

JVR Energy Park

Planning Commission Meeting

July 9, 2021

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A green circle containing the white number '1'. The background of the slide is a blue-tinted image of water droplets on a surface, with white lines intersecting. On the left side, there is a vertical green bar with a lighter green diagonal stripe.

Who We Are

Who We Are

BayWa r.e. is an integrated renewables company driven to r.e. think energy – how it is produced, stored and can be best used to enable the global energy transition that is essential to the future of our planet.

JVR Energy Park is being developed locally from our US headquarters in Irvine, CA. Many of the staff working on JVR live in or near San Diego County. We completed the nearby 28MW Jacumba Solar project in 2017.

Globally, BayWa r.e. is located in over 30 countries, has brought over 4 GW of energy online and manages over 10 GW of renewable energy assets.

BayWa r.e. Solar Projects LLC is a leading of utility-scale solar projects in North America, with more than 1GW of projects delivered and over 4GW of projects in the pipeline

BayWa r.e. is part of BayWa AG, a globally successful business with revenues of \$19.6 billion, and Energy Infrastructure Partners, a market leader in energy infrastructure investment that manages over \$3.2 billion from global investors.

BayWa AG is globally active in energy, agriculture, and building materials. The Company was founded in 1923 in Munich, Germany, and currently employs over 20,000 people worldwide.

- We are one of the world's largest traders of fruits like Jazz and Envy apples

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Project Overview

JVR Energy Park

General location – Heading South on Carrizo Gorge Road



JVR Energy Park

General location – Heading West on Old Highway 80



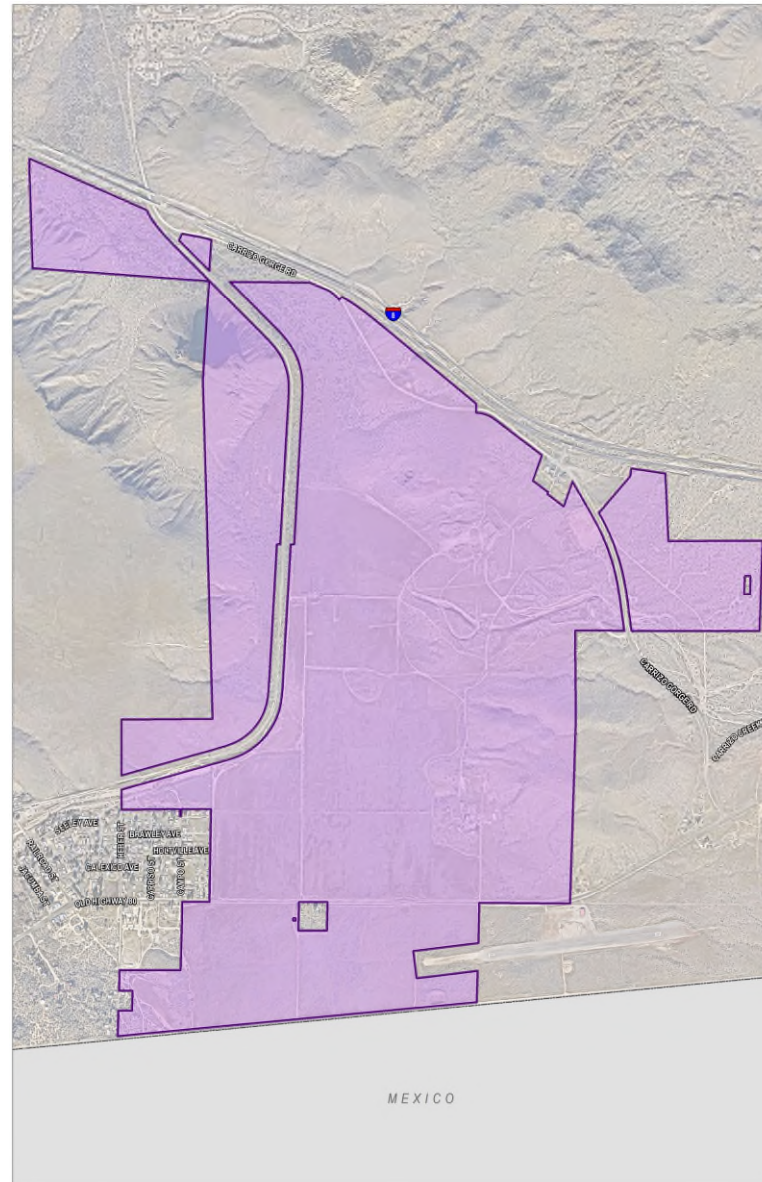
JVR Energy Park

General location – View West from South of the transmission lines



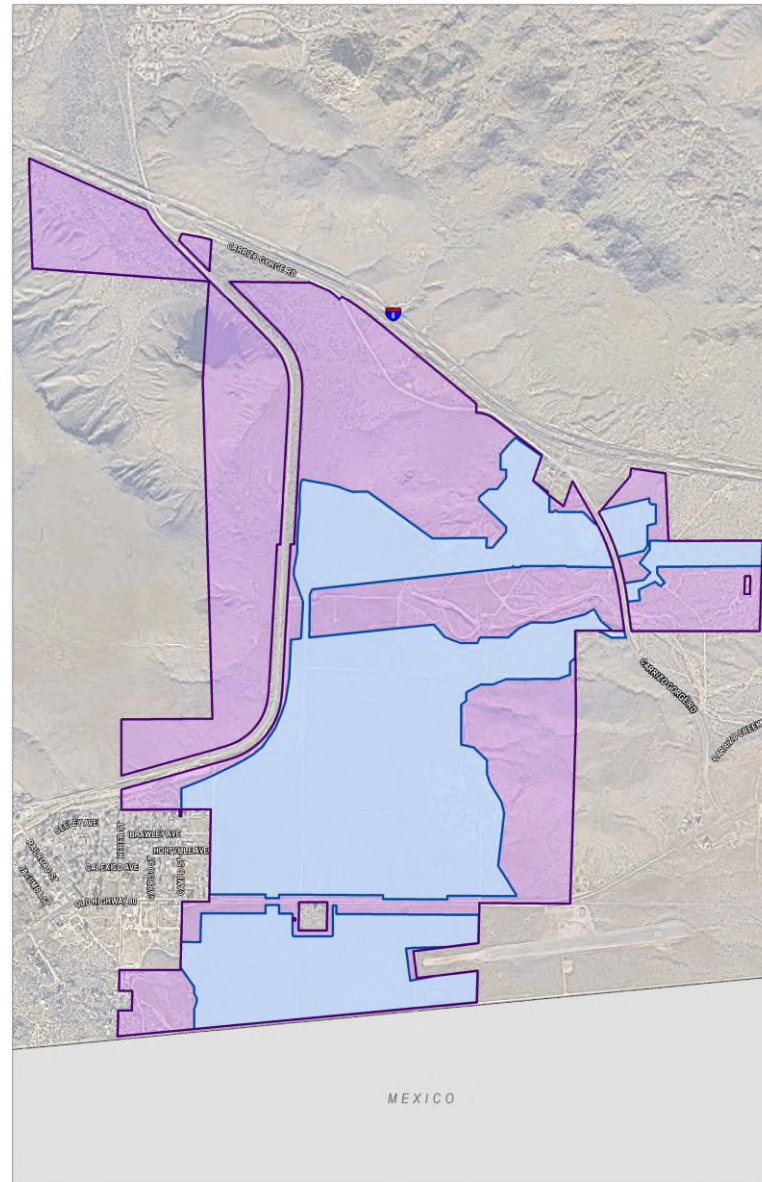
JVR Energy Park

Total Project Area



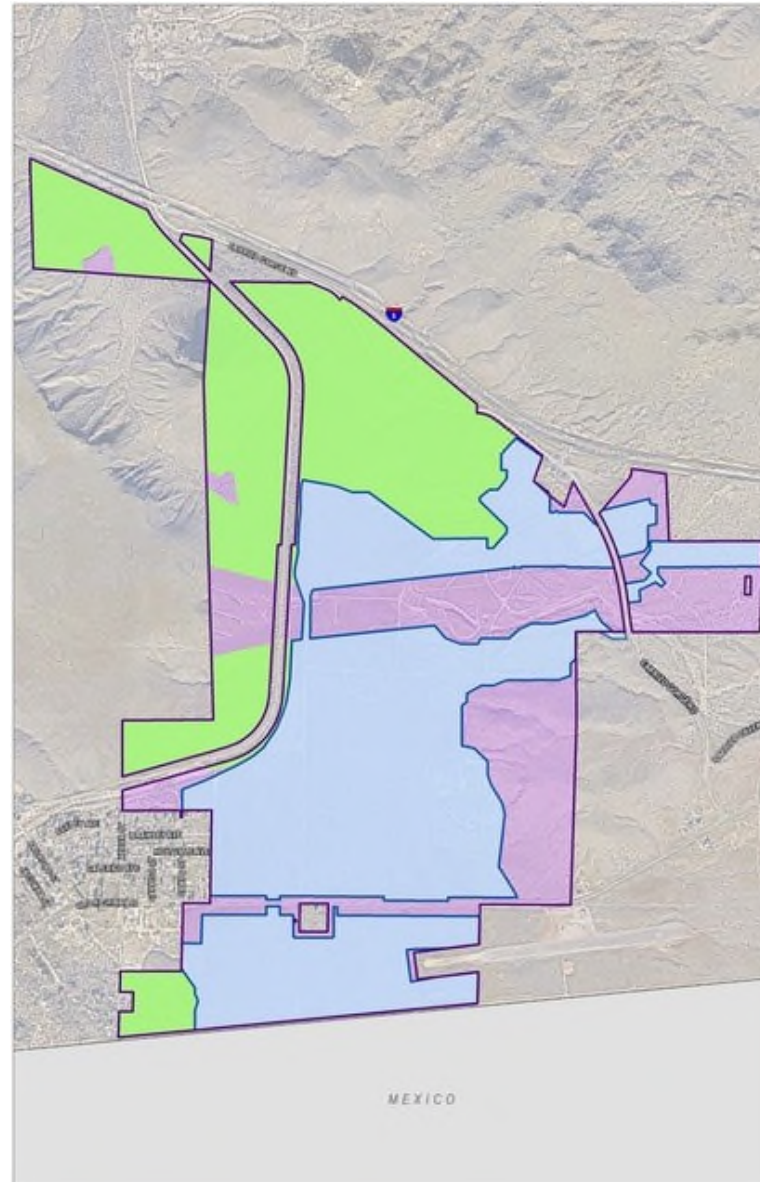
JVR Energy Park

Major Use
Permit (MUP)
Boundary



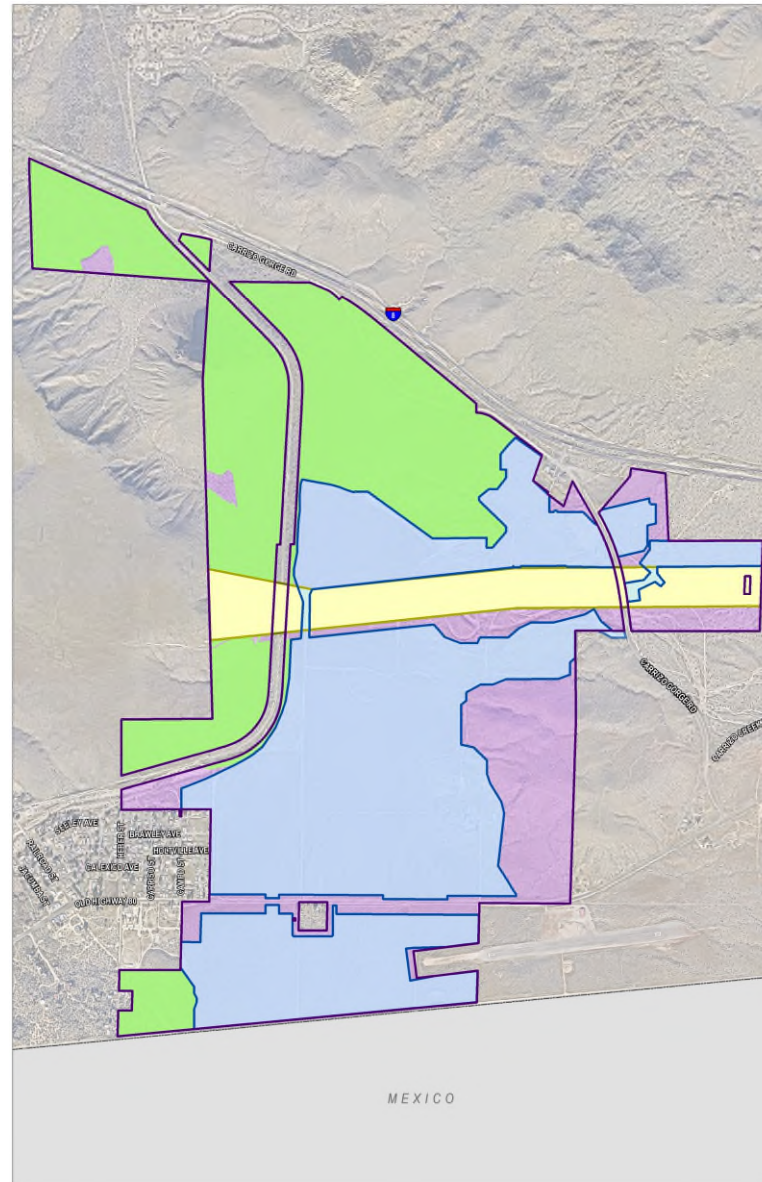
JVR Energy Park

Open Space Easement




JVR Energy Park

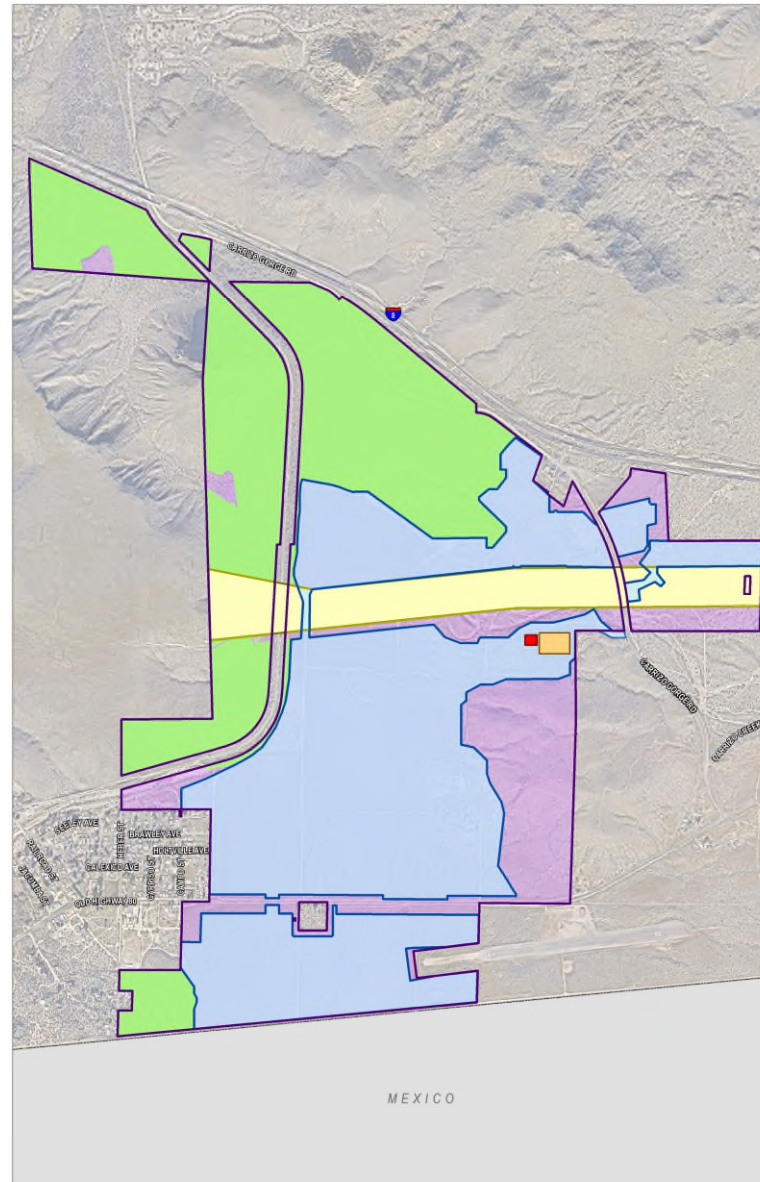
SDG&E
Transmission
Corridor



JVR Energy Park

Substation & Switchyard

-  Project Boundary
-  MUP Boundary
-  Open Space Easement
-  SDG&E Easement
-  Substation
-  Switchyard



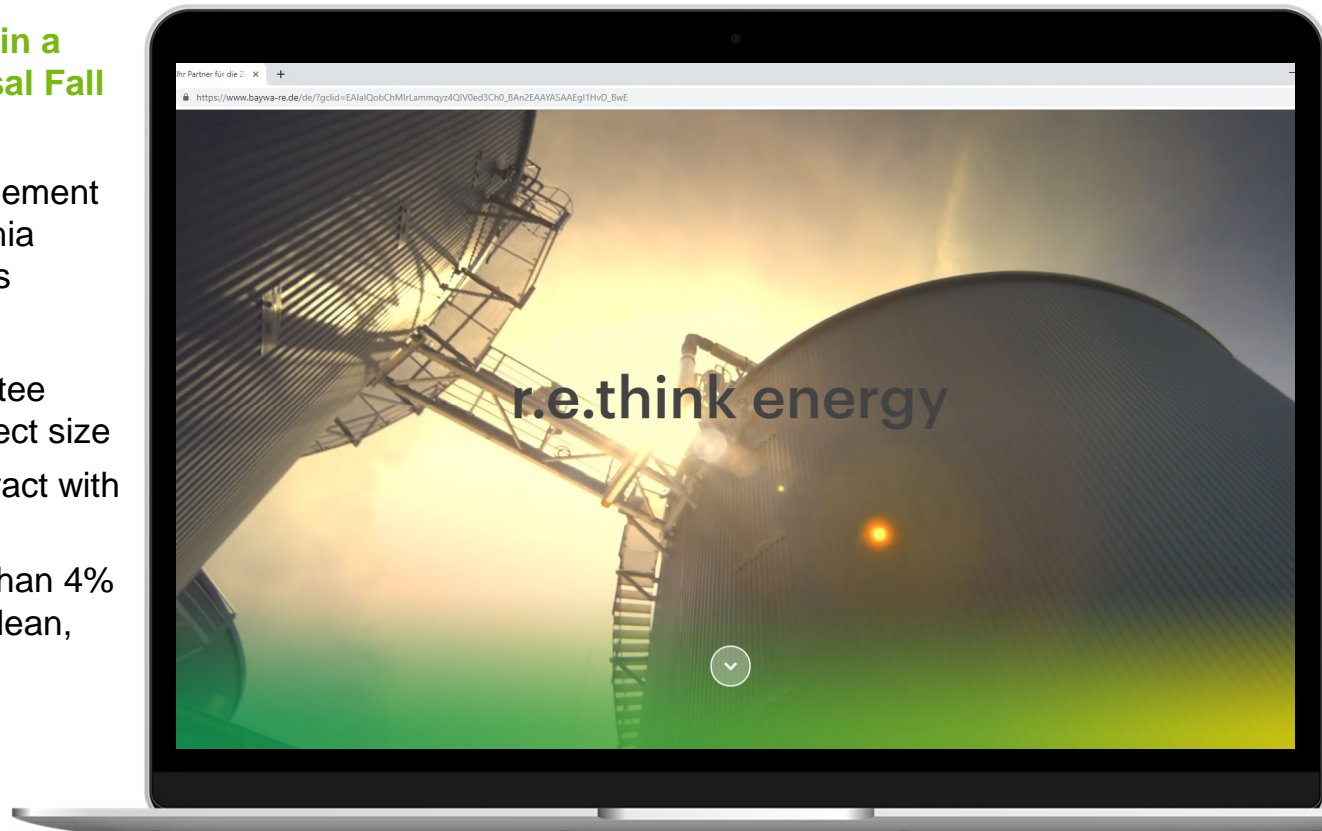
The background of the slide is a close-up photograph of solar panels. The panels are covered in numerous water droplets of various sizes, creating a textured, glistening effect. The perspective is slightly angled, showing the grid lines of the panels. On the left side of the slide, there is a vertical green bar with a gradient from light green at the top to a darker green at the bottom.

3 PPA

Project has executed Power Purchase Agreement with San Diego Community Power (“SDCP”)

Project was selected by SDCP in a competitive request for proposal Fall 2020

- 20-year Power Purchase Agreement with one of the largest California community choice aggregators
 - Signed PPA in June 2021
 - Requires production guarantee associated with current project size
 - The only project under contract with SDCP in San Diego County
 - Project would supply more than 4% of SDCP's customers with clean, reliable electricity



The background of the slide is a close-up photograph of solar panels. The panels are covered in numerous water droplets of various sizes, creating a textured, glistening effect. The perspective is slightly angled, showing the grid lines of the panels. On the left side of the slide, there is a vertical green bar with a gradient from dark green at the top to light green at the bottom.

4 Project Benefits

Local, State, and County Project Benefits

- | | | |
|---|---|---|
| ■ Project will offset more than 500,000 metric tons of CO ₂ emissions | ■ Project will produce enough clean, reliable electricity for approximately 60,000 San Diego County homes | ■ Project will create up to 350 construction jobs and 2-3 long term operational jobs |
| ■ Fully executed Community Benefits Agreement with Jacumba Community Services District for \$250,000 of Park improvements | ■ Proposed Community Benefits Agreement with Imperial Valley Desert Museum and still discussing additional local community benefits | ■ 35 year interim project that allows for future different use after the operational term |



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Process to Date

3+ Years Invested in Development of the Project

2017

- Obtain land control
- County Pre-Application Process
- Preliminary due diligence

2018-2019

- CAISO Interconnection Request
- Full investment in due diligence
 - Real Estate
 - Title investigation, curative
 - Environmental
 - Wetland, biological, cultural field studies
 - Engineering
 - ALTA and topographical surveys
 - Geotechnical investigation
 - Preliminary design
- Notice of Preparation for EIR

2020-2021

- Project MUP Application submitted
- Signed Interconnection Agreement with CAISO and SDGE
- Submitted bid to RFP to San Diego Community Power and awarded/signed PPA
- Signed commitment letter for PLA with Labor Unions
- Draft EIR public comment period, response to comments and Final EIR completed
- Evaluation for selection of major equipment and EPC contractors

MUP Permitting Process then Construction Permits and Procurement

MUP Permitting Process

Planning Commission Hearing – July 9
Board Hearing – August 18

Grading Permit, limited clearing and grubbing

Late Q4 2021, early Q1 2022 (to avoid biological species
nesting seasons in Q1 2022)

Satisfaction of MUP Conditions

Q3 – Q4 2021

Commercial Operation Date

Q1 2023

Major Equipment Procurement and EPC Contractor Selection

Q3 2021

The background of the slide is a close-up photograph of solar panels. The panels are covered in numerous water droplets of various sizes, creating a textured, glistening effect. The perspective is slightly angled, showing the grid lines of the panels. On the far left, there is a vertical decorative bar with a green-to-white gradient.

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EIR Responses

EIR Review 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.

Responses to EIR Comments

Aesthetics

- Response:
 - Aesthetics/Visual impacts are the only immitigable impacts from the JVR Project
 - Project does include landscape plan to help with visual screening
 - Project avoids need for lengthy gen-tie line (and associated impacts) to transmission infrastructure

Biological Resources

- Response:
 - Avoids area where Quino Checkerspot butterfly was sighted
 - 435 acre open space easements will preserve wildlife movement corridors
 - Avoided all wetlands

Setbacks

- Response:
 - Reduced project size by 20 acres in response to comments
 - Increased set backs from Old Hwy 80 and Jacumba Community Park
 - Community Buffer Alternative also includes setbacks

Housing

- Response:
 - Assist in implementation of County climate action plan and vehicle miles traveled standards
 - Residential/commercial development would generate significant daily trips

Responses to EIR Comments

Jacumba Airport

- Response:
 - No glare impacts for planes or gliders using FAA recommended guidance
 - Consistent with Jacumba Airport land use compatibility plan
 - Provides ~24 acres of open space in Airport's safety zones (4x amount required)

Agricultural Resources

- Response:
 - Interim project with a 35 year operational term
 - Required decommissioning agreement and bond
 - Agricultural operations could be pursued after decommissioning

Backcountry Development

- Response:
 - Permanent conservation of up to 435 acres of habitat adjacent to existing State Park and Federal Wildlife land
 - Putting previously disturbed, fallow land to productive use
 - Project does not impede town revitalization

**Project size
is less than
50%
of the
1,356 acre
property**

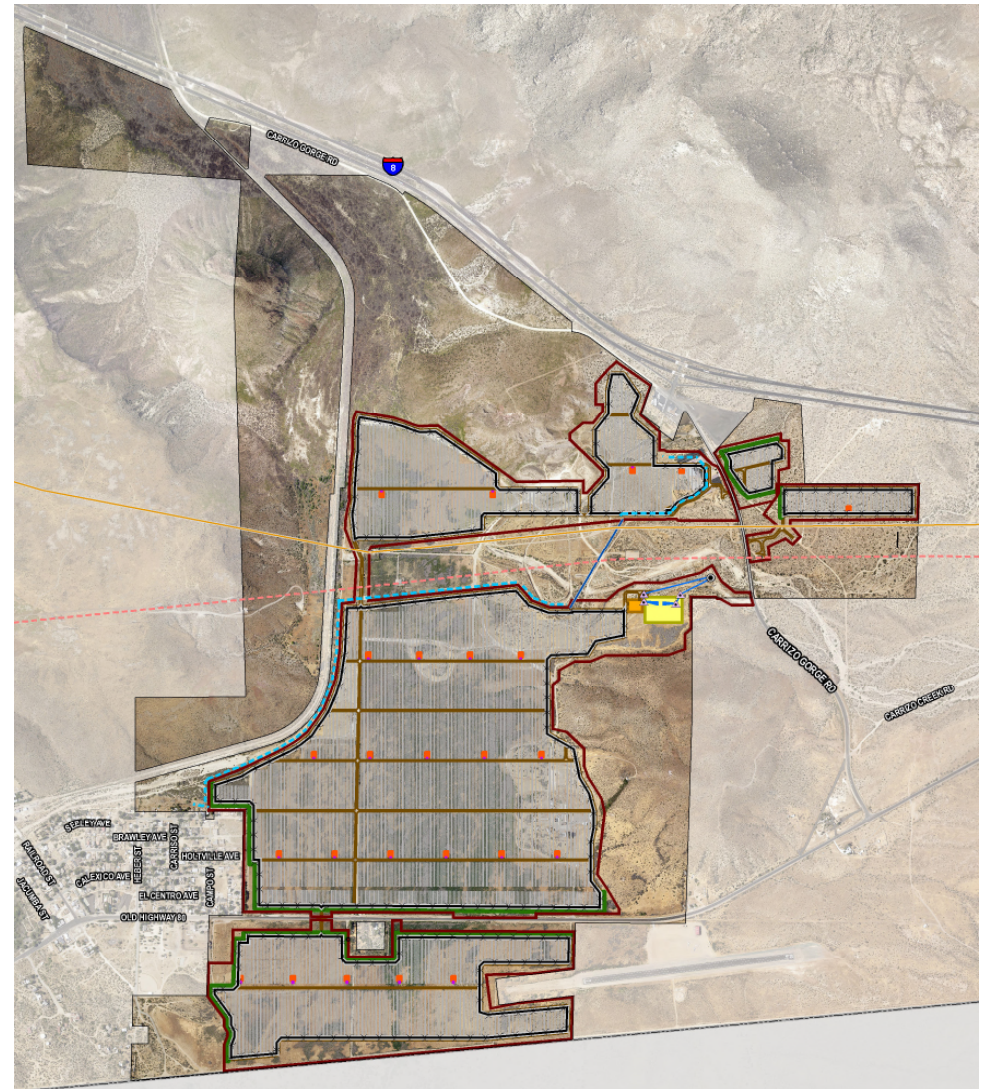


Responsive Changes

Changes to Project Design

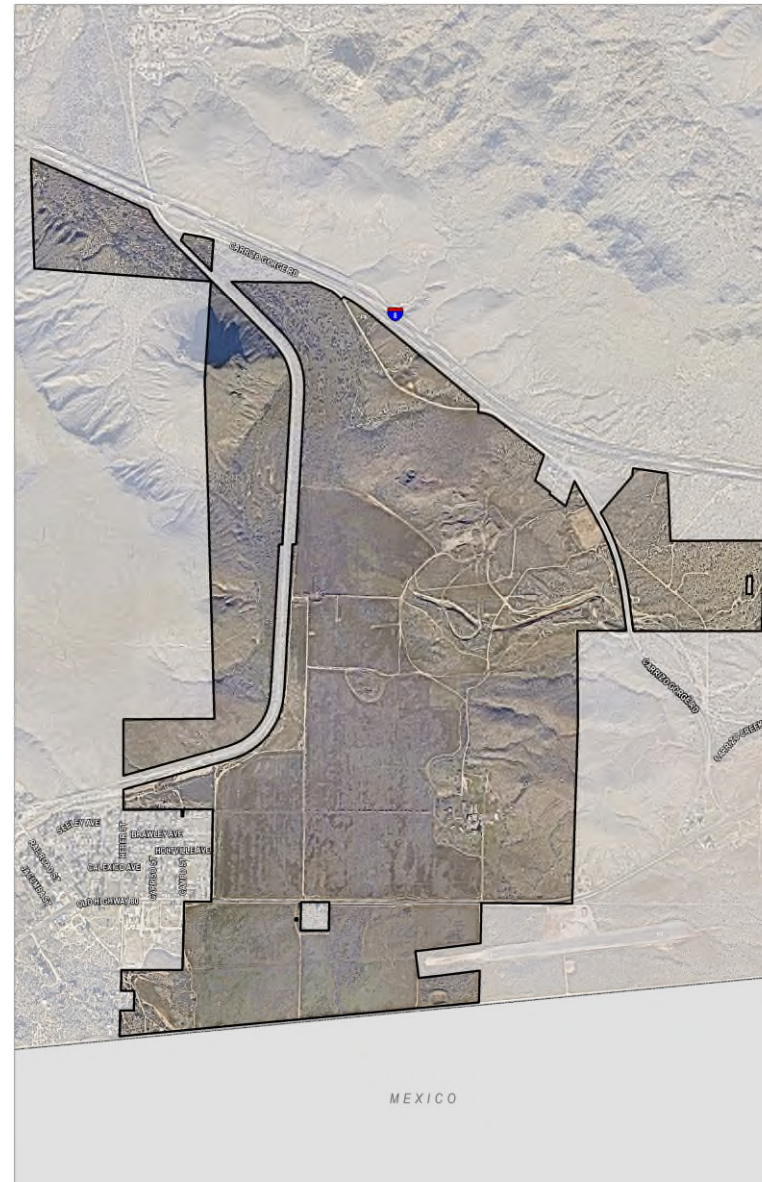
In response to comments received, the primary changes to the Project design include:

- 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



JVR Energy Park

Purchase Area
1,356 acres



JVR Energy Park

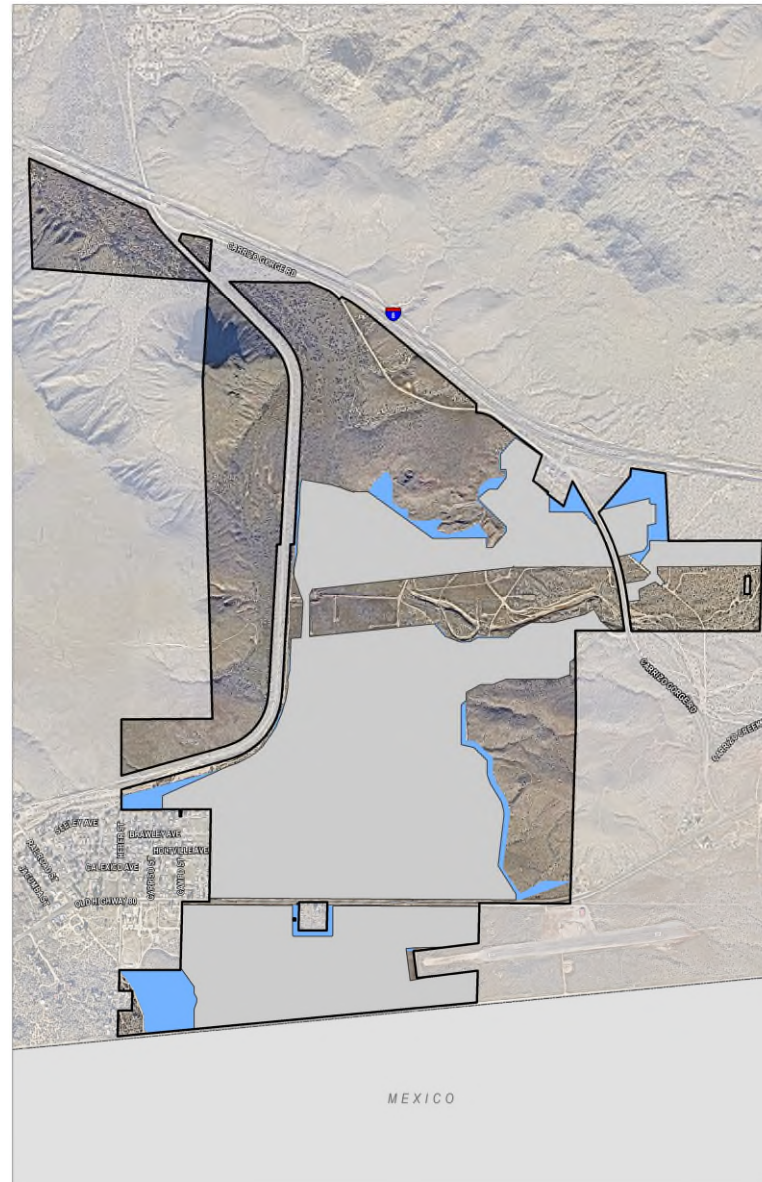
Original
Application
MUP Boundary
691 acres



JVR Energy Park

Draft EIR
MUP Boundary
643 acres

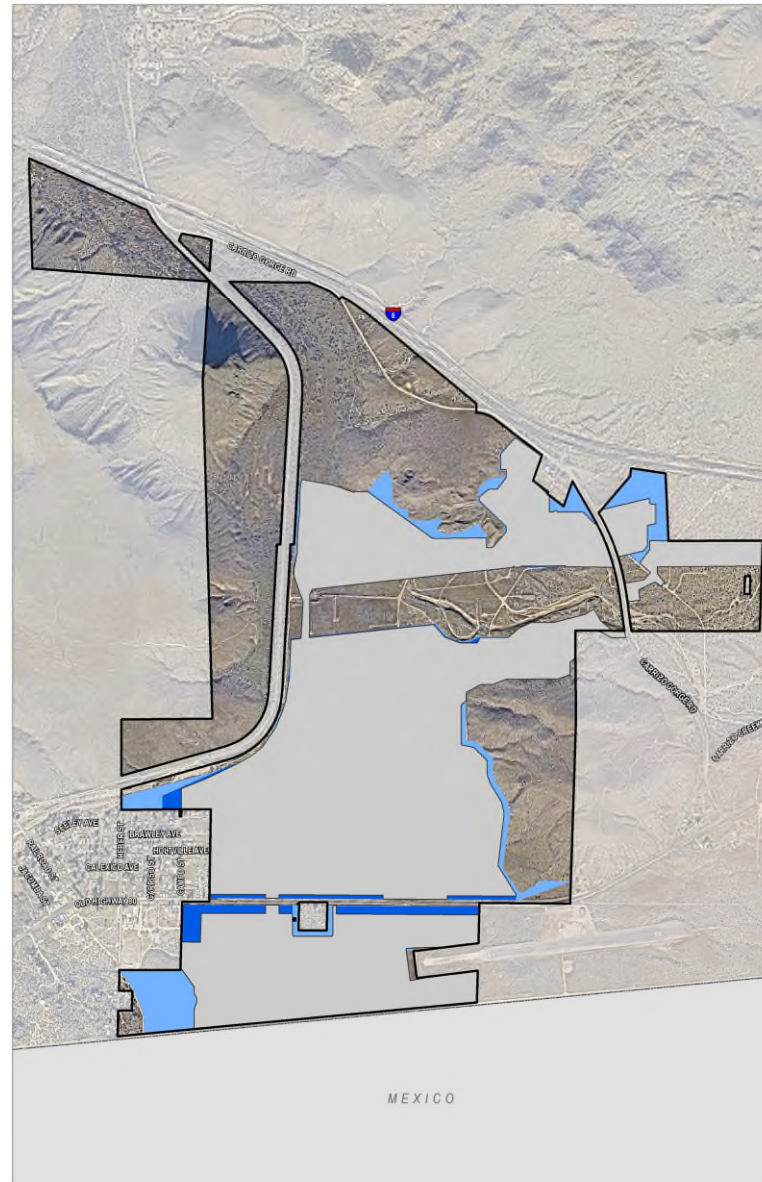
Reduced 48
acres



JVR Energy Park

Final EIR
MUP Boundary
623 acres

Reduced 20
acres

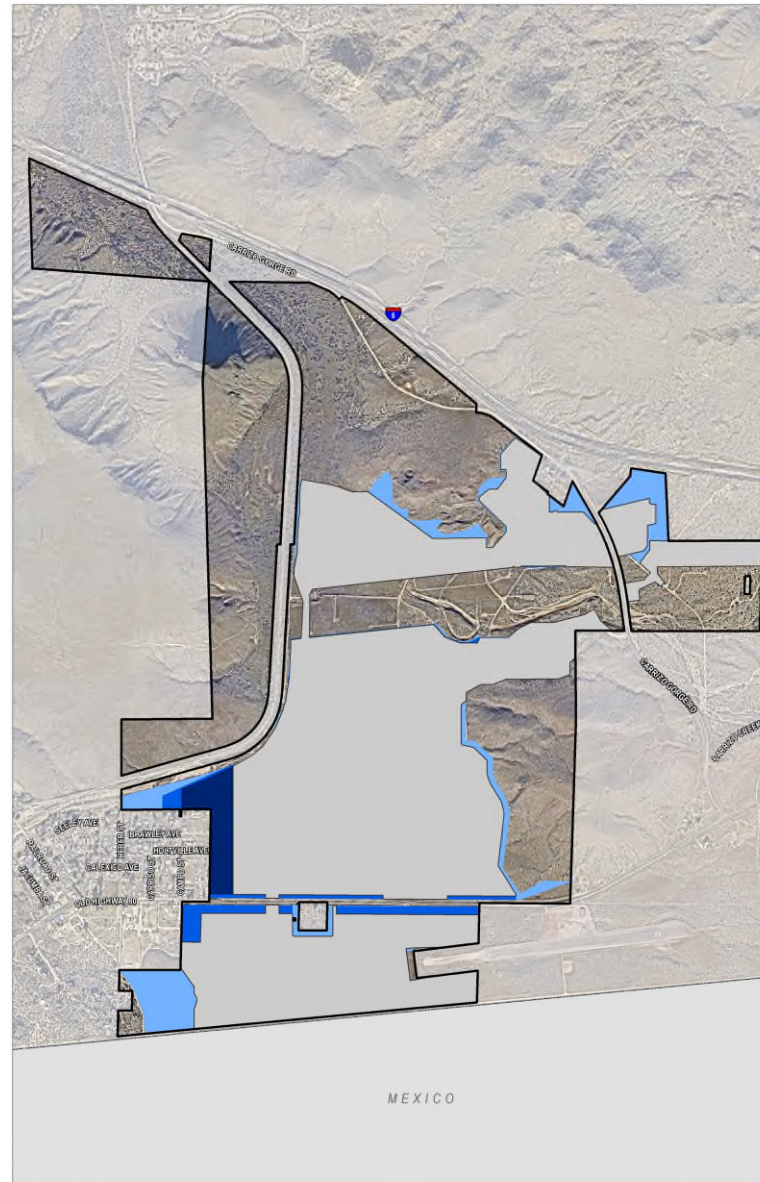


JVR Energy Park

**Community
Buffer
Alternative**
605 acres

**Reduced 18
acres**

**Total reduction
of 86 acres**



Before:










Increased Setbacks
from Old Highway 80,
from Jacumba
Community Park

-  Project Boundary
-  MUP Boundary
-  Fence
-  Landscaping
-  Inverter/Transformer
-  Battery Storage Container
-  Solar Panels
-  Access Roads



After:

Increased Setbacks from Old Highway 80, from Jacumba Community Park

-  Project Boundary
-  MUP Boundary
-  Increased Project Setbacks (19-acres)
-  Fence
-  Landscaping
-  Inverter/Transformer
-  Battery Storage Container
-  Solar Panels
-  Access Roads



Existing Conditions: Visual Simulation looking West on Old Highway 80



Without Increased Setbacks: Visual Simulation looking West on Old Highway 80



With Increased Setbacks: Visual Simulation looking West on Old Highway 80



Existing Conditions: Visual Simulation looking Southeast on Old Highway 80



Without Increased Setbacks: Visual Simulation looking Southeast on Old Highway 80



With Increased Setbacks: Visual Simulation looking Southeast on Old Highway 80



Existing Conditions: Visual Simulation looking East from Jacumba Community Park



Without Increased Setbacks : Visual Simulation looking East from Jacumba Community Park



With Increased Setbacks: Visual Simulation looking East from Jacumba Community Park





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Community Buffer Alternative

Existing Conditions: Visual Simulation looking East from residences North of Old Highway 80



Without Community Alternative Buffer: Visual Simulation looking East from residences North of Old Highway 80



With Community Alternative Buffer: Visual Simulation looking East from residences North of Old Highway 80



With Community Alternative Buffer: Visual Simulation looking East from residences North of Old Highway 80



With Community Alternative Buffer: Visual Simulation looking East from residences North of Old Highway 80



With Community Alternative Buffer: Visual Simulation looking East from residences North of Old Highway 80



With Community Alternative Buffer: Visual Simulation looking East from residences North of Old Highway 80



Thank You

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EVP, Development

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