

**From:** [Avalos, Tona](#)  
**To:** [Ouadah, Zoubir](#)  
**Cc:** [Samayoa, Maria](#); [Sinsay, Edwin M](#); [Armstrong, Jacob](#); [Koutoufidis, Nicholas](#)  
**Subject:** FW: PDS2018-MUP-18-022 JVR Solar DER  
**Date:** Friday, June 18, 2021 2:18:32 PM  
**Attachments:** [MUP-18-022 DER\\_signed.pdf](#)  
[MUP-18-022 DER.docx](#)

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Hi Zoubir,

Attached is the DER that we had discussed earlier. It has been signed by PDS. Please let me know if you need anything else.

Thank you,  
Tona

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**From:** Armstrong, Jacob <[Jacob.Armstrong@sdcounty.ca.gov](mailto:Jacob.Armstrong@sdcounty.ca.gov)>  
**Sent:** Friday, June 18, 2021 2:12 PM  
**To:** Avalos, Tona <[Tona.Avalos@sdcounty.ca.gov](mailto:Tona.Avalos@sdcounty.ca.gov)>  
**Cc:** Sinsay, Edwin M <[Edwin.Sinsay@sdcounty.ca.gov](mailto:Edwin.Sinsay@sdcounty.ca.gov)>; Koutoufidis, Nicholas <[Nicholas.Koutoufidis@sdcounty.ca.gov](mailto:Nicholas.Koutoufidis@sdcounty.ca.gov)>  
**Subject:** RE: PDS2018-MUP-18-022 JVR Solar DER

Signed. Thanks

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**From:** Avalos, Tona <[Tona.Avalos@sdcounty.ca.gov](mailto:Tona.Avalos@sdcounty.ca.gov)>  
**Sent:** Friday, June 18, 2021 1:54 PM  
**To:** Armstrong, Jacob <[Jacob.Armstrong@sdcounty.ca.gov](mailto:Jacob.Armstrong@sdcounty.ca.gov)>  
**Cc:** Sinsay, Edwin M <[Edwin.Sinsay@sdcounty.ca.gov](mailto:Edwin.Sinsay@sdcounty.ca.gov)>; Koutoufidis, Nicholas <[Nicholas.Koutoufidis@sdcounty.ca.gov](mailto:Nicholas.Koutoufidis@sdcounty.ca.gov)>  
**Subject:** FW: PDS2018-MUP-18-022 JVR Solar DER  
**Importance:** High

Hi Jacob,

Can you please sign the the DER for JVR solar located in the link below:

[\\ust\snscsd0004\LUFG\DPLU\LAND DEVELOPMENT DIVISION\Tona Avalos\Projects\MUP\2018\PDS2018-MUP-18-022 JVR Solar\DER\MUP-18-022 DER\\_signed.pdf](\\ust\snscsd0004\LUFG\DPLU\LAND DEVELOPMENT DIVISION\Tona Avalos\Projects\MUP\2018\PDS2018-MUP-18-022 JVR Solar\DER\MUP-18-022 DER_signed.pdf)

We are trying to get it to DPW ASAP since the PC Hearing is coming up soon.

Thanks,  
Tona

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**From:** Sinsay, Edwin M <[Edwin.Sinsay@sdcounty.ca.gov](mailto:Edwin.Sinsay@sdcounty.ca.gov)>  
**Sent:** Friday, June 18, 2021 1:50 PM  
**To:** Avalos, Tona <[Tona.Avalos@sdcounty.ca.gov](mailto:Tona.Avalos@sdcounty.ca.gov)>  
**Cc:** Koutoufidis, Nicholas <[Nicholas.Koutoufidis@sdcounty.ca.gov](mailto:Nicholas.Koutoufidis@sdcounty.ca.gov)>  
**Subject:** RE: PDS2018-MUP-18-022 JVR Solar DER

Thanks Tona!

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**From:** Avalos, Tona <[Tona.Avalos@sdcounty.ca.gov](mailto:Tona.Avalos@sdcounty.ca.gov)>  
**Sent:** Friday, June 18, 2021 1:14 PM  
**To:** Sinsay, Edwin M <[Edwin.Sinsay@sdcounty.ca.gov](mailto:Edwin.Sinsay@sdcounty.ca.gov)>  
**Cc:** Koutoufidis, Nicholas <[Nicholas.Koutoufidis@sdcounty.ca.gov](mailto:Nicholas.Koutoufidis@sdcounty.ca.gov)>  
**Subject:** PDS2018-MUP-18-022 JVR Solar DER

Hi Ed,

Below is the link to the DER:

<\\ustlsncsd0004\LUFG\DPLU\LAND DEVELOPMENT DIVISION\Tona Avalos\Projects\MUP\2018\PDS2018-MUP-18-022 JVR Solar\DER\MUP-18-022 DER.pdf>

Please sign and I can send to Jacob.

Thanks!

Tona



# County of San Diego

**JEFF C. MONEDA**  
DIRECTOR

DEPARTMENT OF PUBLIC WORKS  
5510 OVERLAND AVENUE, SUITE 410  
SAN DIEGO, CA 92123-1237  
(858) 694-2212  
[www.sdcountry.ca.gov/dpw/](http://www.sdcountry.ca.gov/dpw/)

June 24, 2021

David Bossu  
1100 W. Town and Country Road, Ste. 700  
Orange, CA 92868

Dear Mr. Bossu:

REQUEST FOR EXCEPTION(S) TO PUBLIC ROAD STANDARD(S) – JVR ENERGY PARK LOCATED IN THE UNINCORPORATED PORTION OF SAN DIEGO COUNTY WITHIN THE MOUNTAIN EMPIRE SUBREGIONAL PLAN AREA, APN 614-100-04, -20, -21, 660-020-05, -06, 660-150-04, -07, -08, -10, -14, -17, -18, 660-170-09, 661-010-02, -15, -26, -27, -30, 661-060-12, -22; PDS2018-MUP-18-022

County of San Diego (County) Department of Public Works (DPW) has reviewed your request, dated June 18, 2021, for the following exception (s) to a public road standard(s):

- Request to approve a reduction in the minimum centerline separation to a minimum 100 feet in lieu of the County criteria noted in Section 6.1.C., for the existing and proposed private driveways along Old Highway 80 (2.2D Light Collector) and Carrizo Gorge Road (2.2D Light Collector). The County's required centerline separation for a Mobility Element Road is 300 feet.

County staff has assessed the appropriateness of the requested exceptions to standards and the County Traffic Engineer has reviewed and supports the request. The existing driveways provide operations and maintenance access to various easement holders within the project. It has been determined that your request for modification will not adversely affect traffic safety and flow of traffic in the area. This Design Exception Request is hereby approved. All other standards, conditions, and improvements required shall be met.

Mr. Bossu  
June 24, 2021  
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If you have any questions or need additional information related to this request, please contact Zoubir Ouadah, DPW County Traffic Engineer at (858) 694-3857, or at: [Zoubir.Ouadah@sdcounty.ca.gov](mailto:Zoubir.Ouadah@sdcounty.ca.gov).

Sincerely,



Digitally signed by Gade,  
Derek  
Date: 2021.06.24  
09:07:08 -07'00'

DEREK R. GADE, P.E., Assistant Director  
Department of Public Works

cc: PDS2018-MUP-18-022 File  
Zoubir Ouadah - Department of Public Works  
George Gunnoe - [george.gunnoe@baywa-re.com](mailto:george.gunnoe@baywa-re.com)

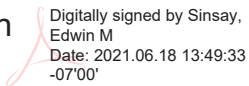
June 18, 2021

To: Derek Gade, Assistant Director  
Department of Public Works

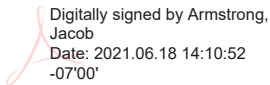
From: Jacob Armstrong, Chief of Land Development  
Planning & Development Services

Reference: PDS2018-MUP-18-022 (Design Exception Request)

**RECOMMENDER:**

Sinsay, Edwin M  
  
EDWIN M. SINSAY,  
PDS Land Development Project Manager

Date: 6/18/21

Armstrong, Jacob  
  
JACOB ARMSTONG,  
Chief of Land Development

Date: 6/18/21

**RECOMMENDATION:**

It is recommended that the Director of Public Works support this request. Decision is based upon the County of San Diego (County) Department of Public Works (DPW) and Planning & Development Services (PDS) review of the applicant's request, dated June 18, 2021, for the following modification to a project condition:

- Request to approve a reduction in the minimum centerline separation to a minimum 100 feet in lieu of the County criteria noted in Section 6.1.C., for the existing and proposed private driveways along Old Highway 80 (2.2D Light Collector) and Carrizo Gorge Road (2.2D Light Collector). The County's required centerline separation for a Mobility Element Road is 300 feet.

**BACKGROUND:**

The JVR Energy Park Project involves the operation and construction of a 90 megawatt (MW) solar energy facility and a battery energy storage system of up to 90 MW (180MWh). The Project components include approximately 300,000 photovoltaic modules fitted on single axis trackers, a battery energy storage system,

REQUEST FOR EXCEPTION(S) TO PUBLIC ROAD STANDARD(S) – JVR ENERGY PARK LOCATED IN THE UNINCORPORATED PORTION OF SAN DIEGO COUNTY WITHIN THE MOUNTAIN EMPIRE SUBREGIONAL PLAN AREA, APN 614-100-04, -20, -21, 660-020-05, -06, 660-150-04, -07, -08, -10, -14, -17, -18, 660-170-09, 661-010-02, -15, -26, -27, -30, 661-060-12, -22; PDS2018-MUP-18-022

inverter/transformer platforms, an underground electrical collection system, a collector substation, a switchyard, an overhead gen-tie line, security fencing, and internal access. The development footprint of the proposed facilities is approximately 643 acres. Eventual decommissioning would occur at the end of the Project's useful life, which is conservatively assumed to be 35 years. All Project components would be decommissioned except the switchyard, which would be transferred to San Diego Gas & Electric after construction. The Project requires a Major Use Permit (MUP).

The 1,356-acre Project site is located within unincorporated southeastern San Diego County, within the Mountain Empire Subregion. The Project site is located adjacent to the community of Jacumba Hot Springs and the Jacumba Airport, and south of Interstate 8 (I-8). Primary access would be provided from I-8 with local access from Carrizo Gorge Road and Old Highway 80.

#### **PROJECT MANAGEMENT TEAM REVIEW:**

County of San Diego (County) Department of Public Works (DPW) and Planning & Development Services (PDS) has reviewed the applicant's request, dated June 2, 2021, and have concluded the following reasons to support the applicant's requests:

1. The existing driveways provide access for Operations and Maintenance to existing SDG&E transmission towers, wells owned by JCSD or others, portions of the property not improved by the MUP, or other facilities.
2. The traffic along the roads is relatively low and the visibility is relatively high, and the proposed O&M traffic to the project is infrequent and minimal.
3. Requiring the driveways to maintain centerline spacing would require construction of new driveways and access roads, which would increase project impacts.
4. The County of San Diego, Traffic Engineer has reviewed and supported the request.