

Camilla Brom

Exhibit 14

**March 9, 2023 Letter of Interest for Technical Review of Environmental Assessment for
Rancho Viejo Solar Project**

Justin S. Greene
Commissioner, District 1

Anna Hansen
Commissioner, District 2

Camilla Bustamante
Commissioner, District 3



SANTA FE COUNTY

Anna T. Hamilton
Commissioner, District 4

Hank Hughes
Commissioner, District 5

Gregory S. Shaffer
County Manager

March 9, 2023

Subject: Letter of Interest (LOI)
Project: Technical Review of Environmental Assessment for Rancho Viejo Solar Project

Santa Fe County is soliciting "Letters of Interest" for a project of limited scope. Such letters are solicited in order to procure professional or non-professional services when the fees for such services are less than \$60,000.00, excluding New Mexico Gross Receipt Taxes. This letter will inform you of an available contract for services.

Project Description:

Rancho Viejo Solar, LLC, is proposing to build the Rancho Viejo Solar Project (Project), which will include a 96-megawatt solar facility, a 48-megawatt battery energy storage system (BESS), a substation, a generation tie-in line, and an access road on private land in Santa Fe County, New Mexico. A development application was submitted for this project in accordance with the requirements of Santa Fe County's Sustainable Land Development Code (SLDC) to include an environmental impact report (EIR). The EIR shall inform the County, the public and the applicant of the significant environmental effects and impacts of a project, identify possible ways to minimize the significant adverse effects or impacts, and describe reasonable alternatives to the project. The Project will be located approximately 1-mile south of Santa Fe city limits and approximately 4.2 miles east of La Cienega.

This project will require the review of the EIR by a technical expert to identify and provide a written report of the potential of significant environmental effects and impacts of the project, and to provide the County and the Applicant with possible options to minimize any significant adverse effects or impacts as reasonable alternatives to the project.

The procedures for review of an application is identified in SLDC Section 4.4.7.8 as follows:

The County may hire qualified technical experts to review any application submitted at the expense of the applicant in accordance with the approved fee schedule.

SCOPE OF THE WORK:

To provide services including, but not limited to, review and analysis of Environmental Impact Report (EIR) for the Rancho Viejo Solar Project in Santa Fe County. The review will consider all elements of the EIR to include the EA requirements outlined in SLDC Section 6.3 Environmental Impact Report (EIR) to address the 96-megawatt solar facility, a 48-megawatt battery energy storage system (BESS), a substation, a generation tie-in line, and an access road on private land in Santa Fe County, New Mexico.

EVALUATION CRITERIA:

1. The letter of interest must not exceed four (4) pages in length, including cover letter.
2. Level of interest – demonstrate an understanding of the project and familiarity with the site location.
3. Illustrate project expertise – list three (3) previous projects of similar size and scope with references.
4. Project Schedule – indicate the number of weeks necessary to delivery of final review and recommendation report.
5. * List the team members and their qualifications.
6. Indicate liability coverage provided.

QUALIFICATIONS:

1. Professional Firm must be registered and in good standing in the State of New Mexico.

Project Budget and Contract Amount:

Contract Amount: \$20,000, exclusive of NM GRT.

Deliverables:

1. Complete review and analysis of Environmental Impact Report for a 96-megawatt solar facility, a 48-megawatt battery energy storage system (BESS), a substation, a generation tie-in line, and an access road on private land in Santa Fe County, New Mexico.
2. Provide analysis of findings to staff.
3. Attend meetings as a technical expert to provide analysis of EIR review at up to 3 public hearings.

SUBMISSION REQUIREMENTS

If your firm is interested, the responses are due **March 16th, no later than 2:00 p.m. local time to the Growth Management Department located at 100 Catron Street.**

Please use the address below if you are mailing your response to this LOI. Electronic or email submittal is acceptable. If submitting electronically, please send your response to:

Attn: Robert Griego, Planning Manager
rgriego@santafecountynm.gov
P.O. Box 276, Santa Fe, New Mexico 87504-0276

Thank you for your consideration.

Sincerely,

Robert Griego, Planning Manager

cc: Bill Taylor, Procurement Manager

Camilla Brom

Exhibit 15

Emails between Abby Guidry (Glorieta Geoscience Consultant) and Jordan Yutzy (Santa Fe County)

From: Jordan A. Yutzy <jyutzy@santafecountynm.gov>
Sent: Thursday, November 21, 2024 5:16 PM
To: Abby Guidry
Subject: RE: SLDC Questions

Abby,

I would say review what you feel comfortable reviewing. The County is not looking for an immediate deep dive into the report but more a review of the overall report and sections to see if any red flags appear which would require a deep dive into the report. If you need more clarification on items or why they are the way they are we can get with AES and reach out to SWCA. Reports like this are full of assumptions we just need to verify the assumptions make sense. If it is determined later the assumptions are wrong it will fall back on the person writing the report since we are reviewing the data they used to make the assumptions.

I will be traveling tomorrow and will give you a call.

Thank you,
Jordan

From: Abby Guidry <Abby.Guidry@gza.com>
Sent: Thursday, November 21, 2024 5:07 PM
To: Jordan A. Yutzy <jyutzy@santafecountynm.gov>
Subject: RE: SLDC Questions

Warning:

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Jordan,

As I have been continuing the review I have realized that I need more clarification on some things. In your answer to my first question, you state that we should review for accuracy to the best of our ability. However, I just want to make it clear that I am by no means a specialist in many of the topics (I am not a biologist, botanist, air quality specialist, the list goes on). So I'm just trying to figure out where to draw the line when it comes to how in-depth my review for accuracy is, or how to decide which things I should review for accuracy, and which things I should not (because I can't). I am not qualified to verify that the information presented about biology at the site is correct, nor do we have time to do the kind of research required to verify that information.

I guess I'm still unclear about what the exact scope is, and it seems like the County is unclear on that as well. I just need clear direction from the County so I can continue working on the report and meet the deadline. With a hearing involved, I don't want any of my analysis to be 'wishy-washy', incomplete, etc. I hope this makes sense, hah.

Thanks for the help.

Abby Guidry
Scientist I
Glorieta Geoscience, A Division of GZA | PO Box 5727 | Santa Fe, NM 87502
c: 713.416.2302 | abby.guidry@gza.com | www.gza.com

From: Jordan A. Yutzy <jyutzy@santafecountynm.gov>
Sent: Thursday, November 21, 2024 8:39 AM
To: Abby Guidry <Abby.Guidry@gza.com>
Subject: [EXTERNAL] RE: SLDC Questions

Conditional Use Permit.

From: Abby Guidry <Abby.Guidry@gza.com>
Sent: Thursday, November 21, 2024 8:32 AM
To: Jordan A. Yutzy <jyutzy@santafecountynm.gov>
Subject: RE: SLDC Questions

Warning:

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Thanks so much, Jordan. Quick question – what does the acronym CUP stand for?

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From: Jordan A. Yutzy <jyutzy@santafecountynm.gov>
Sent: Thursday, November 21, 2024 8:20 AM
To: Abby Guidry <Abby.Guidry@gza.com>
Subject: [EXTERNAL] RE: SLDC Questions

Sorry, it was another Monday yesterday. I have answered the questions if you still have questions feel free to call after 1 today. I am free until planning commission which is at 3:30.

From: Abby Guidry <Abby.Guidry@gza.com>
Sent: Wednesday, November 20, 2024 7:24 PM
To: Jordan A. Yutzy <jyutzy@santafecountynm.gov>
Subject: SLDC Questions

Warning:

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Hey Jordan,

Sorry you had a crazy day. I decided it might be helpful if I sent you the questions I had drafted up in a Word document so you could look at them on your own time.

Thanks for your help on this!
Abby

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1. What is the extent of "technical accuracy" in our contract beyond verifying compliance with the SLDC? Are we verifying the validity and accuracy of the specifics listed in the report (such as biological resources, etc.)?
 - a. Answer: This has not really come up before. I would say it would be to see if the information they provided was accurate to the best of your ability. I would say evaluating to see if there were any items missed that they should have addressed. Overall, the report is based on a lot of assumptions since the project is not built so if you can check the validity of the assumptions and see if anything was missed.
2. Are we tasked with making sure that specifics in the EIR comply with other elements of the SLDC? For example: Jordan's comment about revegetation during decommissioning mentions it needs to comply with SLDC. Is this something we also need to make note of throughout the report?
 - a. Answer: Those items will be checked by staff and will be part of their submittal for the construction permit. Right now, they are just asking for permission to move to apply for the construction permit.
3. Are we addressing the accuracy or validity of their environmental assessment? For example, are we verifying if they correctly stated something would be significant or insignificant, or are we trusting their assessment is correct and making sure their formatting complies with SLDC?
 - a. Answer: You are verifying if they correctly stated something would be significant or insignificant. Questioning their assessment and look for missing or skipped over concerns.
4. Many SLDC requirements for the EIR rely on there being "significant" impacts to the environment. The report states that all impacts will be "less than significant" – do these requirements still apply for all other 'insignificant' impacts? Examples: 6.3.6. (all)
 - a. Answer: If they are less than significant that is what gives them permission to proceed. A CUP cannot cause environmental harm under the SLDC. If there is a significant impact the impact would need to be analyzed and determined how much of an impact to the area surrounding the site. If the impact is detrimental to the area, it could be denied based on that information.
5. In SLDC 6.3.10.2. what is meant by "the formulation of mitigation measures at the first discretionary approval"?
 - a. Answer: They must identify a mitigation measure at the Hearing Officer stage not the Planning Commission which is the decision maker on a CUP. So they need to have a mitigation plan in the initial report.
6. In SLDC 6.3.11.4.1, there is a requirement for mentioning (in addition to the 'no project' alternative), another environmentally preferred alternative. In this case, the project as proposed is the environmentally preferred alternative. Does this satisfy the SLDC, or are additional alternatives needed?
 - a. Answer: That will satisfy the SLDC. Not every case will have an alternative, but if you think there is one you could put it in your review.
7. In SLDC 6.3.11.6, it states that "Only locations that would avoid or substantially lessen any of the significant effects of the project should be included in the EIR." If no impacts are expected to be significant, is this still a strict requirement? The only alternatives presented in the EIR are those that would be worse than the project as proposed.
 - a. Answer: No, I would state this in the report that alternatives would be worse than the proposed method.
8. The whole cumulative impacts section is complex and I am unsure if most of the requirements are satisfied. Maybe I can send over the table and we can discuss? Yes, I will be free from 1 pm till 3 pm today. I am off tomorrow but will be available by phone.

From: Jordan A. Yutzy <jyutzy@santafecountynm.gov>
Sent: Thursday, November 21, 2024 8:20 AM
To: Abby Guidry
Subject: RE: SLDC Questions
Attachments: QsforJordan11-20-24.docx

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Questions for Jordan 11/20/24

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Exhibit 16

Change Order for Scope of Services Agreement for Atar Fire, LLC from Jordan Yutzy



Updated Proposal for
~~Board of Commissioners~~
meeting - Atar Fire

Original Proposal Date: October 24, 2024
Change Order 1 Date: December 22, 2024

Jordan Yutzy
Santa Fe County

RE: Scope of Services Letter Agreement
(hereinafter "Letter Agreement")

Atar Fire, LLC (hereinafter "I", "We", "Our" or "Us") and Santa Fe County (hereinafter "You" or "Your" or "Santa Fe County") have agreed to fire protection engineering consulting (hereinafter "Project") as follows:

Fire Protection Engineering Consulting

1. Original Proposal: Attendance at two (2) in-person meetings in support of the Rancho Viejo Solar Project.
 - a. Anticipated meeting dates are December 4, 2024, and February 3, 2025.
2. **Change Order 1:** Attendance at one (1) in person Board of County Commissioners meeting in May.

Professional Fees & Estimates

1. Original Proposal (Item 1 Above): Service is offered for a flat fee of seven thousand dollars (\$7,000). Cost includes both time and travel expenses.
2. **Change Order 1 (Item 2 Above):** Service is offered for a flat fee of three thousand five hundred dollars (\$3,500). Cost includes both time and travel expenses

Total fee for attendance at all three meetings is ten thousand five hundred dollars (\$10,500).

This Letter Agreement entered into as of the day and year first written below:

Agreed to by Us:

_____	_____	_____
Printed Name	Our Signature	Dated

Agreed to by Your authorized representative:

_____	_____	_____
Printed Name	Your Signature	Dated

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Camilla Brom

Exhibit 17

Legal Lot of Record and Approved Survey Plat; from the SLDC Hearing Officer Packet

THIS MAP WAS PREPARED BY THE
SANTA FE COUNTY ENGINEERING
DIVISION
ON 10/1/2014

LOT LINE ADJUSTMENT OF PARCELS IN
SECTIONS 11 & 12
T15N, R10E, N4E
SANTA FE COUNTY, NEW MEXICO
RANCHO MENDO PARTNERSHIP
AND
SECTIONS 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11
T15N, R10E, N4E
SANTA FE COUNTY, NEW MEXICO

THIS MAP SHOWS THE LOT LINE ADJUSTMENT OF THE
PARCELS IN SECTIONS 11 & 12, T15N, R10E, N4E
SANTA FE COUNTY, NEW MEXICO, AS SHOWN ON THE
PLAT MAP PREPARED BY THE SANTA FE COUNTY ENGINEERING
DIVISION ON 10/1/2014.

THE ADJUSTMENT OF THE
PARCELS IN SECTIONS 11 & 12, T15N, R10E, N4E
SANTA FE COUNTY, NEW MEXICO, IS BASED ON THE
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DIVISION ON 10/1/2014.

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SECTION	AREA	AREA	AREA	AREA	AREA
11	1.00	1.00	1.00	1.00	1.00
12	1.00	1.00	1.00	1.00	1.00
13	1.00	1.00	1.00	1.00	1.00
14	1.00	1.00	1.00	1.00	1.00
15	1.00	1.00	1.00	1.00	1.00
16	1.00	1.00	1.00	1.00	1.00
17	1.00	1.00	1.00	1.00	1.00
18	1.00	1.00	1.00	1.00	1.00
19	1.00	1.00	1.00	1.00	1.00
20	1.00	1.00	1.00	1.00	1.00

SECTION	AREA	AREA	AREA	AREA	AREA
11	1.00	1.00	1.00	1.00	1.00
12	1.00	1.00	1.00	1.00	1.00
13	1.00	1.00	1.00	1.00	1.00
14	1.00	1.00	1.00	1.00	1.00
15	1.00	1.00	1.00	1.00	1.00
16	1.00	1.00	1.00	1.00	1.00
17	1.00	1.00	1.00	1.00	1.00
18	1.00	1.00	1.00	1.00	1.00
19	1.00	1.00	1.00	1.00	1.00
20	1.00	1.00	1.00	1.00	1.00

THE ADJUSTMENT OF THE
PARCELS IN SECTIONS 11 & 12, T15N, R10E, N4E
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