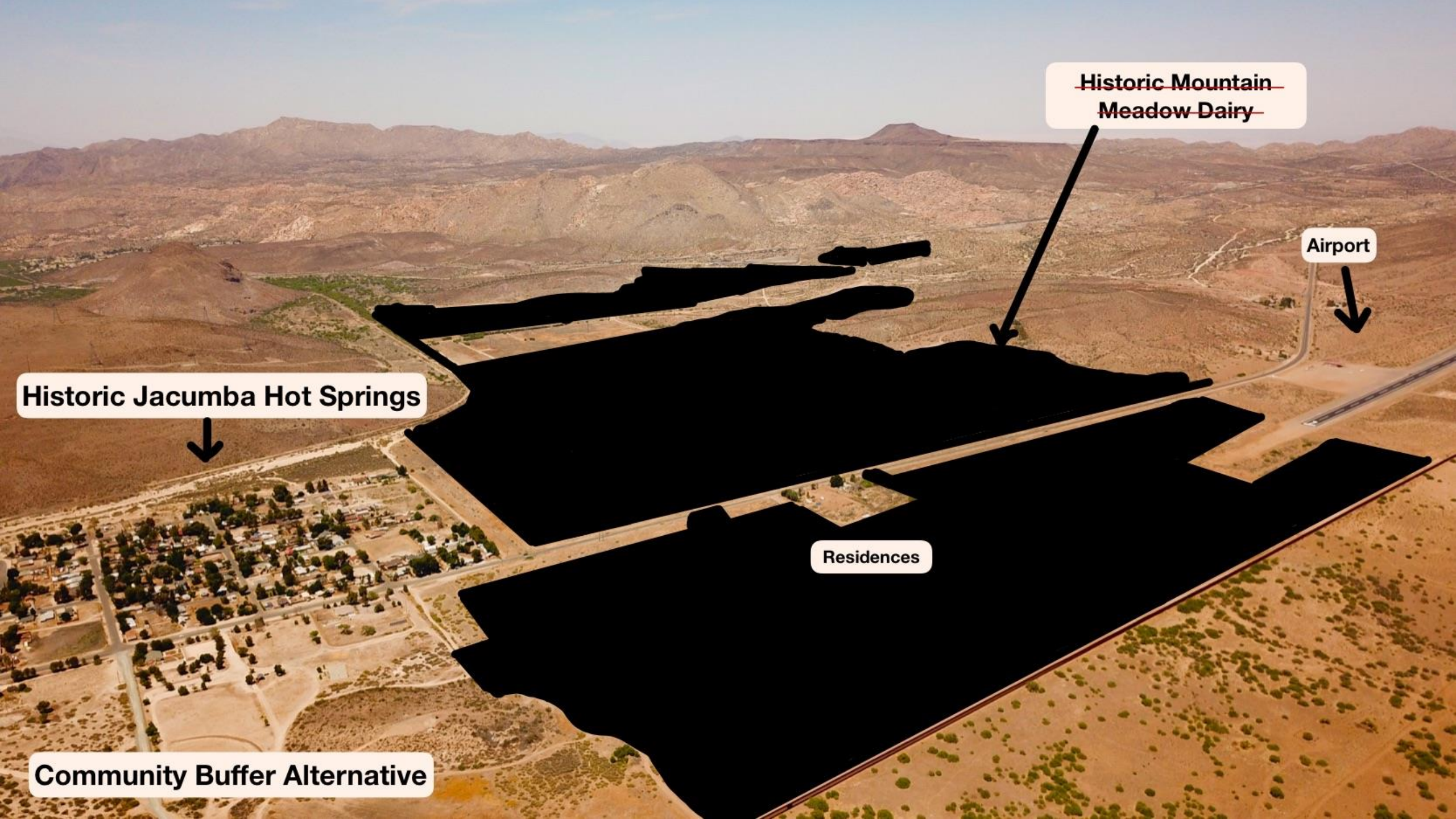
JVR Energy Park

90 MW Solar Utility Project

Jacumba Hot Springs, California

San Diego County

Power Purchaser: SDCP


~~Historic Mountain Meadow Dairy~~
Airport
Historic Jacumba Hot Springs
Residences
Community Buffer Alternative

Summary

- BayWa commited to strive for 1,000 ft setbacks at the permit approval hearing. They are not honoring this agreement with transparency and full engineering specs that can be reviewed by a neutral third party to confirm accountability to their commitment

- We request SDCPs support in our communities efforts to hold BayWa accountable to their commitments to the community by waiting to amend the PPA until San Diego County Planning and Development Services can confirm with a third party engineer the minimum project footprint that is in line with the Board of Supervisors Orders

- If you move forward with the PPA today, this PPA could be used against the counties efforts for a fair review of their commitment to the 1,000 ft setback.

- This small disadvantaged community needs advocates, it needs your support today so that BayWa can be held accountable to their commitments to the county.

Minute Order from Board of Supervisors Approval of Project on August 18, 2021

approval of a grading permit and the applicant shall report to Planning & Development Services what funds have been spent and for what types of projects. The applicant shall use all reasonable diligence to spend all the funds to the satisfaction of Planning & Development Services.

7. Change the project set back from 300 to 400 feet, with acknowledgement that the applicant will strive for a 1,000 foot set back.

AYES: Vargas, Anderson, Lawson-Remer, Fletcher, Desmond

From San Diego County Zoning Ordinance

species, but other species may be included because they are unusual or limited due to a number of factors, for example: (a) they are only found in the San Diego region; (b) they are a local representative of a species or association of species not generally found in San Diego County; (c) they are outstanding examples of the community type as identified by the California Department of Fish and Game listing of community associations.) Sensitive Habitat Lands includes the area which is necessary to support a viable population of any of the above species in perpetuity, of which is critical to the proper functioning of a balanced natural ecosystem or which serves as a functioning wildlife corridor.

(Added by Ord. No. 7630 (N.S.) adopted 05-23-89)

Setback: A required, specified distance between a building or structure and a lot line or lines, measured perpendicularly in a horizontal plane extending across the complete length of said lot line or lines.

Setback, Front Yard: The setback applicable in the front yard of a building or structure. When a parcel or lot abuts a public road, the front setback shall be measured from the centerline of the public road.

(Amended by Ord. No. 9958 (N.S.) adopted 12-10-08)

Setback, Rear Yard: The setback applicable in the rear yard of a building or structure.

Project Setback from Community Park and Residential Properties.

2. Community Buffer Project Description

The Community Buffer Project is a solar energy generation and storage facility, which will produce 90MW of electricity. The power produced by the proposed solar facility will be delivered to an existing SDG&E 138 kV transmission line that runs from the East County (ECO) Substation and connects to the Boulevard substation, both owned and operated by SDG&E. The Community Buffer Project will include the following primary components: photovoltaic (PV) modules mounted on support structures (single-axis solar trackers); a direct current (DC) underground collection system linking the modules to the inverters; 25 inverter/transformer platforms located throughout the solar facility; an on-site substation; an overhead transmission line to connect the on-site substation to the switchyard; switchyard facilities which include the switchyard and overhead transmission lines (tie-in) to connect the switchyard into the existing 138 kV transmission line; and a battery energy storage system of up to 90MW comprised of battery storage containers located adjacent to the inverter/transformer platforms (up to three containers at each location for a total of 75 containers on site).

The Community Buffer Project will also include internal access roads, driveways, perimeter fencing, shielded lighting for security purposes, fuel modification zones, six water tanks for fire protection, and electrical components to support the solar energy generation and storage facility. An existing water main, which is owned by the Jacumba Valley Ranch Water Company, will also be realigned from within the MUP boundary, to outside the MUP boundary to allow for maintenance of the water line (approximately three acres of disturbance).

The MUP boundary encompasses 604 acres spanning from I-8 in the north, the U.S./Mexico border in the south, the community of Jacumba Hot Springs to the west, and is transected by Old Highway 80. The solar facility will be setback 300 feet from the Jacumba Community Park and residential properties in the community of Jacumba Hot Springs. The proposed solar facility will also be setback from both sides of Old Highway 80, 175 to 180 feet to the south, and 110 feet to the north.

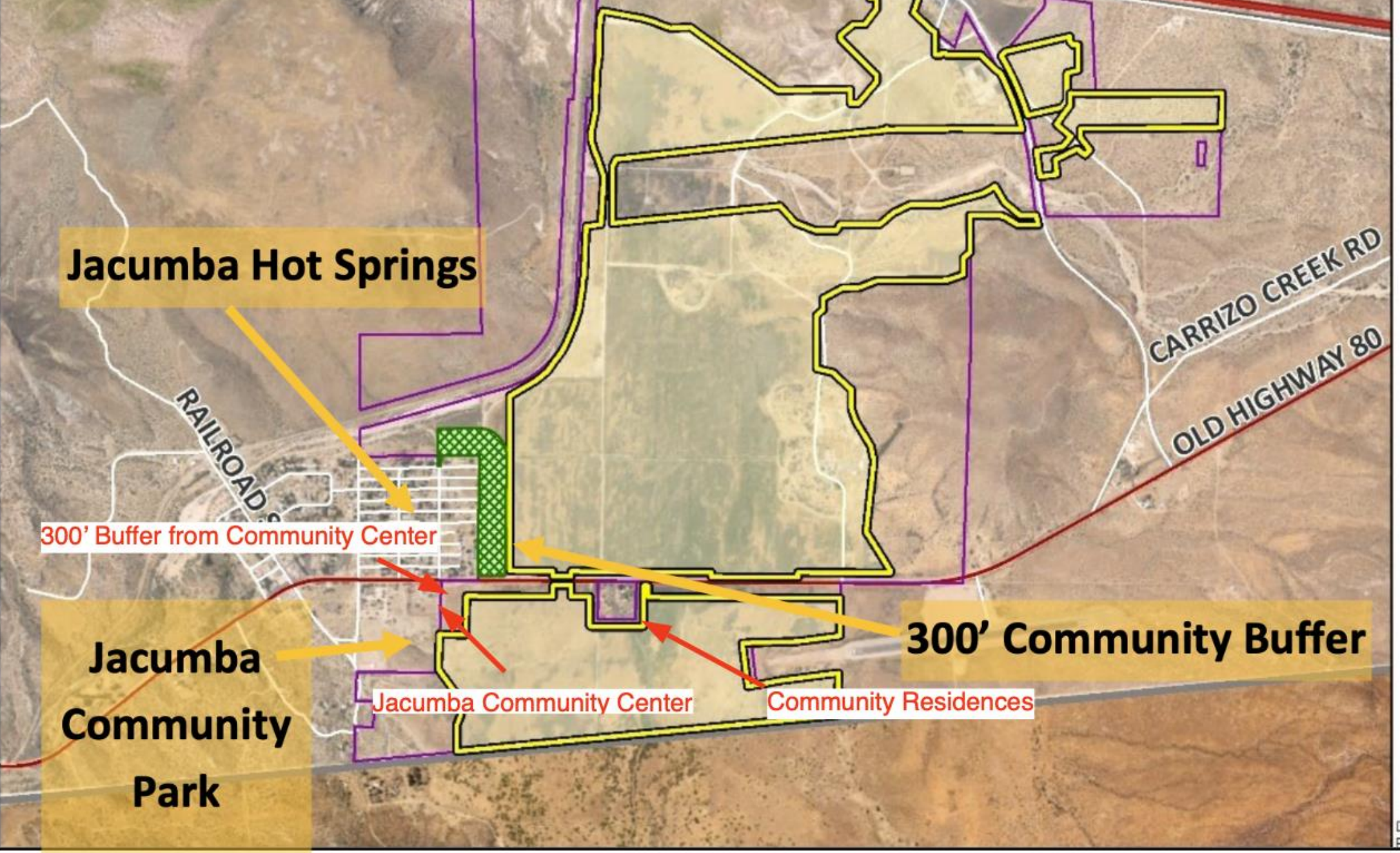
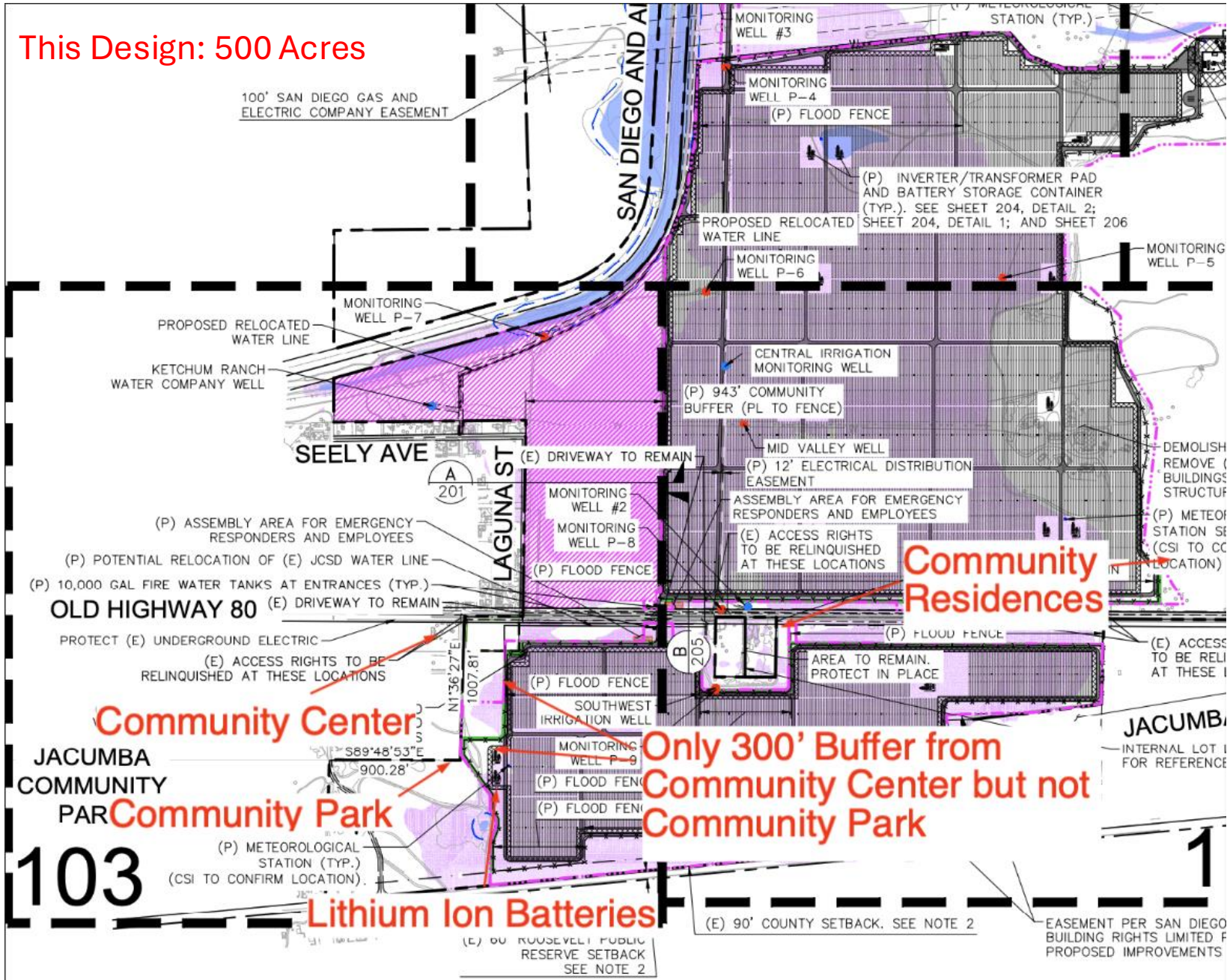


Figure 3: Development Area with Community Buffer



BayWa Current Proposal September 20th, 2024

Setback commitment not proposed

BayWa can use this PPA to confuse definitions of required project sizes

BayWa Can Build 90 MW on less than 400 Acres

- A 90 MW Project can be built on 400 acres or less
- They are trying to maximize the footprint of this project at the expense of the community
- They misrepresent factual engineering figures to the county in order to hide their intention
- How do we know this? Other projects and we hired our own professional engineering company to prove it.

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ZGLOBAL
Power Engineering & Energy Solutions

August 17, 2021

Brian Rahman PE
ZGlobal, Executive Director of Engineering

To: County of San Diego Planning & Development Services

Subject: JVR Energy Park

This memo is in response to the proposed JVR Energy Park near Jacumba Hot Springs, CA. My name is Brian Rahman. I am a registered Professional Engineer in the state of California, Lic # E14914. I have been directly involved with renewable project developments over the past 15 years. My resume is attached.

Executive Summary:

The proposed JVR Energy Park presents several issues for county planners to consider in their review of the project. First is the significant impact to the residents of the small community of Jucumba Hot Springs. The proposed project utilized roughly 6 acres to every 1 acre of the community and abuts the community along its entire eastern boundary, not to mention the obvious impacts to the western end of the local airstrip. The project developer has proposed to use larger, 540-Watt, panels but appears to have done this to maximize the installed DC system and not reduce the project footprint. Based on data

of 137MW respectively. In Appendix V Table 1 the DC capacity is stated to be 113MW and 110MW respectively. Which is inconsistent with the calculations from the stated number of panels and wattage."

Independent assessments suggest that the JVR Energy Park could be reduced by 175 Acres and create a significant "buffer zone" for the community while still meeting contract obligations for power deliveries.

The JVR Energy Park is not the only project proposed in this area and certainly not the only project needed to meet the 100% renewable objectives of California Senate Bill 100. In fact, there is a

based on recent California Independent System Operator reliability models, shows over 3,000 MW of available capacity, further lessening the need for this project at this location.

Finally, the project opted to request interconnection to the transmission system via a new switching station within the project boundary. However, the new (2014) ECO substation, less than three miles to the east, was constructed to improve local reliability and deliver renewable generation to San Diego area customers. This choice by the developer will result in roughly double the space requirements within the project boundary for the project substation and switching station. Alternatively, the

Brian Rahman Resume

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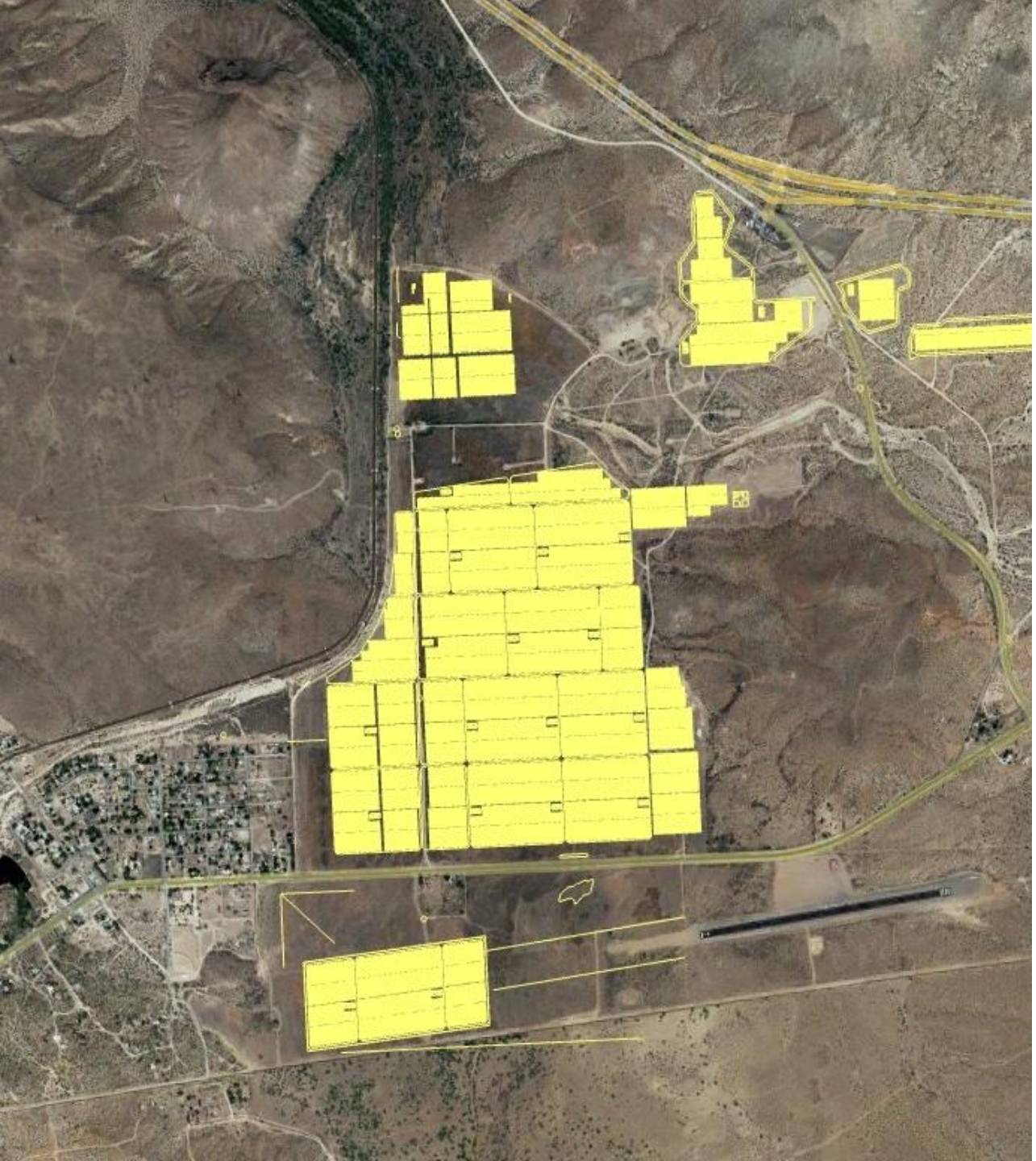
EXECUTIVE DIRECTOR OF ENGINEERING

ZGlobal's Executive Director of Engineering. He has over 25 years of extensive experience
e professional applications in areas such as overall management of market systems,
n and technology update; project coordination in a variety of utility/energy related

SKILLS

or of Engineering

lent expert in Energy Market Implementation and Power System Engineering. His



During Project Litigation BayWa created this 420 Acre Alternative shown in May 2022

Proof that even according to BayWa's own engineering, they are able to produce a more ethical and equitable project with committed community buffers.

Is signing this amended PPA today in alignment with SDCP's own mission?

About SDCP

San Diego Community Power (SDCP) is a Community Choice Aggregator (CCA) committed to providing clean, renewable energy choices at competitive rates and investing in innovative programs that benefit residents, businesses, the environment and the economy in our communities.

HOW IT WORKS

CCAs are locally-run, not-for-profit energy providers that benefit local communities by providing local control of energy choices, focusing on people rather than profits and creating a cost competitive, proven path to 100 percent renewable energy.