

APPENDIX C –VISUAL SIMULATIONS AND RENDERINGS OF THE PROJECT SITE

Existing and Proposed Aerial Views of the Project Site



Rendering 1
Existing
aerial view
of the
Project Site
facing
southeast.

Existing and Proposed Aerial Views of the Project Site



Rendering 2
Proposed
aerial view
of the
Project Site
facing
southeast.

Existing and Proposed Aerial Views of the Project Site and Surrounding Area

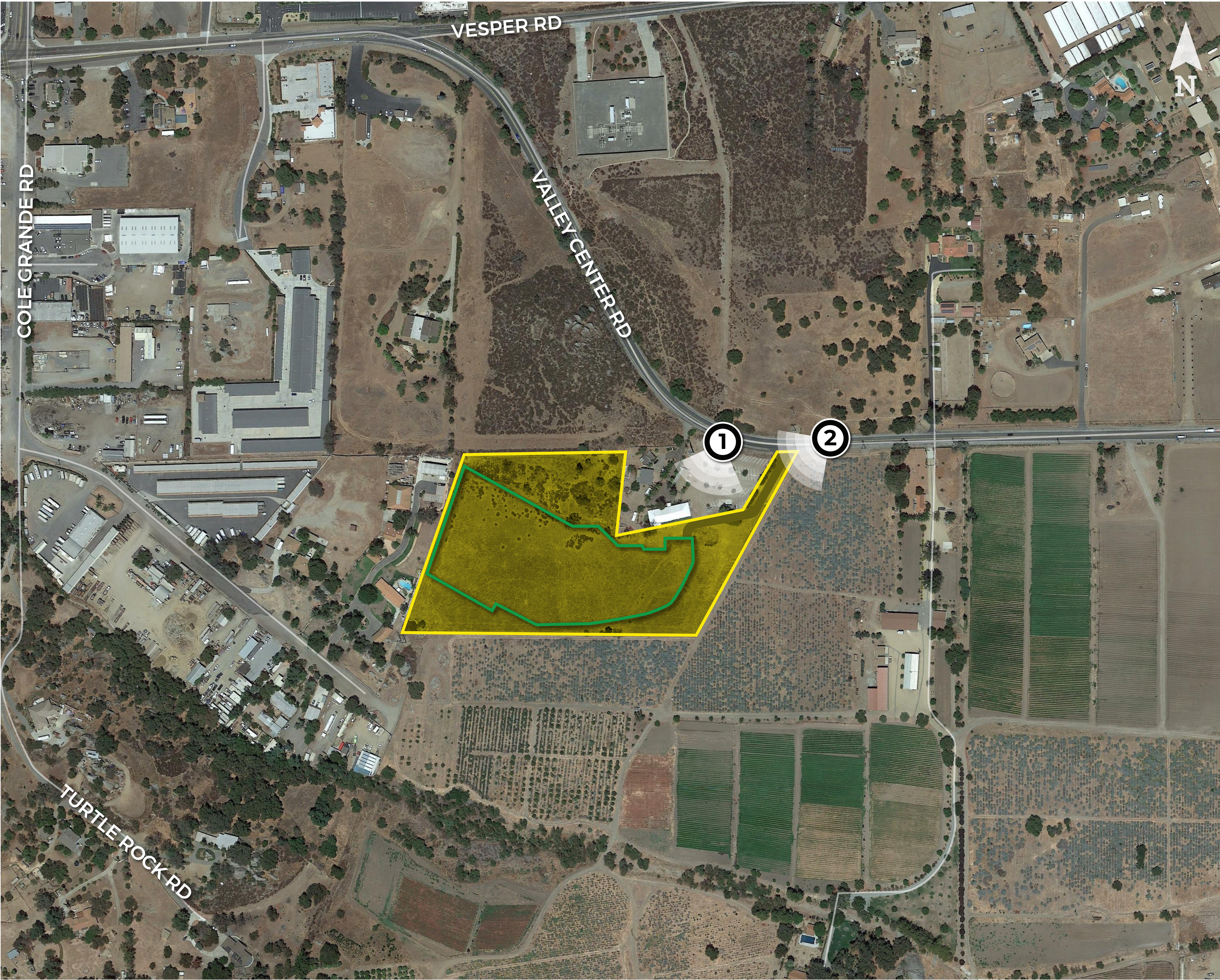


Rendering 3
Existing
aerial view
of the
Project Site
(left) and
surrounding
area facing
southwest.

Existing and Proposed Aerial Views of the Project Site and Surrounding Area



Rendering 4
Proposed
aerial view
of the
Project Site
(left) and
surrounding
area facing
southwest.



VALLEY CENTER STORAGE PROJECT

VIEWPOINT **MAP**

- ① PHOTO VIEWPOINT
- PROPOSED FENCING
- PROJECT SITE BOUNDARY



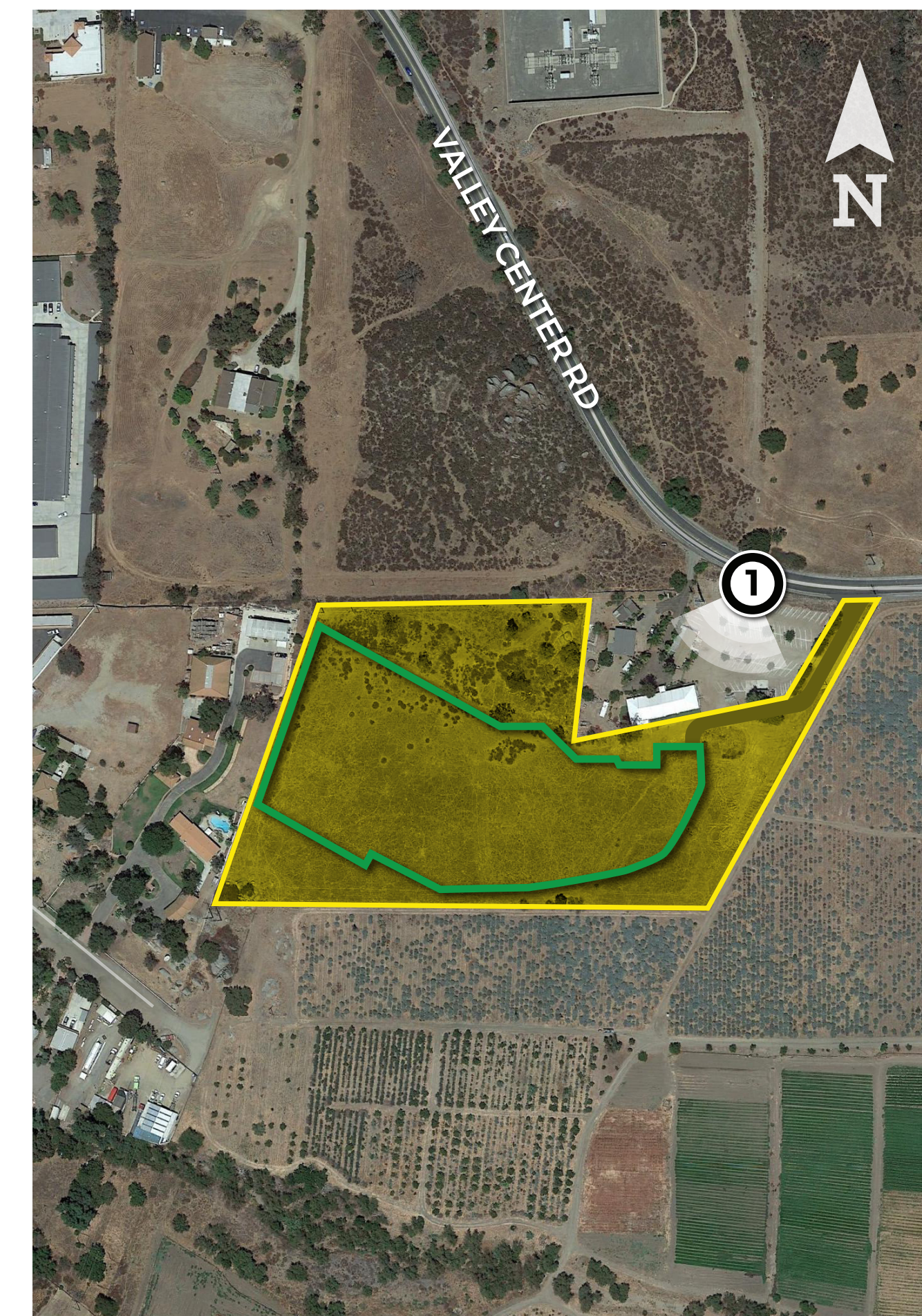
VALLEY CENTER STORAGE PROJECT

PHOTO VIEWPOINT 1

DATE: 04/11/2020

TIME: 2:15 PM

DIRECTION: SOUTH - SOUTHWEST



① PHOTO VIEWPOINT

— PROPOSED FENCING

▮ PROJECT SITE BOUNDARY

PHOTO SIMULATIONS CREATED BY:



VALLEY CENTER ESS, LLC



EXISTING CONDITIONS



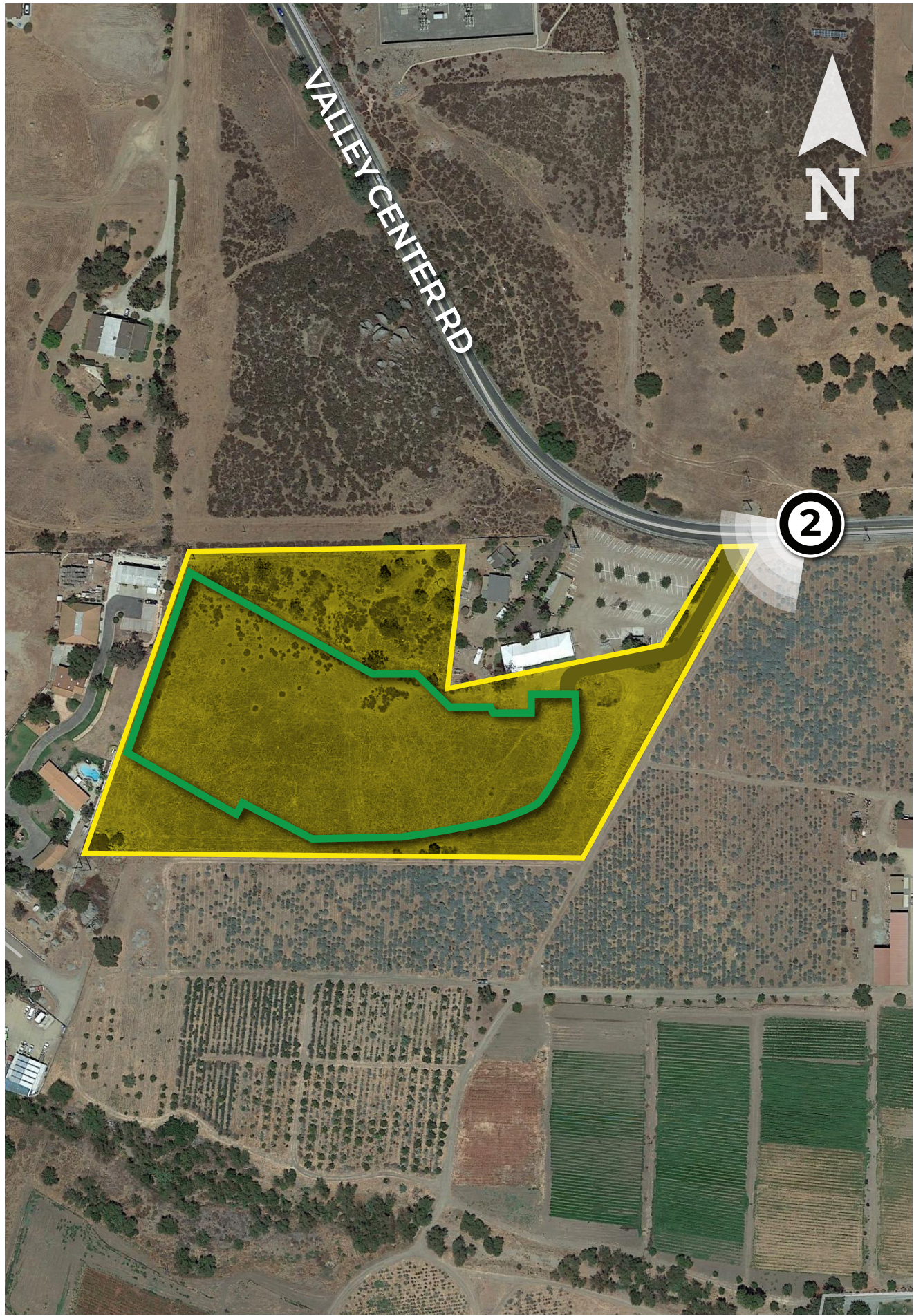
PROPOSED CONDITIONS

PHOTO SIMULATIONS ARE FOR DEMONSTRATION PURPOSES ONLY. FINAL DESIGN IS SUBJECT TO CHANGE PENDING PUBLIC, UTILITY, AND REGULATORY REVIEW.

VALLEY CENTER STORAGE PROJECT

PHOTO VIEWPOINT 2

DATE: 04/25/2020
TIME: 11:31 AM
DIRECTION: SOUTHWEST



- ② PHOTO VIEWPOINT
- PROPOSED FENCING
- PROJECT SITE BOUNDARY

VALLEY CENTER ESS, LLC



EXISTING CONDITIONS



PROPOSED CONDITIONS

PHOTO SIMULATIONS CREATED BY:
POWER ENGINEERS

PHOTO SIMULATIONS ARE FOR DEMONSTRATION PURPOSES ONLY. FINAL DESIGN IS SUBJECT TO CHANGE PENDING PUBLIC, UTILITY, AND REGULATORY REVIEW.

APPENDIX D – VALLEY CENTER COMMUNITY CHARACTER PHOTOGRAPHS

East-Bound Views along Valley Center Road to the Project Site



Photo 1 – Joe's Country Feed & Pet and Gratzl Repair Incorporated along the south side of Valley Center Road. Photo is facing east.



Photo 2 – John Deere on south side of Valley Center Road. Photo is facing south.



Photo 3 – Valley Center Printing Co. on south side of Valley Center Road. Photo is facing south.



Photo 4 – Valley Center's Old Town Center on the south side of Valley Center Road. Photo is facing southeast.



Photo 5 –

Intersection of Valley Center Road and Cole Grade Road. Rite Aid on the southeast corner and signage for Valley Center Self Storage, CrossFit Valley Center, Delfino's Produce, and Valley Center Propane on the southwest corner. Photo is facing east.



Photo 6 – Rite Aid at the southeast corner of the Valley Center Road and Cole Grade Road intersection (also shown above). Photo is facing southeast.



Photo 7 – Impact Auto #2, Air Crafts Inc., Edward Jones, and available retail space on the southeast side of the Valley Center Road and Lizard Rocks Road intersection. Photo is facing southeast.



Photo 8 – Cruise Party Rentals in front of the Project site on the south side of Valley Center Road. Photo is facing south.

West-Bound Views along Valley Center Road from the Project Site



Photo 9 – SDG&E Valley Center Substation on the north side of Valley Center Road. Photo is facing north.



Photo 10 – Valley Center Municipal Water District on north side of Valley Center Road. Photo is facing west.



Photo 11 – First sign for Jilaberto's Mexican Food and sign for Pala Vista Gas on the northwest corner of the Valley Center Road and Cole Grade Road intersection. Photo is facing west.



Photo 12 – Second sign for Jilaberto's Mexican Food (first above), sign for Town Center Market, and California Bank & Trust; all along north side of Valley Center Road. Photo is facing northwest.



Photo 13 –
Shoemaker Realty,
Valley Center
Wireless, Summit
Mortgage
Corporation, Alliance
Propane, and
Creative Cuts on the
north side of Valley
Center Road. Photo is
facing northwest.



Photo 14 – Portino's
Fresh Italian on the
north side of Valley
Center Road. Photo is
facing northwest.



Photo 15 – Krueger Realty on the north side of Valley Center Road. Photo is facing northwest.



Photo 16 –Canyon Oaks Court on the north side of Valley Center Road. Photo is facing north.



Photo 17 – Rodriguez Nursery on the north side of the Valley Center Road and Canyon Road intersection. Photo is facing northwest.

Views along Cole Grade Road to the Project Site



Photo 18 – Valley Center RV & Outside Storage west of Cole Grade Road. Photo is facing west.



Photo 19 – Cole Grade Storage on the southeast side of Cole Grade Road. Fencing along Joe’s Paving Company, Inc. on the northeast side of Cole Grade Road. Photo is facing southeast.



Photo 20 – Construction storage area south of Cole Grade Road (right). Photo is facing east.

Views of Eucalyptus Fields East of the Project Site

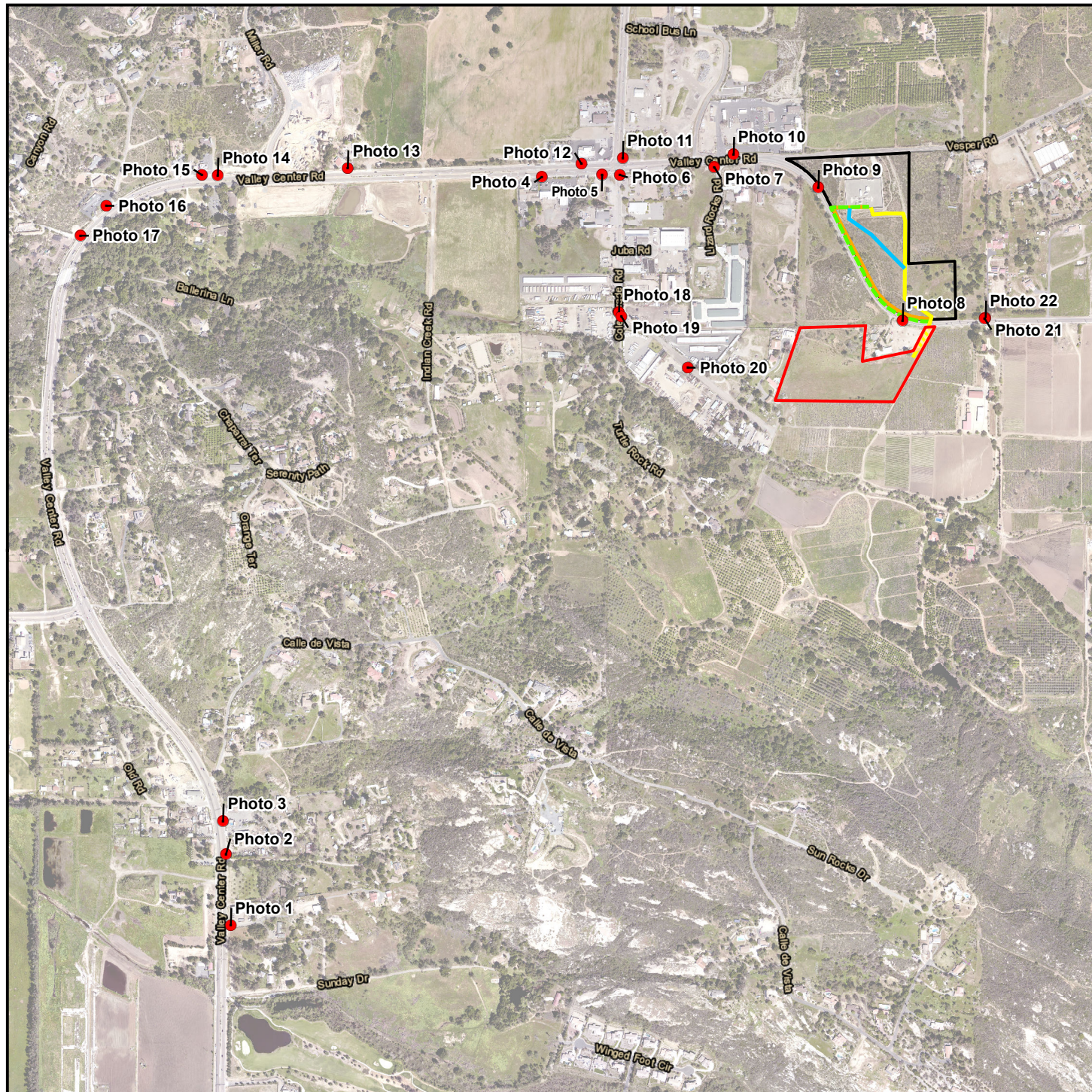


Photo 21 –
Eucalyptus fields
before trimming.
Photo taken on
March 10, 2020
facing southwest
from Valley Center
Road.



Photo 22 –
Eucalyptus fields
after trimming.
Photo taken on April
22, 2020 facing
southwest from
Valley Center Road.

Figure 1
Valley Center Storage Project
Character Photos



- Photo Locations
- Project Site
- SDG&E Property Boundary
- ▨ Private Access Easement
- Preliminary Underground 69kV Alignment**
 - Option A
 - Option B
 - Option C
 - Option D

