

Camilla Brom

Exhibit 19

**Public Notices for the 12/4/2024 SLDC Hearing Officer Hearing on the Rancho Viejo Solar
Conditional Use Permit**

LEGAL #93267

NOTICE OF PUBLIC HEARING

Case # 24-5200 Rancho Viejo Limited Partnership, Rancho Viejo Solar, LLC; AES Clean Energy Development, LLC Conditional Use Permit (CUP)

Notice is hereby given that a public hearing will be held to consider a request by Rancho Viejo Limited Partnership, Rancho Viejo Solar, LLC; AES Clean Energy Development, LLC, for approval of a CUP to allow 96-Megawatt solar facility on an 828-acre Tract. 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 be accessed via Hwy. 14, SDA-2 (Commission District 5). Parcel ID # 99312727.

A public hearing will be held at the Santa Fe Community Convention Center, located at 201 W. Marcy Street, on the 4th day of December 2024 (replacing the December 12th regular scheduled meeting), at 9:30 am on a petition to the Santa Fe County Hearing Officer at a Special Meeting, and on the 3rd day of February 2025, at 1:30 pm on a petition to the Santa Fe County Planning Commission at a Special Meeting. Public attendance is allowed, and in addition, members of the public can listen and participate in the meeting via WebEx. To participate by phone call 1-408-418-9388. The code to access the meeting will be available on the meeting agenda which will be posted on the County's website

(<https://www.santafecountynm.gov/>) one week before the meeting. In addition, people may watch the meeting at <https://www.youtube.com/channel/UCXGV2GEBC1Qv38Pn51083xg>

Please forward all comments and questions to the County Land Use Administration Office at 505-986-6225.

All interested parties will be heard at the Public Hearing, prior to the Hearing Officer and Planning Commission taking action.

All comments, questions and objections to the proposal may be submitted to the County Land Use Administrator in writing to P.O. Box 276, Santa Fe, NM, 87504-0276 or presented in person prior to the hearing.

Please forward affidavit of publication to the County Land Use Administrator, P.O. Box 276, Santa Fe, New Mexico 87504-0276.

PUB: Nov. 19, 2024.

Continued...

Nov 13, 2024 at 4:21:56 PM

35.54041° N, 106.05537° W NM-14

Santa Fe NM 87508

United States



Nov 13, 2024 at 4:48:13 PM
35.54677° N, 106.05413° W NM-14
Santa Fe NM 87508
United States



PUBLIC NOTICE

Notice is hereby given that an application has been filed with Santa Fe County for A CUP TO ALLOW 90-HEGAWATT SOLAR FACILITY ON A 828-ACRE LOT THE SITE IS ZONED AS RURAL-FRIDGE (RUF) APPENDIX B, USE MATRIX ILLUSTRATES THAT A CONCENTRATOR SOLAR ENERGY PRODUCTION FACILITY IS A CONDITIONAL USE WITHIN RUF-F ZONING.

THE SITE WILL ACCESS VIA HWY 14.

Name of Applicant: PAVO VINO PARTNERSHIP/AES

Address of Request: P.O. Box 1000, ID 99312729

Legal Description: Section 8 Township 15N

Range 9E NMPM Santa Fe County, New Mexico.

A PUBLIC HEARING will be held/made at the Santa Fe Community Convention Center located at 201

W. MAIN ST. Santa Fe, New Mexico on/after the 4th/5th day of

DEC. 2015, at 9:30A/1:30 P. before the Planning Office/PLANNING COMMISSION.

Further information can be obtained by contacting the Land Use Department, P.O. Box 276, Santa Fe, NM 87504

Phone (505) 986-8225. Development Permit # 24-5200

Camilla Brom

Exhibit 20

Letter announcing the 8/22/24 Rancho Viejo Solar Project - Pre-application Neighborhood Meeting

Letter notices sent via first class mail on Monday, August 5th, 2024 to 11 community organizations' addresses provided by the Santa Fe County Technical Advisory County and residences within 500 feet of the proposed site's land parcels, for a total of 339 recipients.

August 5, 2024

Re: Rancho Viejo Solar Project – Pre-Application Neighborhood Meeting

This letter is to invite you to a pre-application neighborhood meeting for the Rancho Viejo Solar Project. The meeting is being held by AES representatives to share the latest information about the project, answer questions, and receive feedback. All interested parties are invited to attend. The meeting details are as follows:

Date: August 22, 2024

Time: 5:00 pm to 7:00 pm

Location:

Santa Fe Community College
Jemez Rooms
6401 Richards Ave
Santa Fe, NM 87508

Rancho Viejo Solar, LLC (AES) is proposing to build the Rancho Viejo Solar Project on private land in Santa Fe County, New Mexico. The project would be located approximately three miles south of Santa Fe city limits and approximately 4.2 miles east of La Cienega, located in Sections 2-9, Township 15 North, Range 9 East (see map on page 2). AES is applying to Santa Fe County for a conditional use permit (CUP) under the county's Sustainable Land Development Code. The land is currently undeveloped and is zoned as Rural Fringe, Mixed Use and Planned Development District. The County Planning Commission is responsible for reviewing and approving the CUP application.

The project has been developed to support New Mexico's clean energy transition and would help fulfill the State's Renewable Portfolio Standard (RPS) goals of achieving 50% renewable energy by 2030 and 100% carbon-free energy by 2045 for investor-owned utilities, as codified by the 2019 Energy Transition Act. By pairing solar with battery storage, the project will be able to store clean energy captured from the sun during the day and discharge that energy when it is needed most, often in the evenings after the sun has set, as well as offer ancillary services such as frequency regulation, voltage support, and power smoothing to enhance grid resiliency. The project is estimated to generate enough clean energy to power more than 30,000 homes in Santa Fe and New Mexico annually, and would benefit PNM ratepayers with a market-competitive and low fixed-cost source of renewable energy for decades.

The project would consist of (a) an up to 96-megawatt (MW) alternating current (AC) utility-scale solar energy system on 680 acres; (b) an approximately 1-acre onsite collector substation; (c) an up to 48-MW, 4-hour (192 MWh) nameplate battery energy storage system (BESS) on 2.3 acres; (d) a 115 kV gen-tie line that will transmit the electrical power generated to a new PNM "line-tap" switchyard at their existing 115 kV transmission line; (e) communications infrastructure including fiber optic cable; (f) civil infrastructure including driveways, an operations building, water storage, drainage management, and fencing. The perimeter of the solar PV facility (including the onsite collector substation and the BESS) will be enclosed by a fence with controlled access.

At their highest point, the top edges of the PV panels will be up to 8 feet above ground level depending on spot topography based on current design. The transmission structures will be single-circuit and will either be H-Frame up to 50 feet in height with spans ranging between 250 to 350 feet or monopole up to

Camilla Brom

Exhibit 21

Agenda for the 12/4/24 SLDC Hearing Officer Hearing for the Rancho Viejo Solar Project
Conditional Use Permit

Wednesday, December 4, 2024

Special Sustainable Land Development Code Hearing Officer Meeting to begin at 9:30AM

Sustainable Land Development Code Hearing Officer Meeting

Hybrid In-Person and Virtual Meeting

Santa Fe Community Convention Center

201 West Marcy St.

Santa Fe NM 87501

Stream Live Via YouTube at this URL <https://www.youtube.com/@santafecounty6365/streams>

Santa Fe County's Growth Management Department strives to make its Sustainable Land Development Code Hearing Officer meetings accessible to the public through the Webex virtual meeting platform. The availability of Webex however, is not guaranteed, due to internet and other service disruptions and equipment failures, and duly noticed meetings may be held notwithstanding that Webex is unexpectedly unavailable. Accordingly, members of the public assume the risk that they may be unable to watch and listen and/or participate in Sustainable Land Development Code Hearing Officer meetings through Webex. Subject to the above disclaimer, the County intends to allow members of the public to listen to this meeting virtually via Webex. For instructions on joining the meeting via Webex, visit www.santafecountynm.gov/hearing-officer.

1. Opening Business

Subject :	A. Call to Order.
Meeting :	Dec 4, 2024 - Special Sustainable Land Development Code Hearing Officer Meeting to begin at 9:30AM
Category :	1. Opening Business
Type :	
Subject :	B. Approval of Agenda (Actions Items)
Meeting :	Dec 4, 2024 - Special Sustainable Land Development Code Hearing Officer Meeting to begin at 9:30AM
Category :	1. Opening Business
Type :	

2. New Business

Subject :	A. Rancho Viejo Solar, LLC; AES Clean Energy Development, LLC, Applicants, request approval of a CUP to allow a 96-Megawatt solar facility on an 828-acre Tract. The site is zoned 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 is addressed at 11 Twilight Way which will be accessed via Hwy. 14, SDA-2 (Commission District 5). Dominic Sisneros, Case Manager
Meeting :	Dec 4, 2024 - Special Sustainable Land Development Code Hearing Officer Meeting to begin at 9:30AM
Category :	2. New Business
Type :	

Public Content

[Exhibit T Old Letters of Opposition/Concern](#) [Exhibit U New Letters of Opposition/Concern](#) [Exhibit V Old Letters of Support](#) [Exhibit W New Letters of Support](#)

File Attachments

[Case # 24-5200 Rancho Viejo Solar CUP Memo FINAL.pdf \(959 KB\)](#)
[Exhibit A Submitted CUP Application.pdf \(2,030 KB\)](#)
[Exhibit B CUP Written Report.pdf \(1,017 KB\)](#)
[Exhibit C Legal lot of record.pdf \(6,708 KB\)](#)
[Exhibit D Letter of consent.pdf \(320 KB\)](#)
[Exhibit E TAC Follow-up Letter.pdf \(7,138 KB\)](#)
[Exhibit F Pre-Application Neighborhood Mtg Material.pdf \(10,421 KB\)](#)
[Exhibit G CUP Site Development Plans.pdf \(11,134 KB\)](#)
[Exhibit H NM DOT access permit.pdf \(2,709 KB\)](#)
[Exhibit I Water Availability Letter.pdf \(505 KB\)](#)
[Exhibit J Environmental Impact Report.pdf \(66,491 KB\)](#)
[Exhibit K Aquatic Resources Inventory Report.pdf \(4,633 KB\)](#)
[Exhibit L Biological Survey Report.pdf \(3,827 KB\)](#)
[Exhibit M Visual Impact Report1.pdf \(18,826 KB\)](#)
[Exhibit N Adequate Public Facilities Assessment.pdf \(938 KB\)](#)
[Exhibit O Site Threshold Analysis.pdf \(2,120 KB\)](#)
[Exhibit P State Historical Preservation Office \(SHPO\) Review.pdf \(432 KB\)](#)
[Exhibit Q Santa Fe County Fire & Atar Fire Review.pdf \(565 KB\)](#)
[Exhibit R Legal Notice.pdf \(1,378 KB\)](#)
[Exhibit S Applicable Code Requirements.pdf \(153 KB\)](#)

3. Next Regular Scheduled Meeting January 9, 2025 at 3PM

4. Concluding Business

Subject :	A. Adjournment. (Action Item)
Meeting :	Dec 4, 2024 - Special Sustainable Land Development Code Hearing Officer Meeting to begin at 9:30AM
Category :	4. Concluding Business
Type :	

5. Public Meeting Disclosures

Subject :	A. Santa Fe County makes every practical effort to assure that auxiliary aids or services are available for meetings and programs. Individuals who would like to request auxiliary aids or services should contact the Santa Fe County Growth Management Office at (505) 986-6225 in advance to discuss specific needs (e.g., interpreters for the hearing impaired or readers for the sight impaired).
Meeting :	Dec 4, 2024 - Special Sustainable Land Development Code Hearing Officer Meeting to begin at 9:30AM
Category :	5. Public Meeting Disclosures
Type :	

Camilla Brom

Exhibit 22

**Agenda for the 2/3/24 County Planning Commission Meeting for the Rancho Viejo Solar
Project Conditional Use Permit**



SANTA FE COUNTY

Monday, February 3, 2025
Santa Fe County Special Planning Commission Meeting

Santa Fe County Planning Commission
Hybrid In-Person and Virtual Meeting
Santa Fe County John Gaw Meem Historic Building
Commission Chambers
102 Grant Avenue
Santa Fe NM 87501

The Santa Fe County Planning Commission strives to make its meetings accessible to the public through alternatives to in-person attendance, such as virtual meeting platforms and webcasting. Those alternatives, however, are not guaranteed due to internet and other service disruptions and equipment failures, and duly noticed meetings may be held notwithstanding that those alternatives are unexpectedly unavailable. Accordingly, members of the public assume the risk that they may be unable to watch and listen to and/or participate in Planning Commission meetings through such alternatives.

Subject to the above disclaimer, the County intends to allow members of the public to listen to and participate in this meeting virtually. For instructions on joining this meeting, visit www.santafecountynm.gov/planning-meeting.

1. 1. Opening Business

- A. Call to Order - 1:30 p.m.
- B. Roll Call.
- C. Pledge of Allegiance.
- D. Approval of Agenda. (Action Item)

2. New Business - Case #24-5200 Rancho Viejo Solar, LLC; AES Clean Energy Development, LLC, Applicants, request approval of a CUP to allow a 96-Megawatt solar facility on an 828-acre tract. The site is zoned 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 is addressed at 11 Twilight Way which will be accessed via Hwy. 14, SDA-2 (Commission District 5). Dominic Sisneros, Case Manager

- A. Staff Presentation
- B. Applicant Presentation
- C. 15 minute break
- D. 350 Santa Fe, Inc. (Party of Standing)
- E. The Clean Energy Coalition for Santa Fe County (Party of Standing)
- F. Sierra Club Rio Grande Chapter (Party of Standing)
- G. New Mexico for Responsible Renewable Energy (Party of Standing)
- H. 15 minute break
- I. The San Marcos Association (Party of Standing)

- J. Santa Fe Green Chamber of Commerce (Party of Standing)
- K. Ashley C. Schannauer (Party of Standing)
- L. The Global Warming Express (Party of Standing)
- M. 15 minute break
- N. Public Comment

3. Matters from the Attorney

A. *Executive Session. Board Deliberations in Administrative Adjudicatory Proceedings, Including Those on the Agenda Tonight for Public Hearing, as Allowed by Section 10-15-1(H)(3) NMSA 1978.

4. Next Regularly Scheduled Meeting: February 20, 2025

5. Concluding Business

- A. Adjournment. (Action Item)

6. Public Meeting Disclosures

A. Santa Fe County makes every practical effort to assure that auxiliary aids or services are available for meetings and programs. Individuals who would like to request auxiliary aids or services should contact the Santa Fe County Growth Management Office at (505) 986-6225 in advance to discuss specific needs (e.g., interpreters for the hearing impaired or readers for the sight impaired).

B. *These land use cases are administrative adjudicatory proceedings. Among other things, this means that Commissioners generally may not discuss a case with the applicant or other members of the public outside of the public hearing on the case. In addition, before taking final action, the Planning Commission may choose to deliberate on an administrative adjudicatory proceeding in closed or executive session, as permitted by Section 10-15-1(H)(3) NMSA 1978. Finally, the Planning Commission may not announce its decision on a land use case at the conclusion of the public hearing tonight.