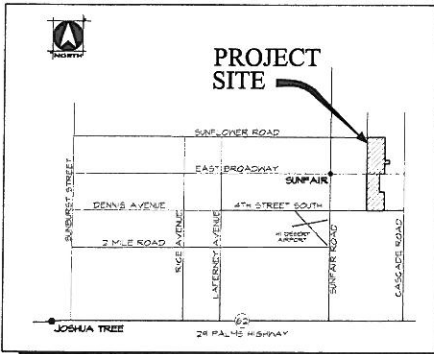


CASCADE SOLAR I & II CONDITIONAL USE PERMIT AND MAJOR VARIANCE



VICINITY MAP
NOT TO SCALE

PROJECT LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE WITHIN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION FIFTEEN (15), AND THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP ONE (1) NORTH RANGE SEVEN (7) EAST, SAN BERNARDINO BASE MERIDIAN, SAN BERNARDINO COUNTY, CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE WEST ONE-HALF (W 1/2) OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION FIFTEEN (15)
APN: 0606-121-44 THRU 47 + 0606-121-01

TOGETHER WITH THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION FIFTEEN (15)
APN: 0606-121-33

TOGETHER WITH THE WEST ONE-HALF (W 1/2) OF THE WEST ONE-HALF (W 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION TWENTY-TWO (22), EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF SAN BERNARDINO COUNTY BY DEED RECORDED DECEMBER 17 1970, IN BOOK 7875, PAGE 374, OFFICIAL RECORDS;
APN: 0607-251-25

TOGETHER WITH THE WEST ONE-HALF (W 1/2) OF THE EAST ONE-HALF (E 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) AND THE EAST ONE-HALF (E 1/2) OF THE WEST ONE-HALF (W 1/2) OF SAID SECTION TWENTY-TWO (22), EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF SAN BERNARDINO COUNTY BY DEED RECORDED DECEMBER 17 1970, IN BOOK 7875, PAGE 374, OFFICIAL RECORDS;
APN: 0607-251-04

TOGETHER WITH WEST ONE-HALF (W 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION TWENTY-TWO (22)
APN: 0607-251-09

CONTAINING 153.41 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS

CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NORTH AMERICAN DATUM OF 1983/1911, IS DETERMINED USING STATION 225 FIELD TIES BETWEEN NGS MONUMENT T 724' PD-EV0582 AND NGS MONUMENT 'GANT' PD-EV3484, RECOVERED NOVEMBER 16, 2001, THE BEARING BETWEEN T 724' AND 'GANT' IS TAKEN AS NORTH 15.808' EAST, ALL DIMENSIONS SHOWN ARE GROUND DISTANCES, CORRECTED GROUND-TO-GROUND FACTOR = 1.000134850.

BASIS OF ELEVATION

NGS CONTROL MONUMENT T 724' PD-EV0582, BEING A 3 1/2" BRASS DISK IN A WYLLI CONCRETE BASE, STAFFED U.S.C. 41.5, T 24 144', ELEVATION 2479.52 FEET NAVD 88.

UTILITY COMPANIES

POWER:
SOUTHERN CALIFORNIA EDISON (SCE)
36100 CATHEDRAL GANTON DRIVE
CATHEDRAL CITY, CA 92234
(760) 202-4211

WATER:
JOSHUA BASIN WATER DISTRICT
61750 CHOLLITA ROAD
JOSHUA TREE, CA 92252
(760) 266-8438

SEWER: N/A
CABLE: N/A
TELEPHONE: N/A
CABLE TV: N/A

NOTES:

- NO CURB, GUTTER OR SIDEWALK ARE PRESENT ON EXISTING OR PROPOSED ROADS.
- ALL EXISTING UTILITY POLES TO REMAIN.
- THE PROPOSED SITE LAYOUT AND ARRAY DESIGN IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.
- THE PROJECT SITE IS LOCATED IN UN-SHADED ZONE X ON FEMA FIRM MAP 060710317M, WHICH FALLS UNDER THE DESIGNATION 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN'.
- THE EXISTING ZONING FOR THE PROJECT IS JOSHUA TREE COMMUNITY PLAN, RURAL LIVING AND RESOURCE CONSERVATION, SOLAR RENEWABLE ENERGY GENERATION IS AN ALLOWED USE WITHIN THIS ZONING PER 5600 B4.21(D)(2).
- THE PROPOSED GRADING AND DRAINAGE PROGRAM ALLOWS FOR THE PERPETUATION OF EXISTING SHALLOW SHEET FLOWS ACROSS THE PROJECT SITE. THE PROPOSED GRADING HAS BEEN DESIGNED TO MMC HISTORIC DRAINAGE PATTERNS.
- NO PERMANENT BUILDINGS OTHER THAN ELECTRICAL INFRASTRUCTURE ARE PROPOSED.
- NO PERMANENT PARKING AREAS OR LANDSCAPING IS PROPOSED.
- NO PROTECTED PLANTS ARE PRESENT ON THE SITE PER THE BIOLOGIC RESOURCES ASSESSMENT BY POK SERVICES CORPORATION DATED MARCH 2011.
- MOTION ACTIVATED SECURITY LIGHTING WITH SHIELDED HOODS TO PREVENT LIGHT SPILL IS PROPOSED WHERE NECESSARY FOR ENTRY TO THE PROJECT SITE. PROJECT OPERATIONS AND MAINTENANCE.
- A PERMANENT FILTERED WATER CONNECTION AND SERVICE IS PROPOSED FOR USE DURING CONSTRUCTION FOR DUST CONTROL AND DURING NORMAL OPERATIONS FOR PANEL WASHING AND GENERAL MAINTENANCE USES. WATER SERVICE AND CONNECTION TO BE PROVIDED BY JOSHUA BASIN WATER DISTRICT.
- PERMANENT TORT-OISE-PROOF FENCING TO BE INSTALLED ALONG PROJECT PERIMETER IN ACCORDANCE WITH USFWS GUIDELINES.
- SOME INTERNAL PARCEL LINES TO BE REMOVED PER FUTURE REVERSION TO ACREAGE MAP.
- SOUTH OF BROADWAY: FIXED TLT OR TRACKING SOLAR FACILITY TBD-FIXED TLT DEPICTED HEREIN.
- NORTH OF BROADWAY: TRACKING SOLAR FACILITY.
- NO BUILDINGS CURRENTLY EXIST ON THE SUBJECT PROPERTY.

OFFICIAL USE ONLY

LEGEND:

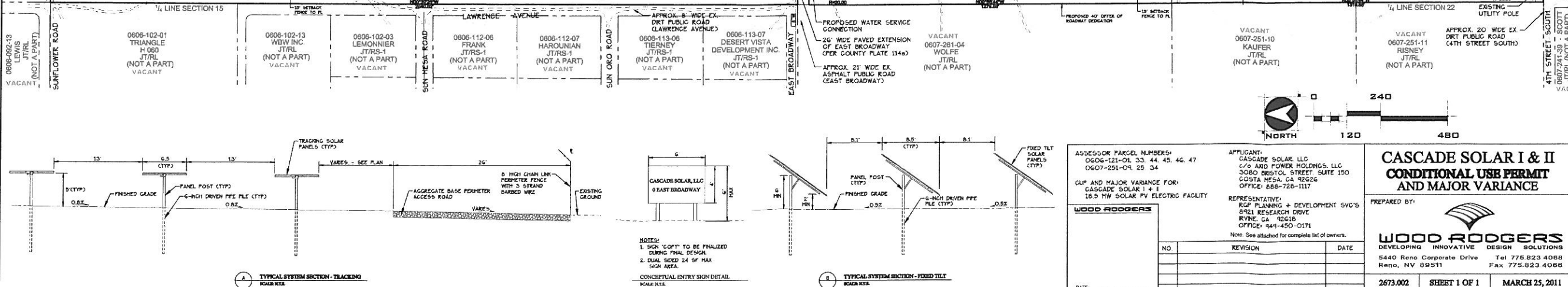
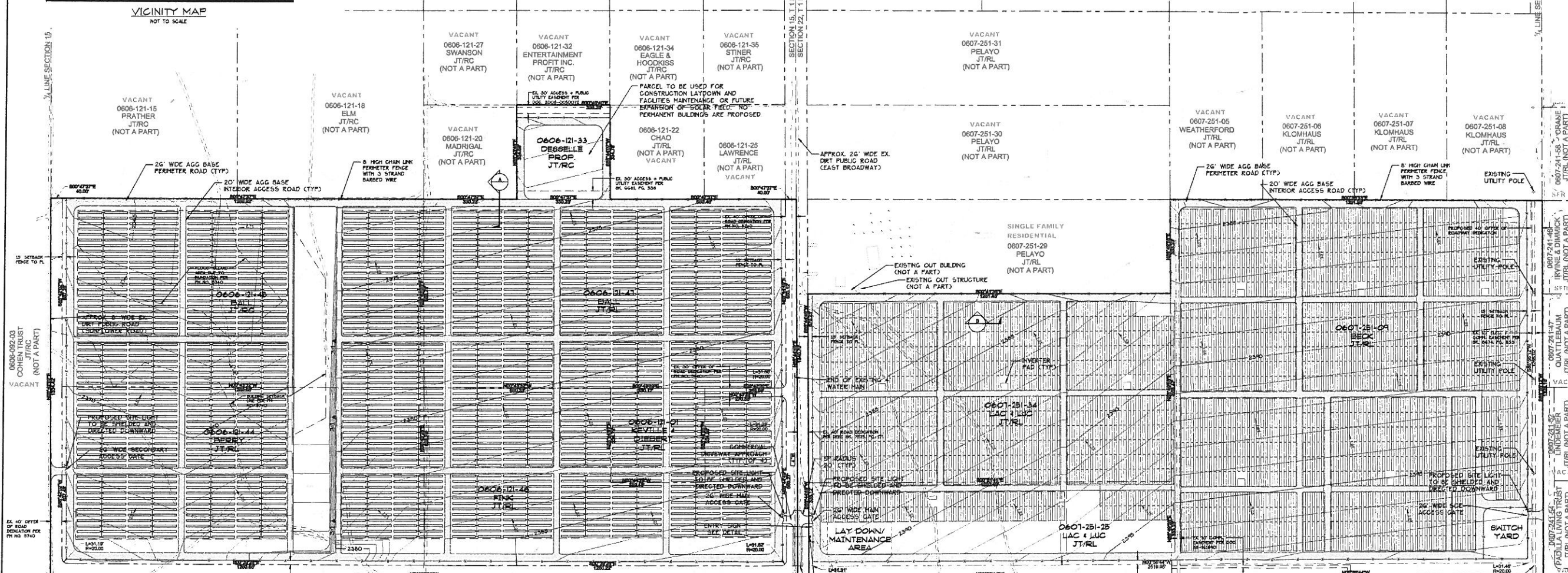
- 5' PERMETER FENCE
- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED ROAD (ASPHALT)
- PROPOSED ROAD (AGGREGATE BASE)

ABBREVIATIONS:

- JT/RL: JOSHUA TREE RURAL LIVING
- JT/RC: JOSHUA TREE RESOURCE CONSERVATION
- JT/RS-1: JOSHUA TREE SINGLE RESIDENTIAL

SITE INFORMATION:

SITE AREA = 153.4 ACRES
DISTURBED AREA = 142.0 ACRES
ROADS (ASPHALT-BROADWAY) = 7,600 SF
ROADS (AGG. BASE) = 203 ACRES
FENCE = 16,385 FT
SUBSTATION = 1 EACH
GRADING:
CUT VOLUME=91,989 CY
FILL VOLUME=13,386 CY
NET VOLUME=107,373 CY (FILL)
(NOTE: GRADING AT FINAL DESIGN TO BE ADJUSTED TO ENSURE A BALANCED SITE WITH NO MATERIAL IMPORT NECESSARY)
LOT COVERAGE:
IMPERVIOUS = 0.5% (39,000 SF)
LANDSCAPING = 0%
OPEN SPACE (CARZA OUTSIDE SOLAR PANEL FIELDS) = 7.3% (112 ACRES)
EXISTING LAND USE:
SITE = VACANT
ADJACENT PROPERTY = VACANT
EXCEPT APN 0607-251-29 = RESIDENTIAL



ASSESSOR PARCEL NUMBERS:
0606-121-01, 33, 44, 45, 46, 47
0607-251-09, 29, 34

APPLICANT:
CASCADE SOLAR, LLC
C/O ARO POWER HOLDINGS, LLC
3080 BRISTOL STREET SUITE 150
COSTA MESA, CA 92626
OFFICE: 658-728-1117

REPRESANTATIVE:
RGP PLANNING + DEVELOPMENT SVCS
8921 RESEARCH DRIVE
RYNIE, CA 92616
OFFICE: 641-450-0171

Note: See attached for complete list of owners.

NO.	REVISION	DATE

DATE: _____

**CASCADE SOLAR I & II
CONDITIONAL USE PERMIT
AND MAJOR VARIANCE**

PREPARED BY:

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
5440 Reno Corporate Drive Tel 775.823.4088
Reno, NV 89511 Fax 775.823.4088

2673.002 SHEET 1 OF 1 MARCH 25, 2011