAPE ENLARGEMENT D AND SECTIONS

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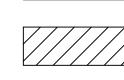
502

503

LEGEND	
	PROPERTY LINE
	MUP BOUNDARY
	CENTER LINE
· · ·	SETBACK LINE
	EASEMENT LINE
W	EXISTING WATER LINE
OH	EXISTING OVERHEAD ELECTRIC
-xxxxxxxx	PROPOSED SITE PERIMETER FENCE. SEE SHEET 202, DETAIL 1
-0-0-0-0-	PROPOSED SUBSTATION FENCE
	PROPOSED LANDSCAPE BUFFER
	PROPOSED ALL WEATHER ACCESS DRIVE.



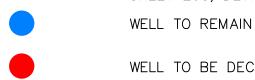
EXISTING STRUCTURES



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

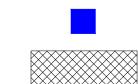


EXISTING SDG&E TRANSMISSION TOWER. SEE SHEET 203, DETAIL 2



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)



50' DRAINAGE FEATURE BUFFER

DRAINAGE FEATURES

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

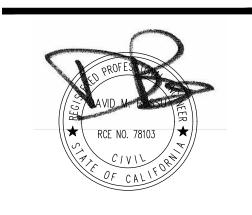


BayWa r.e. Solar Projects LLC

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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
	1	MUP - 1ST SUBMITTAL	11/01/2018
	2	MUP - 2ND SUBMITTAL	10/17/2019
	3	COVER SHEET UPDATE	12/3/2019
_			
•			
•			

PROJECT NUMBER KHA -194083001 DRAWN BY REVIEWED BY

CLIENT SIGNATURE

APPROVED BY

MAJOR USE PERMIT

COVER SHEET

DRAWING NUMBER 001

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.

614-100-20

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.

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

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

1965 AS INSTRUMENT NO. OF OFFICIAL RECORDS. 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

THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 19,

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

OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

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.

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 81025'00" 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.

PARCEL B:

THE EAST HALF OF THE NORTHWEST 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 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.

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

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

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.

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 SECITON 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.

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8 TOWNSHIP 18 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAND 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

THAT PORTION OF THE SOUTHEAST 1 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 & CORNER OF SAID SECTION 8, THENCE NORTH 89°49'03" WEST ALONG THE EAST AND WEST 1 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 1 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 1 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	DAT
1	MUP - 1ST SUBMITTAL	11/01/201
2	MUP - 2ND SUBMITTAL	10/17/201
_3	COVER SHEET UPDATE	12/3/201

PROJECT NUMBER KHA -194083001 DRAWN BY REVIEWED BY

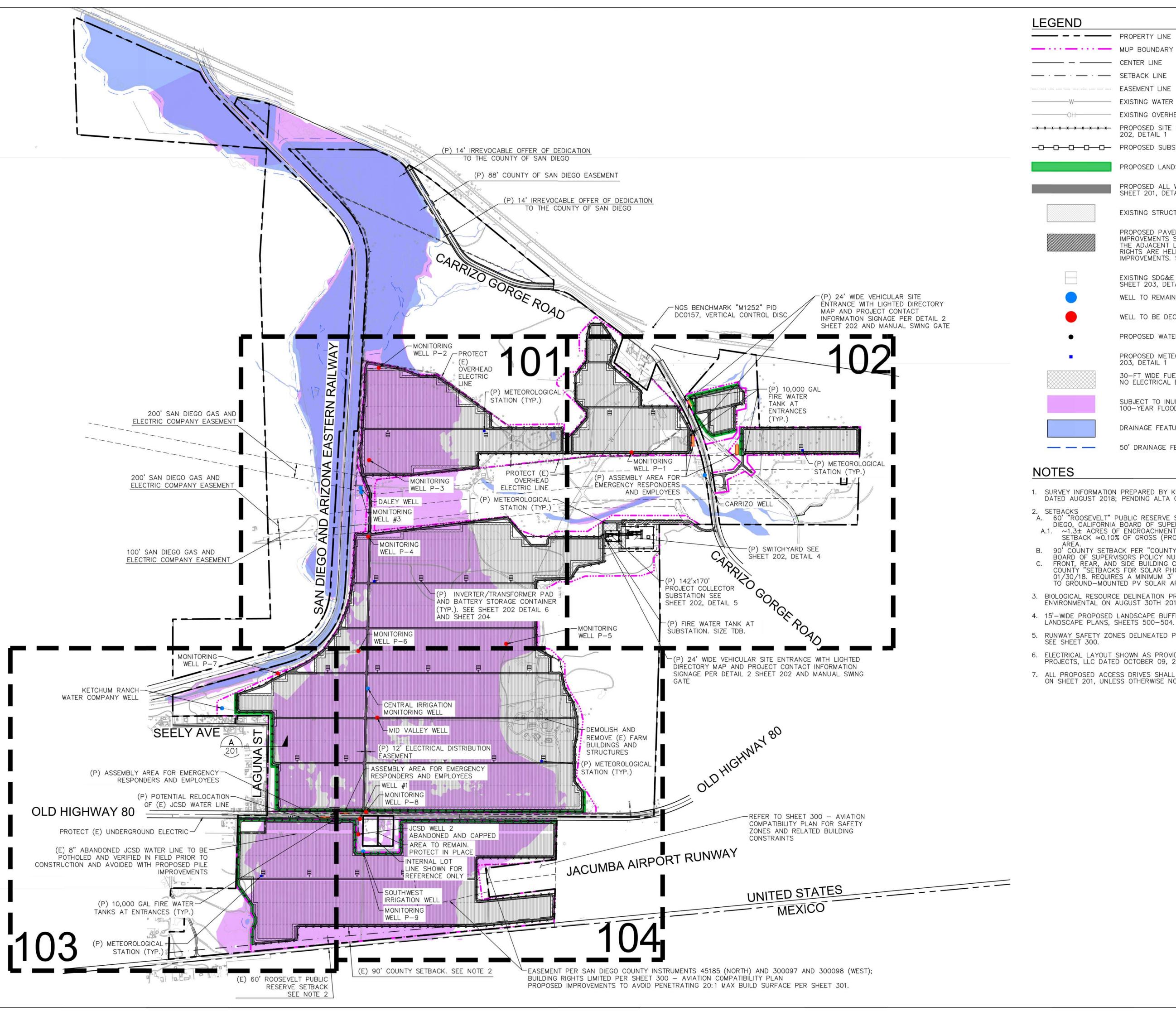
CLIENT SIGNATURE

APPROVED BY

MAJOR USE PERMIT

TITLE REPORT

DRAWING NUMBER 002



PROPERTY LINE MUP BOUNDARY — — CENTER LINE - · - · SETBACK LINE ---- EASEMENT LINE ---- EXISTING WATER LINE EXISTING OVERHEAD ELECTRIC 202, DETAIL 1 PROPOSED SUBSTATION FENCE PROPOSED LANDSCAPE BUFFER PROPOSED ALL WEATHER ACCESS DRIVE. SEE SHEET 201, DETAIL 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 SDG&E TRANSMISSION TOWER. SEE SHEET 203, DETAIL 2 WELL TO REMAIN WELL TO BE DECOMMISSIONED PROPOSED WATER TANK

1. SURVEY INFORMATION PREPARED BY KIMLEY—HORN AND ASSOCIATES DATED AUGUST 2018; PENDING ALTA COMPLETION.

DRAINAGE FEATURES

50' DRAINAGE FEATURE BUFFER

203, DETAIL 1

PROPOSED METEOROLOGICAL STATION. SEE SHEET

SUBJECT TO INUNDATION BY THE CALCULATED 100-YEAR FLOOD (ABOVE 6-INCH DEPTH)

30-FT WIDE FUEL MODIFICATION ZONE

NO ELECTRICAL EQUIPMENT PERMITTED

- 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
- 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.
- 3. BIOLOGICAL RESOURCE DELINEATION PROVIDED BY DUDEK ENVIRONMENTAL ON AUGUST 30TH 2018.
- 4. 15'-WIDE PROPOSED LANDSCAPE BUFFER, REFER TO CONCEPTUAL
- 5. RUNWAY SAFETY ZONES DELINEATED PER AVIATION COMPATIBILITY PLAN.
- 6. ELECTRICAL LAYOUT SHOWN AS PROVIDED BY BAYWA R.E. SOLAR PROJECTS, LLC DATED OCTOBER 09, 2018.
- 7. ALL PROPOSED ACCESS DRIVES SHALL BE CONSTRUCTED PER DETAIL 2 ON SHEET 201, UNLESS OTHERWISE NOTED ON PLANS.



BayWa r.e. Solar Projects LLC

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GEORGE GUNNOE 832.303.2477 PROJECT ENGINEER

ISSUE 1 MUP - 1ST SUBMITTAL 11/01/2018 2 MUP - 2ND SUBMITTAL 10/17/2019 3 COVER SHEET UPDATE 12/3/2019

PROJECT NUMBER KHA -194083001 DRAWN BY REVIEWED BY

CLIENT SIGNATURE

APPROVED BY

GRAPHIC SCALE IN FEET

WHEN PLOTTED ON

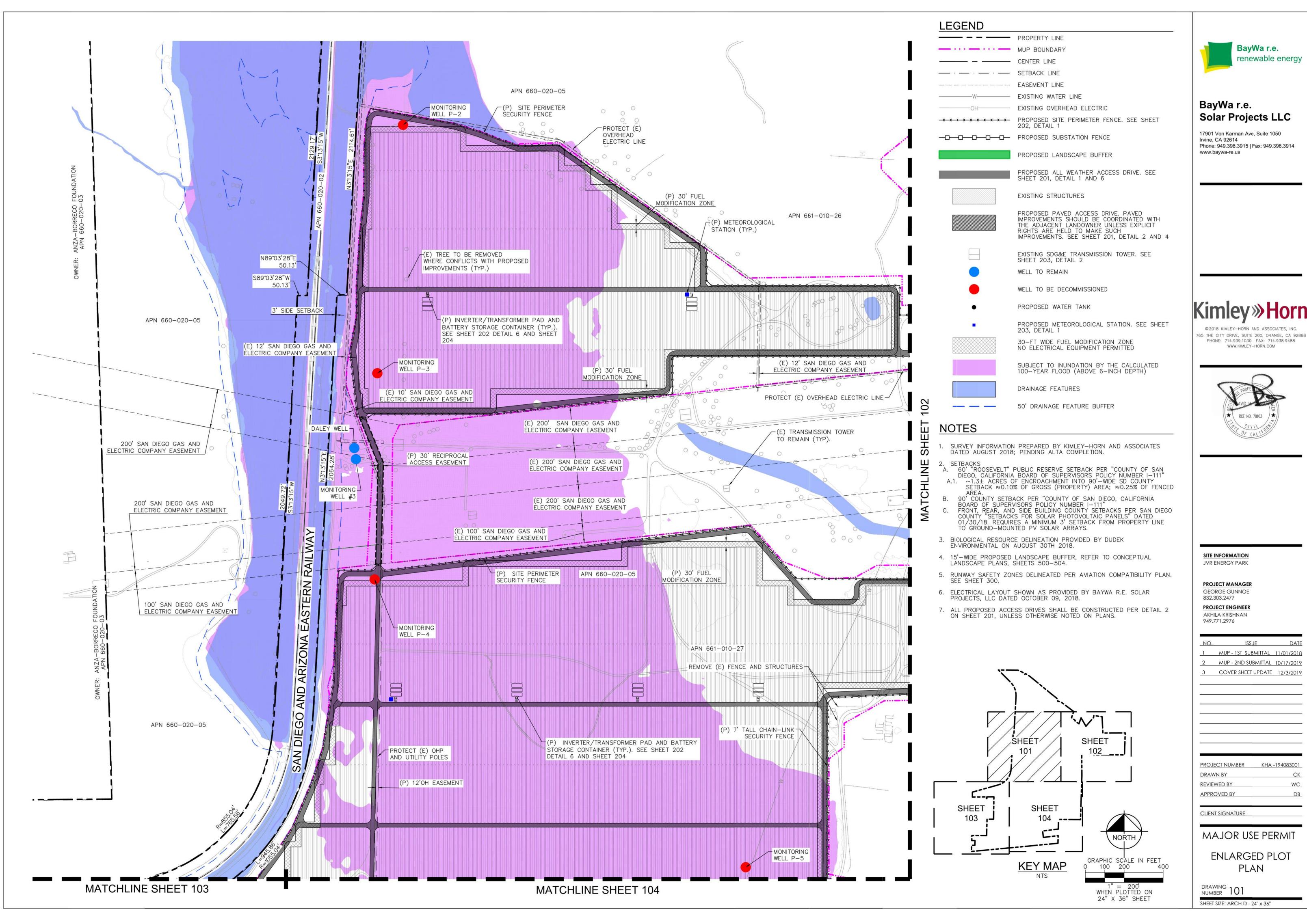
24" X 36" SHEET

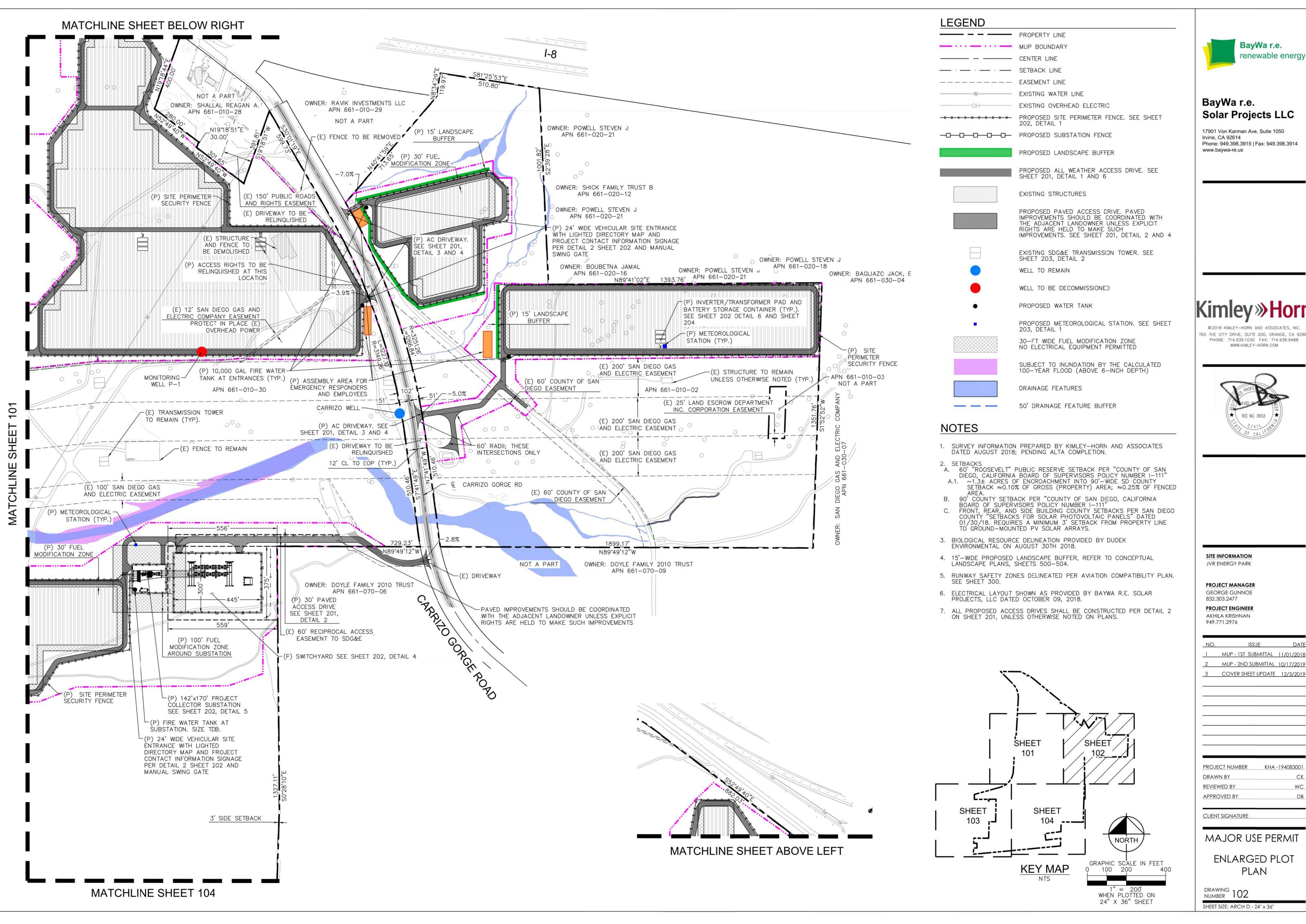
300 600

MAJOR USE PERMIT

OVERALL PLOT PLAN

DRAWING NUMBER 100 SHEET SIZE: ARCH D - 24" x 36"

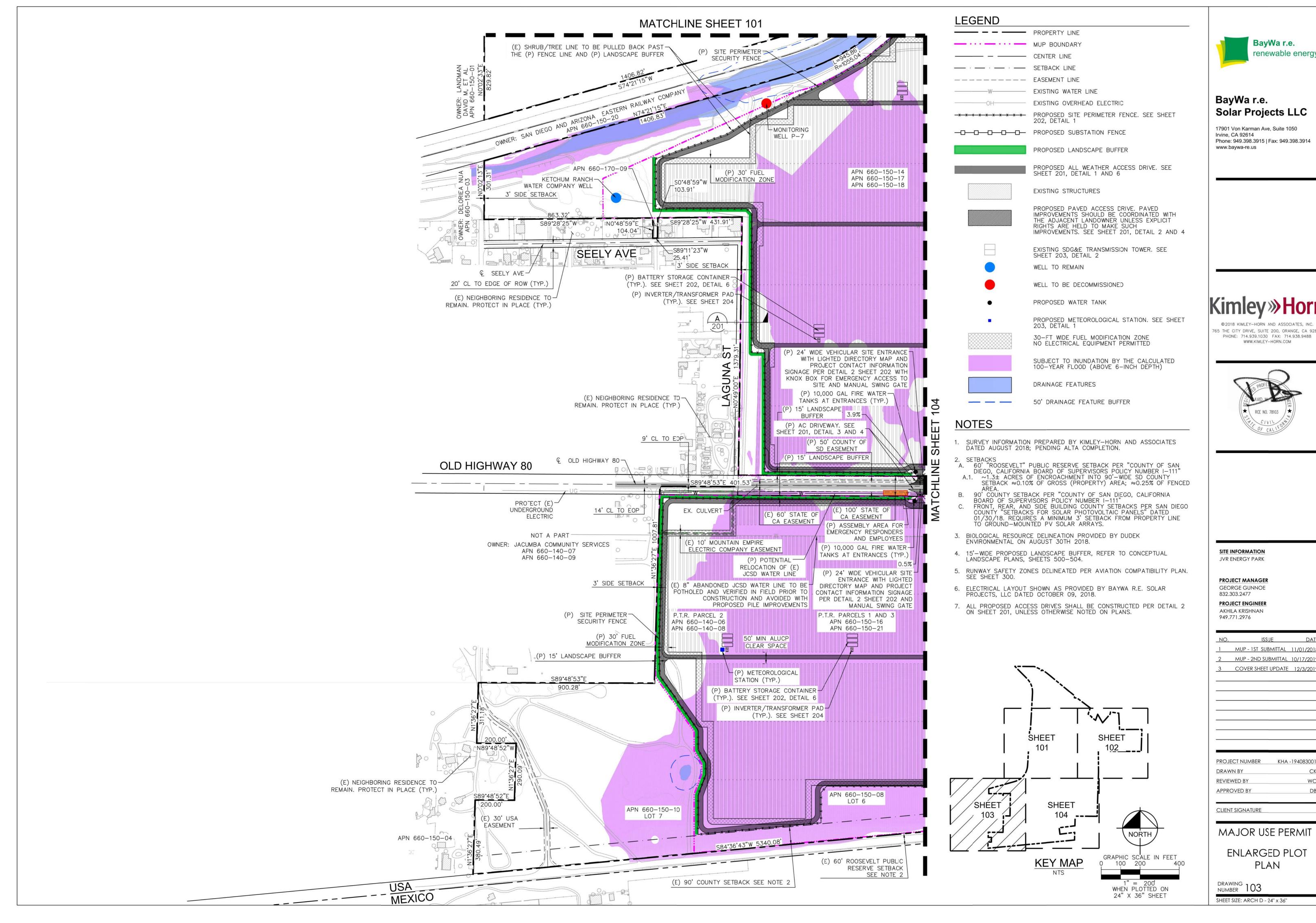




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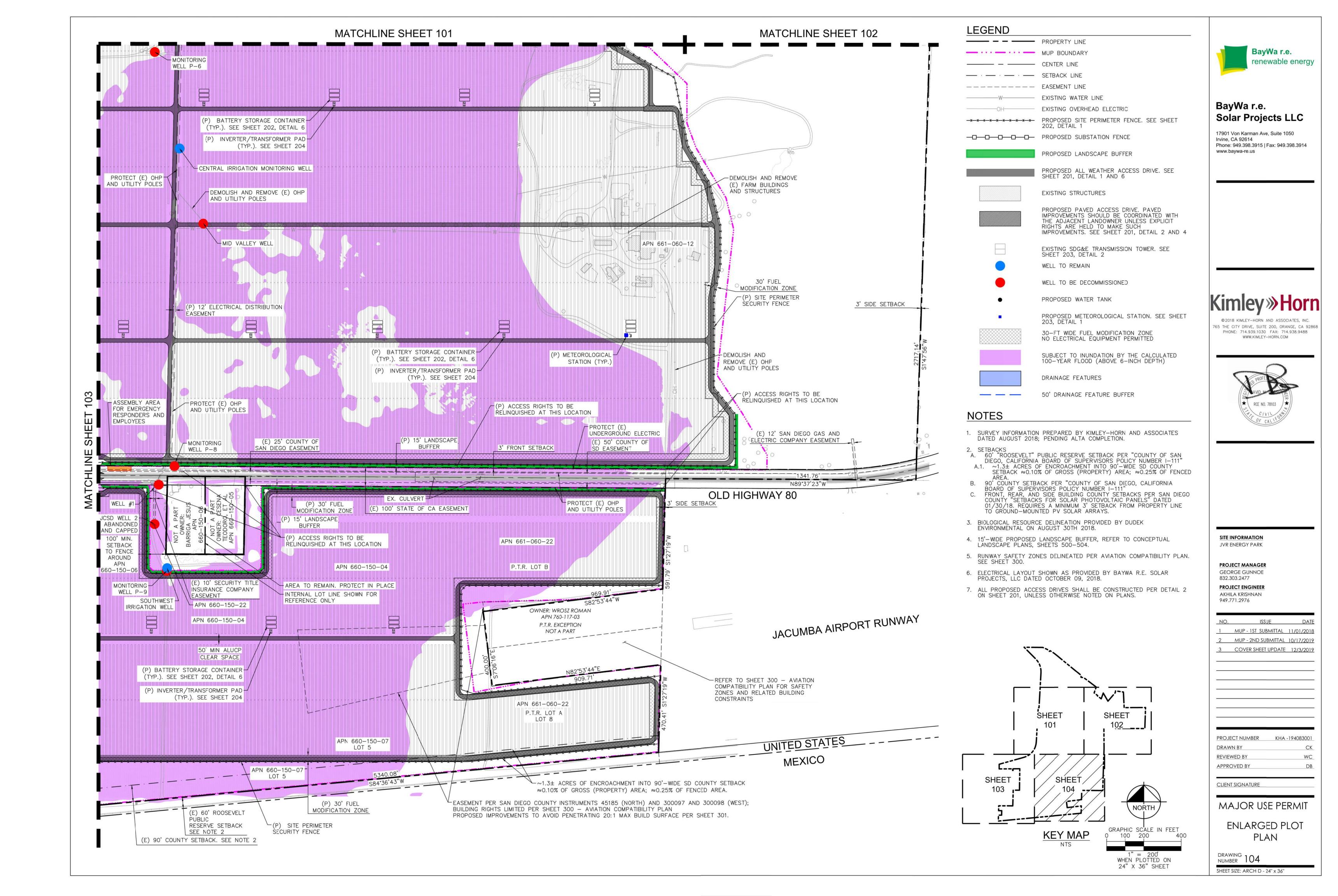


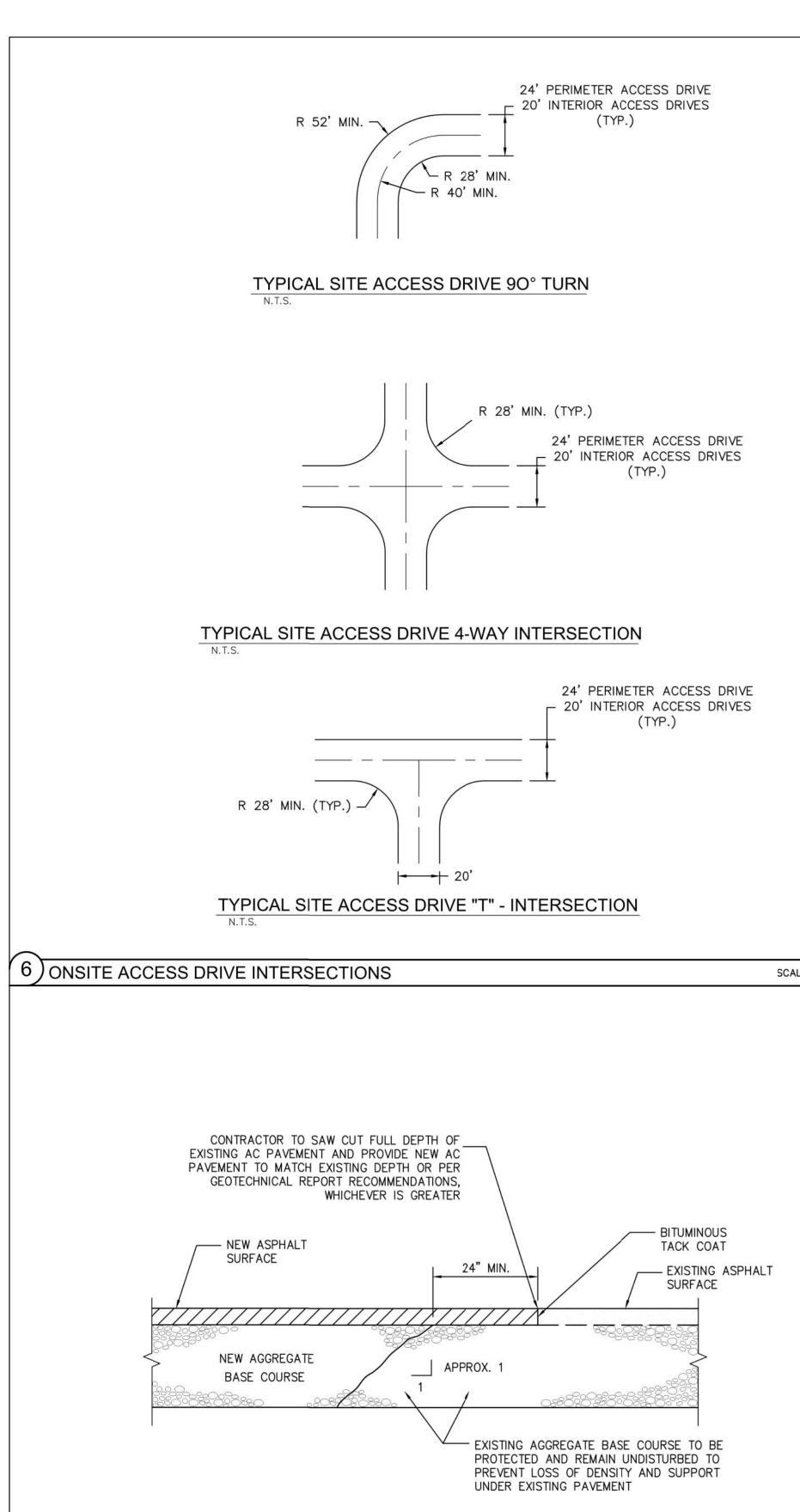


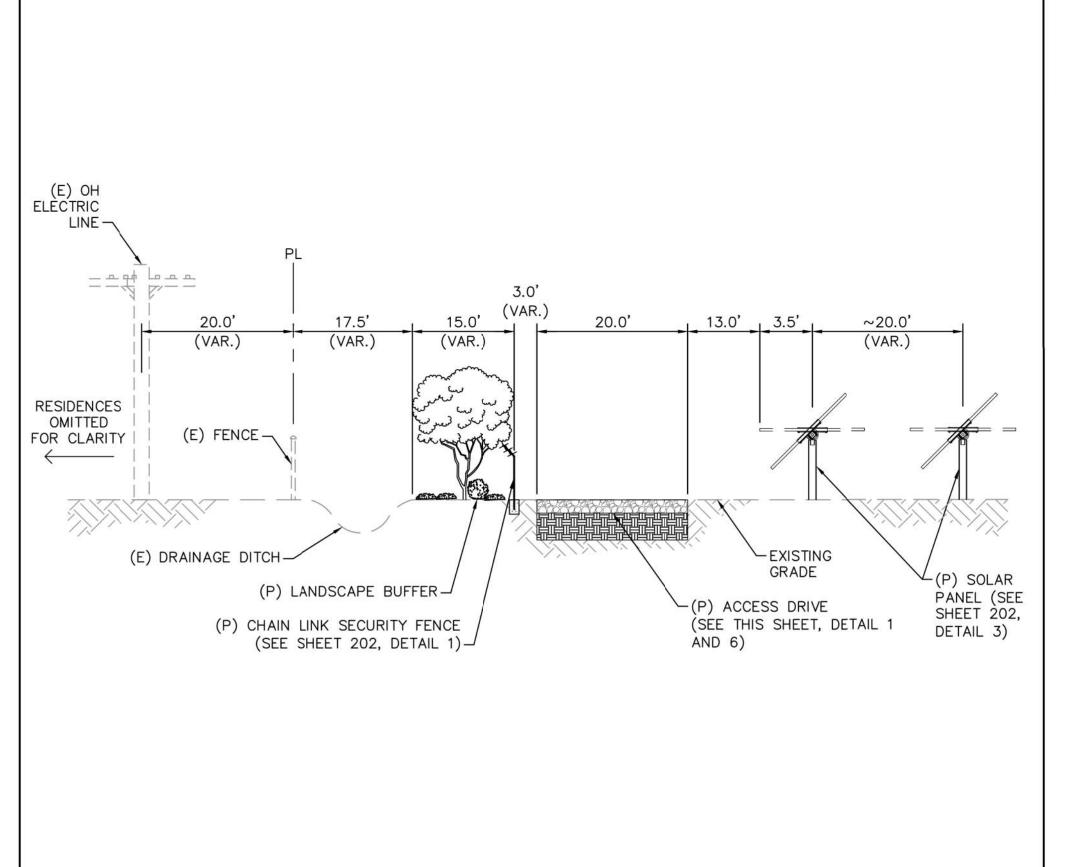


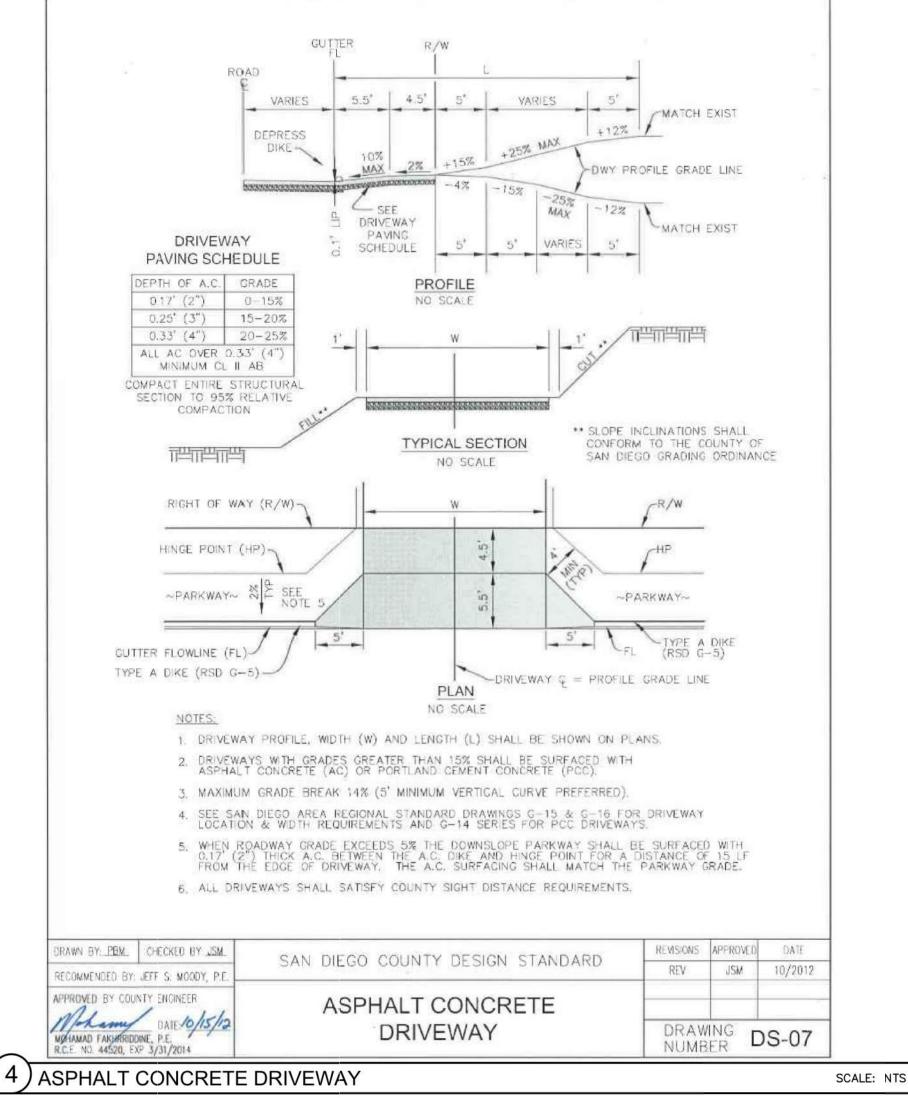
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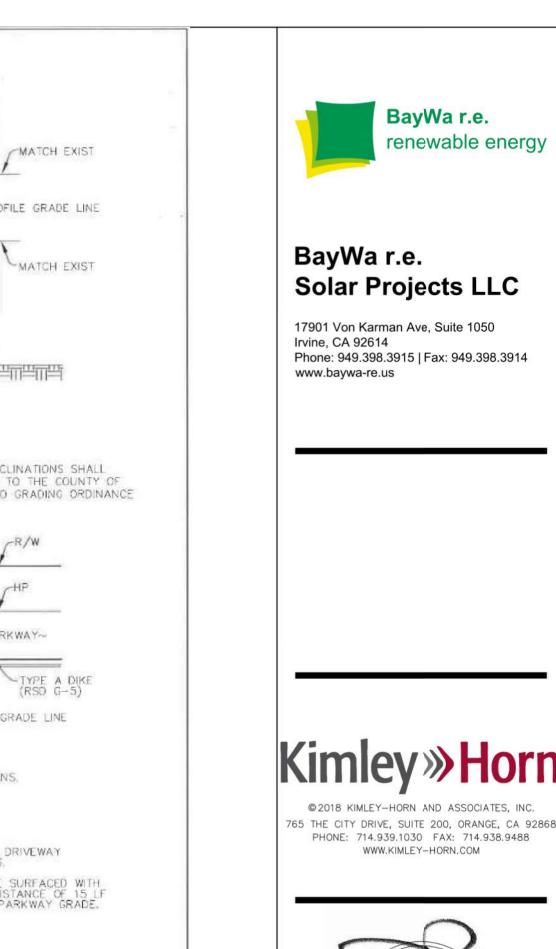
1 MUP - 1ST SUBMITTAL 11/01/2018 2 MUP - 2ND SUBMITTAL 10/17/2019 3 COVER SHEET UPDATE 12/3/2019











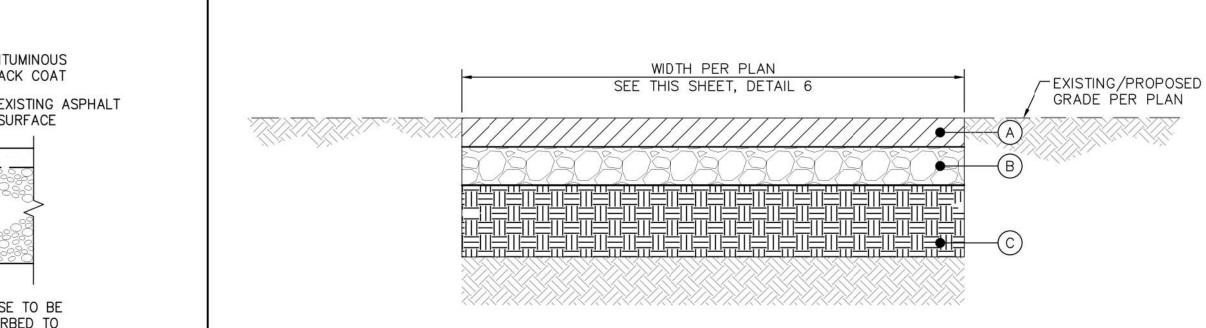
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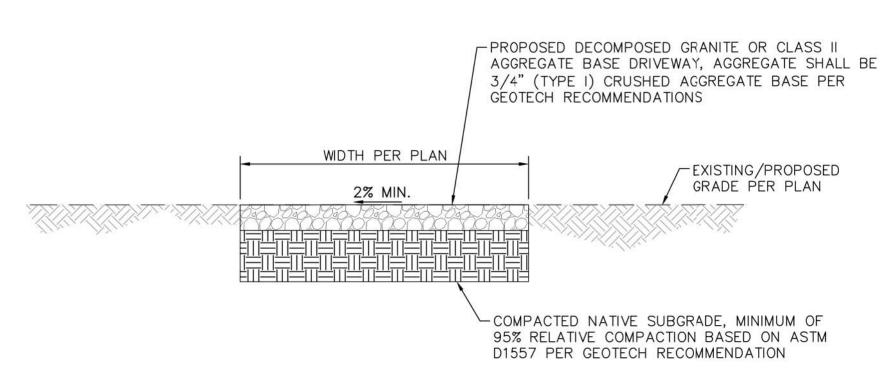
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5 CROSS SECTION "A"

- ASPHALT SURFACE COURSE PER GEOTECHNICAL RECOMMENDATIONS
- AGGREGATE BASE COURSE STONE AND COMPACTED TO AT LEAST 100% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION TEST (ASTM D1577), PER GEOTECHNICAL RECOMMENDATIONS
- NATIVE SUBGRADE TO BE COMPACTED TO 95% OF ITS STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698). REFER TO SHEET 002 - TITLE REPORT, ACCESS ROAD GEOTECHNICAL RECOMMENDATIONS FOR REMEDIATION REQUIREMENTS
- NOTE:

 1. PAVEMENT SECTION PER FUTURE PROJECT GEOTECHNICAL RECOMMENDATIONS
- 2. ALL IMPROVEMENTS SHOULD ADHERE TO THE FUTURE PROJECT GEOTECHNICAL CONSULTANTS RECOMMENDATIONS.



1. EXISTING VEGETATION AND OTHER DELETERIOUS MATERIAL SHOULD BE STRIPPED AND REMOVED FROM PROPOSED DRIVEWAYS. EXPOSED SURFACES SHOULD BE FREE OF MOUNDS AND DEPRESSIONS WHICH COULD PREVENT UNIFORM COMPACTION.

- 2. AGGREGATE BASE SHOULD NOT BE PLACED WHEN THE SUBGRADE MATERIALS ARE WET OR FROZEN. 3. SCARIFICATION, MOISTURE CONDITIONING AND COMPACTION OF THE SUBGRADE SOILS ARE NOT REQUIRED
- IF ROCK OR CEMENTED MATERIALS ARE ENCOUNTERED AT THE SUBGRADE ELEVATION. 4. ALL IMPROVEMENTS SHOULD ADHERE TO THE GEOTECHNICAL CONSULTANTS RECOMMENDATIONS.
- 5. ROAD SHALL SUPPORT FIRE APPARATUS IMPOSED BEARING LOADS OF AT LEAST 75,000 LBS.

ISSUE 1 MUP - 1ST SUBMITTAL 11/01/2018

SITE INFORMATION

JVR ENERGY PARK

PROJECT MANAGER

GEORGE GUNNOE

PROJECT ENGINEER

AKHILA KRISHNAN

832.303.2477

949.771.2976

2 MUP - 2ND SUBMITTAL 10/17/2019 3 COVER SHEET UPDATE 12/3/2019

PROJECT NUMBER KHA -194083001 DRAWN BY REVIEWED BY APPROVED BY

CLIENT SIGNATURE

MAJOR USE PERMIT

DETAILS

DRAWING NUMBER 201

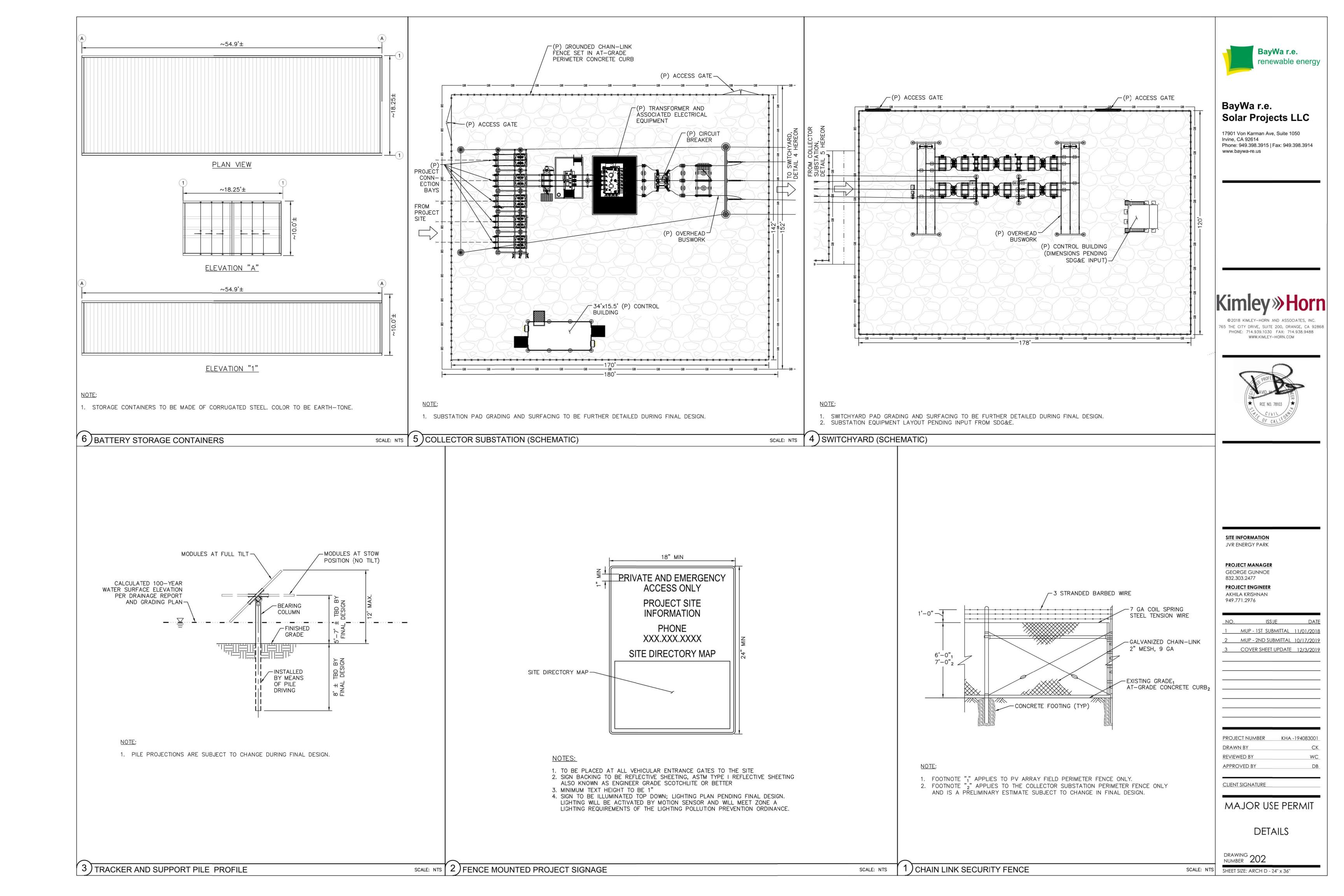
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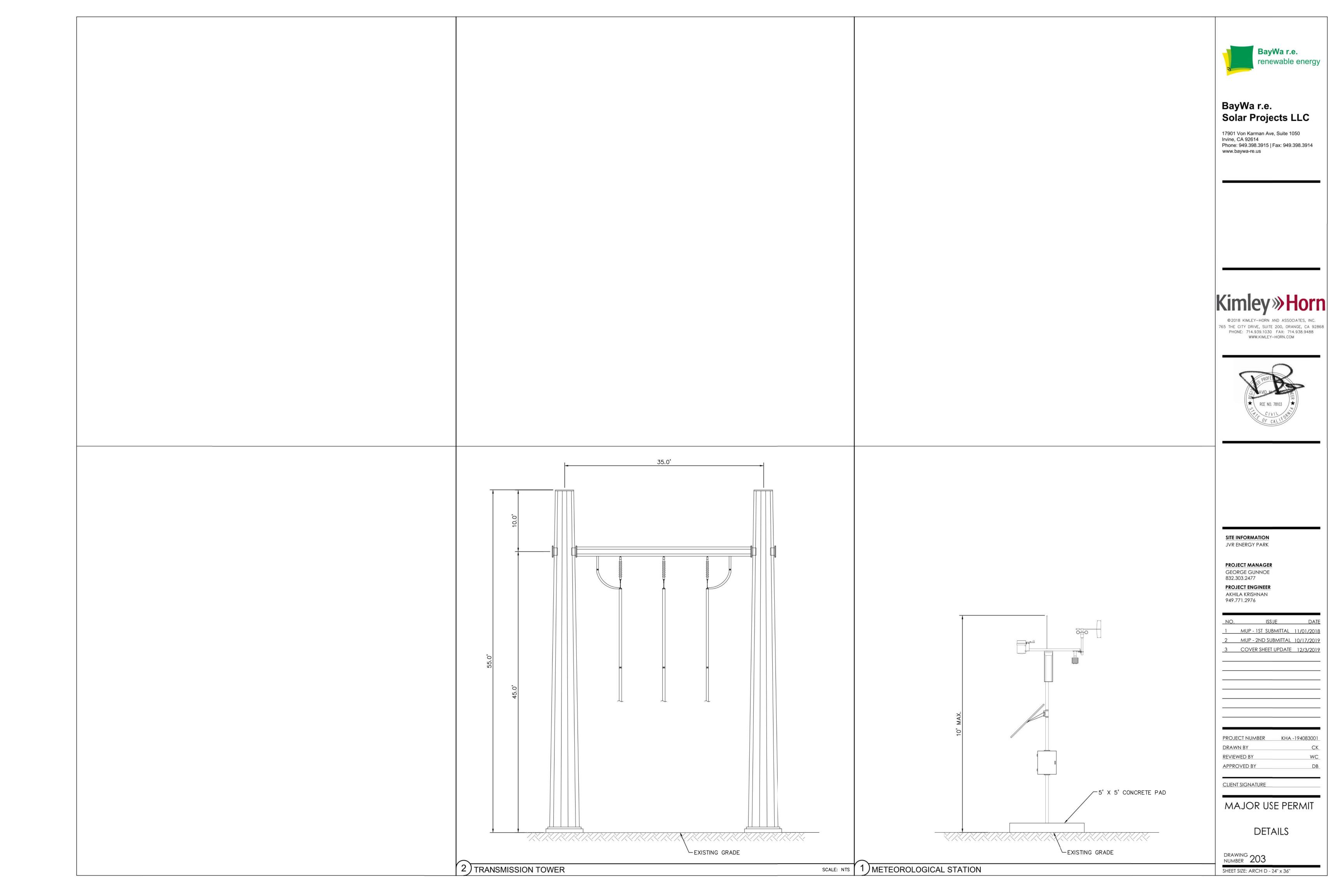
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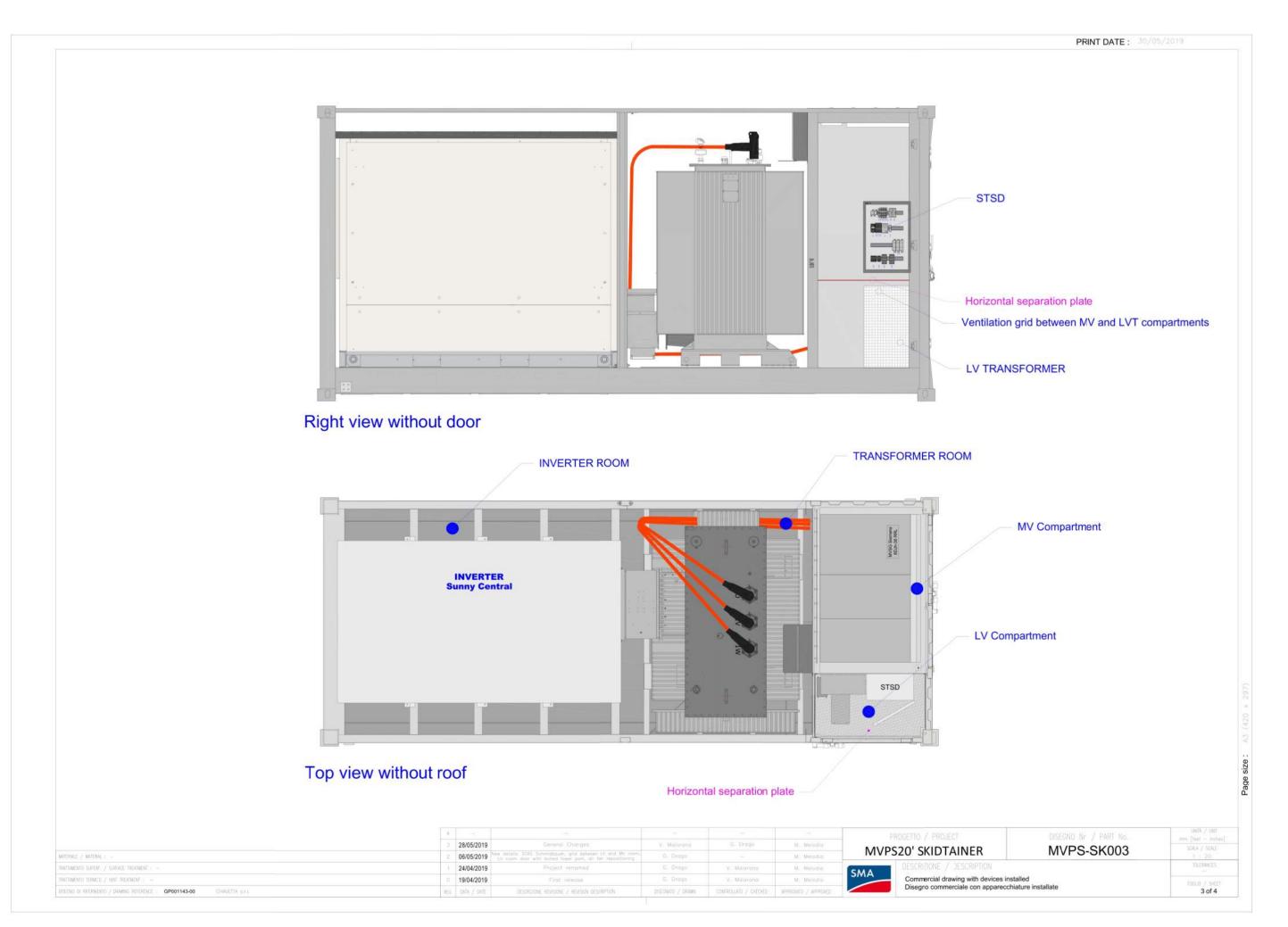
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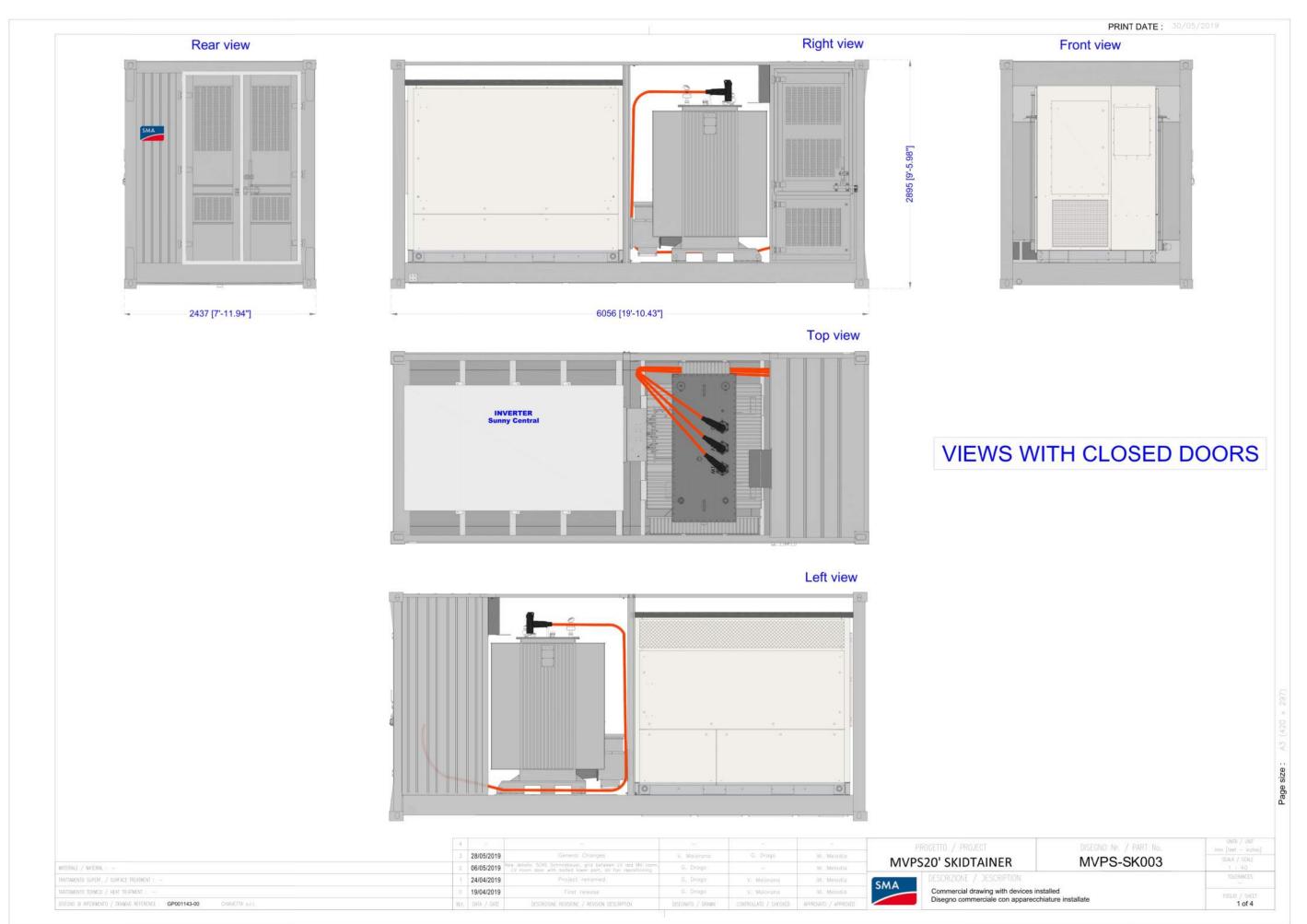
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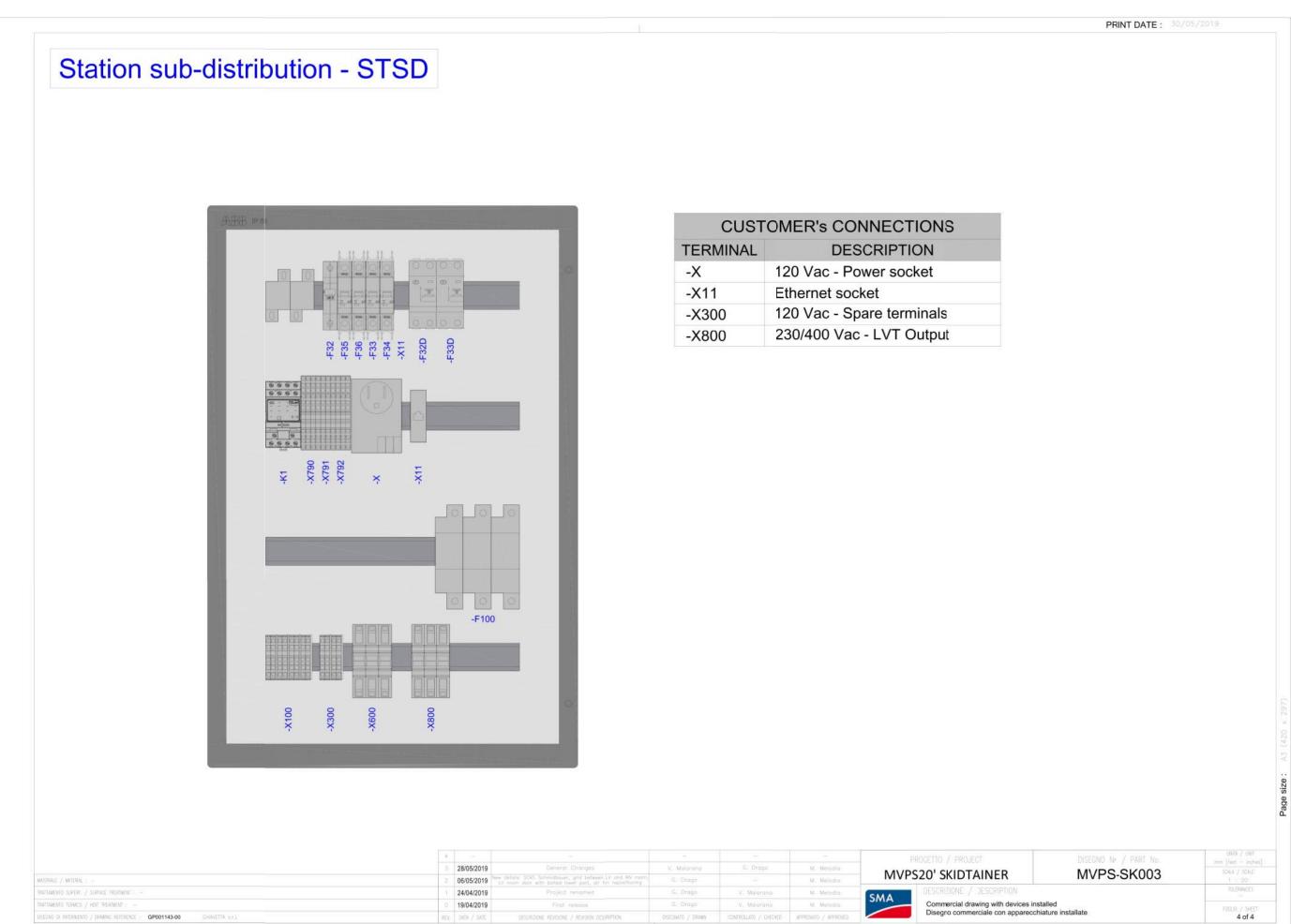
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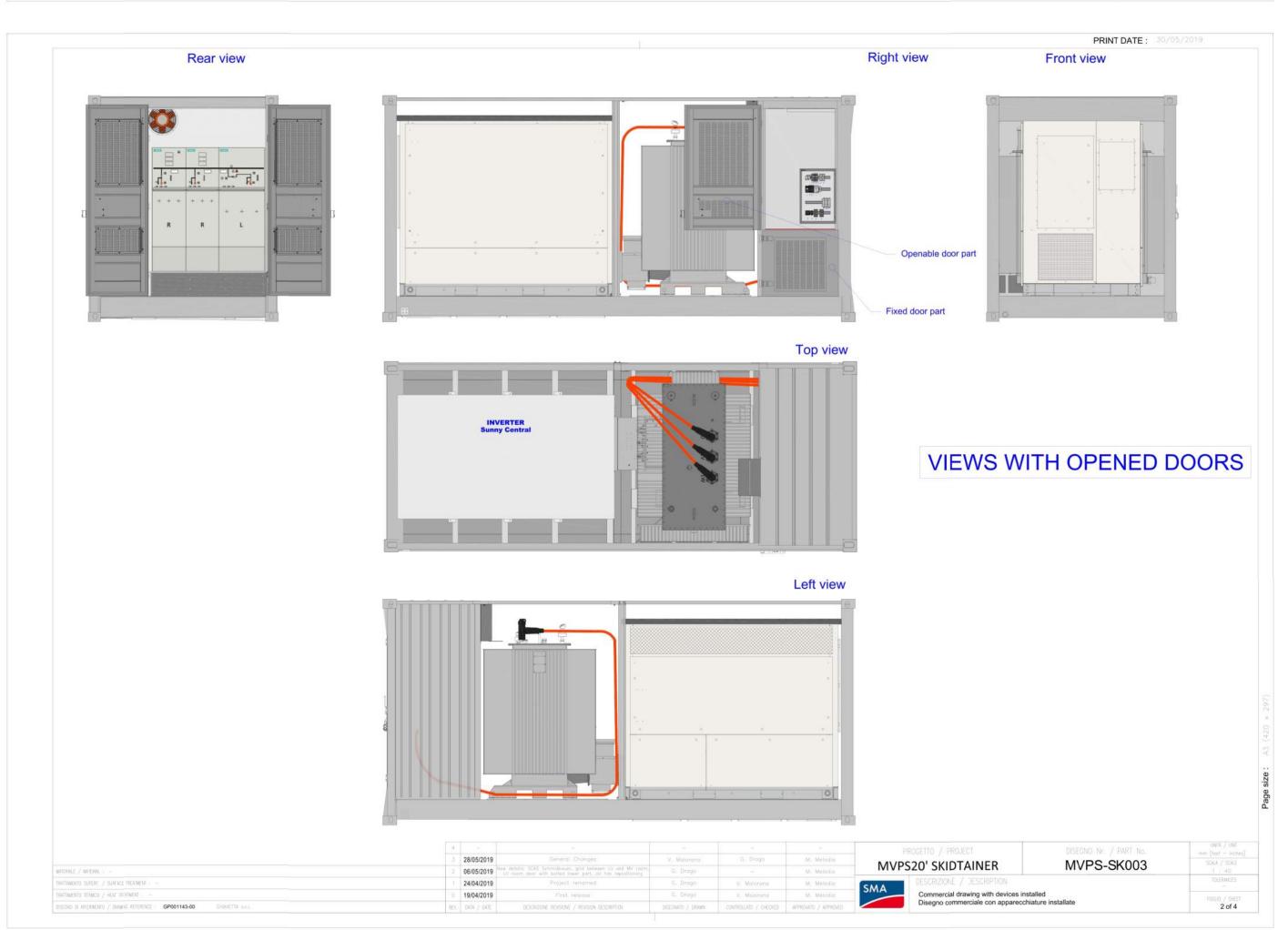














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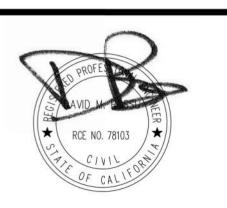
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AKHILA KRISHNAN 949.771.2976 NO. ISSUE

 1
 MUP - 1ST SUBMITTAL
 11/01/2018

 2
 MUP - 2ND SUBMITTAL
 10/17/2019

 3
 COVER SHEET UPDATE
 12/3/2019

PROJECT NUMBER KHA -194083001

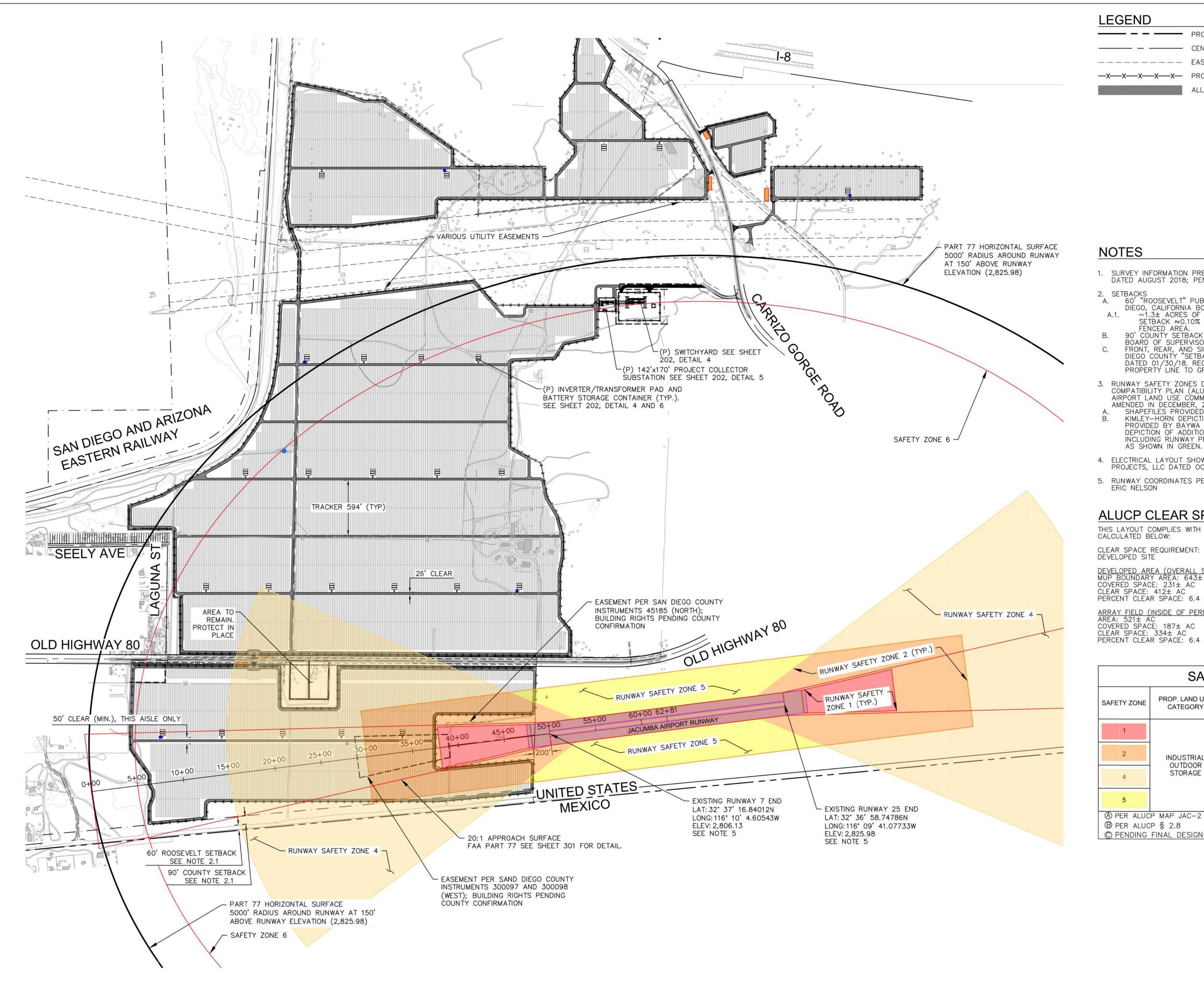
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REVIEWED BY WC
APPROVED BY DB

CLIENT SIGNATURE

MAJOR USE PERMIT

DETAILS

DRAWING NUMBER 204





PROPERTY LINE — — CENTER LINE ---- EASEMENT LINE -X-X-X-X- PROPOSED FENCE. SEE SHEET 202, DETAIL 1 ALL WEATHER ACCESS DRIVE



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SURVEY INFORMATION PREPARED BY KIMLEY—HORN AND ASSOCIATES DATED AUGUST 2018; PENDING ALTA COMPLETION.

60' "ROOSEVELT" PUBLIC RESERVE SETBACK PER "COUNTY OF SAN DIEGO, CALIFORNIA BOARD OF SUPERVISORS POLICY NUMBER I-111" ~1.3± ACRES OF ENCROACHMENT INTO 90'-WIDE SD COUNTY SETBACK ≈0.10% 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.

3. 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.

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

ALUCP CLEAR SPACE CALCULATIONS

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

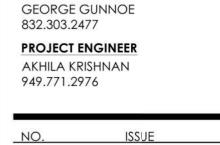
DEVELOPED AREA (OVERALL SITE): MUP BOUNDARY AREA: 643± AC COVERED SPACE: 231± AC

CLEAR SPACE: 412± AC PERCENT CLEAR SPACE: 6.4 AC PER 10 AC PORTION

ARRAY FIELD (INSIDE OF PERIMETER PERIMETER DRIVE): AREA: 521± AC COVERED SPACE: 187± AC

CLEAR SPACE: 334± AC
PERCENT CLEAR SPACE: 6.4 AC PER 10 AC PORTION

SAFETY ZONES			
SAFETY ZONE	PROP. LAND USE CATEGORY (A)	MAX LOT COVERAGE	EST. LOT COVERAGE
1		0%	25-45%
2	INDUSTRIAL OUTDOOR STORAGE	50%	25-45%
4		70%	25-45%
5		70%	25-45%
A PER ALUC	P MAP JAC-2		



SITE INFORMATION JVR ENERGY PARK

PROJECT MANAGER

1 MUP - 1ST SUBMITTAL 11/01/2018 2 MUP - 2ND SUBMITTAL 10/17/2019 3 COVER SHEET UPDATE 12/3/2019

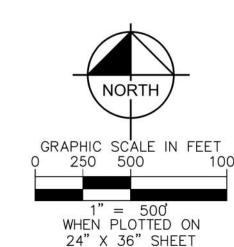
PROJECT NUMBER	KHA -1940830
DRAWN BY	1
REVIEWED BY	W
APPROVED BY]

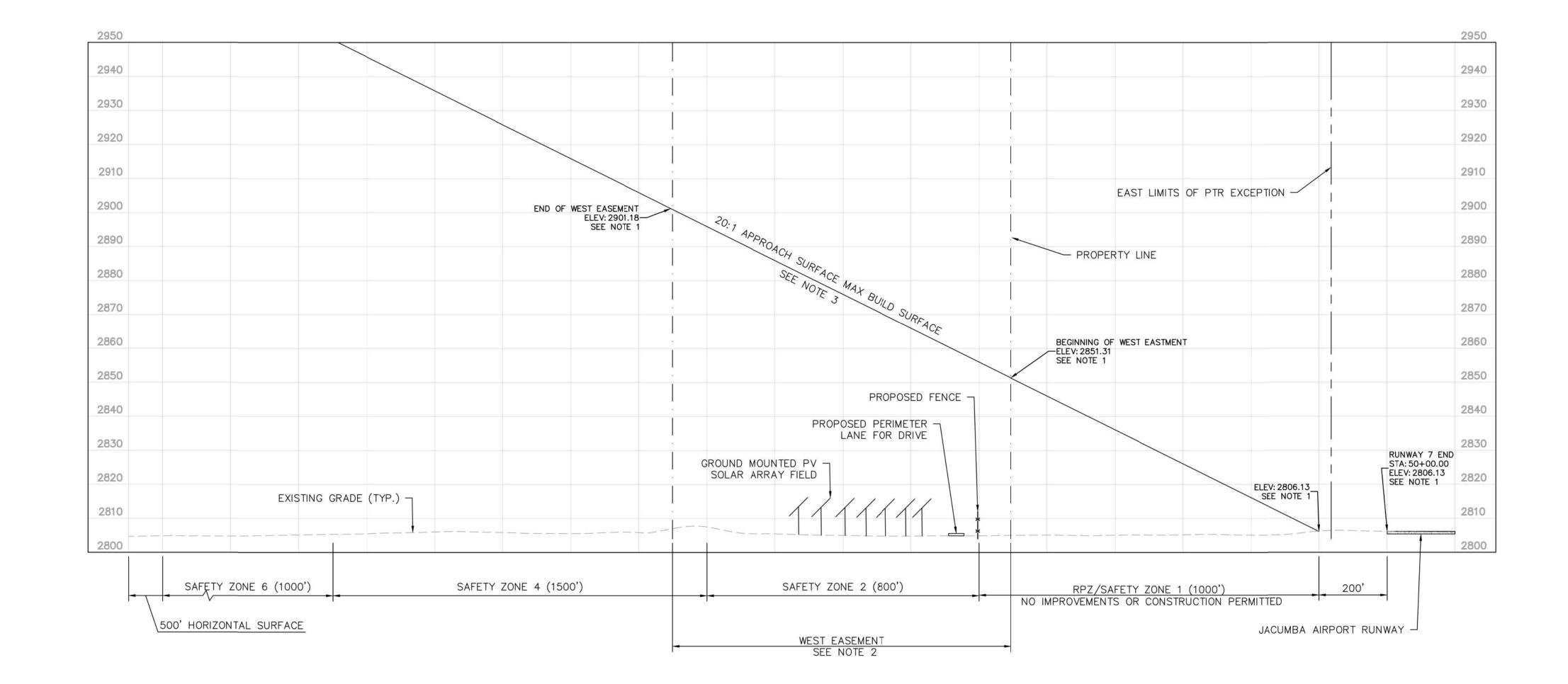
CLIENT SIGNATURE

MAJOR USE PERMIT

AVIATION COMPATIBILITY PLAN

DRAWING 300





AVIATION COMPATIBILITY PROFILE

N.T.S



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.

BayWa r.e. Solar Projects LLC

17901 Von Karman Ave, Suite 1050 Irvine, CA 92614 Phone: 949.398.3915 | Fax: 949.398.3914 www.baywa-re.us



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WWW.KIMLEY-HORN.COM



JVR ENERGY PARK

PROJECT MANAGER
GEORGE GUNNOE
832.303.2477

PROJECT ENGINEER
AKHILA KRISHNAN
949.771.2976

 NO.
 ISSUE
 DATE

 1
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 11/01/2018

 2
 MUP - 2ND SUBMITTAL
 10/17/2019

 3
 COVER SHEET UPDATE
 12/3/2019

PROJECT NUMBER KHA -194083001
DRAWN BY LL
REVIEWED BY WC

CLIENT SIGNATURE

APPROVED BY

MAJOR USE PERMIT

AVIATION

COMPATIBILITY

PROFILE

DRAWING NUMBER 301



LEGEND

PROPERTY LINE — — CENTER LINE - · - SETBACK LINE

---- EASEMENT LINE

PROPOSED SUBSTATION FENCE LIMIT OF PROPOSED GRADING

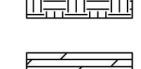
• FIBER ROLL (SC-5) PROJECT LIMIT OF WORK SILT FENCE (SC-1)



LANDSCAPE BOUNDARY



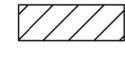
ALL WEATHER ACCESS DRIVE



STOCKPILE AREA



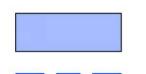
SANITARY, TRASH, HAZARDOUS MATERIAL CONCRETE & PAVEMENT MANAGEMENT, VEHICLE MAINTENANCE AND EQUIPMENT STORAGE AREA (WM-4, WM-8, WM-5, WM-9)



STABILIZED CONSTRUCTION ENTRANCE (TC-1)



MATERIAL STORAGE AND DELIVERY AREA (WM-1, WM-4)



DRAINAGE FEATURES

50' DRAINAGE FEATURE BUFFER

NOTES

- 1. GROSS (PROPERTY) AREA: 1,355.84 ACRES
- 2. MUP BOUNDARY ("DEVELOPED") AREA: 643± ACRES
- 3. FENCED AREA (INCLUDES PROJECT COLLECTOR SUBSTATION AND SWITCHYARD): 574.84± ACRES
- 4. GENERAL PLAN: SPECIFIC PLAN AREA
- 5. REGIONAL CATEGORY: MOUNTAIN EMPIRE SUBREGIONAL PLAN
- 6. TOPOGRAPHIC SOURCE: KIMLEY-HORN FIELD SURVEY COMPLETED 8/8/2018
- 7. 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 AGREE TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH
- 8. ALL DISTURBED AREAS SHALL BE COVERED WITH ORGANIC MULCH OR APPROVED EQUAL TO REDUCE DUST, SEEDED, AND WATERED REGULARLY DURING CONSTRUCTION.
- 9. 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

10. EXISTING STORM DRAIN PIPES TO BE RESTORED OR REPLACED IF NECESSARY.

SUMMARY OF LID/SITE DESIGN BMPs

PER SAN DIEGO COUNTY STORMWATER BEST MANAGEMENT PRACTICES REFERENCE GUIDE

CONSERVATION OF NATURAL DRAINAGES AND SIGNIFICANT VEGETATION

MINIMIZE DISTURBANCES TO NATURAL DRAINAGES

MINIMIZE & DISCONNECT IMPERVIOUS SURFACES 2.2.4 MINIMIZE SOIL COMPACTION

DRAIN RUNOFF FROM IMPERVIOUS SURFACES TO PERVIOUS AREAS

PERMEABLE PAVEMENT DESIGN AT SUBSTATION (GRAVEL YARD)

LID ONSITE ACCESS ROADS (OMITTED FOR CLARITY)

PREVENTION OF ILLICIT DISCHARGES INTO THE MS4

PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL

MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES

CONSERVE NATURAL AREAS, SOILS, AND VEGETATION

MINIMIZE IMPERVIOUS AREA

MINIMIZE SOIL COMPACTION

IMPERVIOUS AREA DISPERSION

4.2.7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES

PROPER DESIGN OF OUTDOOR MATERIAL STORAGE AREAS

SUMMARY OF SOURCE CONTROL BMPS

IMPERVIOUS SURFACES

חורכ	
PILES PV TRACKERS INVERTER SKIDS	708 SF 8 SF
BATTERY STORAGE CONTAINERS	75,124 SF
SUBSTATION (WITHIN FENCED AREA) SWITCHYARD (WITHIN FENCED AREA)	24,140 SF 133,004 SF
TOTAL	232,984 SF



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SITE INFORMATION JVR ENERGY PARK

PROJECT MANAGER

GEORGE GUNNOE 832.303.2477

PROJECT ENGINEER AKHILA KRISHNAN

949.771.2976

ISSUE MUP - 1ST SUBMITTAL 11/01/2018

MUP - 2ND SUBMITTAL 10/17/2019 3 COVER SHEET UPDATE 12/3/2019

PROJECT NUMBER KHA -194083001 DRAWN BY

REVIEWED BY APPROVED BY

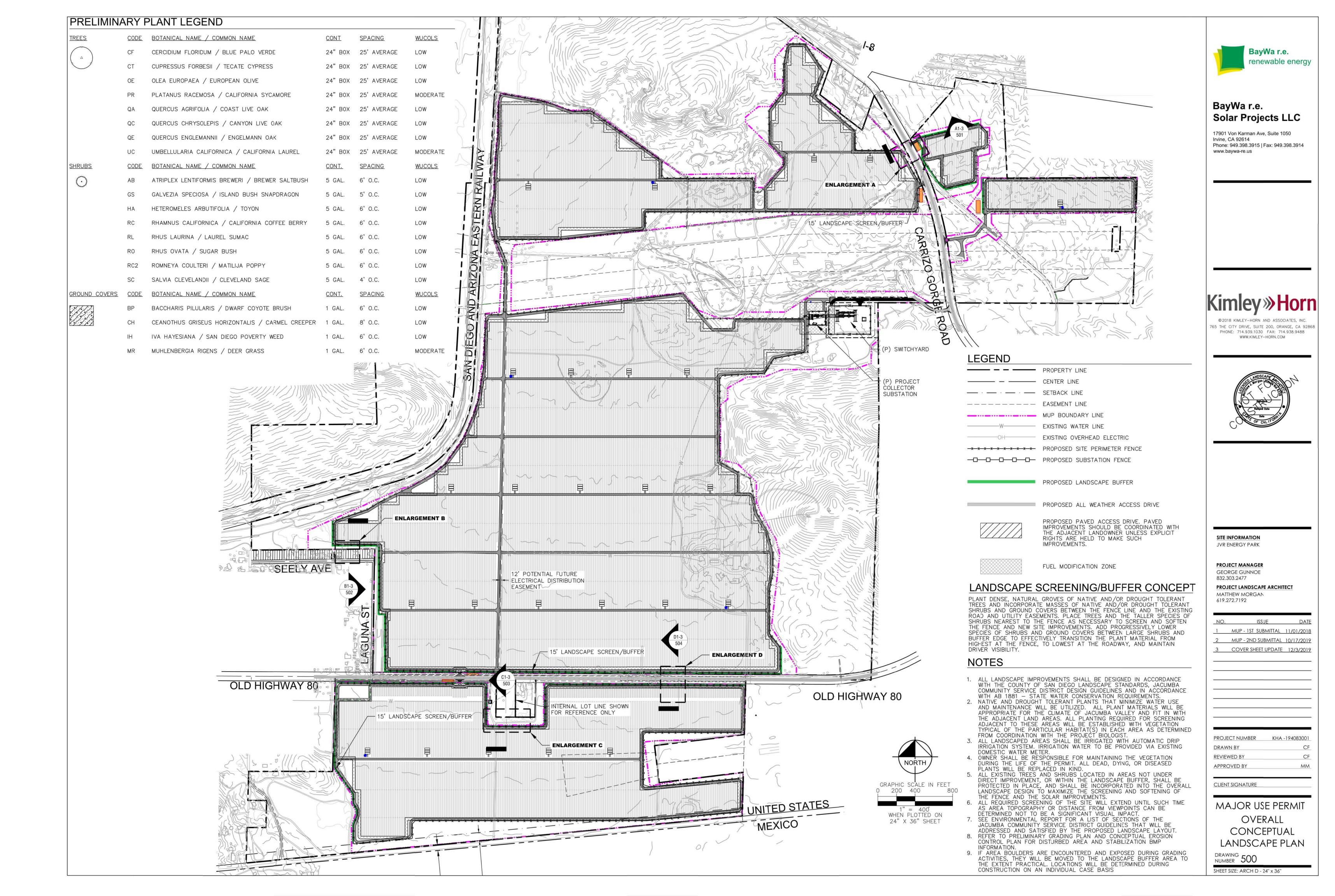
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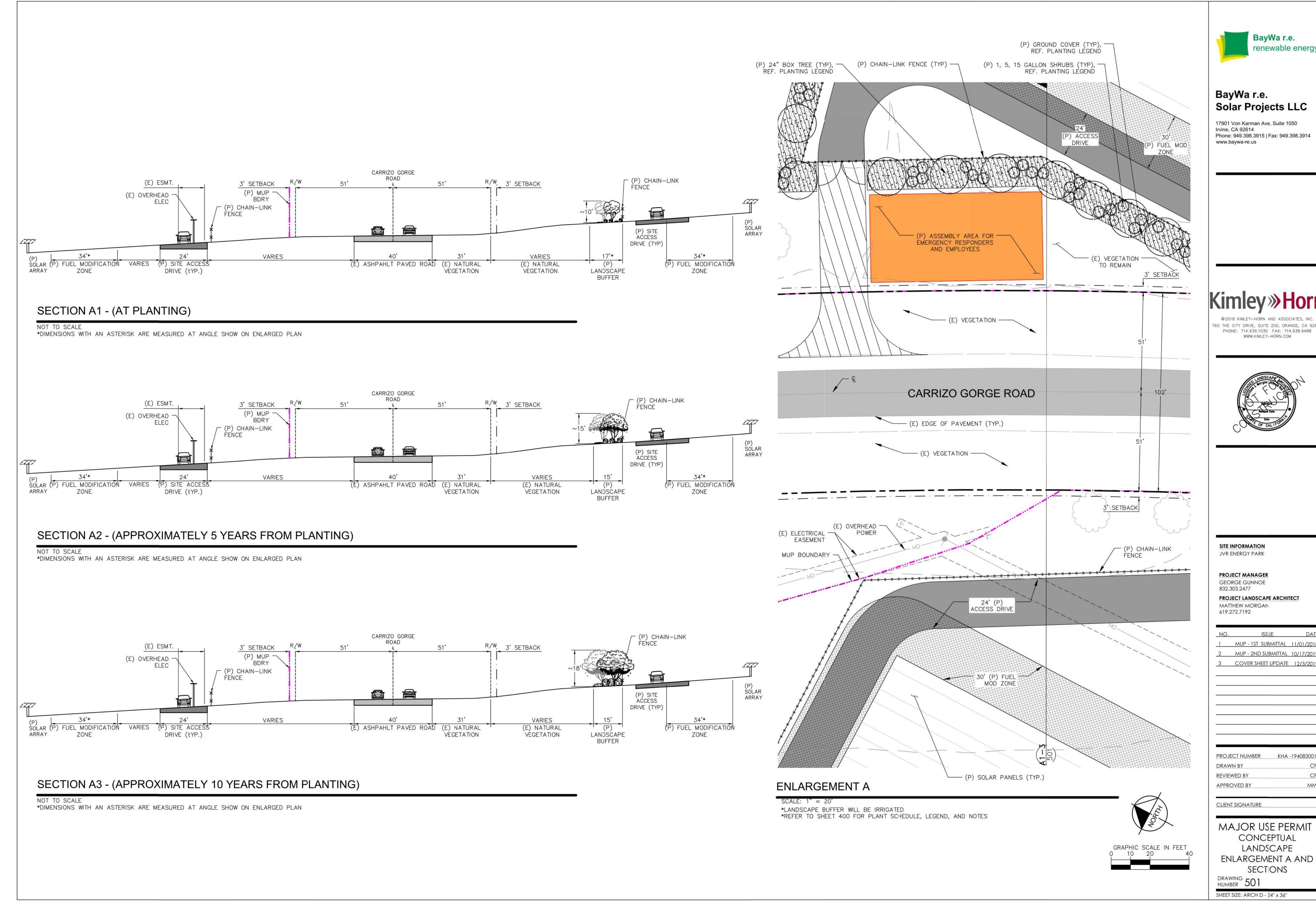
MAJOR USE PERMIT

PRACTICES

BEST MANAGEMENT

DRAWING 400







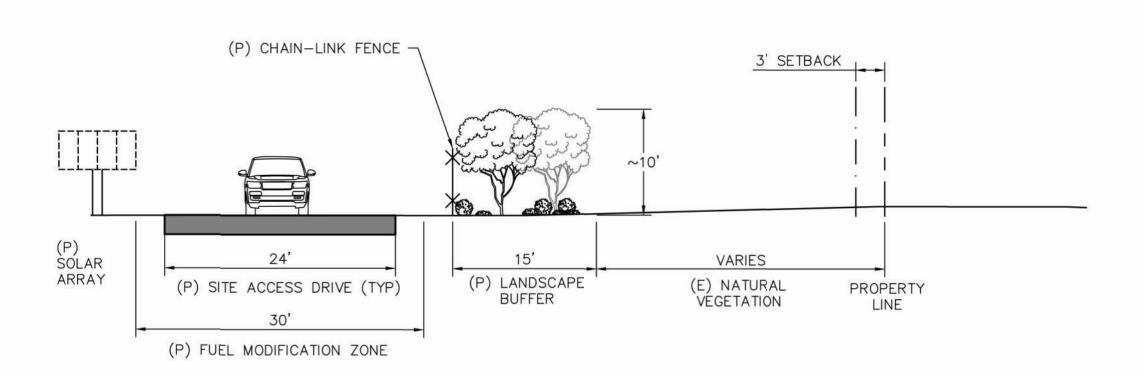


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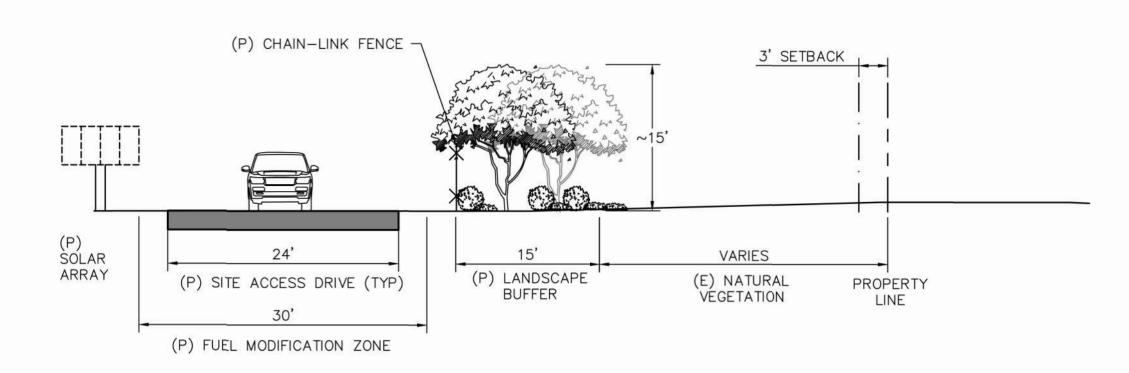
1 MUP - 1ST SUBMITTAL 11/01/2018 2 MUP - 2ND SUBMITTAL 10/17/2019 3 COVER SHEET UPDATE 12/3/2019

ENLARGEMENT A AND



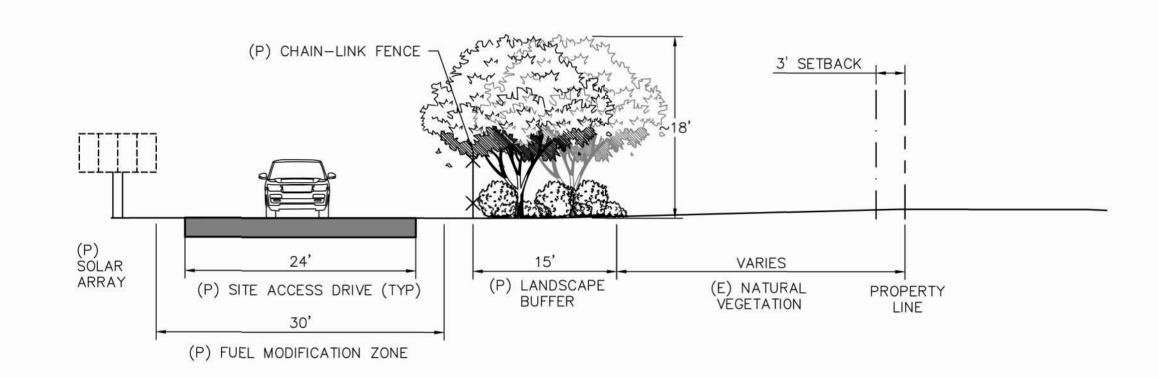
SECTION B1 - (AT PLANTING)

NOT TO SCALE



SECTION B2 - (APPROXIMATELY 5 YEARS FROM PLANTING)

NOT TO SCALE



SECTION B3 - (APPROXIMATELY 10 YEARS FROM PLANTING)

NOT TO SCALE



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SITE INFORMATION JVR ENERGY PARK

PROJECT MANAGER

GEORGE GUNNOE 832.303.2477 PROJECT LANDSCAPE ARCHITECT

MATTHEW MORGAN 619.272.7192

MUP - 1ST_SUBMITTAL 11/01/2018 MUP - 2ND SUBMITTAL 10/17/2019 3 COVER SHEET UPDATE 12/3/2019

PROJECT NUMBER DRAWN BY REVIEWED BY APPROVED BY

CLIENT SIGNATURE

MAJOR USE PERMIT CONCEPTUAL LANDSCAPE ENLARGEMENT B AND **SECTIONS**

DRAWING NUMBER 502

SHEET SIZE: ARCH D - 24" x 36"

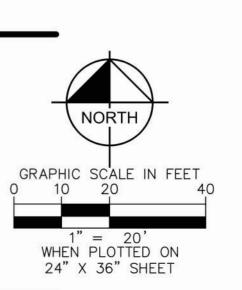
ENLARGEMENT B

(P) 24" BOX TREE (TYP), — REF. PLANTING LEGEND

(P) CHAIN-LINK FENCE (TYP) -

SCALE: 1" = 20'

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



(P) SOLAR PANELS -

(P) GROUND COVER (TYP), -REF. PLANTING LEGEND

10' (E) WATER MAIN

3' SETBACK

24' (P) ACCESS DRIVE

30' (P) FUEL MOD ZONE

(VAR.)

PROPERTY LINE

SEELY AVE

(E) RESIDENCE

(TYP)



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SITE INFORMATION

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PROJECT MANAGER
GEORGE GUNNOE
832.303.2477

PROJECT LANDSCAPE ARCHITECT
MATTHEW MORGAN
619.272.7192

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PROJECT NUMBER KHA -194083001
DRAWN BY CF
REVIEWED BY CF

CLIENT SIGNATURE

APPROVED BY

MAJOR USE PERMIT

CONCEPTUAL

LANDSCAPE

ENLARGEMENT C AND

SECTIONS

DRAWING NUMBER 503

SHEET SIZE: ARCH D - 24" x 36"

(P) CHAIN-LINK FENCE

(P) CHAIN-LINK FENCE

(P) SOLAR ARRAY

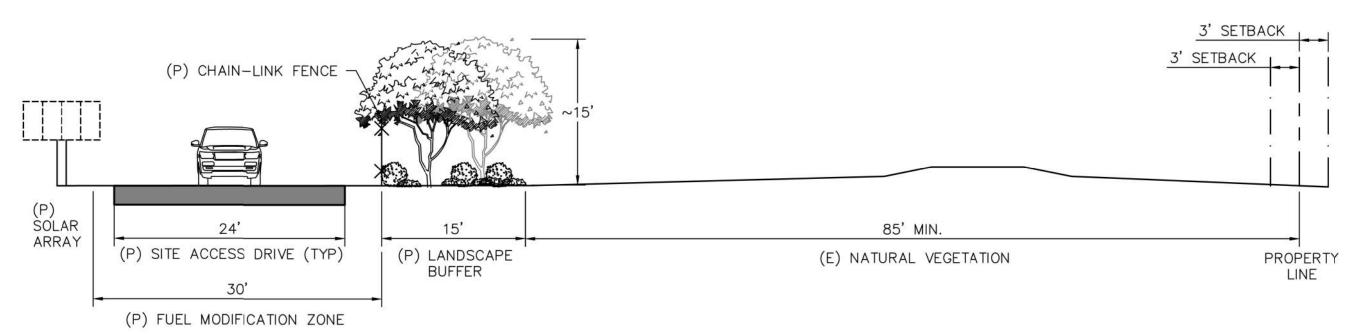
(P) SITE ACCESS DRIVE (TYP)

(P) FUEL MODIFICATION ZONE

(P) FUEL MODIFICATION ZONE

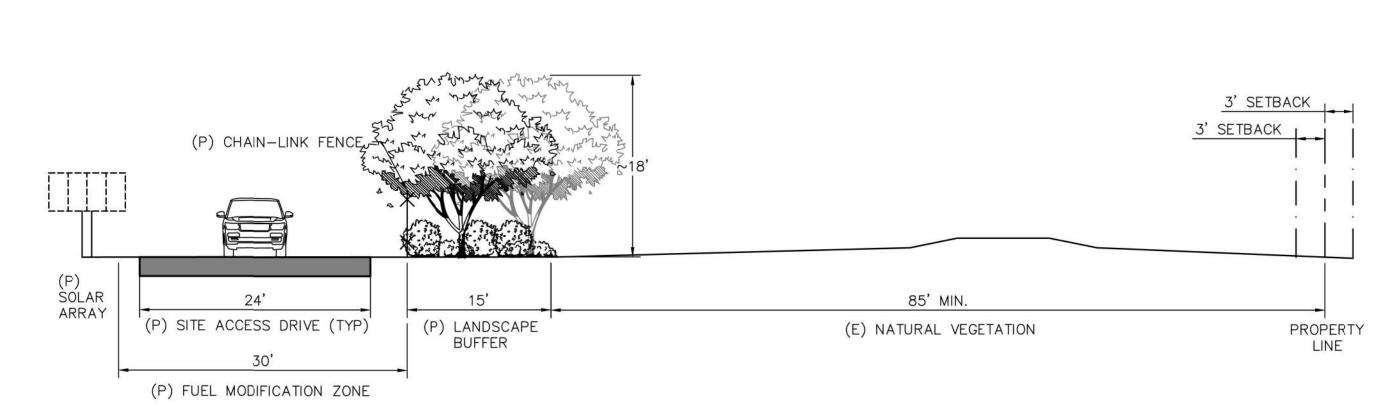
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NOT TO SCALE



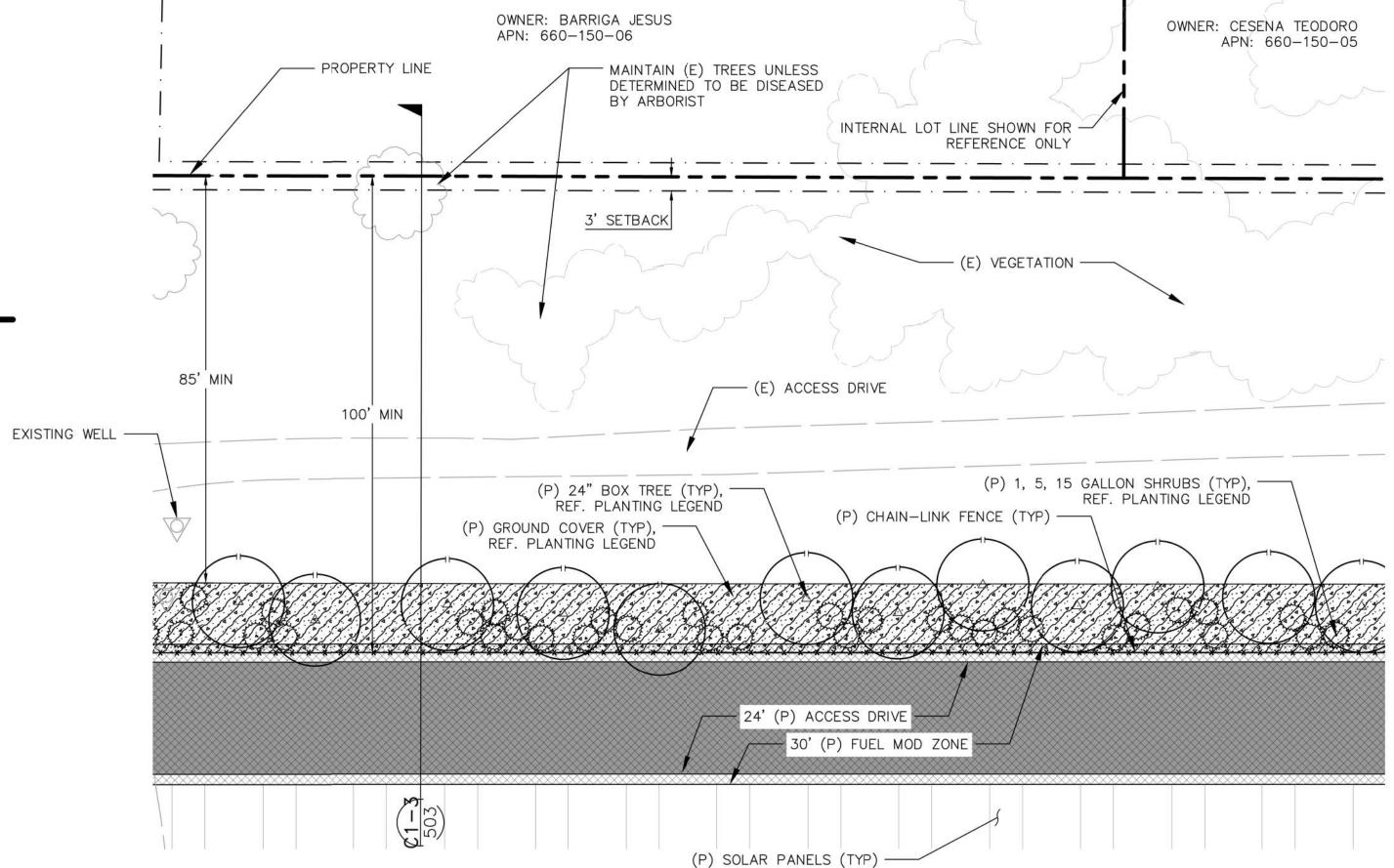
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NOT TO SCALE



SECTION C3 - (APPROXIMATELY 10 YEARS FROM PLANTING)

NOT TO SCALE



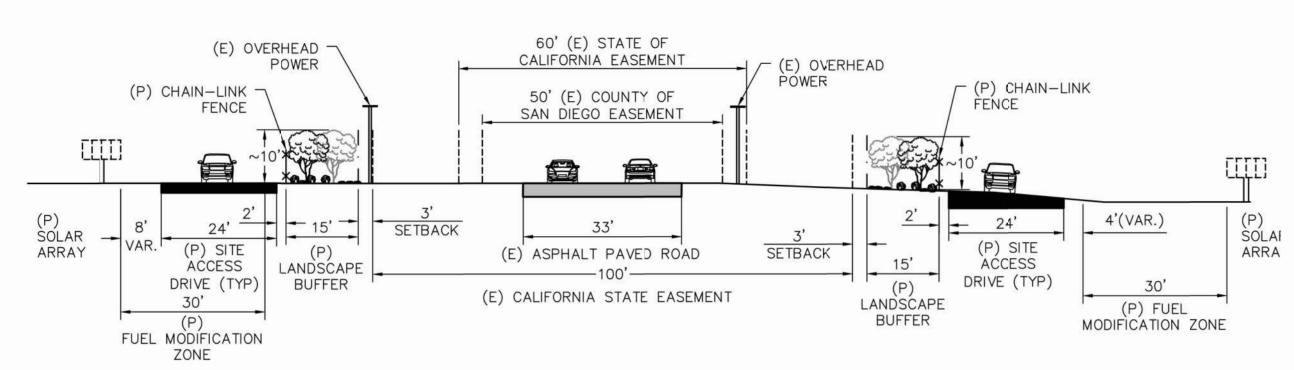
ENLARGEMENT C

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

NORTH

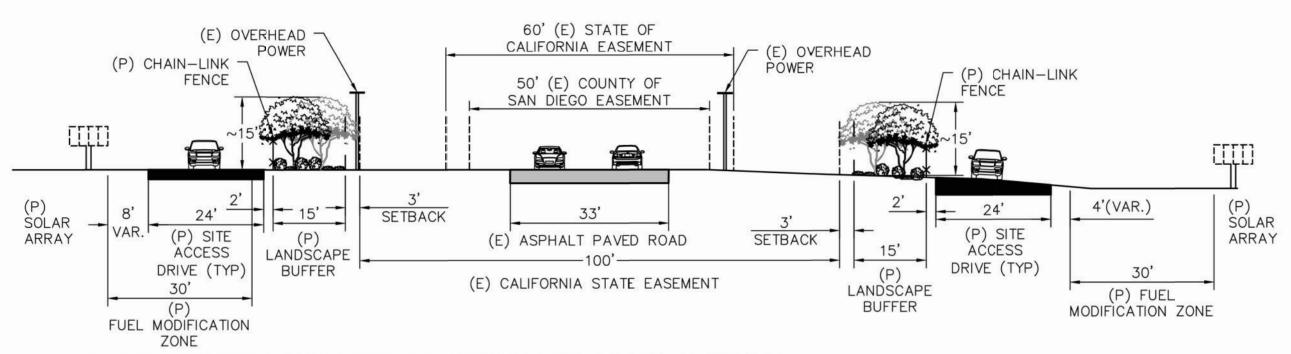
GRAPHIC SCALE IN FEET

1" = 20'
WHEN PLOTTED ON
24" X 36" SHEET



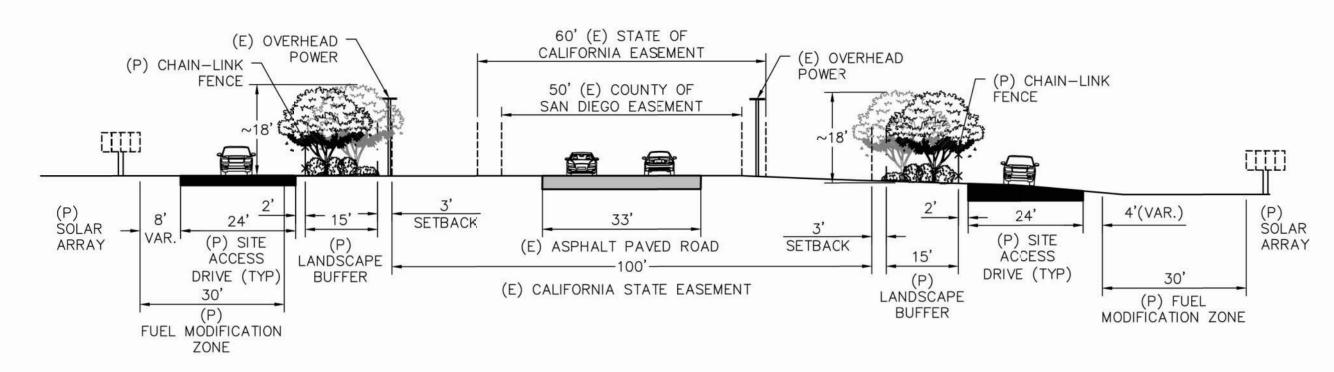
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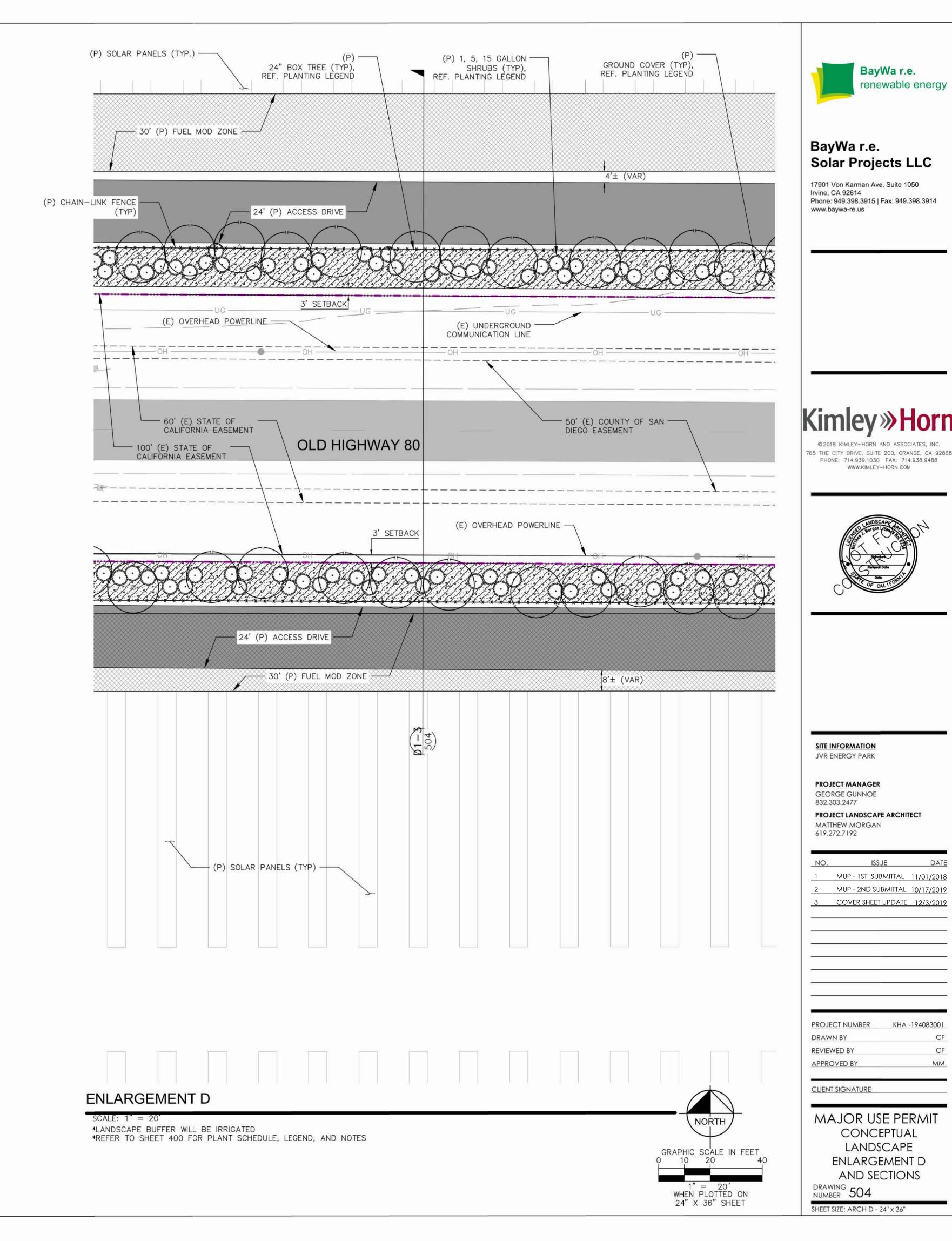
SECTION D2 - (APPROXIMATELY 5 YEARS FROM PLANTING)

NOT TO SCALE



SECTION D3 - (APPROXIMATELY 10 YEARS FROM PLANTING)

NOT TO SCALE



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ISSJE

CONCEPTUAL

LANDSCAPE ENLARGEMENT D AND SECTIONS

renewable energy