



County of San Diego

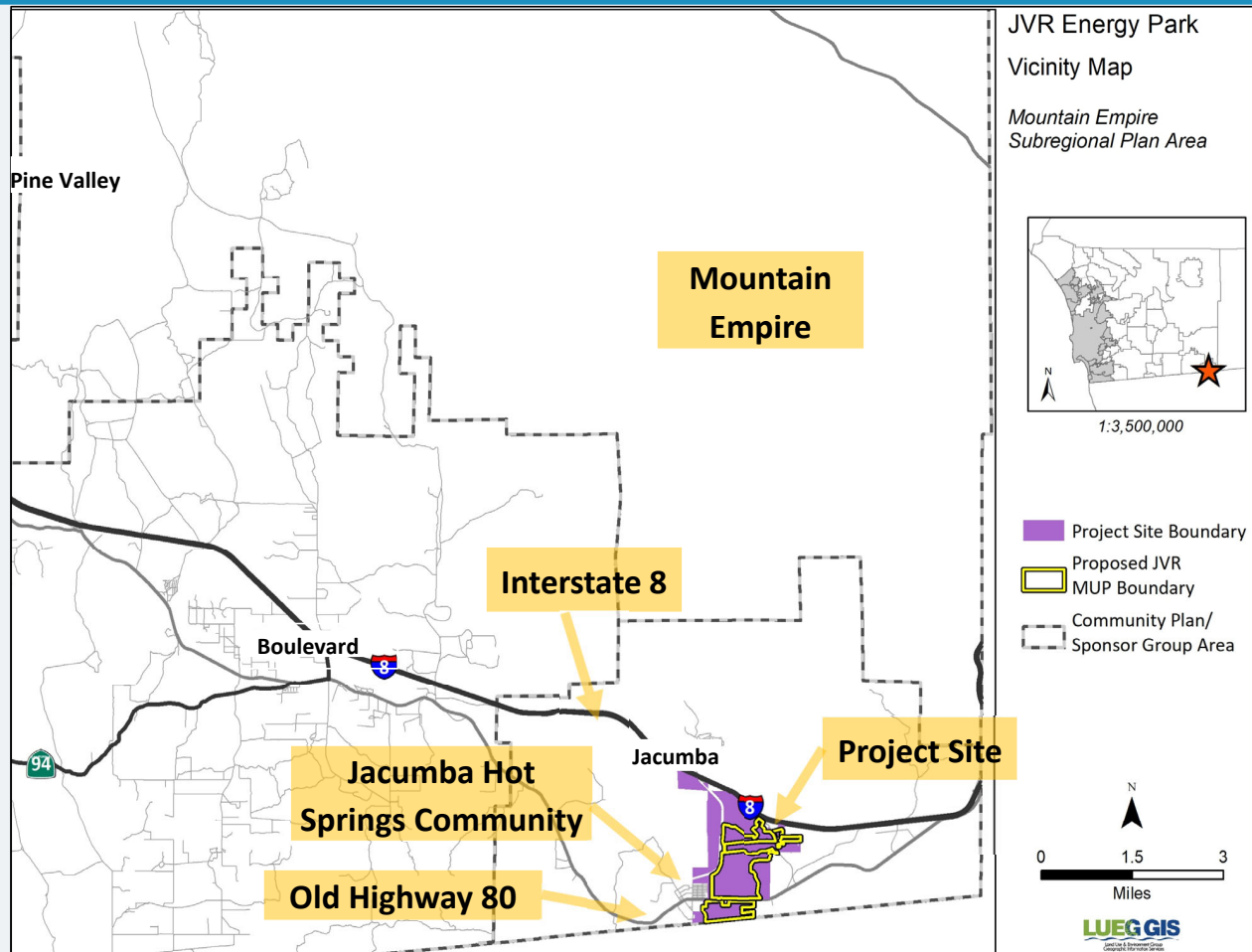
# JVR ENERGY PARK MAJOR USE PERMIT

PLANNING COMMISSION

JULY 9, 2021

ITEM #3

# VICINITY MAP



# PROJECT BACKGROUND

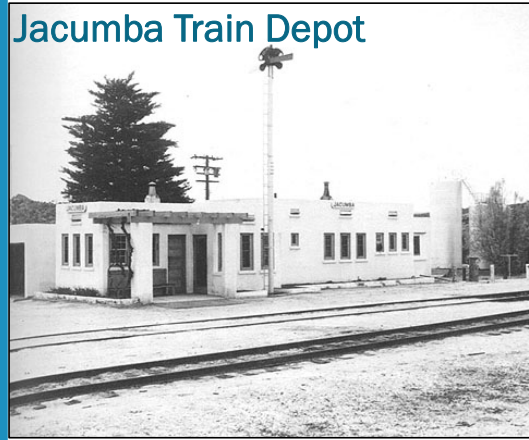
## Solar Facility and Major Use Permit Area

- 90 MW solar energy generation and storage facility (original project 643 acres)
- Applicant revised project to increase setbacks from Jacumba Community Park and Old Highway 80
- Community Buffer Alternative in EIR - 300-foot buffer from residential properties north of highway
- Staff recommends Community Buffer Project (604-acre solar facility)

## COMMUNITY AND SITE HISTORY

- Rail service from San Diego to Jacumba completed in 1919
- Jacumba Resort and hot springs – popular destination 1920s - 1940s
- Dairy and agricultural operations
- Competition from northern hot springs resorts and I-8 led to decline in tourism
- Jacumba area, hot springs and hotel continue to attract visitors

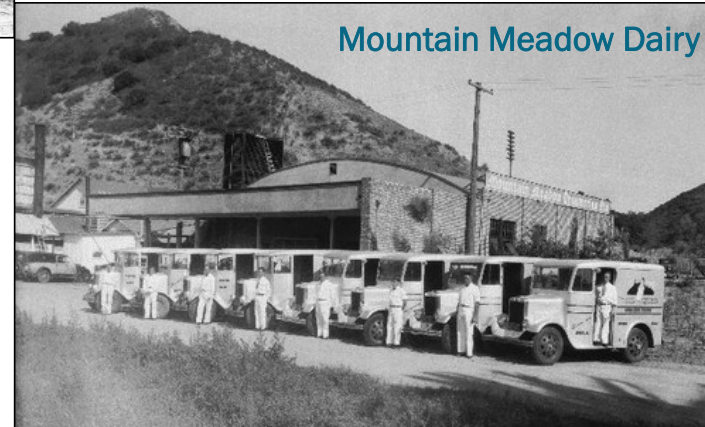
Jacumba Train Depot



Jacumba Resort



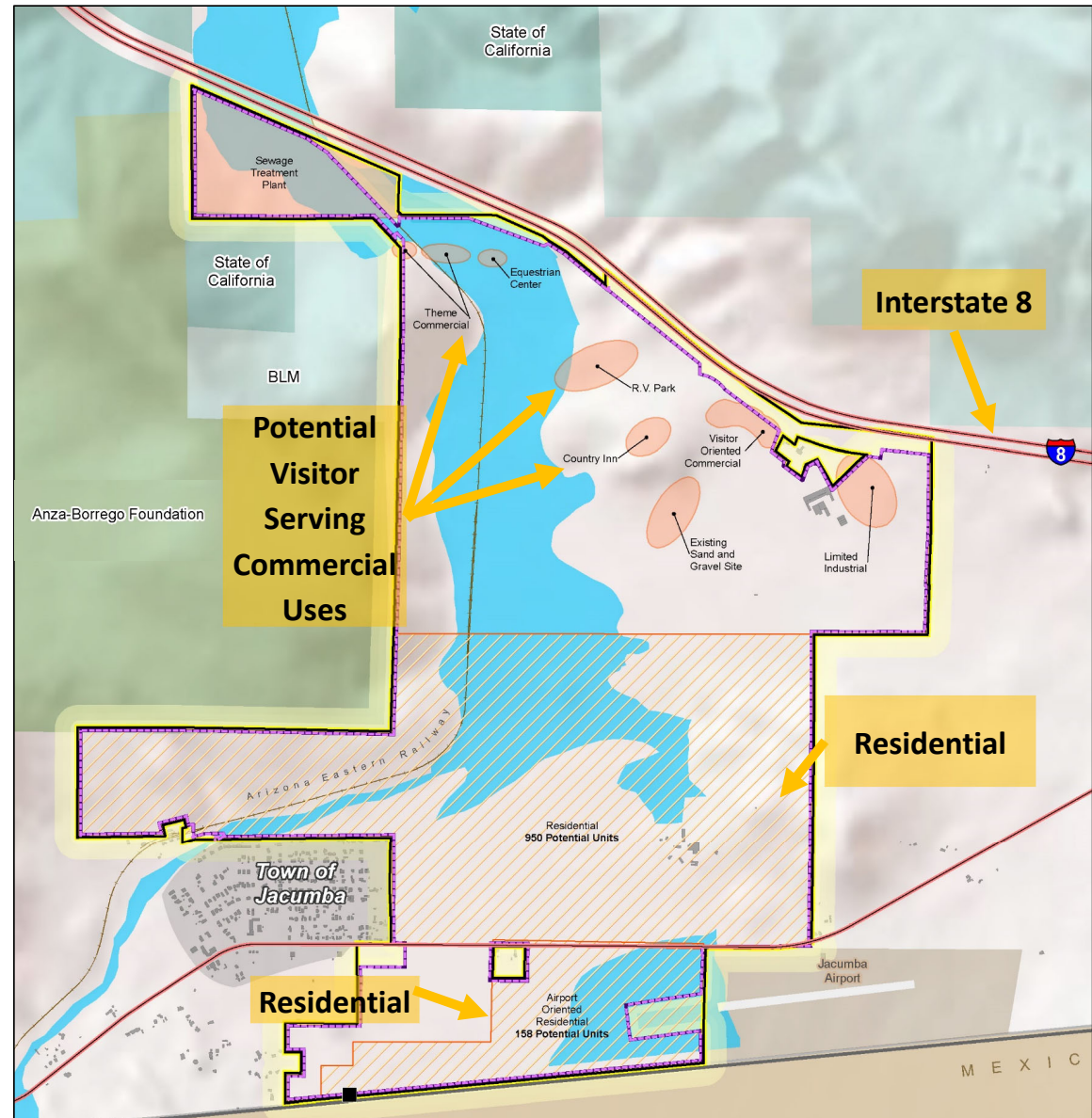
Mountain Meadow Dairy



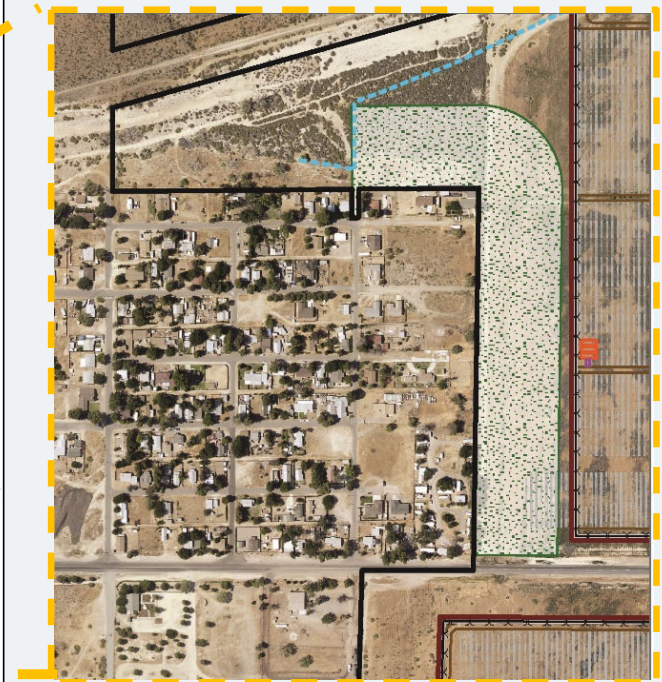
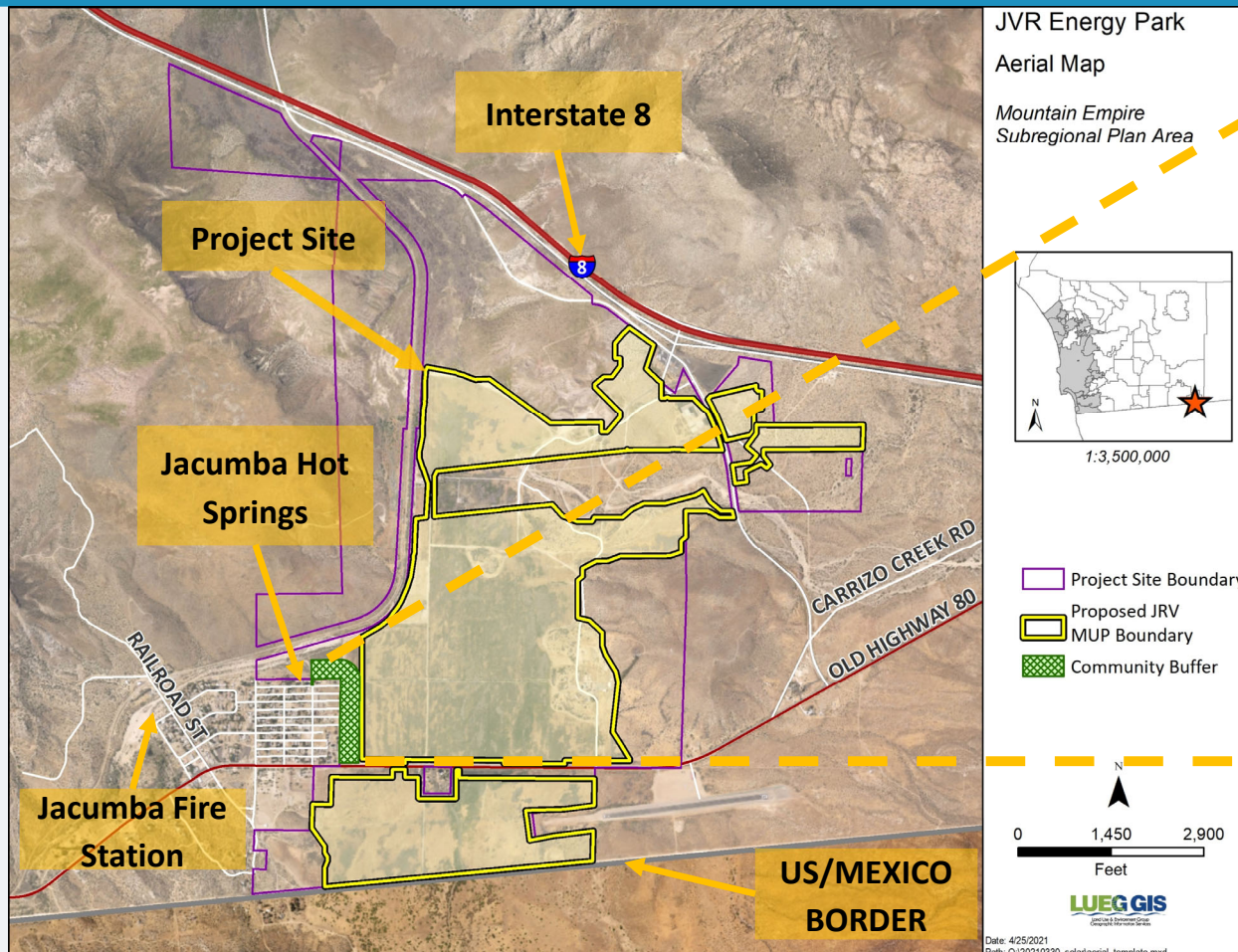


## SPECIFIC PLANNING AREA

- County designation as Specific Planning Area in 1986 (Figure from 1986 EIR)
- Allowable density up to 1,100 dwelling units
- Jacumba Valley Ranch Specific Plan denied in 2003
- Ketchum Valley Ranch Specific Plan withdrawn in 2011

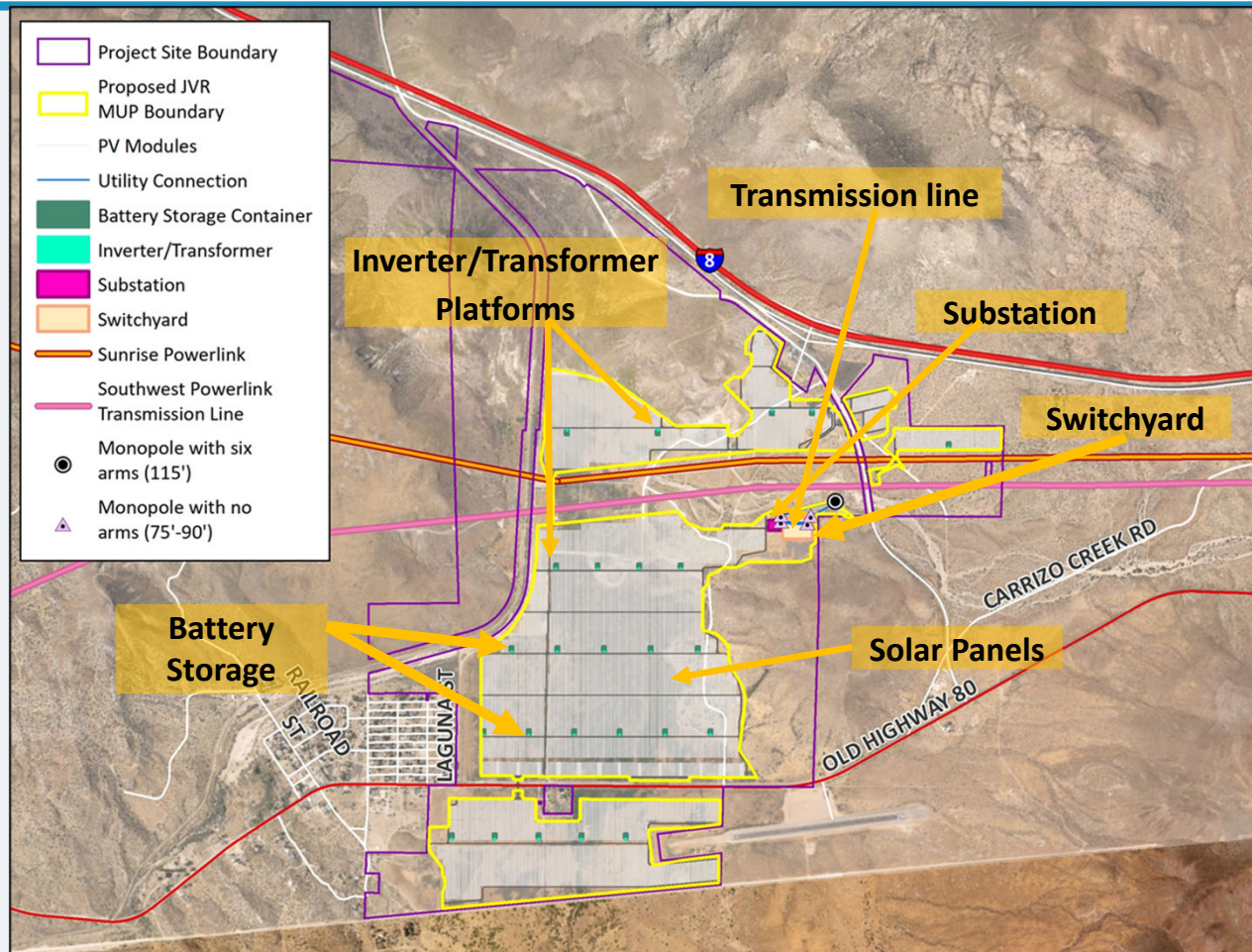


# COMMUNITY BUFFER PROJECT





# 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



# Setback from Residential Properties

Original Project  
30 Foot Setback

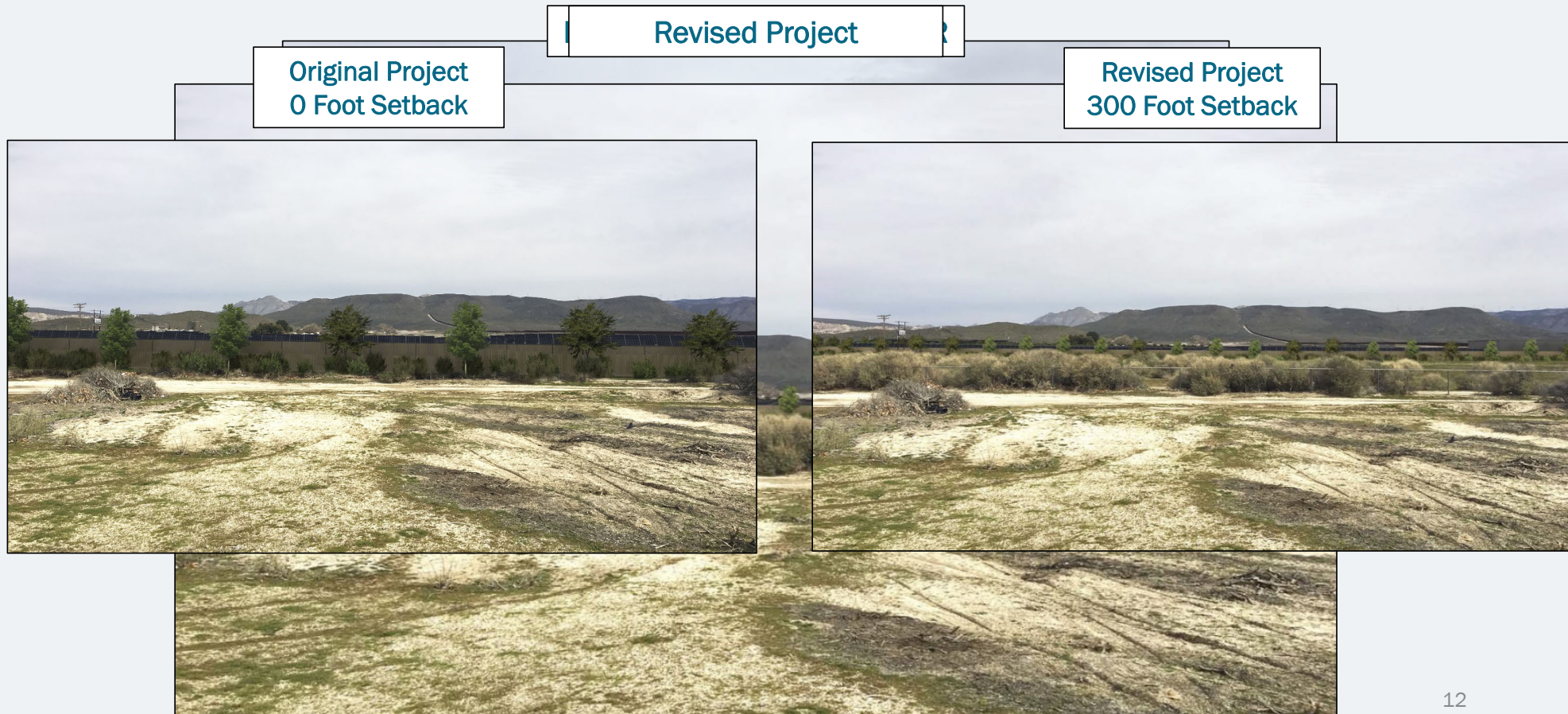
Revised Project

Revised Project  
300 Foot Setback





# Setback from Jacumba Community Park



# Setback Along Old Highway 80

Original Project  
60 Foot Setback

Original Project

Revised Project  
180 Foot Setback



# Key Issues

- Visual Resources
- Biological Resources
- Jacumba Airport
- Fire Protection Plan & Agreement



# VISUAL RESOURCES

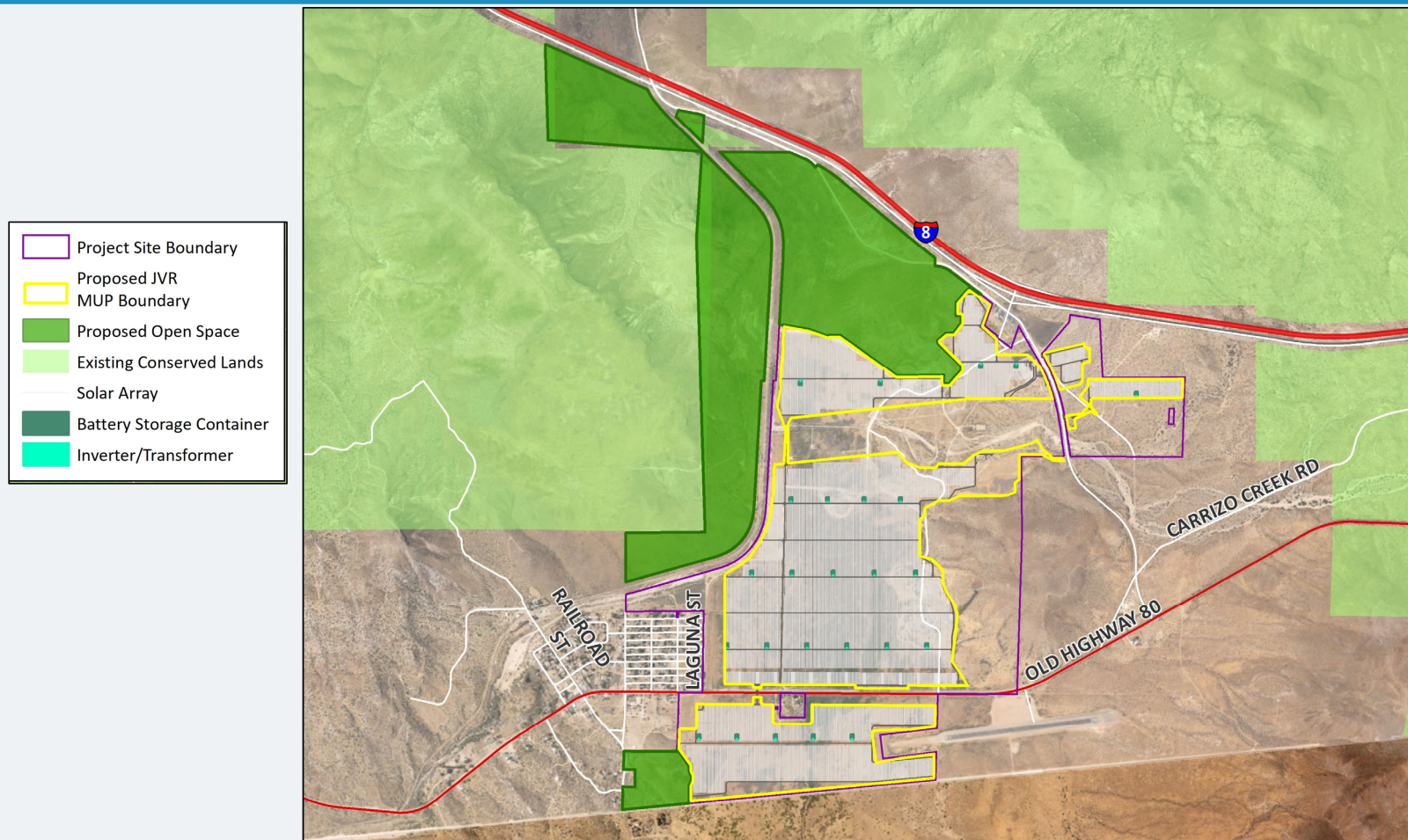
Existing View from State Park Land



Visual Simulation from State Park Land

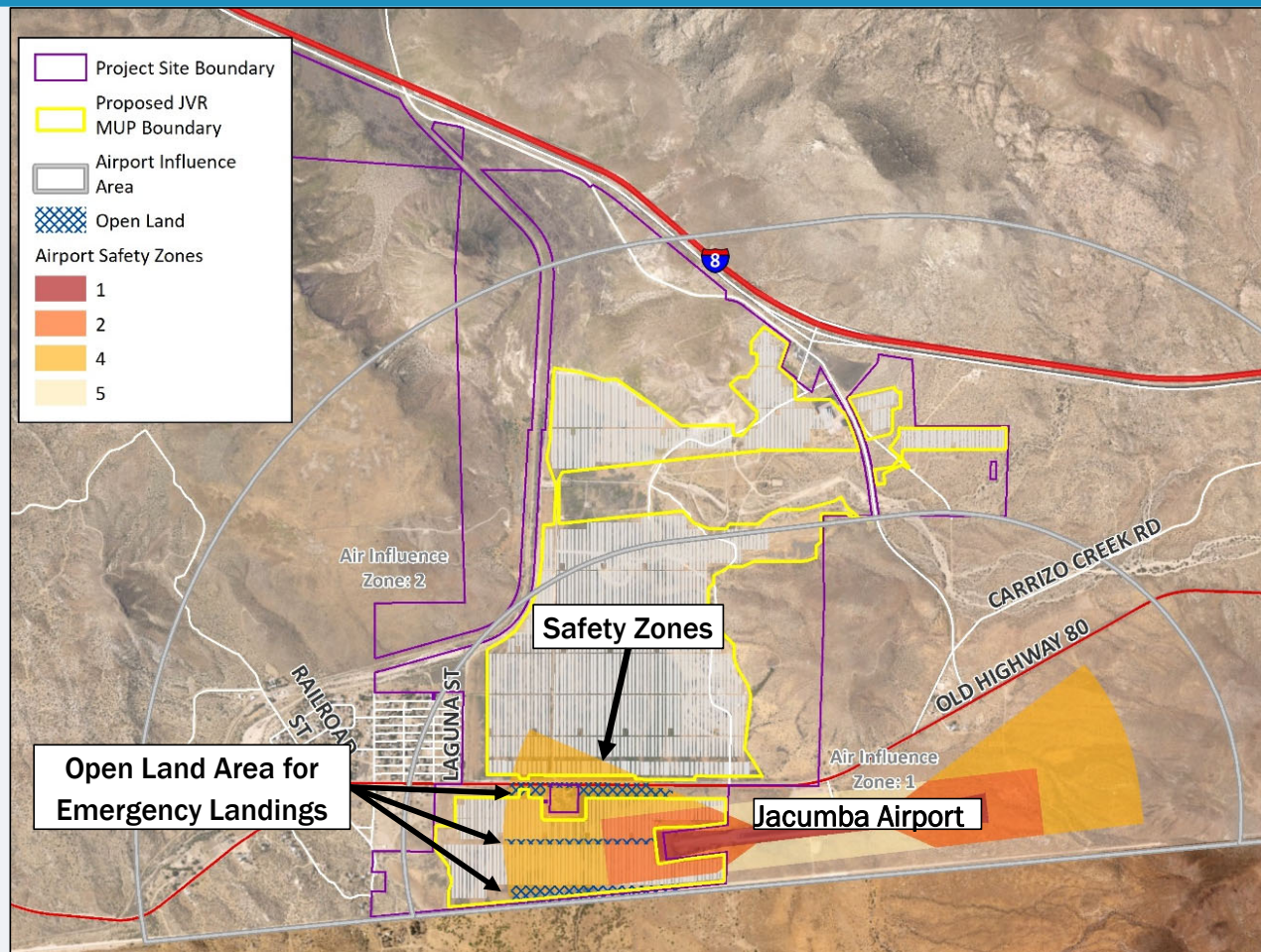


# BIOLOGICAL RESOURCES





# JACUMBA AIRPORT



# OPEN LAND NEAR 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
- Interim use
- 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

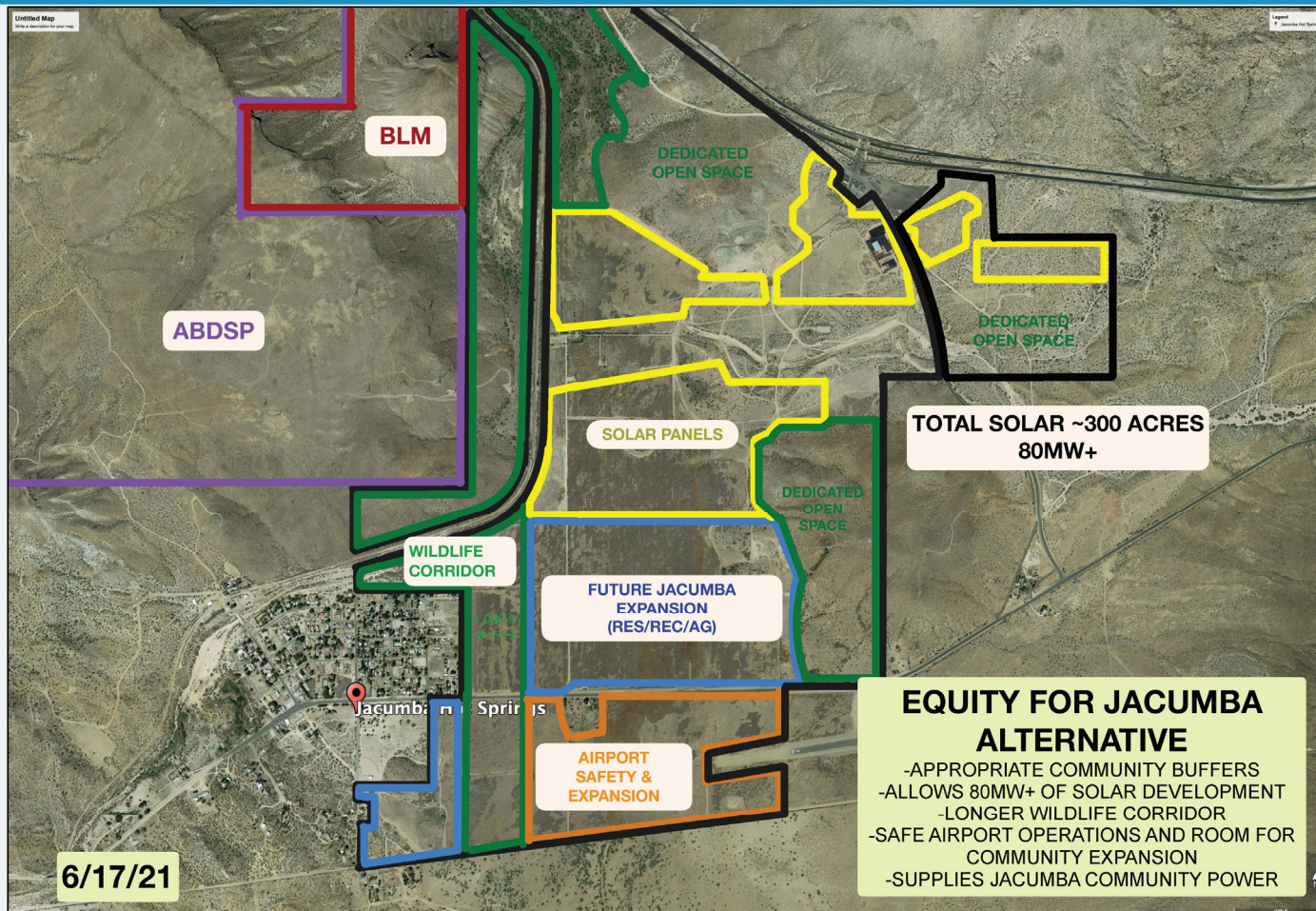
# RECOMMENDATIONS

## Jacumba Community Sponsor Group

- Recommended denial of the Major Use Permit (5-0-0-; 5 Yes, 0 No, 0 Abstained, 0 Vacant/Absent) on May 18, 2021



# JACUMBA EQUITY ALTERNATIVE





# RECOMMENDATIONS

## Planning & Development Services

- Approve Community Buffer Project



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