

STARLIGHT SOLAR
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT

GENERAL NOTES

1. 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.
2. 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.
3. ASSOCIATED REQUESTS: NONE
4. GENERAL PLAN DESIGNATION: RURAL LANDS (RL-80)
5. EXISTING ZONING: GENERAL RURAL (S-92)
6. MAJOR USE PERMIT AREA: 580.95 ACRES (PHASE I 125.01 AC, PHASE II 455.94 AC)
7. OFFSITE GEN-TIE AREA: 7.0 AC
8. OFFSITE JEWEL VALLEY ROAD TURNAROUND: 0.06 AC
9. 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.
10. 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.
11. 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.
12. ALL SITE ACCESS GATES ARE TO BE EQUIPPED WITH FIRE AUTHORITY APPROVED STROBE LIGHT ACTIVATION AND KNOX KEY-OPERATED SWITCH.
13. 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.
14. THE 24' PERIMETER FIRE ACCESS ROAD WIDTHS MAYBE REDUCED ADMINISTRATIVELY WITH THE APPROVAL OF THE COUNTY AND FIRE AUTHORITY HAVING JURISDICTION.
15. MAX. GRADIENT OF ALL ACCESS ROADS NOT TO EXCEED 12%.
16. TURNAROUND SHALL BE DESIGNED IN ACCORDANCE WITH COUNTY OF SAN DIEGO DESIGN STANDARD DS-06 FOR A COUNTY EMERGENCY FIRE APPARATUS.
17. 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.
18. SEE PRELIMINARY GRADING PLAN FOR PROPOSED GRADING.
19. A PORTION OF THE SITE IS SUBJECT TO INUNDATION. LIMITS OF INUNDATION ARE SHOWN ON THE PLOT PLAN AND GRADING PLAN.
20. 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.
21. TULE JIM LANE IS A PRIVATE ROAD EASEMENT. AN EASEMENT DOCUMENT DESCRIBING TULE JIM LANE AND ITS WIDTH HAD NOT BEEN LOCATED.
22. LIGHTING ORDINANCE COMPLIANCE: IN ORDER TO COMPLY WITH THE COUNTY LIGHTING ORDINANCE 59.101 ET SEQ. AND ZONING ORDINANCE SECTIONS 6322, 6324, AND 6328, 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 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.
23. 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 PLANS, 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.
24. THE SOLAR PANELS ARE TO BE NON-REFLECTIVE MINIMIZE GLARE.

ZONING

ZONE	
USE REGULATIONS	S-92
ANIMAL REGULATIONS	W
DENSITY	-
LOT SIZE	BAC
BUILDING TYPE	C
MAX. BUILDING COVERAGE	-
FLOOR AREA RATIO	-
HEIGHT	-
LOT COVERAGE	G
SETBACK	D
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'

ASSOCIATE PARCEL NUMBER

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

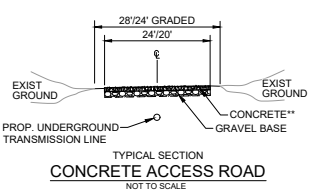
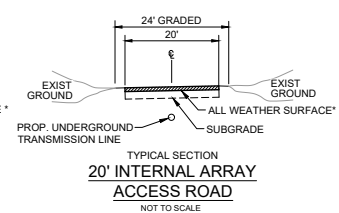
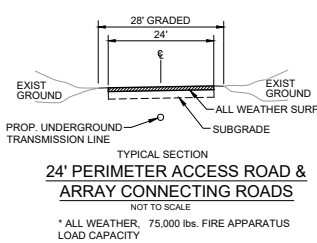
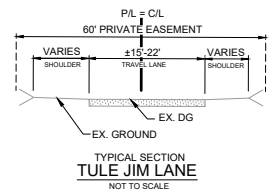
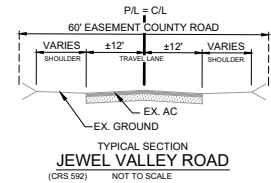
PROPOSED STRUCTURES				
AREA	ITEM	QUANTITY	SIZE (SF)	SUBTOTAL (SF)
A-1	PV PANELS	50,786	1,562,940	
	INVERTER SKIDS	5	3,750	
	BATTERY EQUIPMENT	1	32,000	
	SUBSTATION EQUIPMENT	1	6,500	
	STORAGE BUILDING	1	400	
A-2	WATER TANK	3	330	1,006,370
	PV PANELS	79,496	2,447,260	
	INVERTER SKIDS	13	8,750	
	BATTERY EQUIPMENT	1	192,000	
	WATER TANK	2	220	2,649,230
B	PV PANELS	6,380	196,500	
	INVERTER SKIDS	4,680	144,000	197,250
	PV PANELS	1	750	144,750
	PV PANELS	11,828	364,040	
	INVERTER SKIDS	2	1,500	365,540
C	PV PANELS	6,396	196,800	
	INVERTER SKIDS	1	750	197,550
	PV PANELS	14,214	437,520	
	INVERTER SKIDS	2	1,500	437,670
	PV PANELS	61,736	1,960,710	
D	INVERTER SKIDS	8	6,000	
	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	DR. 886, PG. 310, 4/13/1939
21 ROAD SURVEY 568 AND INCIDENTAL PURPOSES	TO REMAIN	MAP NO. 5963 OF RGS.
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, 2/21/1973
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. 2012-012555, 3/15/2012
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 NS-1068437-LAZ DATED MAY 25, 2023.



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TITLE SHEET

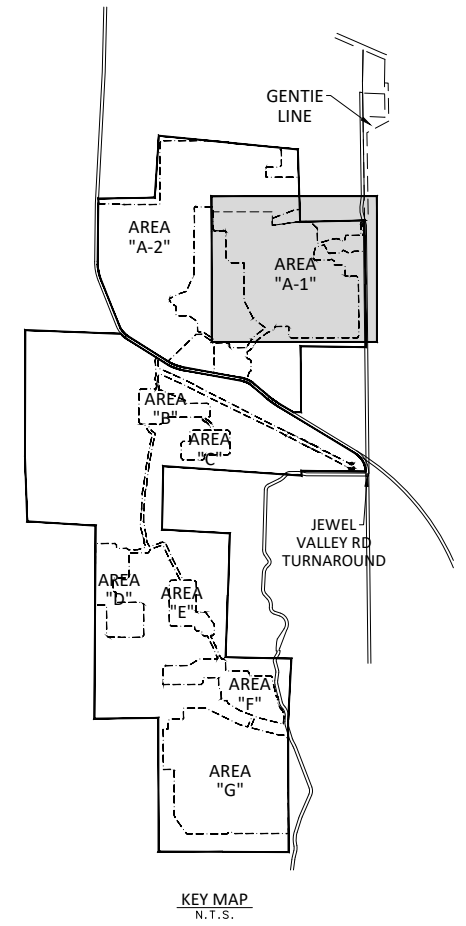
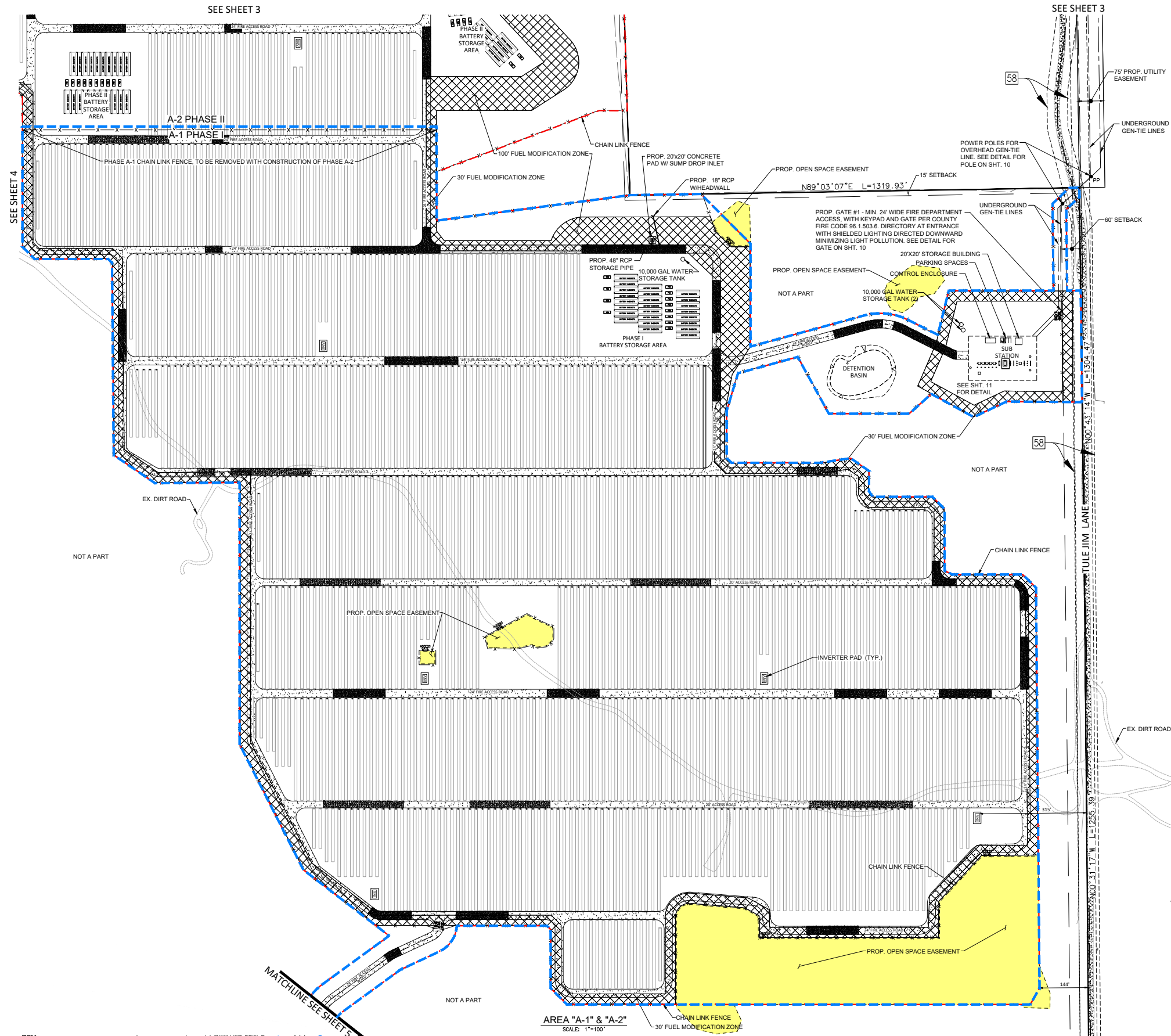
SHEET 1 OF 12
MARCH 15, 2024

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

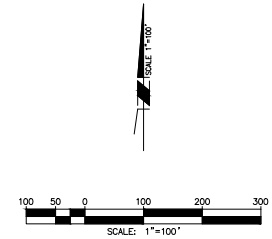
STARLIGHT SOLAR

COUNTY OF SAN DIEGO, CA

MAJOR USE PERMIT



- 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

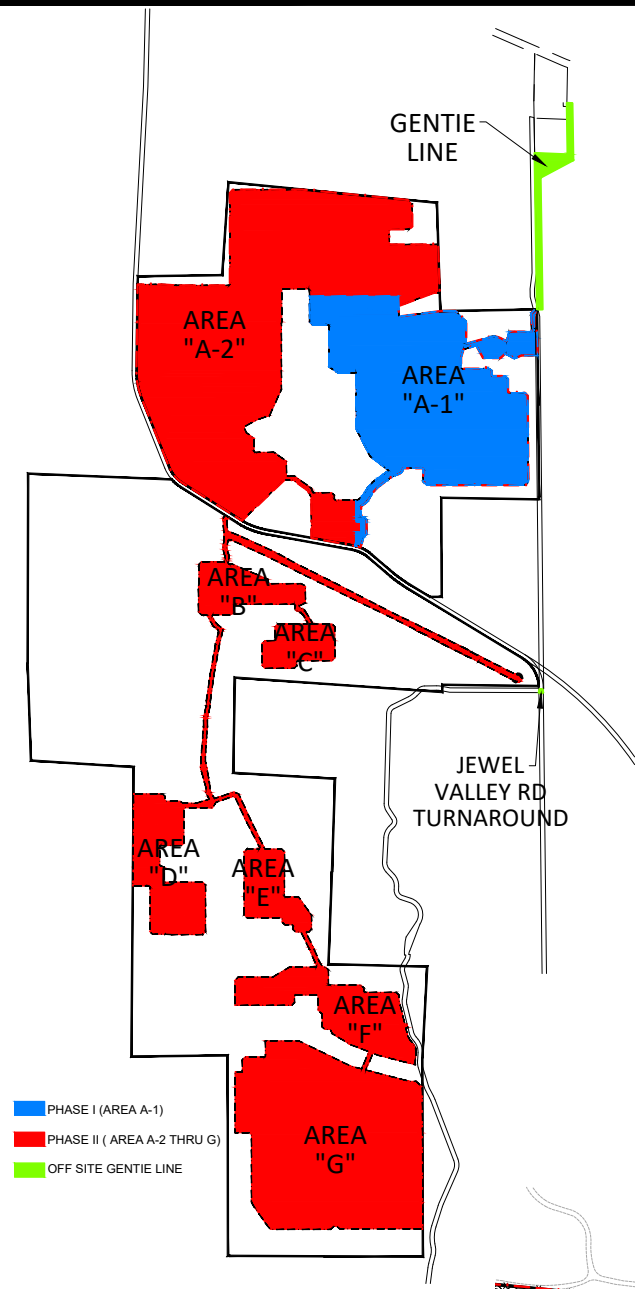


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AREA "A-1" & "A-2" PLOT PLAN
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MARCH 15, 2024

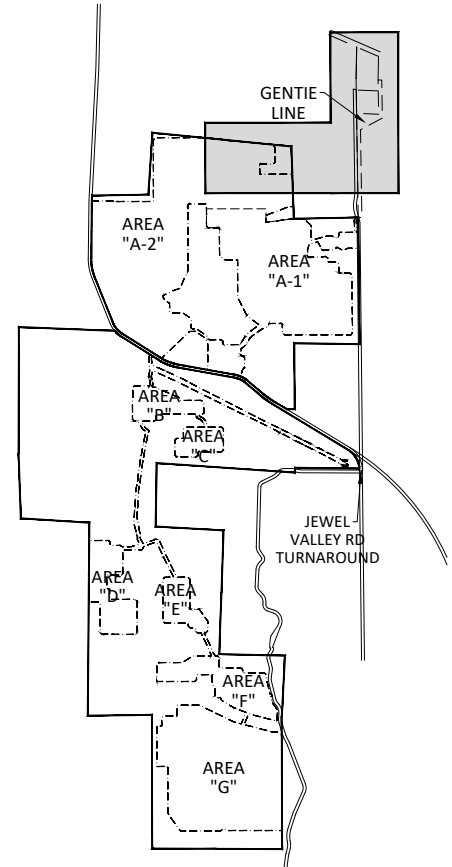
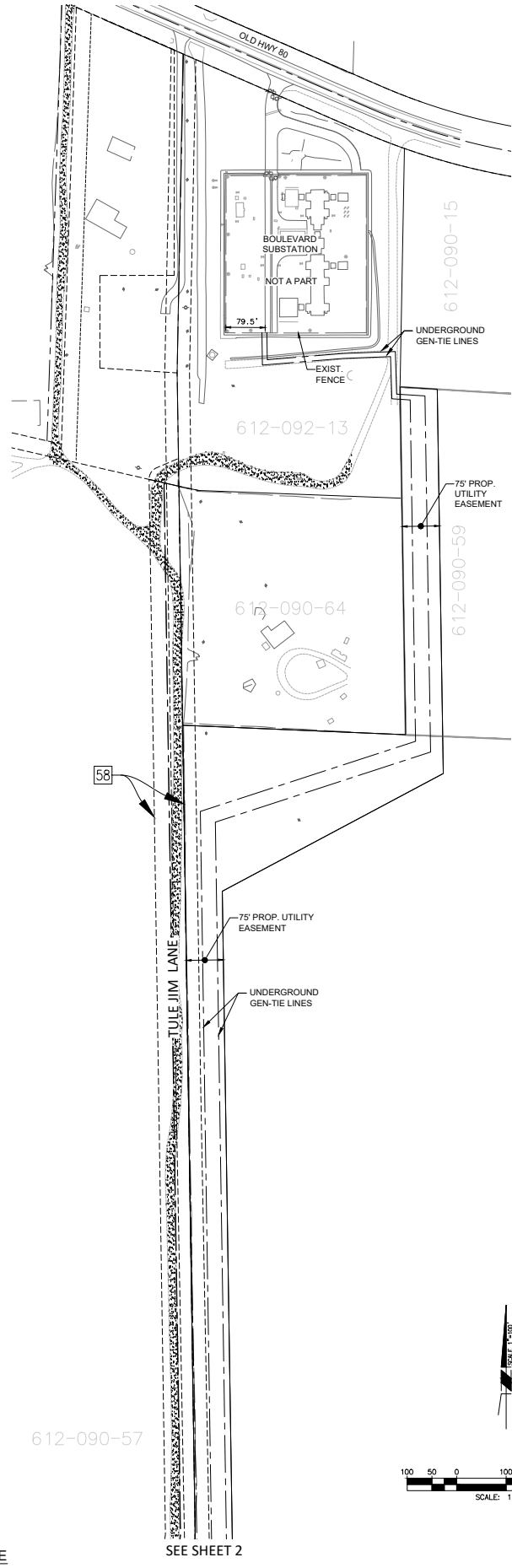
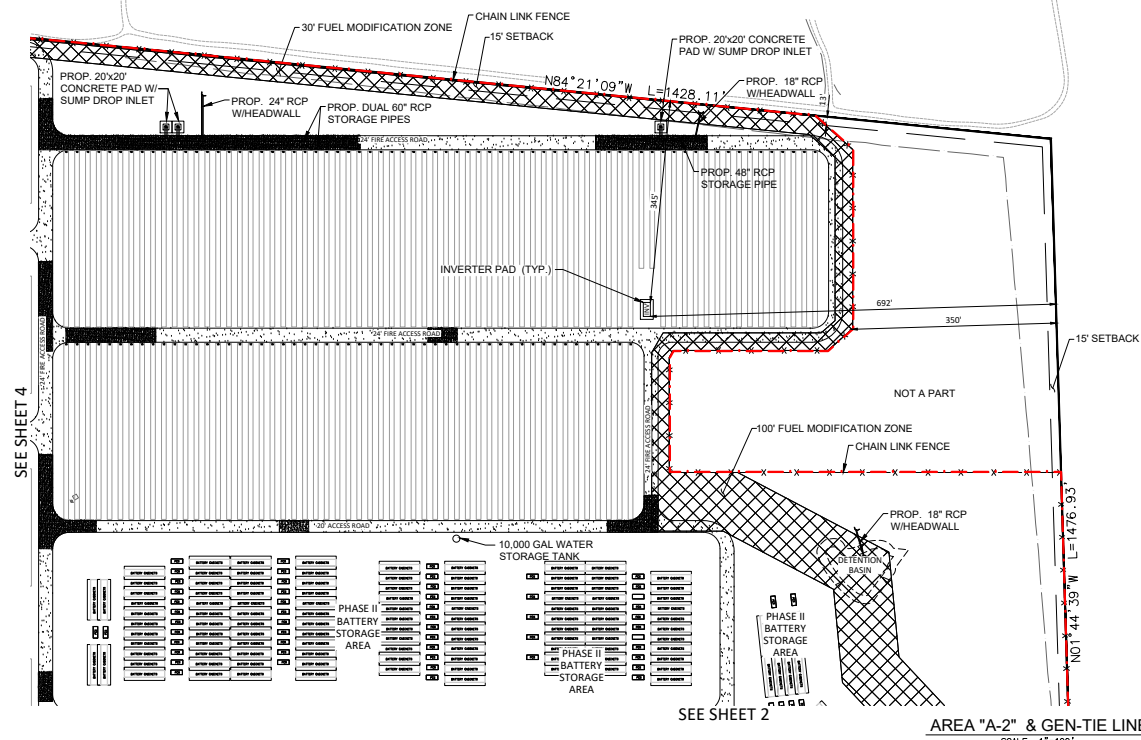
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STARLIGHT SOLAR
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT

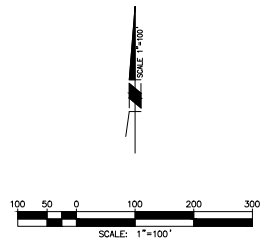


PHASE I (AREA A-1)
PHASE II (AREA A-2 THRU G)
OFF SITE GENTIE LINE

PHASING MAP
N.T.S.



- LEGEND:
- PROPERTY BOUNDARY
 - MAJOR USE PERMIT BOUNDARY
 - PHASE I (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

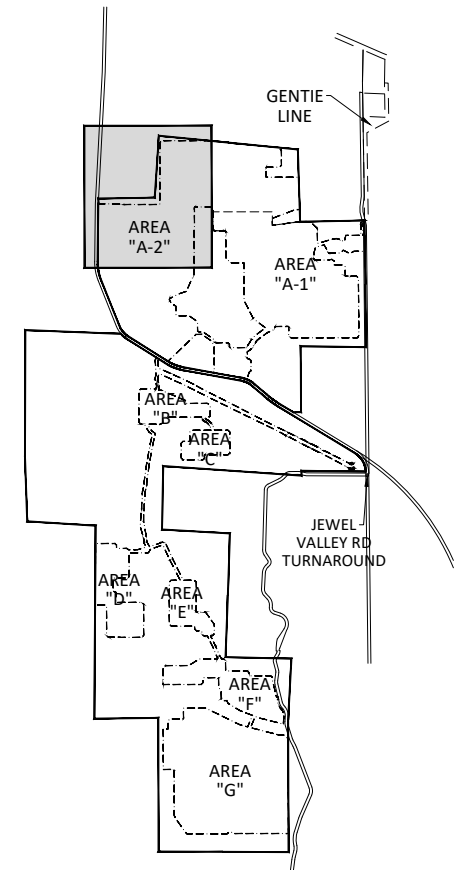
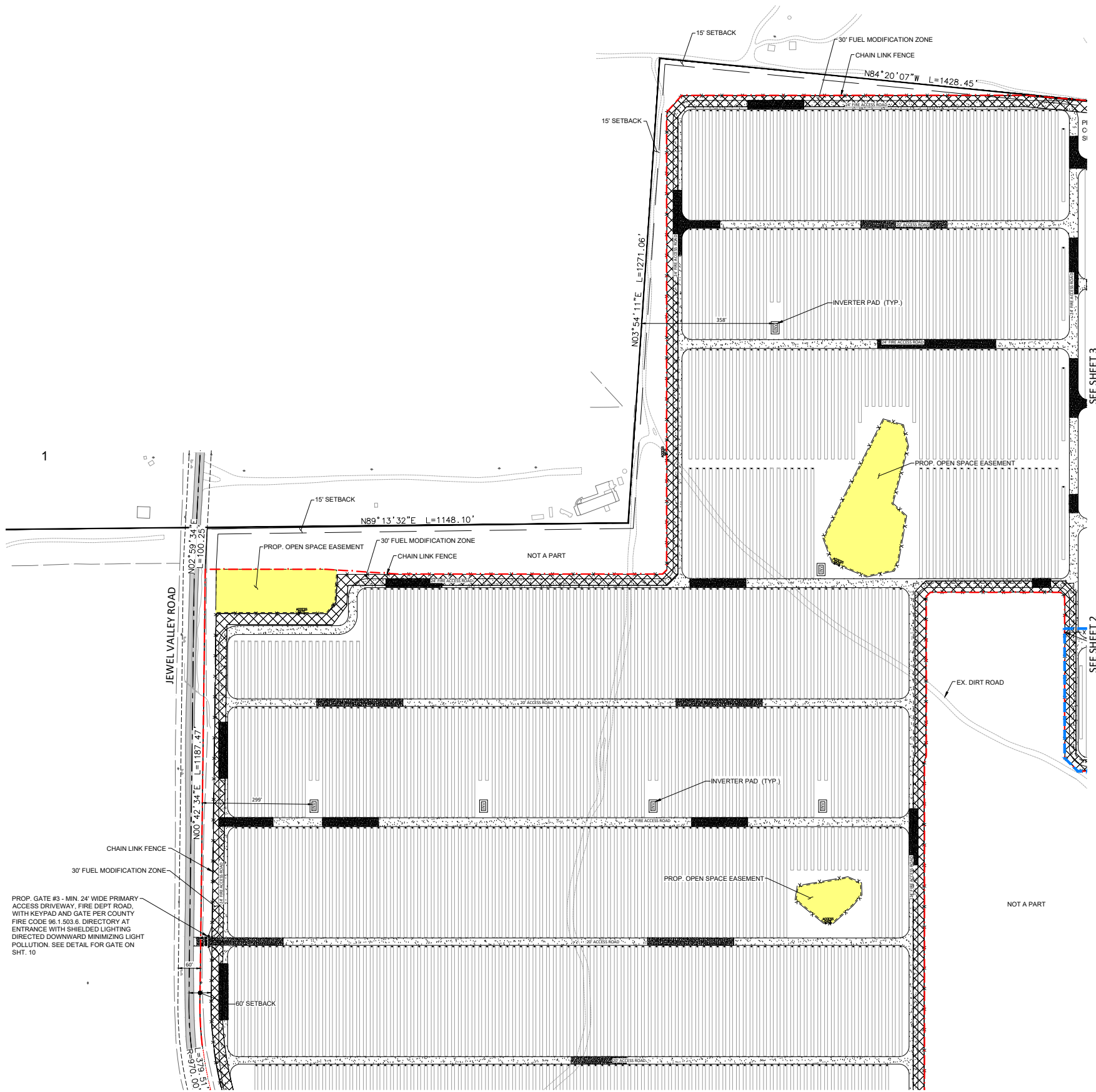


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STARLIGHT SOLAR

COUNTY OF SAN DIEGO, CA

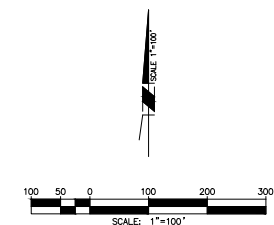
MAJOR USE PERMIT



KEY MAP
N.T.S.

LEGEND:

PROPERTY BOUNDARY	
MAJOR USE PERMIT BOUNDARY	
PHASE 1 (AREA "A-1")	
PROPOSED OPEN SPACE EASEMENT W/6' 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' D6 / 24' D6 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	



STARLIGHT SOLAR
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MAJOR USE PERMIT
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AREA "A-2" PLOT PLAN

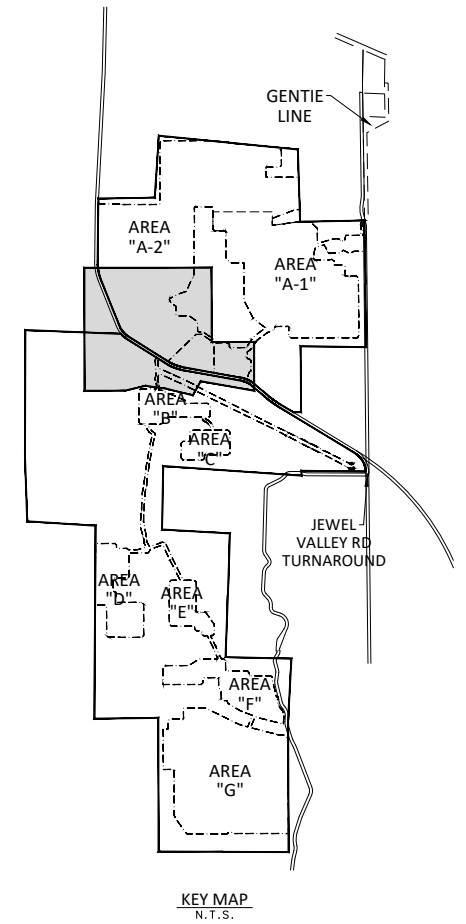
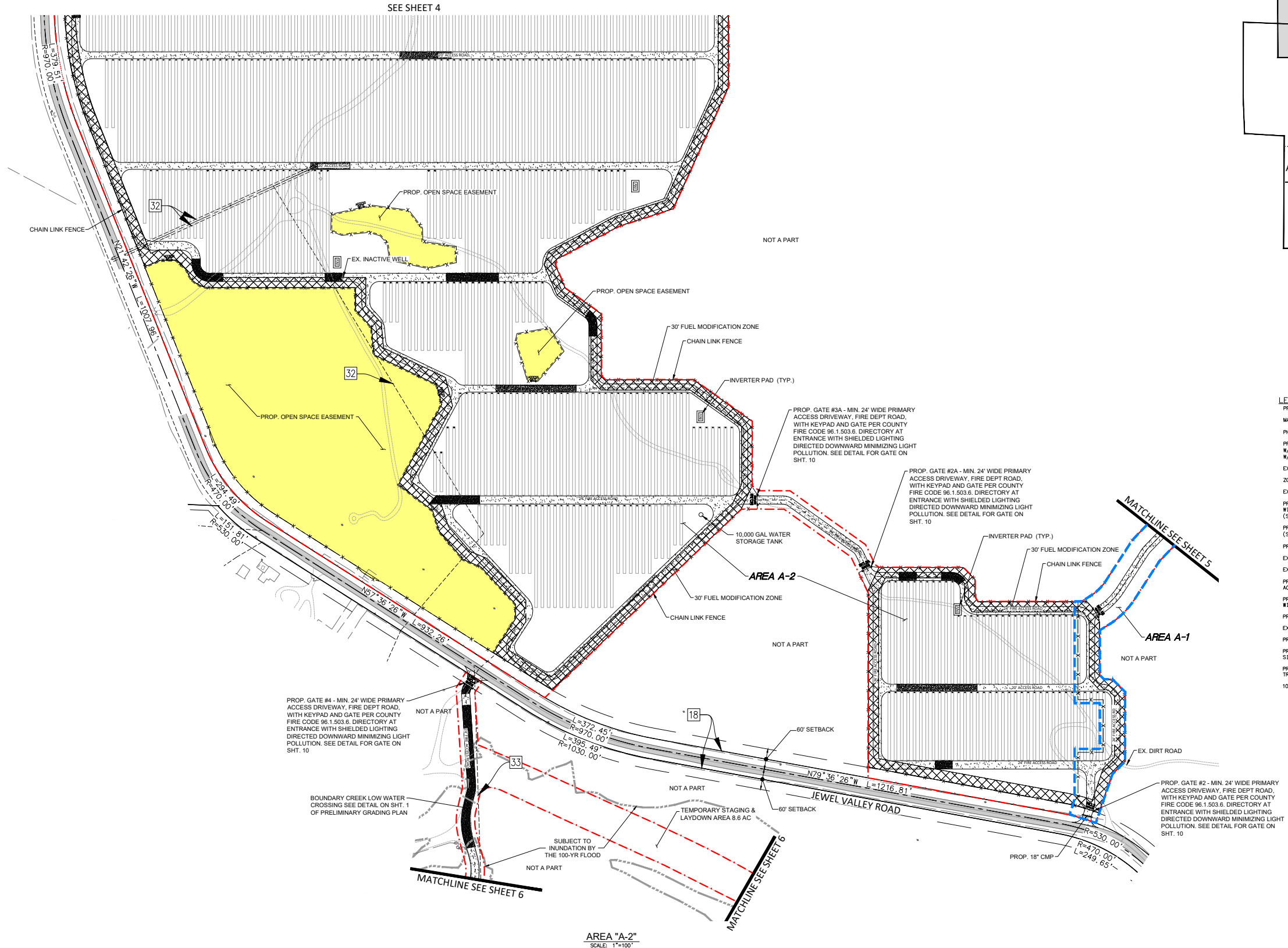
SHEET 4 OF 12
MARCH 15, 2024

Michael Baker International
9635 GRANITE RIDGE DR. STE 300
SAN DIEGO, CA 92123
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MBAKERINTL.COM

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/ 3' CHAIN-LINK FENCE
W/ ACCESS GATE

EXISTING EASEMENT

ZONING ORD. SETBACK LINE

EX. FENCE

PROP. 6' CHAIN-LINK FENCE
W/ 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

100-YR LIMITS OF INUNDATION

STARLIGHT SOLAR
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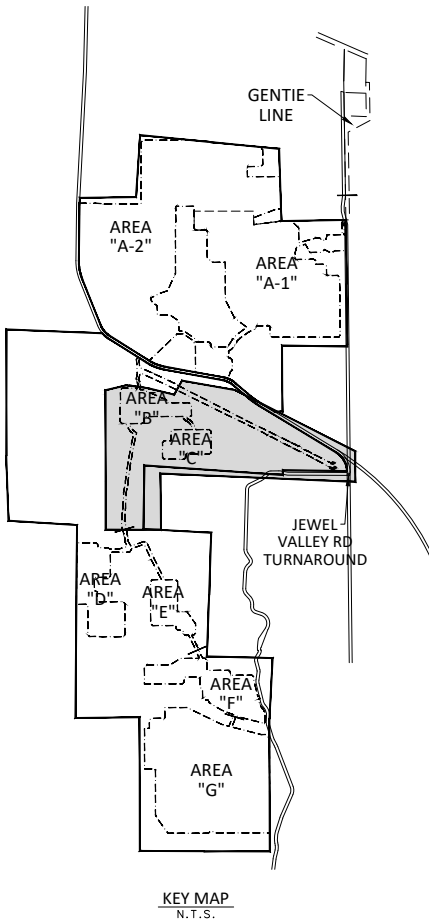
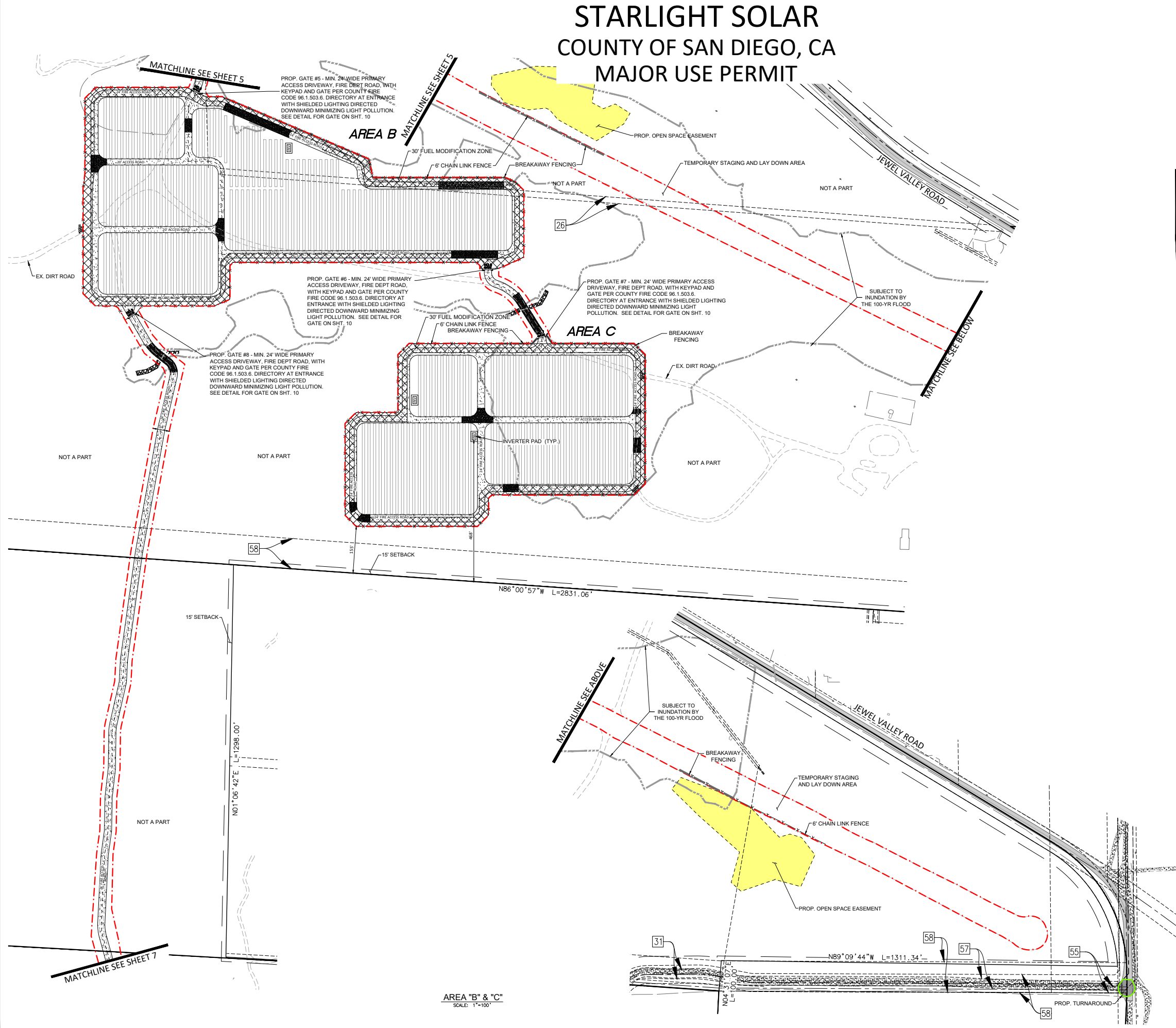
AREA "A-2" PLOT PLAN

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MARCH 15, 2024

Midwest Digital
INTERNATIONAL

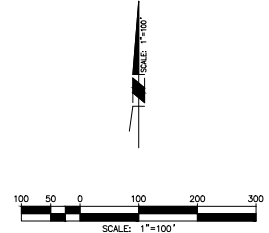
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STARLIGHT SOLAR
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LEGEND:

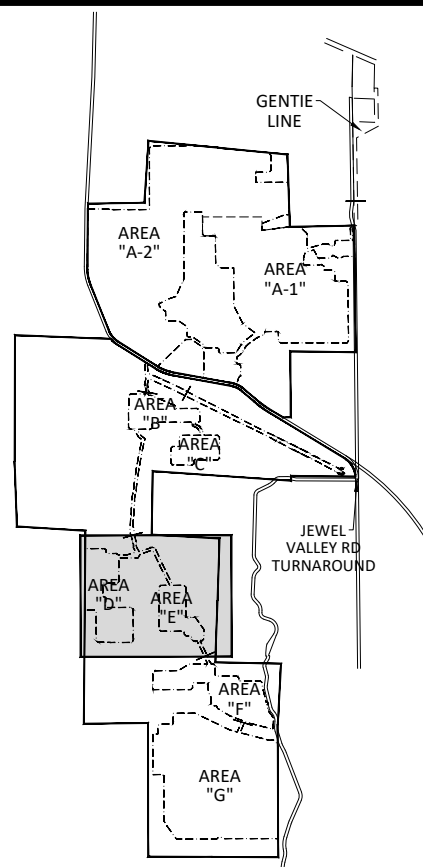
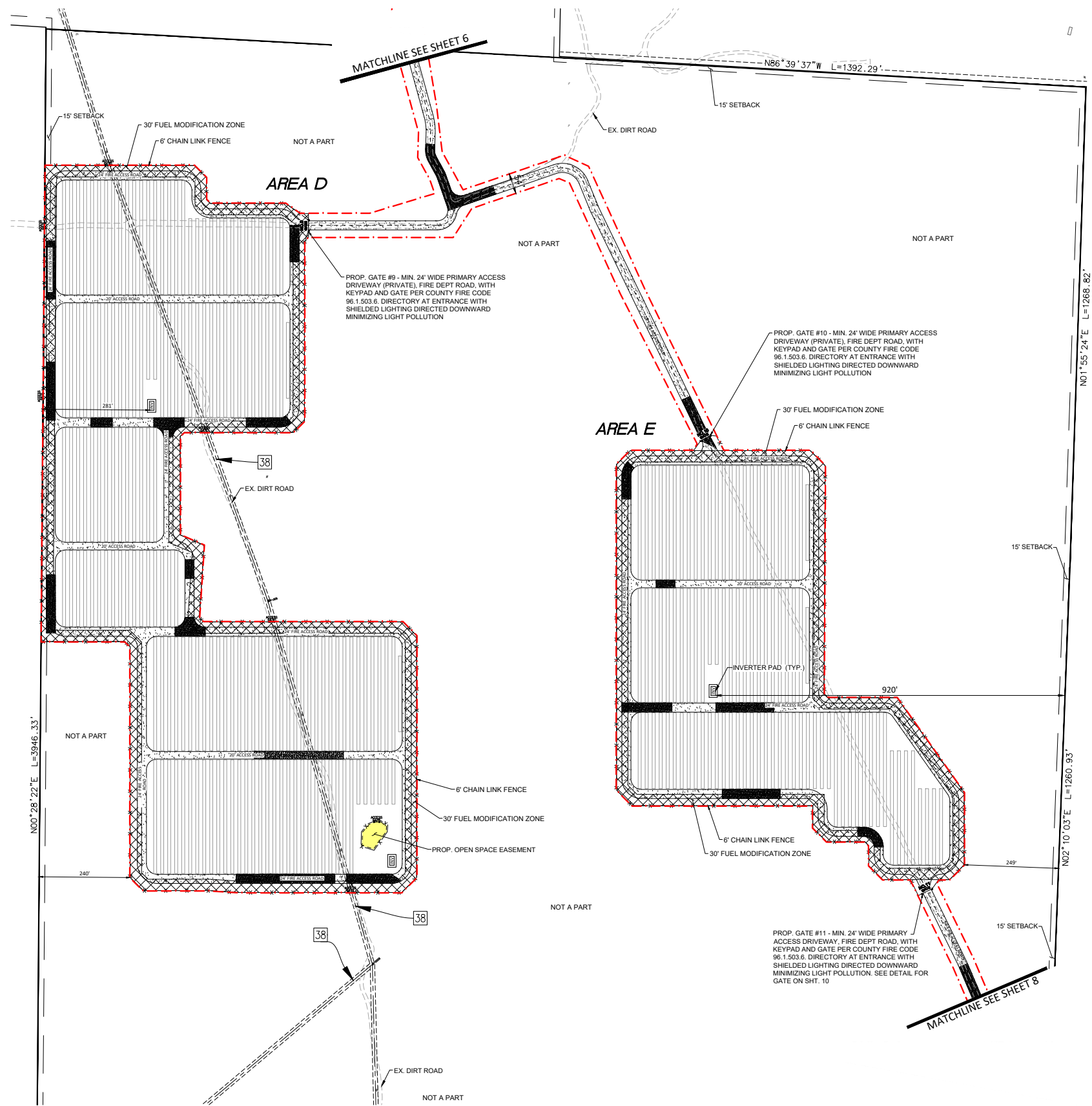
PROPERTY BOUNDARY	---
MAJOR USE PERMIT BOUNDARY	---
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W/6" CHAIN LINK FENCE	---
W/ ACCESS GATE	---
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PROP. UNDERGROUND	---
TRANSMISSION LINE	---
100-YR LIMITS OF INUNDATION	---



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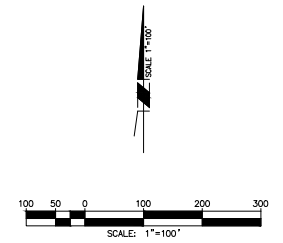
STARLIGHT SOLAR
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT



KEY MAP
N.T.S.

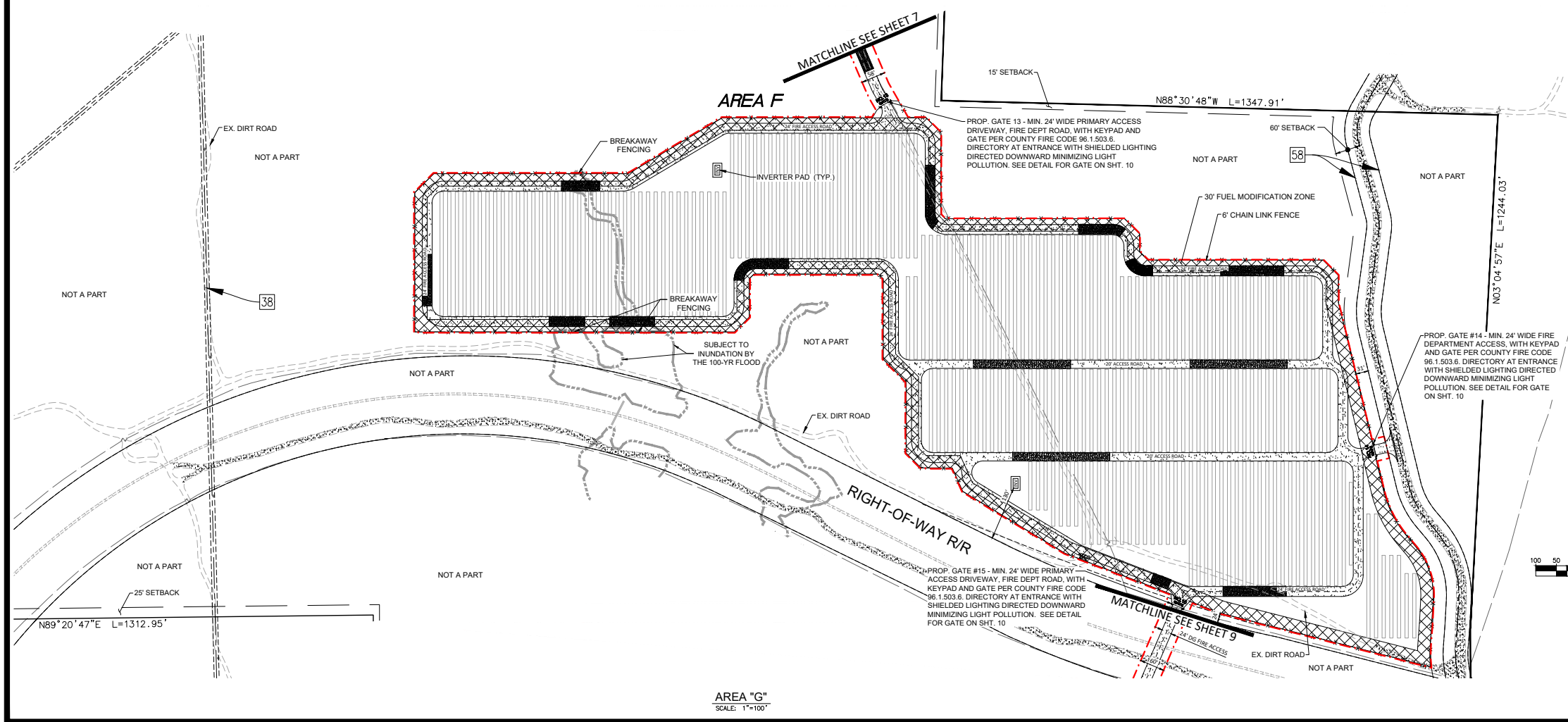
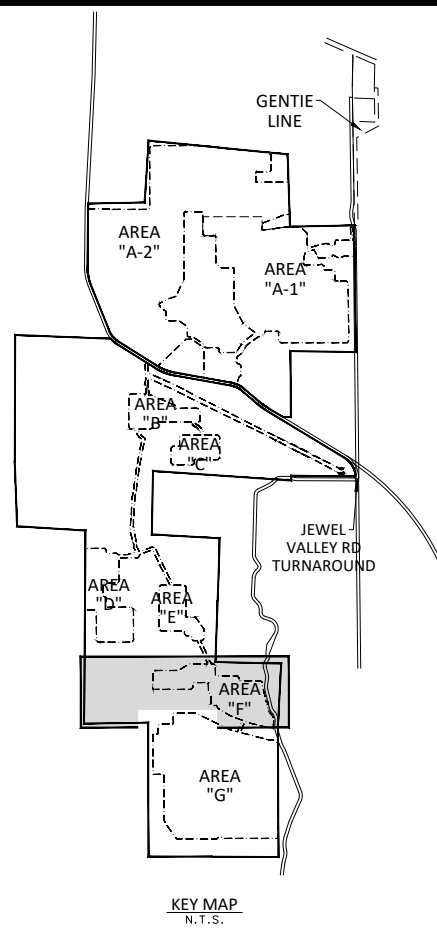
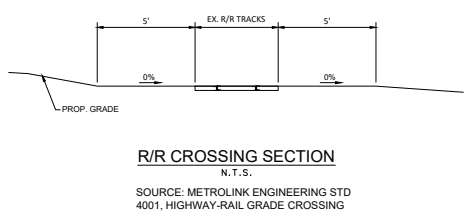
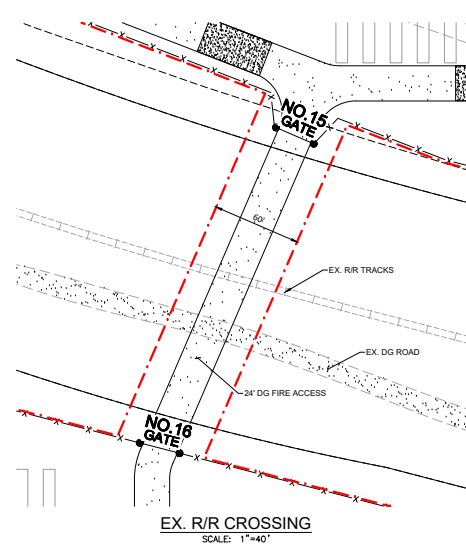
LEGEND:

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PHASE 1 (AREA "A-1")	---
PROPOSED OPEN SPACE EASEMENT W/ 6' CHAIN LINK FENCE W/ ACCESS GATE	---
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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	---

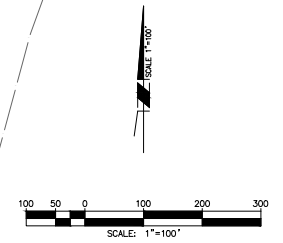


AREA "D" & "E"
SCALE: 1"=100'

STARLIGHT SOLAR
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT



- 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
 - 100-YR LIMITS OF INUNDATION



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

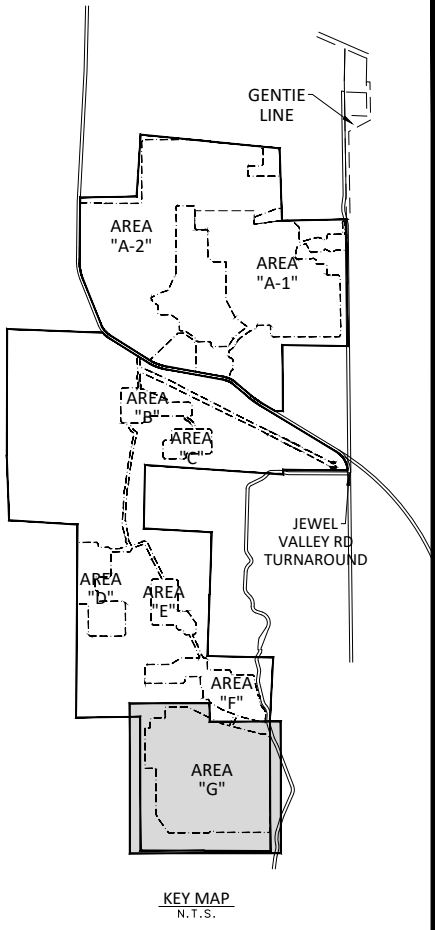
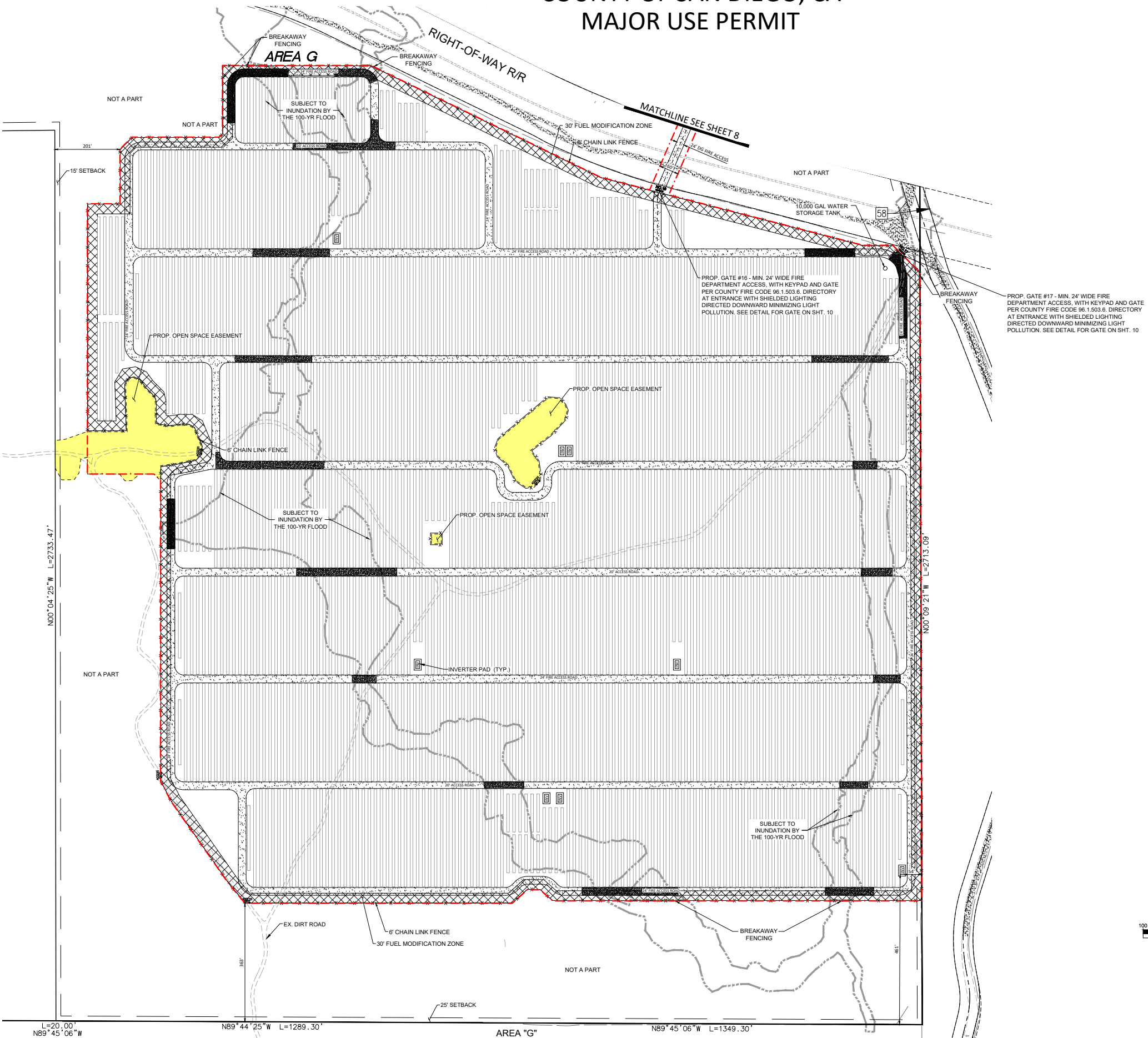
AREA "G" PLOT PLAN

SHEET 8 OF 12
MARCH 15, 2024

9635 GRANITE RIDGE DR. STE 100
SAN DIEGO, CA 92123
PHONE: (619) 614-5000
MBAKERNYLL.COM

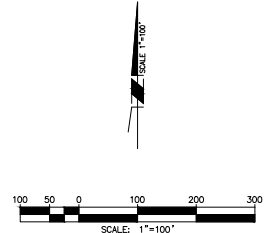
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STARLIGHT SOLAR
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT



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	---
100-YR LIMITS OF INUNDATION	---



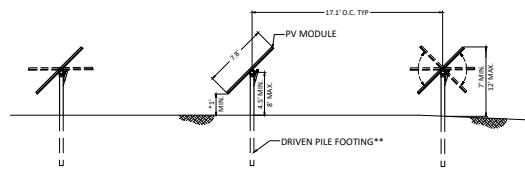
STARLIGHT SOLAR
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT
PDS2022-MUP-22-010

AREA "G" PLOT PLAN

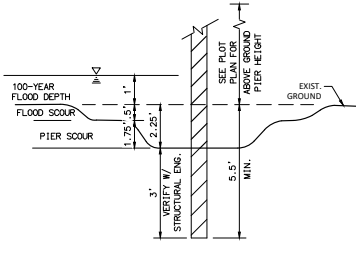
STARLIGHT SOLAR

COUNTY OF SAN DIEGO, CA

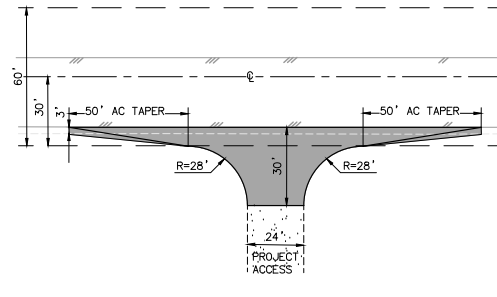
MAJOR USE PERMIT



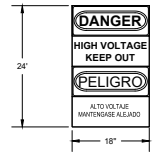
DRIVEN PILE FOOTING
POLE HEIGHTS MAY VARY TO FIT EXISTING TERRAIN
** DEPTH OF FOOTING TO BE DETERMINED BY STRUCTURAL ENGINEER



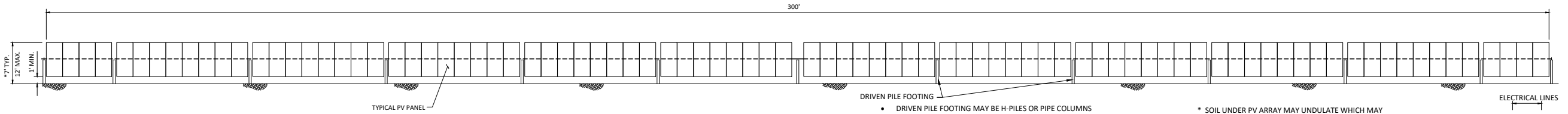
TYPICAL SECTION PIER FOUNDATION DETAIL
N.T.S.



MODIFIED AC DRIVEWAY (DS-07)
N.T.S.
DRIVEWAYS 2, 3 AND 4

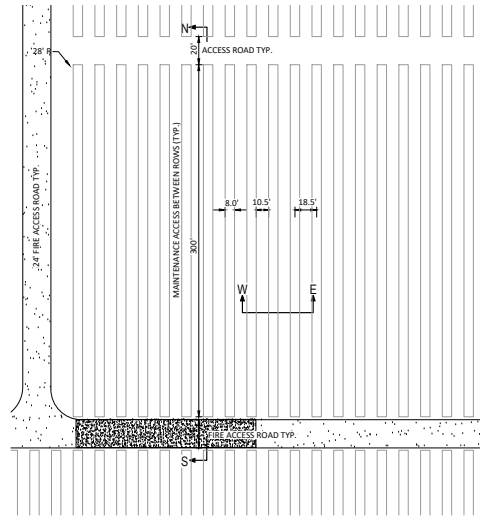


WARNING SIGNAGE
N.T.S.

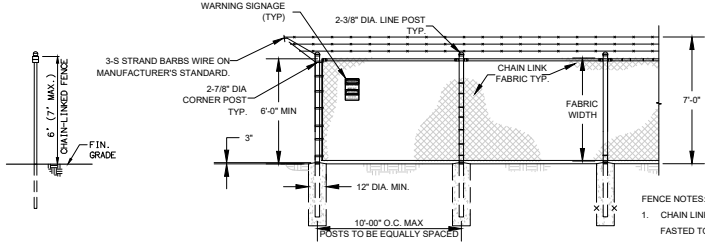


- DRIVEN PILE FOOTING MAY BE H-PILES OR PIPE COLUMNS
- DEPTH / TYPE OF FOOTING TO BE DETERMINED BY STRUCTURAL ENGINEER.
- ALL SOLAR PANELS (AT MAXIMUM TILT) SHALL BE ELEVATED SO THAT THE LOWEST HORIZONTAL STRUCTURAL MEMBER IS AT LEAST ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) PER PRELIMINARY DRAINAGE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

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



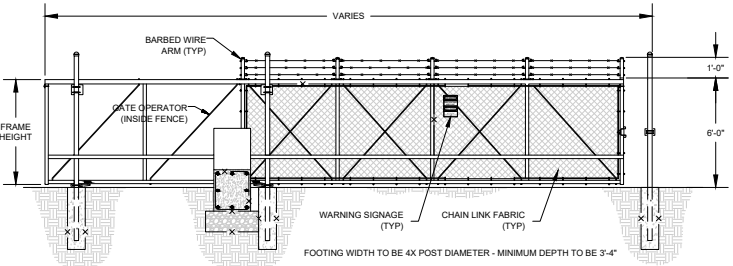
PLAN VIEW TYPICAL BLOCK LAYOUT
N.T.S.



SECTION TYPICAL FENCE

DETAIL-CHAIN LINK FENCE
N.T.S.

- FENCE NOTES:
1. CHAIN LINK FABRIC SHALL BE 2" MESH NO.9 GAUGE WIRE SECURITY FASTENED TO LINE POSTS AND RAILS WIRE FASTENERS AND THE CLIPS SHALL BE NO.11 GAUGE
 2. WIRE CONCRETE FOOTINGS SHALL HAVE TOPS CROWNED AT GROUND LEVEL.
 3. ELECTRICAL SAFETY SIGNAGE TO BE PLACED ALONG PERIMETER.

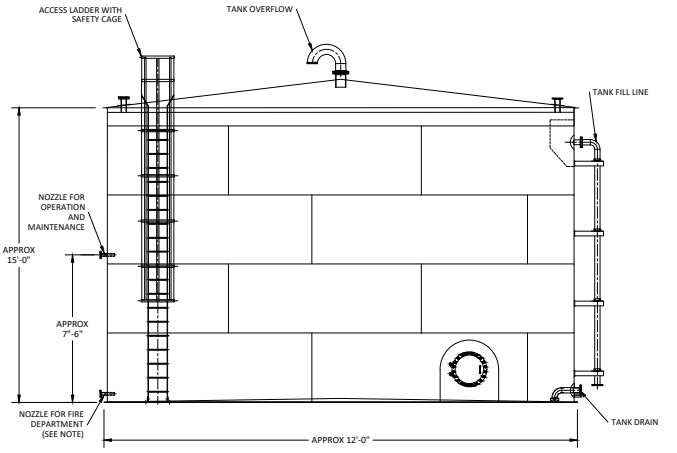


DETAIL - GATE SINGLE MOTORIZED SLIDING GATE
N.T.S.

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

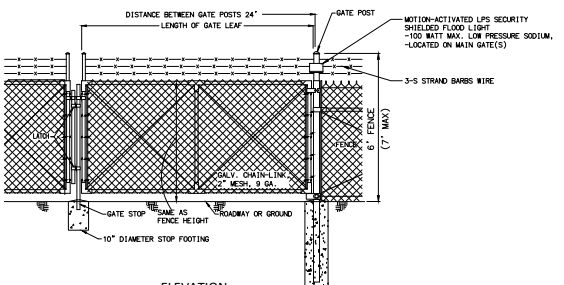


GATE PLAN
N.T.S.

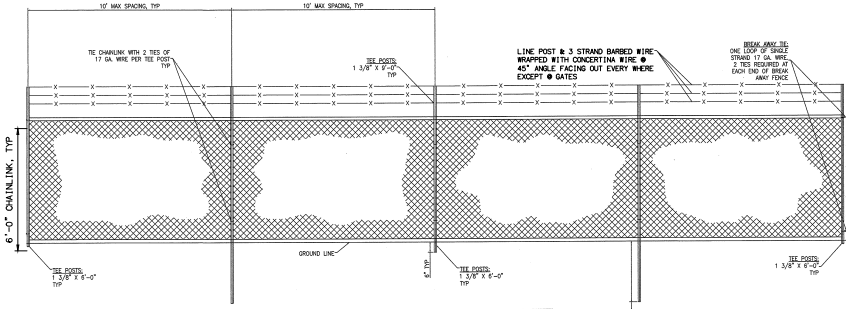


- NOTE:
- IN ACCORDANCE WITH SECTION 507.2.2 IN TITLE 9, DIVISION 6, CHAPTER 1 OF THE SAN DIEGO COUNTY CODE:
1. THE SUPPLY OUTLET SHALL BE AT LEAST 4 INCHES IN DIAMETER FROM THE BASE OF THE TANK TO THE POINT OF OUTLET AT THE FIRE DEPARTMENT CONNECTION. THE FIRE DEPARTMENT CONNECTION SHALL BE AT LEAST ONE 4-INCH NATIONAL STANDARD THREAD (MALE). REDUCE TO ONE 2-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.

10,000 GAL. WATER TANK
N.T.S.



ELEVATION HALF / DOUBLE DRIVE GATE
N.T.S.



ELEVATION BREAKAWAY FENCING DETAIL
N.T.S.

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

ELEVATIONS/DETAILS
SHEET 10 OF 12
MARCH 15, 2024

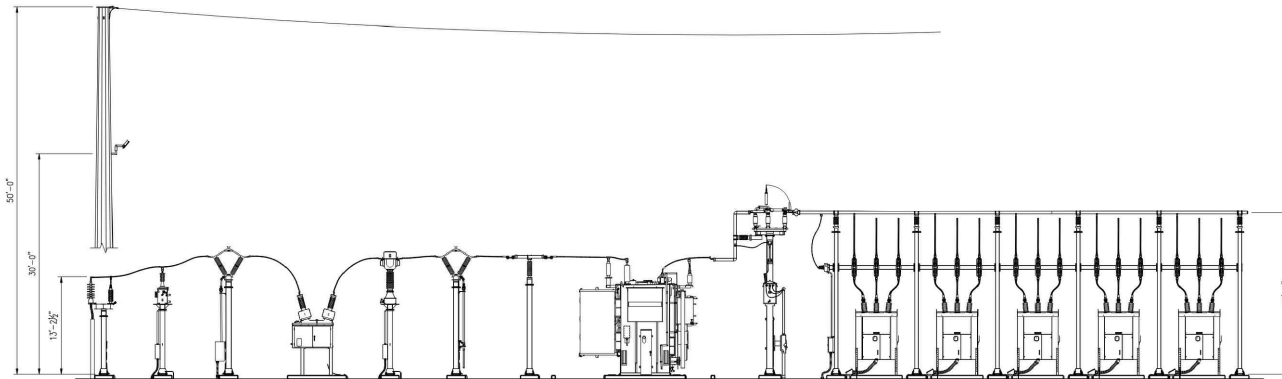
INTERNATIONAL
1850 GRANITE RIDGE DR. STE 100
SAN DIEGO, CA 92123
PHONE: (619) 614-5000
MBAKERINTL.COM

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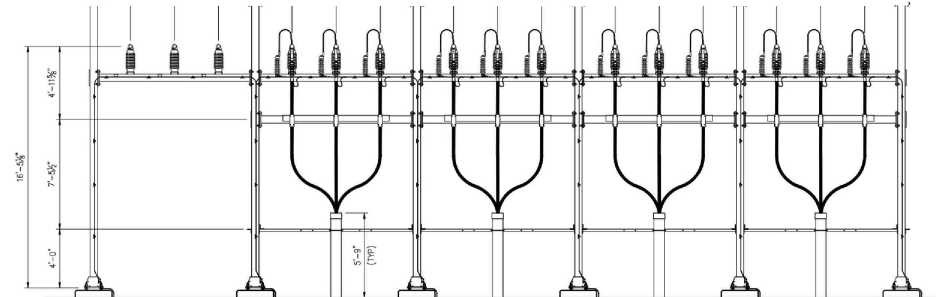
STARLIGHT SOLAR

COUNTY OF SAN DIEGO, CA

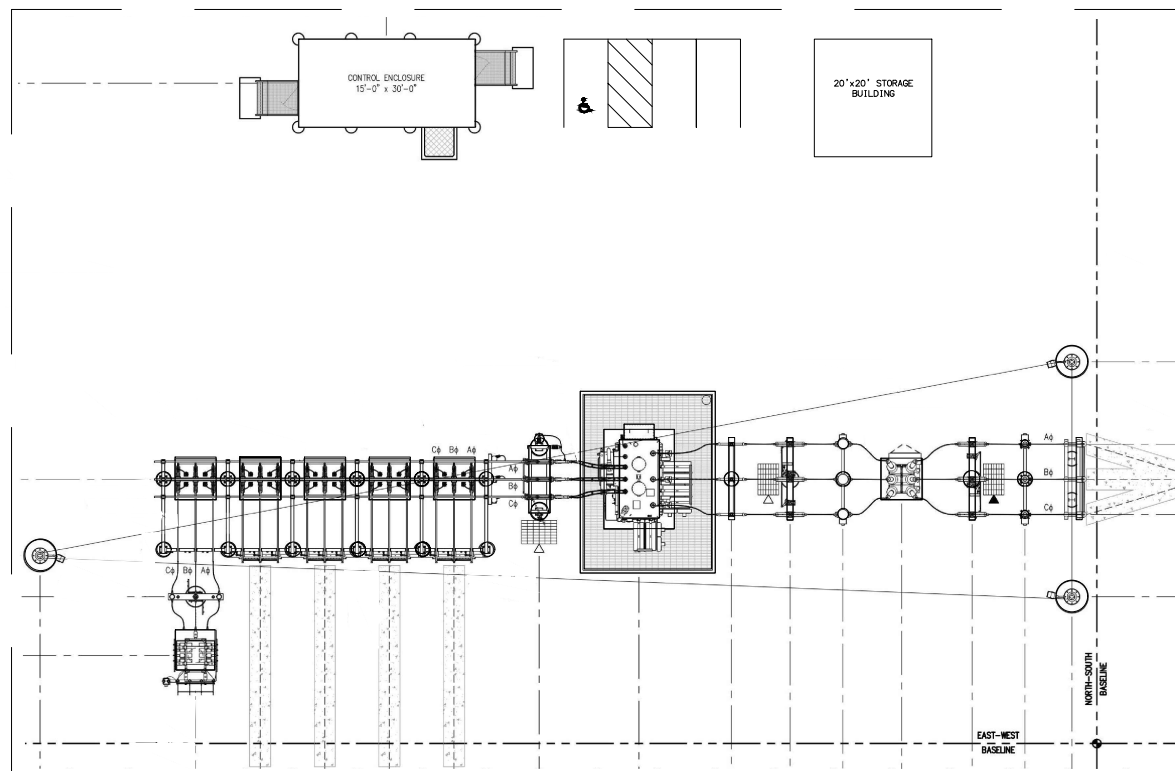
MAJOR USE PERMIT



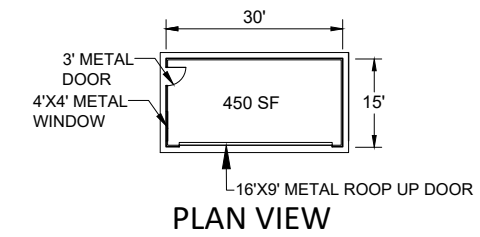
FRONT ELEVATION
N.T.S.



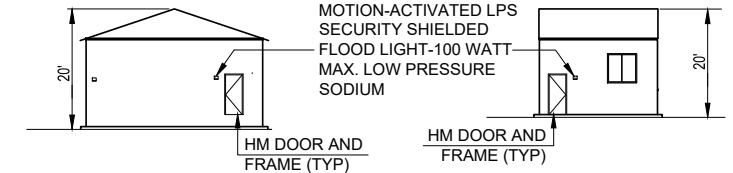
SIDE ELEVATION
N.T.S.



GENERAL ARRANGEMENT PLAN VIEW
N.T.S.



PLAN VIEW

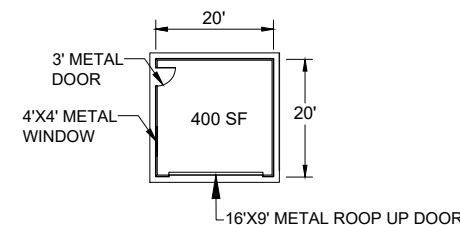


SOUTH ELEVATION WEST ELEVATION
ELEVATIONS

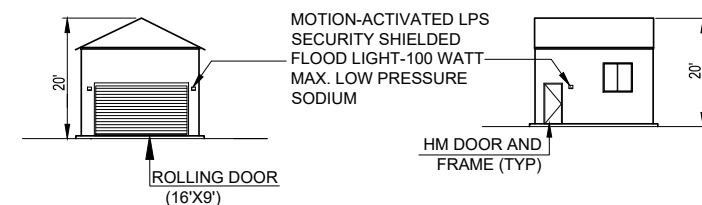
CONTROL ENCLOSER

N.T.S.

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



PLAN VIEW



SOUTH ELEVATION WEST ELEVATION
ELEVATIONS

STORAGE BUILDING

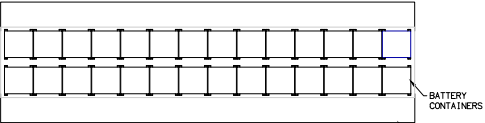
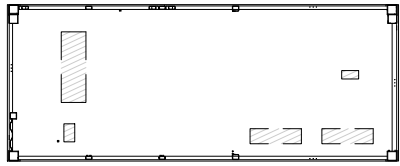
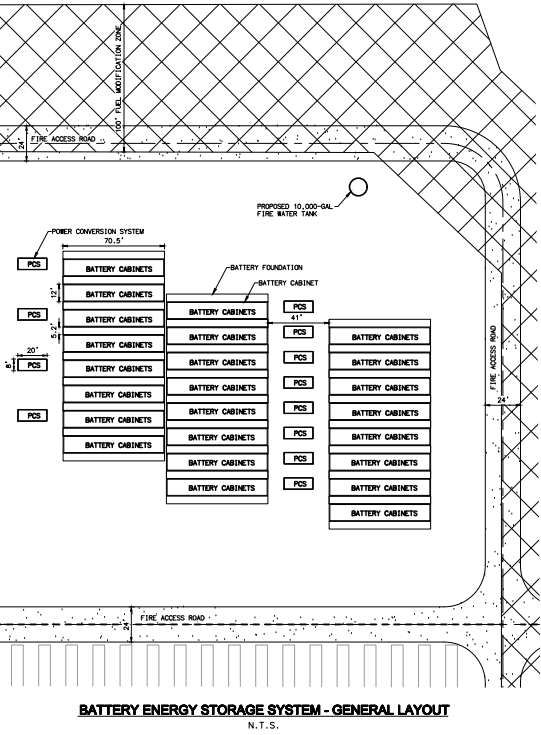
N.T.S.

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

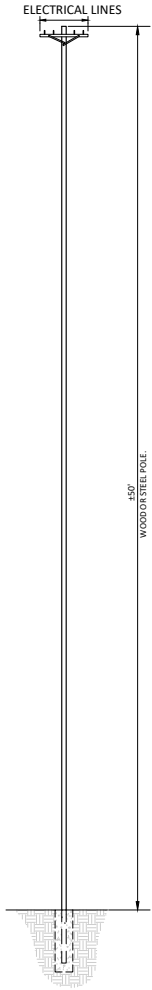
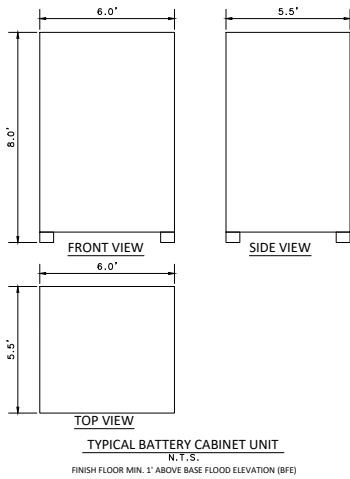
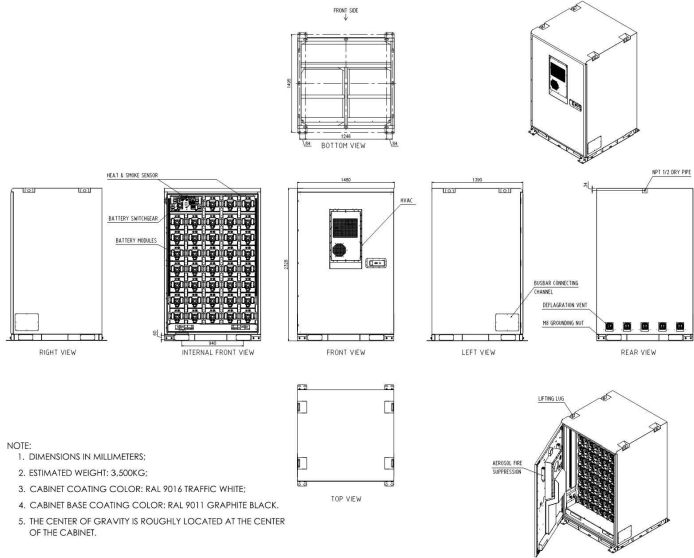
ROOF CONSTRUCTION WILL BE TILE OR METAL MATERIAL.

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

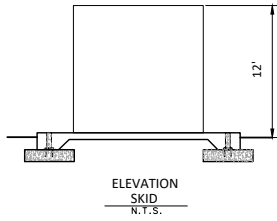
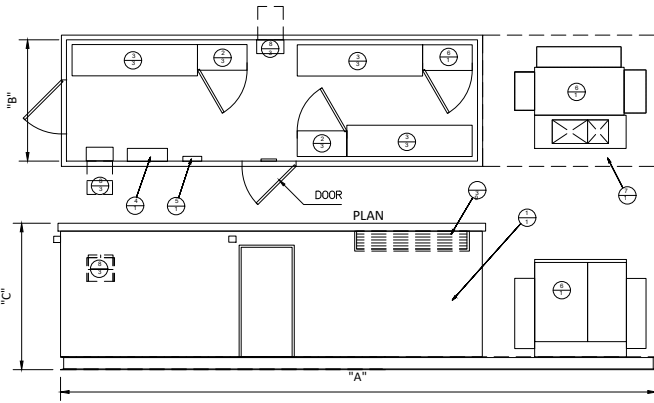
STARLIGHT SOLAR
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT



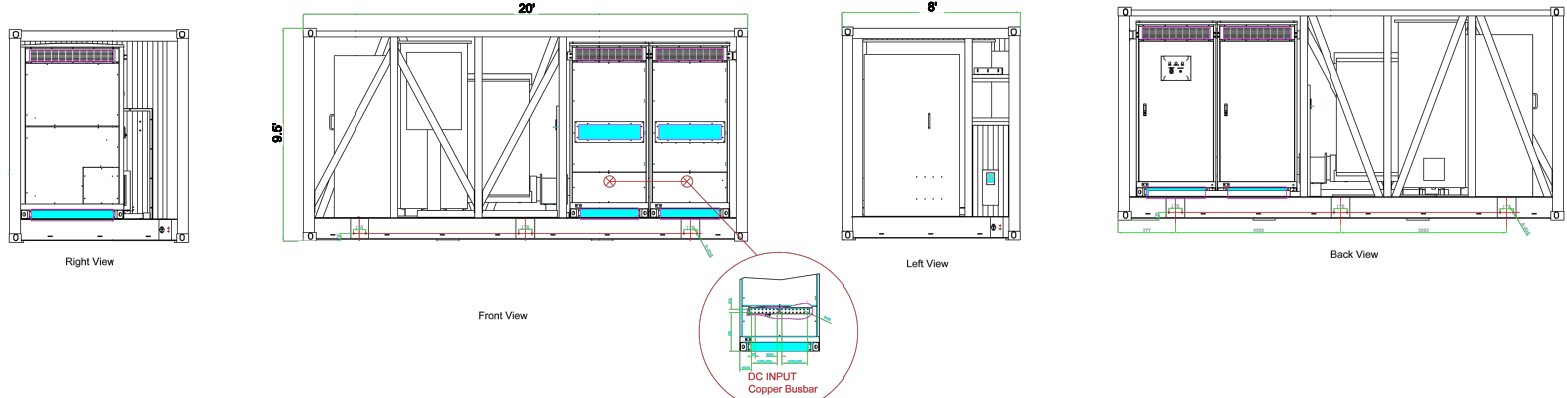
- NOTES**
1. FINISHED FLOORS OF THE EQUIPMENT PADS SHALL BE MINIMUM ONE FOOT ABOVE BASE FLOOD ELEVATION.
 2. EXTERIOR FINISH OF PROPOSED STRUCTURES SHALL BE OF IN EARTH TONE COLORS.
 3. FOUNDATION DESIGN FOR BATTERY CONTAINERS AND PCS STRUCTURES MAY BE SLAB ON GRADE, DRIVEN PILES OR STANDARD FOOTINGS.



INVERTER DIMENSION			
INVERTER RATINGS (MW)	DIMENSION (FT)		
	"A"	"B"	"C"
2.00	40	10	12
DESCRIPTION			
1	1	1	1
2	1	1	1
3	1	1	1
4	1	1	1
5	1	1	1
6	1	1	1
7	1	1	1
8	1	1	1
9	1	1	1
10	1	1	1



- 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).



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