

From: [Cherry Diefenbach](#)
To: [Geoff Fallon](#)
Cc: [Koutoufidis, Nicholas](#); [Jeffrey Osborne](#); [GREG CURRAN](#); [jacari cousins](#); [Katrina Westley](#)
Subject: Re: JVR PowerPoint presentation
Date: Tuesday, May 18, 2021 1:28:21 PM
Attachments: [JVR Energy Park - Community Sponsor Group Presentation 5.18.pptx](#)
[2021.05.18 Agenda Jacumba Sponsor Group\(22685714.2\).docx](#)

Hi Geoff,

Thank you for sending along your Powerpoint presentation...I am a luddite. Jeff Osborne will be the administer for the Zoom meeting so I am sending him and the other members of our sponsor group a copy of your presentation.

Please share your computer screen during your presentation.

See you tonight.

Cherry Diefenbach

On Tuesday, May 18, 2021, 11:44:54 AM PDT, Geoff Fallon <geoff.fallon@baywa-re.com> wrote:

Hi Cherry,

Please see attached JVR presentation for the Jacumba Sponsor Group meeting night.

I received the meeting agenda and will be prepared to present tonight. Will I have the ability to share my screen on the Zoom presentation or will you be sharing your screen with my presentation?

Also, see attached revised Agenda. We had a couple edits to accurately describe the project.

Please advise if you have any questions or comments.

Thanks,

Geoff

Geoff Fallon | EVP Development | 949 406 2007 | geoff.fallon@baywa-re.com

From: Cherry Diefenbach <csdiefenbach@sbcglobal.net>
Sent: Monday, May 17, 2021 4:20 PM
To: Geoff Fallon <Geoff.Fallon@baywa-re.com>
Cc: Nicholas Koutoufidis <nicholas.koutoufidis@sdcounty.ca.gov>
Subject: JVR PowerPoint presentation

Hi Mr. Fallon

Still waiting on the advance copy of your JVR presentation. Our Jacumba Sponsor Group meets tomorrow night (Tuesday) May 18th at 5:30pm via Zoom.

Hopefully you received the meeting agenda with info on how to join the meeting via email last Friday, May 14th.

Please advise.

Cherry Diefenbach

619-743-5224

Chair, Jacumba Sponsor Group

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. [More info](#)

JVR Energy Park Project

PDS2018-MUP-18-022

May 18, 2021



Jacumba Community Sponsor Group Meeting

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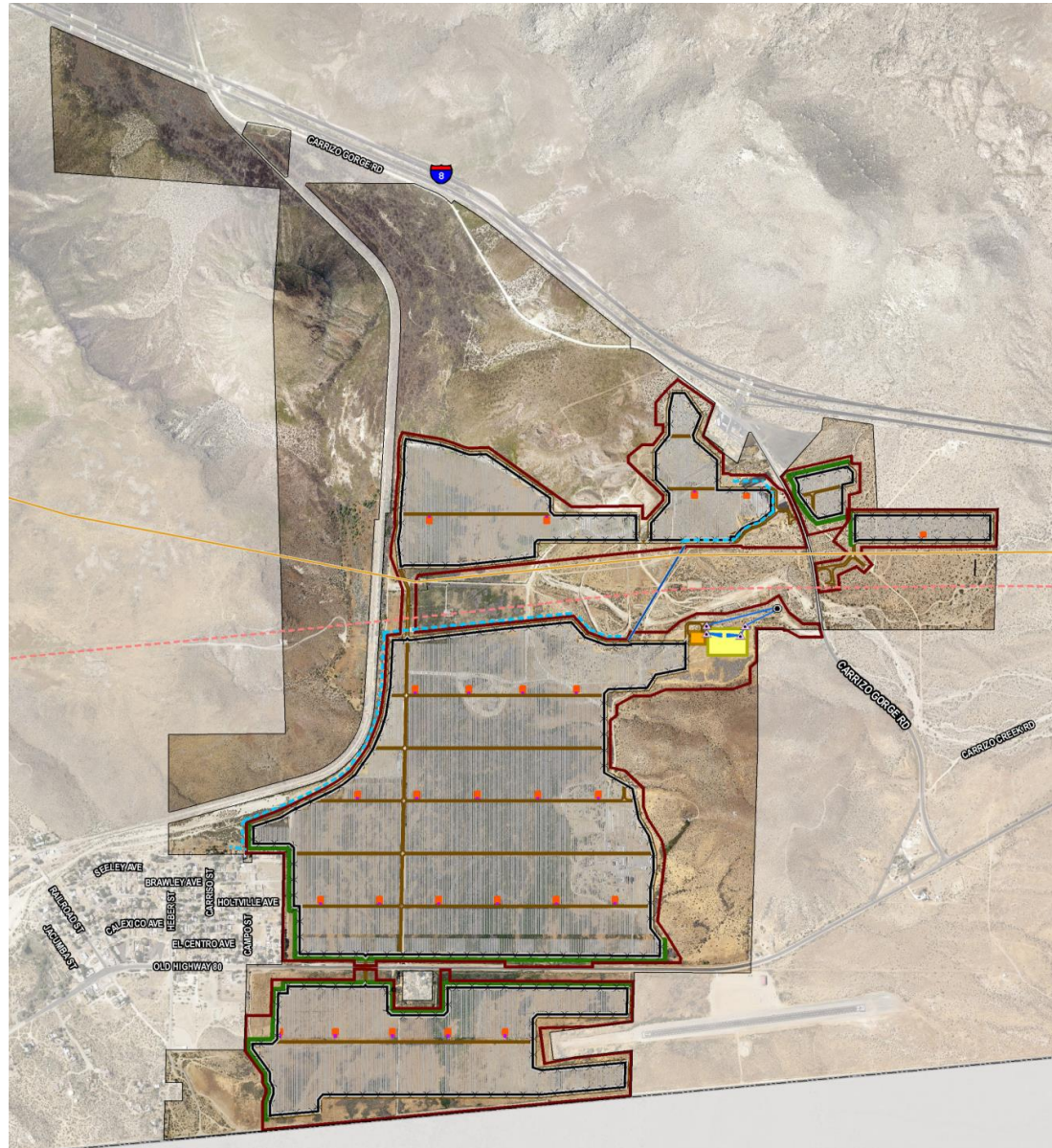


1

Project Description



90 MW Solar + 90 MW (360 MWh) Battery Energy Storage Project



- 1356 acre project boundary adjacent to I-8 and Jacumba Hot Springs community
- Major Use Permit (“MUP”) Boundary in Public Review Draft EIR was 643 acres
- MUP Boundary in Final EIR occupies 623 acres with increased setbacks
- 500kV Sunrise Powerlink, Southwest Powerlink and existing SDG&E 138kV ECO transmission line transects the project site
- Permeant conservation of up to 435 acres of habitat, adjacent to existing State Park and Federal wildlife land



Project Description

- **Solar + Battery Storage Arrays:**

- 300,000 photovoltaic (PV) modules
- 1,500-volt direct current (DC) underground collection system
- 25 inverter/transformer platforms
- 34.5-kilovolt (kV) underground AC collection system
- 50 feet of overhead AC feeders
- Battery energy storage system (total of 75 containers)
- Fiber optic line
- Control system
- Five meteorological weather stations
- Site access driveways/internal access

- **Interconnection Facilities:**

- On-site collector substation
- 138 kV switchyard
- 138 kV overhead slack span transmission line
- Five 138 kV transmission poles with 1,860 feet overhead transmission lines (tie-in)

- **Other Features**

- Improvements within SDG&E Transmission Corridor
- Perimeter security fencing and signage
- Lighting
- Water tanks for fire protection (six)
- Fuel modification zones (FMZs)



2

Process to Date and Comments



Process to Date and Comments Received

- **March 17, 2019**
 - County initiated the preparation of the Draft Environmental Impact Report (EIR) for the JVR Energy Park project
- **October 8, 2020 – December 7, 2020**
 - Draft EIR was circulated for public review for 60 days
- **During the Draft EIR public review period, the County received the following comment letters:**
 - 3 Tribal comment letters
 - 5 Agency comment letters
 - 7 Organization comment letters
 - 138 individual comment letters
- **As a result of the comments received regarding the Project, changes have been made to the Project design.**



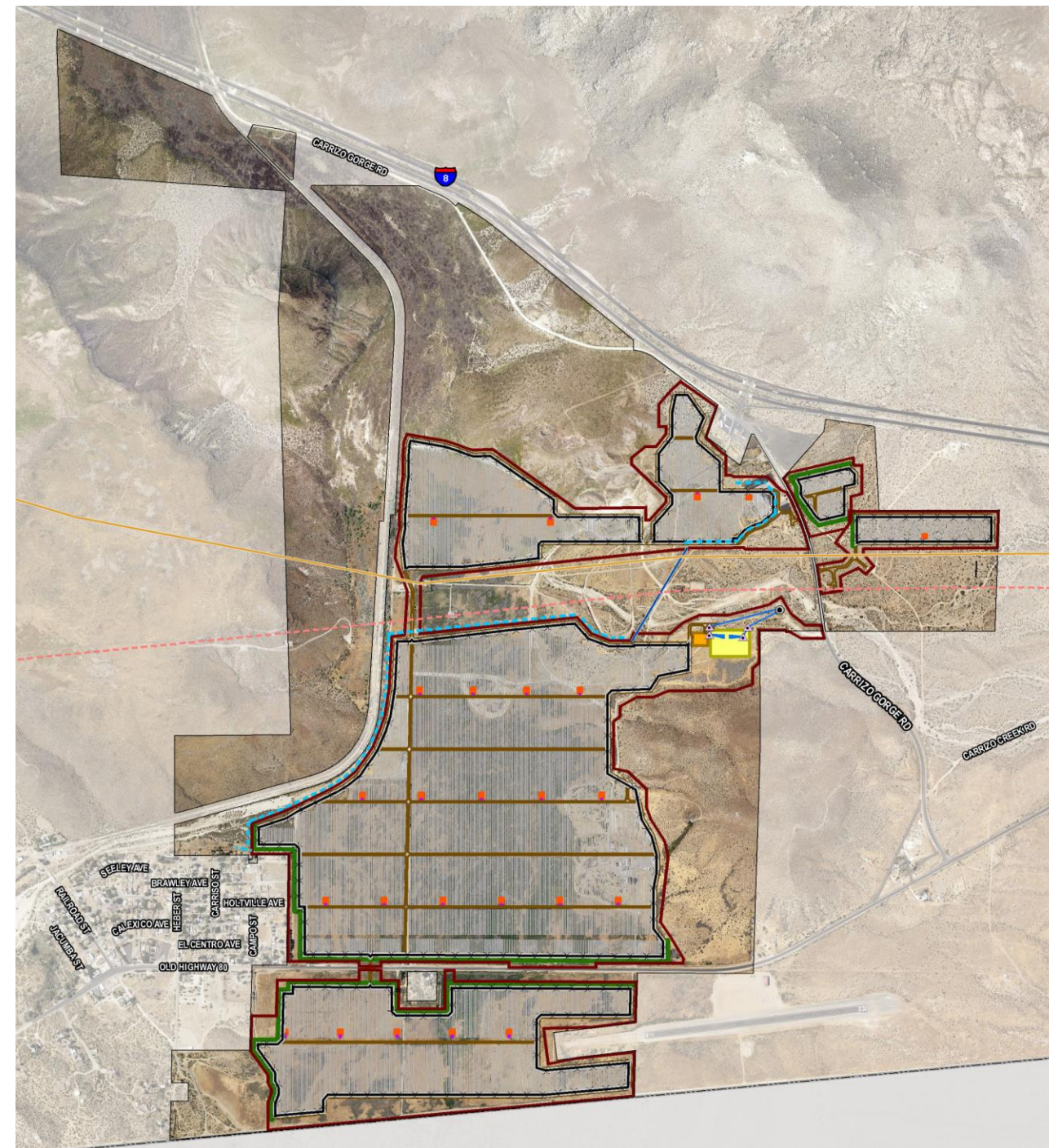
3

Project Design Changes



Changes to Project Design

- The primary change to the Project design include:
- Reduction in Major Use Permit (MUP) Boundary from 643 acres to 623 acres
- Increased Setbacks from Old Highway 80
- Increased Setback from Jacumba Community Park

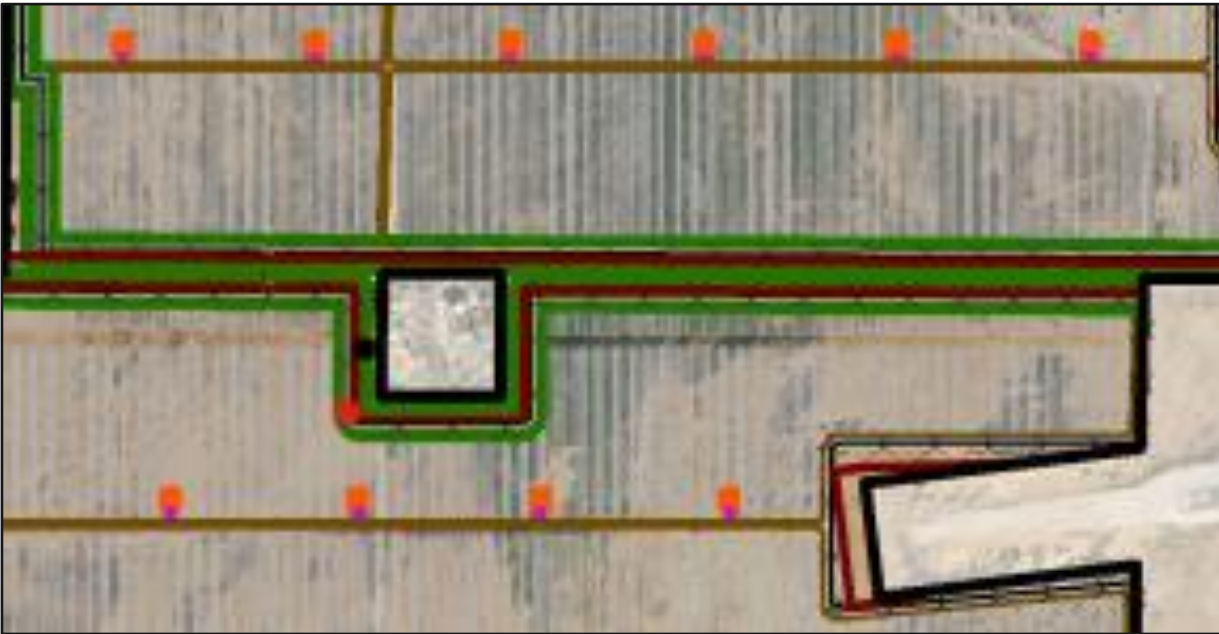




Increased Setbacks from Old Highway 80

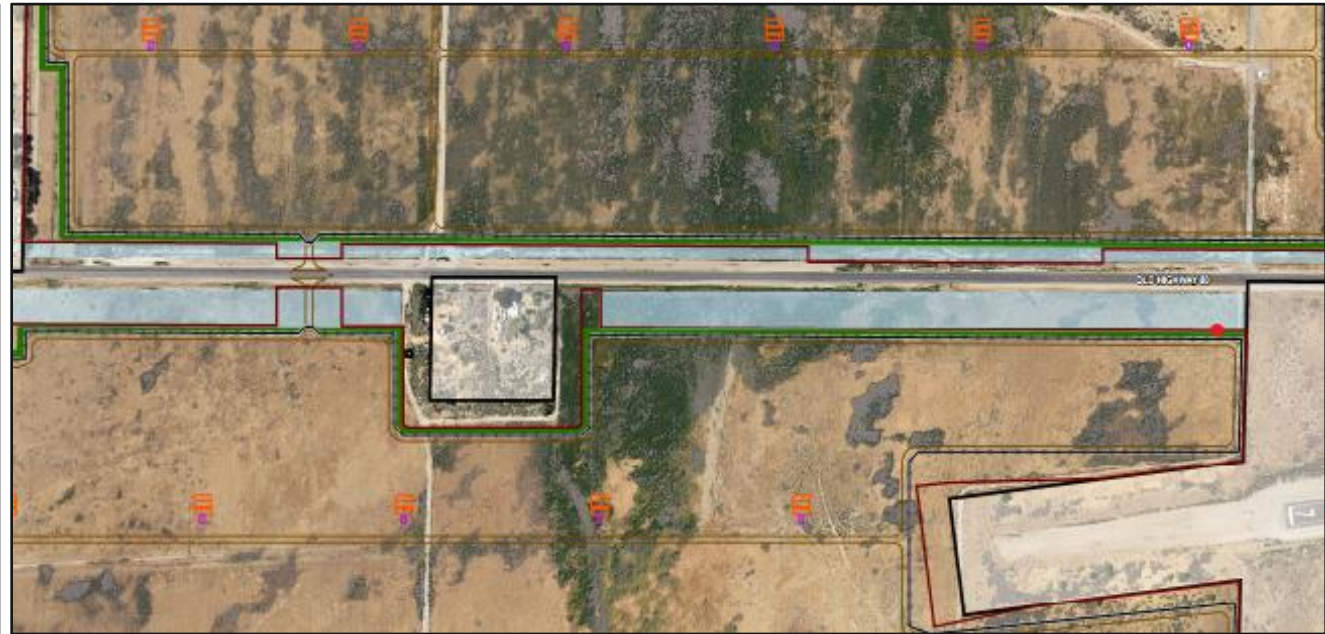
Project fenceline on both sides of Old Highway 80 has been set back to provide a larger buffer between the roadway and the Project:

Original Setbacks from Old Highway 80



North side of Old Highway 80 - 110 feet from the edge of pavement to fence line, providing a North buffer that was increased 52 feet

Increased Setbacks from Old Highway 80



South side of Old Highway 80 – 175 to 180 feet from the edge of pavement to the fence line, providing a South buffer that was increased 122 feet



Visual Simulation Looking West on Old Highway 80 – With and Without Increased Setbacks



Visual Simulation of the Project (Draft EIR)



Visual Simulation of the Project (Final EIR)



Visual Simulation Looking Northwest from Old Highway 80 – With and Without Increased Setbacks



Visual Simulation of the Project (Draft EIR)



Visual Simulation of the Project (Final EIR)



Visual Simulation Looking Southeast from Old Highway 80 – With and Without Increased Setbacks



Visual Simulation of the Project (Draft EIR)



Visual Simulation of the Project (Final EIR)



Increased Setbacks from Jacumba Community Park

Adjacent to the Jacumba Community Park, the Project fence line has been set back to provide a larger buffer between the park and the Project.

The distance between the park boundary / Project property line to the Project fence will now be 300 feet





Visual Simulation Looking East from Jacumba Community Park – With and Without Increased Setbacks



Visual Simulation of the Project (Draft EIR)



Visual Simulation of the Project (Final EIR)



4

Community Buffer Alternative



Community Buffer Alternative

- **Alternative includes 300-foot (18.9 acre) buffer from property line to Project fence line adjacent to private properties north of Old Highway 80**
- Buffer area is in addition to other project design changes – increased setbacks from Old Highway 80 and Jacumba Community Park
- Provides Visual buffer between Project and private properties
- Provides Noise buffer from residential uses





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Proposed Community Benefits



Benefits proposed for the Community

- Proposed Community Benefits Agreement with Jacumba Community Services District for park improvements
- Proposed Community Benefits Agreement with Imperial Valley Desert Museum for new exhibits and operations
- BayWa is looking for additional community benefits ideas from the community



Q & A

Geoff Fallon

EVP, Development
Geoff.Fallon@baywa-re.com



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**County of San Diego
Jacumba Hot Springs Sponsor Group
Final Agenda for Regular Meeting 5:30pm on May 18, 2021
Jacumba Hot Springs, CA 91934**

To attend Zoom meeting via computer or smart phone:

<https://us02web.zoom.us/j/81181825014?pwd=dENnUmxGZGFhWlVXc1lnb1JSNHJsUT09>

Join by Phone

+1 (669) 900-6833 or (253) 215-8782

Meeting ID: 811 8182 5014

Passcode: 281588

A. Roll call (Determination of quorum): Seat 1. Jacari Cousins; Seat 2. Greg Curran; Seat 3. Cherry Diefenbach; Seat 4. Jeffery Osborne; Seat 5. (Katrina Westley's application is awaiting BOS approval)

B. Pledge of Allegiance. (waived-due to virtual meeting format)

C. Approval of draft minutes for Jacumba Sponsor Group (JSG) virtual meeting held on April 20, 2021.

D. Public Communication: The public may comment on any subject within the JSG's jurisdiction that is not on the posted agenda. (Speakers are limited to 2 minutes and no action can be taken on non-agenda items.)

E. Action items: (Agenda items may be taken out of order upon request)

1. Discuss/vote on the revised Jacumba Valley Ranch Energy Park (PDS2018-MUP-18-022) project.

- a. **On March 16, 2021, the Jacumba Sponsor Group voted to support a much smaller solar facility (up to 200 acres) located well north of the town with 1,500-foot setbacks from residences and all public roads.** This smaller facility would utilize underground transmission lines to send its generated green energy directly into the power grid via SDG&E's ECO substation, thereby eliminating the need for a switchyard.
- b. **On April 12, 2021, our sponsor group received an electronic copy of the revised JVR solar project map (4th submittal) dated 04/08/2021.**

The revised project involves the construction and operation of an enormous 90 megawatt (MW) solar energy facility on ~623 acres located within Jacumba's Rural Village on a 1,356 acre property formerly known as Ketchum Ranch. As currently configured, the project footprint stretches from the International border to an area just south of the Subway station along I-8. It would place solar modules and associated equipment (battery storage containers, inverters, transformers, a collector substation, and a large switchyard) within 547 fenced acres immediately east, north, and south of the community of Jacumba Hot Springs; north, south, and west of the Jacumba Airport, for about a mile along both sides of scenic Highway 80; and south of the I-8 corridor near the Jacumba exit/Carriso Gorge Road. **While the revised project map provides slightly larger setbacks than the original project delineated in the DEIR, it is still six times the physical size of the existing village of Jacumba.** The project includes the following:

--approximately 300,000 photovoltaic modules (12-feet high and up to 300 feet in length) mounted on single axis mechanical trackers that follow the movement of the sun from east to west. (The stowed panel position is parallel to the ground; at full tilt, the panel bottom is 38 degrees from perpendicular.)

--75 battery storage containers-three containers at each of the 25 sites (containers are 55-feet long, 19-feet wide and 10-feet high).

--25 inverter/transformer metal platforms on skids (8-feet wide and 20-feet long) adjacent to battery containers.

--5,000-feet of underground electrical collection system.

--an on-site collector substation (152-feet by 180-feet) and a 200-foot-long 65-foot-high overhead slack span transmission line that connects the collector substation to the switchyard.

--a 138kV switchyard (3.2-acres) adjacent to the collector substation with 1,860-feet of overhead transmission lines strung on (five) 70-115 feet high steel poles which will loop the switchyard into the existing SDG&E Boulevard-East County Transmission Line. This project is described as an “interim” land use with the project life projected as 35-37 years. Given that the switchyard will be turned over to SDG&E at the decommissioning of the solar project, it is likely to be followed by another industrial scale energy project. This essentially eliminates any expansion of the town and the possibility of a future international border crossing at Jacumba. (Below is photo of a solar project switchyard.)



--The MUP project area will be enclosed with a 6-foot high slatted chain-link fence with three strands of barbed wire on top, and high voltage signage. Because the MUP area south of Old Hwy 80 has historically been prone to flooding, solar panels within that area may be raised as much as five feet above grade and flood fencing will be used. (Below is a photo of a non-tracking or fixed solar project currently under construction. A slatted fence does not adequately screen even these modules which have not been elevated five feet above grade.)



--All former farm buildings and all existing trees within the ~~project area~~ **MUP boundary** will be removed. (Many of the old buildings and the trees near the farm are routinely used as perches and scouting posts by a variety of large raptors.)

--A landscaping plan will be implemented, with landscape rows 15 feet in width outside the 15-feet from the project fencing on both sides of Old Hwy 80, next to the town, and along some portions of Carrizo Gorge Road. Developer to maintain it for the lifetime of the project.

--During the estimated 13-month construction period, up to 500 construction workers will arrive at the site per day. Construction hours are projected as 7 am to 4pm Monday through Saturday. **(The DEIR did not identify any additional first responder staffing** even though the construction project will essentially double the population of the town. Jacumba's current firefighter staffing is just 2 people.) This solar site will be unmanned when completed.

- c. **An informal community forum was held in Jacumba on May 7, 2021, and a variety of local issues were discussed, including the revised JVR project.** Community members were given an opportunity to look at the revised JVR project maps and they were asked to state their opinions as whether they thought the JVR Solar park would benefit Jacumba or whether they thought it would negatively impact the town. Their nearly unanimous responses were that the solar project would provide no benefit to local residents, and that it would do irreparable harm to community character, property values, future tourism, scenic vistas, and flight operations at the Jacumba glider port, etc.
- d. **Following a JVR project presentation made by Geoff Fallon, the sponsor group will further discuss/vote on whether to approve, conditionally approve, or deny the 623-acre JVR project plan.** (Fallon represents the solar project developer, BayWa r.e. Solar Project LLC.)

The Planning & Development Services (PDS) project manager for the JVR project is Nicholas Koutoufidis (nicholas.koutoufidis@sdcounty.ca.gov or 858-495-5329). The revised 20-page JVR project plan can be viewed at: [https://www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/JVR/DEIR/AdditionalDocs/JVR0Plot%20Plans%20\(Optimized\).pdf](https://www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/JVR/DEIR/AdditionalDocs/JVR0Plot%20Plans%20(Optimized).pdf).

2. **Discuss/vote on the need for a crosswalk across Old Highway 80 at Carriso St. near the Highland Community center and the Jacumba library.**
3. **Discuss the status of the trash/appliance/mattress dumping that has been occurring for more than six months at the former recycling business located on scenic Hwy 80 west of Jacumba.** Should the sponsor group chair formally ask Supervisor Joel Anderson's office to get involved in finding a solution?

F. Group business and Project Updates-discussion only:

1. Announcements and correspondence.
2. Community interface and other reports.
 - a. Fire Safe Council
 - b. Revitalization

G. Adjournment:

The next regular Jacumba Sponsor group meeting will be held on Tuesday, June 15, 2021 at 5:30pm.

Purpose of Planning and Sponsor Groups:

Advise the County on discretionary projects as well as on planning and land use matters that are proposed within their respective community planning or sponsor group area.