

SANTA FE COUNTY  
TECHNICAL ADVISORY COMMITTEE

March 29, 2022

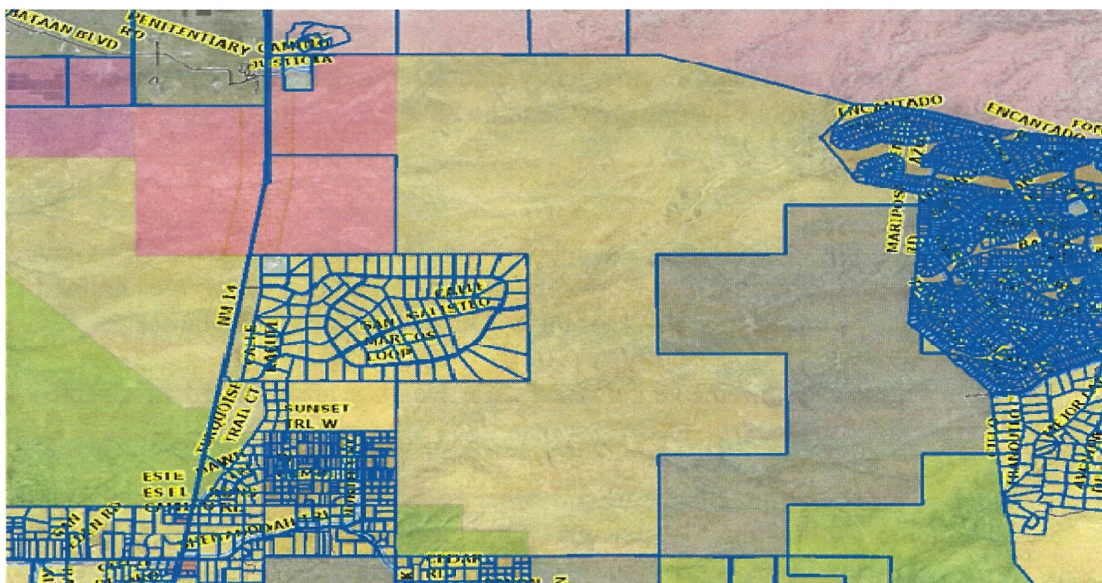
**BY ELECTRONIC MAIL**

**Re: Rancho Viejo Solar LLC/Community Energy Solar, LLC Conditional Use Permit (CUP)**

Thank you for presenting the above mentioned project at the pre-application Technical Advisory Committee (TAC) meeting on November 4, 2021. Below is a summary of relevant issues and follow-up actions in regard to your presentation.

**Summary:**

Rancho Viejo Solar LLC, Applicant, Jonathon W. Moore (Sr. Project Developer, Community Energy), Agent, request approval of a Conditional Use Permit (CUP) to allow a 96 Mega Watt solar facility on 800 ± acres (a portion of a 8,358.48 acre Tract). The project will be constructed as a single-axis tracker photovoltaic (PV) system. The panels will be supported by a horizontal racking system, attached to steel piers driven into the ground. There will be minimal disturbance to the existing grade and vegetation. The panels will rotate east to west tracking the sun and will sit approximately 9-12 feet above ground at their maximum tilt, closer to 4 feet midday. A six (6) foot high perimeter fence is being proposed. The site is zoned as Rural Fringe (RUR-F). Appendix B, Use Matrix illustrates that a commercial solar energy production facility is a Conditional Use within RUR-F zoning. The site will take access via Hwy. 14, SDA-2 (Commission District 5). Parcel ID # 910008950



**Applicant Statements:**

- The Applicant described the property/site details which included the location of the site, acreage, and scope of the proposed project;
- The Applicant summarized the design of the facility which included the size of the facility, proposed height of the arrays (9'), and setback from Hwy. 14 (one mile);
- The Applicant stated that approximately 200-300 workers would be on site during construction. Traffic after construction would be very minimal for maintenance only;
- The Applicant stated that a battery storage facility would be proposed;
- Construction of the facility would take approximately 9-12 months;
- The Applicant presented a concise report, aerials, and drawings to the TAC Committee.

**Relevant Issues to be Addressed:**

- Submittal shall comply with Ordinance No. 2016-9, the Sustainable Land Development Code (SLDC) inclusive of criteria set forth in Chapter 7 (Sustainable Design Standards) and Section 4.9.6 (Conditional Use Permits);
- Access via Highway 14 will require an NMDOT commercial access permit and a NMDOT Site Threshold Assessment;
- The Gentie line and connection to the main power line are also a Conditional Use Permit;
- SRA's required for this development are an Environmental Impact Report (EIR) and an Adequate Public Facilities & Services Assessment (APFA);
- An Archaeological Survey shall be required.

**Fire Marshal Comments:**

- Gate(s) must have an emergency unlocking/opening system (Knocks Box);
- Inside Radii of turning areas shall be 28'.

**Notice Requirements:**

- A pre Application Neighborhood Meeting is required. General requirements for Pre-Application Neighborhood meeting are outlined in Chapter 4, Section 4.4.4, of the SLDC including required notice;
- Notice Requirements for the Public Hearing are outlined in Chapter 4, Section 4.6 of the SLDC;
- Notice for the Neighborhood Meeting and Public Hearings shall include the following Registered Organizations (RO) and Community Organizations (CO).



Organization Name	Member Name	Member telephone number	Address	City	State	Zip Code	Email
Eldorado Community Improvement Association	Brenda Leonard	505-466-4248	1 La Hacienda Loop	Santa Fe	NM	87508	<a href="mailto:gm@eldoradosf.org">gm@eldoradosf.org</a>

**CORO 2022**

Organization Name	Member Name	Member telephone number	Address	City	State	Zip Code	Email
Turquoise Trail Community Association	Michael Smith	505-954-9479	1421 Luisa St. Suite R	Santa Fe	NM	87505	<a href="mailto:msmith@hoamco.com">msmith@hoamco.com</a>

**CORO 2022**

Organization Name	Member Name	Member telephone number	Address	City	State	Zip Code	Email
San Marcos Association	Donna Reynolds	505-982-8385	42 San Marcos Rd. W.	Santa Fe	NM	87508	<a href="mailto:donna@sfar.com">donna@sfar.com</a>

**CORO 2022**

Organization Name	Member Name	Member telephone number	Address	City	State	Zip Code	Email
El Vadito de Los Cerrillos Water Association	Todd Brown	505-438-3008	PO Box 6	Cerrillos	NM	87010	<a href="mailto:brownp52@yahoo.com">brownp52@yahoo.com</a>

**CORO 2022**

Organization Name	Member Name	Member telephone number	Address	City	State	Zip Code	Email
Cerrillos Hills Park Coalition	Ross Lockridge	505-471-9182	PO Box 22	Cerrillos	NM	87010	<a href="mailto:murlock@raintreecounty.com">murlock@raintreecounty.com</a>



**CO and RO contacts 2016**

Organization Name	Member Name	Member telephone number	Address	City	State	Zip Code	Email
Concerned Citizens of Cerrillos	Ross Lockridge	505-471-9182	PO Box 22	Cerrillos	NM	87010	<a href="mailto:murlock@raintreecounty.com">murlock@raintreecounty.com</a>

**CO and RO contacts 2016**

Organization Name	Member Name	Member telephone number	Address	City	State	Zip Code	Email
Turquoise Trail Regional Alliance	Karen Yank	505-281-0243	PO Box 23775	Santa Fe	NM	87502	<a href="mailto:hamonyank@cybermesa.com">hamonyank@cybermesa.com</a>

**CORO 2022**

Organization Name	Member Name	Member telephone number	Address	City	State	Zip Code	Email
Stop Hunt Power Line, Inc	Karen Koch	310-990-5308	369 Montezuma Ave. #132	Santa Fe	NM	87501	<a href="mailto:karenakoch@mac.com">karenakoch@mac.com</a>

**CO and RO contacts 2016**

Organization Name	Member Name	Member telephone number	Address	City	State	Zip Code	Email
Santa Fe Gateway Alliance	Katherine Bilton	505-471-3227	131 E. Chili Line Rd.	Santa Fe	NM	87508	<a href="mailto:kmbilton@gmail.com">kmbilton@gmail.com</a>

**CORO 2022**

Organization Name	Member Name	Member telephone number	Address	City	State	Zip Code	Email
Santa Fe Association of REALTORS	Donna Reynolds	505-982-8385	510 N Guadalupe Ste E	Santa Fe	NM	87501	<a href="mailto:donna@sfar.com">donna@sfar.com</a>

**CORO 2022**

Organization Name	Member Name	Member telephone number	Address	City	State	Zip Code	Email
Santa Fe Housing Action Coalition	Michael Barrio	310-869-5311	501 Halona St.	Santa Fe	NM	87505	<a href="mailto:mbarrio@santafehousingaction.org">mbarrio@santafehousingaction.org</a>

If you have any questions, please do not hesitate to contact this office at 986-6296.

Sincerely,

*Jose E. Larrañaga*

Jose E. Larrañaga  
Development Review Team Leader

## Pre-Application Neighborhood Meeting Report

After conducting the pre-application neighborhood meeting with neighborhood contacts you were given, submit the following list of items to the Santa Fe County Case Manager, with checklist attached.

Please check off the following Pre-Application Neighborhood Meeting Report Items:

- Date and location of the neighborhood meeting or meetings \_\_\_\_\_
- A list of persons and organizations invited to the meeting (attach page)
- A copy of the notice of pre-application meeting issued together with return receipts from letters mailed (attach page)
- A list of persons and organizations who attended the pre-application meeting (attach page)
- A copy of all materials distributed at the neighborhood meeting (attach pages)
- A summary of all concerns, issues and problems identified at the meeting, including how the applicant has addressed or intends to address the concerns and whether the applicant is unable to address them. Specific attention should be paid to any conditions or mitigating measures agreed to at the meeting.

Notification of Public Pre-Application Neighborhood Meeting

*Name of the applicant and the name of the person(s) who the applicant is agent for or otherwise representing in the application*

Dear Santa Fe County Neighborhood,

This letter is to invite you to a pre-application neighborhood meeting to be held:

*Place*

*Date*

*Time*

The meeting will discuss:

*Include a minimum of the following information:*

- *The general location of the parcel that is the subject of the application*
- *The road address of the property subject to the application or, if the road address is unavailable, a legal description by metes and bounds*
- *The current zoning classification(s) and zoning district in which the property is located, and the present use of the property*
- *The nature and type of approval requested and a brief description of the proposed development, including proposed density or building intensity, zoning classification and uses requested*
- *The times, date and location where a decision on the application is expected*
- *A phone number to contact the County, and*
- *A statement that interested parties may appear at a public hearing*