



County of San Diego

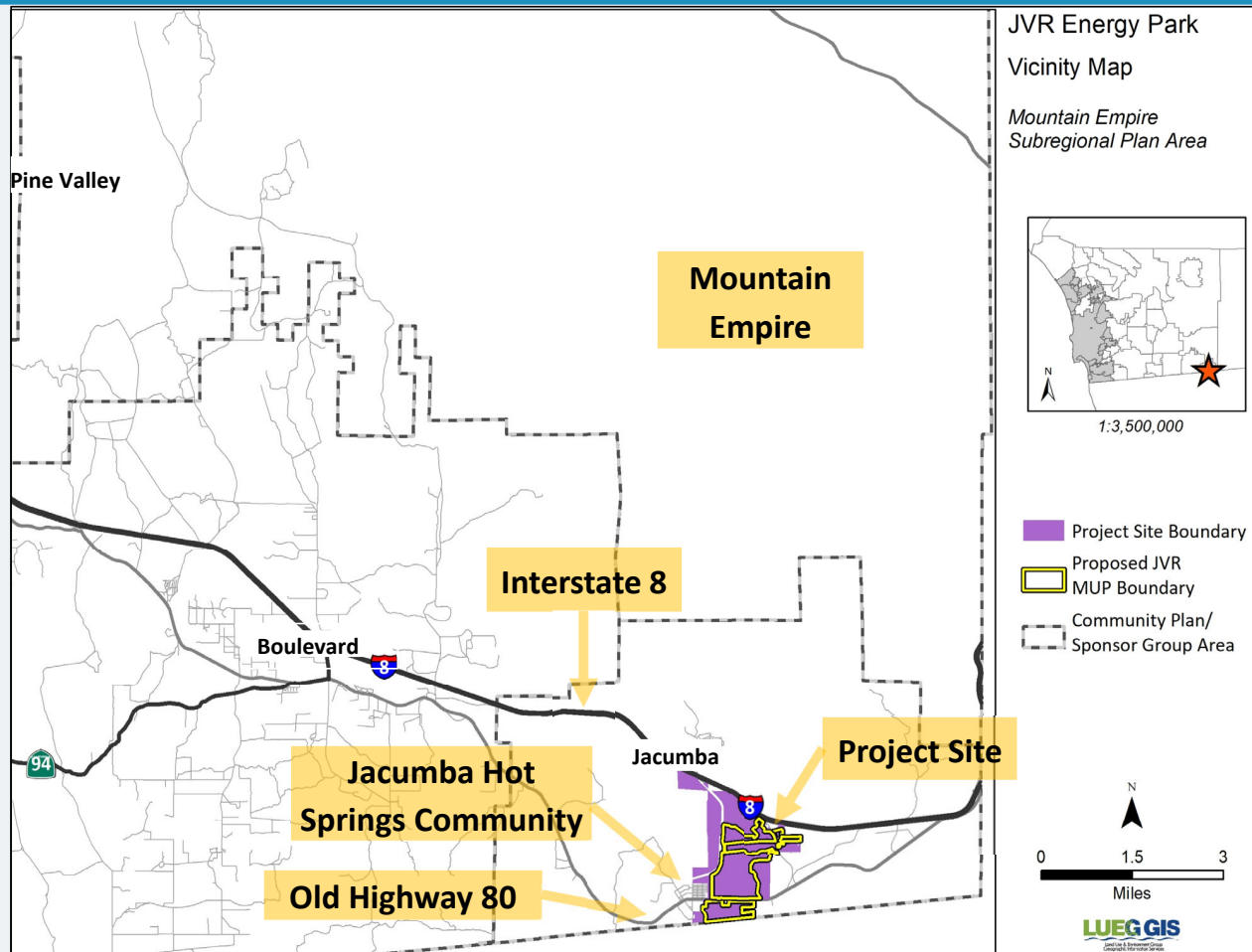
JVR ENERGY PARK (SOLAR FACILITY) MAJOR USE PERMIT

BOARD OF SUPERVISORS

August 18, 2021

ITEM #1

VICINITY MAP



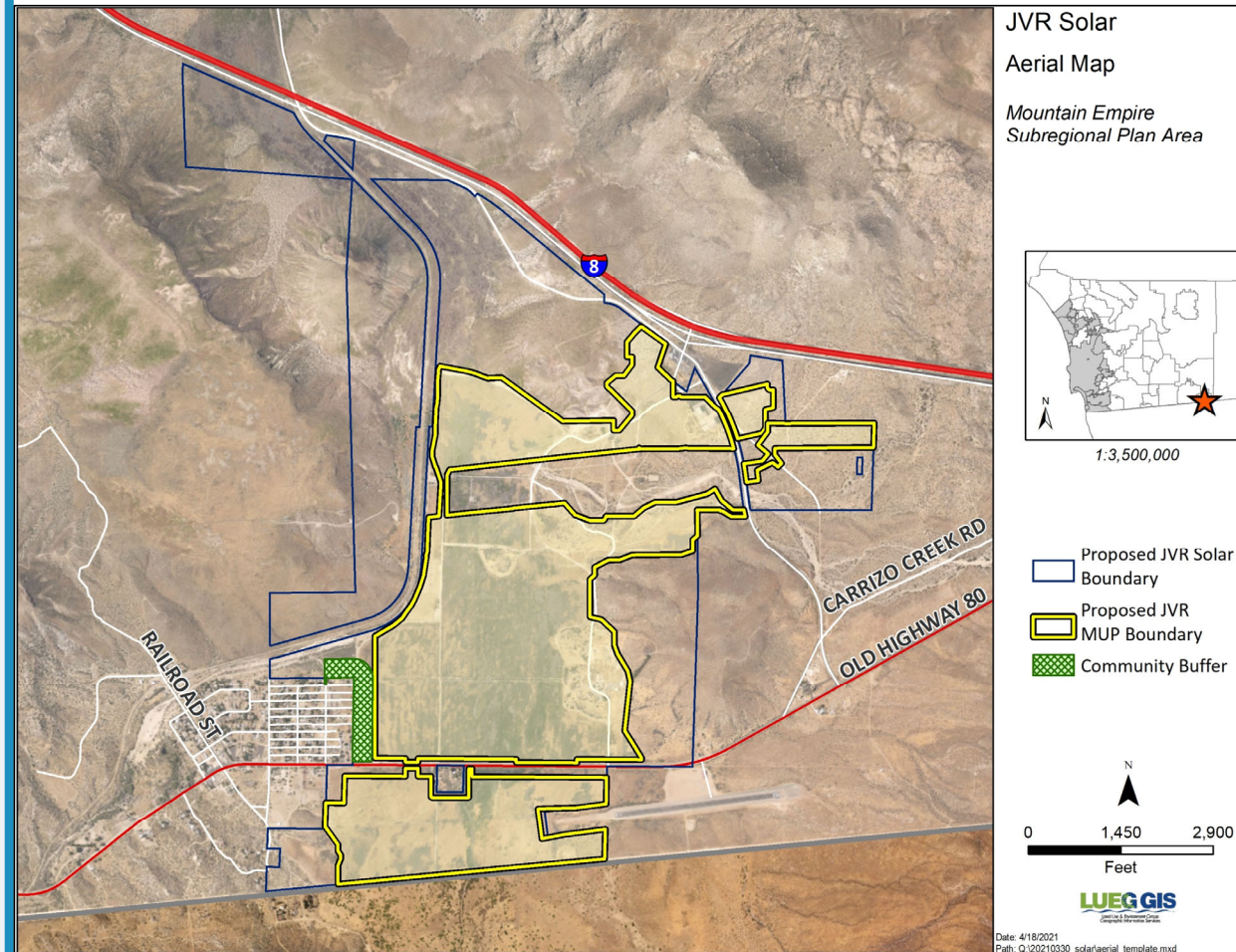
PROJECT BACKGROUND

Solar Facility and Major Use Permit Area

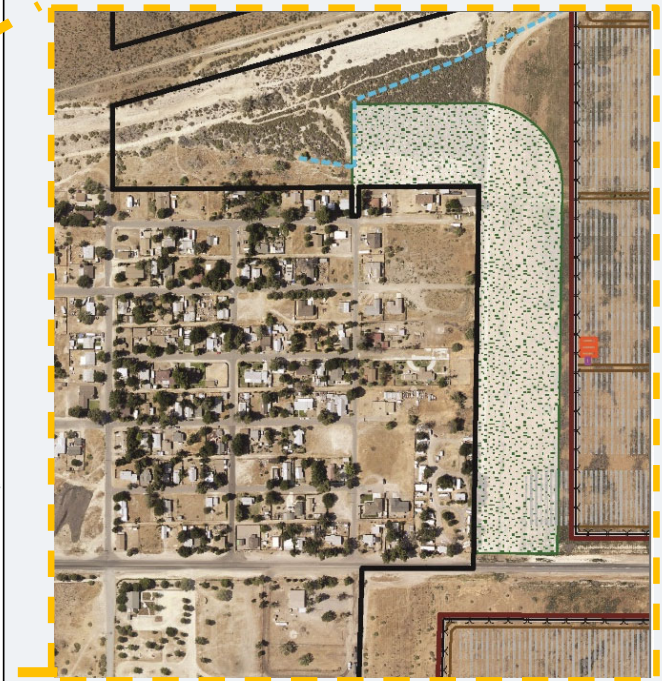
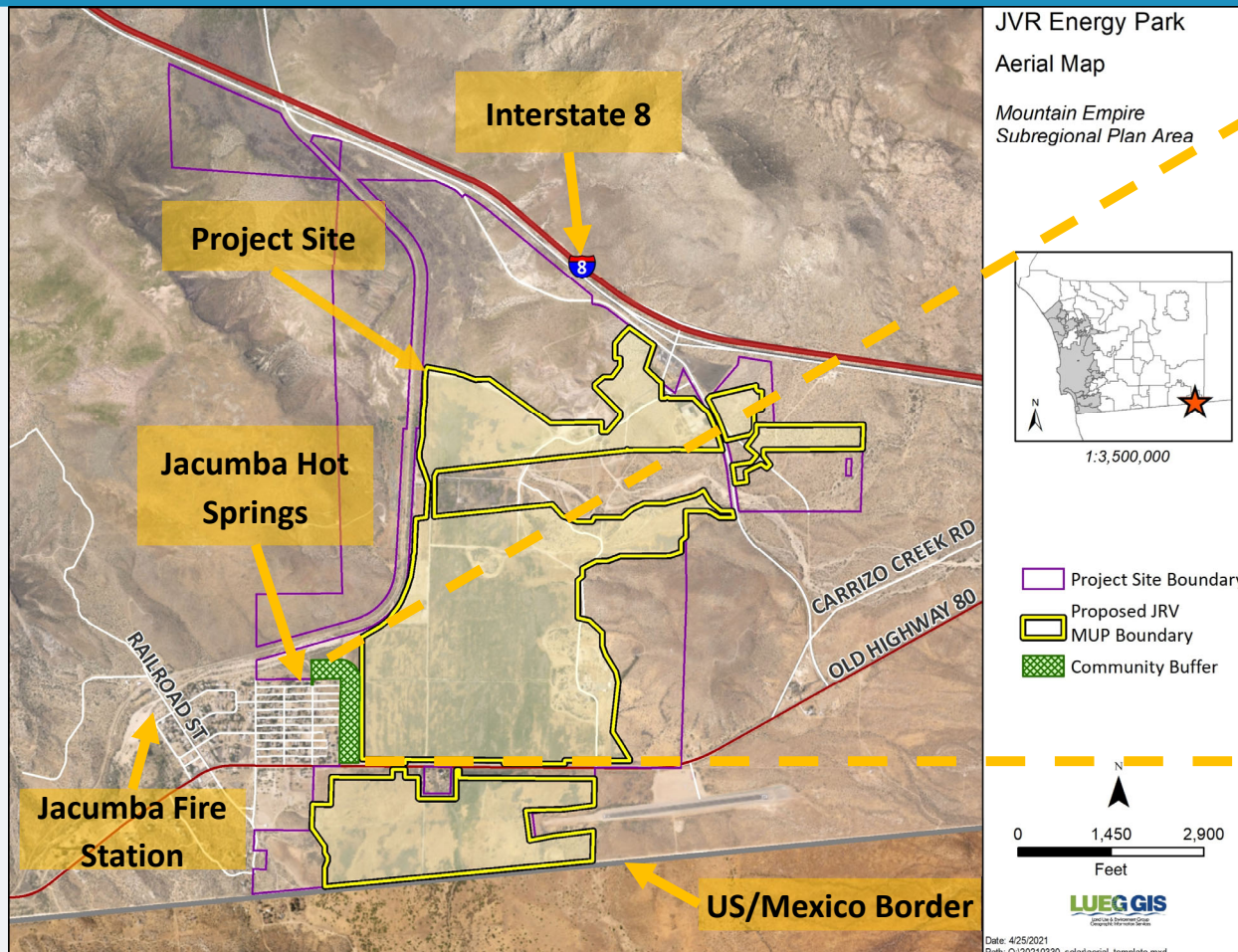
- 90 MW solar energy generation and storage facility (original project 643 acres)
- Applicant revised project to increase the setback to 300 feet from Jacumba Community Park and along Old Highway 80 (110 feet on north side/175 feet on south side of highway)
- Community Buffer Alternative in EIR – 300-foot buffer from residential properties north of highway
- Staff recommends Community Buffer Project (604-acre solar facility)

SPECIFIC PLANNING AREA

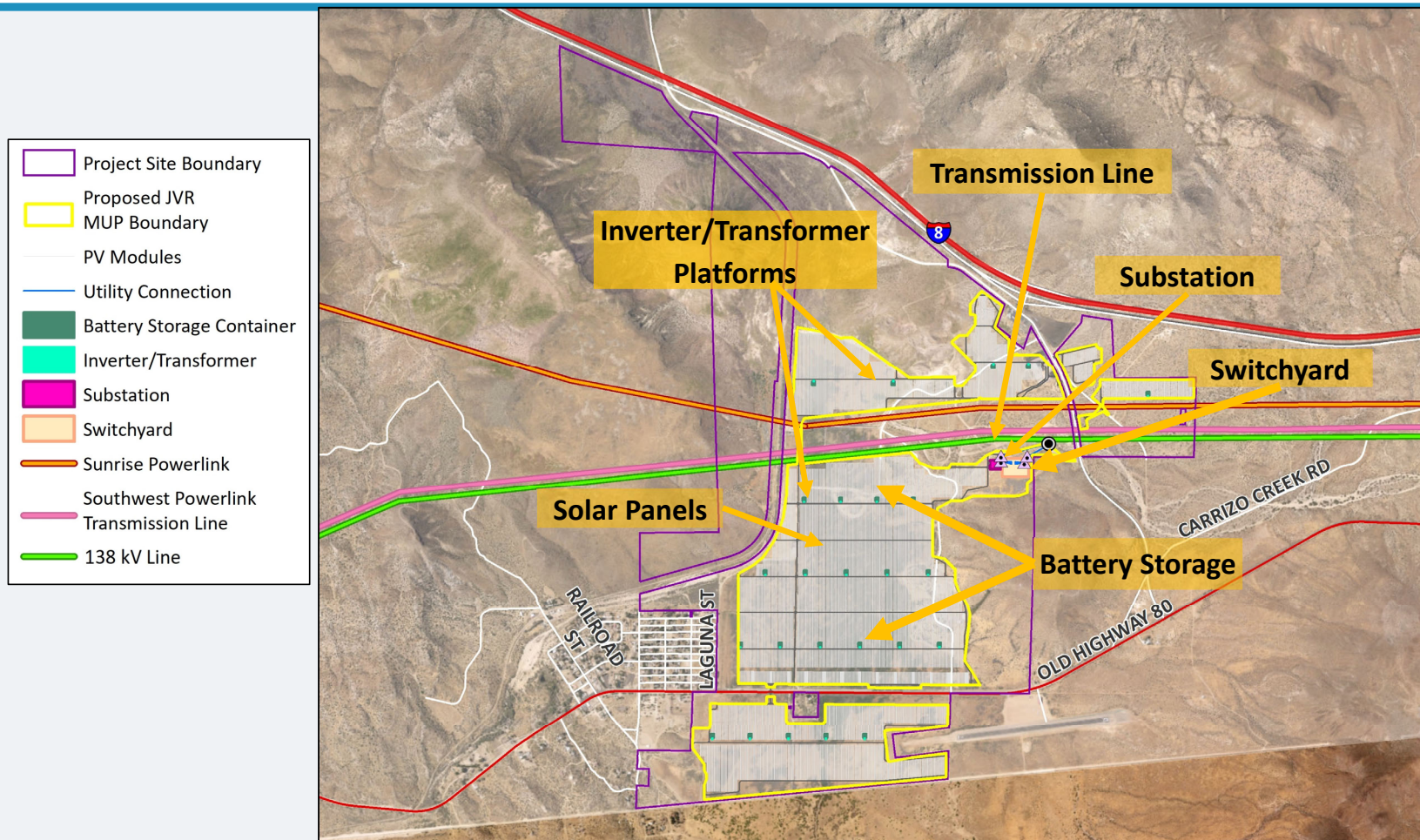
- County designation as Specific Planning Area in 1986
- Allowable density up to 1,100 dwelling units



COMMUNITY BUFFER PROJECT



PROJECT COMPONENTS



Battery Energy Storage System

- Up to 90-megawatt storage capacity
- 75 total battery containers
- Lithium-ion batteries
- Internal fire detection and suppression



Solar Panels and Tracking System

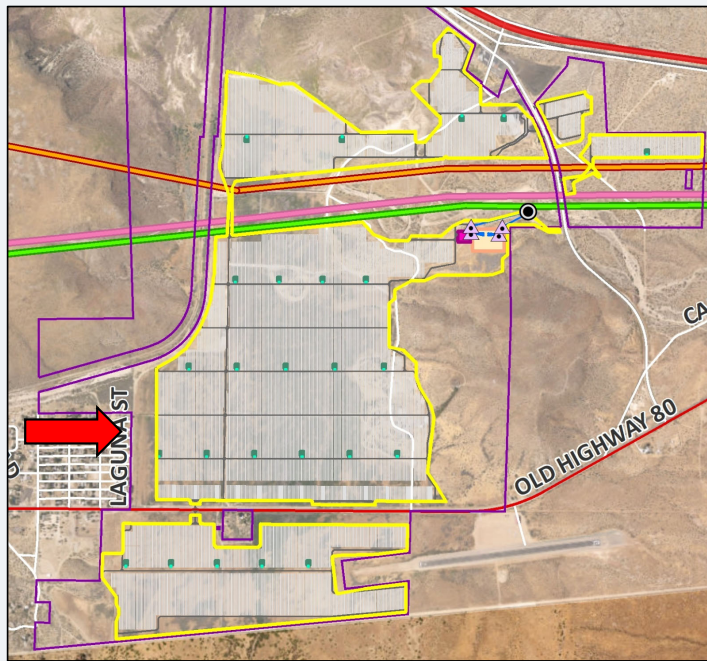
- Panels track sun throughout the day
- Double sided (bifacial) panels
- Up to 12 feet in height at maximum tilt
- Vegetation under solar panels for dust and erosion control during operation



Decommissioning

- Decommissioning Plan and Bonded Agreement required
- Project will remove all components after operational life
- Switchyard Facilities will not be decommissioned

Existing View from Jacumba Hot Springs



Setback from Jacumba Hot Springs

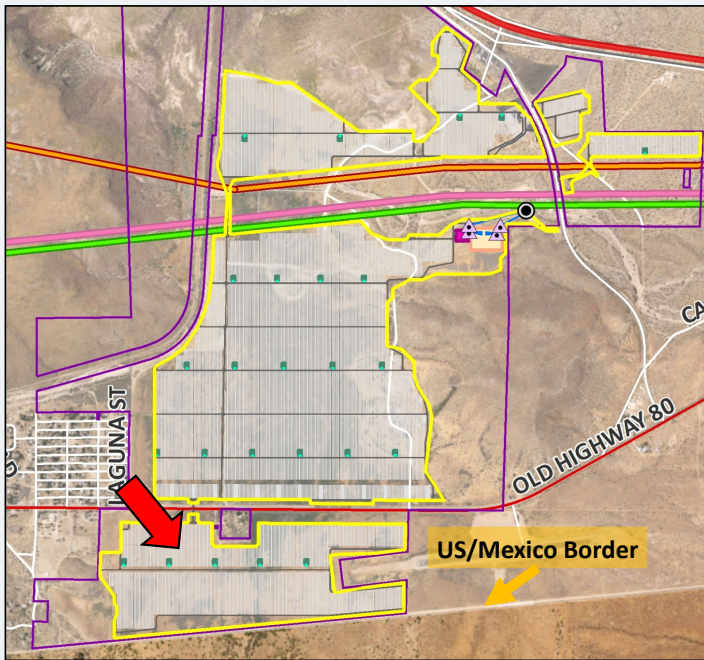
Original Project
30 Foot Setback



Community Buffer Project
(Staff Recommendation)
300 Foot Setback



Existing View Along Old Highway 80



Setback Along Old Highway 80

Original Project
60 Foot Setback



Community Buffer Project
(Staff Recommendation)
180 Foot Setback



Key Issues

- Aesthetic (Visual) Resources
- Biological Resources
- Jacumba Airport
- Fire Protection Plan & Agreement

VISUAL RESOURCES

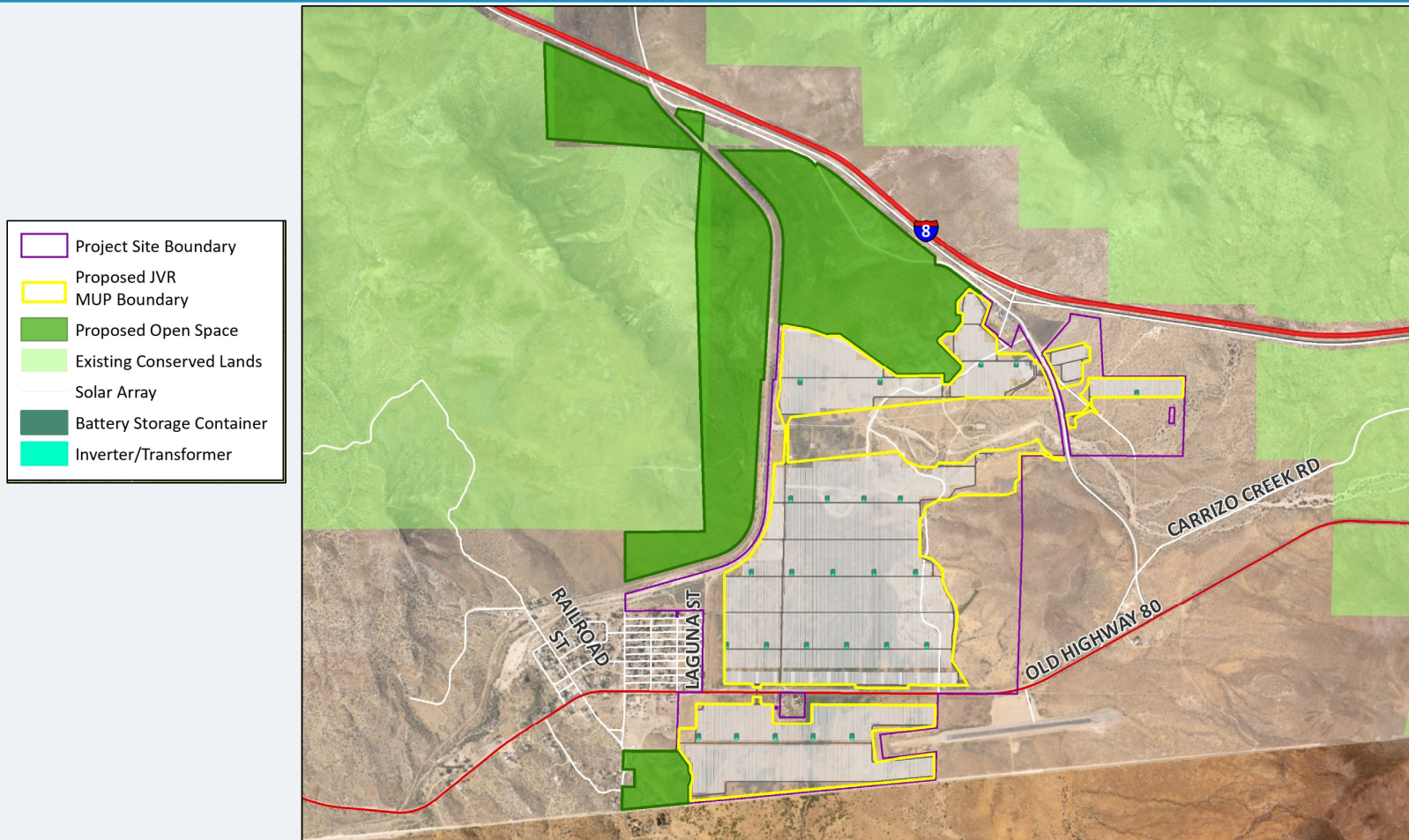
Existing View from State Park Land



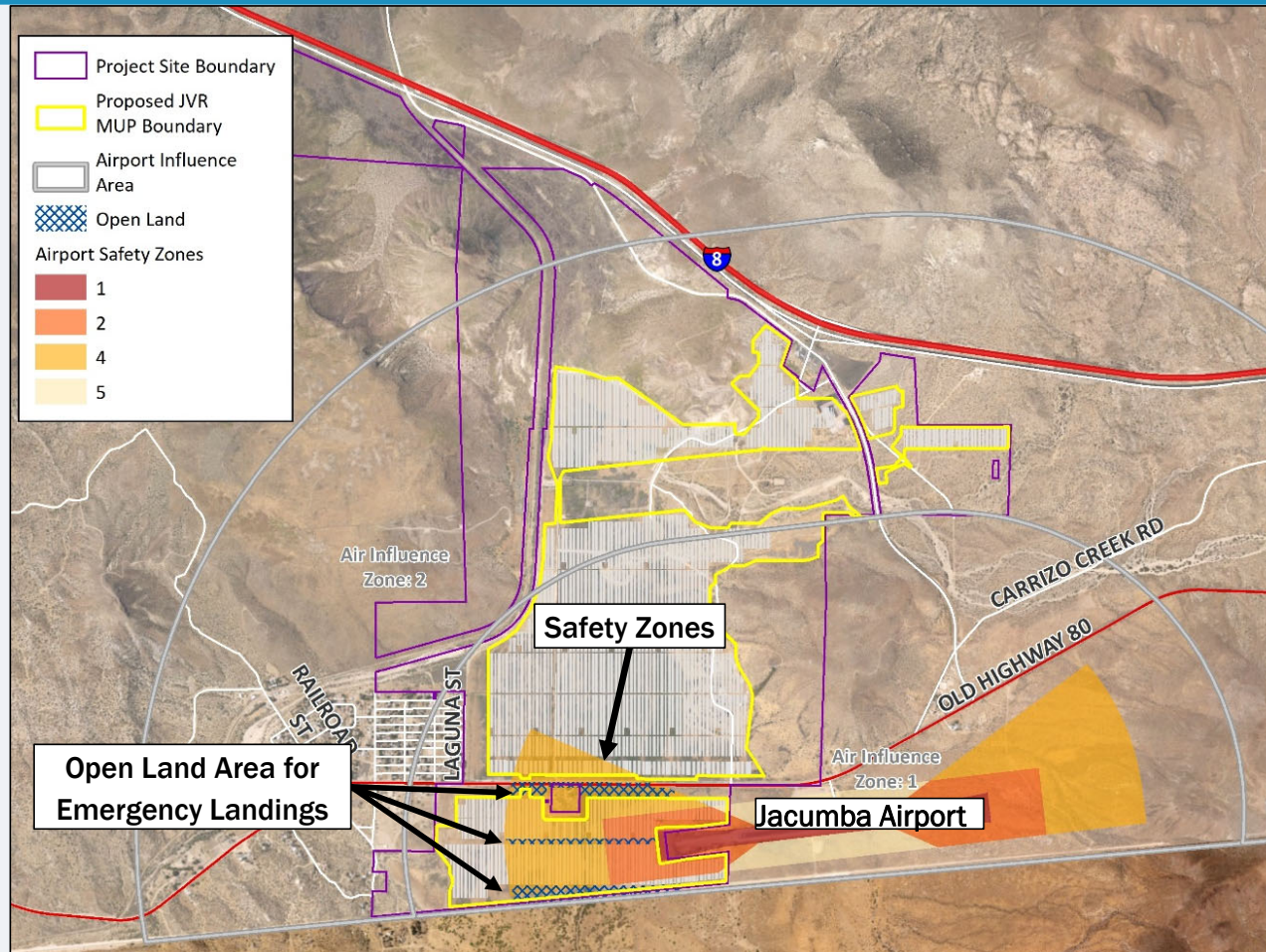
Visual Simulation from State Park Land



BIOLOGICAL RESOURCES



JACUMBA AIRPORT



FIRE PROTECTION PLAN AND AGREEMENT

Fire Protection Plan

- Improved Access
- Fuel Modification Zones
- Six Water Tanks
- Steel Poles
- 24-hour Phone Number for Solar Facility Shut-off
- Fire Training Program for San Diego County Fire Protection District

Fire Protection and Mitigation Agreement

- Additional funding to the County Fire Protection District for operational life of facility

MAJOR USE PERMIT FINDINGS

- Setbacks from Jacumba Hot Springs
- Specific Planning Area
- Existing energy infrastructure

MAJOR USE PERMIT FINDINGS



MAJOR USE PERMIT FINDINGS



CEQA REVIEW

- Environmental Impact Report (EIR)
- Public Review – October 8 to December 7, 2020 (61 days total)
- 153 Comment letters total
(3 Tribes, 5 Agencies, 7 Organizations, 138 Individuals)
- Significant and unavoidable impacts to visual and mineral resources

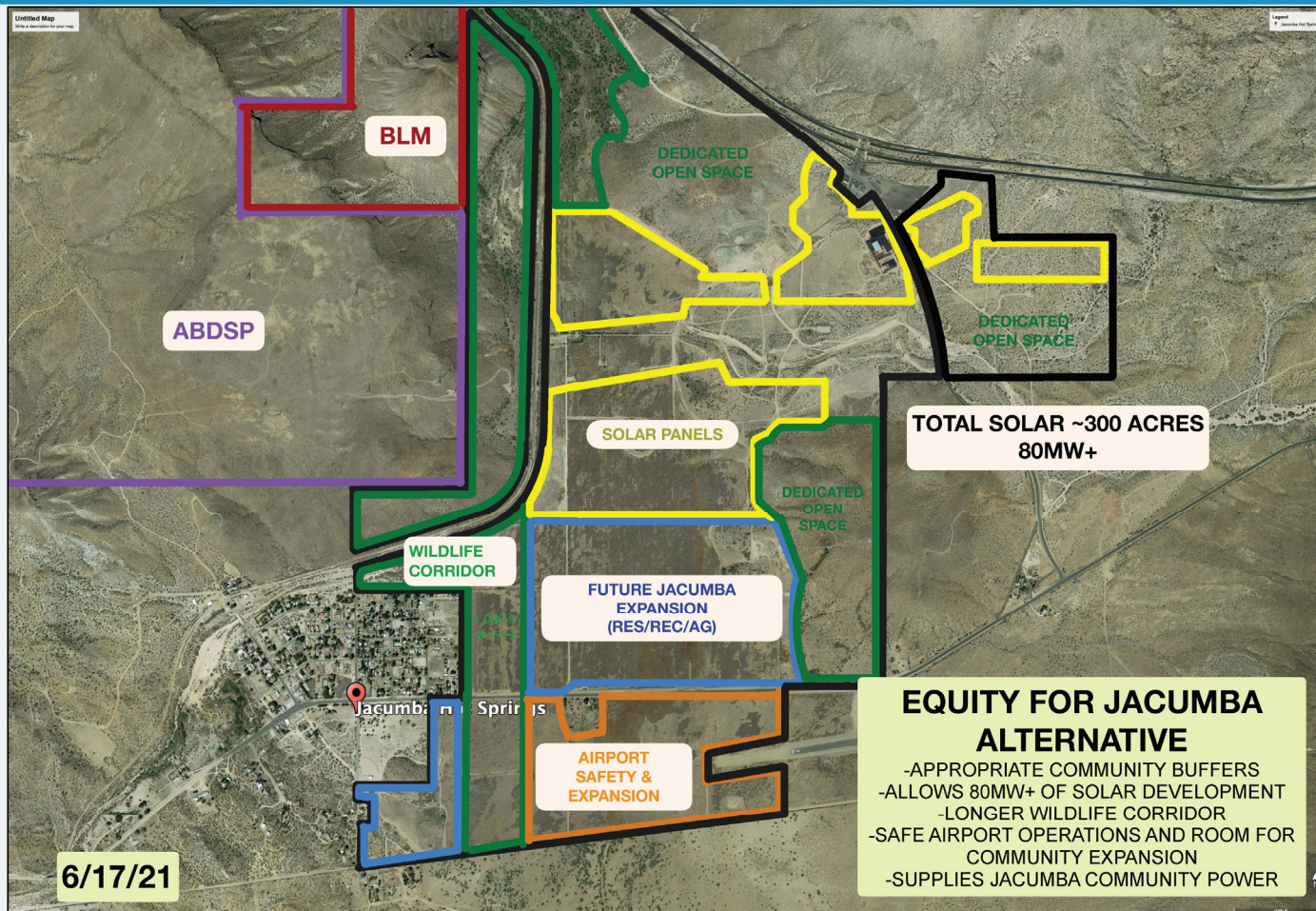
STATEMENT OF OVERRIDING CONSIDERATIONS

- Power Purchase Agreement with San Diego Community Power
- Power 57,000 Homes
- 508,000 Metric Tons of GHG Reduction
- Project Labor Agreement
- Employment Opportunities

JACUMBA COMMUNITY SPONSOR GROUP RECOMMENDATIONS

- Recommended denial of the Major Use Permit (5-0; 5 Yes, 0 No, 0 Abstained, 0 Vacant/Absent) on May 18, 2021
- Submitted alternative solar facility layout in June 2021

EQUITY FOR JACUMBA ALTERNATIVE



RECOMMENDATIONS

Planning Commission

- Recommended approval of the Major Use Permit – Community Buffer Project (5-2-0-0; 5 Yes, 2 No, 0 Abstained, 0 Vacant/Absent) on July 9, 2021

Planning & Development Services

- Approve Community Buffer Project



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