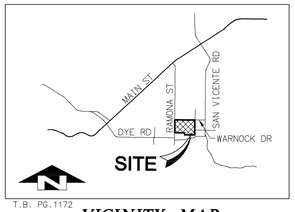
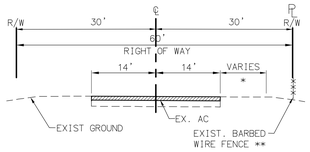


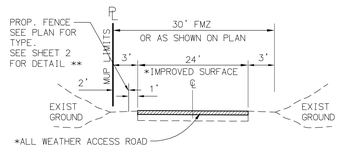
VICINITY MAP
NOT TO SCALE



* MAX. 10' WIDE CLEARED PATH, REDUCED WIDTHS WHEN NECESSARY TO AVOID EXISTING UTILITIES. NO GRADING OR IMPROVEMENTS PROPOSED.

** EXISTING FENCE ALONG WARNOCK DRIVE WITHIN RIGHT-OF-WAY WILL NEED TO BE ADJUSTED TO ACCOMMODATE THE CLEARED PATH.

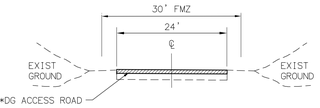
TYPICAL SECTION
RAMONA STREET / WARNOCK DRIVE
NOT TO SCALE



* ALL WEATHER SURFACE
75,000 lbs. FIRE APPARATUS BEARING LOAD

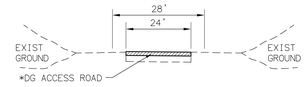
TYPICAL SECTION
PERIMETER FIRE ACCESS ROAD
NOT TO SCALE

*TYPICAL LOCATION UNLESS SHOWN OTHERWISE ON PLOT PLAN.
**FOR LOCATION OF 8' VINYL COATED FENCE, 8' CHAINLINK FENCE AND FIELD FENCE SEE PLOT PLAN.



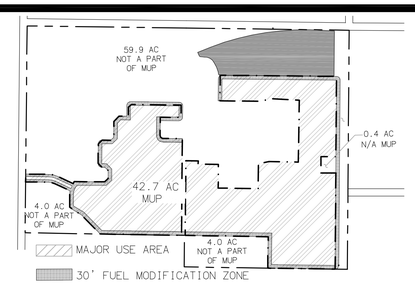
* ALL WEATHER SURFACE
75,000 lbs. FIRE APPARATUS BEARING LOAD

TYPICAL SECTION
INTERNAL FIRE ACCESS ROAD
NOT TO SCALE



*ALL WEATHER SURFACE
75,000 lbs. FIRE APPARATUS BEARING LOAD

TYPICAL SECTION
ACCESS ROAD
NOT TO SCALE



THE 7.8 AC. OF ON-SITE AGRICULTURAL MITIGATION LAND WILL BE PRESERVED FOR AGRICULTURAL & RELATED USES ONLY FOR THE LIFE OF THE PERMIT

LIMITS OF MAJOR USE AREA, FUEL MODIFICATION ZONE & AGRICULTURAL USE AREA
SCALE: 1"=500'

ZONING

ZONE		
USE REGULATIONS		A72
NEIGHBORHOOD REGULATIONS		0
DEVELOPMENT REGULATIONS	DENSITY	0.1
	LOT SIZE	10 AC
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	--
	FLOOR AREA RATIO	--
	HEIGHT	G
	LOT COVERAGE	--
	SETBACK	C
	OPEN SPACE	--
SPECIAL AREA REGULATIONS		--

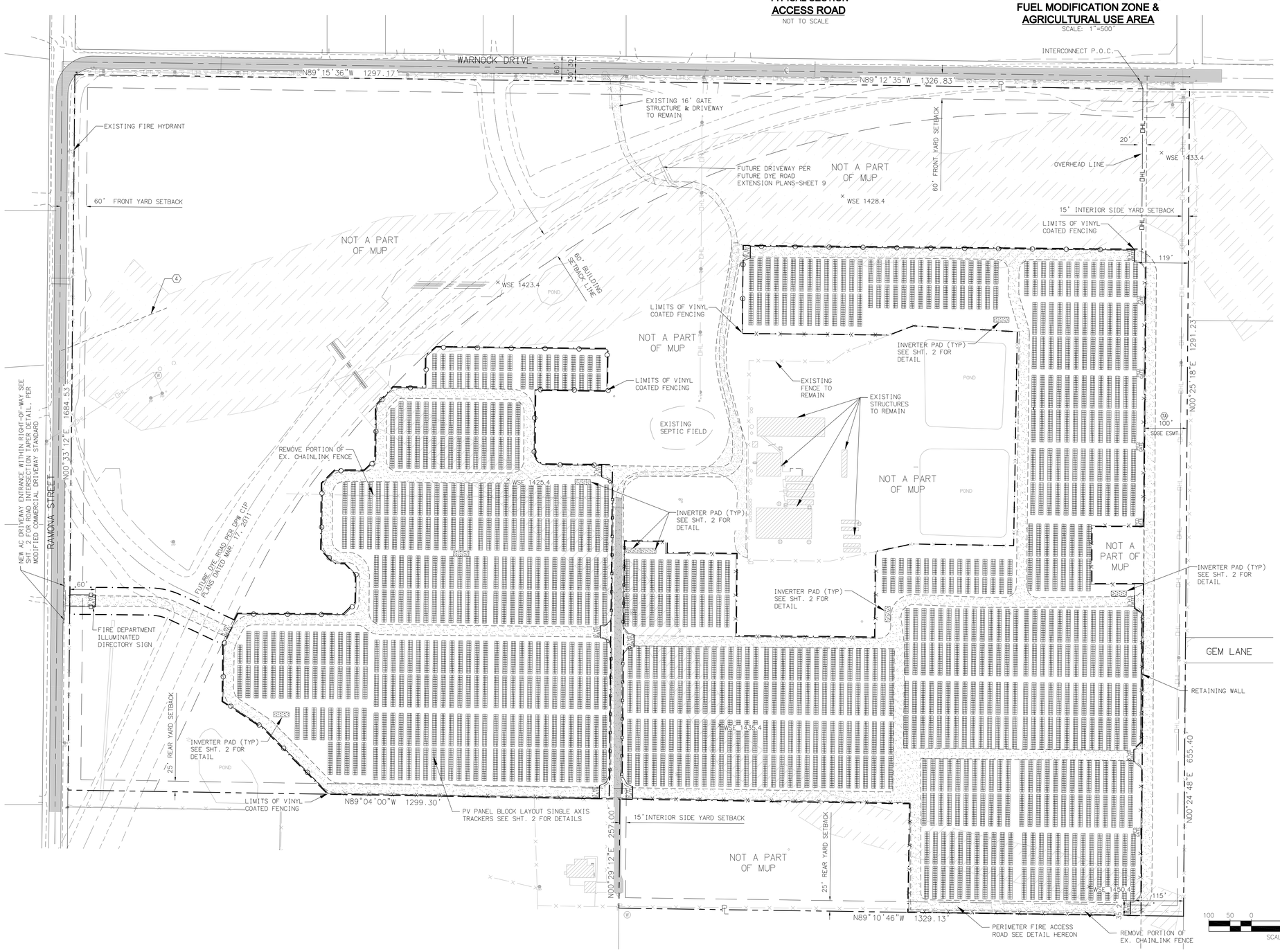
EXISTING EASEMENTS*

	DESCRIPTION	DISPOSITION
◯		
(4)	SDG&E EASEMENT	A PORTION TO REMAIN
(7A)	SDG&E EASEMENT	TO REMAIN

* BASED ON DATA FROM PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY UNDER ORDER NO. NCS-507931 DATED SEPTEMBER 26, 2011.

LEGEND:

- MAJOR USE PERMIT BOUNDARY
- EXISTING EASEMENT
- ZONING ORD. SETBACK LINE
- EX. FENCE
- PROP. 8' CHAINLINK FENCE
- PROP. 8' VINYL COATED CHAINLINK FENCE
- PROP. 3' FIELD FENCE
- PROPOSED ACCESS GATE-24'WIDE (8'WT. / 16'WT.) PROPOSED PED. GATE-4'WIDE (PED GATE)
- EX. DG ROAD (9'-19')
- EX. PAVEMENT
- PROP. 24'(VARIES) DG FIRE ACCESS ROAD-ALL WEATHER (10% MAX)
- EXISTING BUILDING
- EX. OVERHEAD POWERLINE (OHL)
- EX. POWER POLE
- EX. FIRE HYDRANT
- EX. WATER WELL (1)
- EX. MONITORING WELL (3)
- PROPOSED INVERTER PAD
- PROPOSED PV PANEL BLOCK SINGLE AXIS TRACKING
- SUBJECT TO INUNDATION BY THE 100-YEAR FLOOD
- WATER SURFACE ELEVATION (WSE)



NOTES

1. GROSS AREA: 110 ACRES
2. MUP AREA: 42.7 ACRES
3. TOPOGRAPHIC SOURCE: INTERMAP, FLOWN 2005
4. ASSOCIATED REQUESTS: NONE
5. THE APPROVAL OF THIS MAJOR USE PERMIT (MUP) AUTHORIZES THE FOLLOWING: CONSTRUCTION, OPERATION, AND MAINTENANCE OF AN UNMANNED PHOTOVOLTAIC SOLAR FARM PURSUANT TO SECTION 6952, OF THE SAN DIEGO COUNTY ZONING ORDINANCE.
6. 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 PERMIT BEFORE COMMENCING SUCH ACTIVITY, IF REQUIRED.
7. ALL PROPOSED STRUCTURES TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS (CONCRETE, BLOCK, METAL) OR SIMILAR.
8. LANDSCAPING PROPOSED SEE SHEET 3.
9. LIGHTING FOR MAINTENANCE AND SECURITY PROPOSES ONLY. SHIELDED AND MOTION SENSOR LIGHTING LOCATED AT GATES AND SHALL CONFORM TO COUNTY OF SAN DIEGO OUTDOOR LIGHTING REQUIREMENTS. SEE DETAIL ON SHEET 2.
10. PHASING - PROJECT MAY BE IMPLEMENTED IN SEVERAL PHASES WITHOUT REGARD TO SEQUENCE.
11. ALL DISTURBED AREAS WOULD BE COVERED WITH PERMEABLE DUST/EROSION CONTROL AGENT.
12. GRADING PROPOSED, SEE GRADING PLAN.
13. NO SIGNAGE PROPOSED, ONLY SMALL DIRECTIONAL AND SAFETY SIGNAGE ARE PROPOSED.
14. ALL EXISTING AGRICULTURAL BUILDINGS TO REMAIN. PROJECT ACCESS FROM WARNOCK DR.
15. ALL SITE ACCESS GATES TO BE EQUIPPED WITH FIRE DEPARTMENT APPROVED STROBE LIGHT ACTIVATION AND KNOX KEY-OPERATED SWITCH.
16. THE SOLAR RELATED FACILITIES (PANELS, RACKING, ELECTRICAL CONNECTIONS, INVERTER STRUCTURES, FENCING AND INTERNAL ACCESS, ETC.) SHOWN ON THIS PLOT PLAN MAY BE RELOCATED, RECONFIGURED, AND/OR RESIZED WITHIN THE SOLAR FACILITY DEVELOPMENT AREA WITH THE ADMINISTRATIVE APPROVAL OF THE DIRECTOR OF DPLU WHEN FOUND IN CONFORMANCE WITH THE INTENT AND CONDITIONS OF PERMIT'S APPROVAL.
17. WATER DISTRICT: RAMONA MUNICIPAL WATER DISTRICT.
18. FIRE DISTRICT: RAMONA FIRE PROTECTION DISTRICT.
19. GENERAL PLAN: SR4; 1DU/4-ACRES.
20. POINT OF INTERCONNECT - WARNOCK DRIVE

ASSESSOR PARCEL NUMBER/TAX RATE AREA
283-083-07 TRA 65010

LEGAL DESCRIPTION
THAT PORTION OF BLOCK 454 OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA; ACCORDING TO THE MAP THERE OF NO 644, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1880.

APPLICANT
SOL ORCHARD, LLC
PO Box 222416
Carmel, CA 93923
(831) 659-8200
CONTACT: WILL PRICHARD

OWNER
MARK & ELSIE BOUSEMA
14055 OLD SAN PASQUAL RD
ESCONDIDO, CA 92025

SHEET INDEX

SHEET 1 - TITLE SHEET / PLOT PLAN
SHEET 2 - ELEVATIONS/DETAILS
SHEET 3 - LANDSCAPE PLAN

SCALE: 1"=100'

100 50 0 100 200 300
SCALE: 1"=100'

SOL ORCHARD - RAMONA PHOTOVOLTAIC SOLAR FARM
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT
MUP 11-029, ENV. LOG NO. 11-09-009

TITLE SHEET / PLOT PLAN

FEB. 21, 2012
SHEET 1 OF 3

RBF CONSULTING
PLANNING ■ DESIGN ■ CONSTRUCTION
9755 CLAIREMONT MESA BOULEVARD, SUITE 100
SAN DIEGO, CALIFORNIA 92124-1324
858.616.5000 • FAX 858.616.5001 • www.RBF.com

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SDC DPLU RCVD 04-23-12
P11-029