

Camilla Brom

Exhibit 31

Email Thread between Jonathon Moore (previous AES Project Manager) and Santa Fe County regarding the TAC Pre-Application Meeting

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**From:** Jonathan Moore <jonathan.moore@communityenergyinc.com>  
**Sent:** Tuesday, November 2, 2021 1:44 PM  
**To:** Jose Larranaga  
**Subject:** FW: Rancho Viejo Solar - TAC Pre-App Mtg - Nov 4th  
**Attachments:** SFC TAC Letter of Intent 1029 2021.pdf; Rancho Viejo Solar LLC - Pre Application Narrative 1029 2021.pdf; Rancho Viejo\_REV4\_10.28.21.pdf

**Warning:**

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

Hello Jose,

Just checking in to make sure everything looks good for Thursday? Is there an agenda? And is this meeting via Zoom/Teams?

Lastly, what is the format?

1. Applicant presentation – time?
2. Staff questions & Comments,
3. TAC Questions & Comments

I would appreciate any guidance.

**Jonathan W Moore**

Community Energy  
C: 303-324-2346

**From:** Jonathan Moore  
**Sent:** Friday, October 29, 2021 11:45 AM  
**To:** vlopez@santafecountynm.gov; Jose Larranaga <joselarra@santafecountynm.gov>  
**Subject:** Rancho Viejo Solar - TAC Pre-App Mtg - Nov 4th

Good Morning Vicki and Jose,

In accordance with the Technical Advisory Committee (TAC) checklist, please find attached three documents:

- Letter of Intent / request to be placed on Nov 4<sup>th</sup> TAC Pre-Application mtg,
- Project Narrative,
- Preliminary Site Development Plan & Site Array Design,

Assuming these documents meet with your approval, please let me know what time on the 4<sup>th</sup> we should expect to make our presentation.

Thank you for your help.

**Jonathan W Moore | Sr. Project Developer**  
Community Energy  
1120 Pearl Street, Ste 200  
Boulder, CO 80302  
C: 303-324-2346  
[Jonathan.moore@communityenergyinc.com](mailto:Jonathan.moore@communityenergyinc.com)





Attached  
Letter of  
Intent

October 29, 2021

Santa Fe County  
Vicki Lucero, Building & Development Services Manager  
vlopez@santafecountynm.gov  
Jose Larranaga, Development Review Team Leader  
joselarra@santafecountynm.gov

Via Email

Re: Rancho Viejo Solar LLC  
Letter of Intent /TAC Pre-Application Mtg - November 4, 2021

Dear Ms. Lucero and Mr. Larranaga:

On behalf of Rancho Viejo Solar LLC and Rancho Viejo Limited Partnership, please accept this Letter of Intent/request to be placed on the TAC Pre-Application Mtg on November 4, 2021. Subject to staff and TAC review, it is our intent to file a Conditional Use Permit application for a 96 MW utility scale solar project. Pursuant to this letter, please find the following pre-application materials:

- 1) **Project Narrative**, which includes:
  - a. Project Overview,
  - b. Identification of property owner and applicant,
  - c. Parcel number(s), current zoning and overlay zone district,
  - d. Project details,
  - e. Review of Section 4.9.6.5. – CUP Approval Criteria,
  - f. Acknowledgement of Chapter 7 – Sustainable Design Standards,
- 2) **Preliminary Site Development Plan, & Site Array Design**, which includes:
  - a. Aerial map of project area depicting surrounding roadways, land uses and nearest fire station(s),
  - b. Proposed Point of Interconnection (POI),
  - c. Site Array Design relative to known sensitive environmental features (i.e wetlands and floodplains),



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Please let me know if you need any additional documentation. If requested, we can send full scale 24" X 36" copies of the Site Development Plan and Preliminary Site Array Design.

Thank you for your assistance with this Pre-Application mtg. I look forward to working with you and Santa Fe County in the coming months on this exciting project.

Jonathan W. Moore, Sr. Project Developer  
Community Energy  
[Jonathan.moore@Communityenergyinc.com](mailto:Jonathan.moore@Communityenergyinc.com)  
303-324-2346

**Attachments**

TAC Pre-Application Narrative  
Preliminary Site Development Plan  
Preliminary Site Array Design

Attached  
Pre application  
Narrative

## **Rancho Viejo Solar LLC – Conditional Use Permit**

### **TAC Pre-Application Narrative – October 4, 2021**

#### **Project Overview:**

Rancho Viejo Solar LLC / Community Energy Solar, LLC is requesting a Conditional Use Permit to construct a 96 MW solar project on 700- 800 acres of open ranchland within unincorporated Santa Fe County. Rancho Viejo Solar LLC ("Applicant") proposes to develop and construct the project on a single Santa Fe County Tax Parcel # 910008950. Physically, the property is located approximately 3.5 miles south of US Hwy I-25 and 1 mile east of NM 14 South.

#### **Applicant or Authorized Representative:**

Rancho Viejo Solar LLC  
Community Energy Solar, LLC  
1120 Pearl Street, Boulder CO 80302  
Attn: Jonathan Moore Sr. Project Developer / (303) 324-2346,  
Sam Sours VP, Development / (303) 506 - 6643

Community Energy has pioneered renewable energy development and marketing for 20+ years, leading the development, financing and construction of more than 2,700+ MW renewable energy project across the US.

#### **Property Owner:**

Rancho Viejo Limited Partnership  
P.O. Box 236 Santa Fe, NM 87504  
Attn: Warren Thompson, President (505) 474-4870

**Parcel Number:** 910008950

#### **Current Zoning/ Historic Use:**

- Project area (Est. 800 acres) - Rural Fringe,
- Point of Interconnection (POI) (3 + acre substation) - Community College District (CCD),

#### **Current Land Use:**

The property has been historically used for ranching purposes. The land is not irrigated.

#### **Proposed Land Use:**

Conditional Use Permit

**Project facility details:**

The facility will consist of the following:

- 600-800-acre project area, secured by 30-year Lease + Extensions
- Access from NM 14 South,
- Ground mounted, single axis tracker configuration,
- Equipment pad (switchgear, meters, disconnects, transformer, monitoring equipment),
- 48 MW / 96 Mwh ESS,
- 2.6-mile gentle corridor to Point of Interconnection.
- Project Substation/switchyard on Zia-Eldorado 115 kV line,
- Minimum Six (6) foot high perimeter fence,
- 70-80% of the project workforce anticipated from Santa Fe County and neighboring counties.
- CE and Ranch Viejo commit to employing apprentices from apprentice programs registered pursuant to the Apprenticeship Assistance Act at a level of at least 10% of the construction workforce.

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.

Inverters will convert the Direct Current (DC) power to Alternating Current (AC), which interconnects to Public Service Company of New Mexico (PNM) transmission network. On-site battery storage will ensure PNM reliable electricity during end of day peak loads and emergencies.

The facility will be unmanned with the exception of site visits for routine maintenance and inspection by qualified O & M personnel.

The location for this project was selected based on an assessment of 1) PNM's transmission network, 2) available substation capacity, and 3) an examination of the landowner's property to identify the most suitable lands.

The project is compatible with surrounding land uses. Once constructed, the project will be non-obtrusive, with no permanent water or sewer facilities, extremely low traffic generation, and lighting and noise levels comparable to background residential properties.

**The project is designed to conform to Santa Fe County's Sustainable Land Development Code (SLDC).**

### **Environmental Permitting:**

Rancho Viejo Solar has been designed to follow natural land contours and avoid environmentally sensitive features on the property. The Preliminary Site Development Plan anticipates avoiding unique or sensitive cultural, biological or water features. The project is situated northwest of the Gallena Arroyo and floodplain, south of Bonanza Creek and is being designed to avoid the smaller tributaries/ephemeral drainages bisecting the property.

### **The following environmental assessments have been completed:**

- Completed Desktop Constraints Analysis & Critical Issues Analysis,
- Completed preliminary field investigations – cultural, biological and water resources
- Preliminary title examination & Phase 1 ESA,
- Completed Special Status Species Survey/Report (06/2021),
- Working on Environmental Impact Report (EIR),
- In summary:
  - No ESA-listed or State-listed threatened or endangered species,
  - No raptor nests were found within the project area, the access corridor, or the gen-tie corridor,
  - Potential nesting habitat for State threatened Gray Vireo exists however, no nest were found in the corridor or its vicinity.
  - No evidence of repurposed Spotted Ground Squirrel nest sites for Burrowing Owl,
  - No water or wetlands identified in the project area,

**No material barriers to the development, construction, and operation of the Project have been identified,**

### **Public Health and Environment:**

The project is not expected to have negative impacts to public health or the environment and is expected to have minimal impacts to the use and enjoyment of surrounding properties. The project anticipates providing a 1-mile buffer from NM Hwy 14 and a minimum 800' Residential Separation Zone from the houses in the San Marcos Community District.

### **Construction Impacts:**

The construction process typically takes be 9-12 months from start to finish. Construction impacts will be mitigated with industry standard best management practices, these may include construction time restrictions, street sweeping, stormwater management/erosion control measures and/or watering trucks. Any road improvements will be conducted according to Santa Fe County Road & Bridge standards and at Rancho Viejo Solar's sole cost and expense. The Project Team will meet with New Mexico Department of Transportation in the next month to discuss highway and access requirements along Hwy 14. Rancho Viejo Solar does not anticipate any adverse impacts to State Hwy 14, thus no road improvements are anticipated at this time.

## **Conformance with the Santa Fe County Sustainable Land Development Code (SLDC)**

### **Section 4.9.6.5. – CUP Approval Criteria:**

The proposed project complies with the purpose and intent of the Conditional Use Permit (CUP) Approval Criteria listed in Section 4.9.6.5. Specifically, the Rancho Viejo Solar project will not:

1. **be detrimental to the health, safety and general welfare of the area;**
  - *The Rancho Viejo Solar project is a static, non-obtrusive, use of land that will be compatible with surrounding land uses.*
  - *Solar projects do not create noise, light, traffic, or other operational impacts.*
  - *This project will not endanger the public health or safety in the location proposed.*
2. **tend to create congestion in roads;**
  - *Access to and from the solar facility will be in conformance with NM State Highway access standards. Heavier Traffic is expected during construction and will scale back considerably during operation of the facility.*
  - *Solar projects tend to have higher traffic volume during construction but ultimately have exceptionally low traffic generations once operational.*
3. **create a potential hazard for fire, panic, or other danger;**
  - *Rancho Viejo Solar LLC shall comply with the most current applicable codes adopted by the State of New Mexico, Santa Fe County, and other entities, including but not limited to the following:*
    - *International Fire Code, 2003 edition, as adopted by 10.25.2 NMAC ("Fire Prevention and Public Occupancy") and Santa Fe Fire Code.*
    - *New Mexico Commercial Building Code as adopted by 14.7.2 NMAC ("2009 New Mexico Commercial Building Code") which adopts by reference the 2009 International Building Code.*
  - *Proactively, Rancho Viejo Solar LLC will work closely with Santa Fe County Fire Department to design and construct the project's access, circulation and emergency measures.*
4. **tend to overcrowd land and cause undue concentration of population; N/A**
  - *This project will not be detrimental to the use or development of adjacent land.*

5. interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
  - *As compared to use-by-right residential development, this project will provide an absolute **net positive impact** to Santa Fe County services such as - schools, fire, police, library, Road & Bridge, etc.*
  - *Rancho Viejo Solar will not require a permanent water supply. Construction water may be required for controlling dust, mixing concrete and washing/cleaning. Construction water will be transported to the site. Periodic cleaning of the panels may also be required during operation, and will be transported for this purpose.*
  - *Rancho Viejo Solar does not require sewage disposal or a wastewater treatment system.*
6. interfere with adequate light and air; and
  - ***Noise and glare** – Once constructed, noise levels are comparable to surrounding land uses. Photovoltaic (PV) projects are designed to absorb the sunlight, and single-axis trackers ensure the modules (panels) are perpendicular to the sun angle, thereby minimizing glare.*
  - ***Lighting** – Any required lighting will be downcast, if at all.*
  - ***Height of structures** – The solar panels will be approximately 9 feet above ground at their maximum tilt, closer to 4 feet at midday.*
  - ***Visual impact:** The low-profile design is compatible with the surrounding natural environment and shall preserve views and vistas.*
  - ***Hours of operation** – Once in operation, the facility is unmanned, producing energy from sun rise to sunset, seven days a week.*
7. be inconsistent with the purposes of the property's zoning classification or in any other way inconsistent with the spirit and intent of the SLDC or SGMP.

## **Chapter 7 - Sustainable Design Standards**

*Rancho Viejo Solar LLC has reviewed the Sustainable Design Standards and feels confident the final project placement, design and engineering will comply with the Conditional Use Permit (CUP) - Design Standards outlined in Chapter 7 of the SLDC.*

*At the pleasure of TAC, project team members are happy to discuss specific design standards.*

- 7.1 Applicability
- 7.2 Fire and Building Codes
- 7.3 Residential Performance Standards (Lots, Blocks, Setbacks)
- 7.4 Access and Easements
- 7.5 Fire Protection
- 7.6 Landscaping and Buffering
- 7.7 Fences and Walls
- 7.8 Lighting
- 7.9 Signs
- 7.10 Parking and Loading
- 7.11 Road Design Standards
- 7.12 Utilities
- 7.13 Water Supply, Wastewater and Water Conservation
- 7.14 Energy Efficiency
- 7.15 Open Space
- 7.16 Protection of Historic and Archaeological Resources
- 7.17 Terrain Management
- 7.18 Flood Prevention and Flood Control
- 7.19 NPDES (Reserved)
- 7.20 Solid Waste
- 7.21 Air Quality and Noise
- 7.22 Financial Guaranty
- 7.23 Operation and Maintenance of Common Improvements
- 7.24 Swimming Pools
- 7.25 Special Protection of Riparian Areas





Camilla Brom

Exhibit 32

Letter announcement for the 10/4/22 Pre-application Neighborhood Meeting

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September 2022

**Re: Rancho Viejo Solar Project's Public Pre-Application Neighborhood Meeting**

Many of you attended an Open House style meeting about the proposed Rancho Viejo Solar facility that we hosted for the community on August 3, 2022. During that event, we heard from many attendees that they were expecting and preferred to have a presentation by our subject matter experts. We heard your comments and request for a more interactive format and have scheduled a community meeting for October 4, 2022. This meeting will have a hybrid format: a presentation about the project and an opportunity to ask AES representatives questions in an open house structure.

- 5:30 – 6:30 PM – Presentation of solar project information with emphasis on addressing all questions that have been previously submitted.
- 6:30 - 7:30 PM – Open House – AES subject matter experts are available to address specific questions, attendees are encouraged to review informational poster boards.

If you are unable to attend this meeting, please let us know and we will deliver via USPS, a printed Q&A of the topics that will be addressed during the presentation. You can let us know of your inability to attend by submitting a request in the comment form on the project website at [www.aes.com/rancho-viejo-solar](http://www.aes.com/rancho-viejo-solar) or email us directly at [ranchoviejosolar@aes.com](mailto:ranchoviejosolar@aes.com).

To add another question to the agenda, please email your questions to [ranchoviejosolar@aes.com](mailto:ranchoviejosolar@aes.com) under the subject line "Oct.4<sup>th</sup> Question".

AES Clean Energy Development, LLC is proposing to build the Rancho Viejo Solar Project on private land in Santa Fe County, New Mexico. This letter is to invite you to a pre-application neighborhood meeting. All interested parties are invited to attend. The meeting details are as follows:

**Location:** Turquoise Trail Charter School Auditorium  
13 San Marcos Loop, Santa Fe, NM 87508  
**Date:** October 4, 2022  
**Time:** 5:30 – 7:30 PM

The project would be located approximately one mile south of Santa Fe city limits and approximately 4.2 miles east of La Cienega, located in Sections 2, 3, 4, 5, 6, 7, 8 and 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 used as livestock rangeland, and is zoned as Rural Fringe, Mixed Use and Planned Development District. The Santa Fe County Planning Commission is responsible for reviewing and approving the CUP application.

The project will consist of (a) solar PV modules mounted on single-axis tracking steel structures; (b) an onsite collector substation and battery energy storage system (BESS) that will aggregate the output from the PV modules and convert the electricity from direct current (DC) to alternating current (AC); (c) 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; (d) communications infrastructure including fiber optic cable; and (f) civil infrastructure including driveways, drainage management, and fencing. The perimeter of the

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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 edge of the PV panels would be approximately 12 to 14 feet above ground level. The transmission structures will be single-circuit H-Frame with maximum height of 40-50 feet, with structure spans of up to 250 feet. A 16-foot-wide gravel surfaced or compacted native soil access road would be constructed from State Road 14 to the project site.

To contact the county regarding this application, call the Planning Office at (505) 995-2717.

Sincerely,



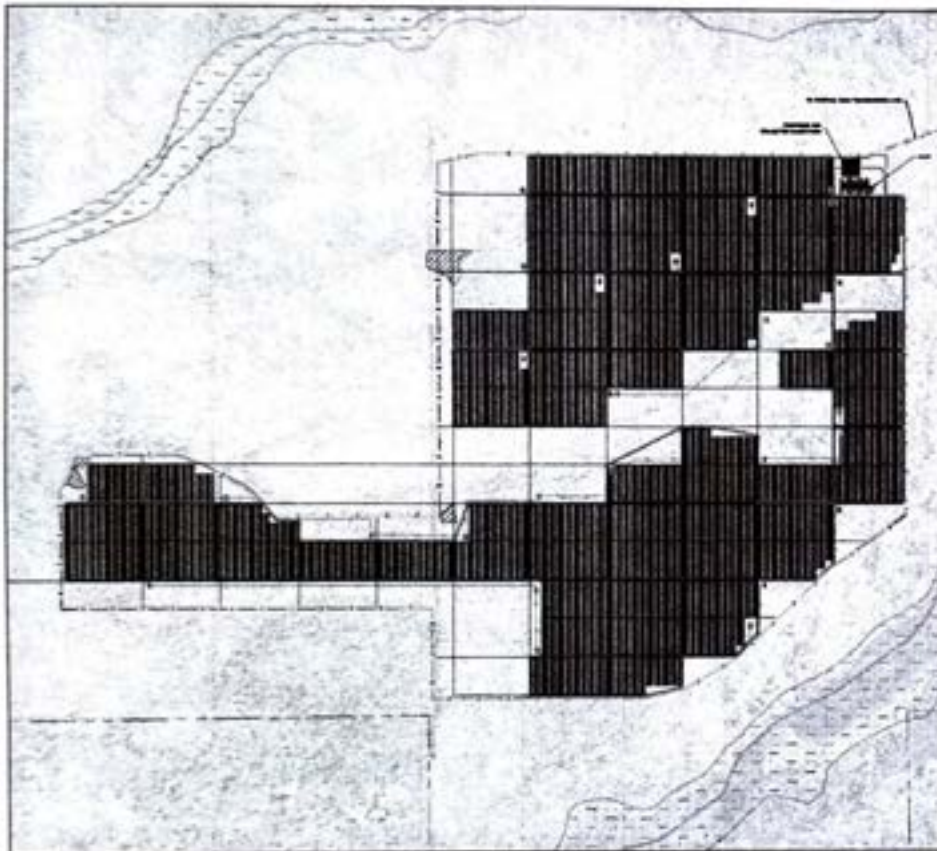
Rebecca Halford  
Stakeholder Relations Manager, AES Clean Energy  
(505) 490-4935  
[ranchoviejosolar@aes.com](mailto:ranchoviejosolar@aes.com)  
[www.aes.com/rancho-viejo-solar](http://www.aes.com/rancho-viejo-solar)

Camilla Brom

**Exhibit 33**

Power Point slides from the 10/4/22 Pre-application Neighborhood Meeting; Slides 9 and 18

# **Project Overview**



## **Technical Specifications**

- 96 MW AC solar photovoltaic output
- 48 MW battery storage (4 hours)
- 1.5-mile access road
- 2.5-mile gentle corridor

## **Utility-Scale Project - PNM**

- Project will serve PNM transmission infrastructure
- Short-listed with PNM 2021 Replacement Generations RFP
- 20–30-year Power Purchase Agreement
- Est. April 2025 Construction Operation Date
- AES is the lifetime owner and operator of the facility

## **Conditional Use Permit (SLDC)**

- Santa Fe County Conditional Use Permit
- Est process 4-6 months
- Zoning: Rural Fringe & CCD
- Construction, Operations & Decommissioning

# Answers about the project, location, & equipment

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Is glare an issue?

- Solar panels are intended to capture the most light possible and are specifically designed to reduce reflection and glare. Modern solar panels reduce reflection by using anti-reflection coatings (ARC) and by texturing the surface. According to the National Renewable Energy Laboratory, solar panels reflect as little as 2% of incoming sunlight and produce less glare than standard windows and water. The Federal Aviation Administration (FAA) produced a final policy report that found solar projects do not create hazardous glare for aircraft in the area.

What is the current zoning of the 800 acres? How will that be changed?

- Current zoning for the solar project: Rural Fringe (RUR-F),
- Current zoning for a portion of the gen-tie line and Point of Interconnection at the existing PNM line:
- Community College District (CCD) is the zoning of adjacent parcels
- Underlying zone district does not change,
- Conditional Use Permits (CUP) are not permitted in zoning districts as a matter of right but, may, under appropriate standards and factors set forth in the SLDC, be approved, approved with conditions, or denied.
- Conditional uses are those uses that are generally compatible with the land uses permitted by right in a zoning district but that require individual review

Camilla Brom

**Exhibit 34**

Email between Camilla Brom and Alexandra Ladd (Santa Fe County) on TAC letter.

## RE: Question about Rancho Viejo Solar TAC Issue to be Addressed

From: Alexandra Ladd (aladd@santafecountynm.gov)  
To: br.camilla@yahoo.com  
Cc: rlprucino@santafecountynm.gov; djsisneros@santafecountynm.gov  
Date: Thursday, July 17, 2025 at 11:52 AM MDT

Hi Ms. Brom,

The TAC letter is informational only and reflects facts at the pre-application stage. Often, the feedback in the TAC letter changes as the project goes through the entitlement process and is modified accordingly.

As of today, the CUP covers the gentie and connection.

Thanks,

-Alexandra

From: Camilla Brom <br.camilla@yahoo.com>  
Sent: Tuesday, July 15, 2025 2:42 PM  
To: Alexandra Ladd <aladd@santafecountynm.gov>  
Cc: Roger L. Prucino <rlprucino@santafecountynm.gov>  
Subject: Question about Rancho Viejo Solar TAC Issue to be Addressed

### Warning:

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

Hi Ms. Ladd,

I was going over the TAC letter for the Rancho Viejo Solar facility CUP (attached) and noticed on page 2, it states under "Relevant Issues to Be Addressed",

"The Gentie line and connection to the main power line are also a Conditional Use Permit."

Can you to tell me more about what this means exactly?

Thank you,

Camilla Brom  
181 San Marcos Loop