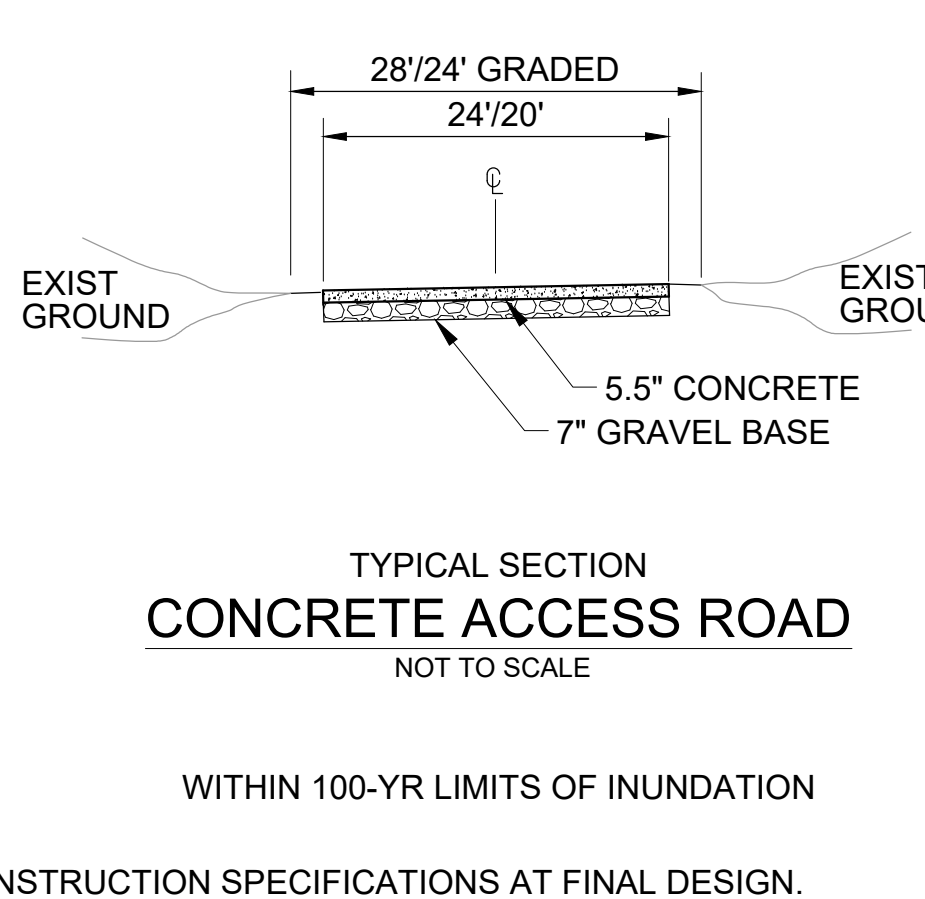
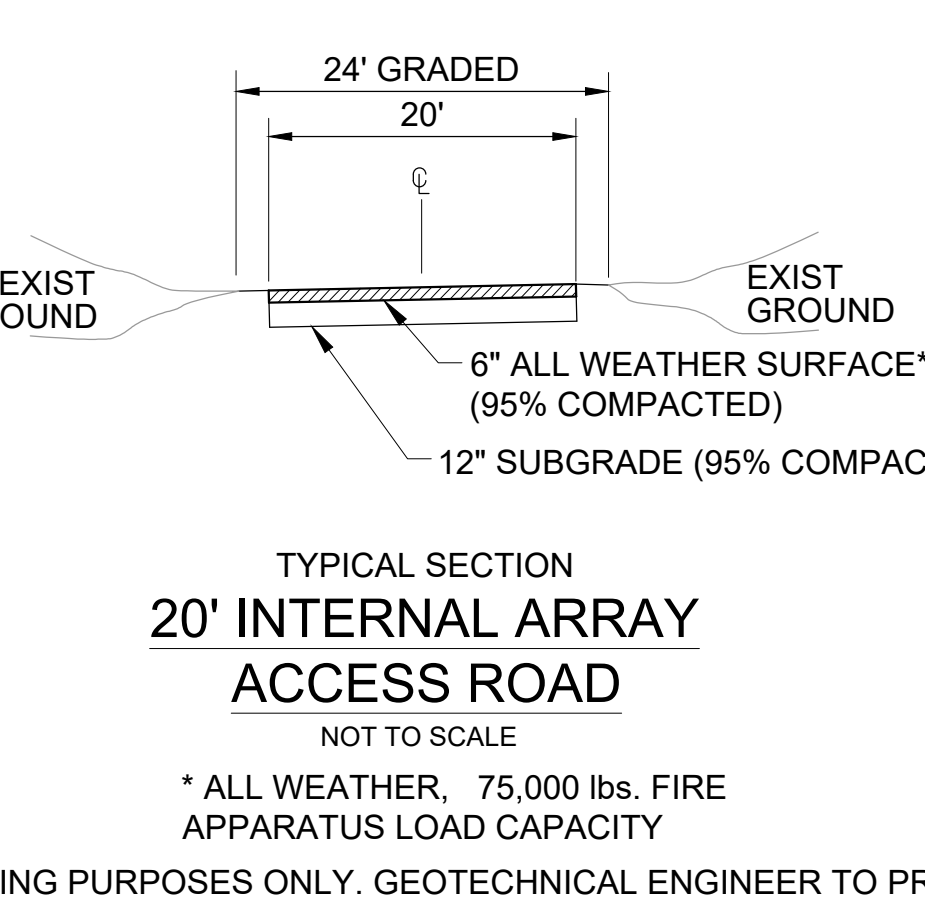
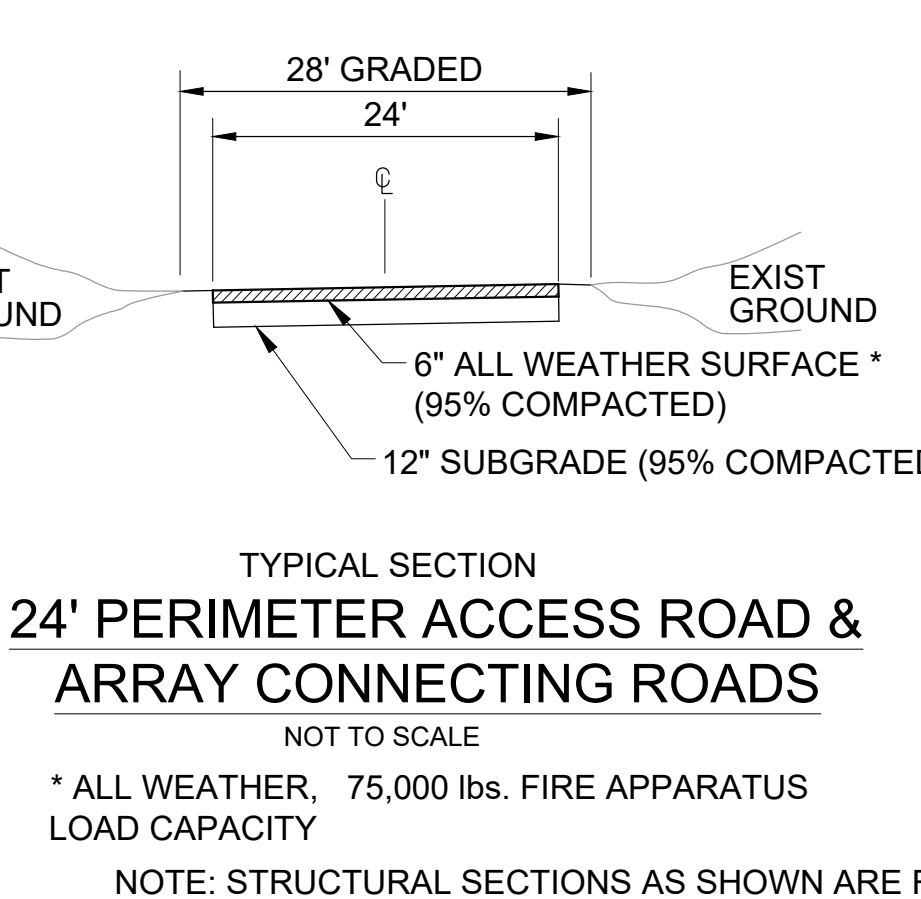
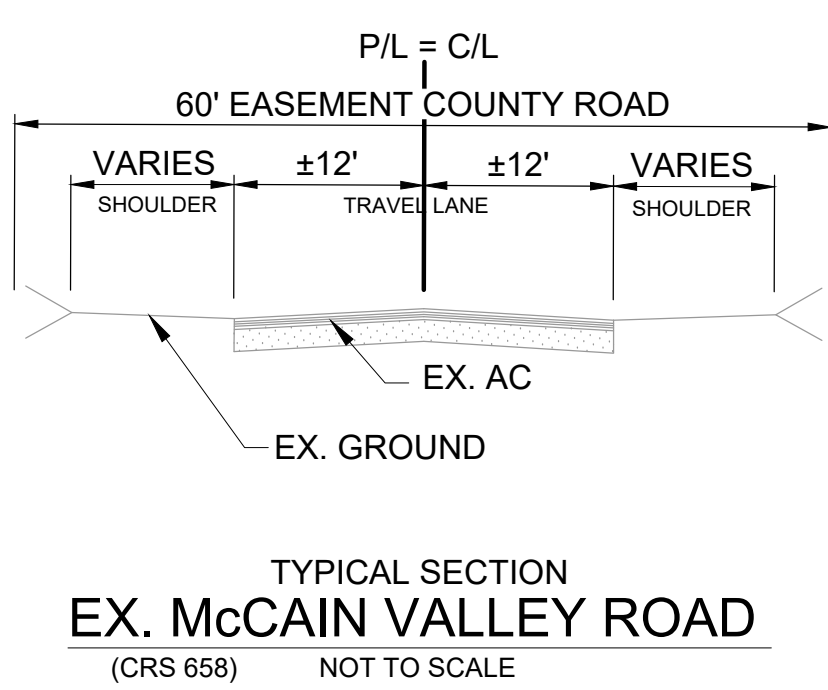
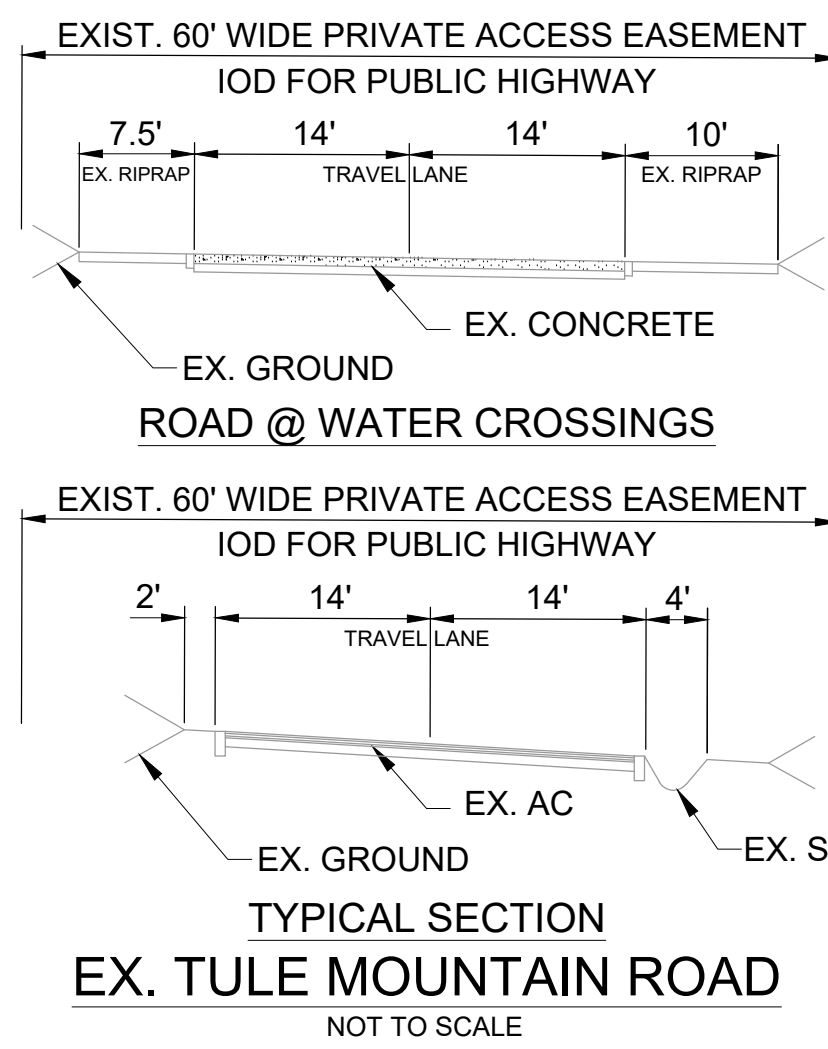
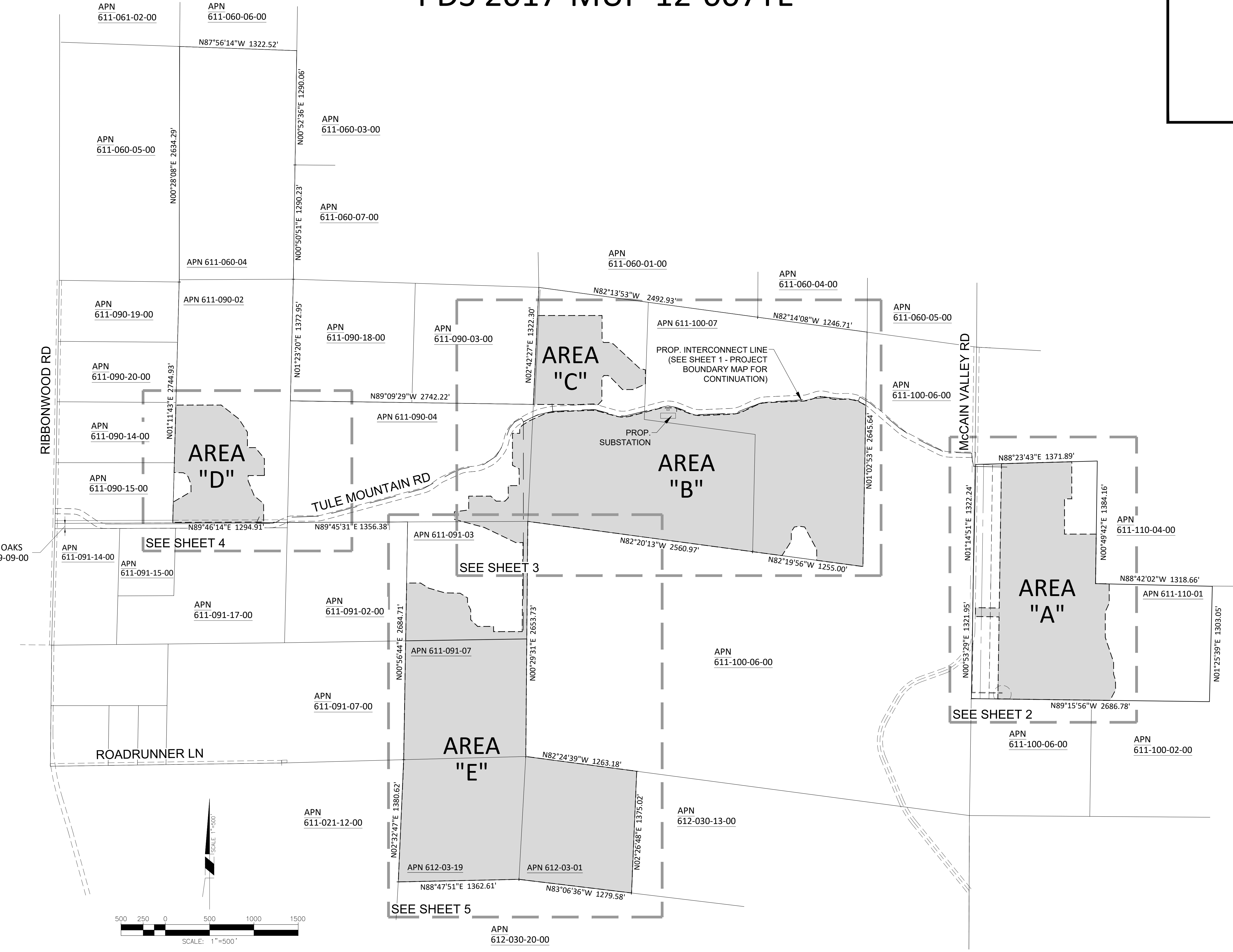


RUGGED SOLAR
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT MODIFICATION
PDS 2017-MUP-12-007W1
PDS 2017-MUP-12-007TE

GENERAL NOTES

- APPROVAL OF THIS MODIFICATION TO EXISTING MAJOR USE PERMIT MUP 3300-12-007, AUTHORIZES THE FOLLOWING: THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A SOLAR PHOTOVOLTAIC FACILITY ALLOWED UNDER SECTION 6950 OF THE ZONING ORDINANCE, COUNTY OF SAN DIEGO.
- 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 PERMISSION BEFORE COMMENCING SUCH ACTIVITY.
- ASSOCIATED REQUESTS: NONE
- GENERAL PLAN REGIONAL CATEGORY: RURAL LANDS
- LAND USE DESIGNATION: RURAL LANDS (RL-80)
- EXISTING ZONING:
APN 611-100-07 S92/A72
APN 611-110-01 GENERAL AGRICULTURE (A72)
ALL REMAINING APN'S GENERAL AGRICULTURE (S92)
- PROJECT AREA: 763.35 ACRES
- MAJOR USE PERMIT AREA: 763.35 ACRES
- SOLAR DEVELOPMENT AREA: 391.5 ACRES
- THIS PROJECT MAY BE IMPLEMENTED IN MULTIPLE PHASES WITHOUT REGARD TO IMPLIED SEQUENCING.
- SOLAR RELATED FACILITIES SUCH AS PHOTOVOLTAIC PANELS, ARRAY RACKS, ELECTRICAL CONNECTIONS, INVERTERS, TRANSFORMERS, O&M BUILDINGS, CONTROL ROOMS, EMERGENCY GENERATORS, SUBSTATION, SWITCHGEAR YARD, FENCING, AND INTERNAL ACCESS, SHOWN ON THE PLOT PLAN MAY BE RELOCATED, RECONFIGURED, AND/OR RESIZED WITHIN THE SOLAR FACILITY DEVELOPMENT AREA, (EXCLUSIVE OF OPEN SPACE AREAS) WITH THE ADMINISTRATIVE APPROVAL OF THE DIRECTOR OF PDS WHEN FOUND IN CONFORMANCE WITH THE INTENT AND CONDITIONS OF THE PERMIT'S APPROVAL. THE LOCATION OF TRANSFORMERS, INVERTERS AND GENERATORS MAY BE RELOCATED/RECONFIGURED WITHOUT THE REQUIREMENT OF A MINOR DEVIATION PERMIT. THE LOCATIONS OF TRANSFORMERS, INVERTERS AND GENERATORS MUST COMPLY WITH THE COUNTY'S NOISE ORDINANCE AND MUST BE ELEVATED TO 1 FT. ABOVE THE BASE FLOOD ELEVATION.
- NO DEVELOPMENT WILL OCCUR IN AREAS IDENTIFIED ON THE PLOT PLAN AS "OPEN SPACE".
- ENTRANCE TO EACH SITE ACCESS GATE WILL BE FROM AN IMPROVED DRIVEWAY DESIGNED IN ACCORDANCE WITH RSD G-14E.
- A SYSTEM IDENTIFICATION SIGN SHALL BE LOCATED AT GATED ENTRANCES. SIGN SHALL BE 12"X18". SIGN SHALL LIST NAME OF SITE AND CONTACT INFORMATION AS PROVIDED BY SDGE.
- ALL SITE ACCESS GATES ARE TO BE EQUIPPED WITH FIRE AUTHORITY APPROVED STROBE LIGHT ACTIVATION AND KNOX KEY-OPERATED SWITCH.
- PRIVATE PROPERTY/NO TRESPASSING AND HIGH VOLTAGE SIGNS SHALL BE LOCATED AT GATED ENTRANCES AND AT 100' INTERVALS ALONG FENCING. THE SIGN SHALL BE 10"X14". MISC. INTERIOR DIRECTIONAL AND SAFETY SIGNAGE ARE PERMITTED.
- THE 24' PERIMETER FIRE ACCESS ROAD WIDTHS MAYBE REDUCED ADMINISTRATIVELY WITH THE APPROVAL OF THE COUNTY AND FIRE AUTHORITY HAVING JURISDICTION.
- MAX. GRADIENT OF ALL ACCESS ROADS NOT TO EXCEED 10%.
- TURNAROUND SHALL BE DESIGNED IN ACCORDANCE WITH COUNTY OF SAN DIEGO DESIGN STANDARD DS-06 FOR A COUNTY EMERGENCY FIRE APPARATUS.
- 3-FT. WIDE PED-GATES WILL BE LOCATED ALONG THE LENGTH OF THE PERIMETER FENCING AT AN INTERVAL NOT TO EXCEED 800 FEET. GATES SHALL BE PADLOCKED WITH A CHAIN AND FIRE KEY.
- LIGHTING FOR MAINTENANCE AND SECURITY PURPOSES ONLY. OUTDOOR LIGHTING CIRCUITS SHALL INCORPORATE DUSK-TO-DAWN PHOTOCELL CONTROLLERS, OCCUPANCY SENSORS, AND/OR SWITCHES AS APPROPRIATE. SHIELDED LIGHTING LOCATED AT GATES AND SUBSTATION/O&M BUILDING SHALL CONFORM TO COUNTY OF SAN DIEGO OUTDOOR LIGHTING REQUIREMENTS.
- SEE PRELIMINARY GRADING PLAN FOR PROPOSED GRADING.
- A PORTION OF THE SITE IS SUBJECT TO INUNDATION BY THE 100-YEAR FLOOD. LIMITS OF THE 100-YEAR INUNDATION ARE SHOWN ON THE PLOT PLAN.
- PROPOSED LANDSCAPE SCREENING ARE SHOWN ON THE PLOT PLAN WHERE REQUIRED.
- ALL BUILDINGS ARE TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS SUCH AS CONCRETE, METAL OR EQUIVALENT. EXTERIOR BUILDING COLOR SHALL BE OF EARTH-TONE COLORS.
- THE PROJECT WILL UTILIZE GROUNDWATER FROM EXISTING WELLS 6A, 6B AND 8. ALL REMAINING WELLS ON SITE TO REMAIN, REFER TO THE FINAL GROUNDWATER MONITORING AND MITIGATION PLAN, RUGGED SOLAR FARM PROJECT, MAJOR USE PERMIT 3300-12-004, DATED: NOVEMBER, 2013 PREPARED BY DUDEK.



PARCEL ZONING SETBACK SCHEDULE

APN	SETBACK SCHEDULE DESIGNATION
611-100-07	C/D
611-060-04	D
611-090-02	D
611-090-04	D
611-091-03	D
611-091-07 FOR	D
611-110-01	C
612-030-01	D
612-030-19	D

SETBACKS

SETBACK	
FRONT YARD SETBACK (FROM C/L)	60'
EXTERIOR SIDE YARD	35'
INTERIOR SIDE YARD	15'
REAR YARD SETBACK	25'

APPLICANT

RUGGED SOLAR, LLC
150 MATHILDA PLACE
SUITE #106
SUNNYVALE, CA 94086
CONTACT: JIM WHALEN
(619) 683-5544

PLANNER/ENGINEER

MICHAEL BAKER
INTERNATIONAL
STEVE WRAGG
9755 CLAIREMONT MESA BLVD.
SAN DIEGO, CA. 92124
(658) 614-5000

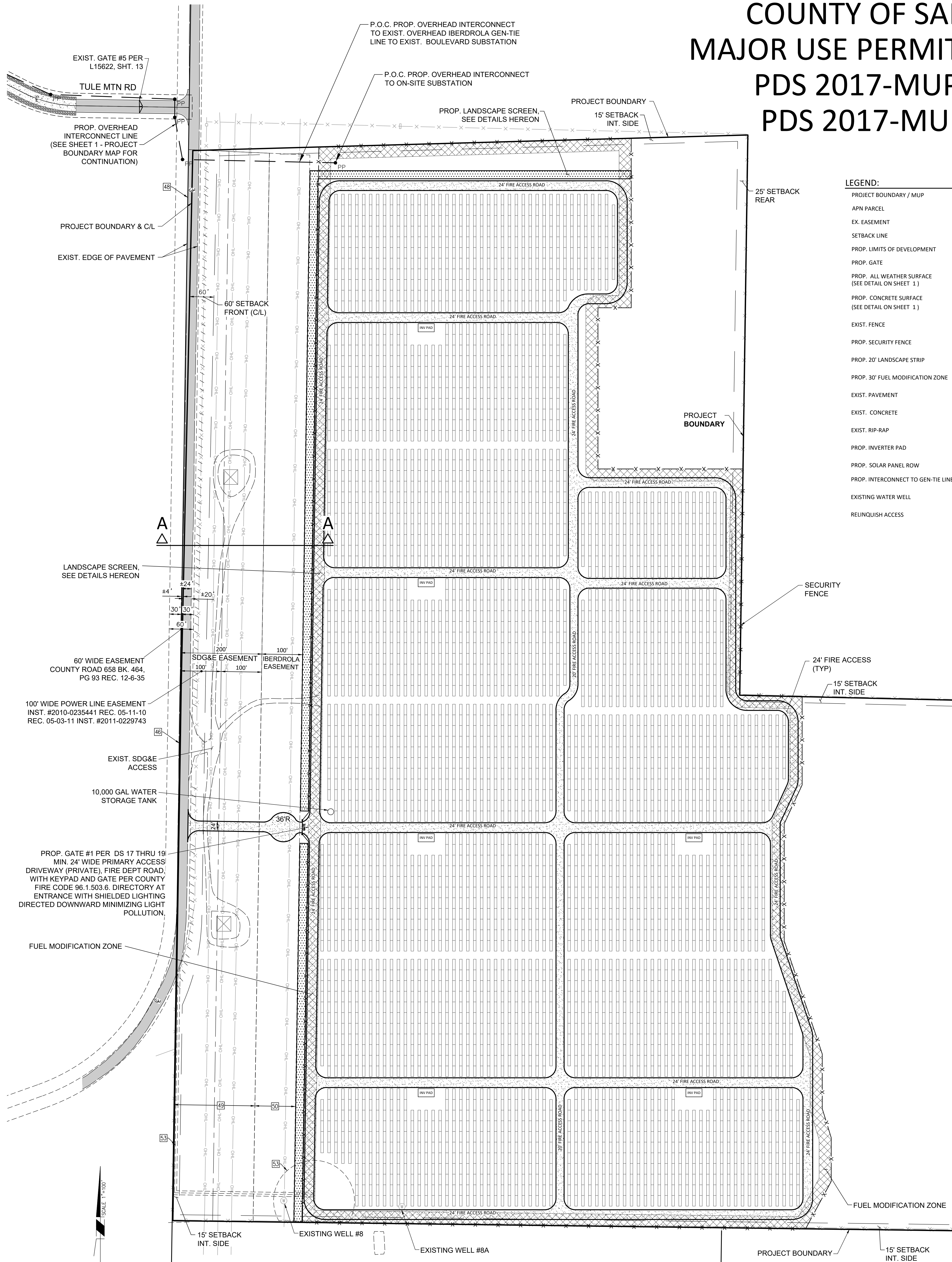
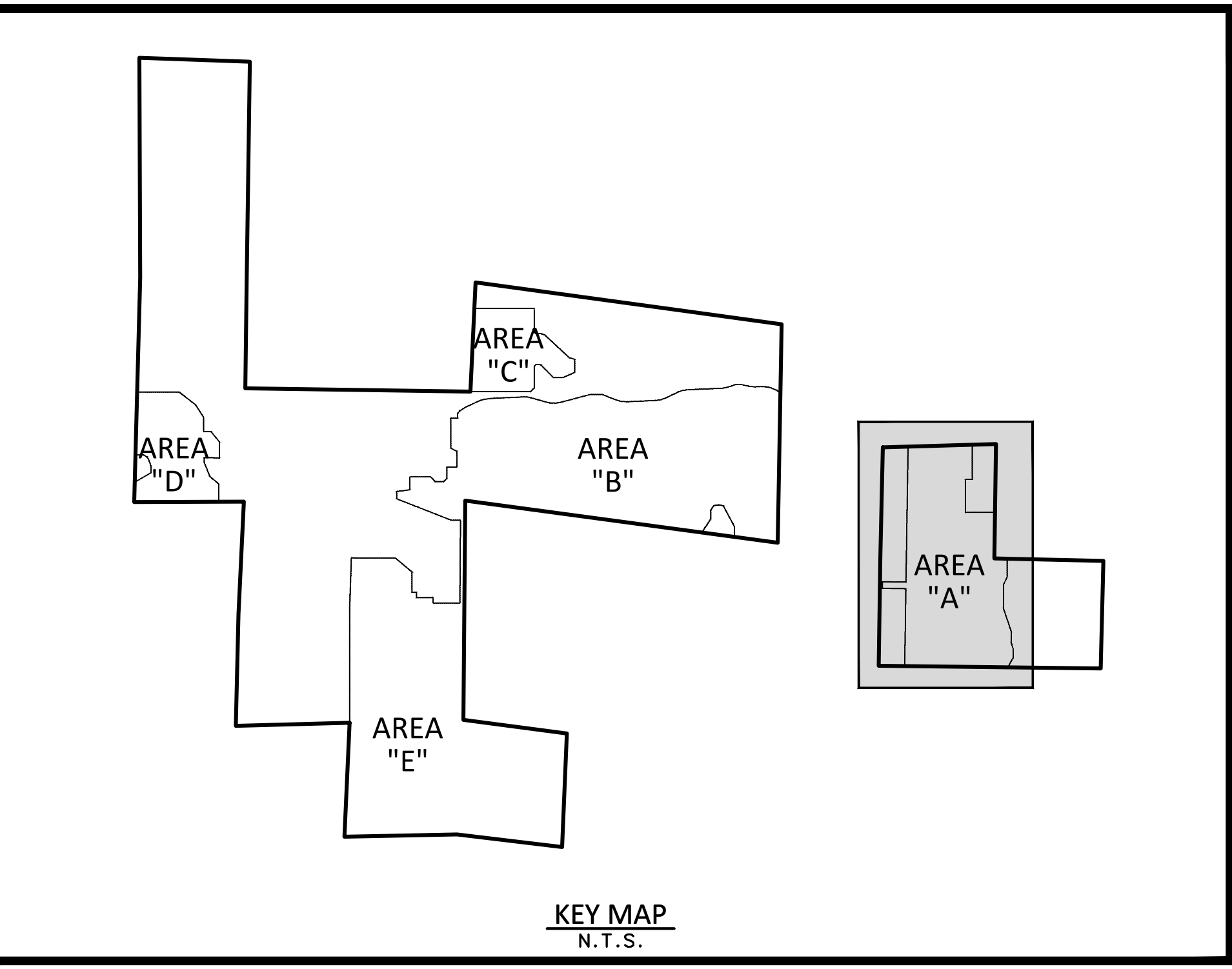
SHEET INDEX

SHEET 1 - TITLE SHEET
SHEET 2 - AREA "A" PLOT PLAN
SHEET 3 - AREA "B" & "C" PLOT PLAN
SHEET 4 - AREA "D" PLOT PLAN
SHEET 5 - AREA "E" PLOT PLAN
SHEET 6 - DETAILS
SHEET 7 - DETAILS

OWNER INFORMATION				
NAME:	Waterstone Support Foundation Inc., John Gibson	Frankie Thibodeau	Vista Oaks Business Park John Gibson	Harmony Grove Partners
ADDRESS:	2925 Professional Pl #200	39990 Roadrunner Ln	1000 Pioneer Way	1000 Pioneer Way
CITY:	Colorado Springs	Boulevard	El Cajon	El Cajon
STATE:	CO	CA	CA	CA
ZIP:	80904	91905	92020	92020
PHONE:	(619) 440-7424	(619) 766-9105	(619) 440-7424	(619) 440-7424
APN# 's and (Acreage)	611-110-01 (63.72)	611-091-07 (42.39), 612-030-19 (43.43), 612-030-01 (33.11)	611-090-04 (22.62), 611-091-03 (14.62), 611-090-02 (69.63), 611-060-04 (1.84)	611-100-07 (214.84)
TOTAL TRACKER	434	799	617	1441

RUGGED SOLAR
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT MODIFICATION
PDS 2017-MUP-12-007W1
PDS 2017-MUP-12-007TE

RUGGED SOLAR
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT MODIFICATION
PDS 2017-MUP-12-007W1
PDS 2017-MUP-12-007TE

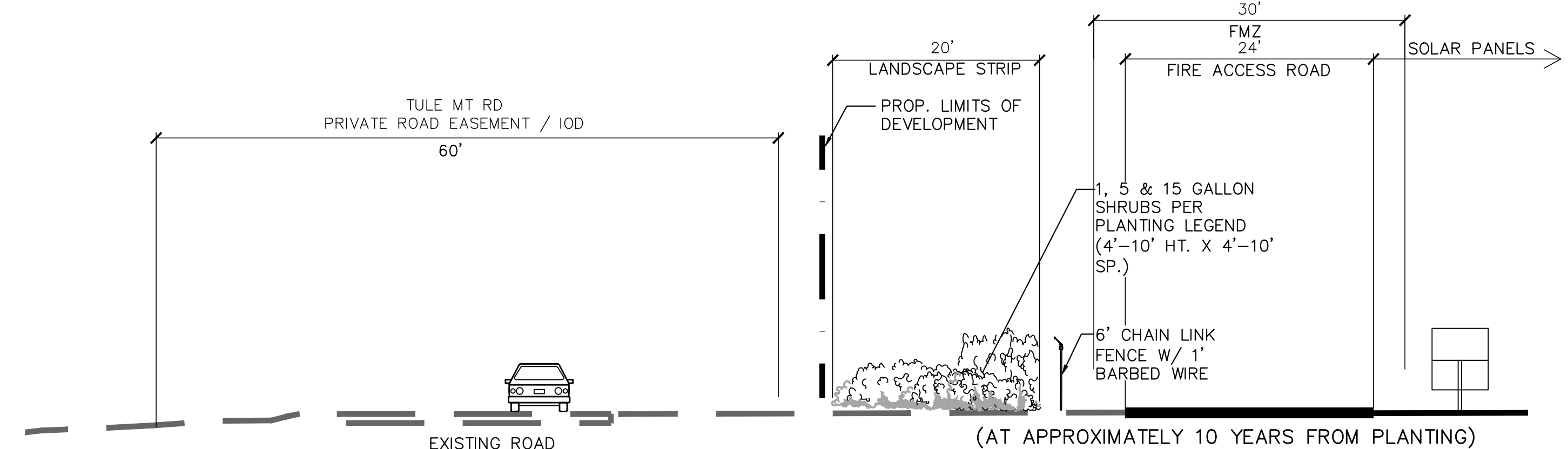
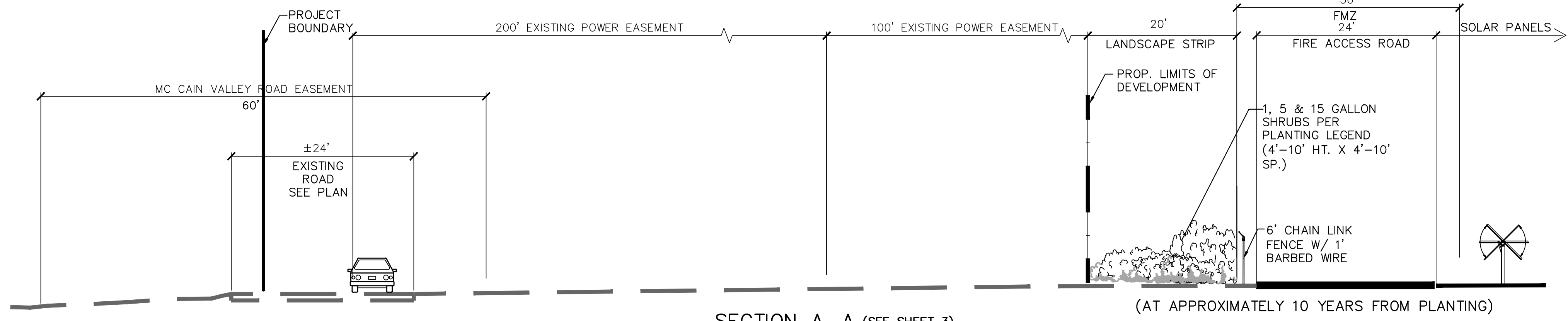
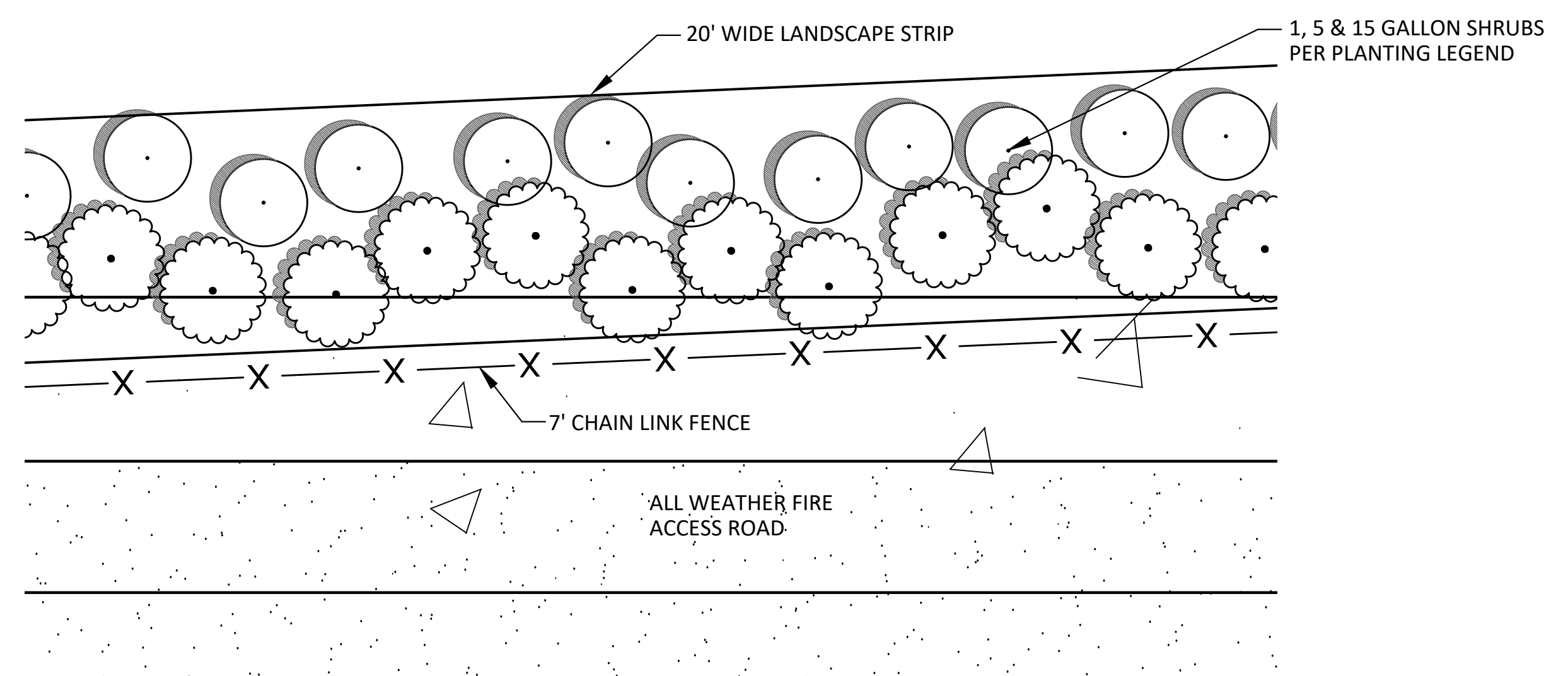


LEGEND:

PROJECT BOUNDARY / MUP	---
APN PARCEL	---
EX. EASEMENT	---
SETBACK LINE	---
PROP. LIMITS OF DEVELOPMENT	---
PROP. GATE	---
PROP. ALL WEATHER SURFACE (SEE DETAIL ON SHEET 1)	---
PROP. CONCRETE SURFACE (SEE DETAIL ON SHEET 1)	---
EXIST. FENCE	---
PROP. SECURITY FENCE	---
PROP. 20' LANDSCAPE STRIP	---
PROP. 30' FUEL MODIFICATION ZONE	---
EXIST. PAVEMENT	---
EXIST. CONCRETE	---
EXIST. RIP-RAP	---
PROP. INVERTER PAD	---
PROP. SOLAR PANEL ROW	---
PROP. INTERCONNECT TO GEN-TIE LINE	---
EXISTING WATER WELL	---
RELINQUISH ACCESS	---

PLANT LEGEND

SHRUBS	BOTANICAL NAME / COMMON NAME SIZE SPACING	WATER USE
1	QUERCUS BERBERIDIFOLIA / SCRUB OAK	1 & 5 GALLON VARIES 15'-20' L
2	HETEROMELES ARBUTIFOLIA / TOYON	5 & 15 GALLON VARIES 6'-10' L



EXISTING EASEMENTS

DESCRIPTION	DISPOSITION	DOC #
10 PUBLIC UTILITY EASEMENT - MT EMPIRE ELECTRIC CO.	TO REMAIN	INSTR. 46667, 3/11/1971
11 PUBLIC UTILITY EASEMENT - JAMES & WANDA FUQUAY	TO REMAIN	INSTR. 108066, 4/13/1976
12 PUBLIC UTILITY EASEMENT - YORK & TINA HEIMERDINGER	TO REMAIN	INSTR. 2002-069892, 8/16/2002
15 ROAD CONST. EASEMENT - MT EMPIRE ELECTRIC CO.	TO REMAIN	INSTR. 2013-031162, 1/19/2012
16 INGRESS AND EGRESS - ROUGH ACRE WATER CO.	TO REMAIN	INSTR. 2013-0208238, 4/02/2013
17 GRANT OF EASEMENT	TO REMAIN	INSTR. 2013-0208244, 4/03/2013
18 INGRESS AND EGRESS - HARMONY GROVE PARTNERS	TO REMAIN	INSTR. 2013-0208247, 4/03/2013 & INSTR. 2016-074322, 10/25/2016
19 GRANT OF EASEMENT	TO REMAIN	INSTR. 2013-0208249, 4/03/2013
26 DITCHES AND CANALS - USA	TO REMAIN	BK. 698, PG. 344, 10/04/1937
27 RIGHT TO FISH AND INCIDENTAL PURPOSES - STATE CA.	TO REMAIN	BK. 6851, PG. 344, 10/04/1937
30 RECORDED MEMORANDUM OF LEASE - SDG&E	TO REMAIN	INSTR. 2010-0217321, 4/09/2010
31 RESTRICTIVE COVENANT	TO REMAIN	INSTR. 2010-318659, 6/24/2010
32 MEMORANDUM OF ACCESS EASEMENT AGREEMENT	TO REMAIN	INSTR. 2012-0031560, 1/19/2012
33 MEMORANDUM OF ACCESS AND ROAD CONSTRUCTION	TO REMAIN	INSTR. 2012-0031562, 1/19/2012
36 GRANT OF ACCESS	TO REMAIN	INSTR. 2013-0208234, 4/03/2013
37 GRANT OF ROUGH ACRES RANCH ROAD	TO REMAIN	INSTR. 2013-0208246, 4/03/2013
38 GRANT OF CHARGER WAY	TO REMAIN	INSTR. 2013-0208248, 4/03/2013
41 LEO FOR PUBLIC HIGHWAY	TO REMAIN	INSTR. 2016-0655303, 9/23/2016
46 COUNTY HIGHWAY - COUNTY OF SAN DIEGO	TO REMAIN	BK. 464, PG. 35, 12/06/1855
46 AGREEMENT ACCESS & MAINTENANCE OF FENCE	TO REMAIN	BK. 7301, PG. 368, 10/15/1968
49 UTILITY ACCESS - SDG&E	TO REMAIN	INSTR. 2010-0235441, 5/11/2010
50 MEMORANDUM OF POWER LINE AGREEMENT	TO REMAIN	INSTR. 2011-0229143, 5/03/2011
53 ACCESS & MAINTENANCE - ROUGH ACRES WATER CO. INC.	TO REMAIN	INSTR. 2013-0208243, 4/03/2013

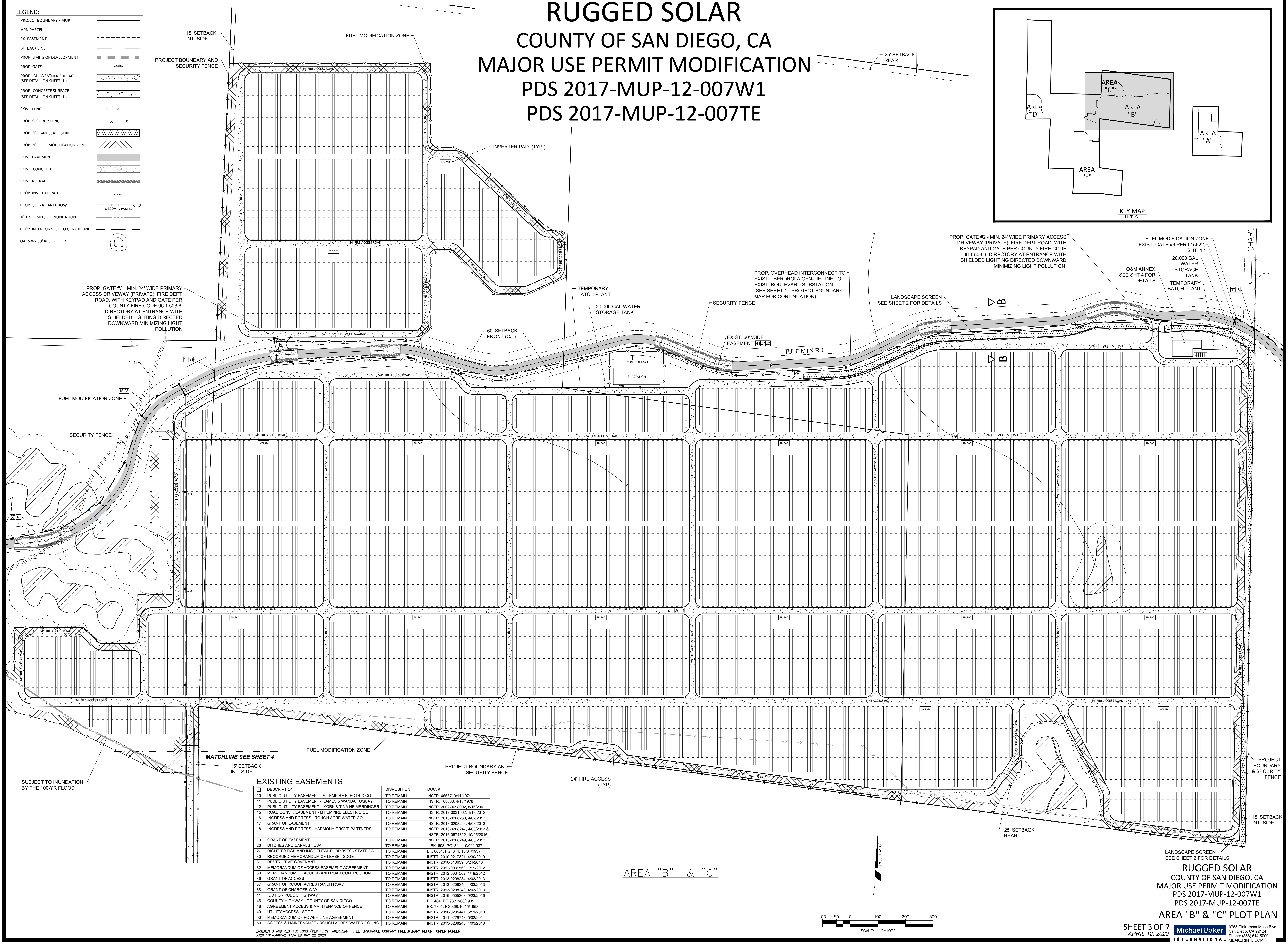
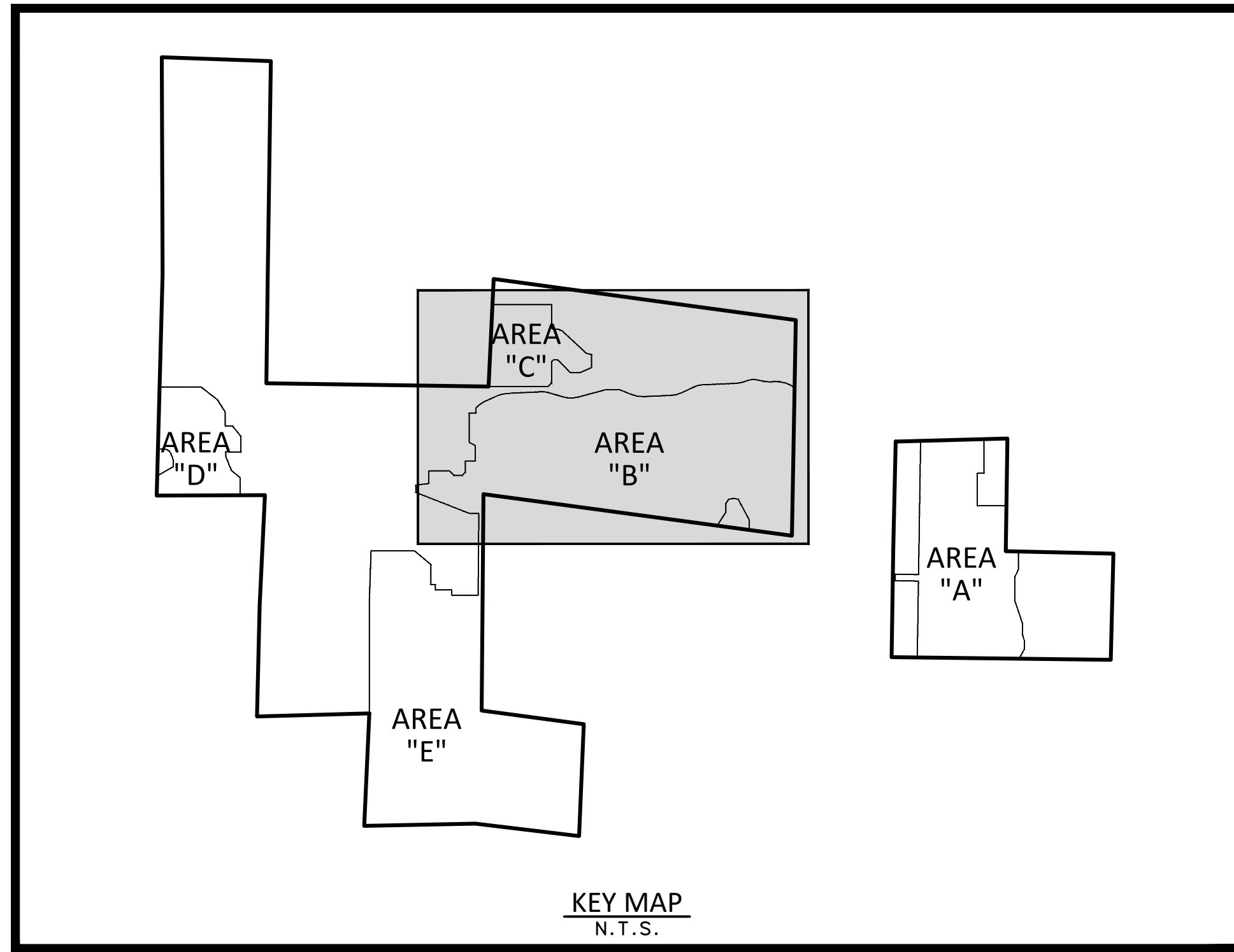
EASEMENTS AND RESTRICTIONS (PER FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT ORDER NUMBER 3020-1014368CA2 UPDATED MAY 22, 2020).

RUGGED SOLAR
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT MODIFICATION
PDS 2017-MUP-12-007W1
PDS 2017-MUP-12-007TE
AREA "A" PLOT PLAN

RUGGED SOLAR
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT MODIFICATION
PDS 2017-MUP-12-007W1
PDS 2017-MUP-12-007TE

LEGEND:

PROJECT BOUNDARY / MUP	
APN PARCEL	
EX. EASEMENT	
SETBACK LINE	
PROP. LIMITS OF DEVELOPMENT	
PROP. GATE	
PROP. ALL WEATHER SURFACE (SEE DETAIL ON SHEET 1)	
PROP. CONCRETE SURFACE (SEE DETAIL ON SHEET 1)	
EXIST. FENCE	
PROP. SECURITY FENCE	
PROP. 20' LANDSCAPE STRIP	
PROP. 30' FUEL MODIFICATION ZONE	
EXIST. PAVEMENT	
EXIST. CONCRETE	
EXIST. RIP-RAP	
PROP. INVERTER PAD	
PROP. SOLAR PANEL ROW	
100-YR LIMITS OF INUNDATION	
PROP. INTERCONNECT TO GEN-TIE LINE	
OAKS W/ 50' RPO BUFFER	



EXISTING EASEMENTS

DESCRIPTION	DISPOSITION	DOC. #
10. PUBLIC UTILITY EASEMENT - MT EMPIRE ELECTRIC CO.	TO REMAIN	INSTR. 46667, 3/11/1971
11. PUBLIC UTILITY EASEMENT - JAMES & WANDA FUJIAVY	TO REMAIN	INSTR. 108066, 4/13/1978
12. PUBLIC UTILITY EASEMENT - YORK & TINA HEIMERDINGER	TO REMAIN	INSTR. 2002-0698092, 8/18/2002
15. ROAD CONST. EASEMENT - MT EMPIRE ELECTRIC CO.	TO REMAIN	INSTR. 2012-0031562, 1/19/2012
16. INGRESS AND EGRESS - ROUGH ACRE WATER CO.	TO REMAIN	INSTR. 2013-0208236, 4/03/2013
17. GRANT OF EASEMENT	TO REMAIN	INSTR. 2013-0208244, 4/03/2013
18. INGRESS AND EGRESS - HARMONY GROVE PARTNERS	TO REMAIN	INSTR. 2013-0208247, 4/03/2013 & INSTR. 2016-0574322, 10/25/2016
19. GRANT OF EASEMENT	TO REMAIN	INSTR. 2013-0208249, 4/03/2013
28. DITCHES AND CANALS - USA	TO REMAIN	BK. 688, PG. 344, 10/04/1937
27. RIGHT TO FISH AND INCIDENTAL PURPOSES - STATE CA.	TO REMAIN	BK. 6651, PG. 344, 10/04/1937
30. RECORDED MEMORANDUM OF LEASE - SDGE	TO REMAIN	INSTR. 2010-0217321, 4/30/2010
31. RESTRICTIVE COVENANT	TO REMAIN	INSTR. 2010-218659, 8/24/2010
32. MEMORANDUM OF ACCESS EASEMENT AGREEMENT	TO REMAIN	INSTR. 2012-0031560, 1/19/2012
33. MEMORANDUM OF ACCESS AND ROAD CONTRUCTION	TO REMAIN	INSTR. 2012-0031562, 1/19/2012
36. GRANT OF ACCESS	TO REMAIN	INSTR. 2013-0208234, 4/03/2013
37. GRANT OF ROUGH ACRES RANCH ROAD	TO REMAIN	INSTR. 2013-0208246, 4/03/2013
38. GRANT OF CHARGER WAY	TO REMAIN	INSTR. 2013-0208248, 4/03/2013
41. IOD FOR PUBLIC HIGHWAY	TO REMAIN	INSTR. 2016-0505303, 9/23/2016
46. COUNTY HIGHWAY - COUNTY OF SAN DIEGO	TO REMAIN	BK. 484, PG. 93, 12/06/1935
48. AGREEMENT ACCESS & MAINTENANCE OF FENCE	TO REMAIN	BK. 7301, PG. 388, 10/15/1988
49. UTILITY ACCESS - SDGE	TO REMAIN	INSTR. 2010-0235441, 9/11/2010
50. MEMORANDUM OF POWER LINE AGREEMENT	TO REMAIN	INSTR. 2011-0229743, 5/03/2011
53. ACCESS & MAINTENANCE - ROUGH ACRES WATER CO. INC.	TO REMAIN	INSTR. 2013-0208243, 4/03/2013

EASEMENTS AND RESTRICTIONS (PER FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT ORDER NUMBER 3020-1014368042 UPDATED MAY 22, 2020)

RUGGED SOLAR
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT MODIFICATION
PDS 2017-MUP-12-007W1
PDS 2017-MUP-12-007TE
AREA "B" & "C" PLOT PLAN

SHEET 3 OF 7
APRIL 12, 2022
Michael Baker INTERNATIONAL
9755 Clairemont Mesa Blvd.
San Diego, CA 92124
Phone: (619) 614-5000
MBAKERINTL.COM

RUGGED SOLAR
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT MODIFICATION
PDS 2017-MUP-12-007W1
PDS 2017-MUP-12-007TE

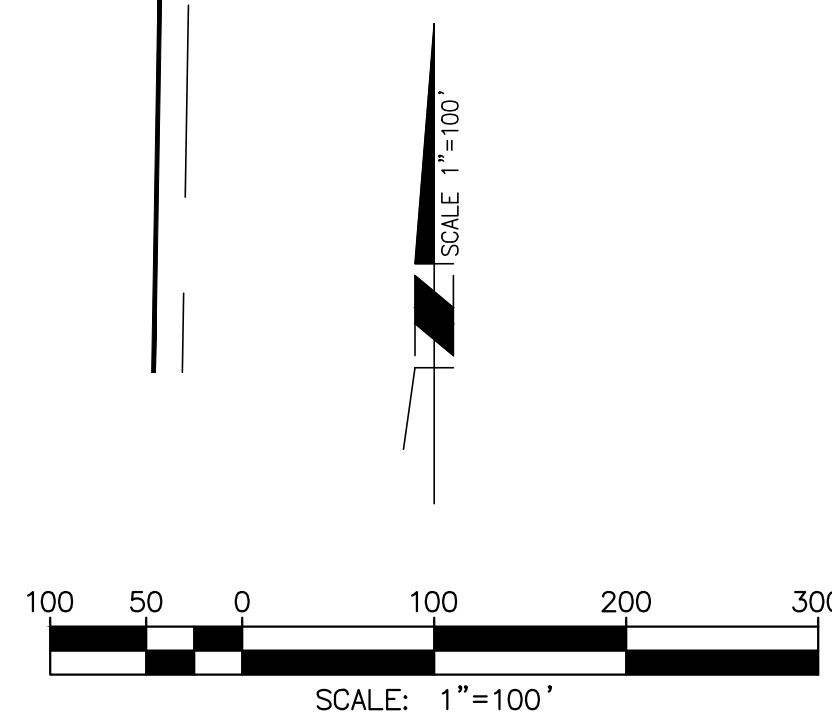
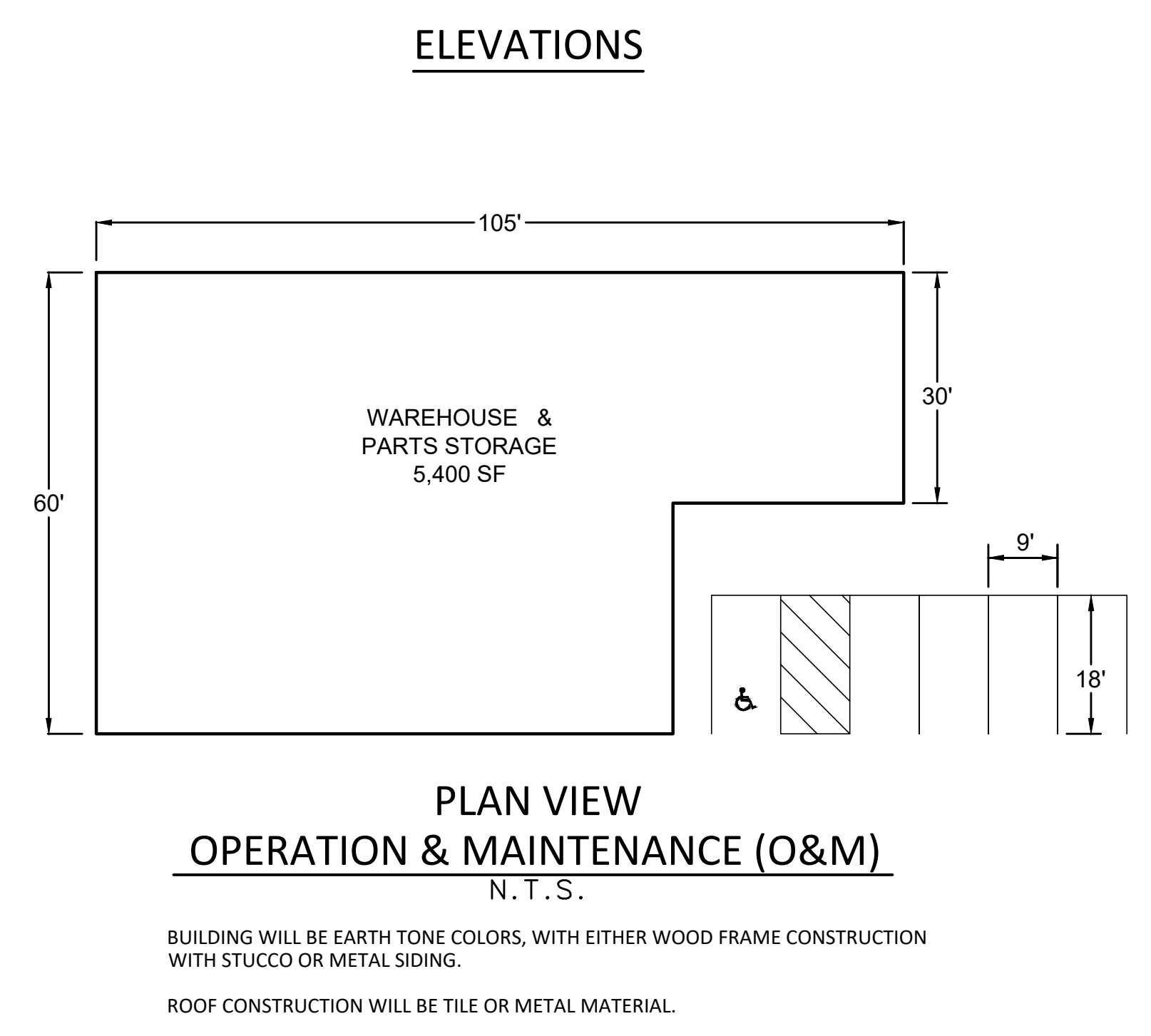
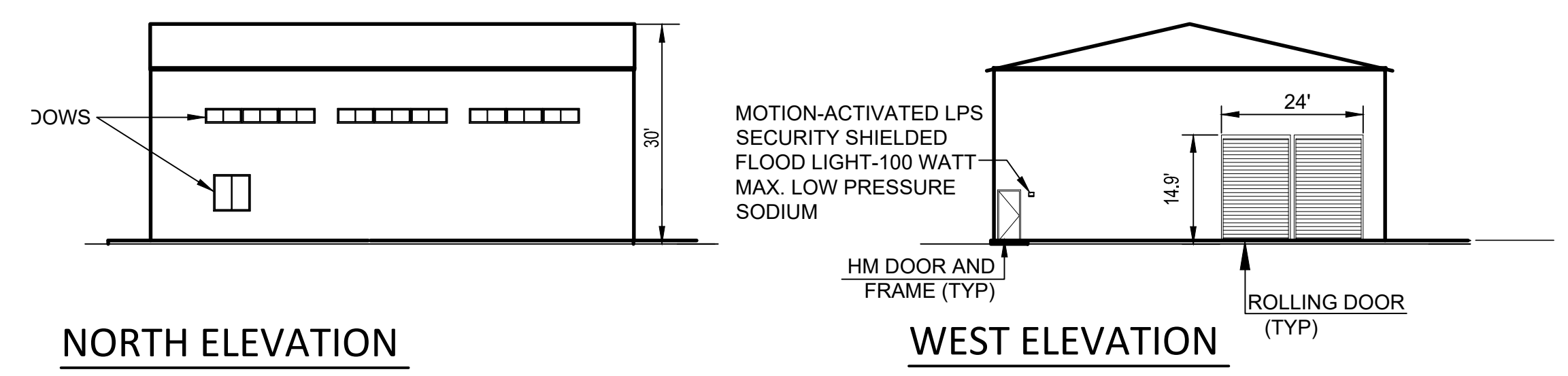
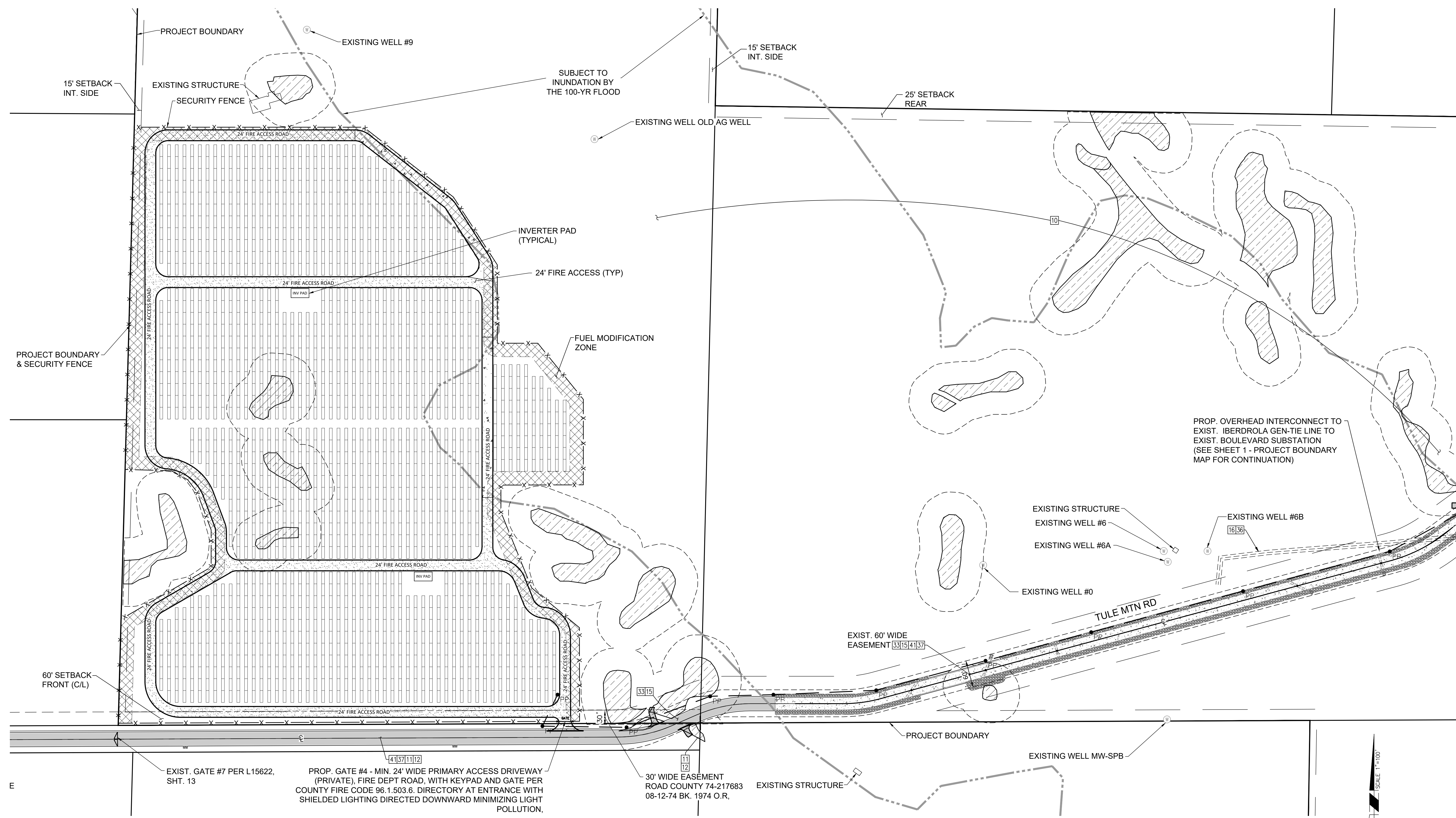
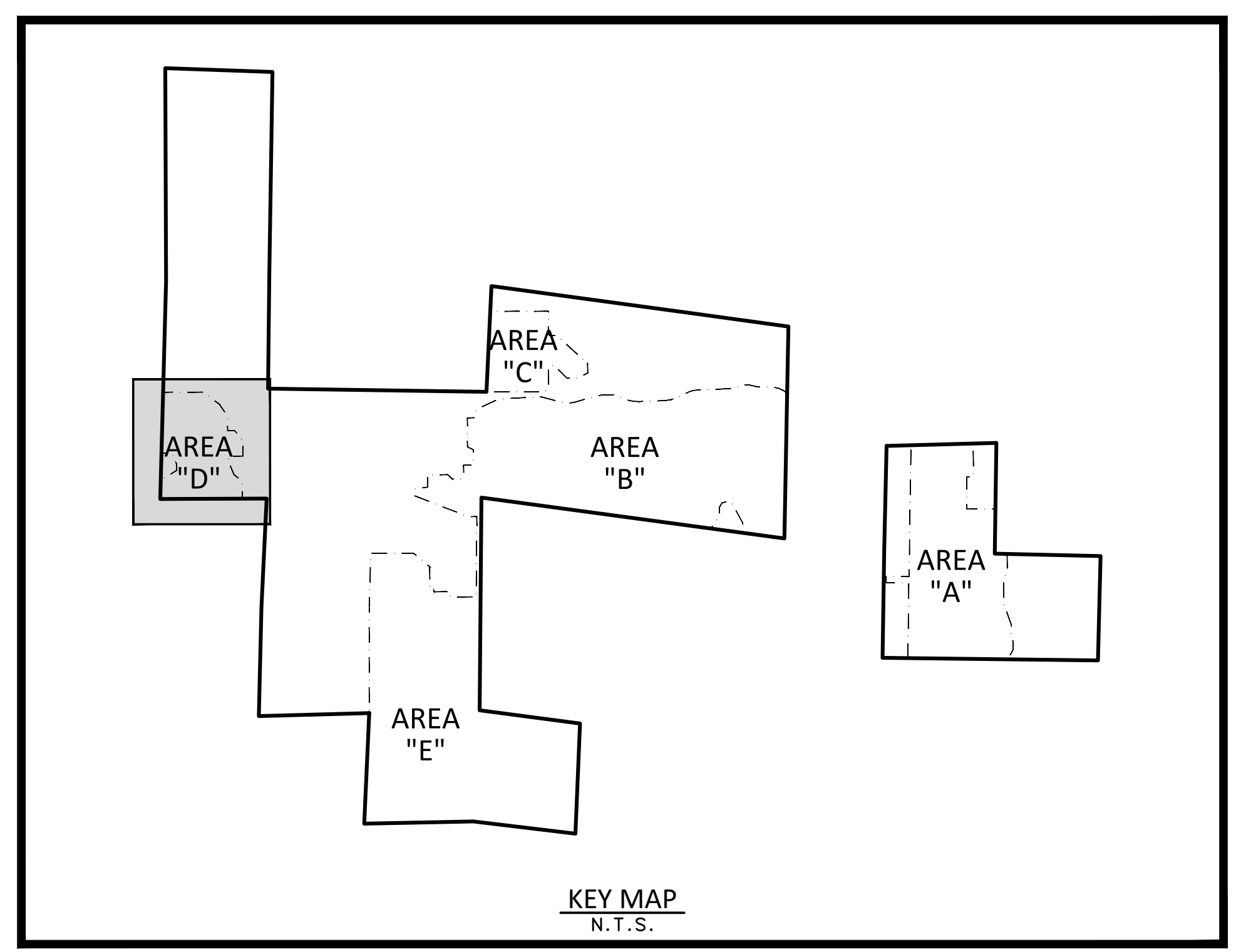
LEGEND:

PROJECT BOUNDARY / MUP	---
APN PARCEL	---
EX. EASEMENT	---
SETBACK LINE	---
PROP. LIMITS OF DEVELOPMENT	---
PROP. GATE	---
PROP. ALL WEATHER SURFACE (SEE DETAIL ON SHEET 1)	---
PROP. CONCRETE SURFACE (SEE DETAIL ON SHEET 1)	---
EXIST. FENCE	---
PROP. SECURITY FENCE	---
PROP. 20' LANDSCAPE STRIP	---
PROP. 30' FUEL MODIFICATION ZONE	---
EXIST. PAVEMENT	---
EXIST. CONCRETE	---
EXIST. RIP-RAP	---
PROP. INVERTER PAD	---
PROP. SOLAR PANEL ROW	---
100-YR LIMITS OF INUNDATION	---
PROP. INTERCONNECT TO GEN-TIE LINE	---
EXISTING WATER WELL	---
OAKS W/ 50' RPO BUFFER	---

EXISTING EASEMENTS

NO.	DESCRIPTION	DISPOSITION	DOC. #
10	PUBLIC UTILITY EASEMENT - MT EMPIRE ELECTRIC CO.	TO REMAIN	INSTR. 46607, 3/11/1971
11	PUBLIC UTILITY EASEMENT - JAMES & WANDA FUQUAY	TO REMAIN	INSTR. 100066, 4/13/1976
12	PUBLIC UTILITY EASEMENT - YORK & TINA HEIMERDINGER	TO REMAIN	INSTR. 2002-0698092, 8/16/2002
15	ROAD CONST. EASEMENT - MT EMPIRE ELECTRIC CO.	TO REMAIN	INSTR. 2012-0031562, 1/19/2012
16	INGRESS AND EGRESS - ROUGH ACRES WATER CO.	TO REMAIN	INSTR. 2013-0208238, 4/03/2013
17	GRANT OF EASEMENT	TO REMAIN	INSTR. 2013-0208244, 4/03/2013
18	INGRESS AND EGRESS - HARMONY GROVE PARTNERS	TO REMAIN	INSTR. 2013-0208247, 4/03/2013 & INSTR. 2016-0574322, 10/25/2016
19	GRANT OF EASEMENT	TO REMAIN	INSTR. 2013-0208248, 4/03/2013
26	DITCHES AND CANALS - USA	TO REMAIN	BK. 698, PG. 344, 10/04/1937
27	RIGHT TO FISH AND INCIDENTAL PURPOSES - STATE CA	TO REMAIN	BK. 6551, PG. 344, 10/04/1937
30	RECORDED MEMORANDUM OF LEASE - SDGE	TO REMAIN	INSTR. 2010-0217321, 4/30/2010
31	RESTRICTIVE COVENANT	TO REMAIN	INSTR. 2010-318659, 6/24/2010
32	MEMORANDUM OF ACCESS EASEMENT AGREEMENT	TO REMAIN	INSTR. 2012-0031560, 1/19/2012
33	MEMORANDUM OF ACCESS AND ROAD CONSTRUCTION	TO REMAIN	INSTR. 2012-0031562, 1/19/2012
36	GRANT OF ACCESS	TO REMAIN	INSTR. 2013-0208234, 4/03/2013
37	GRANT OF ROUGH ACRES RANCH ROAD	TO REMAIN	INSTR. 2013-0208246, 4/03/2013
38	GRANT OF CHARGER WAY	TO REMAIN	INSTR. 2013-0208248, 4/03/2013
41	IOD FOR PUBLIC HIGHWAY	TO REMAIN	INSTR. 2016-0505303, 9/23/2016
46	COUNTY HIGHWAY - COUNTY OF SAN DIEGO	TO REMAIN	BK. 464, PG. 53, 12/08/1935
48	AGREEMENT ACCESS & MAINTENANCE OF FENCE	TO REMAIN	BK. 7301, PG. 388, 10/15/1958
49	UTILITY ACCESS - SDGE	TO REMAIN	INSTR. 2010-0235441, 5/11/2010
50	MEMORANDUM OF POWER LINE AGREEMENT	TO REMAIN	INSTR. 2011-0229743, 5/03/2011
53	ACCESS & MAINTENANCE - ROUGH ACRES WATER CO. INC.	TO REMAIN	INSTR. 2013-0208243, 4/03/2013

EASEMENTS AND RESTRICTIONS (PER FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT ORDER NUMBER 3020-101458242) UPDATED MAY 22, 2020.



RUGGED SOLAR
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT MODIFICATION
PDS 2017-MUP-12-007W1
PDS 2017-MUP-12-007TE

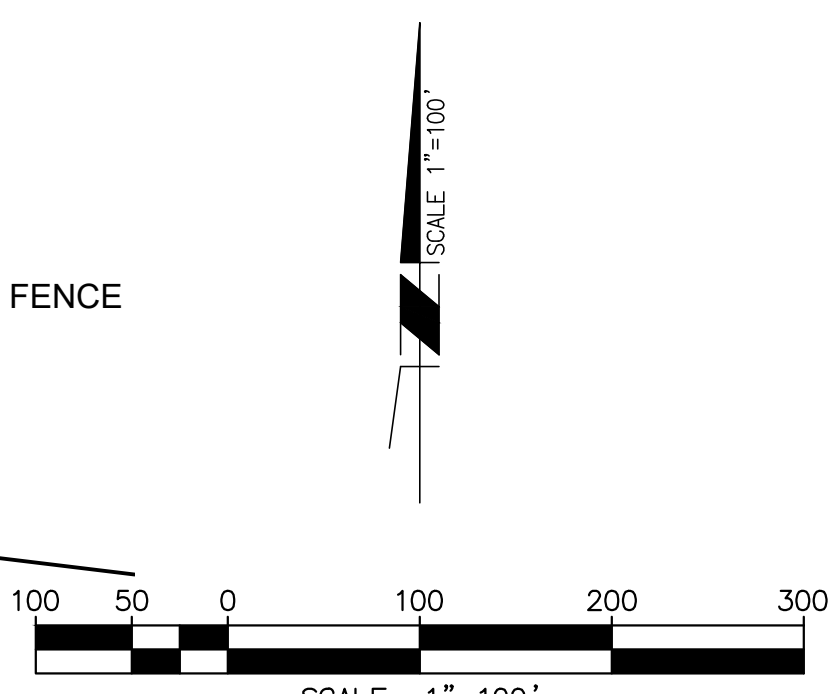
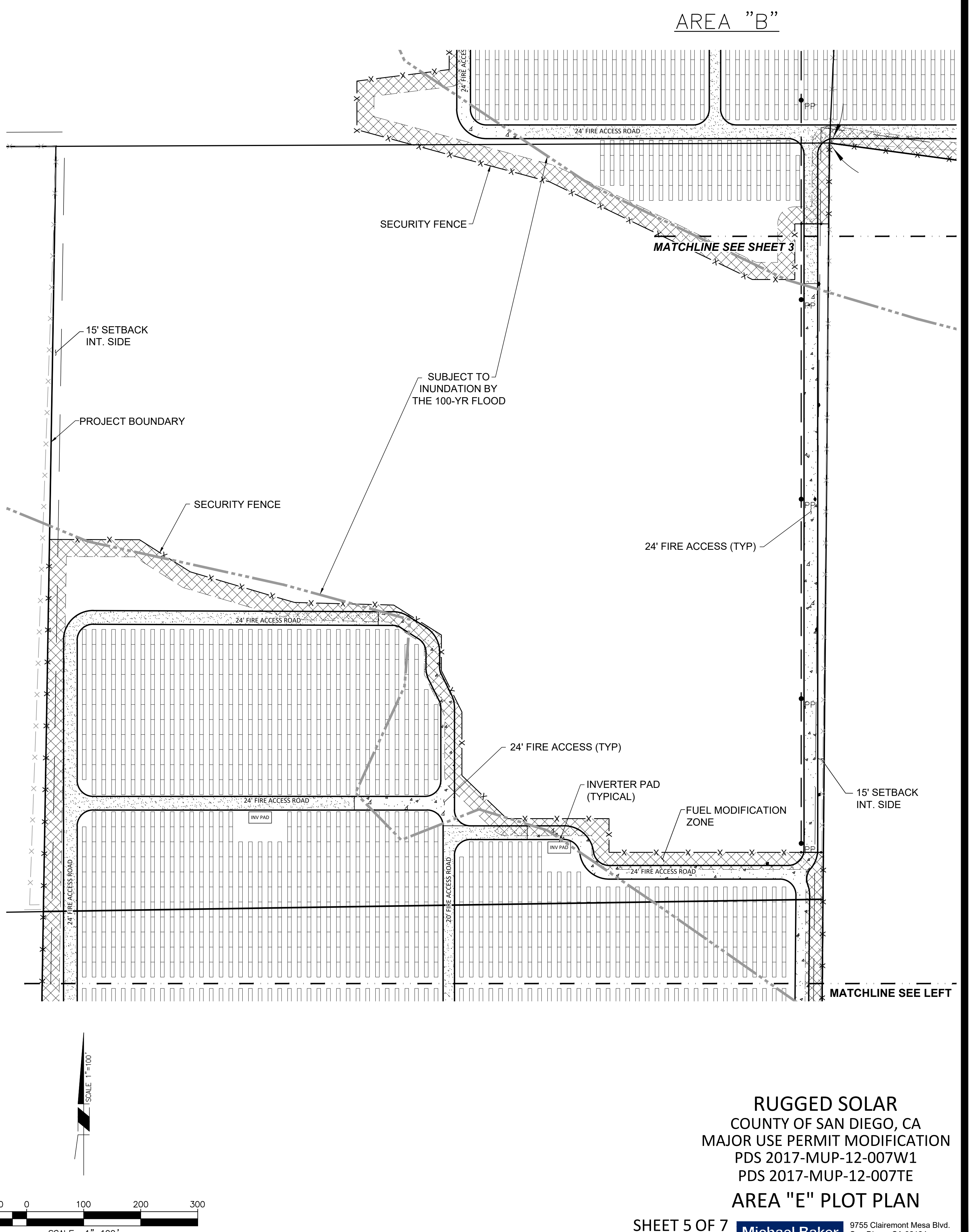
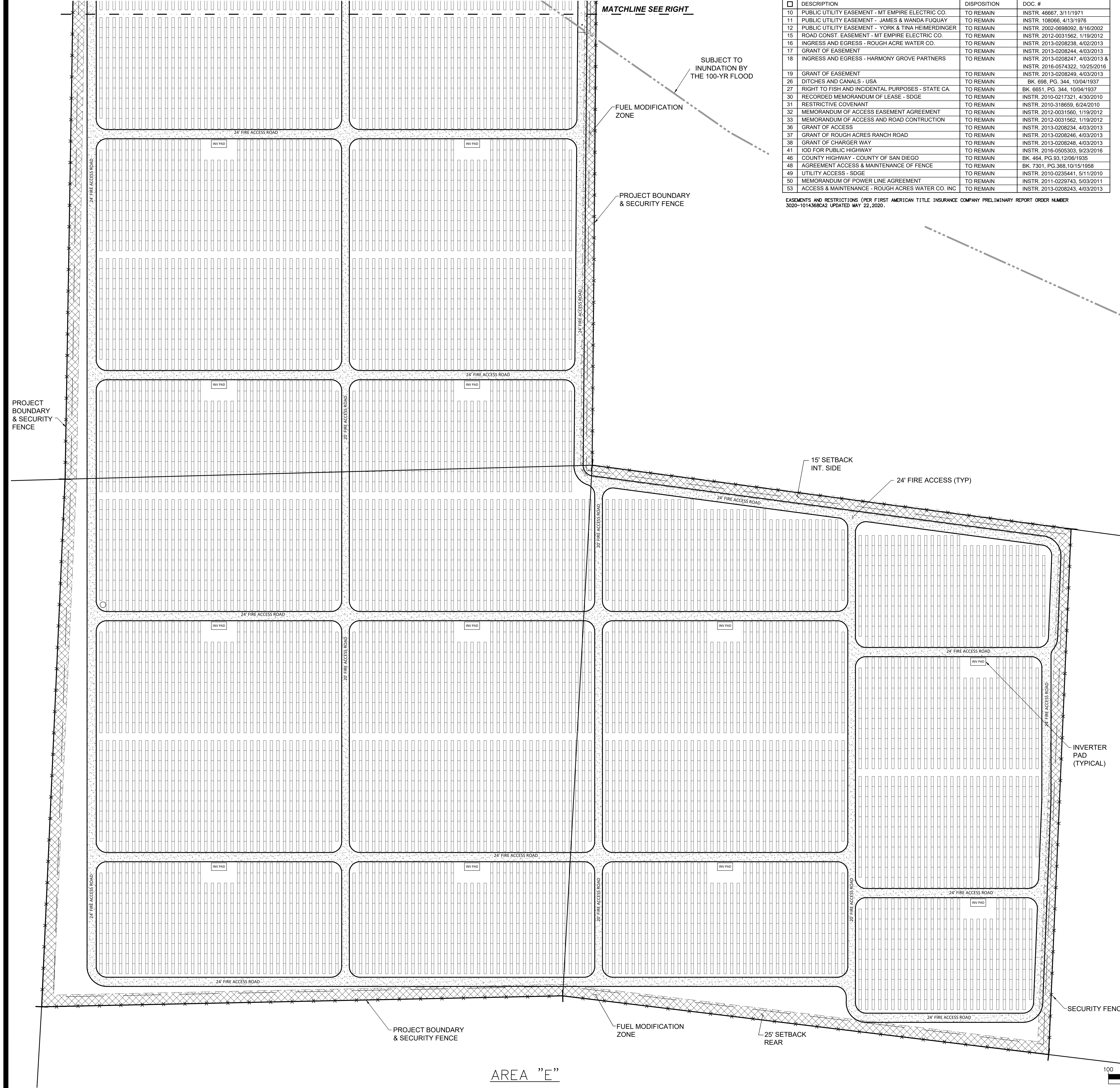
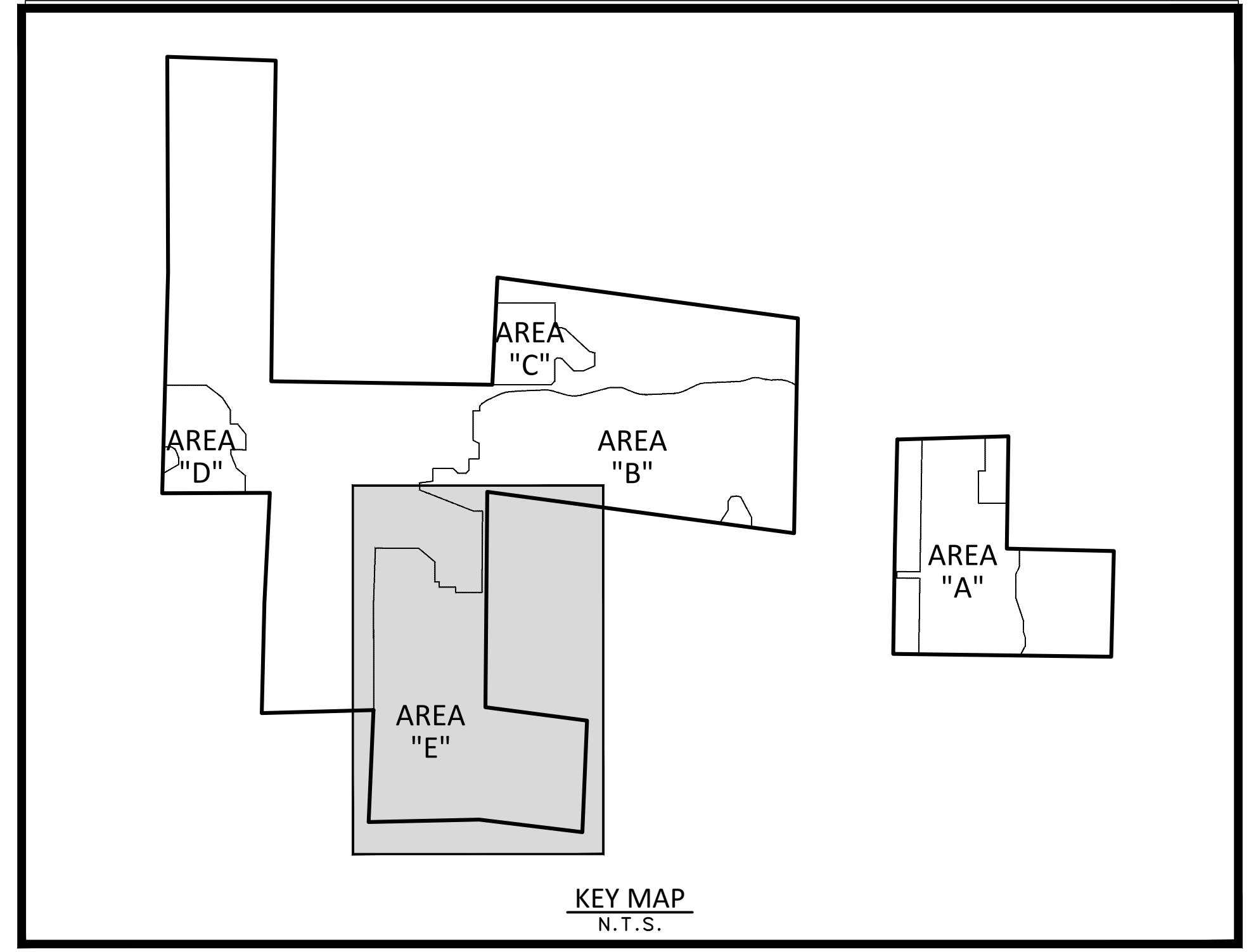
EXISTING EASEMENTS

DESCRIPTION	DISPOSITION	DOC. #
10 PUBLIC UTILITY EASEMENT - MT EMPIRE ELECTRIC CO.	TO REMAIN	INSTR. 46667, 3/11/1971
11 PUBLIC UTILITY EASEMENT - JAMES & WANDA FUQUAY	TO REMAIN	INSTR. 108066, 4/13/1976
12 PUBLIC UTILITY EASEMENT - YORK & TINA HEIMERDINGER	TO REMAIN	INSTR. 2002-0688092, 8/16/2002
15 ROAD CONST. EASEMENT - MT EMPIRE ELECTRIC CO.	TO REMAIN	INSTR. 2012-0031562, 1/19/2012
16 INGRESS AND EGRESS - ROUGH ACRE WATER CO.	TO REMAIN	INSTR. 2013-0208238, 4/02/2013
17 GRANT OF EASEMENT	TO REMAIN	INSTR. 2013-0208244, 4/03/2013
18 INGRESS AND EGRESS - HARMONY GROVE PARTNERS	TO REMAIN	INSTR. 2013-0208247, 4/03/2013 & INSTR. 2016-0574322, 10/25/2016
19 GRANT OF EASEMENT	TO REMAIN	INSTR. 2013-0208249, 4/03/2013
26 DITCHES AND CANALS - USA	TO REMAIN	BK. 698, PG. 344, 10/04/1937
27 RIGHT TO FISH AND INCIDENTAL PURPOSES - STATE CA.	TO REMAIN	BK. 6851, PG. 344, 10/04/1937
30 RECORDED MEMORANDUM OF LEASE - SDGE	TO REMAIN	INSTR. 2010-0217201, 4/09/2010
31 RESTRICTIVE COVENANT	TO REMAIN	INSTR. 2010-318659, 6/24/2010
32 MEMORANDUM OF ACCESS EASEMENT AGREEMENT	TO REMAIN	INSTR. 2012-0031560, 1/19/2012
33 MEMORANDUM OF ACCESS AND ROAD CONSTRUCTION	TO REMAIN	INSTR. 2012-0031562, 1/19/2012
36 GRANT OF ACCESS	TO REMAIN	INSTR. 2013-0208234, 4/03/2013
37 GRANT OF ROUGH ACRES RANCH ROAD	TO REMAIN	INSTR. 2013-0208246, 4/03/2013
38 GRANT OF CHARGER WAY	TO REMAIN	INSTR. 2013-0208248, 4/03/2013
41 100' FOR PUBLIC HIGHWAY	TO REMAIN	INSTR. 2016-0553303, 9/23/2016
46 COUNTY HIGHWAY - COUNTY OF SAN DIEGO	TO REMAIN	BK. 494, PG. 93, 12/06/1935
48 AGREEMENT ACCESS & MAINTENANCE OF FENCE	TO REMAIN	BK. 7301, PG. 368, 10/15/1958
49 UTILITY ACCESS - SDGE	TO REMAIN	INSTR. 2010-0235441, 5/11/2010
50 MEMORANDUM OF POWER LINE AGREEMENT	TO REMAIN	INSTR. 2011-0229743, 5/03/2011
53 ACCESS & MAINTENANCE - ROUGH ACRES WATER CO. INC.	TO REMAIN	INSTR. 2013-0208243, 4/03/2013

EASEMENTS AND RESTRICTIONS (PER FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT ORDER NUMBER 3020-1014368042 UPDATED MAY 22, 2020).

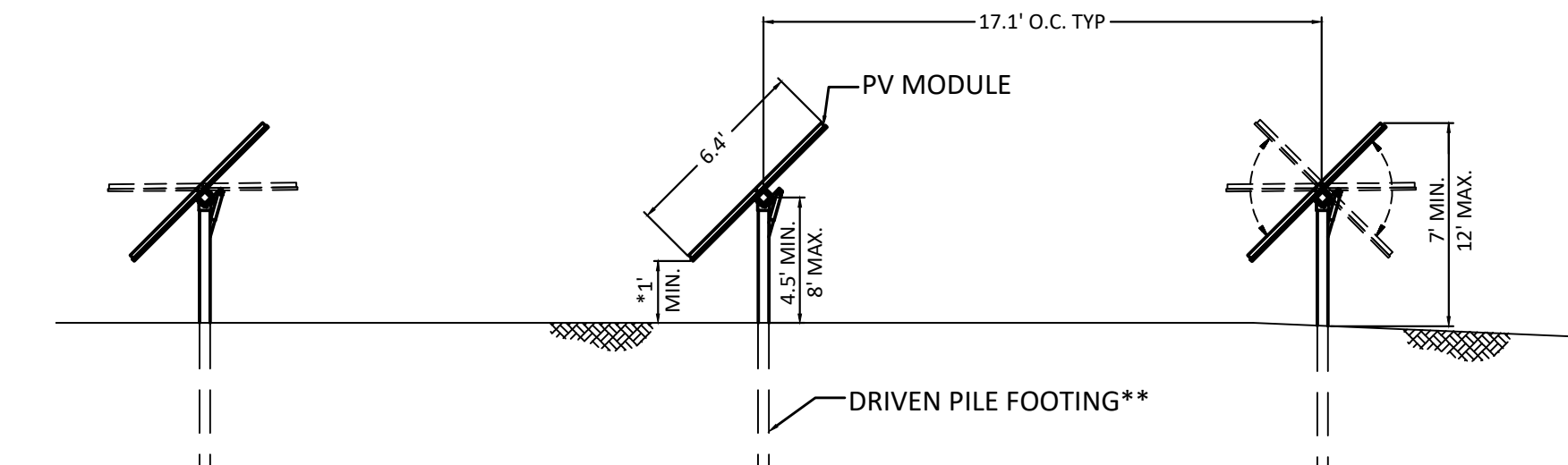
LEGEND:

- PROJECT BOUNDARY / MUP
APN PARCEL
EX. EASEMENT
SETBACK LINE
PROP. LIMITS OF DEVELOPMENT
PROP. GATE
PROP. ALL WEATHER SURFACE (SEE DETAIL ON SHEET 1)
PROP. CONCRETE SURFACE (SEE DETAIL ON SHEET 1)
EXIST. FENCE
PROP. SECURITY FENCE
PROP. 20' LANDSCAPE STRIP
PROP. 30' FUEL MODIFICATION ZONE
PROP. INVERTER PAD
PROP. SOLAR PANEL ROW
100-YR LIMITS OF INUNDATION
PROP. INTERCONNECT TO GEN-TIE LINE



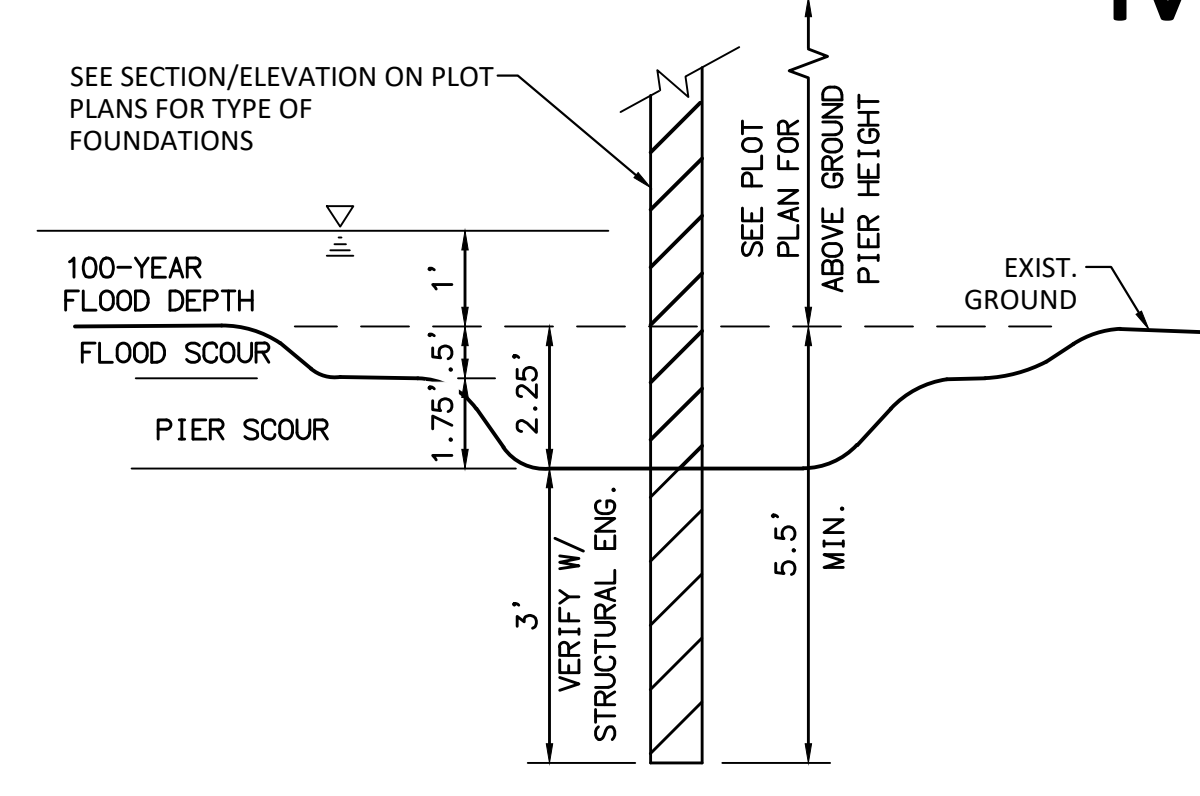
RUGGED SOLAR
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT MODIFICATION
PDS 2017-MUP-12-007W1
PDS 2017-MUP-12-007TE
AREA "E" PLOT PLAN

RUGGED SOLAR
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT MODIFICATION
PDS 2017-MUP-12-007W1
PDS 2017-MUP-12-007TE

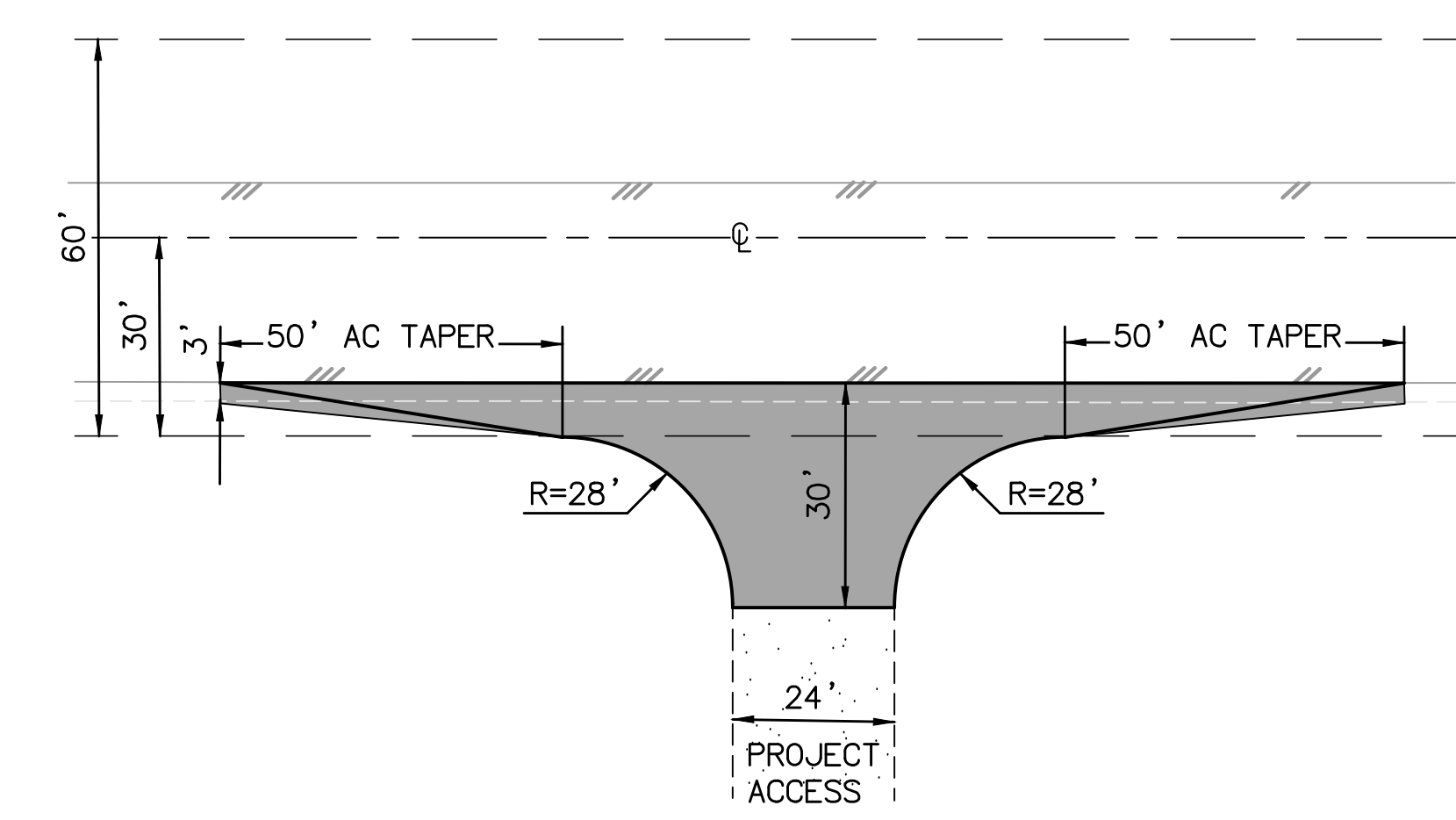


DRIVEN PILE FOOTING
POLE HEIGHTS MAY VARY TO FIT EXISTING TERRAIN
** DEPTH OF FOOTING TO BE DETERMINED BY STRUCTURAL ENGINEER

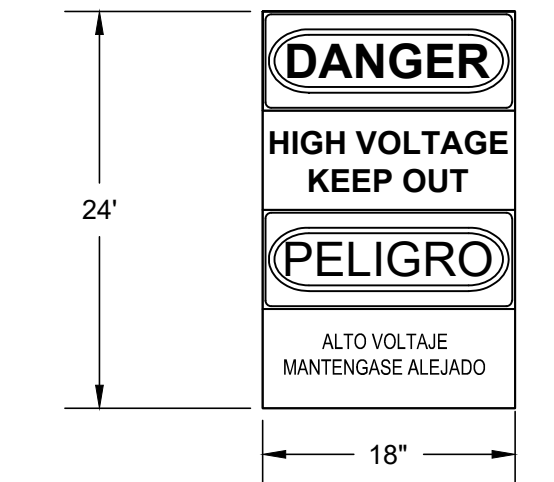
TRACKER ELEVATION W-E
N.T.S.
* NOTE: BOTTOM OF PANEL TO BE A MIN. 1' ABOVE BASE FLOOD ELEVATION (BFE).



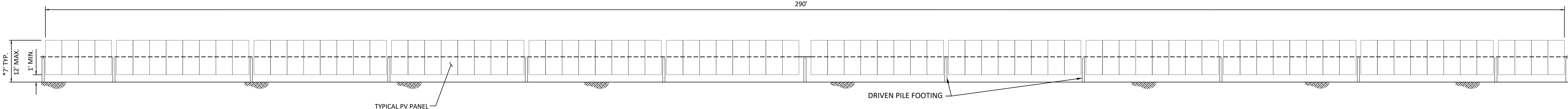
TYPICAL SECTION PIER FOUNDATION DETAIL
N.T.S.



MODIFIED AC DRIVEWAY (DS-07)
N.T.S.



WARNING SIGNAGE
N.T.S.

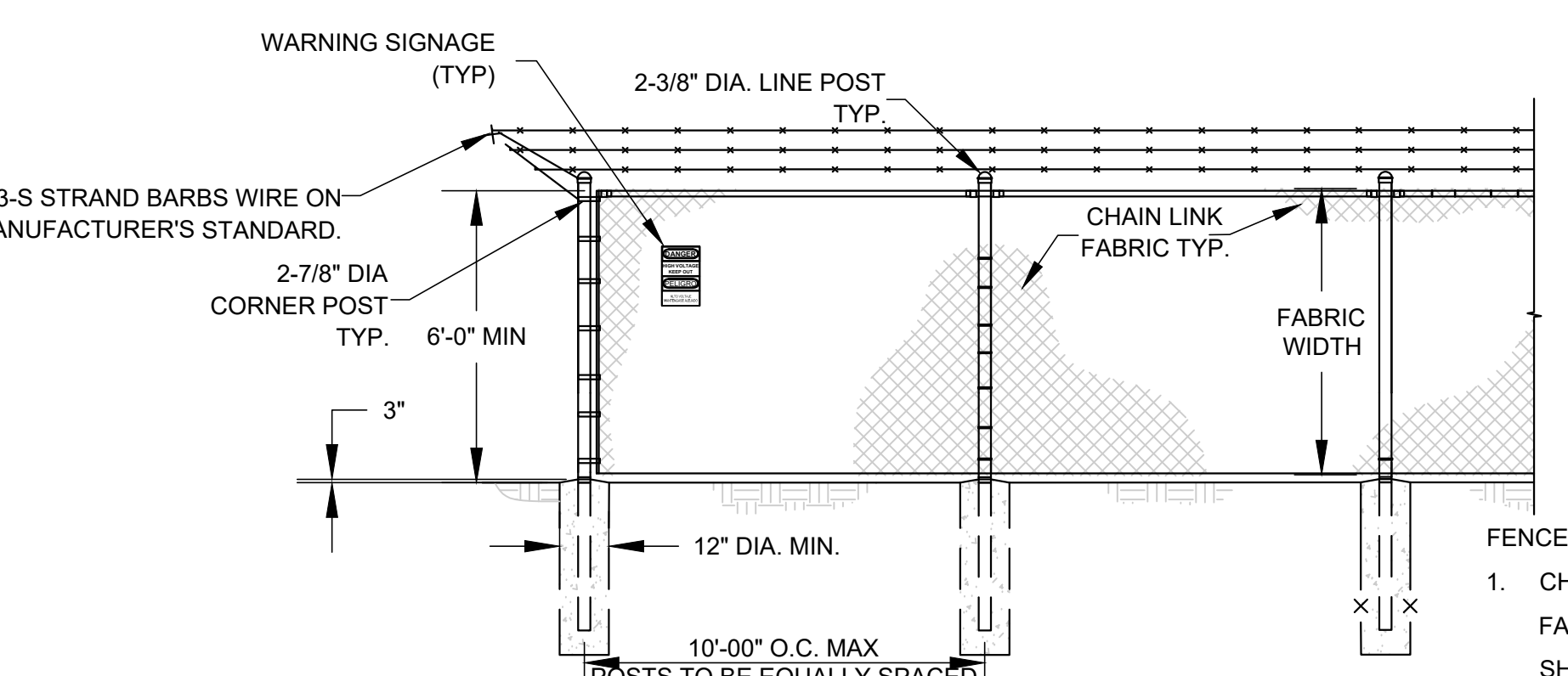


TYPICAL PV PANEL

TRACKER ELEVATION N-S
N.T.S.

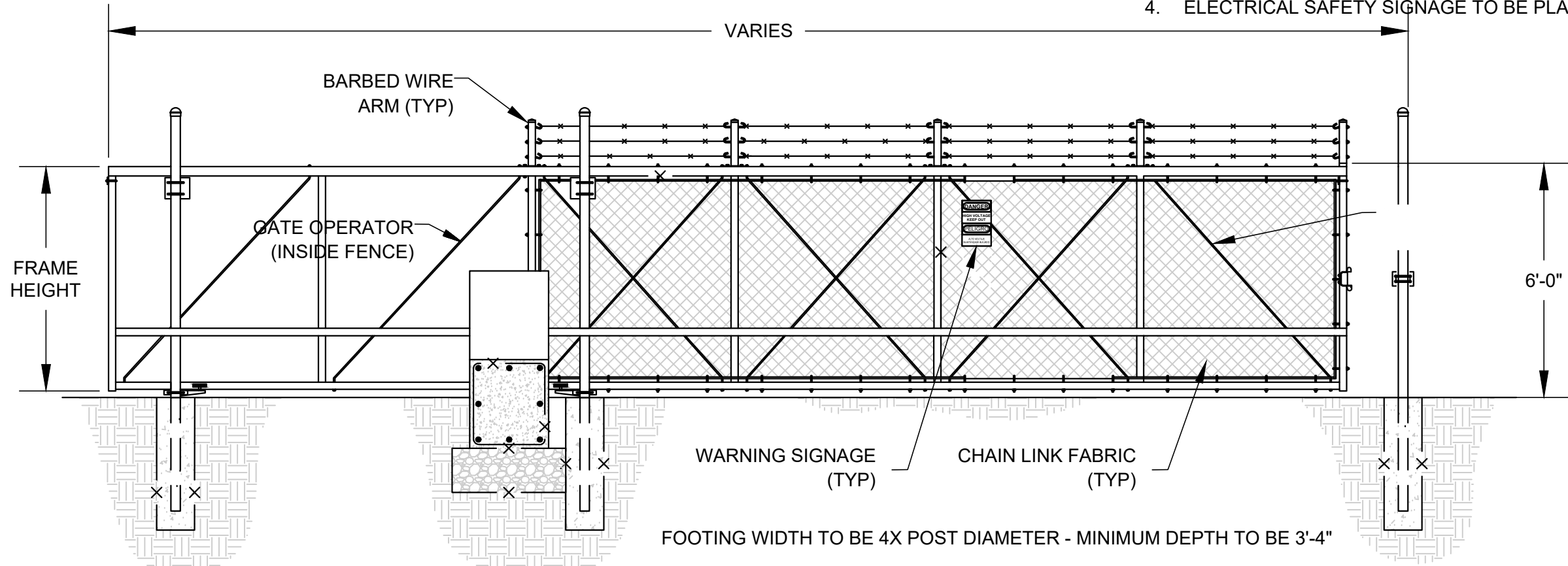
- DRIVEN PILE FOOTING MAY BE H-PILES OR PIPE COLUMNS
- DEPTH / TYPE OF FOOTING TO BE DETERMINED BY STRUCTURAL ENGINEER.
- ALL SOLAR PANELS (AT MAXIMUM TILT) SHALL BE ELEVATED SO THAT THE LOWEST HORIZONTAL STRUCTURAL MEMBER IS AT LEAST ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) PER PRELIMINARY DRAINAGE STUDY.

* SOIL UNDER PV ARRAY MAY UNDULATE WHICH MAY RESULT IN A MAXIMUM PANEL HEIGHT OF 12'.



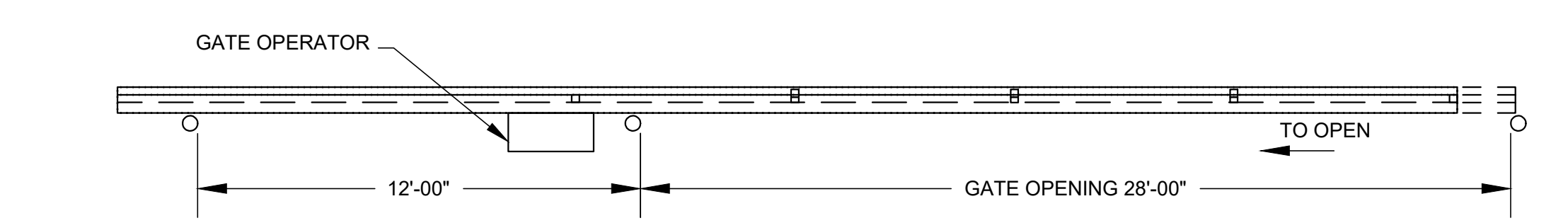
DETAIL-CHAIN LINK FENCE
N.T.S.

- FENCE NOTES:
- CHAIN LINK FABRIC SHALL BE 2" MESH NO. 9 GAGE WERE SECURITY FASTED TO LINE POSTS AND RAILS. WIRE FASTENERS AND THE CLIPS SHALL BE NO. 11 GAGE.
 - WIRE CONCRETE FOOTINGS SHALL HAVE TOPS CROWNED AT GROUND LEVEL.
 - CHAIN LINK FENCE TO BE FITTED WITH UV-RESISTANT MESH FABRIC, COLOR PER CUSTOMER REQUEST.
 - ELECTRICAL SAFETY SIGNAGE TO BE PLACED ALONG PERIMETER.

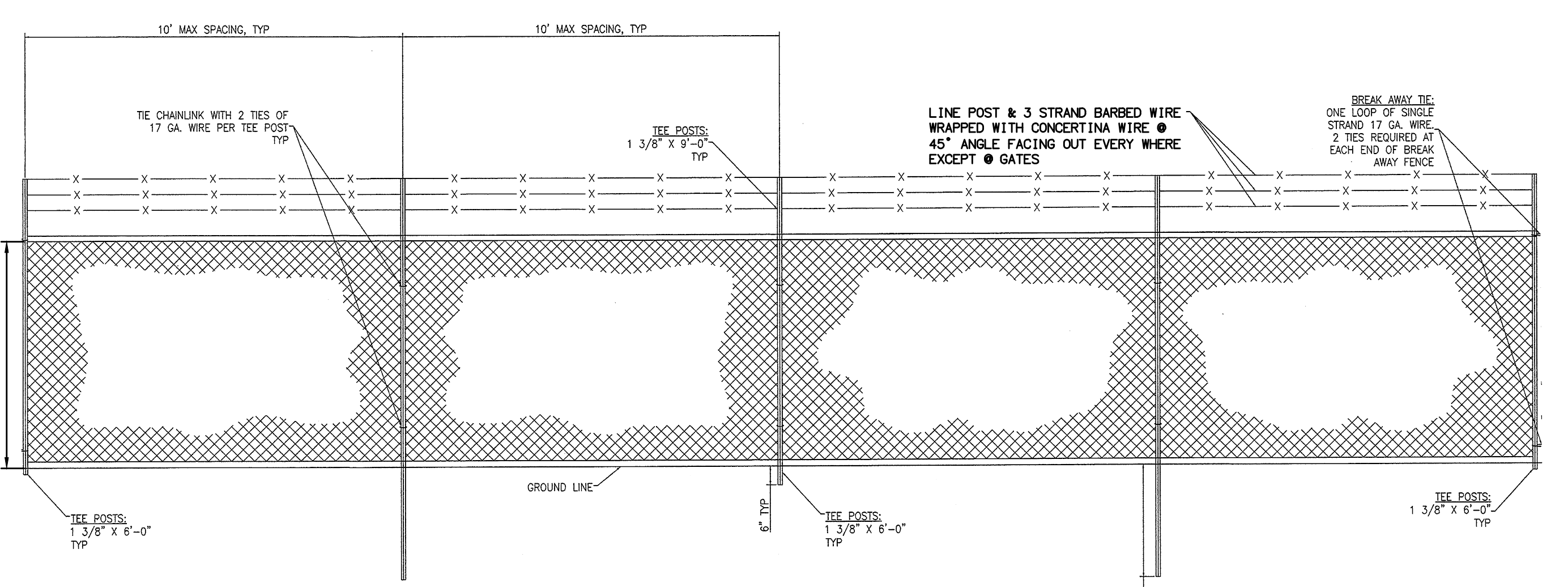


DETAIL - GATE SINGLE MOTORIZED SLIDING GATE
N.T.S.

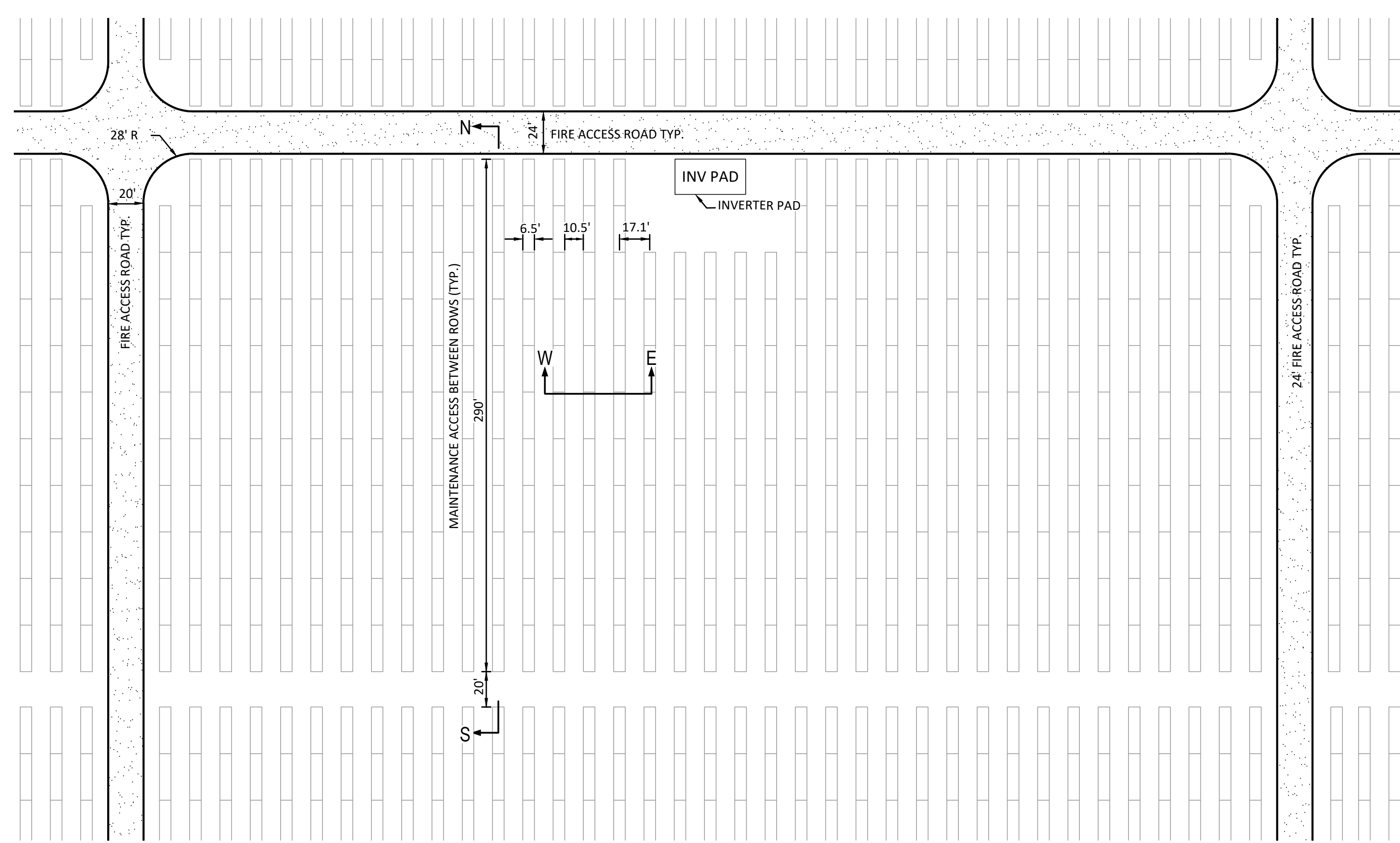
* 4" DIAMETER POST FOR GATE LEAF LENGTH 35'-0" AND LESS



GATE PLAN
N.T.S.



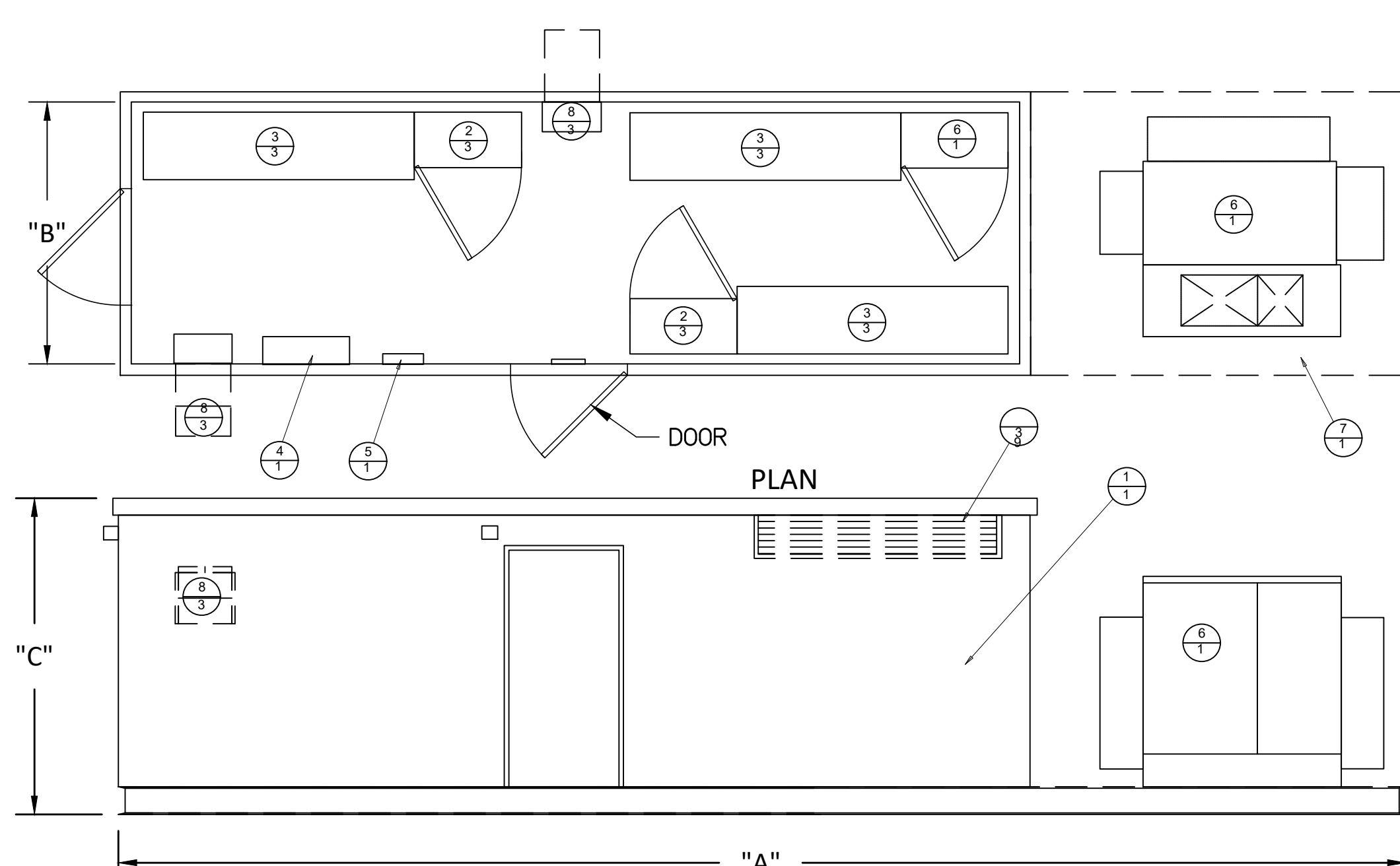
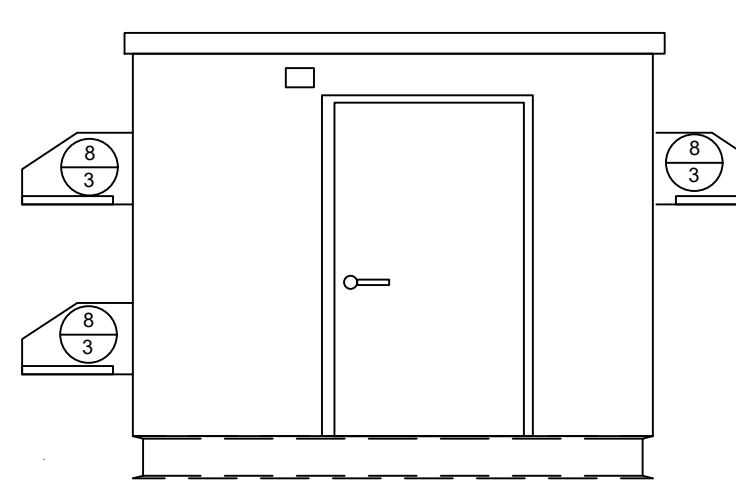
ELEVATION BREAKAWAY FENCING DETAIL
N.T.S.



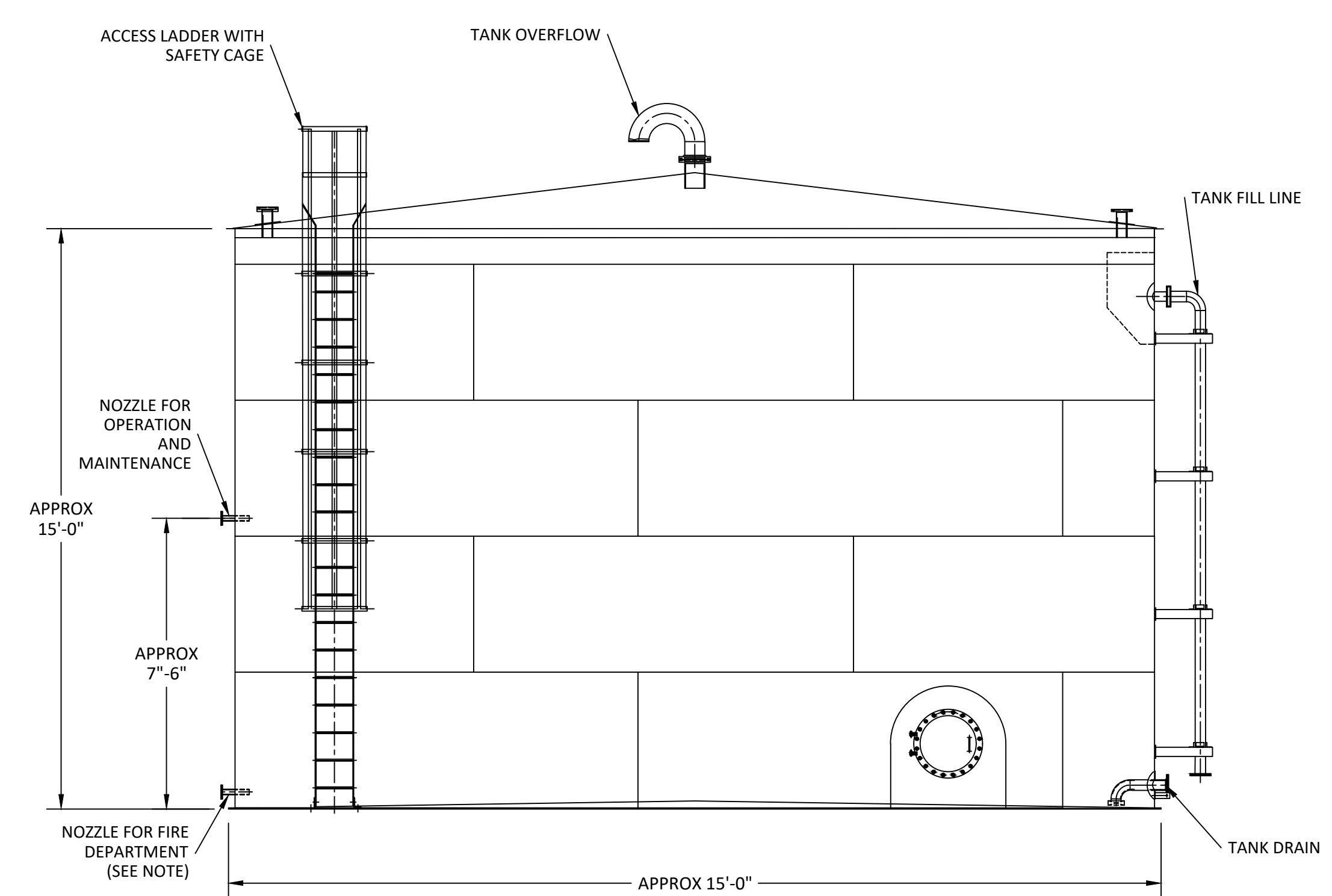
PLAN VIEW TYPICAL BLOCK LAYOUT
N.T.S.

INVERTER DIMENSION			
INVERTER RATING (MW)	DIMENSION (FT)		
	"A"	"B"	"C"
2.00	40	10	12

REV	DESCRIPTION
1	1. PRECAST SHELTER
2	2. PRIMARY RE-COMBINER BOX, 16 X 16X 16X MCC (QTY OF 2 OR 3)
3	3. XC 600 INVERTER (QTY OF 2 OR 3)
4	4. 1. SKID
5	5. 1. POWER PANEL
6	6. 1. TRANSFORMER
7	7. 1. STEEL SKID
8	8. 3. RETARD AIR PANEL
9	9. 3. SHAWLUET LOUVERS

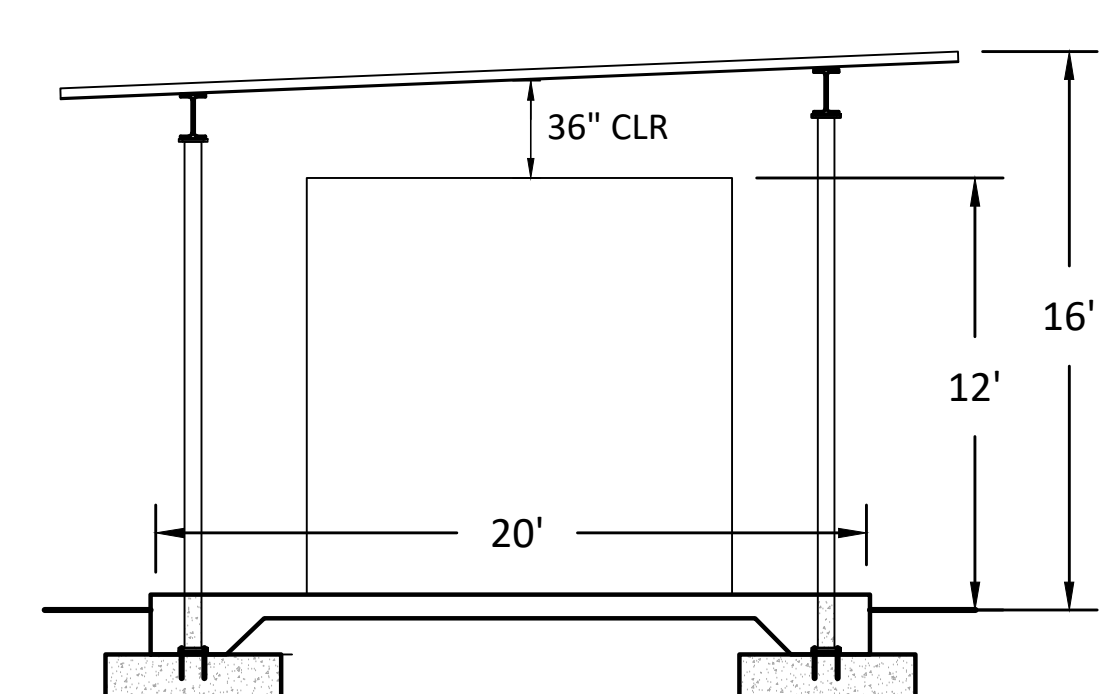


- NOTE:
- INVERTER PAD/SKID DIMENSIONS AS SHOWN ARE FOR PLANNING PURPOSES ONLY. ELECTRICAL ENGINEER TO PROVIDE CONSTRUCTION SPECIFICATIONS AT FINAL DESIGN.
 - A MINIMUM 6" HT NOISE ATTENUATION WALL IS REQUIRED AROUND ELECTRICAL EQUIPMENT TO COMPLY WITH CEQA REQUIREMENTS.

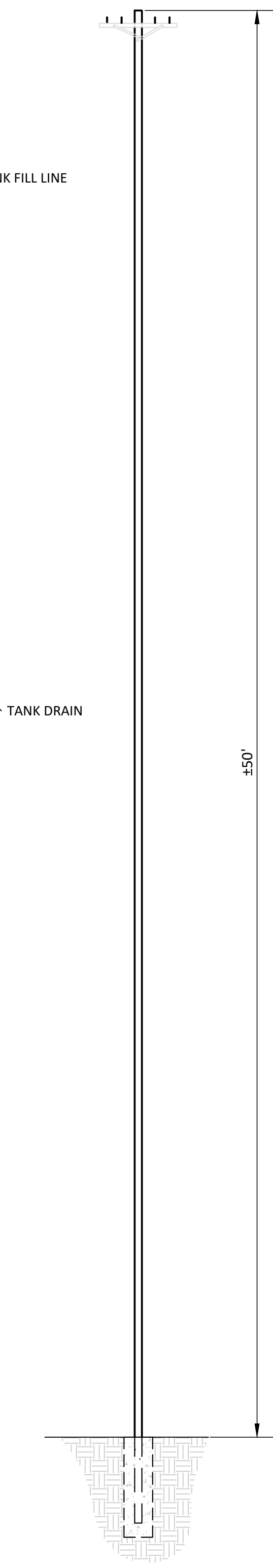


- NOTE:
- IN ACCORDANCE WITH SECTION 507.2.2 IN TITLE 9, DIVISION 6, CHAPTER 1 OF THE SAN DIEGO COUNTY CODE:
 1. THE SUPPLY OUTLET SHALL BE AT LEAST 4 INCHES IN DIAMETER FROM THE BASE OF THE TANK TO THE POINT OF OUTLET AT THE FIRE DEPARTMENT CONNECTION. THE FIRE DEPARTMENT CONNECTION SHALL BE AT LEAST ONE 4-INCH NATIONAL STANDARD THREAD (MALE), REDUCE TO ONE 2 1/2-INCH NATIONAL STANDARD THREAD (MALE). ADDITIONAL OUTLETS MAY BE REQUIRED.
 2. THE LOCATION OF THE FIRE DEPARTMENT OUTLET TO BE DETERMINED ON THE PLOT PLAN WHEN SUBMITTED TO THE FIRE DEPARTMENT. CONSIDERATION WILL BE GIVEN TO TOPOGRAPHY, ELEVATIONS, AND DISTANCE FROM STRUCTURES, DRIVEWAY ACCESS, PREVAILING WINDS, ETC.
 3. THE OUTLET SHALL BE LOCATED ADJACENT TO THE FIRE ACCESS ROAD.

WATER TANK
N.T.S.



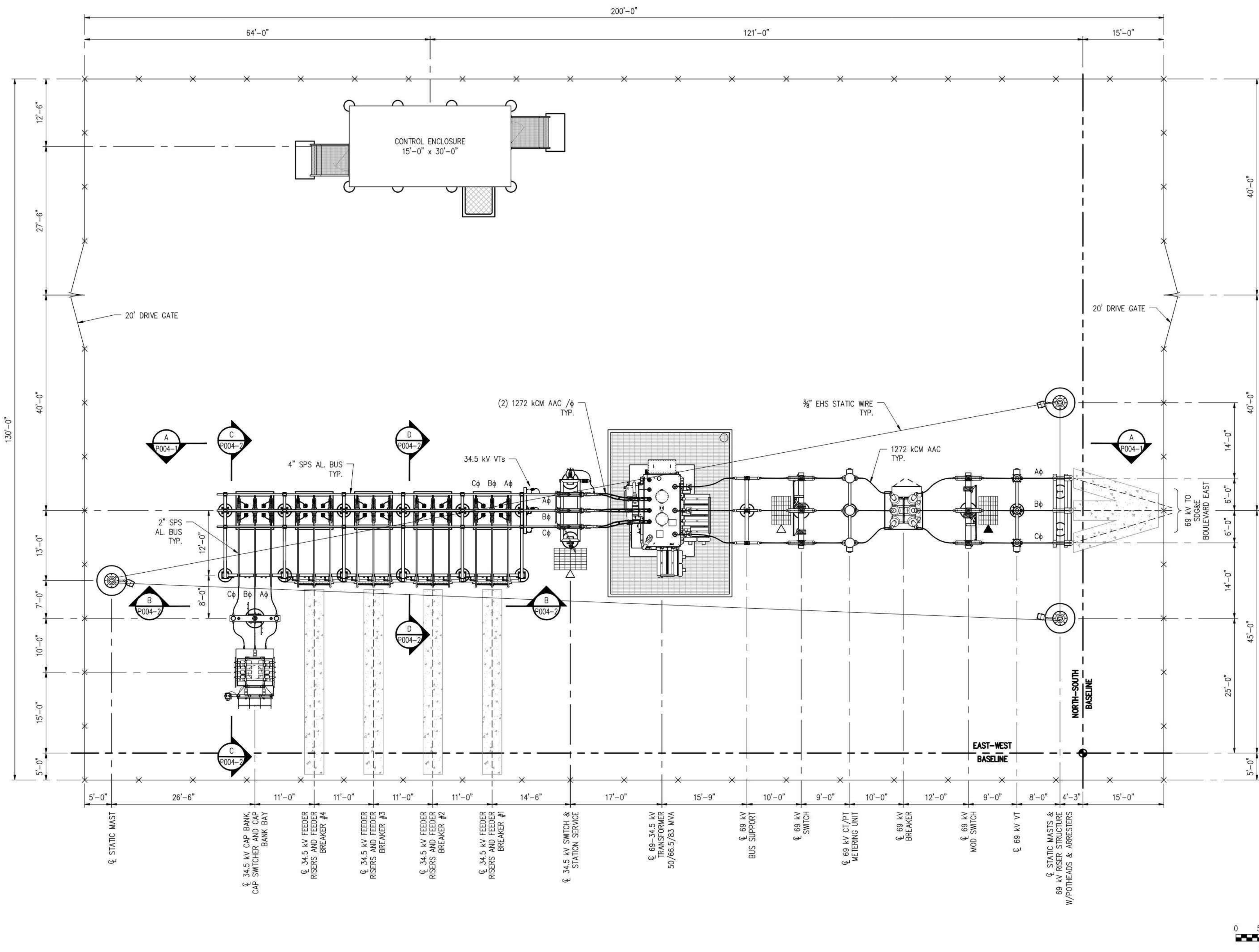
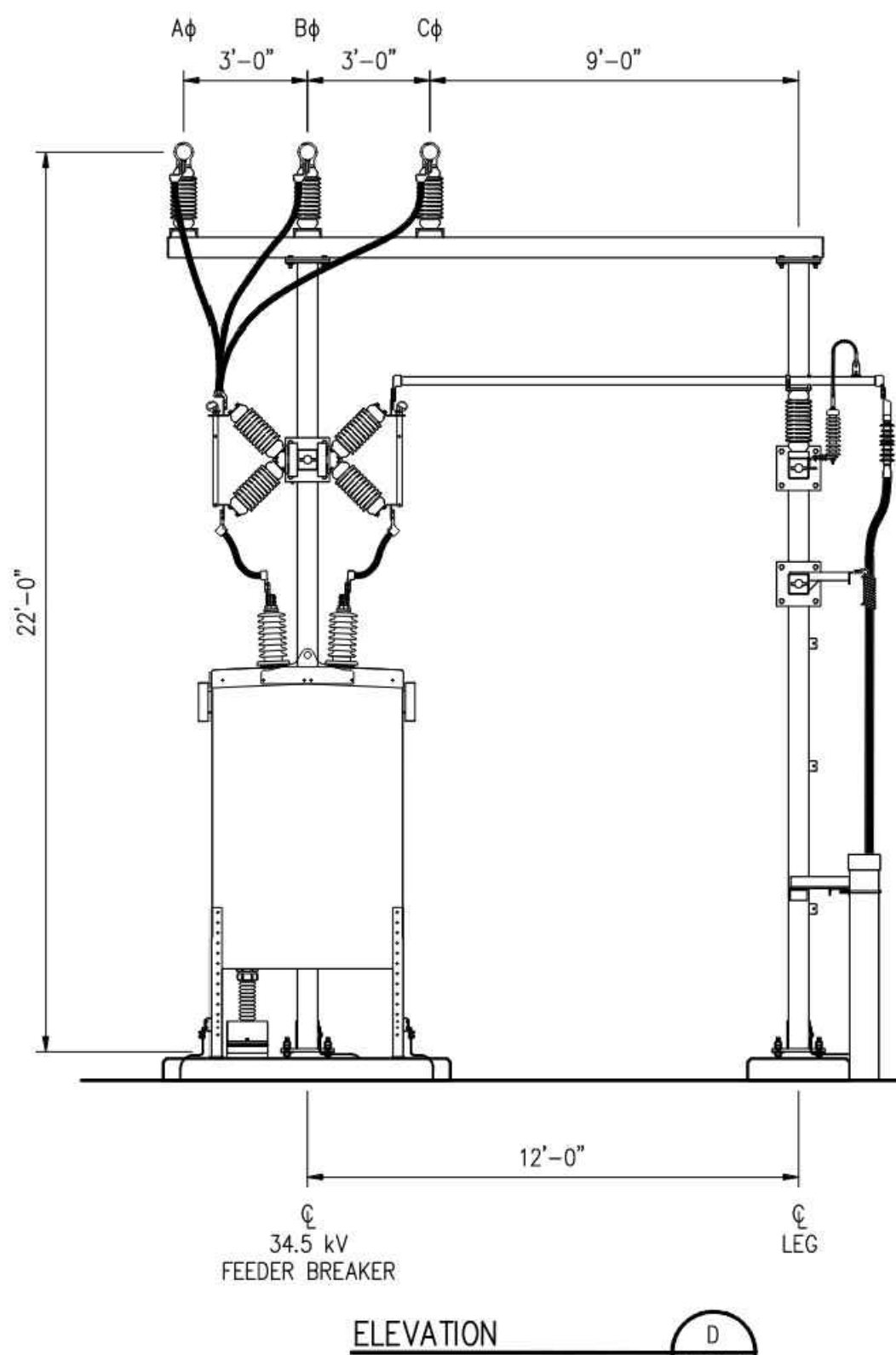
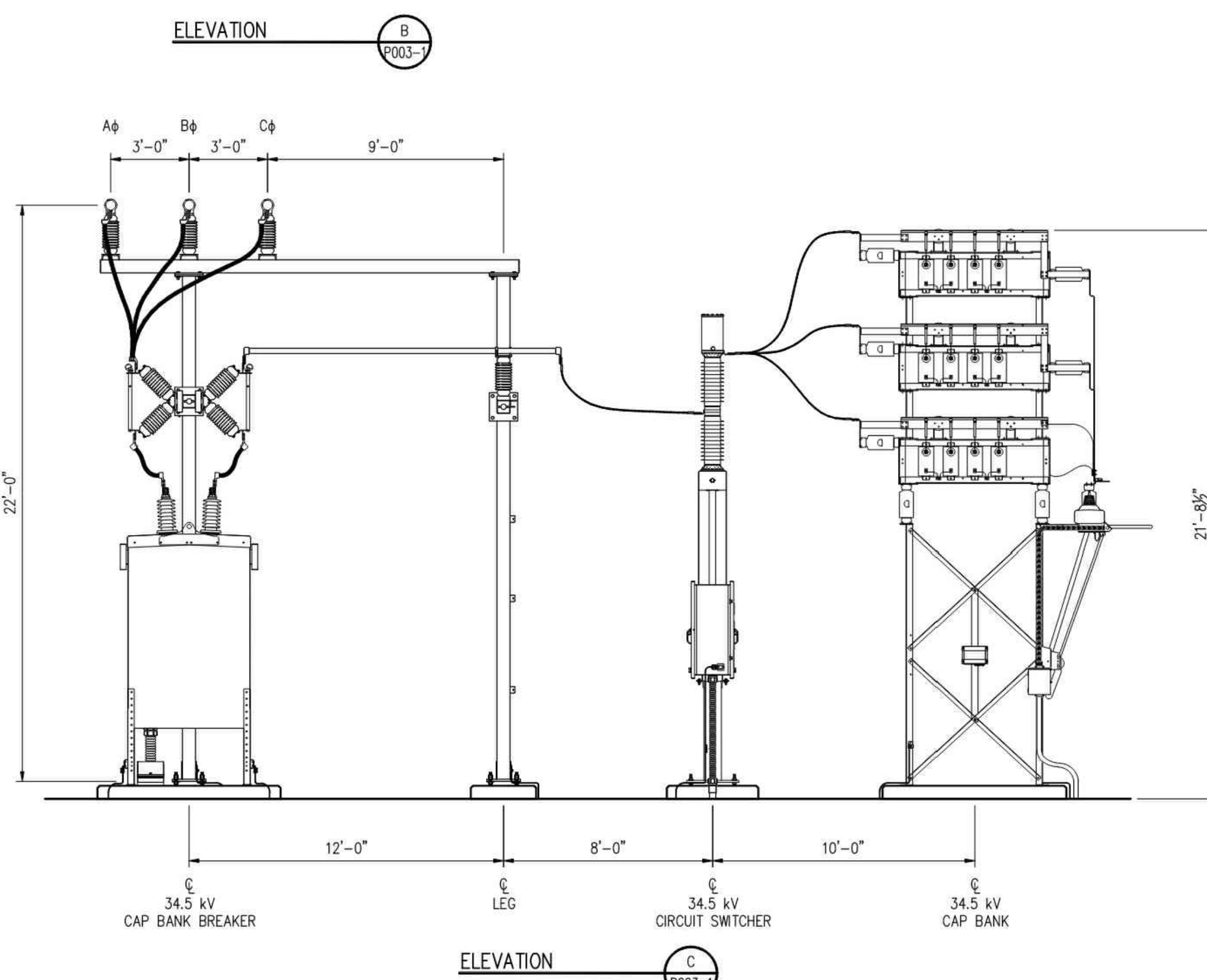
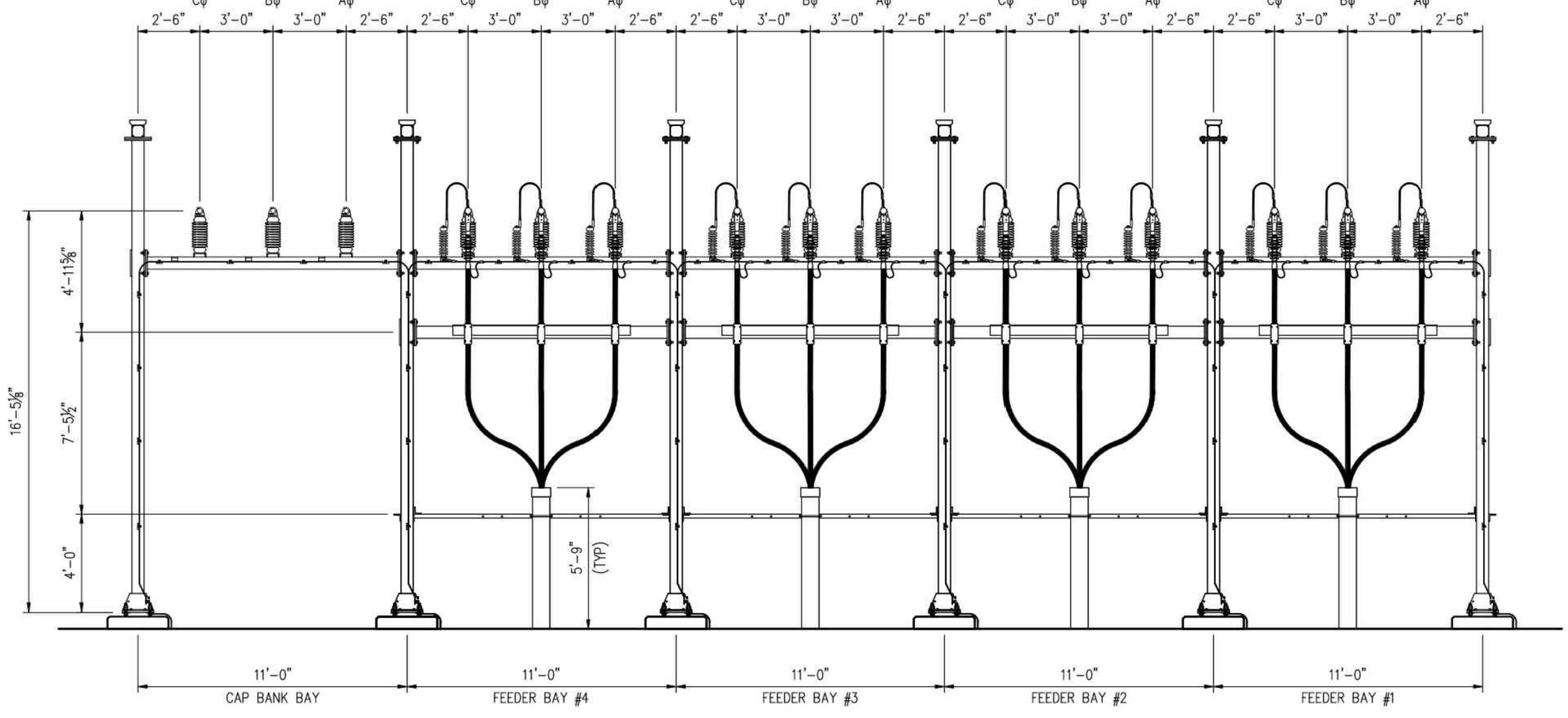
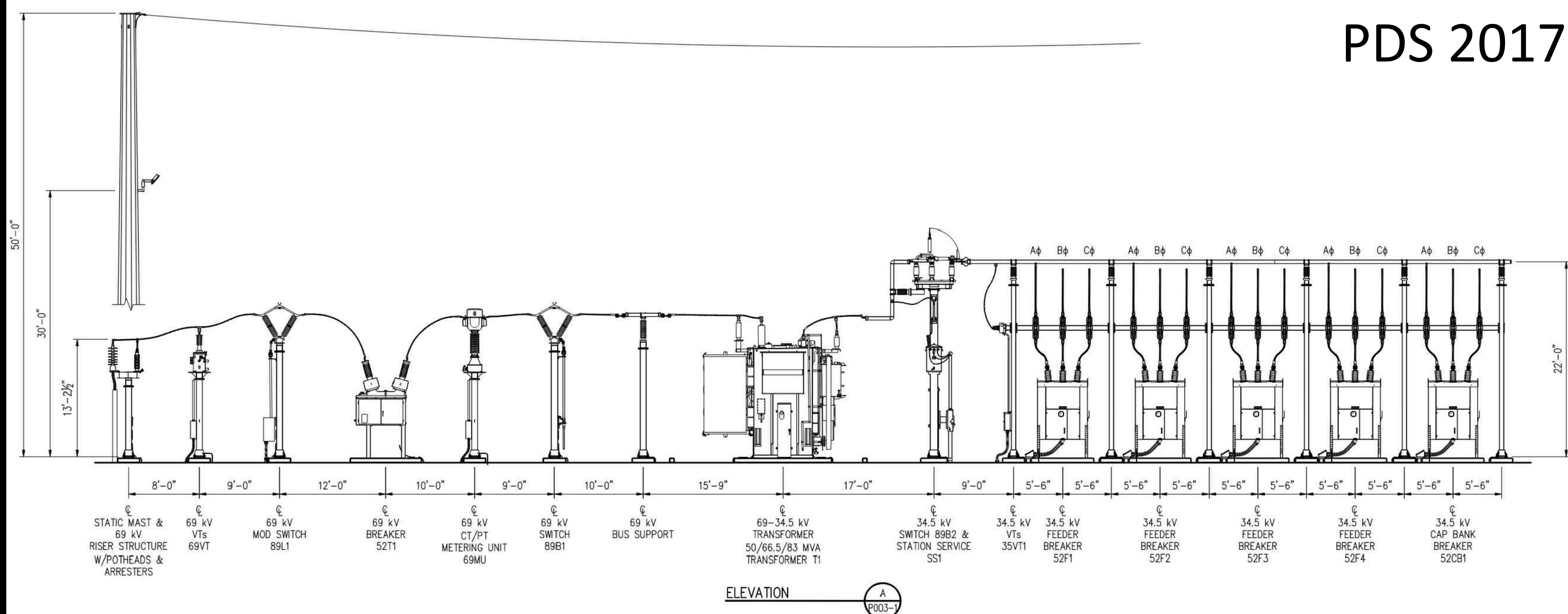
ELEVATION SKID WITH SUN SHADE
N.T.S.



POWER POLE DETAIL
N.T.S.

RUGGED SOLAR
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT MODIFICATION
PDS 2017-MUP-12-007W1
PDS 2017-MUP-12-007TE

RUGGED SOLAR
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT MODIFICATION
PDS 2017-MUP-12-007W1
PDS 2017-MUP-12-007TE



ISSUED FOR REVIEW

LEGEND

- BASELINE MARKER
- BASELINE
- SUBSTATION FENCE
- ▼ MOD SWITCH OPERATOR
- ▼ MANUAL SWITCH OPERATOR
- ☼ STRUCTURE MOUNTED YARD LIGHTING
- ▲ INDICATES ELEVATION A
- ▲ INDICATES DRAWING ON WHICH ELEVATION APPEARS (PDS-D-0004-1"

STRUCTURE DESIGN CRITERIA

69 kV CLEARANCE: (350 kV BIL)
LIVE PARTS: MIN 4'-0"=25"
MIN 4'-0"=31"
TO GRADE: 11'-0" (BUS)
23'-0" (DRIVEWAY)

34.5 kV CLEARANCE: (200 kV BIL)
LIVE PARTS: MIN 4'-0"=13"
MIN 4'-0"=18"
TO GRADE: 10'-0" (BUS)
22'-0" (DRIVEWAY)

FILE LOCATION: C:\WORKING FROM HOME\RUGGED SOLAR\RGS-D-P003-1.DWG LAST SAVED BY: mpaskewicz 9/25/2020 2:13 PM PLOTTED BY: Ryan E. Paszkewicz 9/25/2020 2:13 PM Tab:RGS-D-P003-1

DA	ISSUED FOR 10% REVIEW	09/25/20	REP	YR
NO	REVISION	DATE	BY	APR

ENGINEERING RECORD	DATE
DRAWN: PASZKEWICZ	09/02/20
DESIGNED: RADIBRATOVIC	09/02/20
CHECKED:	
APPROVED:	
DWG SCALE: 1" = 10'-0"	PLT SCALE: 1:1
DWG NAME: RGS-D-P003-1	REVISION NO.: 0A

RUGGED SOLAR PROJECT
69 - 34.5 kV SUBSTATION
GENERAL ARRANGEMENT

RUGGED SOLAR
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT MODIFICATION
PDS 2017-MUP-12-007W1
PDS 2017-MUP-12-007TE