

## **Appendix B.1**

### **Major Use Permit Site Plans**

STARLIGHT SOLAR  
COUNTY OF SAN DIEGO, CA  
MAJOR USE PERMIT

GENERAL NOTES

- APPROVAL OF THIS MAJOR USE PERMIT, MUP 22-010, AUTHORIZES THE FOLLOWING: THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A SOLAR PHOTOVOLTAIC AND BATTERY STORAGE 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 DESIGNATION: RURAL LANDS (RL-80)
- EXISTING ZONING: GENERAL RURAL (S-92)
- MAJOR USE PERMIT AREA: 580.95 ACRES (PHASE I 125.01 AC, PHASE II 455.94 AC)
- OFFSITE GEN-TIE AREA: 7.0 AC
- OFFSITE JEWEL VALLEY ROAD TURNAROUND: 0.06 AC
- THE PROJECT WILL BE PHASED: PHASE I ~ 20MW SOLAR AND 17.4 MW BATTERY STORAGE WITH ONSITE SUBSTATION AND ANCILLARY FACILITIES AS SHOWN ON THE PLOT PLAN. PHASE II ~ 80MW SOLAR AND 200 MW BATTERY STORAGE AND ANCILLARY FACILITIES AS SHOWN ON THE PLOT PLAN.
- SOLAR RELATED FACILITIES SUCH AS PHOTOVOLTAIC PANELS, ARRAY RACKS, ELECTRICAL CONNECTIONS, INVERTERS, TRANSFORMERS, BATTERY STORAGE SYSTEMS AND EQUIPMENT, STORAGE BUILDING, 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 LOCATION 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 WHERE APPLICABLE.
- 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 SIGNS 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 12%.
- TURNAROUND SHALL BE DESIGNED IN ACCORDANCE WITH COUNTY OF SAN DIEGO DESIGN STANDARD DS-06 FOR A COUNTY EMERGENCY FIRE APPARATUS.
- LIGHTING FOR MAINTENANCE AND SECURITY PURPOSES ONLY. MAX 100W. OUTDOOR LIGHTING CIRCUITS SHALL INCORPORATE DUSK-TO-DAWN PHOTOCELL CONTROLLERS, OCCUPANCY SENSORS, AND/OR SWITCHES AS APPROPRIATE. ALL LIGHTING SHALL BE SHIELDED AND 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. LIMITS OF INUNDATION ARE SHOWN ON THE PLOT PLAN AND GRADING PLAN.
- THE STORAGE BUILDING IS TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS SUCH AS CONCRETE, METAL OR PLASTER EQUIVALENT. EXTERIOR BUILDING COLOR SHALL BE OF EARTHTONE COLORS.
- TULE JIM LANE IS A PRIVATE ROAD EASEMENT, AN EASEMENT DOCUMENT DESCRIBING TULE JIM LANE AND ITS WIDTH HAD NOT BEEN LOCATED.
- LIGHTING ORDINANCE COMPLIANCE: IN ORDER TO COMPLY WITH THE COUNTY LIGHTING ORDINANCE 59.101 ET SEQ. AND ZONING ORDINANCE SECTIONS 6322, 6324, AND 6326, THE ONSITE LIGHTING SHALL COMPLY WITH THE APPROVED PLOT PLAN(S), SPECIFIC PERMIT CONDITIONS AND APPROVED BUILDING PLANS ASSOCIATED WITH THIS PERMIT. ALL LIGHT FIXTURES SHALL BE DESIGNED AND ADJUSTED TO REFLECT LIGHT DOWNWARD, AWAY FROM ANY ROAD OR STREET, AND AWAY FROM ADJOINING PREMISES, AND SHALL OTHERWISE CONFORM TO THE COUNTY LIGHTING ORDINANCE 59.101 ET SEQ. AND ZONING ORDINANCE SECTIONS 6322, AND 6324. THE PROPERTY OWNER AND PERMITTEE SHALL CONFORM TO THE APPROVED PLOT PLAN(S), SPECIFIC PERMIT CONDITIONS, AND APPROVED BUILDING PLANS ASSOCIATED WITH THIS PERMIT AS THEY PERTAIN TO LIGHTING. NO ADDITIONAL LIGHTING IS PERMITTED. IF THE PERMITTEE OR PROPERTY OWNER CHOOSES TO CHANGE THE SITE DESIGN IN ANY WAY, THEY MUST OBTAIN APPROVAL FROM THE COUNTY FOR A MINOR DEVIATION OR A MODIFICATION PURSUANT TO THE COUNTY OF SAN DIEGO ZONING ORDINANCE.
- NOISE ORDINANCE COMPLIANCE: IN ORDER TO COMPLY WITH THE COUNTY NOISE ORDINANCE 36.401 ET SEQ. AND THE NOISE STANDARDS PURSUANT TO THE GENERAL PLAN NOISE ELEMENT (TABLE N-1 & N-2), THE PROPERTY AND ALL OF ITS USES SHALL COMPLY WITH THE APPROVED PLOT PLAN(S), SPECIFIC PERMIT CONDITIONS AND APPROVED BUILDING PLANS ASSOCIATED WITH THIS PERMIT. NO NOISE GENERATING EQUIPMENT AND PROJECT RELATED NOISE SOURCES SHALL PRODUCE NOISE LEVELS IN VIOLATION OF THE COUNTY NOISE ORDINANCE. 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 NOISE GENERATING DEVICES OR ACTIVITIES. IF THE PERMITTEE OR PROPERTY OWNER CHOOSES TO CHANGE THE SITE DESIGN IN ANY WAY, THEY MUST OBTAIN APPROVAL FROM THE COUNTY FOR A MINOR DEVIATION OR A MODIFICATION PURSUANT TO THE COUNTY OF SAN DIEGO ZONING ORDINANCE.
- THE SOLAR PANELS ARE TO BE NON-REFLECTIVE MINIMIZE GLARE.

ZONING

| ZONE                    |                        |
|-------------------------|------------------------|
| USE REGULATIONS         | S-92                   |
| ANIMAL REGULATIONS      | W                      |
| DEVELOPMENT REGULATIONS | DENSITY                |
|                         | LOT SIZE               |
|                         | BUILDING TYPE          |
|                         | MAX. BUILDING COVERAGE |
|                         | FLOOR AREA RATIO       |
|                         | HEIGHT                 |
|                         | LOT COVERAGE           |
| SETBACK                 | SETBACK                |
|                         | OPEN SPACE             |
| SPECIAL AREA REGULATION | -                      |

SETBACKS

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

ASSESSOR PARCEL NUMBERS

MUP AREA - ASSESSOR PARCEL NUMBER (APN) PORTIONS OF 612-082-12, 612-110-02, 612-110-04, 612-110-17, 612-110-18, 612-110-19, 612-120-01, 659-020-01, 659-020-02, 659-020-05, 659-020-08, 659-080-02, 659-080-09.  
OWNER: STARLIGHT SOLAR EMPIRE II, LLC, 12302 EXPOSITION BLVD, LOS ANGELES, CA 90068 310-820-1200

GEN TIE ROUTE - ASSESSOR PARCEL NUMBER (APN) PORTIONS 612-090-59 OWNER: STARLIGHT SOLAR EMPIRE II, LLC, 12302 EXPOSITION BLVD, LOS ANGELES, CA 90068 310-820-1200  
612-090-68 OWNER: JOHN MURPHY, PO BOX 193 JACUMBA, CA 91934

BOULEVARD SUBSTATION - ASSESSOR PARCEL NUMBER (APN) 612-092-13  
OWNER: SDG&E

PROPOSED STRUCTURES

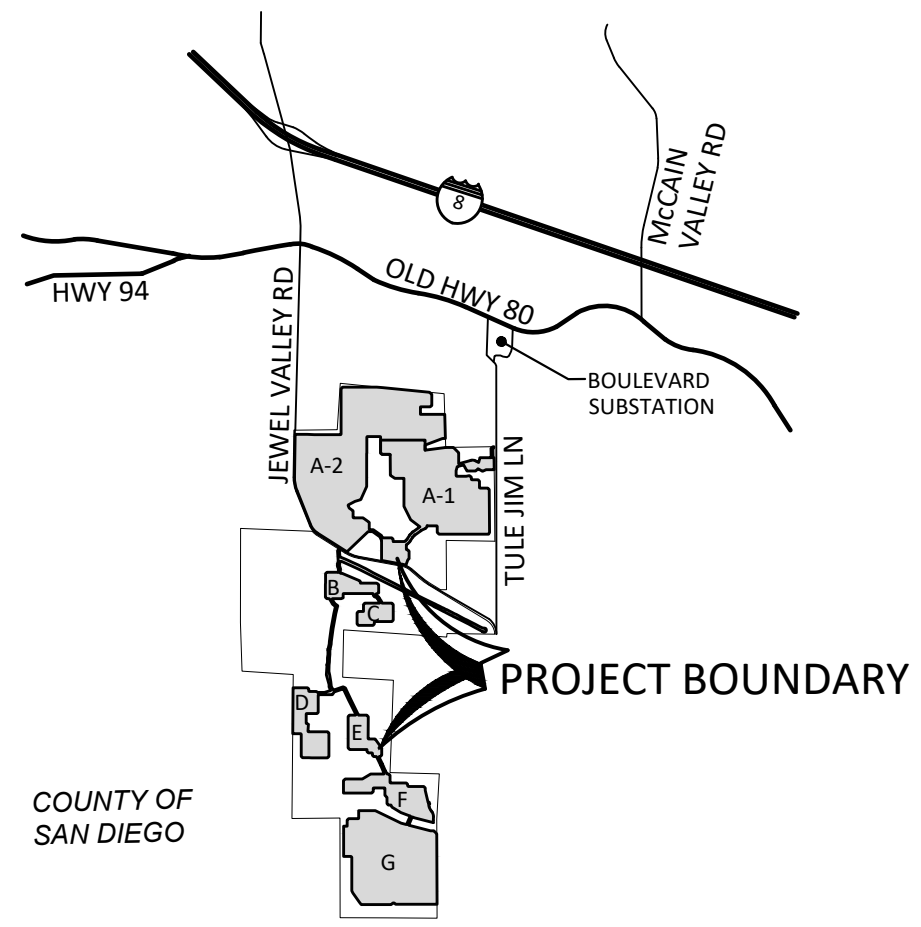
| AREA | ITEM                 | QUANTITY | SIZE (SF) | SUBTOTAL (SF) | TOTAL (SF) |
|------|----------------------|----------|-----------|---------------|------------|
| A-1  | PV PANELS            | 50,786   | 1,562,940 |               |            |
|      | INVERTER SKIDS       | 5        | 3,750     |               |            |
|      | BATTERY EQUIPMENT    | 1        | 32,000    |               |            |
|      | SUBSTATION EQUIPMENT | 1        | 6,500     |               |            |
|      | STORAGE BUILDING     | 1        | 400       |               |            |
| A-2  | CONTROL ENCLOSURE    | 1        | 450       |               | PHASE 1    |
|      | WATER TANK           | 3        | 330       | 1,006,370     | 1,006,370  |
|      | PV PANELS            | 79,496   | 2,447,260 |               |            |
|      | INVERTER SKIDS       | 13       | 9,750     |               |            |
|      | BATTERY EQUIPMENT    | 1        | 192,000   |               |            |
| B    | WATER TANK           | 2        | 220       | 2,649,230     |            |
|      | PV PANELS            | 6,380    | 196,500   |               |            |
|      | INVERTER SKIDS       | 1        | 750       | 197,250       |            |
|      | PV PANELS            | 4,680    | 144,000   |               |            |
|      | INVERTER SKIDS       | 1        | 750       | 144,750       |            |
| C    | PV PANELS            | 11,828   | 364,040   |               |            |
|      | INVERTER SKIDS       | 2        | 1,500     | 365,540       |            |
|      | PV PANELS            | 6,396    | 196,800   |               |            |
|      | INVERTER SKIDS       | 1        | 750       | 197,550       |            |
|      | PV PANELS            | 14,214   | 437,520   |               |            |
| D    | INVERTER SKIDS       | 1        | 1,500     | 437,670       |            |
|      | PV PANELS            | 61,736   | 1,960,710 |               |            |
|      | INVERTER SKIDS       | 8        | 6,000     |               | PHASE 2    |
|      | WATER TANK           | 1        | 110       | 1,901,420     | 5,893,410  |
|      | WATER TANK           | 1        | 110       | 1,901,420     | 5,893,410  |

NOTE: THERE ARE NO EXISTING STRUCTURES WITHIN MUP.

EXISTING EASEMENT

| DESCRIPTION                                                 | DISPOSITION        | DOC. #                         |
|-------------------------------------------------------------|--------------------|--------------------------------|
| 18 PUBLIC HIGHWAY EASEMENT - COUNTY OF SAN DIEGO            | TO REMAIN          | BK. 888, PG. 310, 4/13/1939    |
| 21 ROAD SURVEY 568 AND INCIDENTAL PURPOSES                  | TO REMAIN          | MAP NO. 5963 OF ROS            |
| 26 ROAD AND UTILITY EASEMENTS - CHLOE S. DAHLE, ANNE FROATS | QUIT CLAIM         | INSTR. 121453, 7/13/1970       |
| 31 EASEMENT AGREEMENT                                       | TO REMAIN          | INSTR. 73-045709, 2/23/1973    |
| 32 PUBLIC UTILITIES EASEMENT - SAN DIEGO GAS & ELECTRIC     | PROP. ENCROACHMENT | INSTR. 74-218550, 8/13/1974    |
| 33 INGRESS AND EGRESS - YOUTH DEVELOPMENT INC.              | TO REMAIN          | INSTR. 76-349054, 10/21/1976   |
| 38 PUBLIC UTILITIES EASEMENT - SAN DIEGO GAS & ELECTRIC     | PROP. ENCROACHMENT | INSTR. 79-387717, 9/17/1979    |
| 54 PUBLIC UTILITIES EASEMENT - SAN DIEGO GAS & ELECTRIC     | TO REMAIN          | INSTR. 1991-0068378, 2/13/1991 |
| 55 DEED AND EASEMENT AGREEMENT                              | TO REMAIN          | INSTR. 1994-0506679, 8/23/1994 |
| 57 ROAD EASEMENT - UNITED STATES OF AMERICA                 | TO REMAIN          | INSTR. 2012-0125595, 3/5/2012  |
| 58 PUBLIC UTILITIES EASEMENT - SAN DIEGO GAS AND ELECTRIC   | TO REMAIN          | INSTR. 2012-0497686, 8/21/2012 |

EASEMENTS AND RESTRICTIONS PER FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE REPORT  
ORDER NUMBER NSP-108847-L-02 DATED MAY 26, 2023.



VICINITY MAP  
NOT TO SCALE

T.B. PG. 1320 D-F, 1-6

OWNER

EMPIRE II, LLC  
12302 EXPOSITION BLVD.  
LOS ANGELES, CA 90068  
CONTACT: CHRIS FAHEY  
(310) 820-1200

APPLICANT

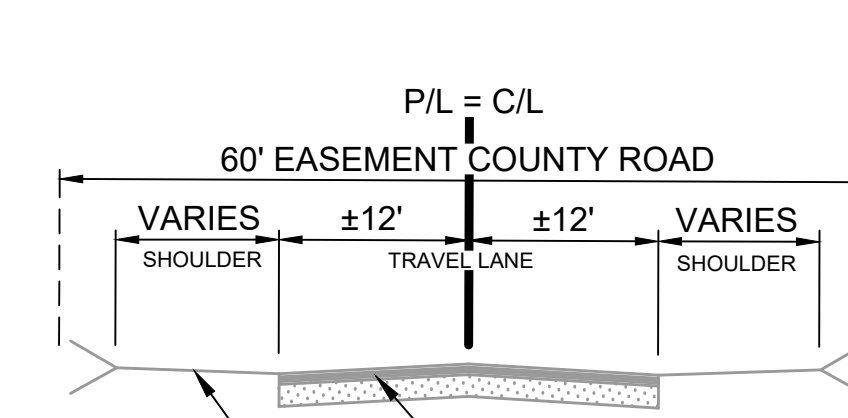
J WHALEN ASSOCIATES, INC.  
2851 CAMINO DEL RIO SOUTH,  
STE 200  
SAN DIEGO, CA 92108  
CONTACT: JIM WHALEN  
(619) 683-5544

PLANNER/ENGINEER

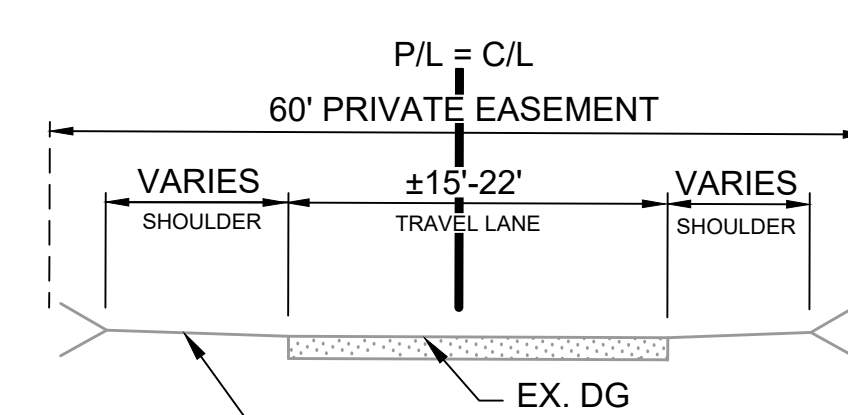
MICHAEL BAKER INTERNATIONAL  
NICOLE MAROTZ  
9635 GRANITE RIDGE DR.  
STE 300  
SAN DIEGO, CA 92123  
(858) 614-5000

SHEET INDEX

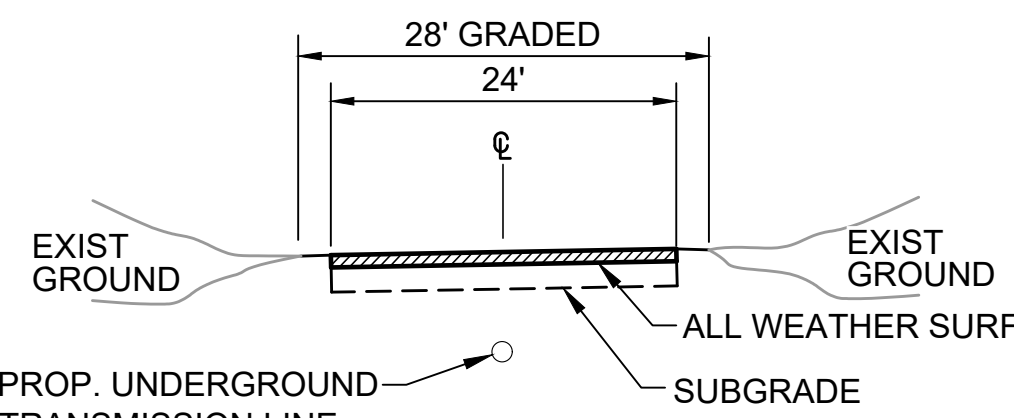
- SHEET 1 - TITLE SHEET
- SHEET 2 - AREA "A-1" & "A-2" PLOT PLAN
- SHEET 3 - AREA "A-2" PLOT PLAN & GEN-TIE ROUTE
- SHEET 4 - AREA "A-2" PLOT PLAN
- SHEET 5 - AREA "A-2" PLOT PLAN
- SHEET 6 - AREA "B" & "C" PLOT PLAN
- SHEET 7 - AREA "D" & "E" PLOT PLAN
- SHEET 8 - AREA "F" PLOT PLAN
- SHEET 9 - AREA "G" PLOT PLAN
- SHEET 10 - ELEVATIONS / DETAILS
- SHEET 11 - SUBSTATION - GENERAL ARRANGEMENT & ELEVATIONS
- SHEET 12 - ELEVATIONS / DETAILS



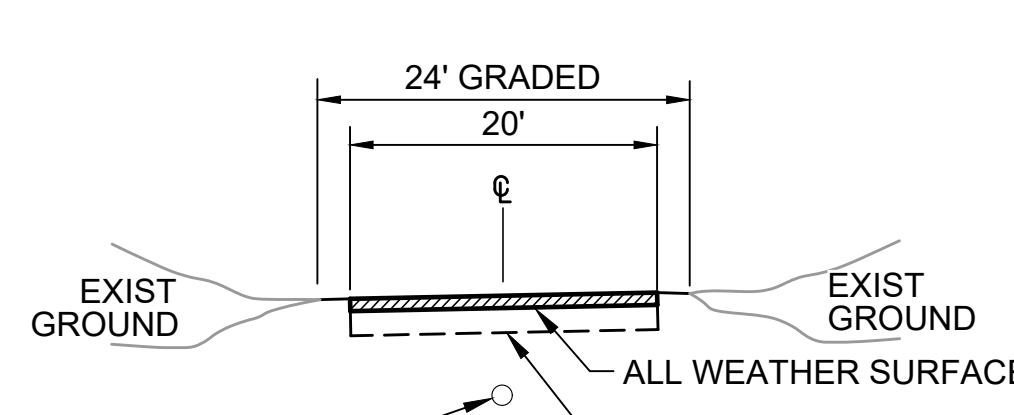
TYPICAL SECTION  
JEWEL VALLEY ROAD  
(CRS 592)  
NOT TO SCALE



TYPICAL SECTION  
TULE JIM LANE  
NOT TO SCALE

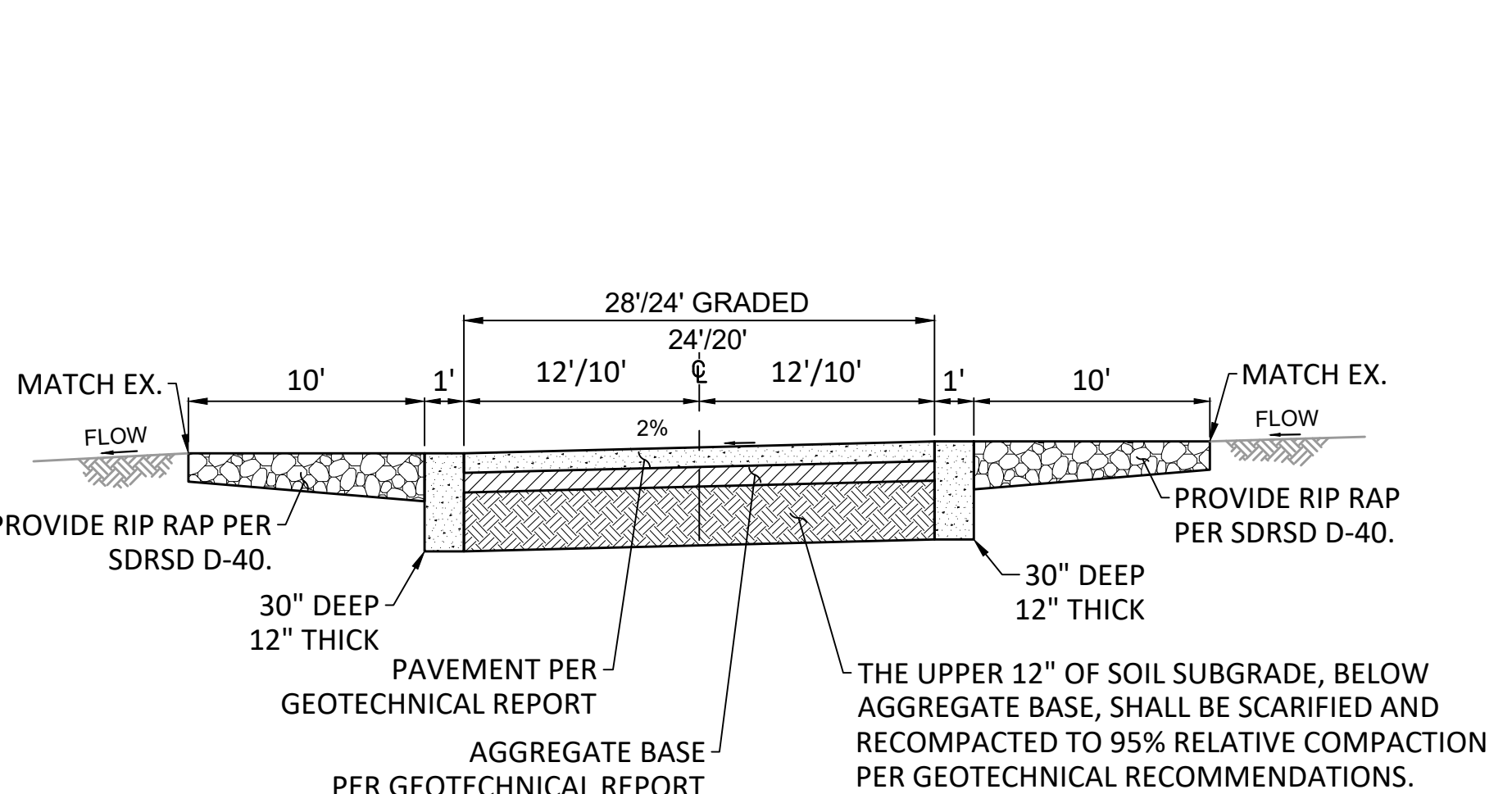


TYPICAL SECTION  
24' PERIMETER ACCESS ROAD &  
ARRAY CONNECTING ROADS  
NOT TO SCALE

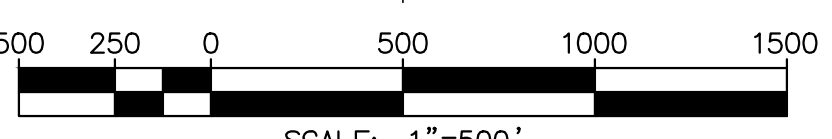


TYPICAL SECTION  
20' INTERNAL ARRAY  
ACCESS ROAD  
NOT TO SCALE

\* ALL WEATHER, 75,000 LBS. FIRE APPARATUS  
LOAD CAPACITY  
NOTE: STRUCTURAL SECTIONS AS SHOWN ARE FOR PLANNING PURPOSES ONLY.  
\*\* GEOTECHNICAL ENGINEER REPORT PRELIMINARY GEOTECHNICAL SITE EVALUATION REPORT DATED JUNE 20, 2022



PAVEMENT LOW WATER CROSSING  
NOT TO SCALE  
MODIFIED STD. DS-14 (NO PIPES)  
NOTE:  
• THE STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH SAN DIEGO COUNTY STANDARDS AND AS APPROVED BY THE MATERIAL LABORATORY.  
• 100-YR WSE VARIES 6"-24"



PROJECT BOUNDARY / SHEET INDEX MAP  
SCALE: 1"=500'

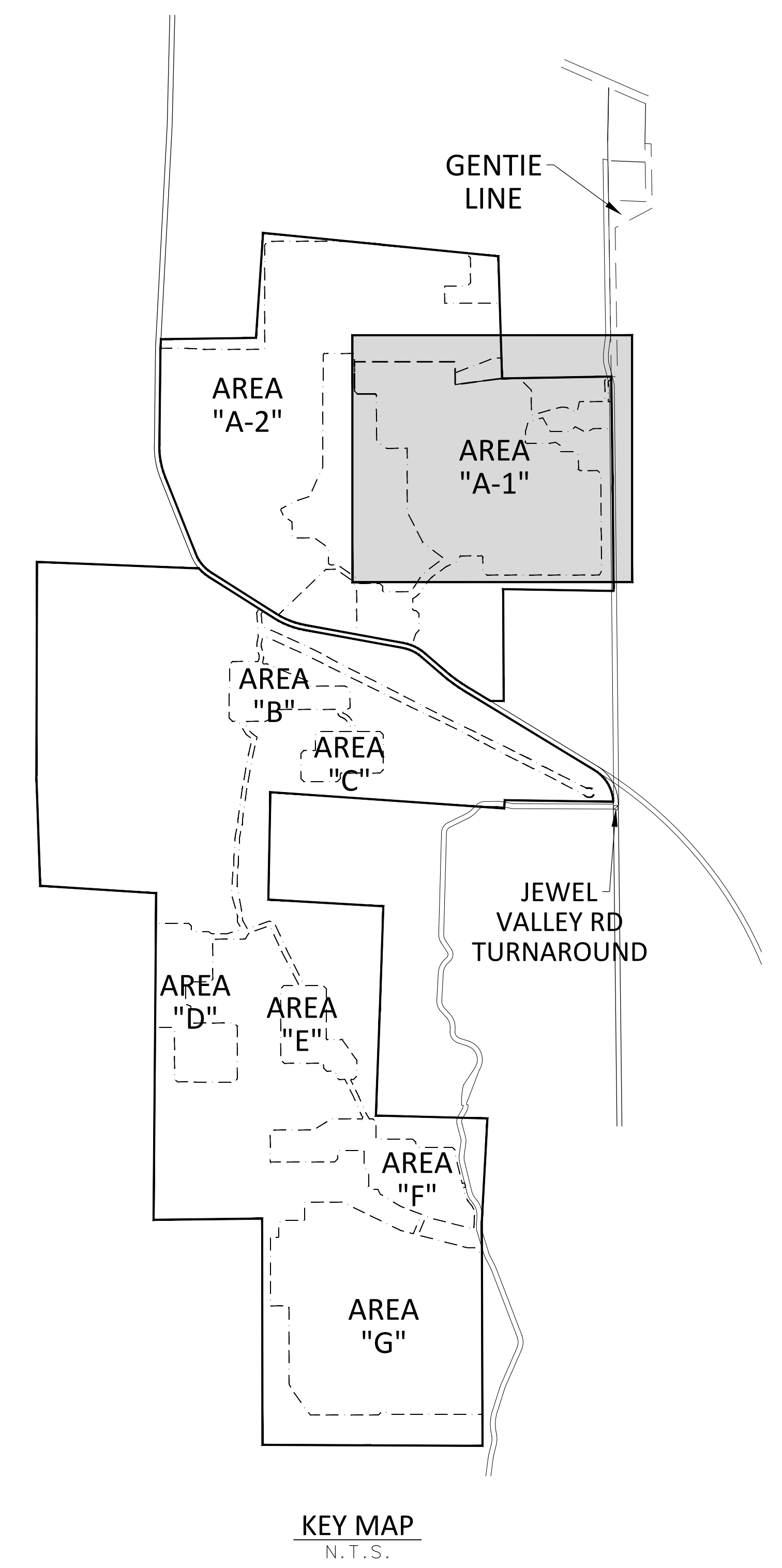
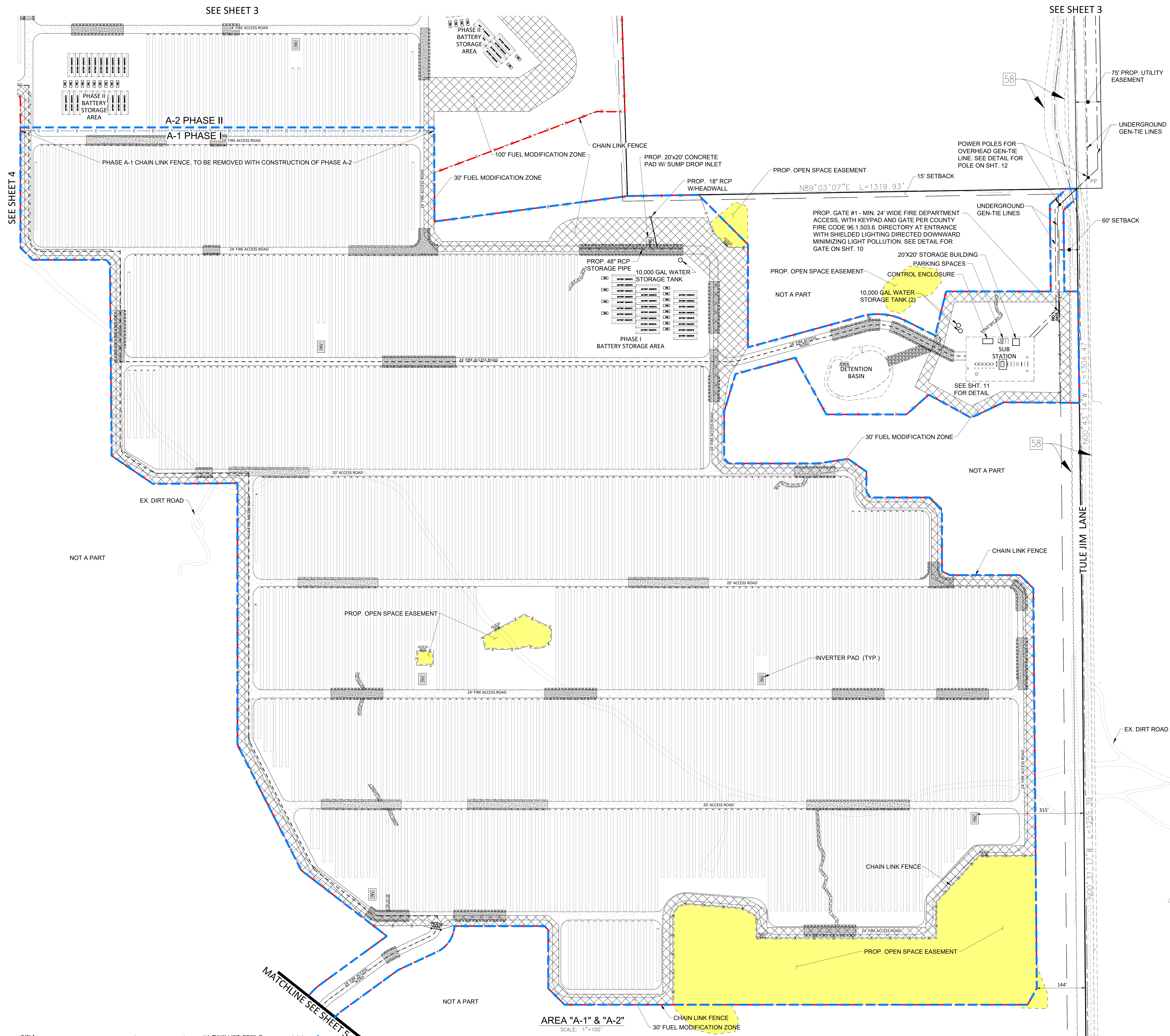
STARLIGHT SOLAR  
COUNTY OF SAN DIEGO, CA  
MAJOR USE PERMIT  
PDS2022-MUP-22-010

TITLE SHEET

# STARLIGHT SOLAR

## COUNTY OF SAN DIEGO, CA

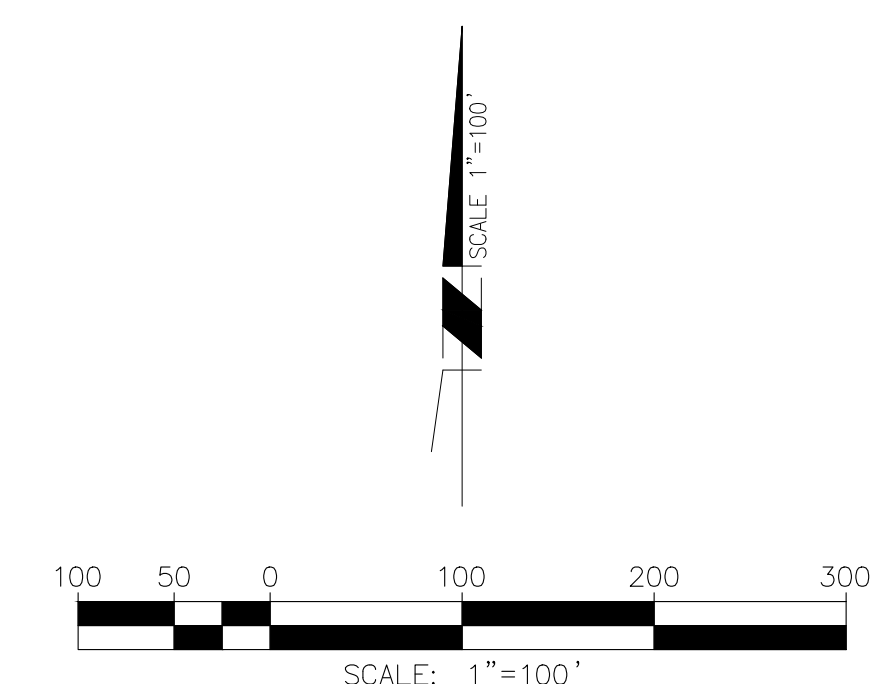
### MAJOR USE PERMIT



**KEY MAP**  
N.T.S.

LEGEND:

- PROPERTY BOUNDARY
- MAJOR USE PERMIT BOUNDARY
- PHASE 1 (AREA "A-1")
- PROPOSED OPEN SPACE EASEMENT  
W/6' CHAINLINK FENCE  
W/ ACCESS GATE
- EXISTING EASEMENT
- ZONING ORD. SETBACK LINE
- EX. FENCE
- PROP. 6' CHAINLINK FENCE  
WITH 3 STRAND BARBED WIRE  
(SEE SHT 10)
- PROP. BREAKAWAY FENCE  
(SEE SHT. 10)
- PROPOSED GATE (SEE SHT 10)
- EX. DG ROAD
- EX. PAVEMENT
- PROP. 20' DG / 24' DG FIRE  
ACCESS ROAD-ALL WEATHER
- PROP. CONCRETE CROSSING  
WITH RIP-RAP
- PROP. GEN-TIE LINE
- EX. POWER POLE
- PROP. INVERTER PAD
- PROP. PV PANEL BLOCK  
SINGLE AXIS TRACKING
- PROP. UNDERGROUND  
TRANSMISSION LINE
- 10' WIDE RIP-RAP  
(1/4 TON TO 1/2 TON)
- Legend:**
- PROPERTY BOUNDARY: Solid black line
  - MAJOR USE PERMIT BOUNDARY: Dashed red line
  - PHASE 1 (AREA "A-1"): Dashed blue line
  - PROPOSED OPEN SPACE EASEMENT W/6' CHAINLINK FENCE W/ ACCESS GATE: Yellow rectangle with "ACCESS GATE" label
  - EXISTING EASEMENT: Two parallel solid black lines
  - ZONING ORD. SETBACK LINE: Two parallel solid black lines
  - EX. FENCE: Two parallel solid black lines
  - PROP. 6' CHAINLINK FENCE WITH 3 STRAND BARBED WIRE (SEE SHT 10): Two parallel solid black lines with "X" markers
  - PROP. BREAKAWAY FENCE (SEE SHT. 10): Two parallel solid black lines with "X" markers
  - PROPOSED GATE (SEE SHT 10): Gate symbol (two vertical lines with a horizontal bar)
  - EX. DG ROAD: Grey rectangle
  - EX. PAVEMENT: Grey rectangle
  - PROP. 20' DG / 24' DG FIRE ACCESS ROAD-ALL WEATHER: Grey rectangle
  - PROP. CONCRETE CROSSING WITH RIP-RAP: Patterned rectangle
  - PROP. GEN-TIE LINE: Dashed black line
  - EX. POWER POLE: Circle with a cross
  - PROP. INVERTER PAD: Rectangle with "INV" label
  - PROP. PV PANEL BLOCK SINGLE AXIS TRACKING: Patterned rectangle
  - PROP. UNDERGROUND TRANSMISSION LINE: Dashed black line
  - 10' WIDE RIP-RAP (1/4 TON TO 1/2 TON): Patterned rectangle



STARLIGHT SOLAR  
COUNTY OF SAN DIEGO, CA  
MAJOR USE PERMIT  
PDS2022-MUP-22-010

AREA "A-1" & "A-2" PLOT PLAN  
SHEET 2 OF 12  
MARCH 15, 2024

**Michael Baker**  
INTERNATIONAL

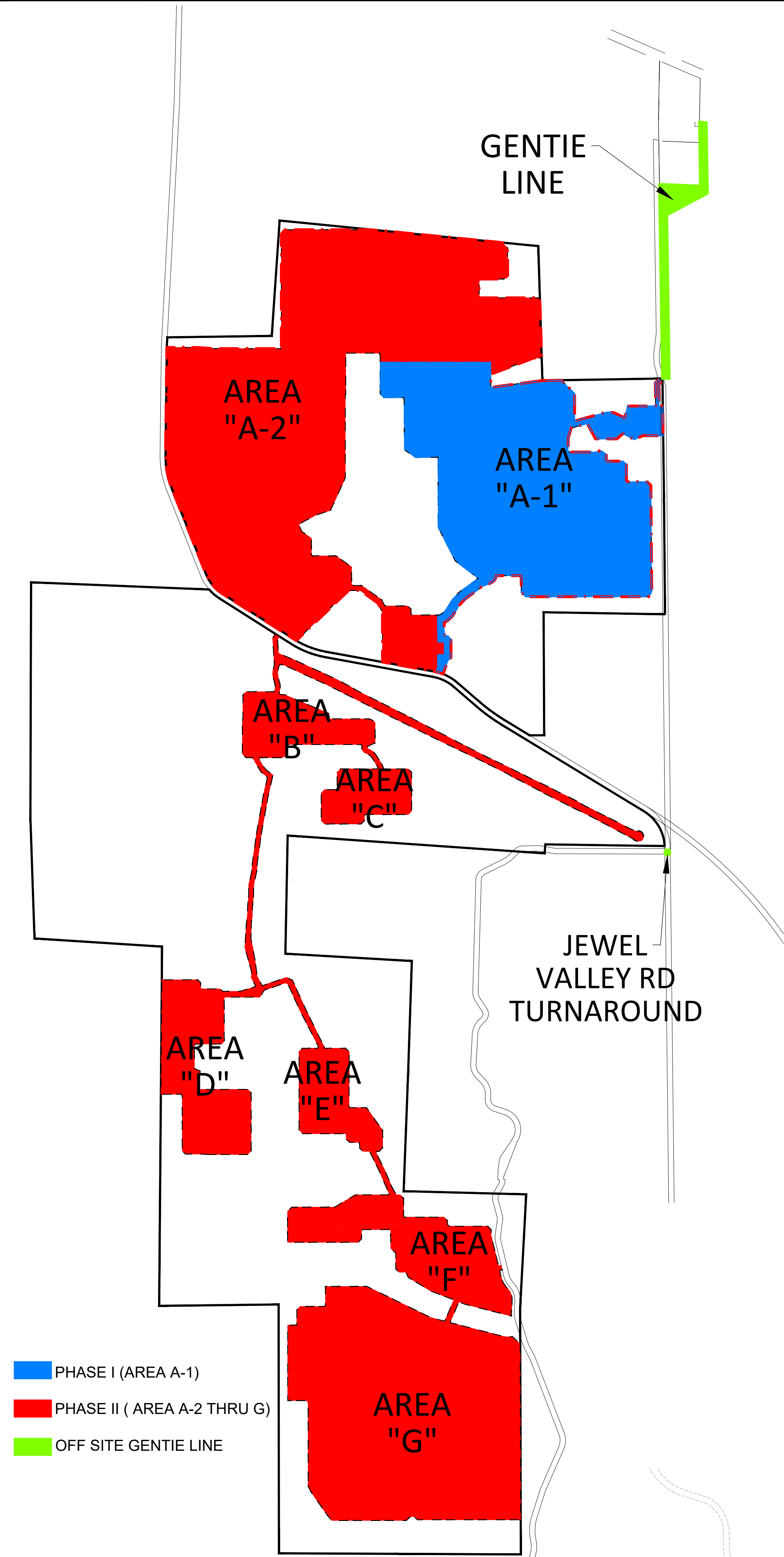
9635 GRANITE RIDGE DR. STE 300  
SAN DIEGO, CA 92123  
PHONE: (858) 614-5000  
MBAKERINTL.COM

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# STARLIGHT SOLAR

## COUNTY OF SAN DIEGO, CA

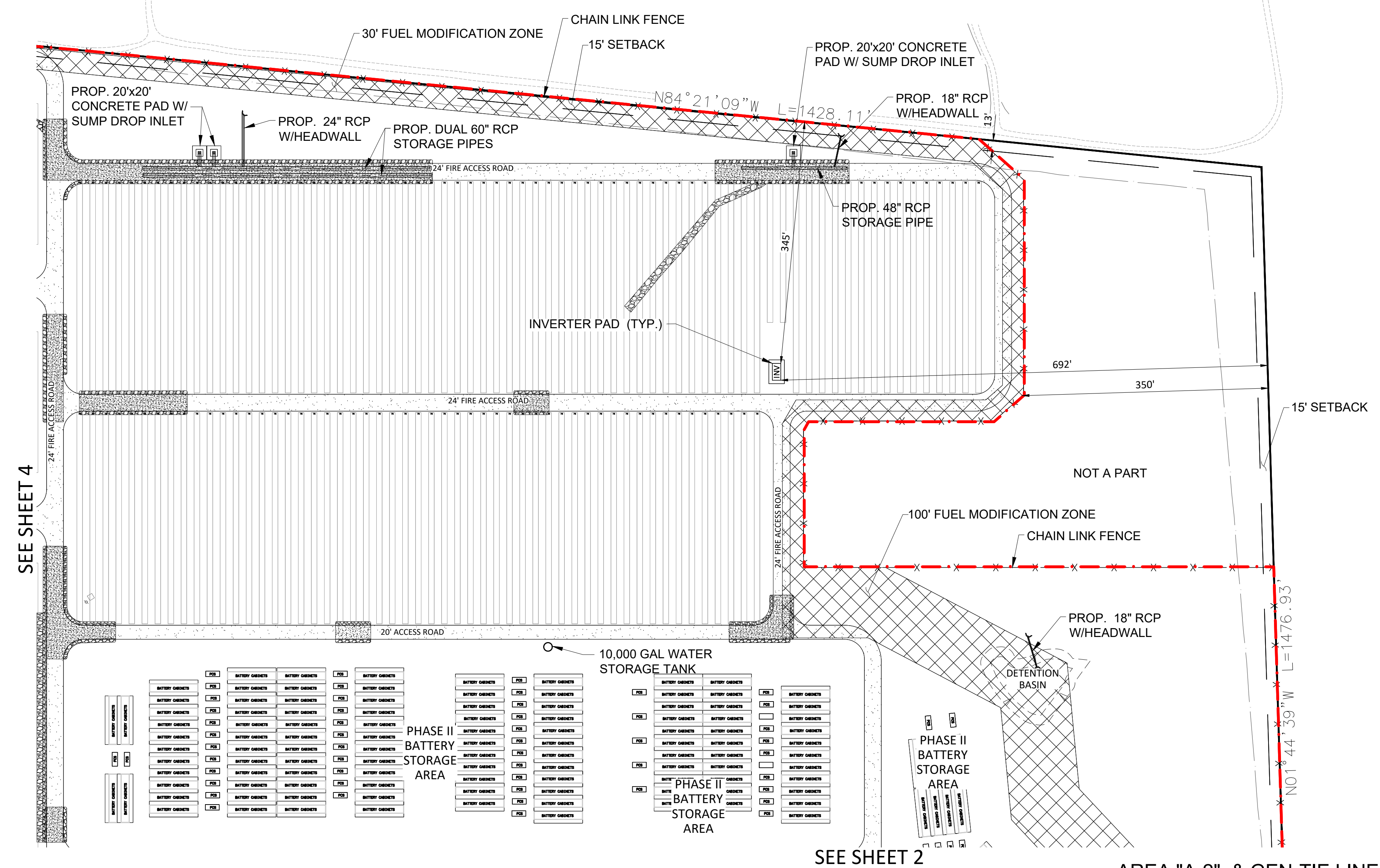
### MAJOR USE PERMIT



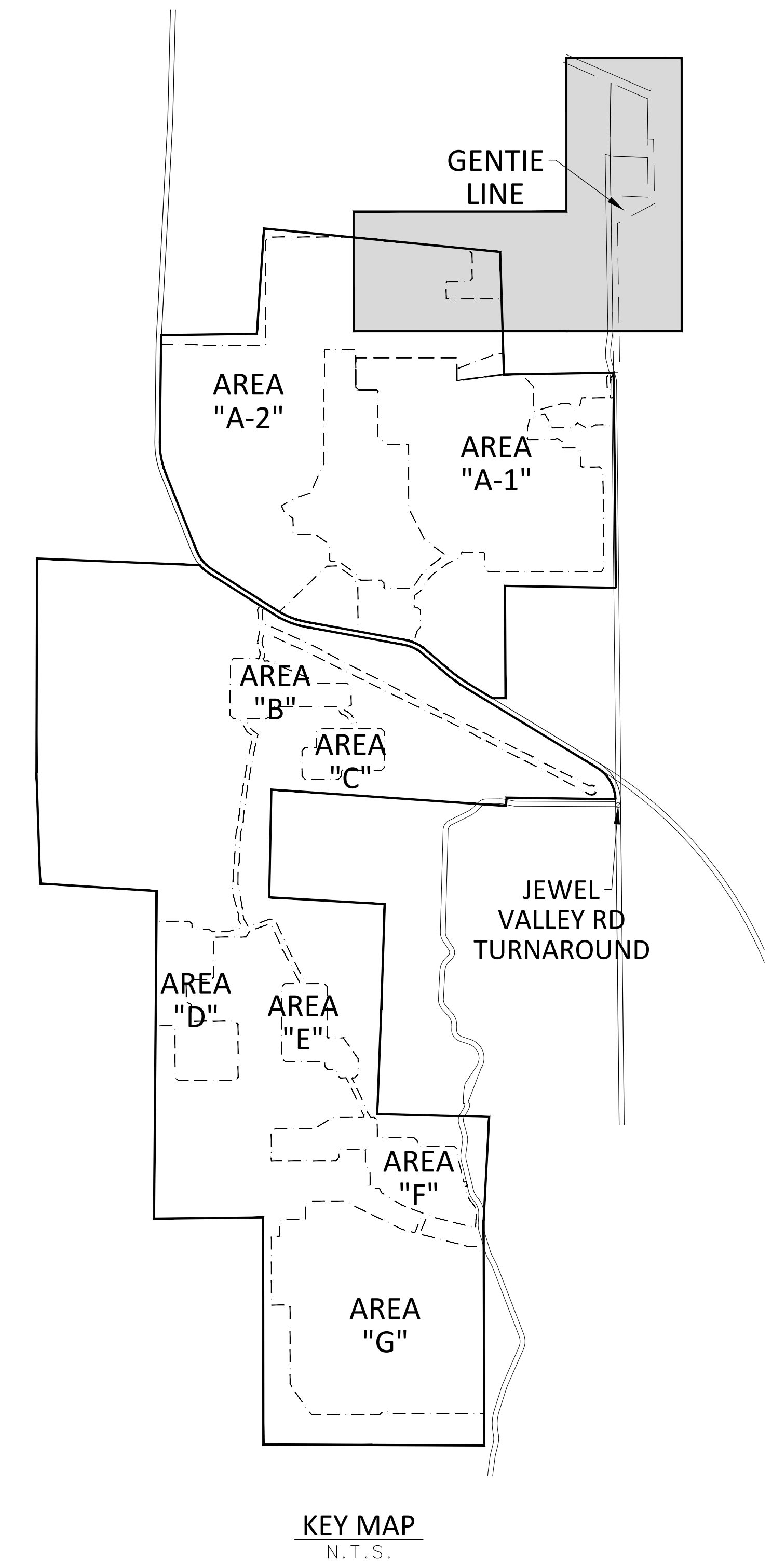
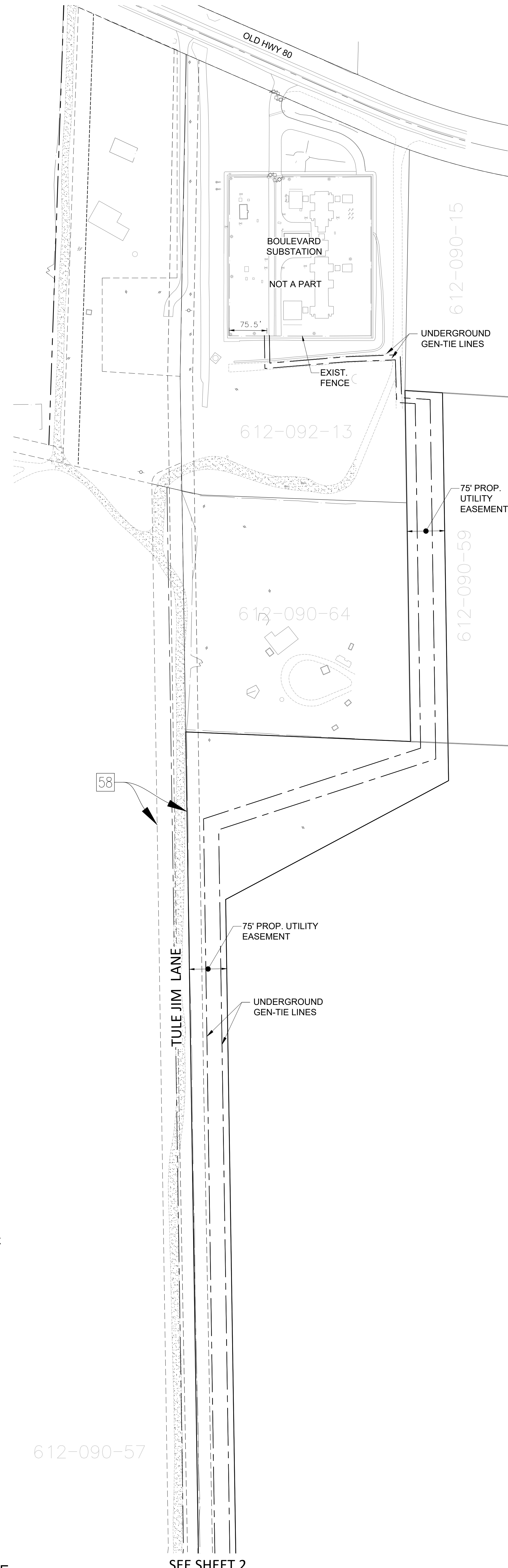
# PHASING MAP

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N.T.S.



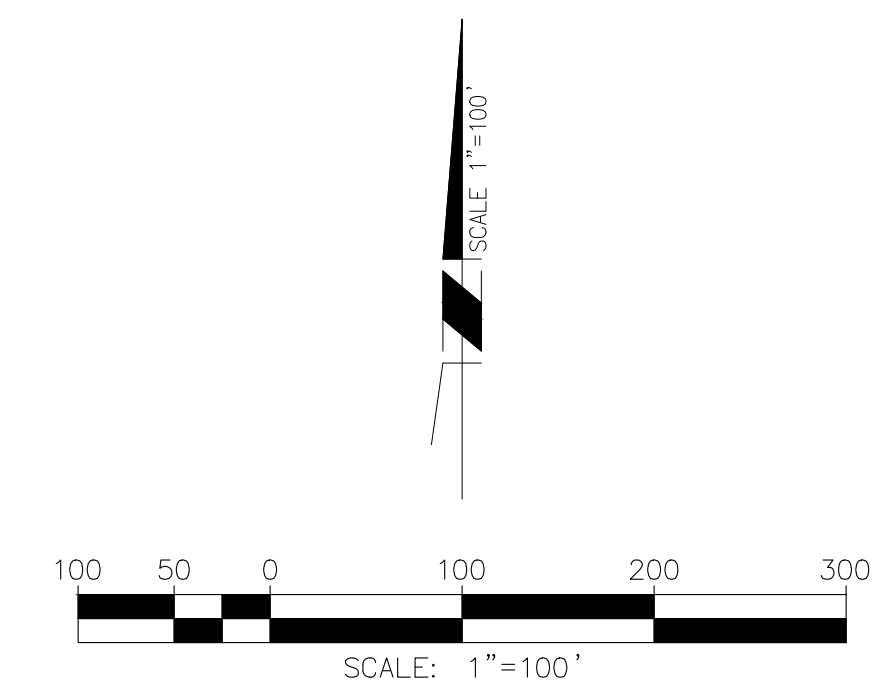
AREA "A-2" & GEN-TIE LINE  
SCALE: 1"=100'



**KEY MAP**  
N.T.S.

LEGEND:

- 
- PROPERTY BOUNDARY
- MAJOR USE PERMIT BOUNDARY
- PHASE I (AREA "A-1")
- PROPOSED OPEN SPACE EASEMENT  
W/ CHAINLINK FENCE  
W/ ACCESS GATE
- EXISTING EASEMENT
- ZONING ORD. SETBACK LINE
- EX. FENCE
- PROP. 6" CHAINLINK FENCE  
WITH 3 STRAND BARBED WIRE  
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- EX. POWER POLE
- PROP. INVERTER PAD
- PROP. PV PANEL BLOCK  
SINGLE AXIS TRACKING
- PROP. UNDERGROUND  
TRANSMISSION LINE
- 10' WIDE RIP-RAP  
(1/4" TON TO 1/2" TON)
- DATE
- +
- CONCRETE
- RI-P-RAP
- 7-2-2013



STARLIGHT SOLAR  
COUNTY OF SAN DIEGO, CA  
MAJOR USE PERMIT  
PDS2022-MUP-22-010

AREA "A-2" PLOT PLAN

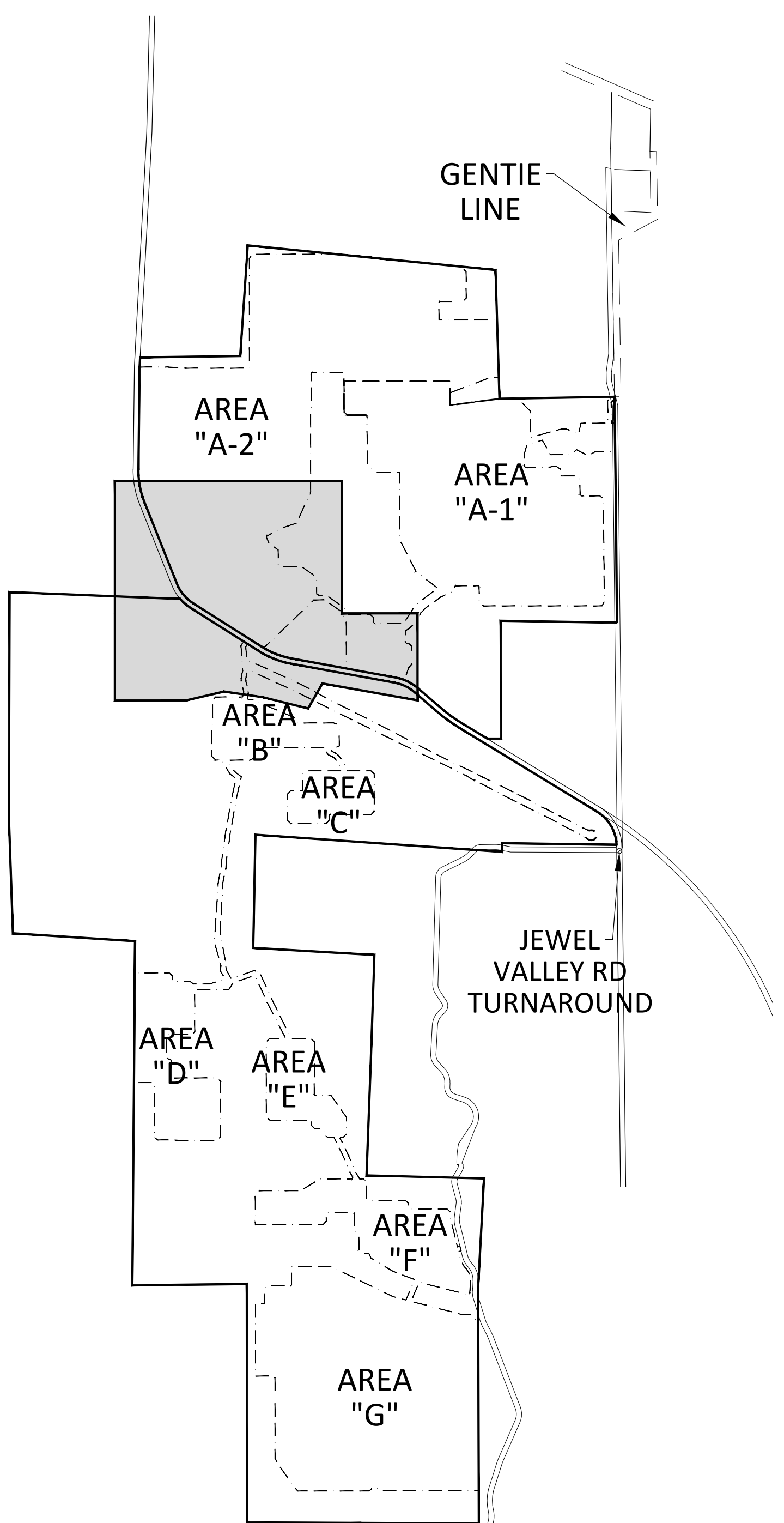
SHEET 3 OF 12  
MARCH 15, 2024

**Michael Baker**  
INTERNATIONAL  
9635 GRANITE RIDGE DR. STE 3  
SAN DIEGO, CA 92123  
PHONE: (858) 614-5000  
MBAKERINTL.COM

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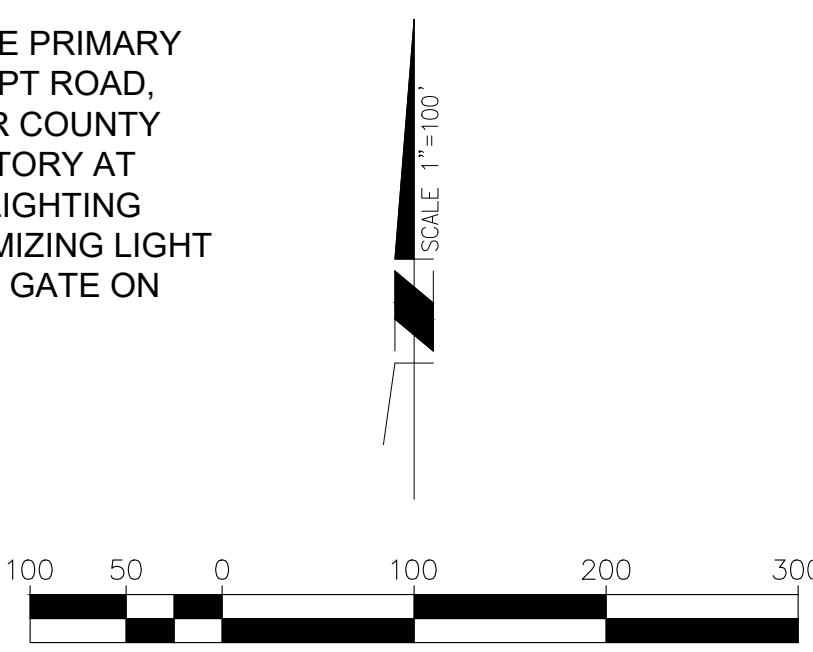
STARLIGHT SOLAR  
COUNTY OF SAN DIEGO, CA  
MAJOR USE PERMIT



KEY MAP  
N.T.S.

LEGEND:

|                                                                          |     |
|--------------------------------------------------------------------------|-----|
| PROPERTY BOUNDARY                                                        | --- |
| MAJOR USE PERMIT BOUNDARY                                                | --- |
| PHASE 1 (AREA "A-1")                                                     | --- |
| PROPOSED OPEN SPACE EASEMENT<br>W/ 6' CHAIN LINK FENCE<br>W/ ACCESS GATE | --- |
| EXISTING EASEMENT                                                        | --- |
| ZONING ORD. SETBACK LINE                                                 | --- |
| EX. FENCE                                                                | --- |
| PROP. 6" CHAIN LINK FENCE<br>WITH 3 STRAND BARBED WIRE<br>(SEE SHT. 10)  | --- |
| PROP. BREAKAWAY FENCE<br>(SEE SHT. 10)                                   | --- |
| PROPOSED GATE (SEE SHT. 10)                                              | --- |
| EX. DG ROAD                                                              | --- |
| EX. PAVEMENT                                                             | --- |
| PROP. 20' DG / 24' DG FIRE<br>ACCESS ROAD-ALL WEATHER                    | --- |
| PROP. CONCRETE CROSSING<br>WITH RIP-RAP                                  | --- |
| PROP. GEN-TIE LINE                                                       | --- |
| EX. POWER POLE                                                           | --- |
| PROP. INVERTER PAD                                                       | --- |
| PROP. PV PANEL BLOCK<br>SINGLE AXIS TRACKING                             | --- |
| PROP. UNDERGROUND<br>TRANSMISSION LINE                                   | --- |
| 10' WIDE RIP-RAP<br>(1/4 TON TO 1/2 TON)                                 | --- |
| 100-YR LIMITS OF INUNDATION                                              | --- |



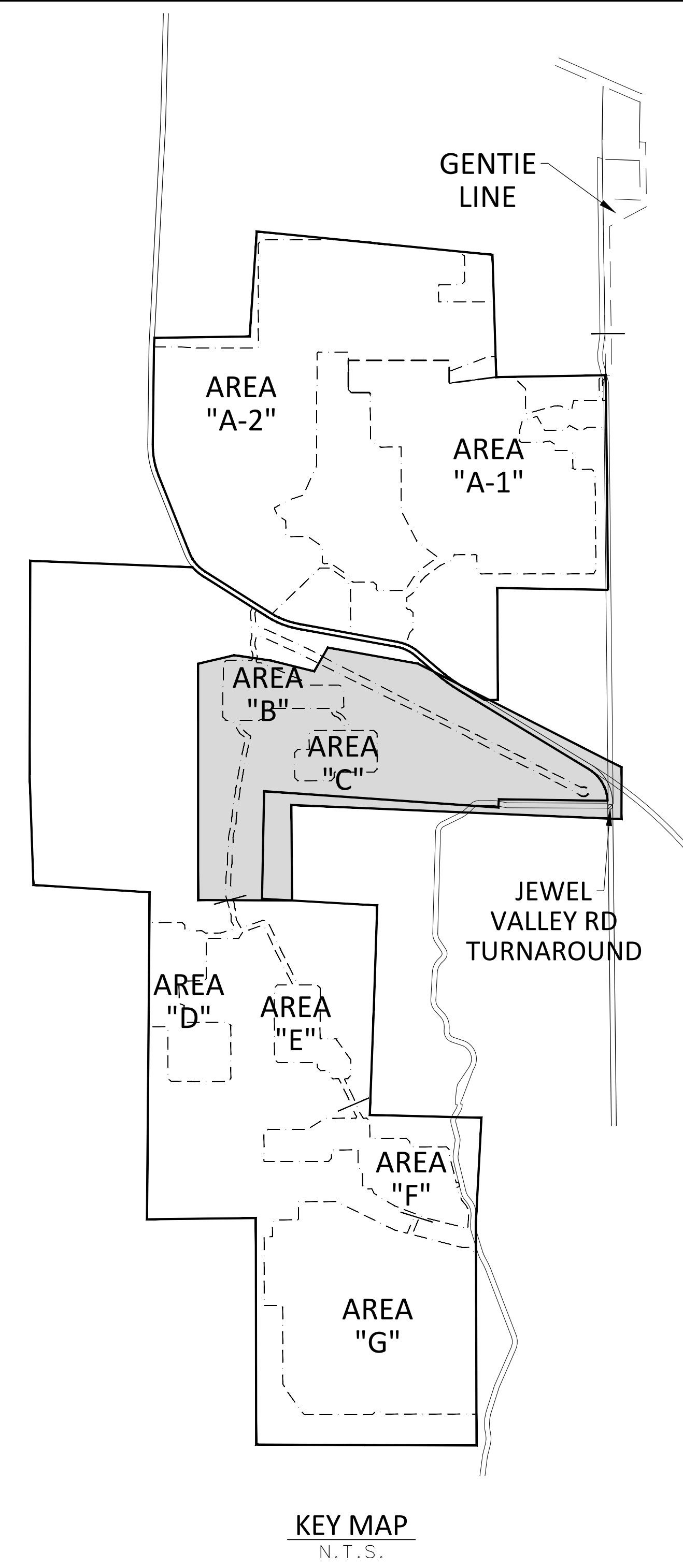
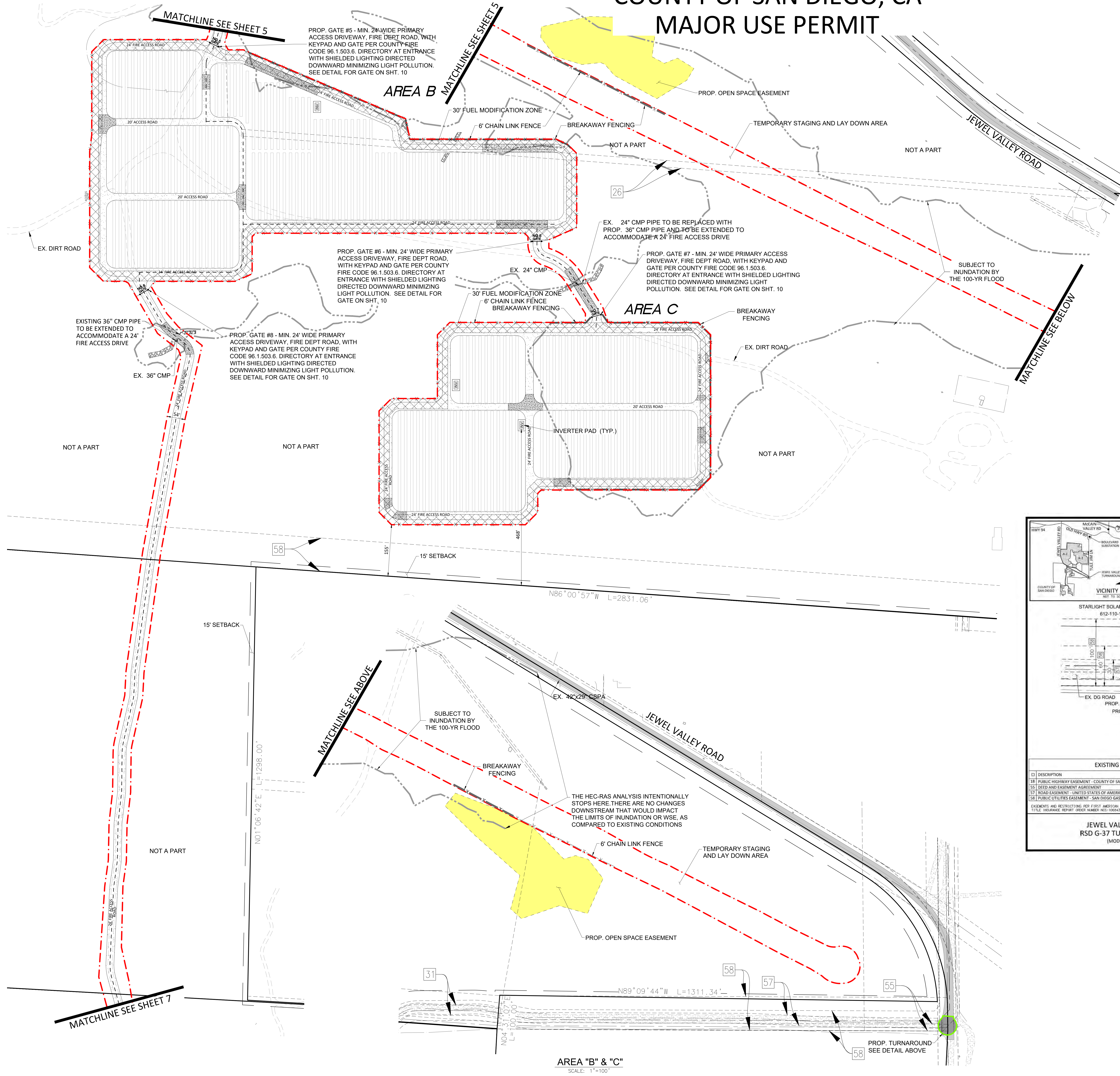
STARLIGHT SOLAR  
COUNTY OF SAN DIEGO, CA  
MAJOR USE PERMIT  
PDS2022-MUP-22-010

AREA "A-2" PLOT PLAN

# STARLIGHT SOLAR

## COUNTY OF SAN DIEGO, CA

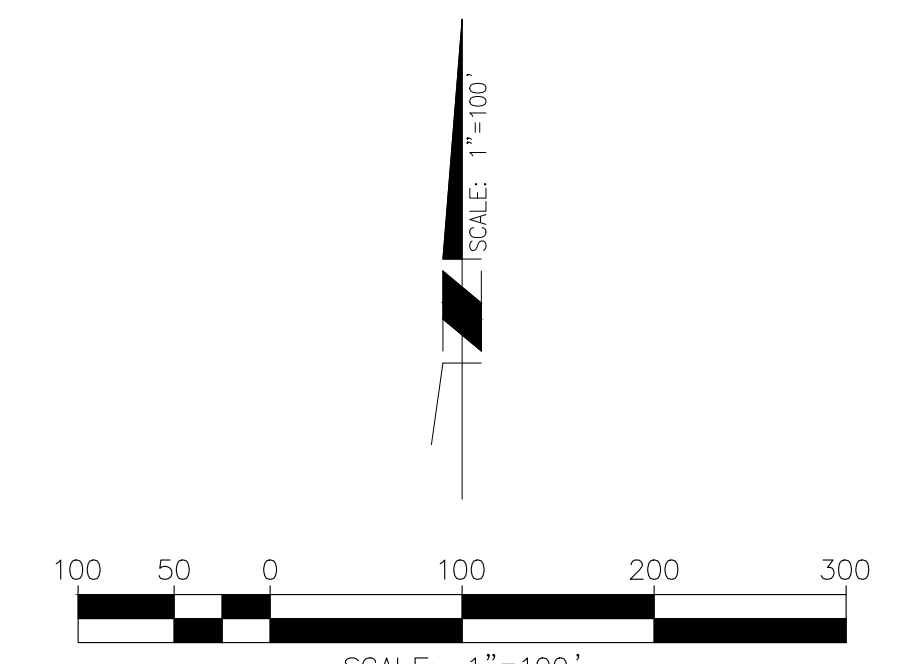
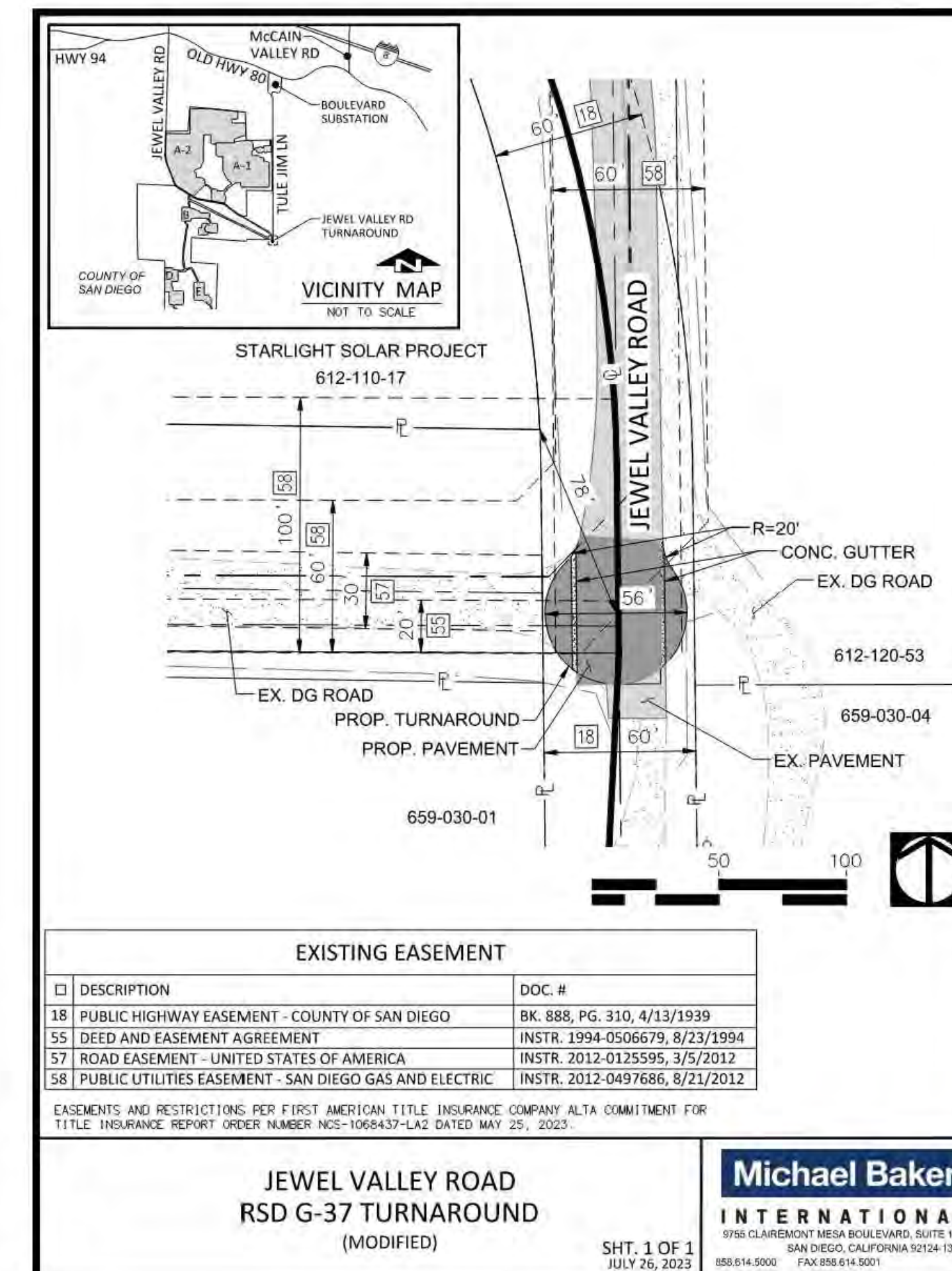
### MAJOR USE PERMIT



**KEY MAP**  
N.T.S.

LEGEND:

- |                                                                        |  |
|------------------------------------------------------------------------|--|
| PROPERTY BOUNDARY                                                      |  |
| MAJOR USE PERMIT BOUNDARY                                              |  |
| PHASE 1 (AREA "A-1")                                                   |  |
| PROPOSED OPEN SPACE EASEMENT<br>W/6' CHAINLINK FENCE<br>W/ ACCESS GATE |  |
| EXISTING EASEMENT                                                      |  |
| ZONING ORD. SETBACK LINE                                               |  |
| EX. FENCE                                                              |  |
| PROP. 6" CHAINLINK FENCE<br>WITH 3 STRAND BARBED WIRE<br>(SEE SHT 10)  |  |
| PROP. BREAKAWAY FENCE<br>(SEE SHT. 10)                                 |  |
| PROPOSED GATE (SEE SHT 10)                                             |  |
| EX. DG ROAD                                                            |  |
| EX. PAVEMENT                                                           |  |
| PROP. 20' DG / 24' DG FIRE<br>ACCESS ROAD-ALL WEATHER                  |  |
| PROP. CONCRETE CROSSING<br>WITH RIP-RAP                                |  |
| PROP. GEN-TIE LINE                                                     |  |
| EX. POWER POLE                                                         |  |
| PROP. INVERTER PAD                                                     |  |
| PROP. PV PANEL BLOCK<br>SINGLE AXIS TRACKING                           |  |
| PROP. UNDERGROUND<br>TRANSMISSION LINE                                 |  |
| 10' WIDE RIP-RAP<br>(1/4 TON TO 1/2 TON)                               |  |
| 100-YR LIMITS OF INUNDATION                                            |  |



STARLIGHT SOLAR  
COUNTY OF SAN DIEGO, CA  
MAJOR USE PERMIT  
PDS2022-MUP-22-010

AREA "B" & "C" PLOT PLAN

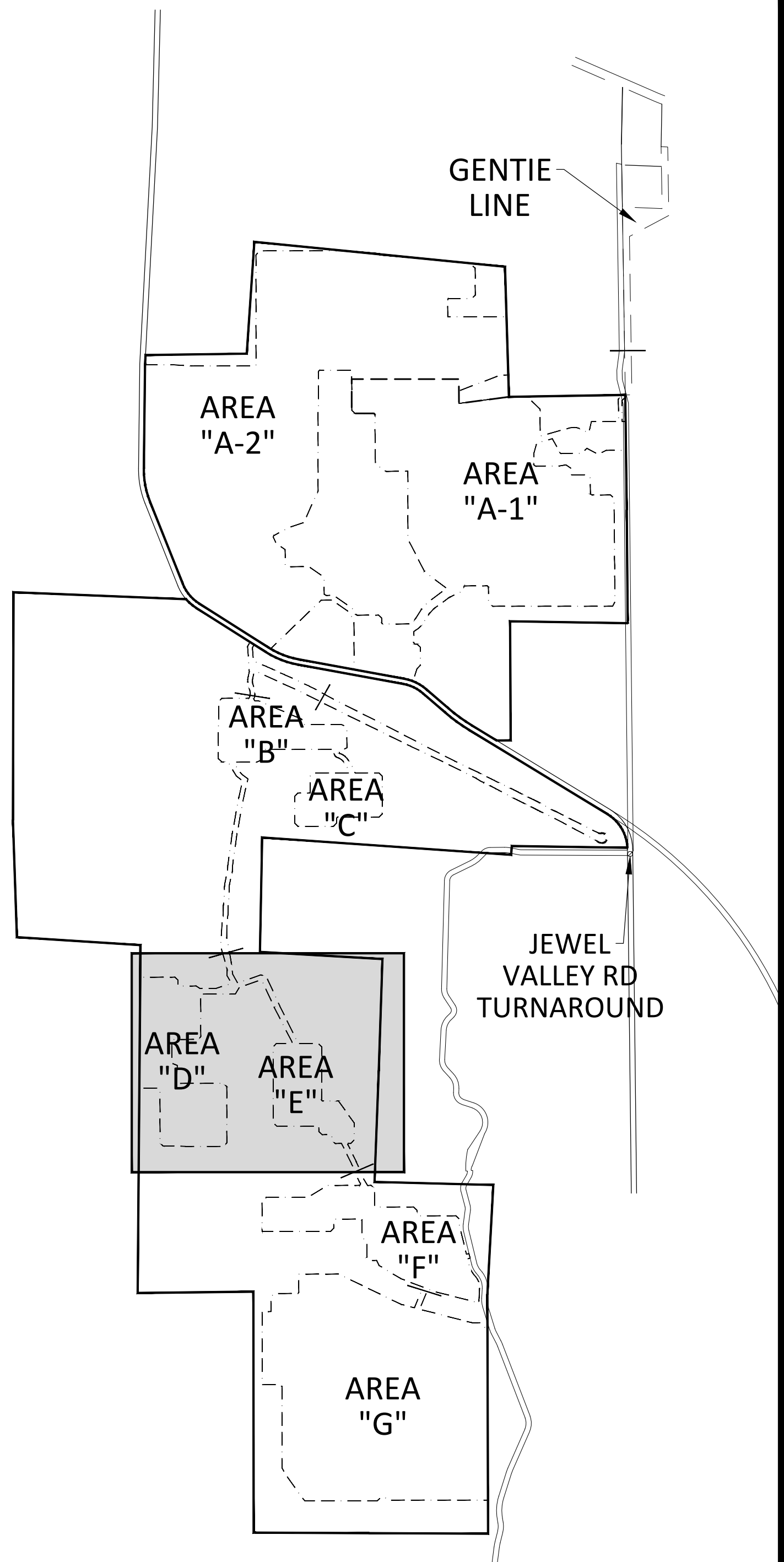
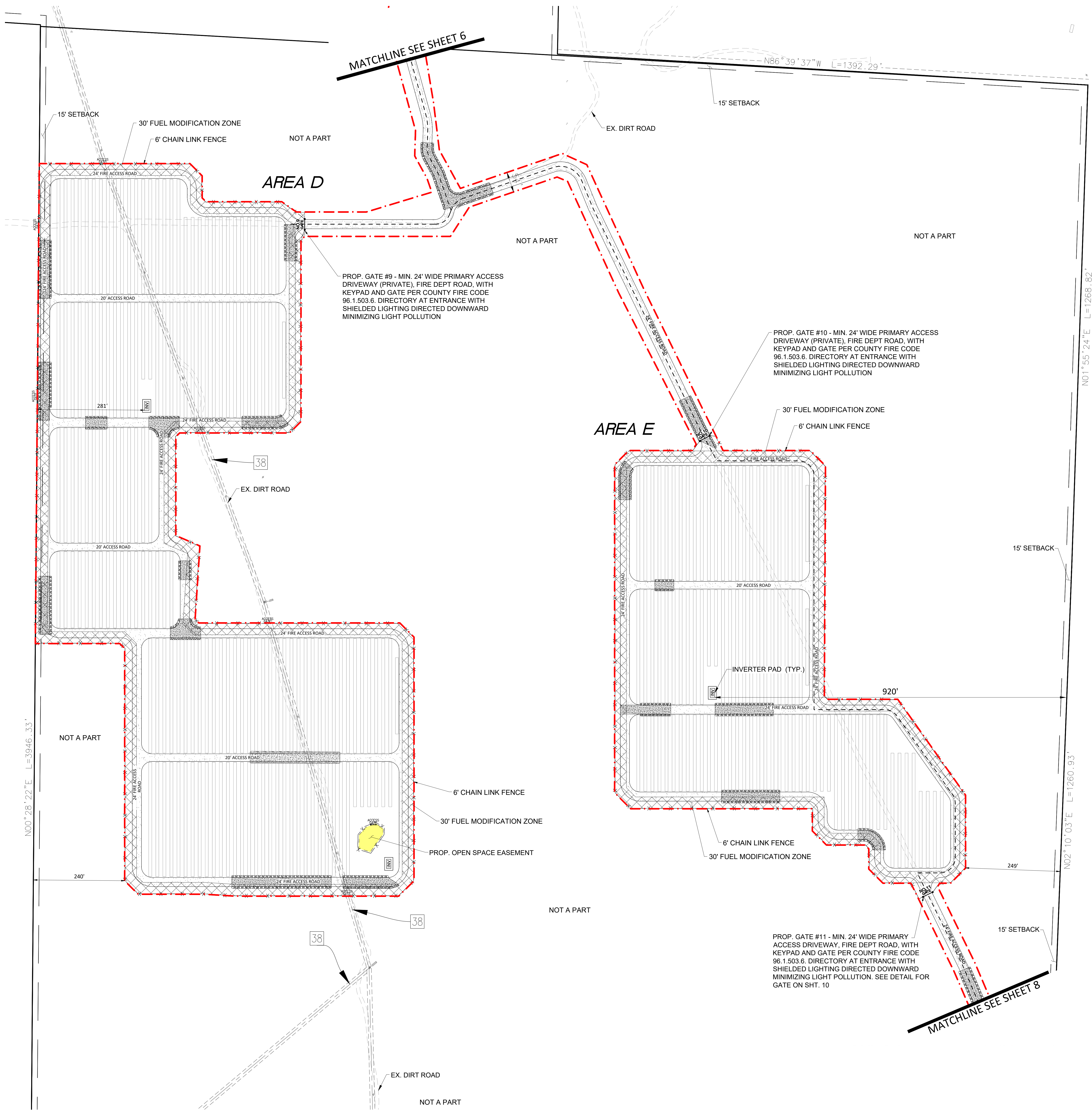
SHEET 6 OF 12  
MARCH 15, 2024

**Michael Baker**  
INTERNATIONAL

9635 GRANITE RIDGE DR. STE 300  
SAN DIEGO, CA 92123  
PHONE: (858) 614-5000  
MBAKERINTL.COM

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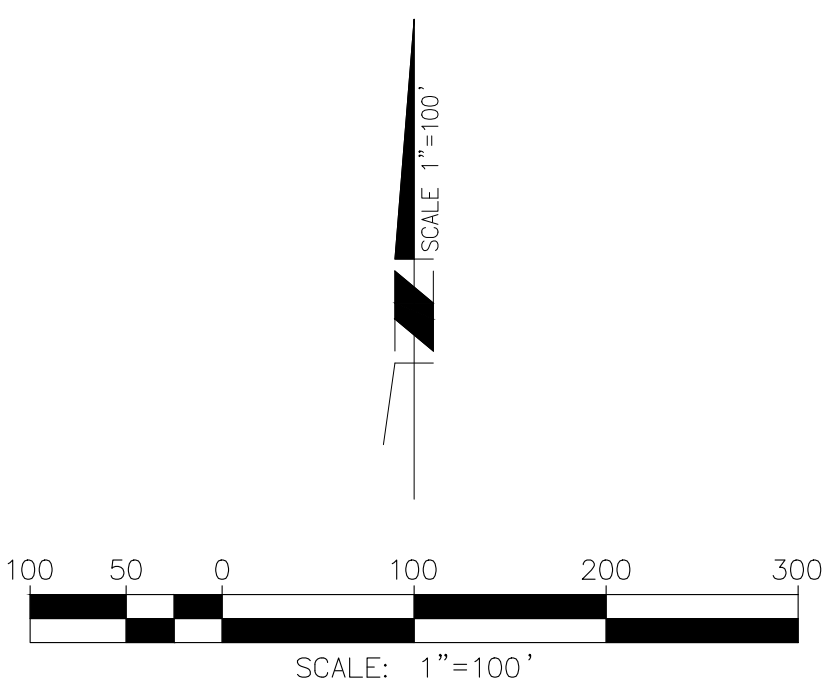
STARLIGHT SOLAR  
COUNTY OF SAN DIEGO, CA  
MAJOR USE PERMIT



KEY MAP  
N.T.S.

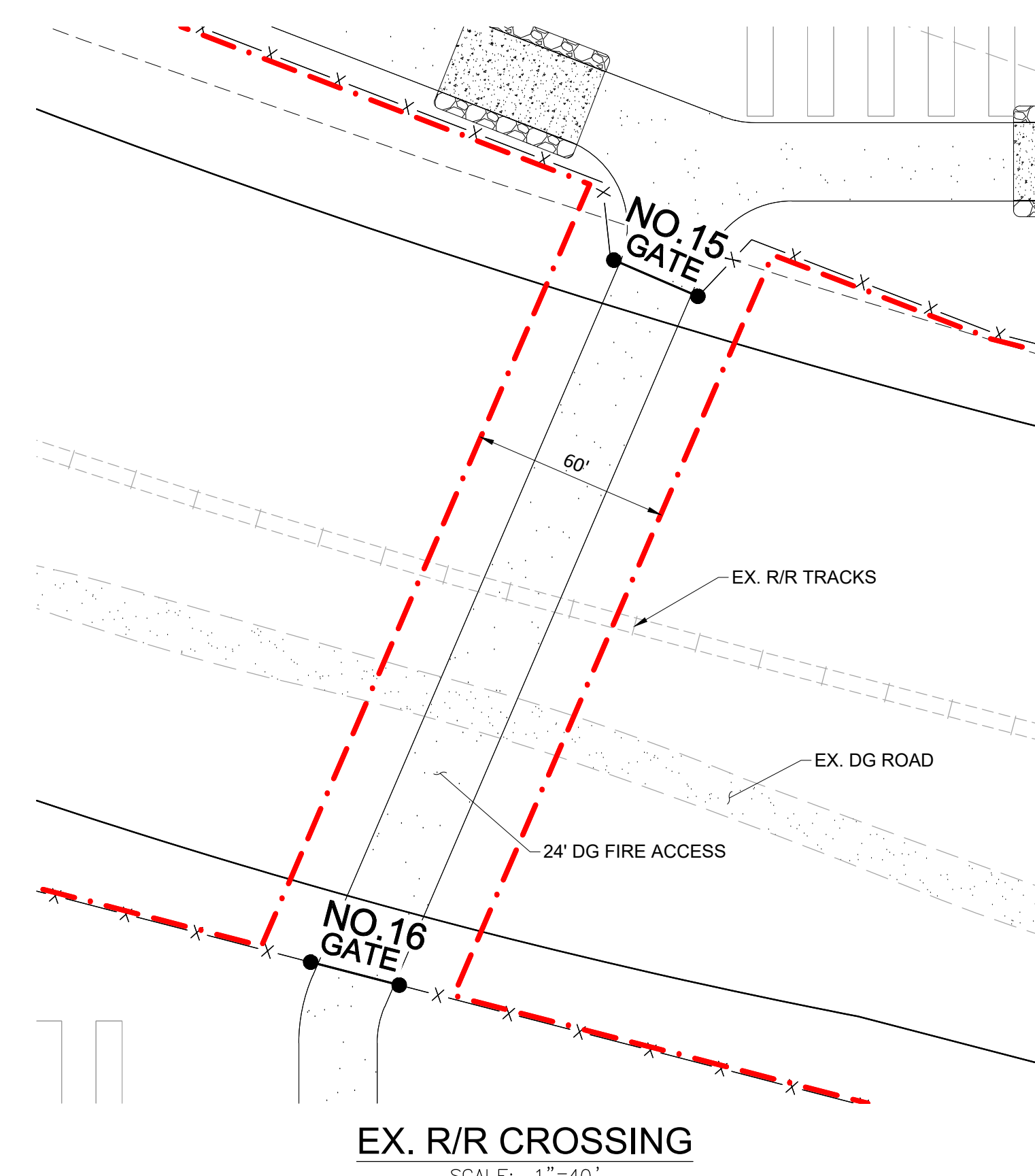
LEGEND:

|                              |     |
|------------------------------|-----|
| PROPERTY BOUNDARY            | --- |
| MAJOR USE PERMIT BOUNDARY    | --- |
| PHASE 1 (AREA "A-1")         | --- |
| PROPOSED OPEN SPACE EASEMENT | --- |
| W/6' CHAINLINK FENCE         | --- |
| W/ ACCESS GATE               | --- |
| EXISTING EASEMENT            | --- |
| ZONING ORD. SETBACK LINE     | --- |
| EX. FENCE                    | --- |
| PROP. 6" CHAINLINK FENCE     | --- |
| WITH 3 STRAND BARBED WIRE    | --- |
| (SEE SHT. 10)                | --- |
| PROP. BREAKAWAY FENCE        | --- |
| (SEE SHT. 10)                | --- |
| PROPOSED GATE (SEE SHT. 10)  | --- |
| EX. DG ROAD                  | --- |
| EX. PAVEMENT                 | --- |
| PROP. 20' DG / 24' DG FIRE   | --- |
| ACCESS ROAD-ALL WEATHER      | --- |
| PROP. CONCRETE CROSSING      | --- |
| WITH RIP-RAP                 | --- |
| PROP. GEN-TIE LINE           | --- |
| EX. POWER POLE               | --- |
| PROP. INVERTER PAD           | --- |
| PROP. PV PANEL BLOCK         | --- |
| SINGLE AXIS TRACKING         | --- |
| PROP. UNDERGROUND            | --- |
| TRANSMISSION LINE            | --- |

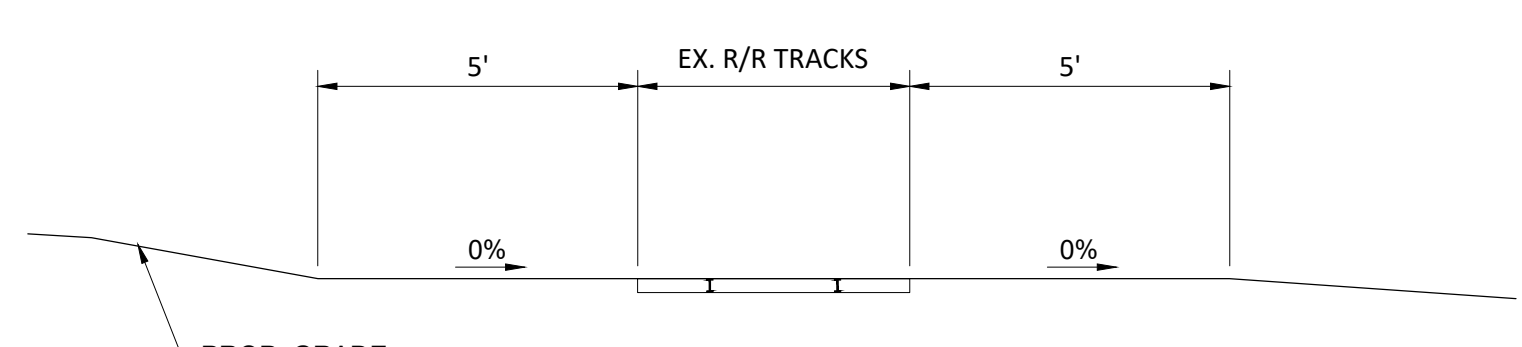


AREA "D" & "E"  
SCALE: 1"=100'

STARLIGHT SOLAR  
COUNTY OF SAN DIEGO, CA  
MAJOR USE PERMIT

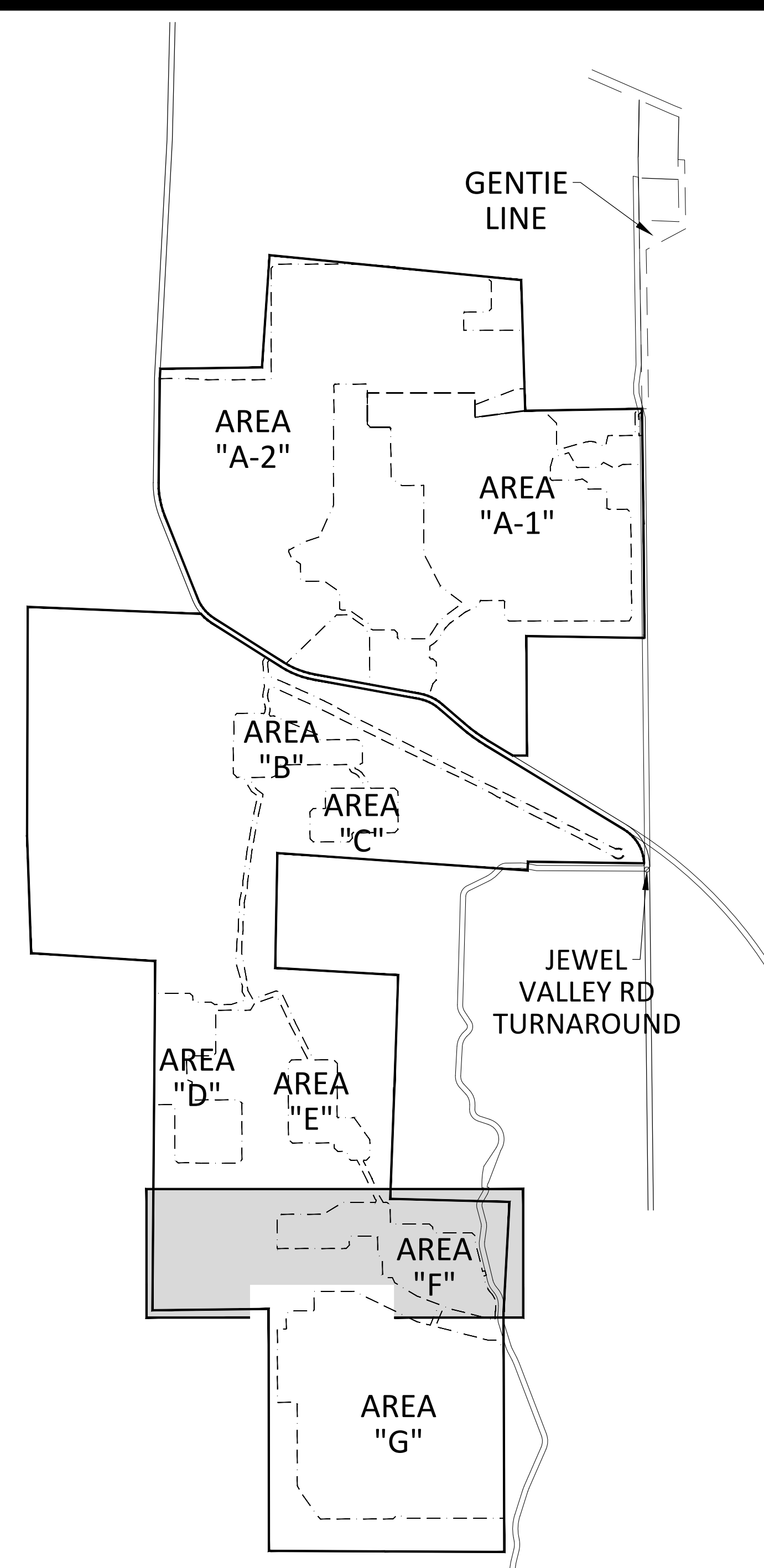


EX. R/R CROSSING  
SCALE: 1"=40'

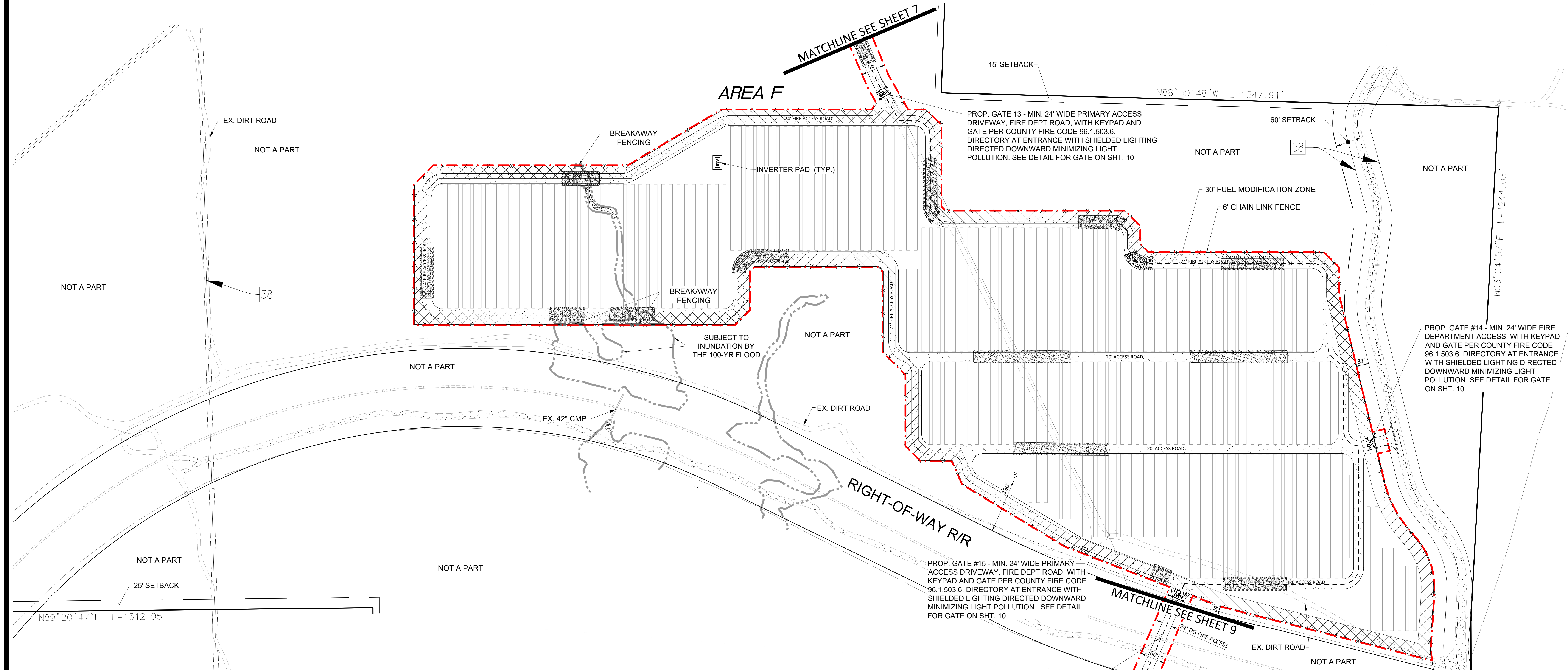


R/R CROSSING SECTION  
N.T.S.

SOURCE: METROLINK ENGINEERING STD  
4001, HIGHWAY-RAIL GRADE CROSSING

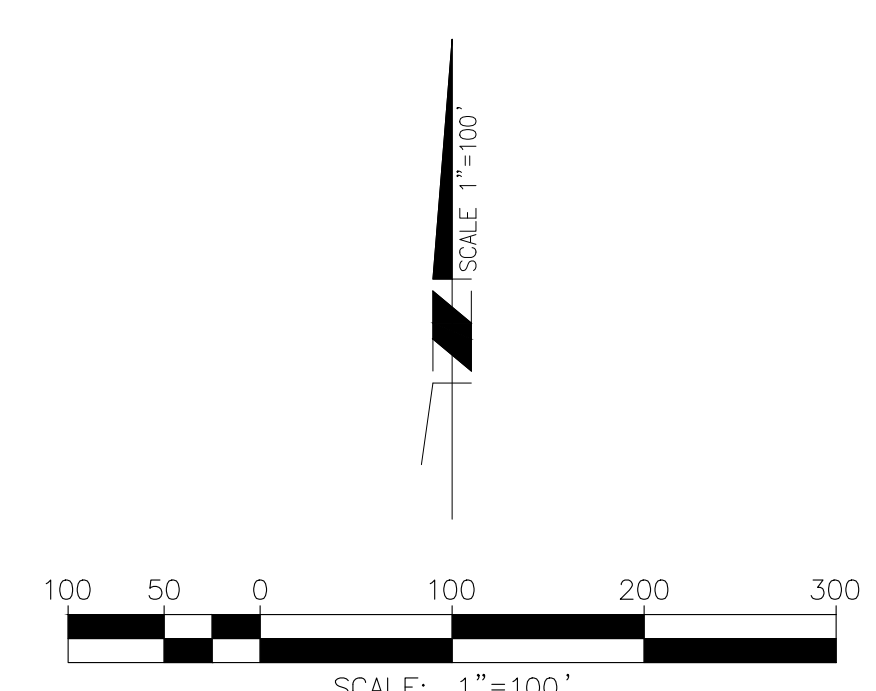


KEY MAP  
N.T.S.



AREA "F"  
SCALE: 1"=100'

- LEGEND:
- PROPERTY BOUNDARY
  - MAJOR USE PERMIT BOUNDARY
  - PHASE 1 (AREA "A-1")
  - PROPOSED OPEN SPACE EASEMENT W/ 6' CHAIN LINK FENCE W/ ACCESS GATE
  - EXISTING EASEMENT
  - ZONING ORD. SETBACK LINE
  - EX. FENCE
  - PROP. 6' CHAIN LINK FENCE WITH 3 STRAND BARBED WIRE (SEE SHT. 10)
  - PROP. BREAKAWAY FENCE (SEE SHT. 10)
  - PROPOSED GATE (SEE SHT. 10)
  - EX. DG ROAD
  - EX. PAVEMENT
  - PROP. 20' DG / 24' DG FIRE ACCESS ROAD-ALL WEATHER
  - PROP. CONCRETE CROSSING WITH RIP-RAP
  - PROP. GEN-TIE LINE
  - EX. POWER POLE
  - PROP. INVERTER PAD
  - PROP. PV PANEL BLOCK SINGLE AXIS TRACKING
  - PROP. UNDERGROUND TRANSMISSION LINE
  - 10' WIDE RIP-RAP (1/4 TON TO 1/2 TON)
  - 100-YR LIMITS OF INUNDATION



STARLIGHT SOLAR  
COUNTY OF SAN DIEGO, CA  
MAJOR USE PERMIT  
PDS2022-MUP-22-010

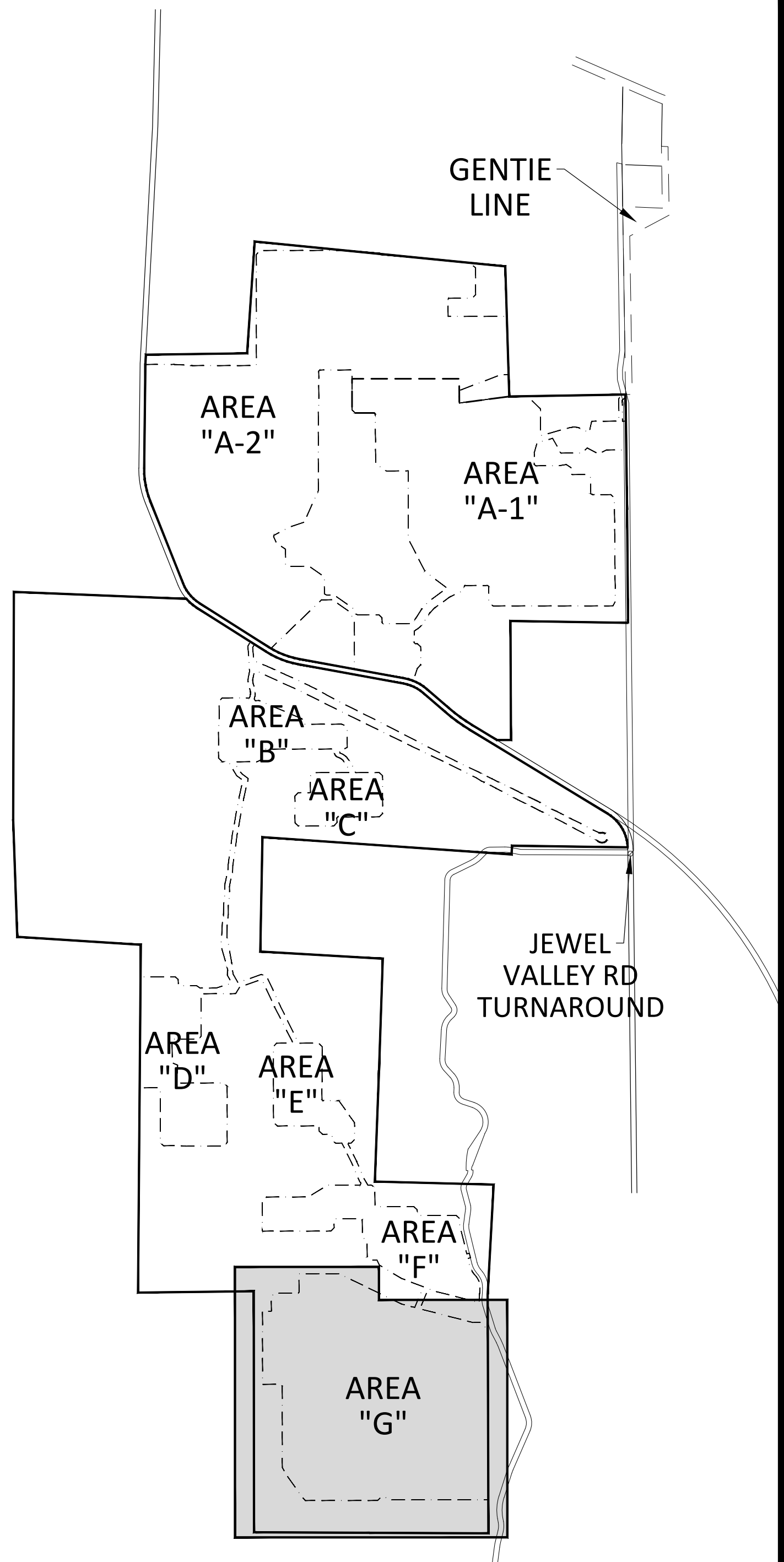
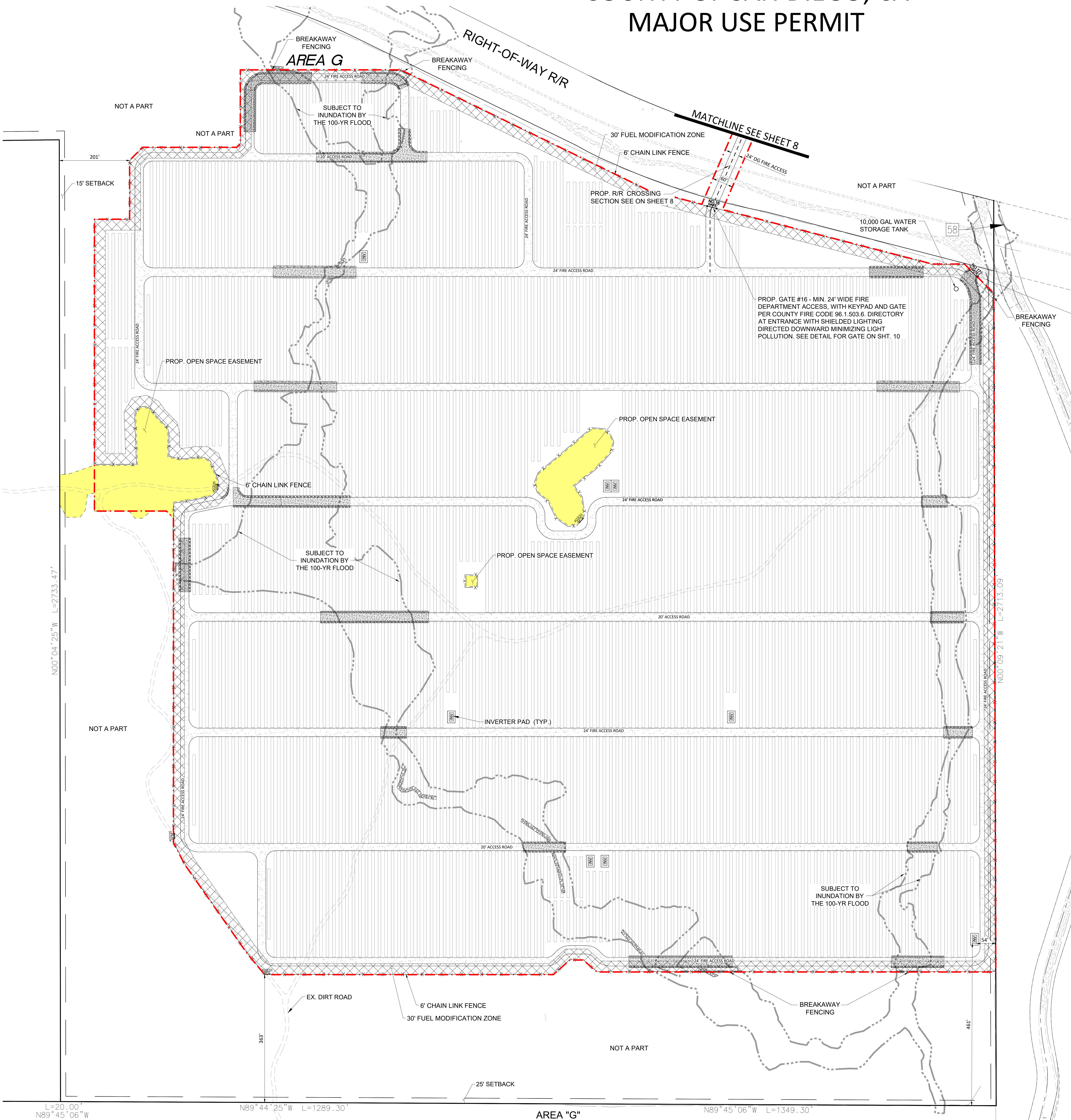
AREA "F" PLOT PLAN

SHEET 8 OF 12  
MARCH 15, 2024

Michael Baker  
INTERNATIONAL

9035 GRANITE RIDGE DR. STE. 300  
SAN DIEGO, CA 92123  
PHONE: (619) 614-0000  
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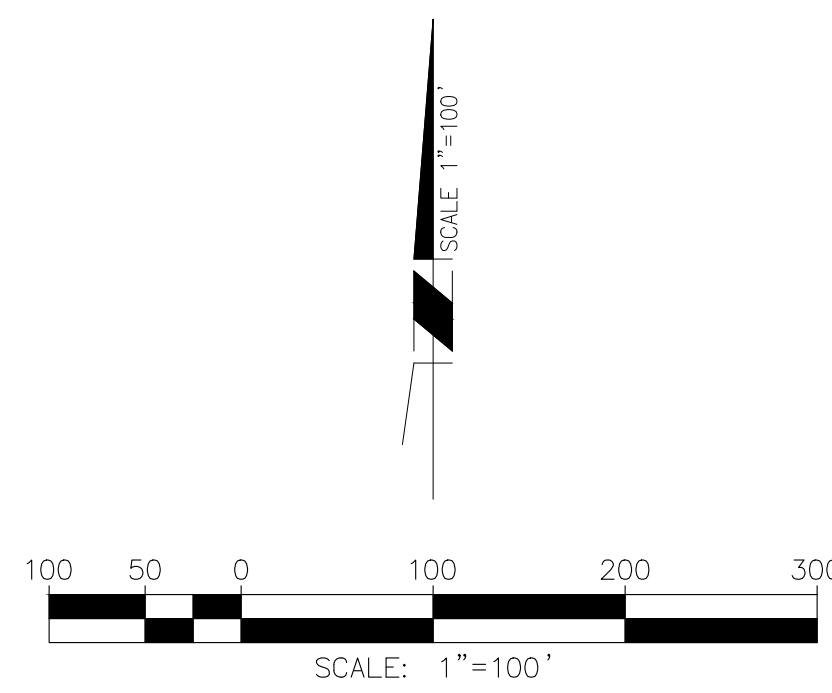
STARLIGHT SOLAR  
COUNTY OF SAN DIEGO, CA  
MAJOR USE PERMIT



KEY MAP  
N.T.S.

LEGEND:

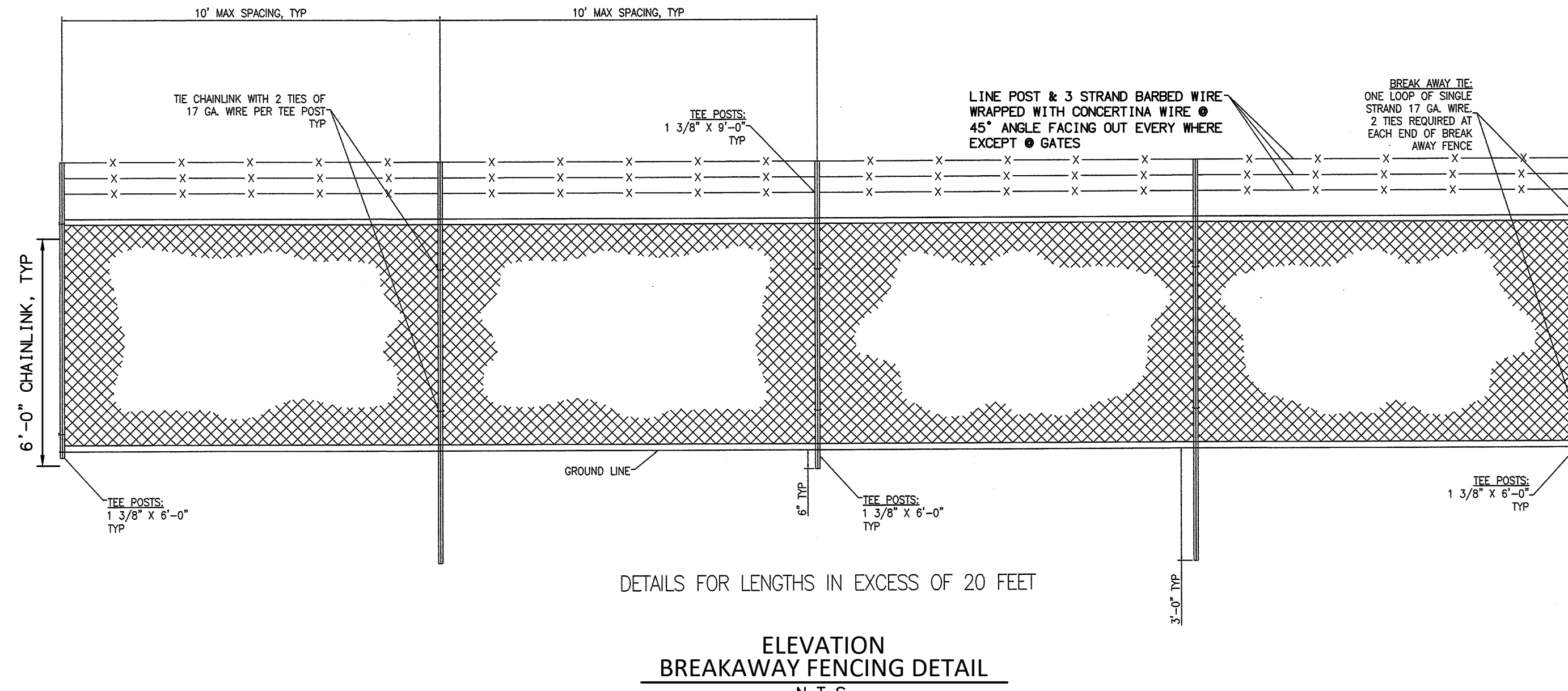
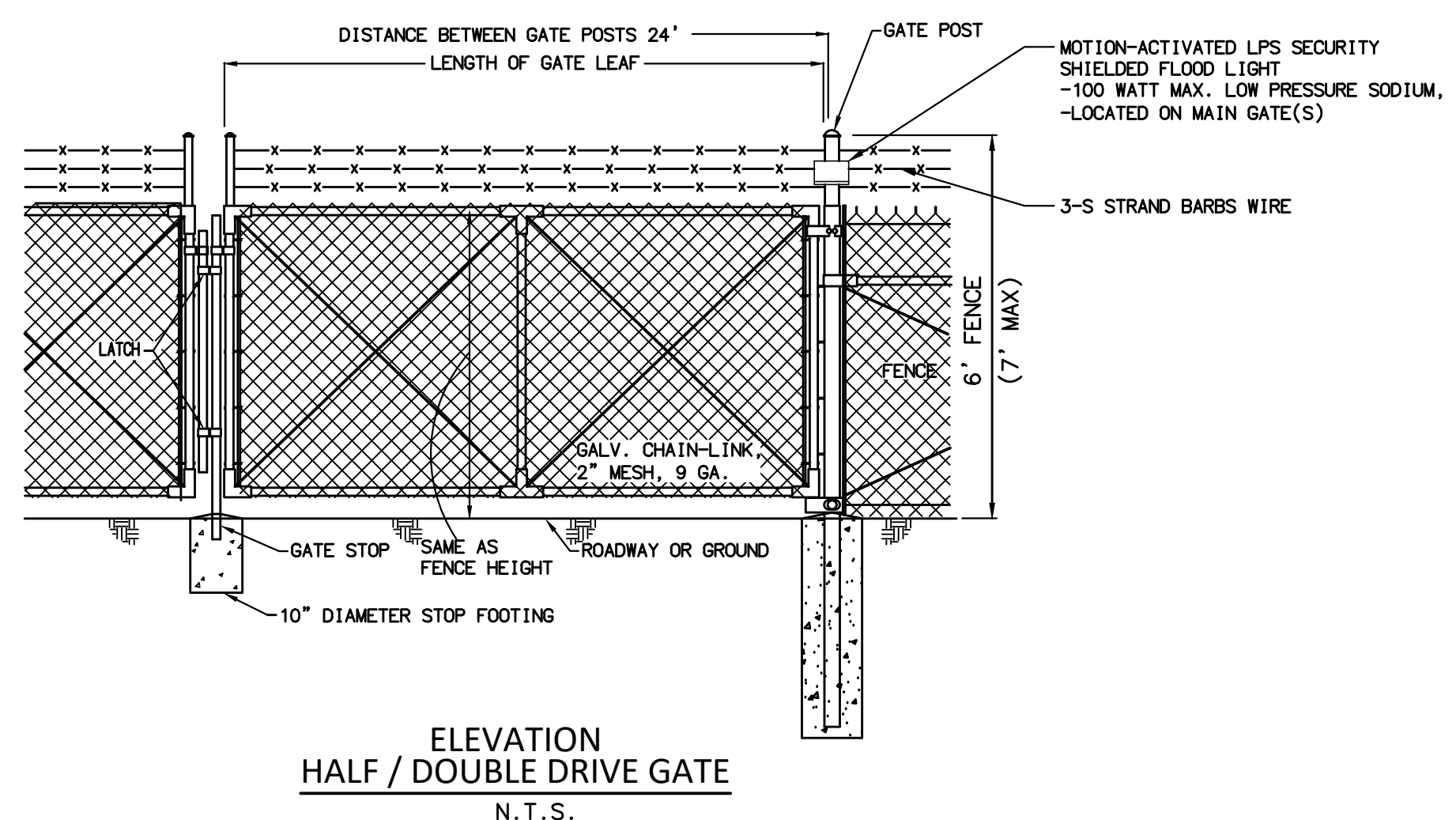
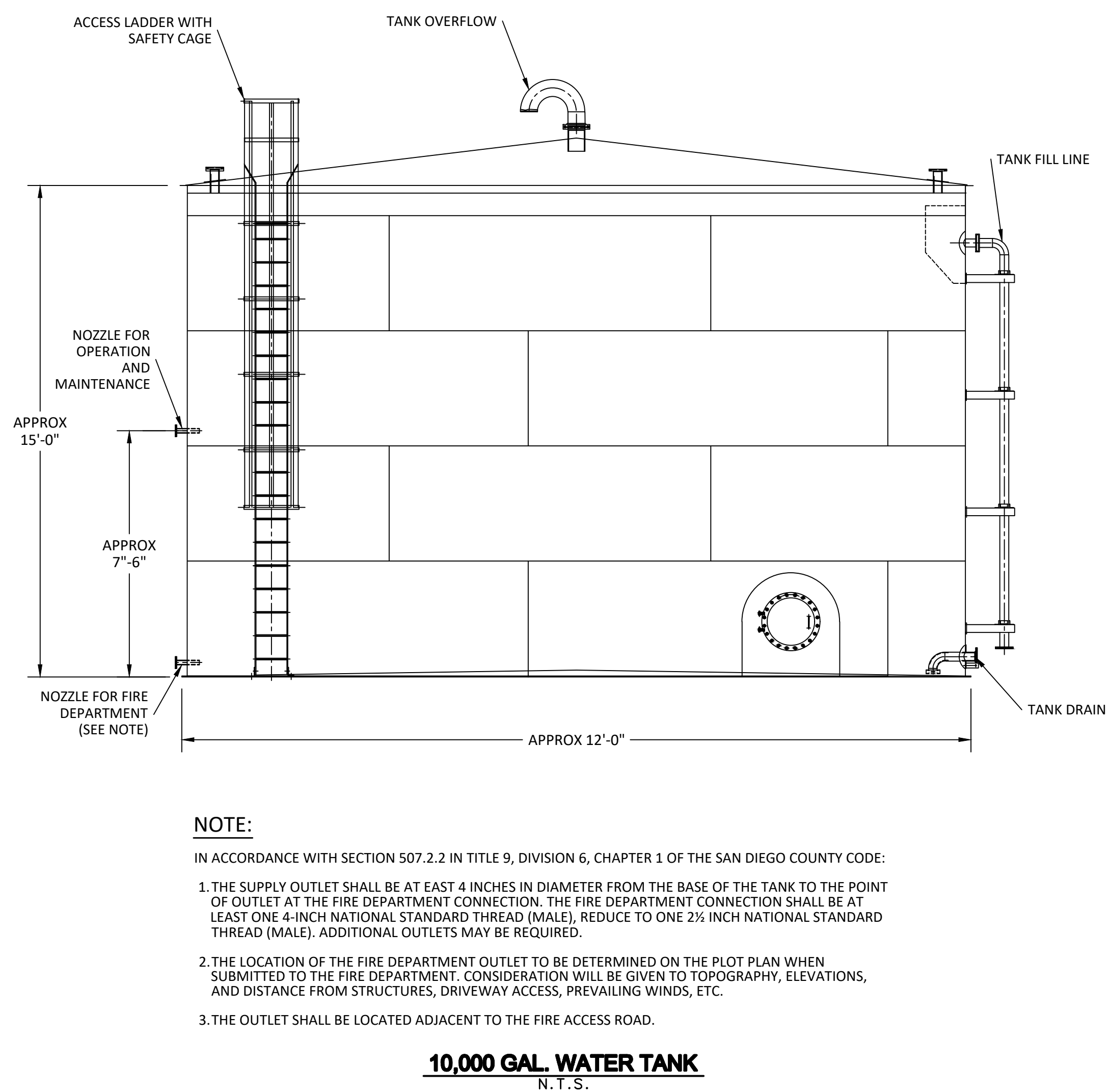
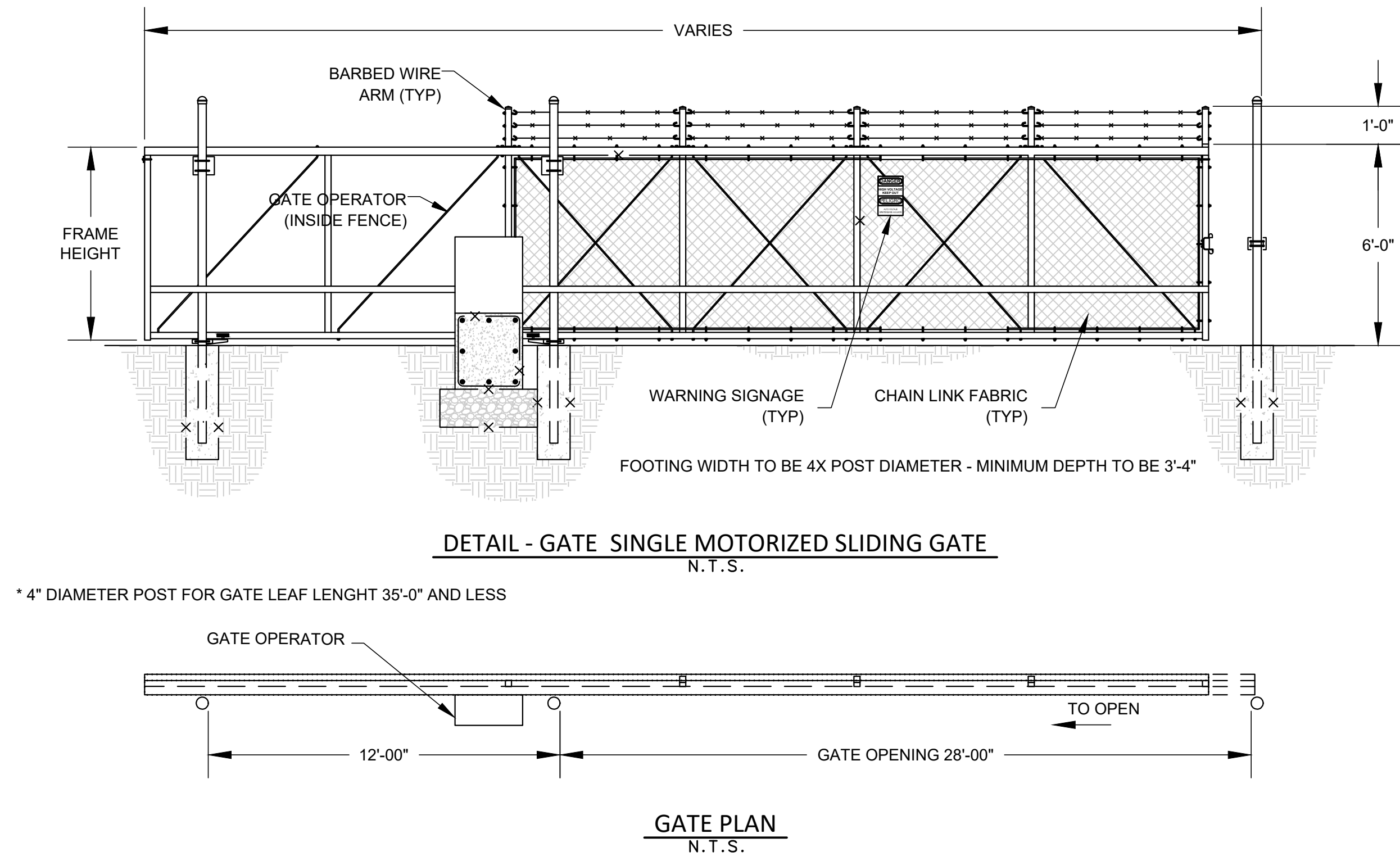
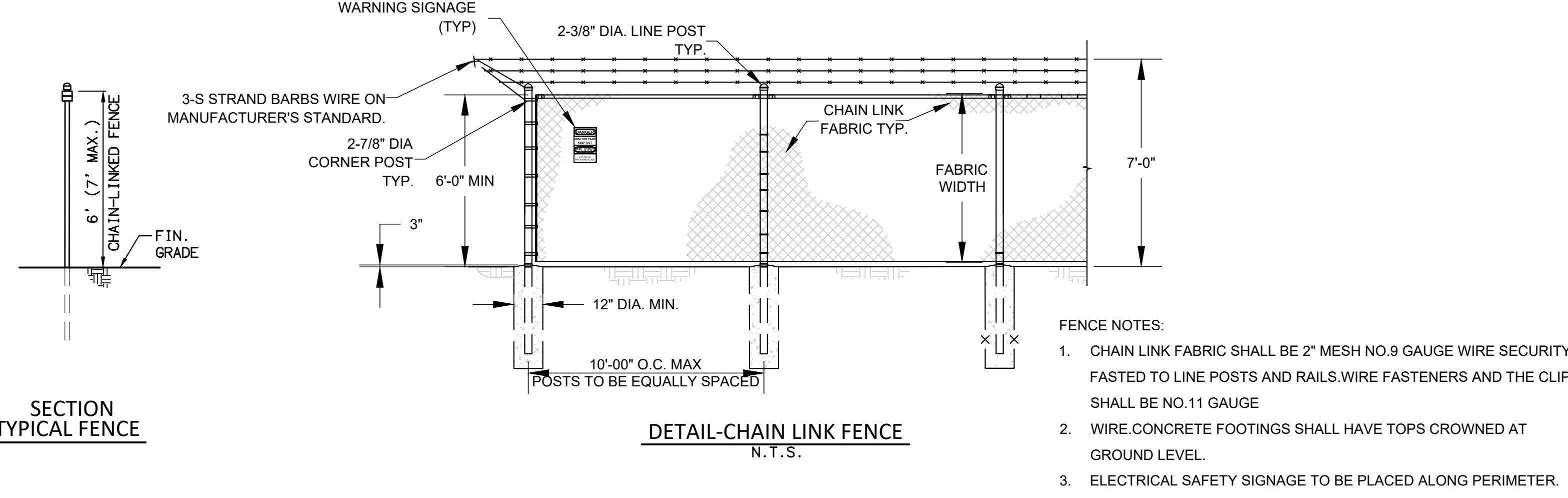
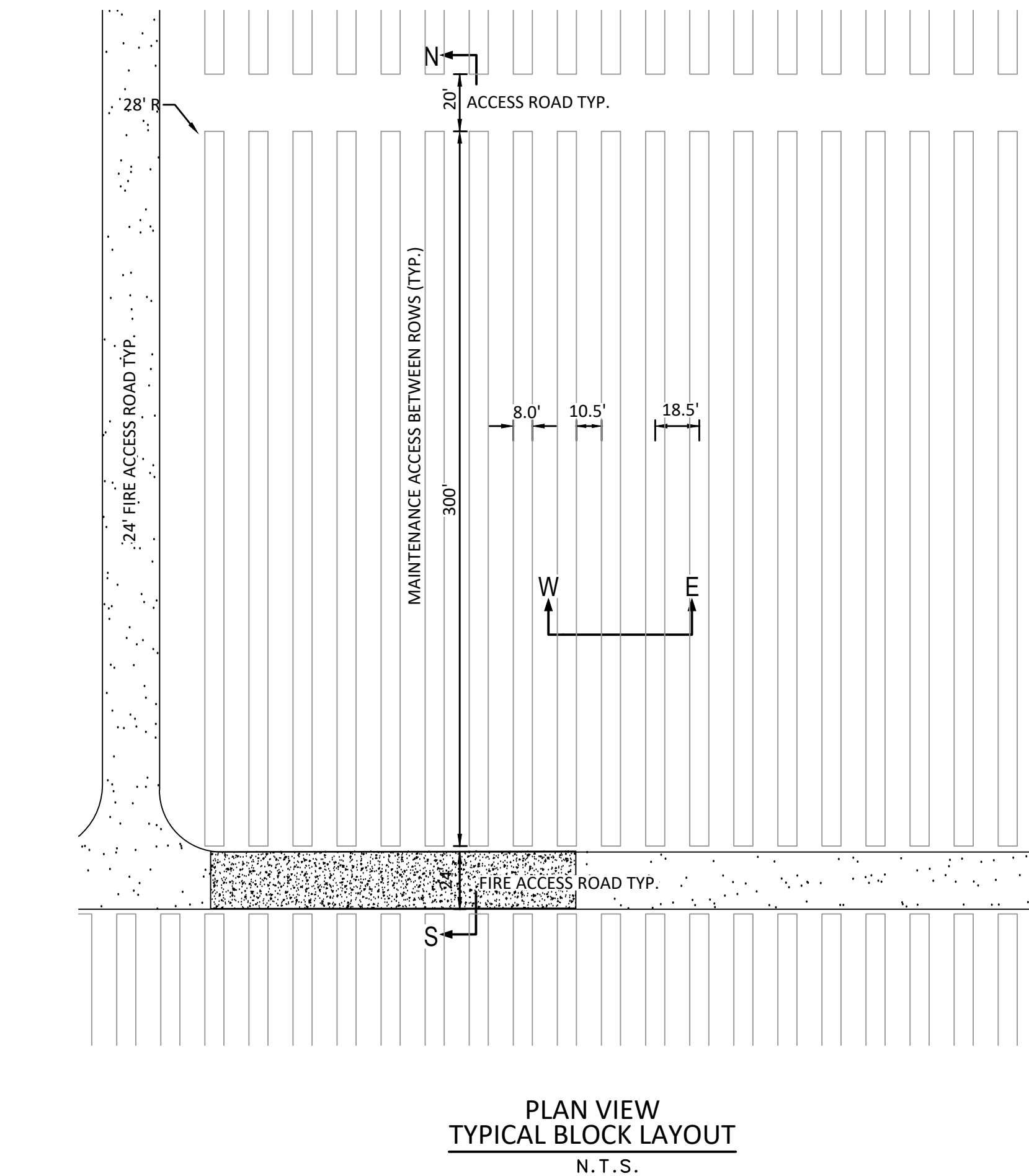
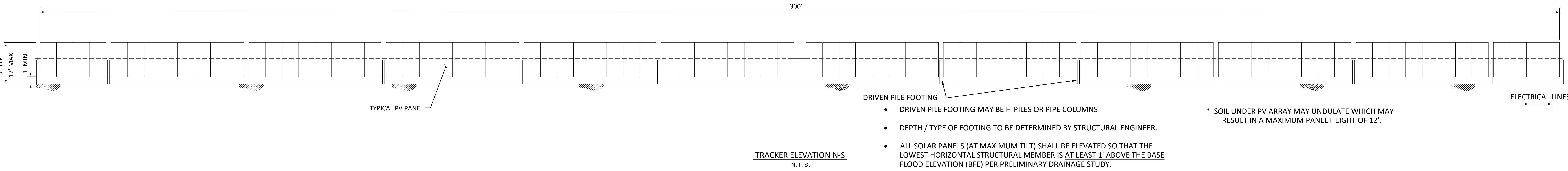
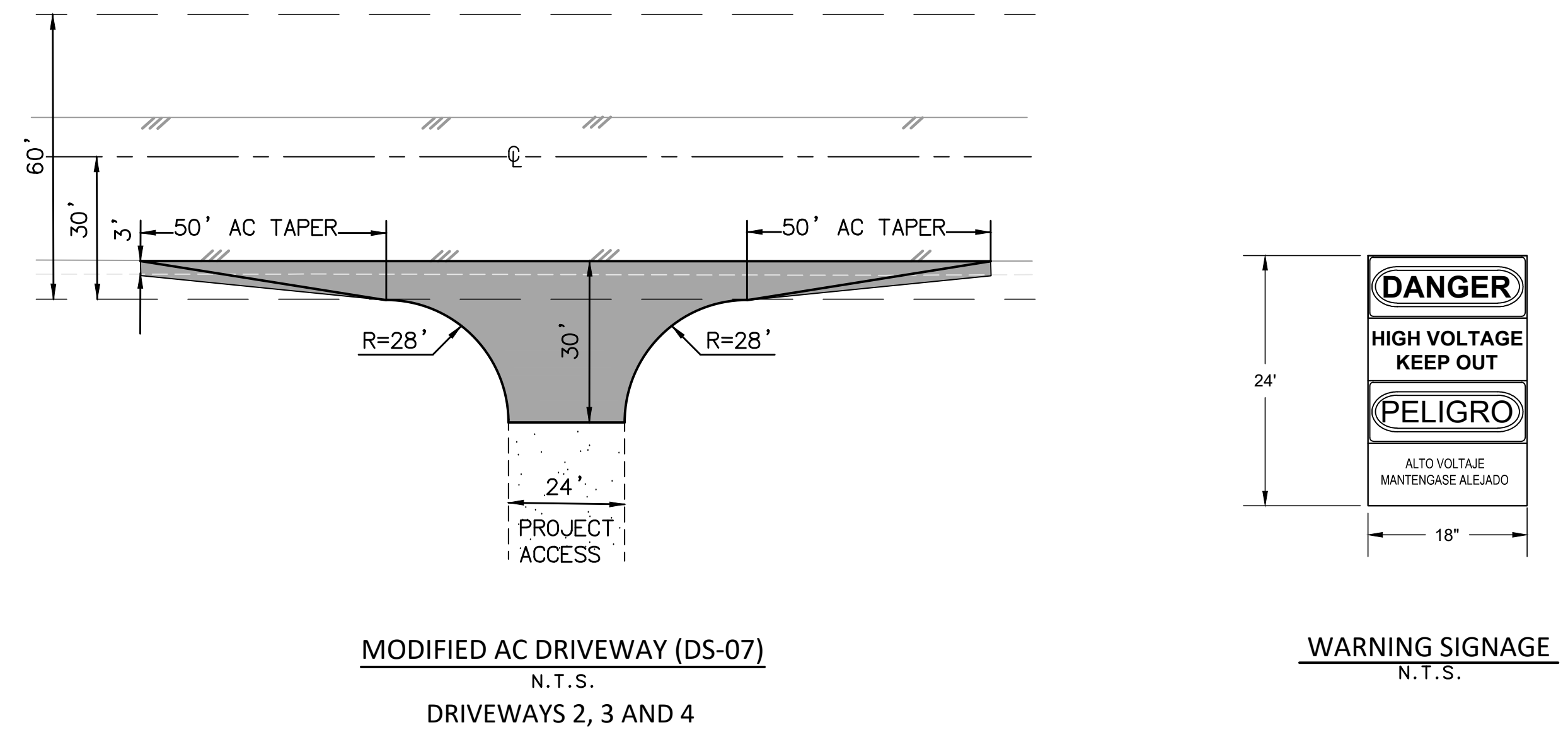
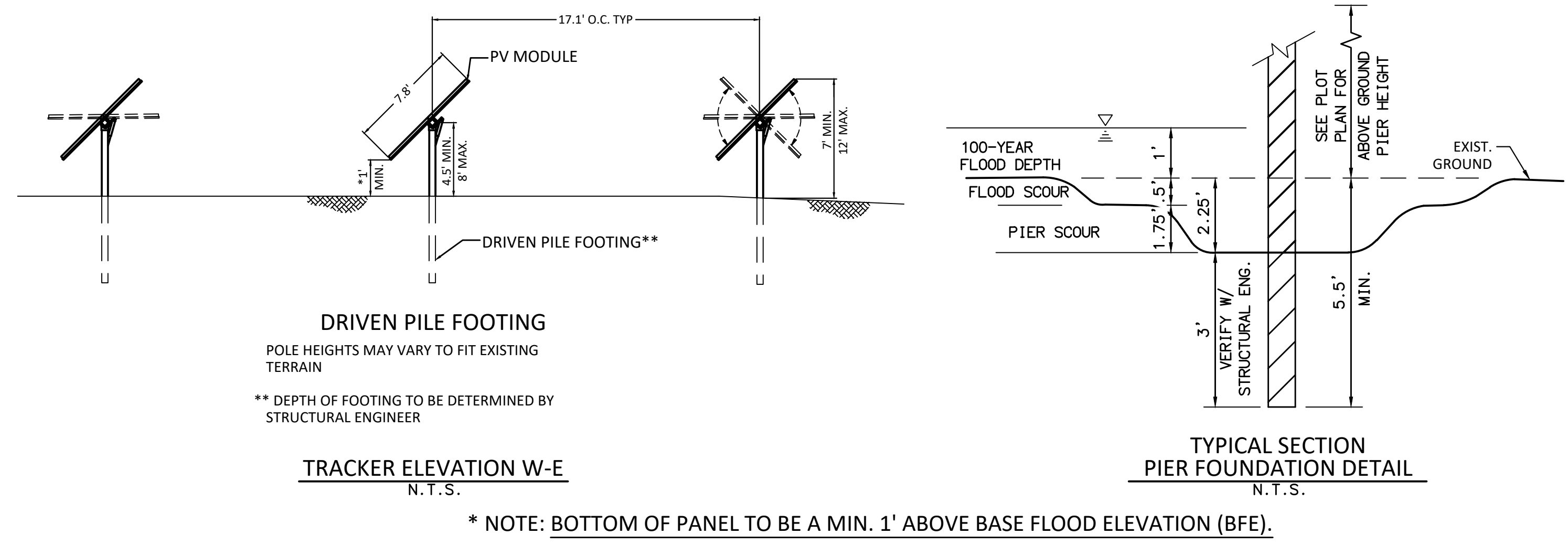
|                                                                          |     |
|--------------------------------------------------------------------------|-----|
| PROPERTY BOUNDARY                                                        | --- |
| MAJOR USE PERMIT BOUNDARY                                                | --- |
| PHASE 1 (AREA "A-1")                                                     | --- |
| PROPOSED OPEN SPACE EASEMENT<br>W/ 6' CHAIN LINK FENCE<br>W/ ACCESS GATE | --- |
| EXISTING EASEMENT                                                        | --- |
| ZONING ORD. SETBACK LINE                                                 | --- |
| EX. FENCE                                                                | --- |
| PROP. 6' CHAIN LINK FENCE<br>WITH 3 STRAND BARBED WIRE<br>(SEE SHT. 10)  | --- |
| PROP. BREAKAWAY FENCE<br>(SEE SHT. 10)                                   | --- |
| PROPOSED GATE (SEE SHT. 10)                                              | --- |
| EX. DG ROAD                                                              | --- |
| EX. PAVEMENT                                                             | --- |
| PROP. 20' DG / 24' DG FIRE<br>ACCESS ROAD-ALL WEATHER                    | --- |
| PROP. CONCRETE CROSSING<br>WITH RIP-RAP                                  | --- |
| PROP. GEN-TIE LINE                                                       | --- |
| EX. POWER POLE                                                           | --- |
| PROP. INVERTER PAD                                                       | --- |
| PROP. PV PANEL BLOCK<br>SINGLE AXIS TRACKING                             | --- |
| PROP. UNDERGROUND<br>TRANSMISSION LINE                                   | --- |
| 10' WIDE RIP-RAP<br>(1/4 TON TO 1/2 TON)                                 | --- |
| 100-YR LIMITS OF INUNDATION                                              | --- |



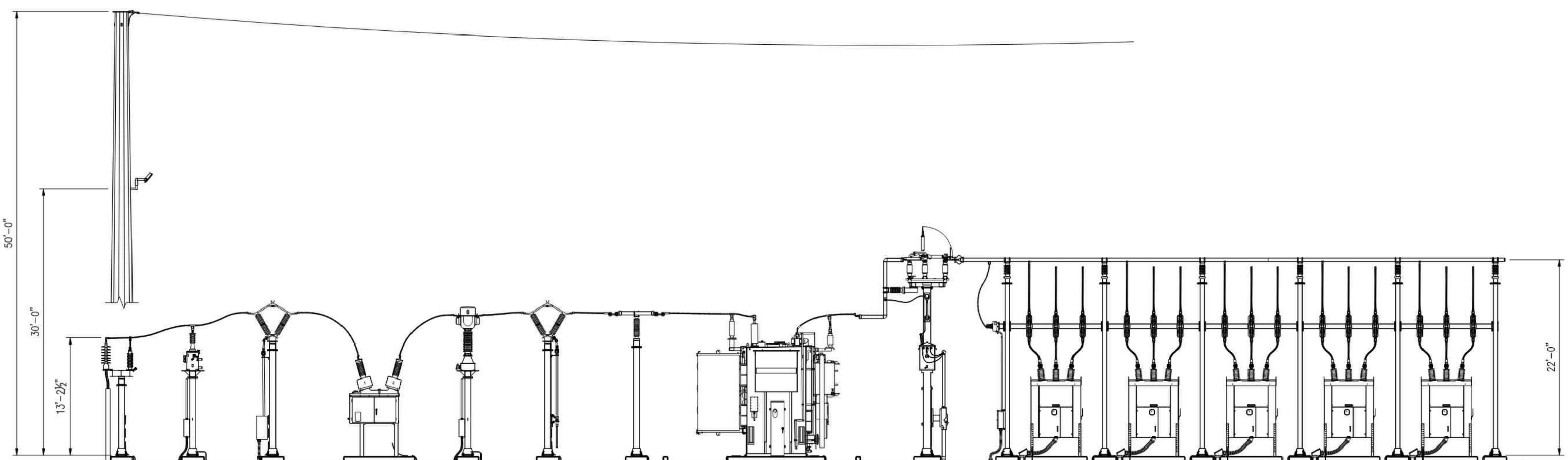
STARLIGHT SOLAR  
COUNTY OF SAN DIEGO, CA  
MAJOR USE PERMIT  
PDS2022-MUP-22-010

AREA "G" PLOT PLAN

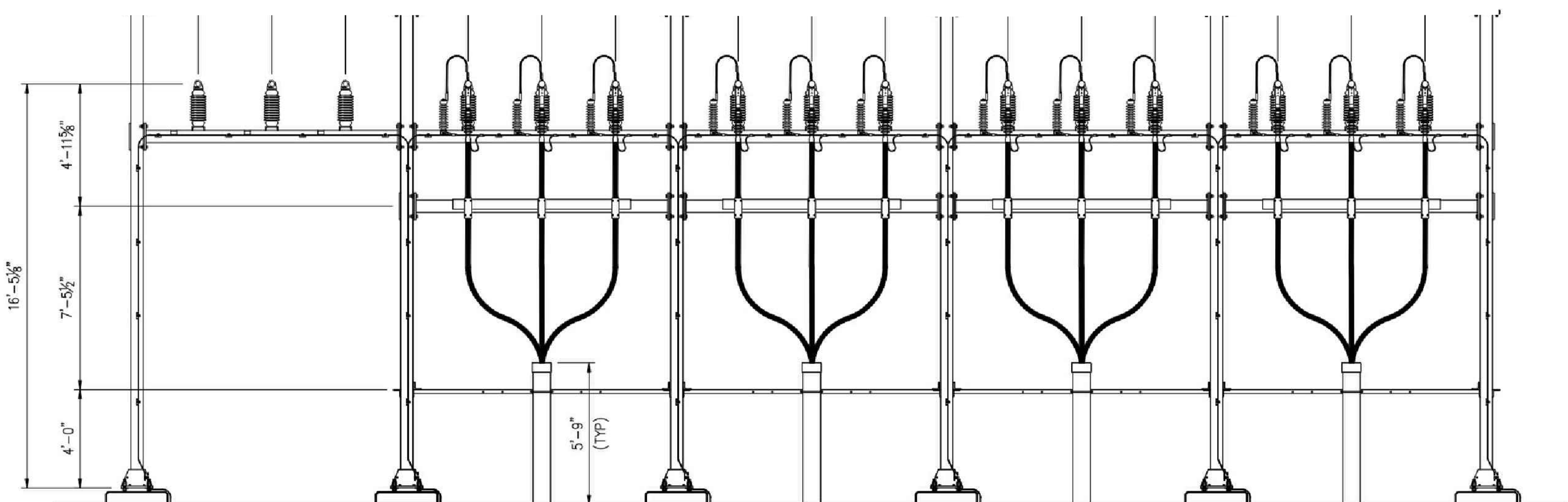
STARLIGHT SOLAR  
COUNTY OF SAN DIEGO, CA  
MAJOR USE PERMIT



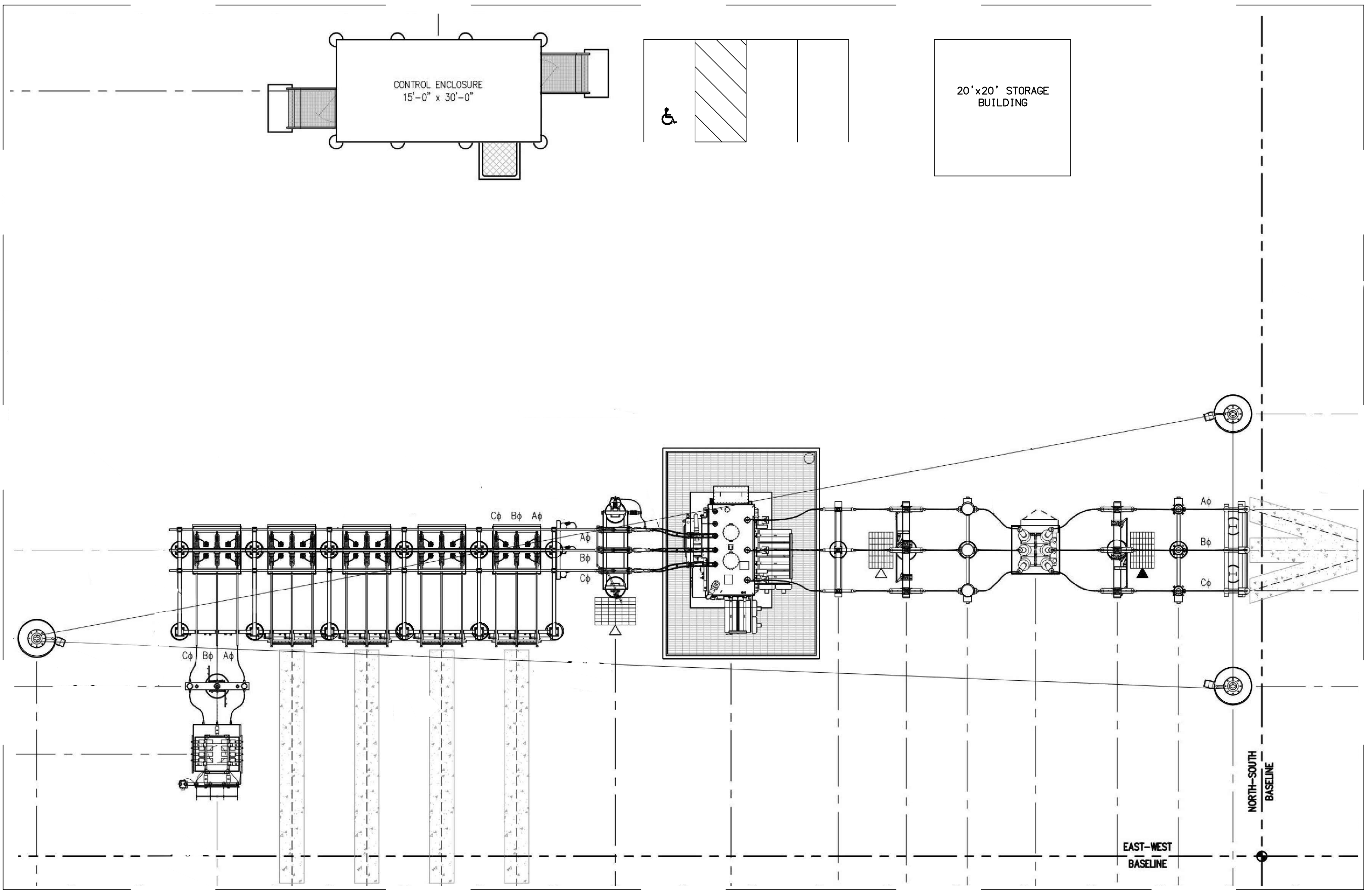
STARLIGHT SOLAR  
COUNTY OF SAN DIEGO, CA  
MAJOR USE PERMIT



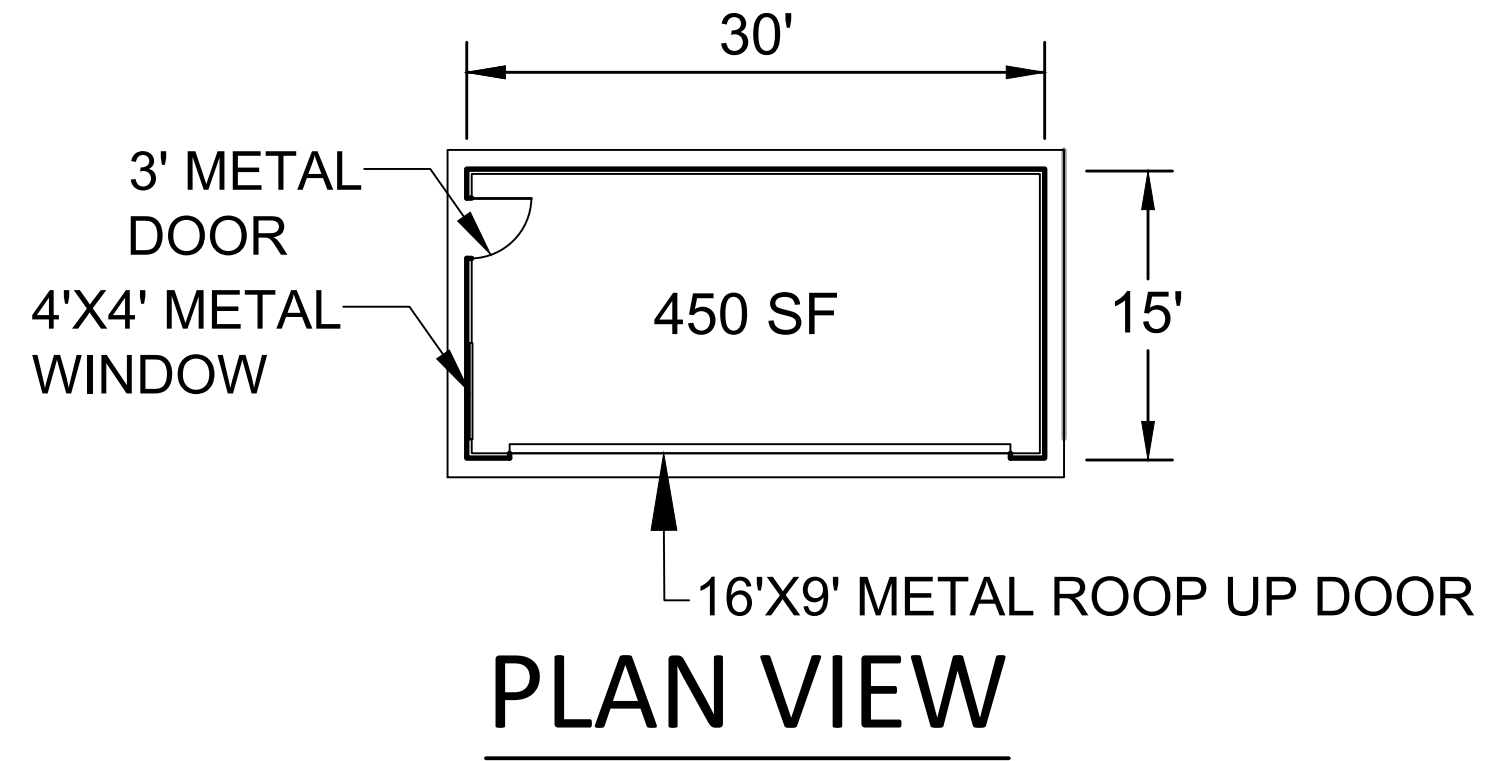
FRONT ELEVATION  
N.T.S.



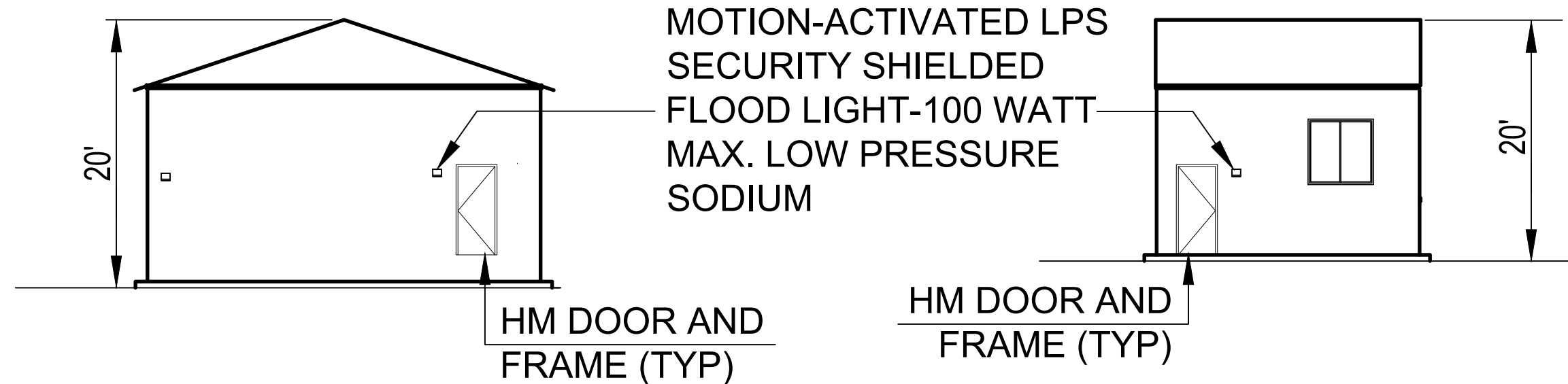
SIDE ELEVATION  
N.T.S.



GENERAL ARRANGEMENT PLAN VIEW  
N.T.S.



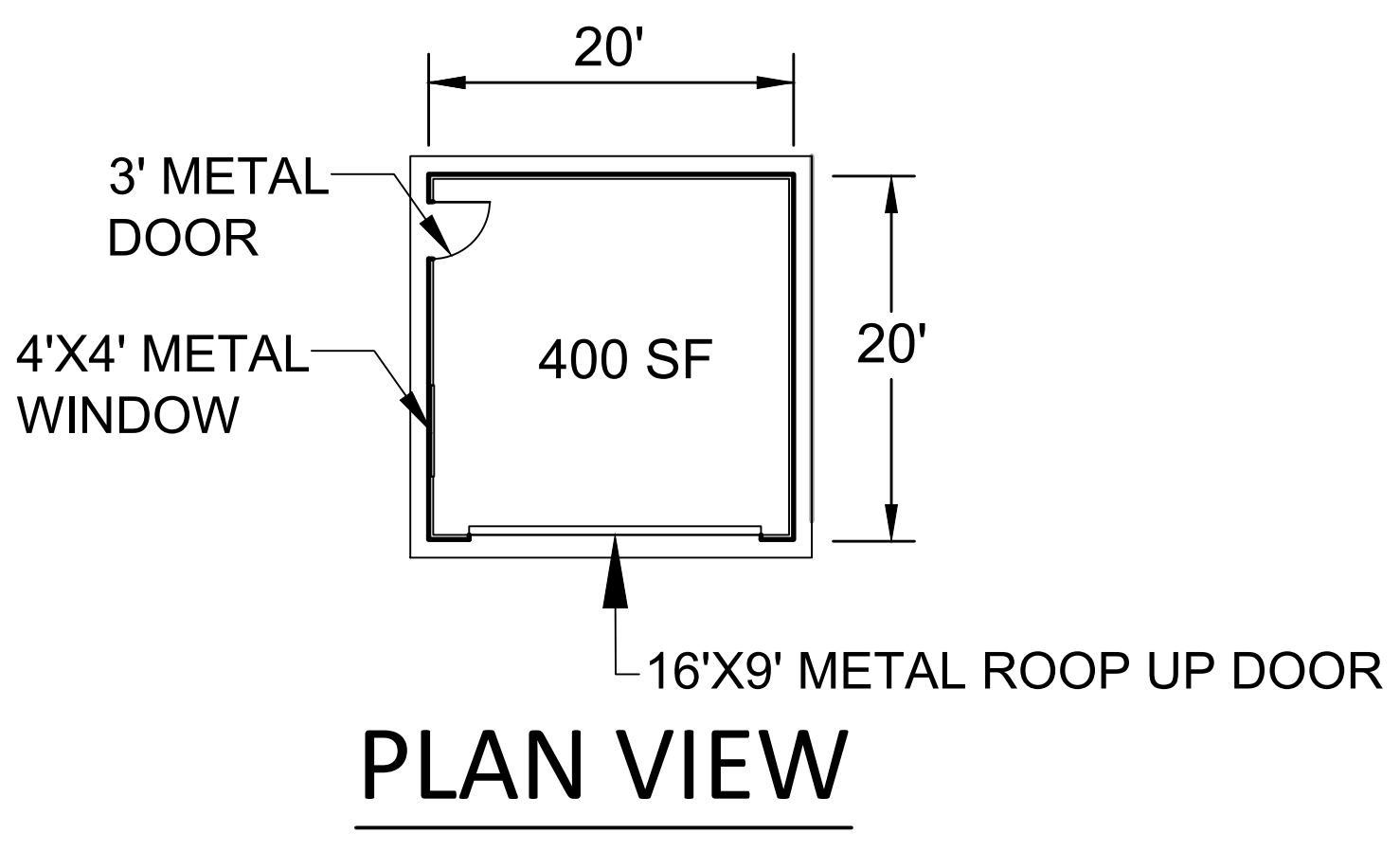
PLAN VIEW



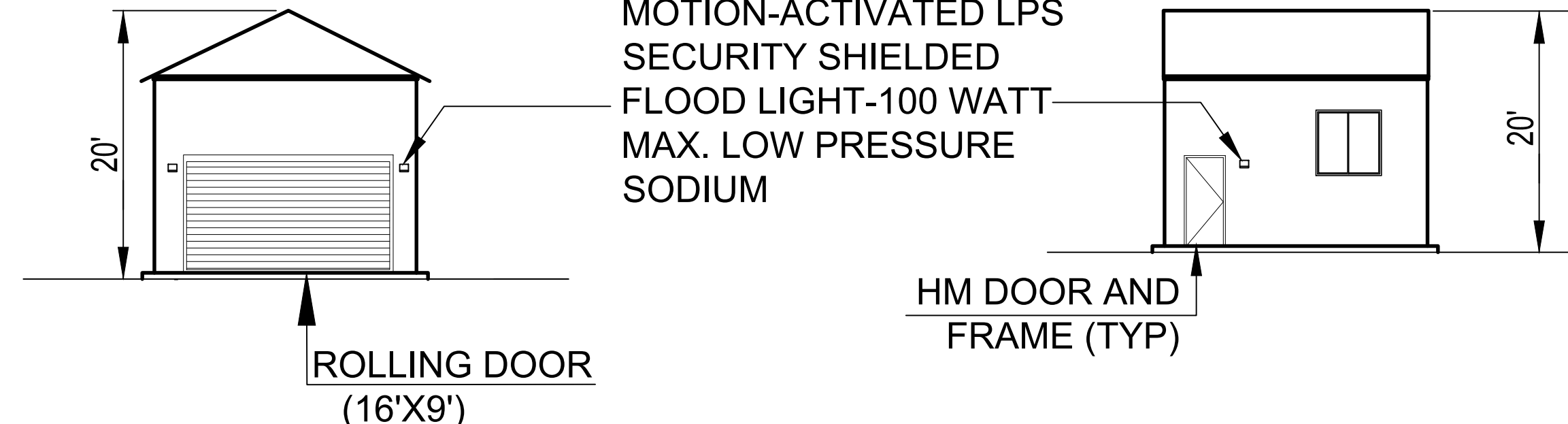
SOUTH ELEVATION WEST ELEVATION  
ELEVATIONS

CONTROL ENCLOSURE  
N.T.S.

FINISH FLOOR MIN. 1' ABOVE BASE FLOOD ELEVATION (BFE)



PLAN VIEW



SOUTH ELEVATION WEST ELEVATION  
ELEVATIONS

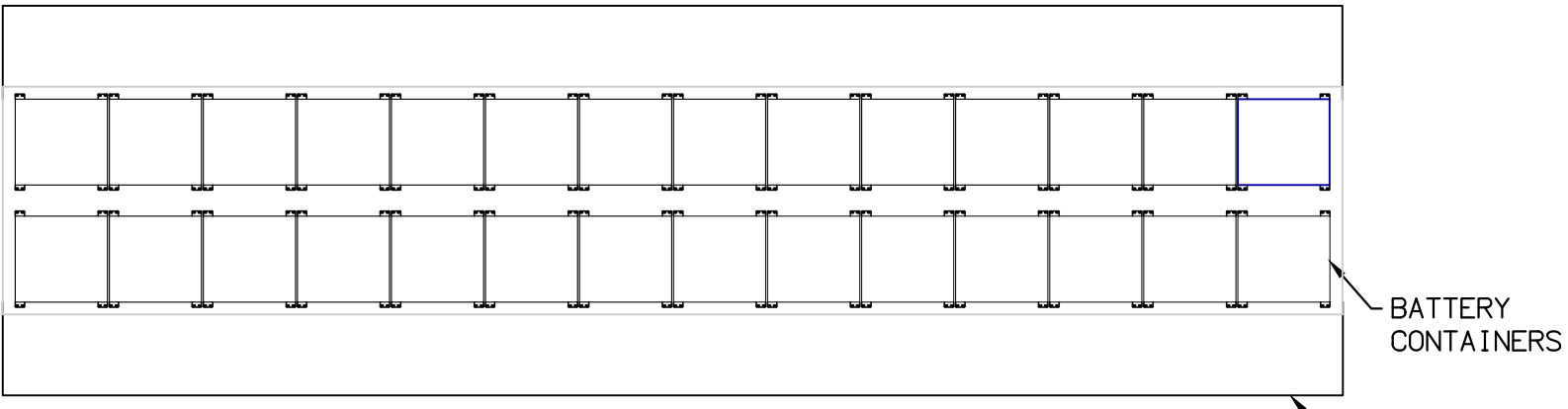
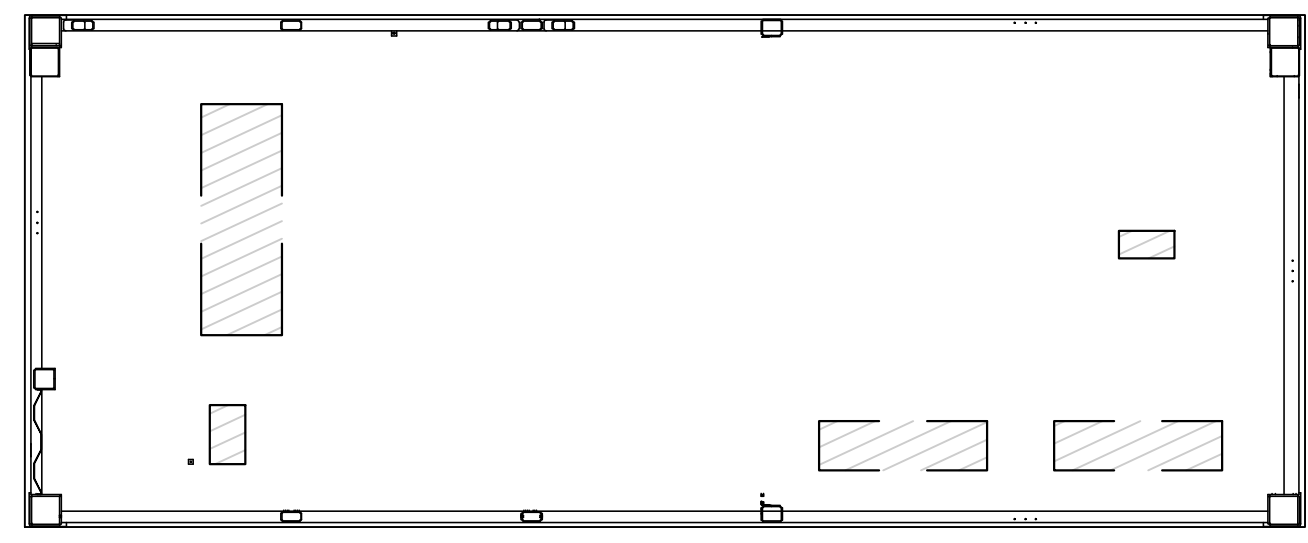
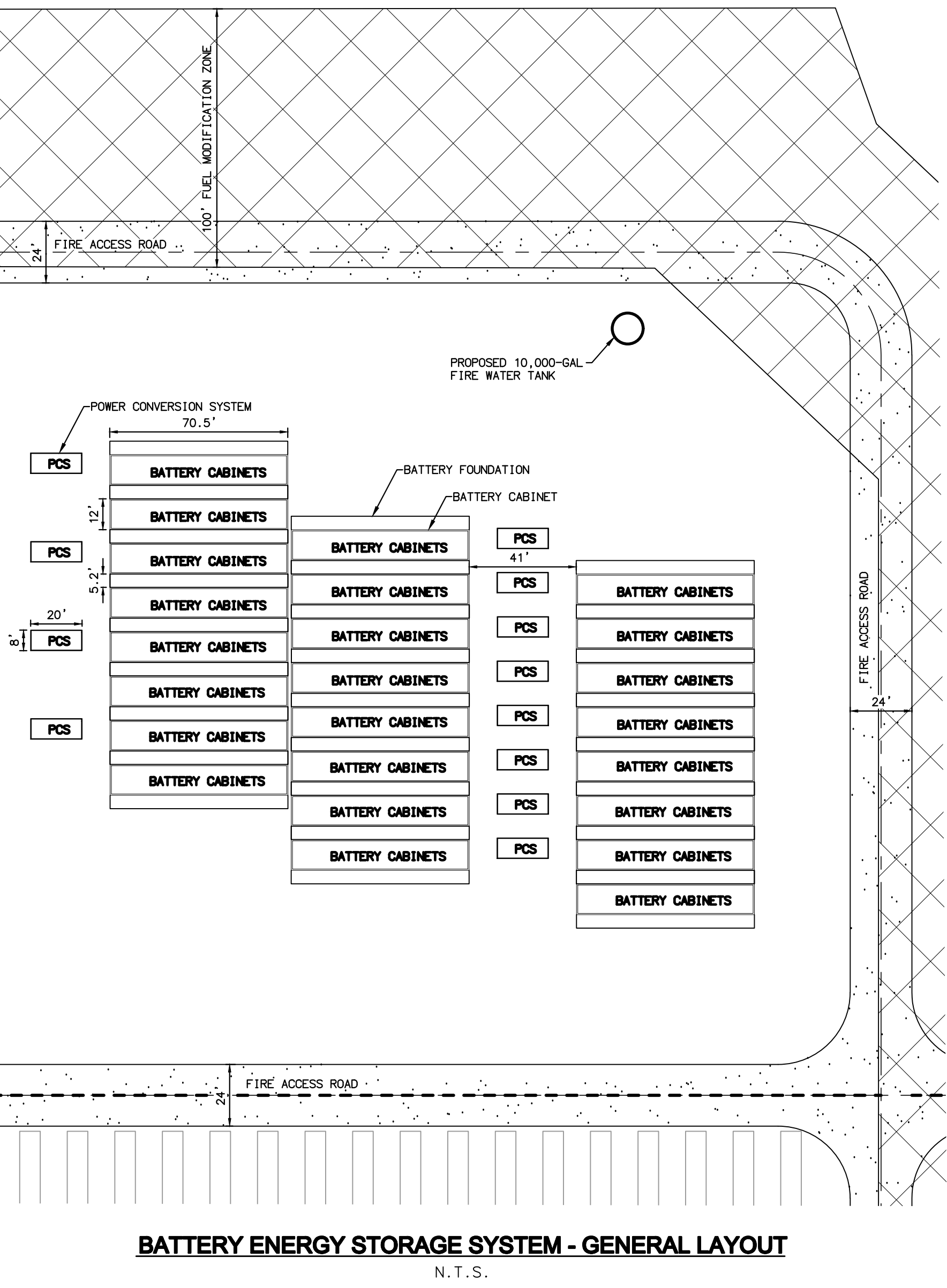
STORAGE BUILDING  
N.T.S.

BUILDING WILL BE IN EARTH TONE COLORS, WITH EITHER WOOD FRAME CONSTRUCTION WITH STUCCO OR METAL SIDING.

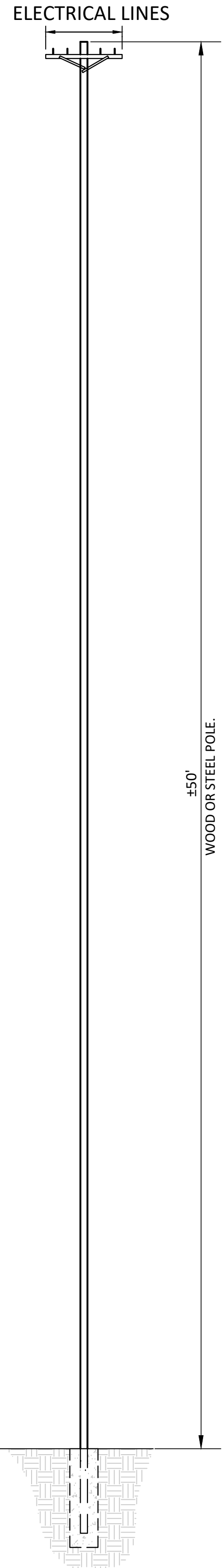
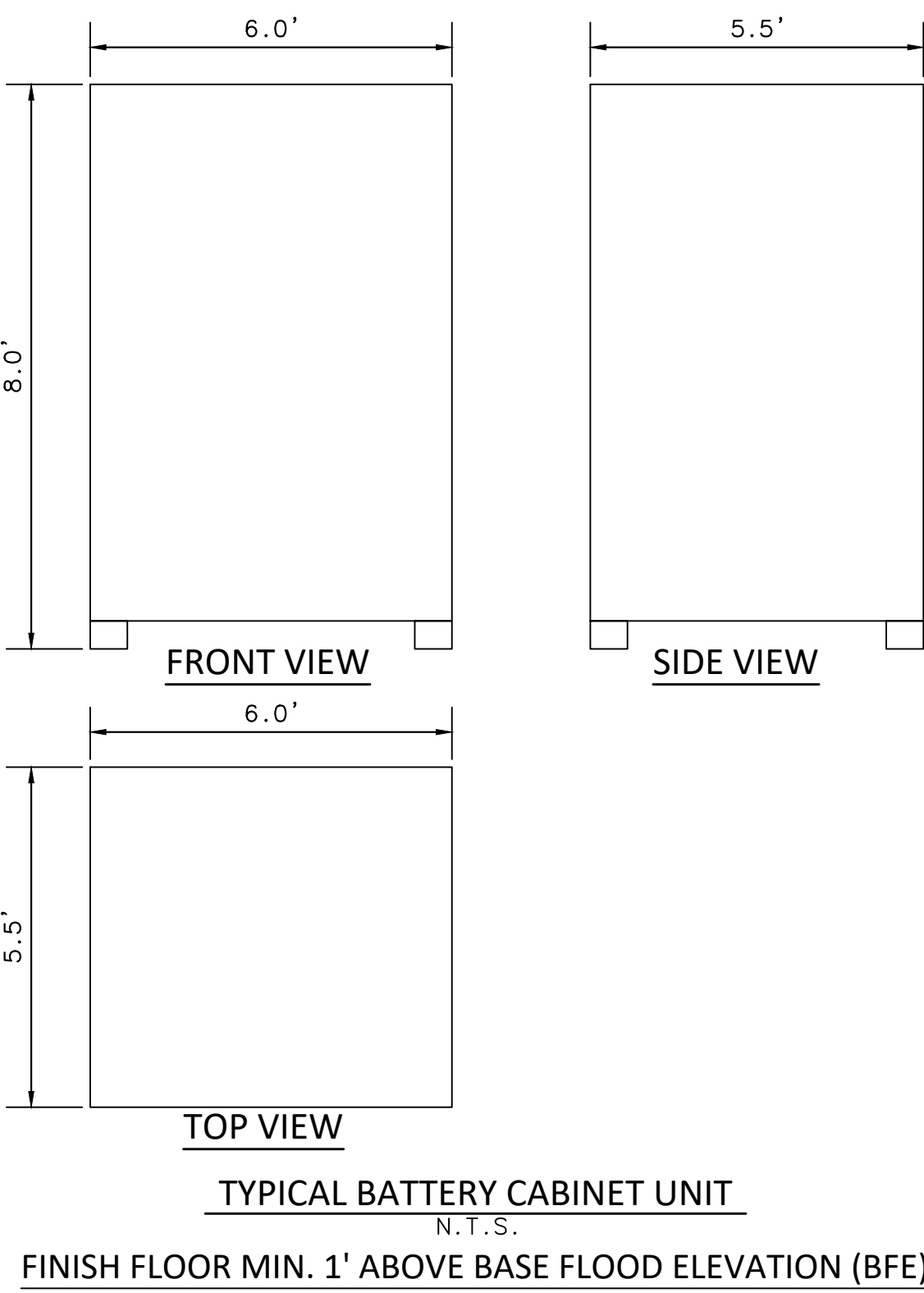
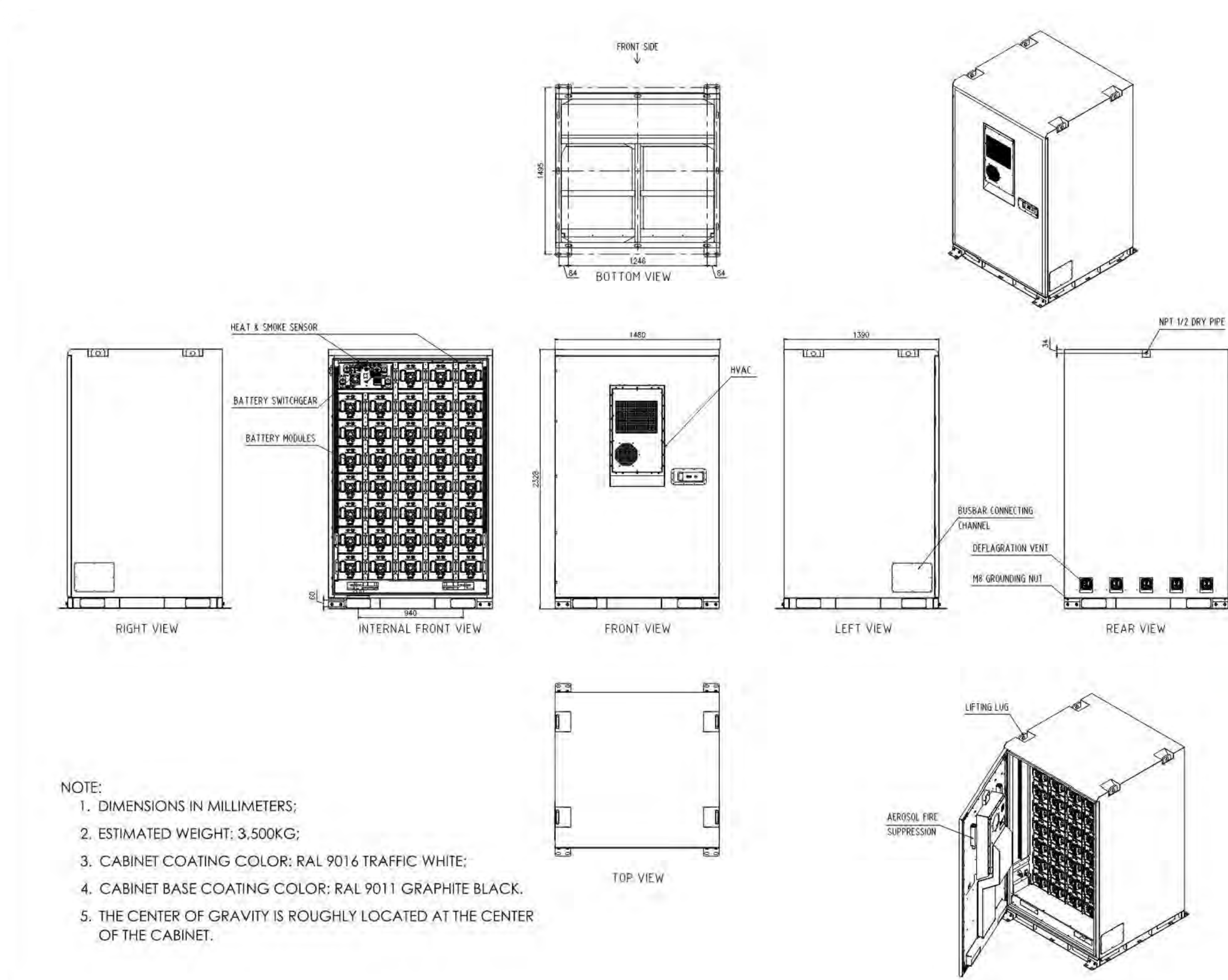
ROOF CONSTRUCTION WILL BE TILE OR METAL MATERIAL.

FINISH FLOOR MIN. 1' ABOVE BASE FLOOD ELEVATION (BFE)

STARLIGHT SOLAR  
COUNTY OF SAN DIEGO, CA  
MAJOR USE PERMIT

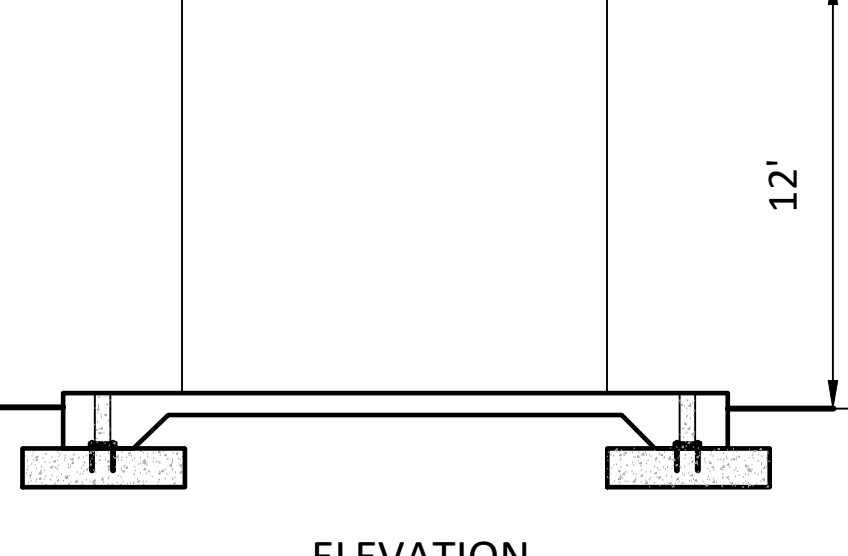
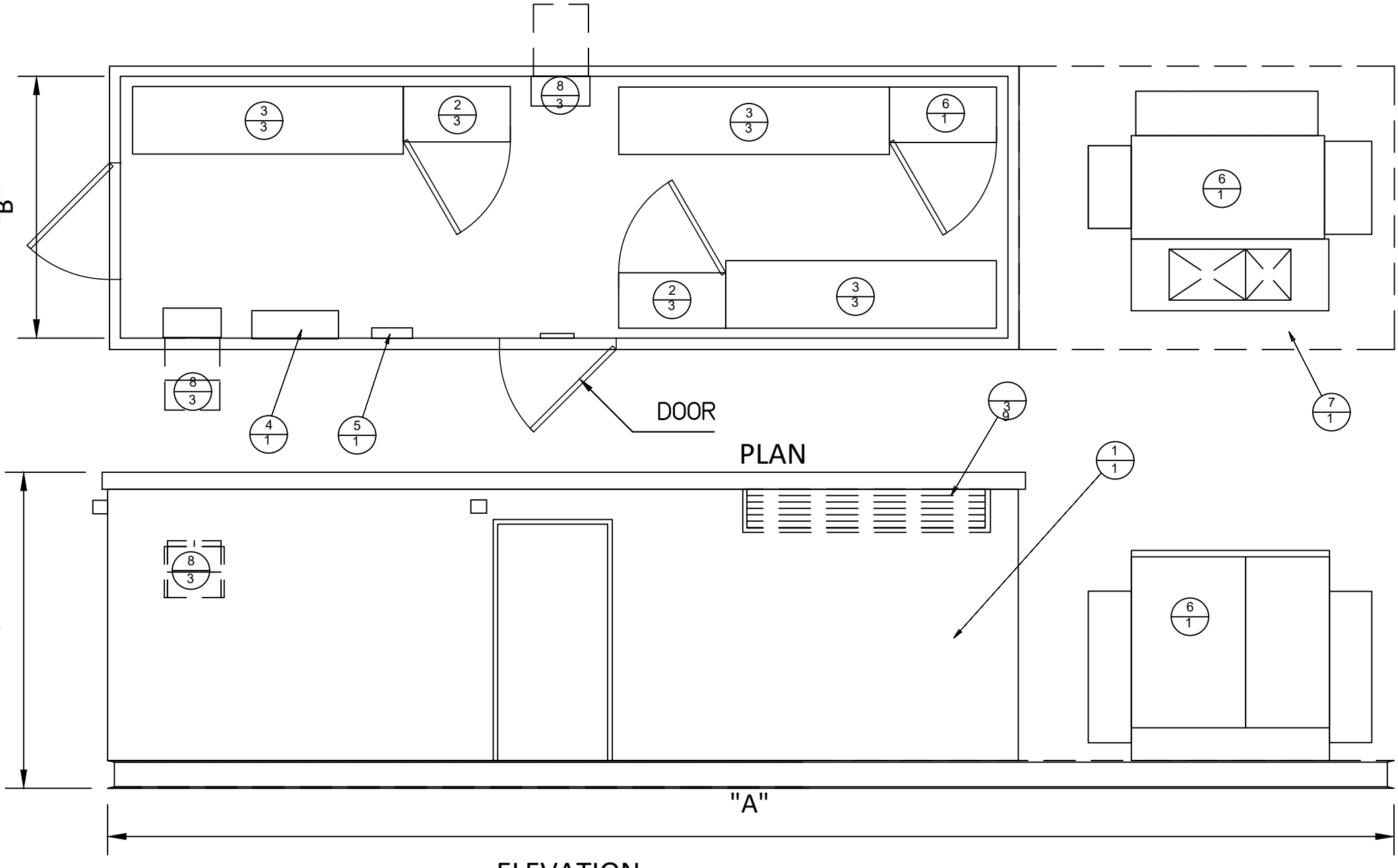
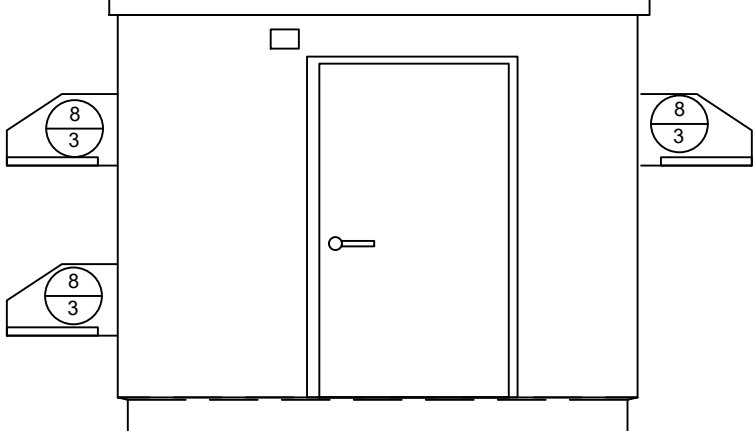


- NOTES**
1. FINISHED FLOORS OF THE EQUIPMENT PADS SHALL BE MINIMUM 1' ABOVE BASE FLOOD ELEVATION (BFE).
  2. EXTERIOR FINISH OF PROPOSED STRUCTURES SHALL BE OF IN EARTH TONE COLORS.
  3. FOUNDATION DESIGN FOR BATTERY CONTAINERS AND PCS STRUCTURES MAY BE SLAB ON GRADE, DRIVEN PILES OR STANDARD FOOTINGS.

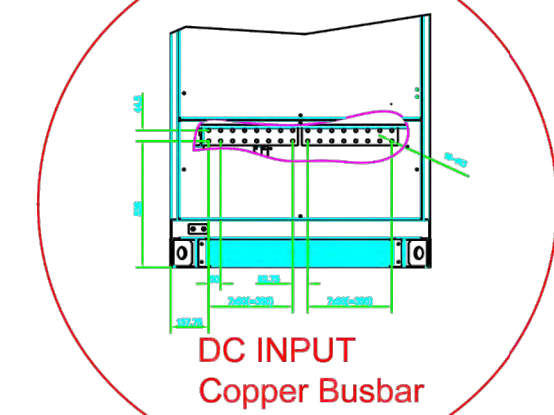
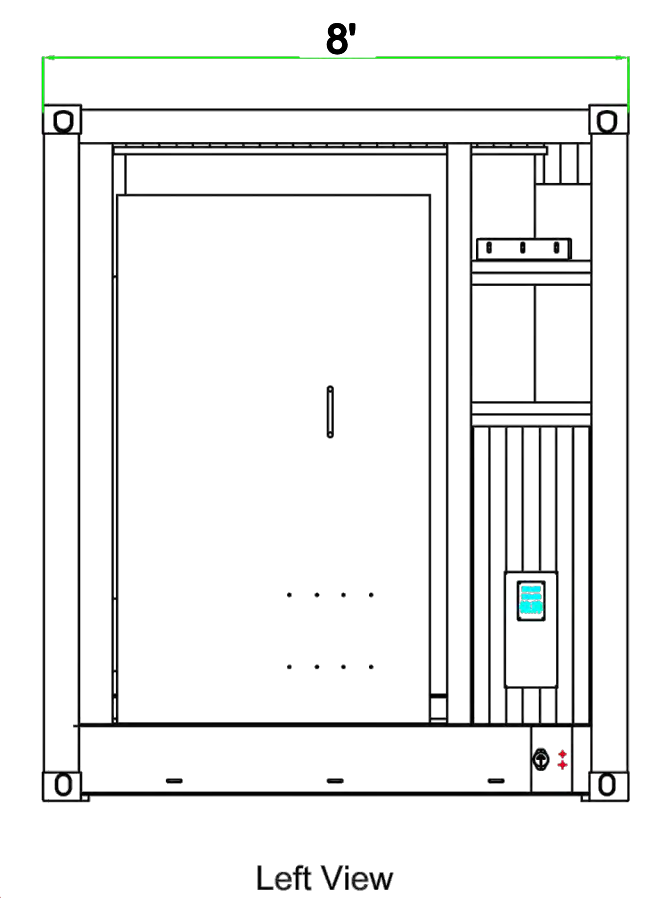
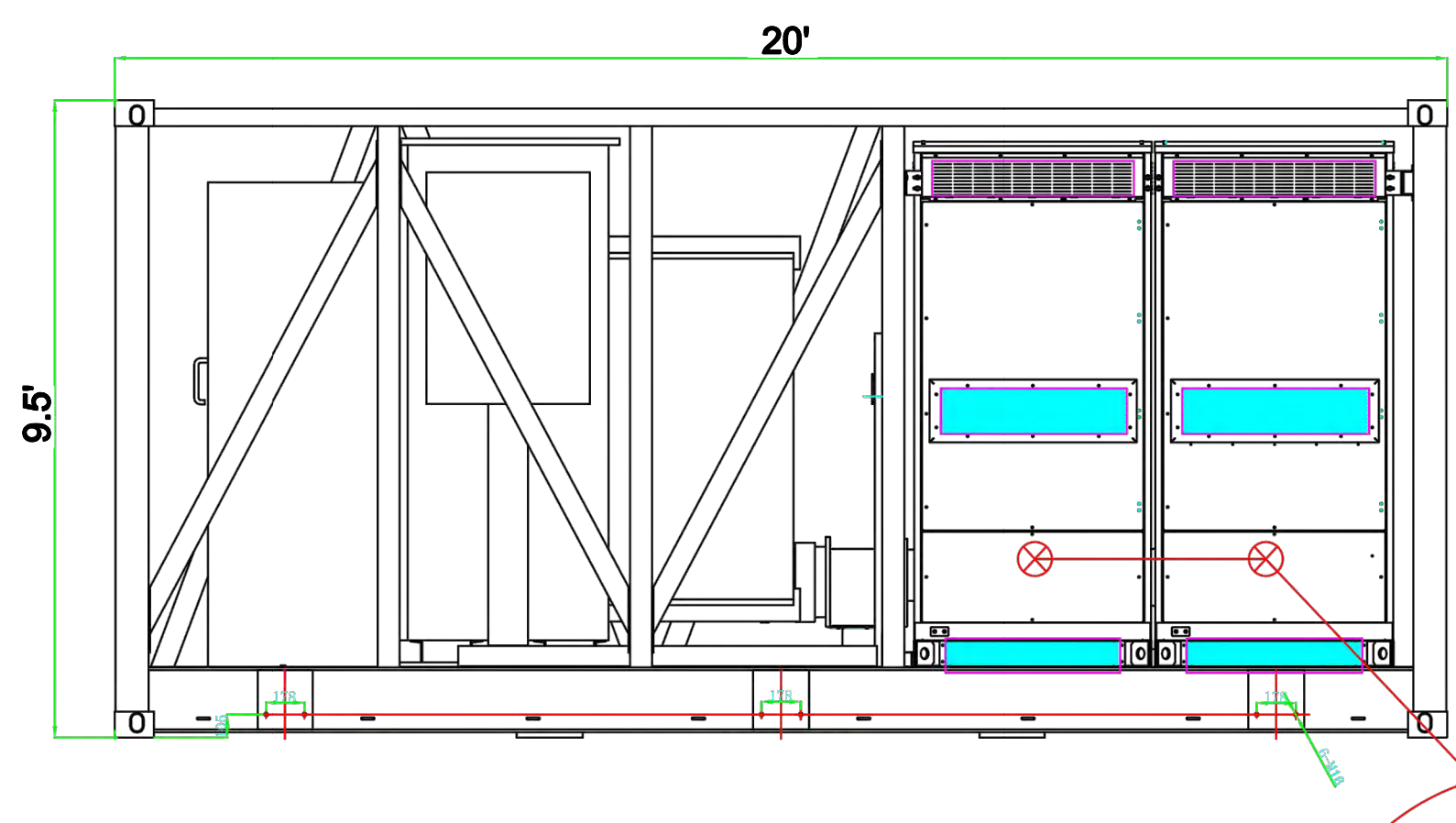
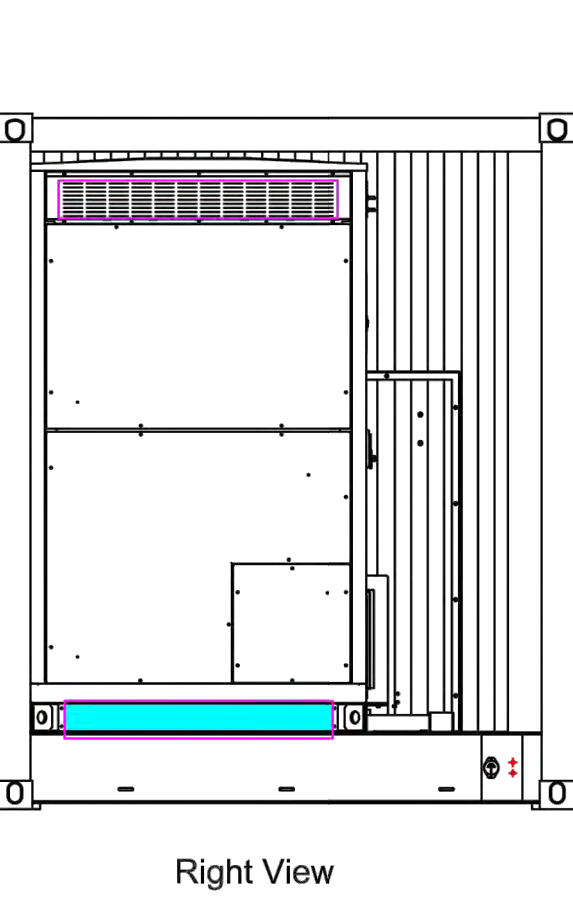


| INVERTER DIMENSION   |                  |     |     |
|----------------------|------------------|-----|-----|
| INVERTER RATING (MW) | DIMENSION ( FT ) |     |     |
|                      | "A"              | "B" | "C" |
| 2.00                 | 40               | 10  | 12  |

| REV | DESCRIPTION                                            |
|-----|--------------------------------------------------------|
| 1   | PRELIMINARY INVERTER                                   |
| 2   | PRIMARY RECOMBINER BOX, 16 X 155A MOCQ (QTY OF 2 OR 3) |
| 3   | AC-DC INVERTER (QTY OF 2 OR 3)                         |
| 4   | SCADA                                                  |
| 5   | POWER PANEL                                            |
| 6   | TRANSFORMER                                            |
| 7   | STEEL SKID                                             |
| 8   | INTAKE AIR FANS                                        |
| 9   | EXHAUST LOUVERS                                        |



- NOTE:**
1. INVERTER PAD/SKID DIMENSIONS AS SHOWN ARE FOR PLANNING PURPOSES ONLY. ELECTRICAL ENGINEER TO PROVIDE CONSTRUCTION SPECIFICATIONS AT FINAL DESIGN.
  2. A MINIMUM 6' HT NOISE ATTENUATION WALL IS REQUIRED AROUND ELECTRICAL EQUIPMENT TO COMPLY WITH CEQA REQUIREMENTS.
  3. FINISH FLOOR MIN. 1' ABOVE BASE FLOOD ELEVATION (BFE)



**POWER CONVERSION SYSTEM**  
N.T.S.  
FINISH FLOOR MIN. 1' ABOVE BASE FLOOD ELEVATION (BFE)

STARLIGHT SOLAR  
COUNTY OF SAN DIEGO, CA  
MAJOR USE PERMIT  
PDS2022-MUP-22-010