

Board of County Commissioners Appeal Hearing – Rancho Viejo Solar Project

Camilla Brom
Party of Standing

Case #'s 24-5201, 24-5202, 24-5203, 24-5204

Presentation Format and Scope

This presentation is accompanied by previously submitted exhibits and references official materials in the hearing record.

Visual content is provided as exhibits and/or to support key topics of concern.

Much of the analysis, interpretation and commentary will be delivered orally during this hearing presentation.

- Water-Related Site Characteristics and Risk Considerations
- Cultural Resource Coordination and Site-Specific Review
- Zoning Designations and Application Consistency
- Ordinance and Third Party Reviews
- Local Site Conditions and Environmental Factors
- Applicable Review Framework

Water Related Site Characteristics and Risk Considerations

Details will be presented verbally and/or visually during this presentation

Water-Related Site Characteristics and Risk Considerations

Exhibit 6
Figure A-3. Overview of aquatic resources within the analysis area.

Pg A-3

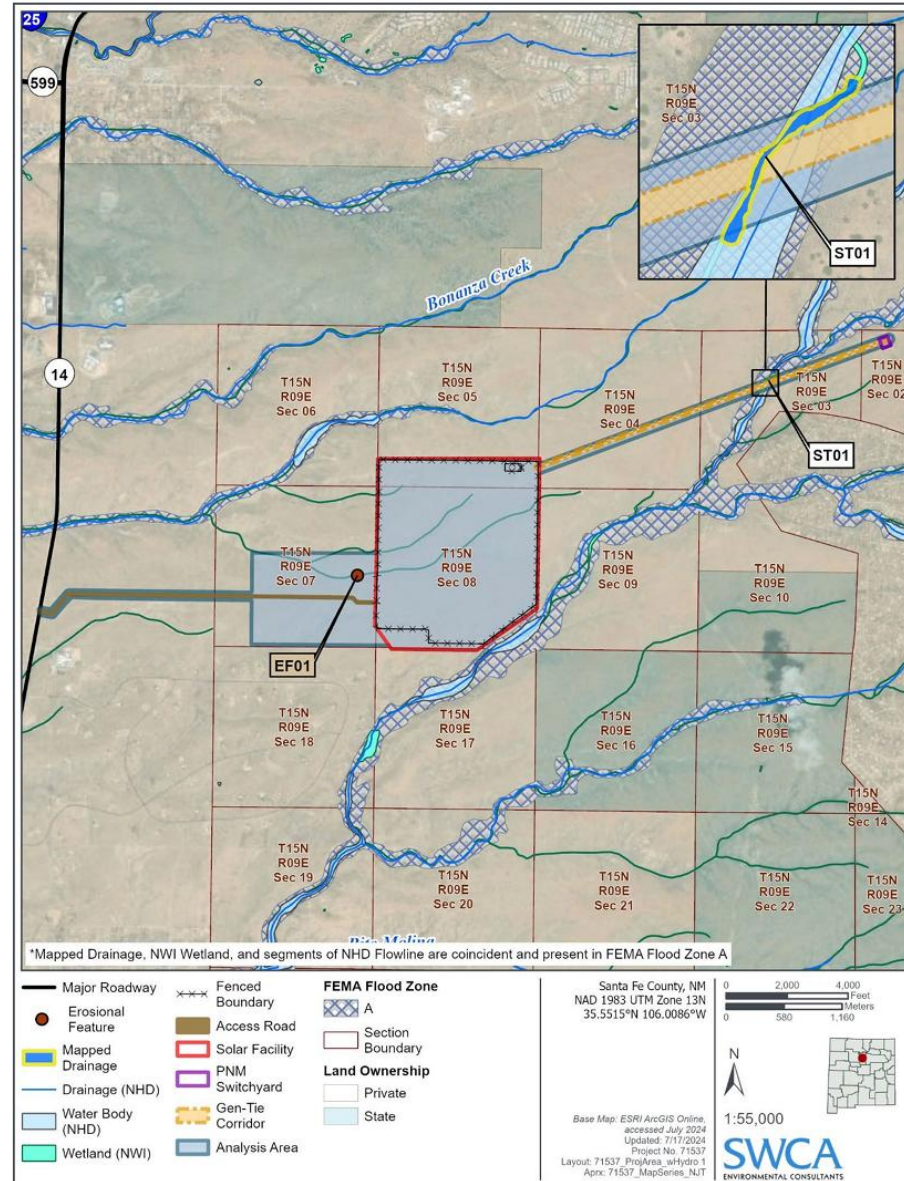
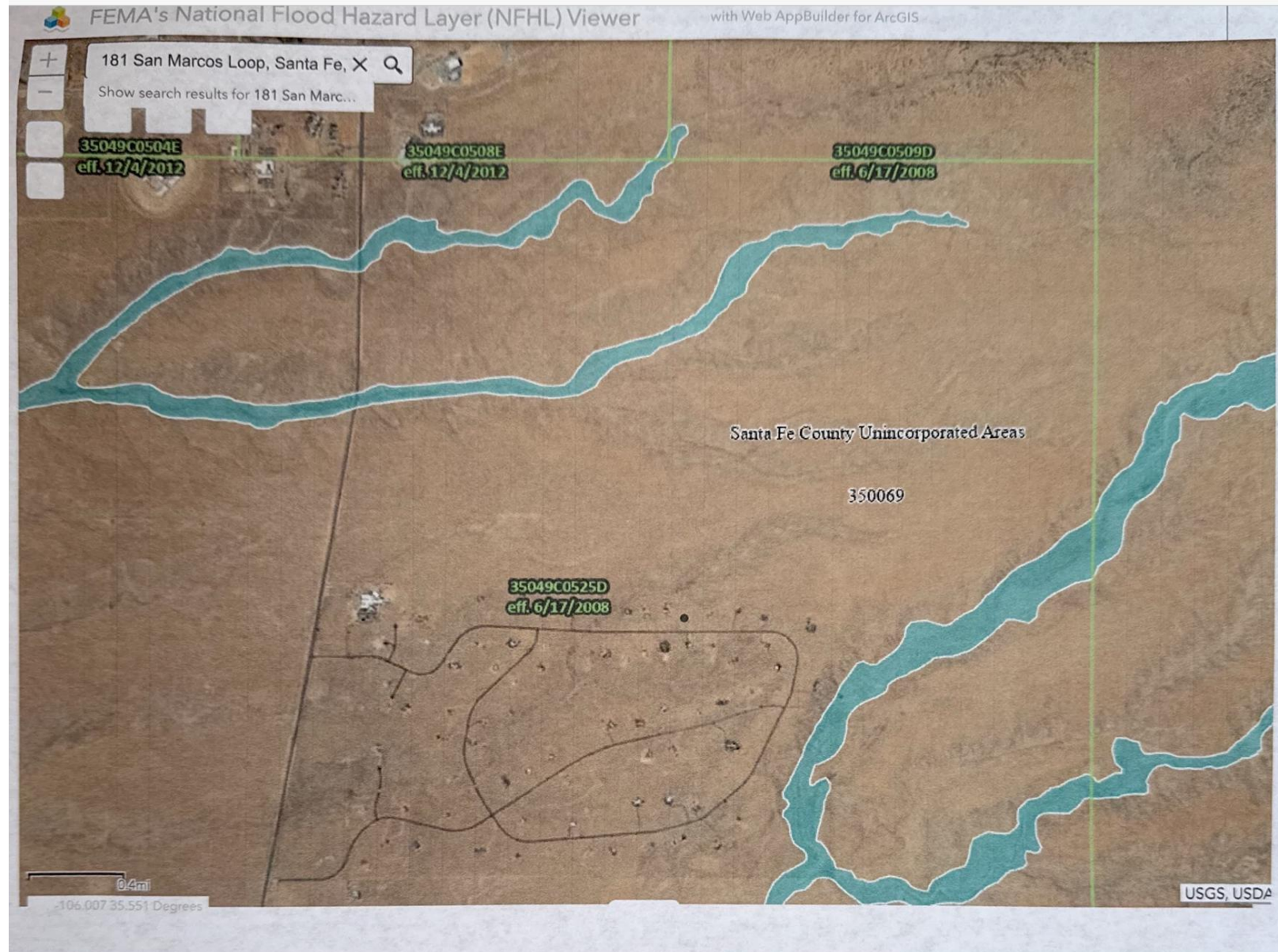


Figure A-3. Overview of aquatic resources within the analysis area.

Water-Related Site Characteristics and Risk Considerations

Exhibit 5
FEMA Flood Maps



Water-Related Site Characteristics and Risk Considerations

Exhibit 7
Bohannon Huston
Site Development
Plan; Drainage
Management Plan

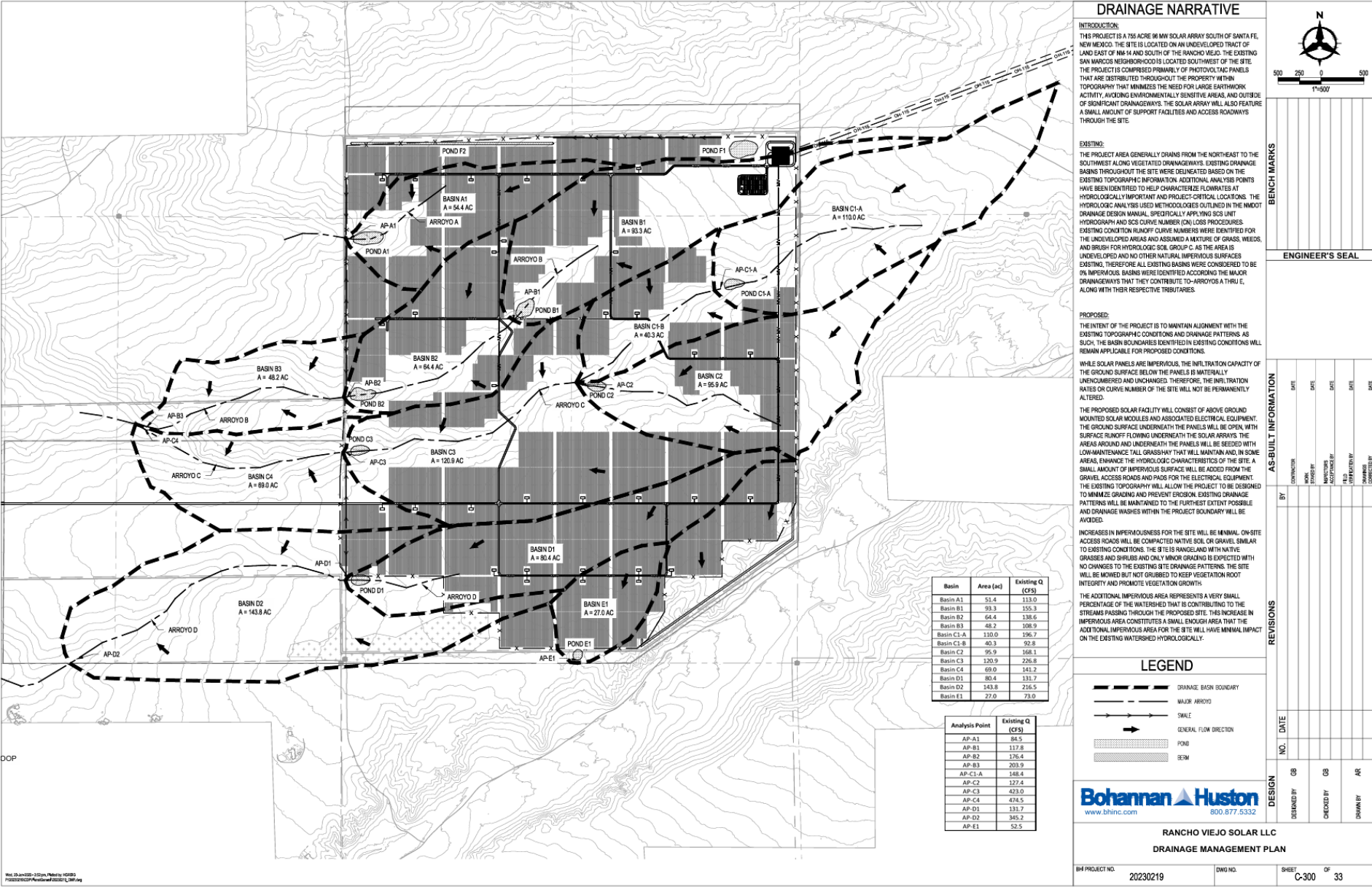
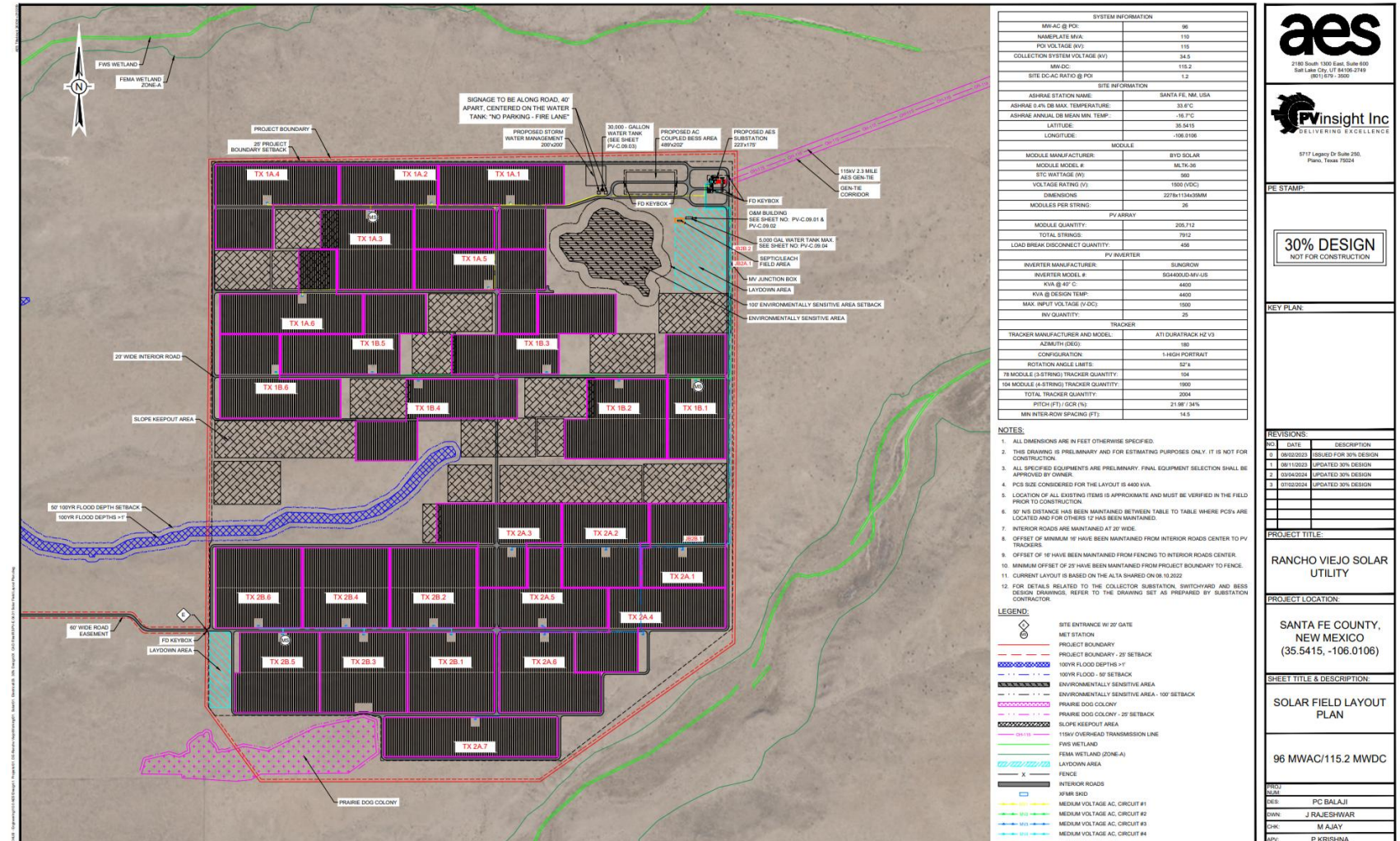
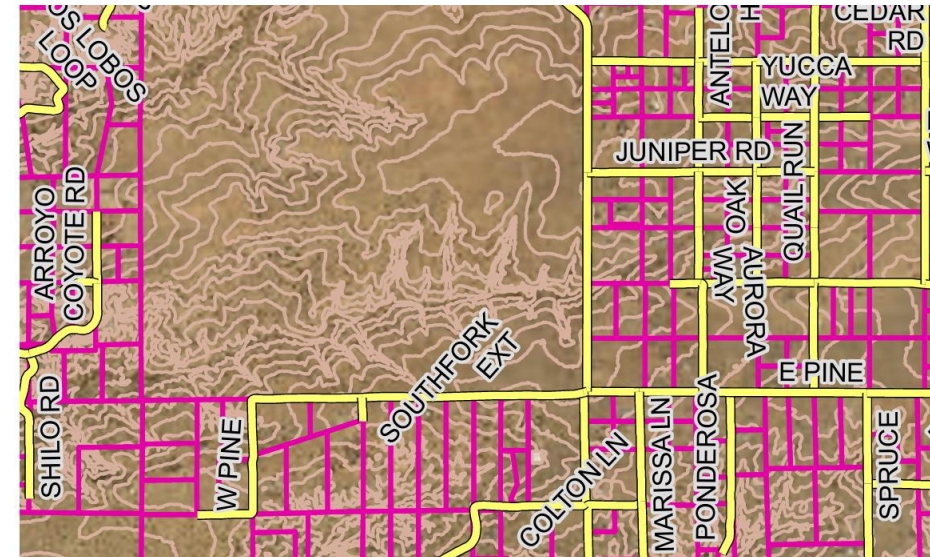


Exhibit 9 PV Insight Inc. Electrical Design Plan



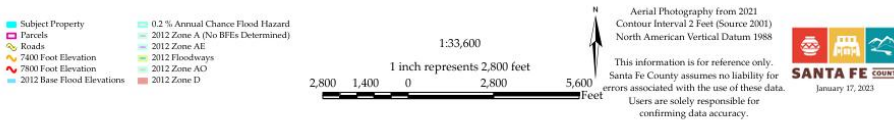
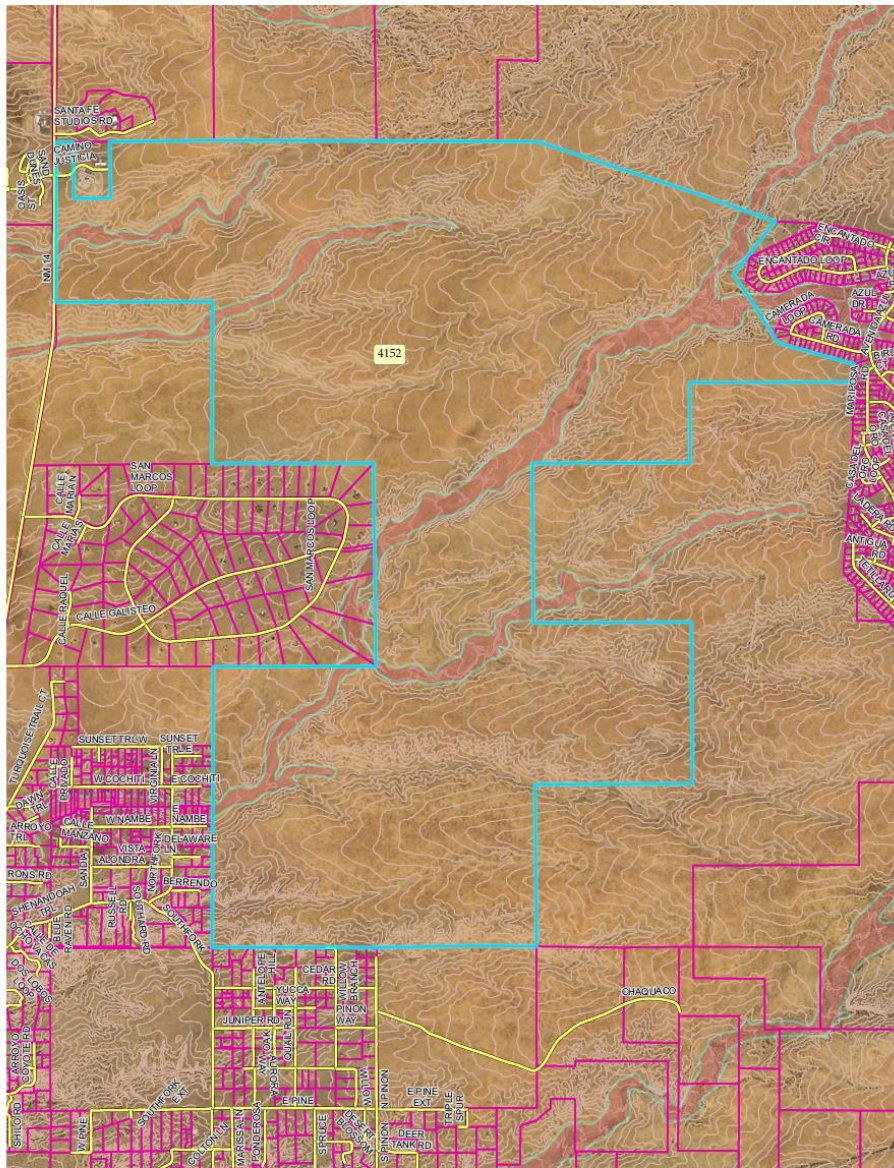
Water Related Site Characteristics and Risk Consideration

Exhibit 10
Assigned 911 Address with Map



- Subject Property
- Parcels
- Roads
- 7400 Foot Elevation
- 7800 Foot Elevation
- 2012 Base Flood Elevations
- 0.2 % Annual Chance Flood Hazard
- 2012 Zone A (No BFEs Determined)
- 2012 Zone AE
- 2012 Floodways
- 2012 Zone AO
- 2012 Zone D

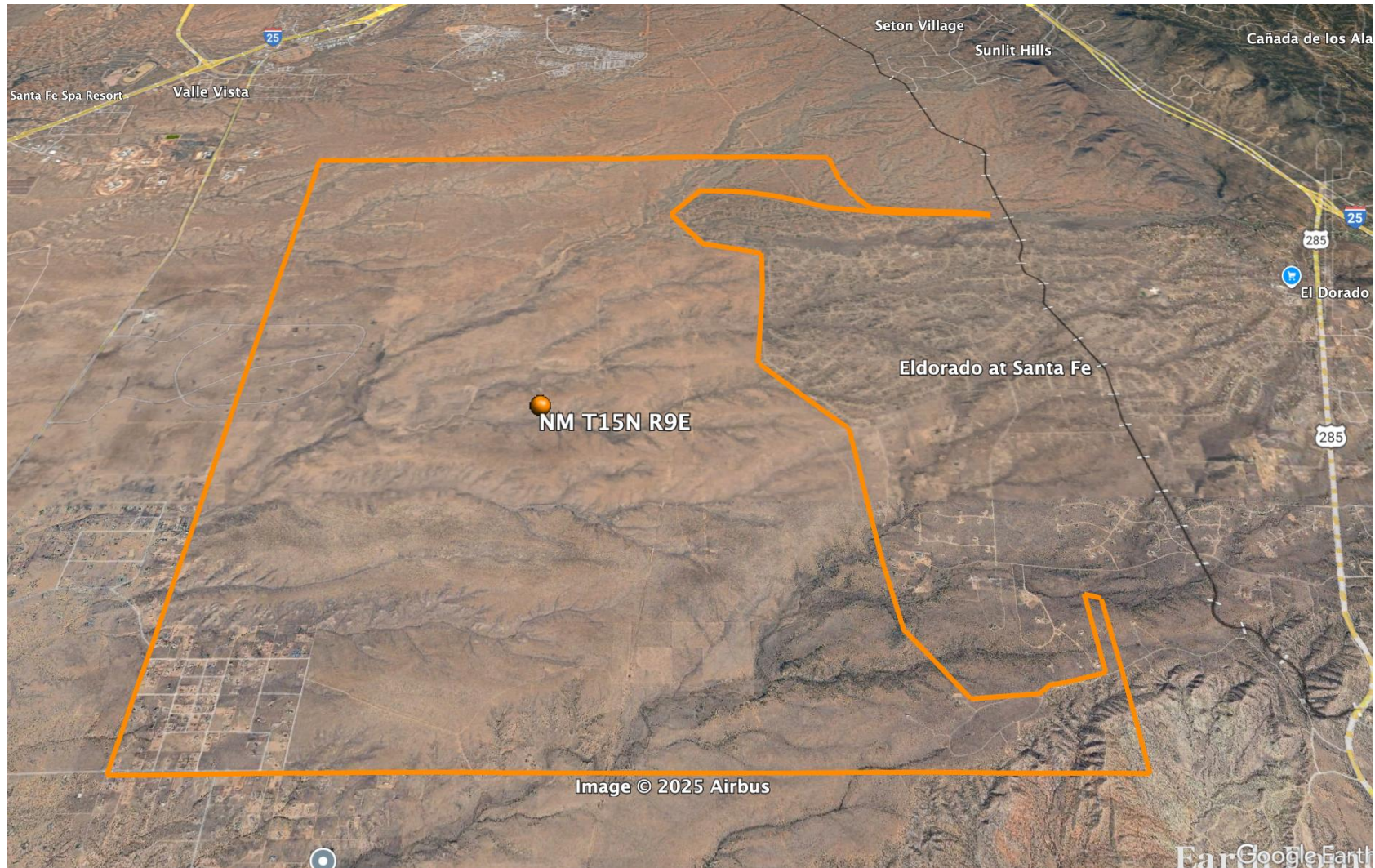
2,800



Water-Related Site Characteristics and Risk Consideration

Photo below is demonstrative only – not submitted as exhibit

Township 15
North, Range 9
East



Cultural Resource Coordination and Site-Specific Review

Details will be presented verbally and/or visually during this presentation

Zoning Designations and Application Consistency

Details will be presented verbally and/or visually during this presentation

Zoning Designations and Application Consistency

Exhibit 25
Santa Fe County
Staff Presentation to
the County Planning
Commission on the
Rancho Viejo Solar
Project, Case #24-
5200
Slide 5

The Location

- Privately-owned site, zoned RUR-F (Rural Fringe), 828 total acres, of which 684 will be developed.
- The access point is on SR 14, addressed as 211 Twilight Way, in SDA-2 (Sustainable Development Area 2), Commission District 5

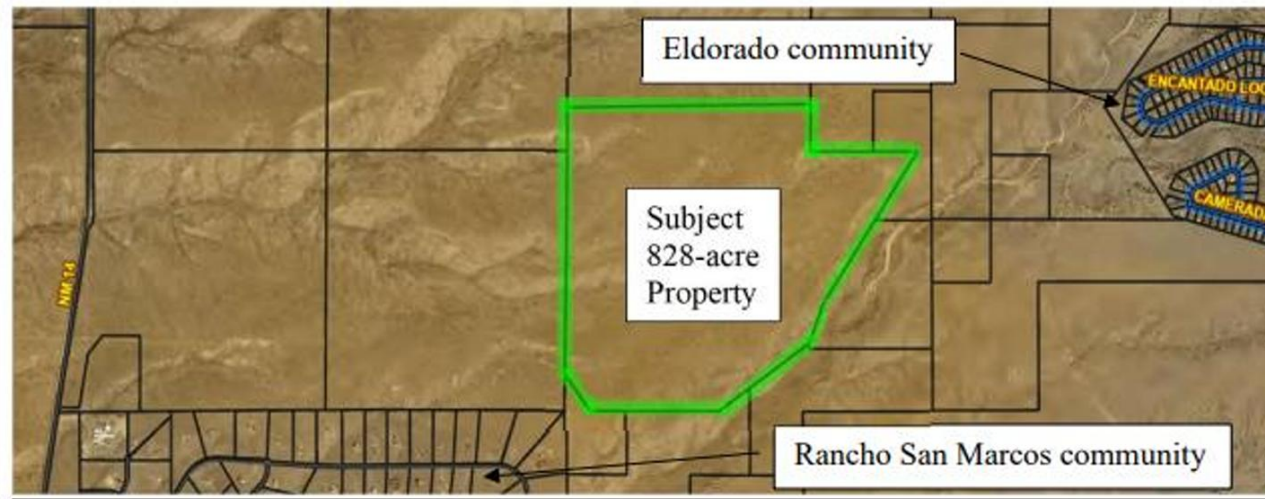


Exhibit 18: Lot Line Adjustment Plat for Tract 23, 41, 42

Exhibit 18: Lot Line Adjustment Plat for Tract 23, 41, 42

921-7

SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS:

APPROVALS
USE ADMINISTRATOR 2/16/25
COUNTY DEVELOPMENT PERMIT NO.
DATE
FLOOD PLAN ADMINISTRATION DATE
DATE

- THE TRACTS, PARCELS AND/OR LOTS DEPICTED HEREON LIE WITHIN THE RURAL PRIME ZONING DISTRICT WITH RESTRICTED BUILDING SETBACK FROM PROPERTY LINES FRONT 25 FEET, SIDE AND REAR 25 FEET.
- THE LANDS SHOWN HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF SANTA FE COUNTY.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL JNDG000000 EFFECTIVE DATE JUNE 17, 2008 AND COMMUNITY PANEL JNDG000000 EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY LIES WITHIN AREA C. OTHER AREA AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN WITH A PORTION WITHIN ZONE A. OPTION FLOOD HAZARD AREAS FORMERLY SUBJECT TO BE DAMAGED BY THE 1% ANNUAL CHANCE FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED.
- THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT INCLUDING BUILDING PERMITS. ALL STANDARD COUNTY PERMITS AND FEES MUST BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY OF ANY KIND. DEVELOPMENT PERMITS FOR BUILDING CONSTRUCTION WILL NOT BE ISSUED UNTIL REQUIRED IMPROVEMENTS FOR ROADS, FIRE PROTECTION, TERRAIN MANAGEMENT, AND DRAINAGE ARE COMPLETED AND APPROVED.
- MAINTENANCE OF PRIVATE ACCESS EASEMENTS, UTILITY EASEMENTS AND PRIVATE ADJACENTS IS NOT THE RESPONSIBILITY OF SANTA FE COUNTY. UNLESS DESIGNATED AND ASSIGNED FOR MAINTENANCE BY THE SANTA FE COUNTY PUBLIC WORKS DEPARTMENT AND THE BOARD OF COUNTY COMMISSIONERS.
- NEW LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT.
- THE TRACTS, PARCELS AND/OR LOTS SHOWN HEREON LIE ABOVE THE MODERNITY NAMED AREA OF THE URBAN WILDLAND INTERVIEW ZONE AS DEFINED BY THE SANTA FE COUNTY FIRE DEPARTMENT. FIRE SPRINKLERS AND/OR FIRE STORAGE MAY BE REQUIRED.
- THE PARCELS AND/OR LOTS SHOWN HEREON ARE SUBJECT TO SUBSECTION 3 OF THE SANTA FE COUNTY TERRAIN MANAGEMENT REGULATIONS AT THE TIME OF ANY DEVELOPMENT.
- ANY LAND DEVELOPMENT WILL REQUIRE AN ARCHITECTURAL SURVEY OF THE DESIGNATED BUILDING AREA AT THE TIME OF APPLICATION.
- WATER USE ON THESE TRACTS IS RESTRICTED BY COVENANTS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDED AS INSTRUMENT NO. 20250406.

PURPOSE STATEMENT:

TO ADJUST 3 PATENT TRACTS, TO ADJUST PROPERTY LINES TO LINE UP WITH THE COMMUNITY COLLEGE DISTRICT BOUNDARY ADMINISTRATIVE LINE.

REFERENCE:

- PARTITION AND COMPOSITE PLAT OF LEGAL LOTS OF RECORD PREPARED FOR RANCHO VIEJO PARTNERSHIP RECORDED APRIL 5, 2007 IN BK 630, PG 47-48. OFFICE OF THE SANTA FE COUNTY CLERK.
- BORDERLINE SURVEY PREPARED FOR RANCHO VIEJO LIMITED PARTNERSHIP AND RANCHO VIEJO DE SANTA FE INC. RECORDED JANUARY 24, 2002 IN BK 521, PG 44-50A. OFFICE OF THE SANTA FE COUNTY CLERK.
- FIRM DECREE FIRST JUDICIAL DISTRICT COURT NO. SF 91-244 (C) DATED BY AUG. 7, 1988. IT IS THEREFORE ORDERED, ADJUDGED AND DECREED: THE PLANNED RANCHO VIEJO PARTNERSHIP IS TO BE DIVIDED INTO THREE SEPARATE PLOTS AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND BY POSSESSION OF THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN THE COUNTY OF SANTA FE, NEW MEXICO: TO BE TRACT 1: CONTAINING 3.424 AC. INCLUDING 0.180 AC. CONTAINING WITHIN SAID RIGHT-OF-WAY THE NET AREA HEREIN COVERED EXCLUSIVE OF SUCH RIGHT-OF-WAY BEING 3.557 AC. ALI.
- MARRIAGE DEED FROM THE ESTATE OF BERNESE MARJORI LORD DECEASED, ACTING BY AND THROUGH SUE CLARK HEIR, PERSONAL REPRESENTATIVE, TO RANCHO VIEJO PARTNERSHIP A NEW WELL TO SERVE 3 THUMBED HOUSEHOLDS APPROVED 12 DAY OF NOVEMBER 2024 WITH FILE NO. PG-ACTIVE FRA NO. 1700000. WELL IDENTIFICATION TAG # 62008.
- RANCHO VIEJO LIMITED PARTNERSHIP APPLICATION FOR PERMIT TO USE UNDERGROUND WATER IN ACCORDANCE WITH SECTIONS 72-12-1.1, 72-12-1.2, OR 72-12-1.3 NEW MEXICO STATUTES FOR A NEW WELL TO SERVE 3 THUMBED HOUSEHOLDS APPROVED 12 DAY OF NOVEMBER 2024 WITH FILE NO. PG-ACTIVE FRA NO. 1700000. WELL IDENTIFICATION TAG # 62008.

SPECIAL BUILDING PERMIT CONDITIONS

ALL NEW DEVELOPMENT SHALL BE SUBJECT TO THE SANTA FE COUNTY FINE CODE.
ADDRESS IS SUBJECT TO CHANGE BASED UPON MODIFICATION TO EITHER ADDRESS/REGRESS OF DRIVEWAY ACCESS.

AT THE TIME OF DEVELOPMENT AN ARCHITECTURAL STUDY NEEDS TO BE COMPLETED.

LOT LINE ADJUSTMENT PLAT
PREPARED FOR
RANCHO VIEJO LIMITED PARTNERSHIP

The map shows the 'SITE' located between Twilight Way and Cerrillos Rd. The site is divided into three tracts: TR 23, TR 42, and TR 41. To the west is Santa Fe Air Port. To the north are Cerrillos Rd and Alameda St. To the east is Las Vegas Blvd. To the south is US 285. Other nearby roads include SR 14, CR 42, and SR 41. A vicinity map at the bottom right shows the location of the site within the larger context of the area, including the I-25 corridor and the intersection of US 285 and SR 41.

LEGEND:

BEARINGS ARE DERIVED FROM STATE OF NEW MEXICO PREPARED FOR RANCHO VIEJO LIMITED PARTNERSHIP BY DARSHON SURVEYS INC., RECORDED JULY 24, 2024 IN BK 618, PG 21-22

- DENOTES WORKMANSHIP/REMARK OR AS SHOWN
- DENOTES REMARK WITH 500 GAL TO BE SET UPON RECEIVING
- DENOTES CALCULATED POINT NOT SET
- - - DENOTES FENCES
- - - DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT

AFFIDAVIT:

I, the undersigned, being duly sworn, depose and say that the foregoing plat was prepared by me or under my direct supervision and to the best of my knowledge and belief it contains true and correct information as to the facts stated therein. I declare under penalty of perjury that the foregoing is true and correct. Executed on this 16th day of January, 2025.

OWNER TRACT 23 & TRACT 41

BY: William Thompson
RANCHO VIEJO LIMITED PARTNERSHIP
STATE OF NEW MEXICO
COUNTY OF SANTA FE

THE FOREGOING WAS SHOWN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY: William Thompson, MANAGER, RANCHO VIEJO LIMITED PARTNERSHIP.
THIS 16th DAY OF January, 2025
IN LA 2416
NOTARY PUBLIC IF COMMISSION EXPIRES

STATE OF NEW MEXICO
NOTARY PUBLIC
JAMES M. MALDONADO
COMMISSION # 118089
COMMISSION EXPIRES 12/31/2026

OWNER TRACT 42

BY: William Thompson
LANCAST-RANCHO VIEJO LLC
STATE OF NEW MEXICO
COUNTY OF SANTA FE

THE FOREGOING WAS SHOWN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY: William Thompson, MANAGER, LANCAST-RANCHO VIEJO LLC.
THIS 16th DAY OF January, 2025
IN LA 2416
NOTARY PUBLIC IF COMMISSION EXPIRES

STATE OF NEW MEXICO
NOTARY PUBLIC
JAMES M. MALDONADO
COMMISSION # 118089
COMMISSION EXPIRES 12/31/2026

NOTES:

SUBJECTS MAY BE SHOWN LARGER THAN ACTUAL SIZE FOR VIEWING PURPOSES.
THIS PLAT SUBJECT TO ALL RULED RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.
UNLESS OTHERWISE SHOWN, RANCHO VIEJO LIMITED PARTNERSHIP ARE THE CURRENT OWNERS OF ALL ADJACENT PROPERTIES THAT ADJOIN THE THREE PATENT PARCELS BEING GRANTED.
THERE WERE NO VISIBLE ACCIDENTS OBSERVED WITHIN THE LANDS SHOWN HEREON.

SURVEYORS CERTIFICATE:

I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT A SURVEY HAS BEEN CONDUCTED BY DARSHON SURVEYS INC. ON THE 04th DAY OF JANUARY, 2025 AND COMPLETED ON THE 10th DAY OF OCTOBER, 2024. THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYS IN NEW MEXICO.

James M. Maldonado
JAMES M. MALDONADO, P.E. #12352

JAN 15-2025

DISTRICT

TITLE AND INDEXING INFORMATION FOR COUNTY CLERK

LOT LINE ADJUSTMENT OF THREE PATENT PARCELS

CURRENT OWNER: RANCHO VIEJO LIMITED PARTNERSHIP

PLAT#: NW57 0053122

PATENT#: 871204

PATENT#: 4200051

PLSS DESIGNATION:

SECTIONS 3, 4 & 5, T15N, R10E,

SECTION 13, T16N, R10E, N.M.P.M.

COUNTY: SANTA FE

STATE: NEW MEXICO

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Zoning Designations and Application Consistency

Exhibit 18; Lot Line Adjustment Plat for Tract 23, 41, 42

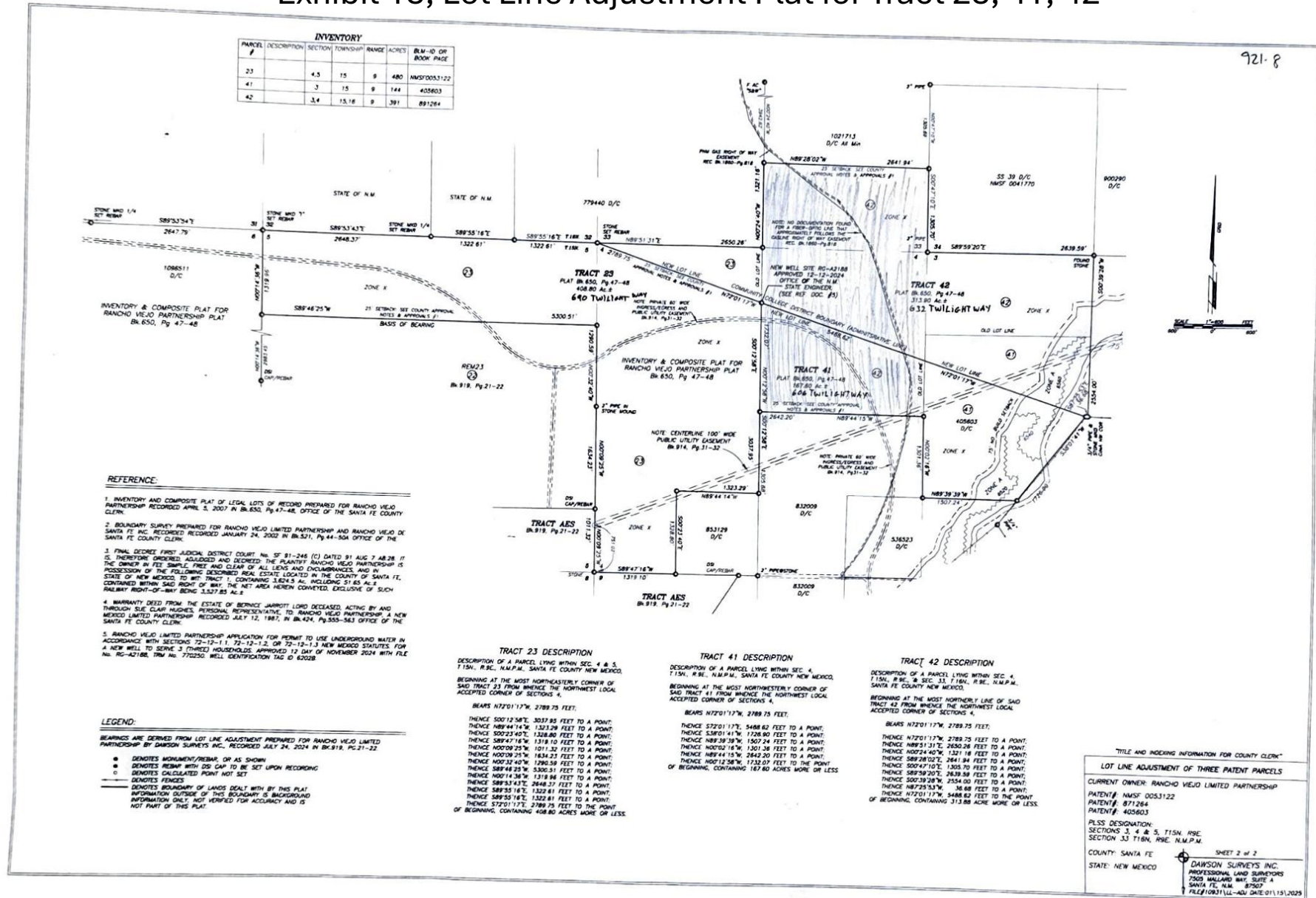
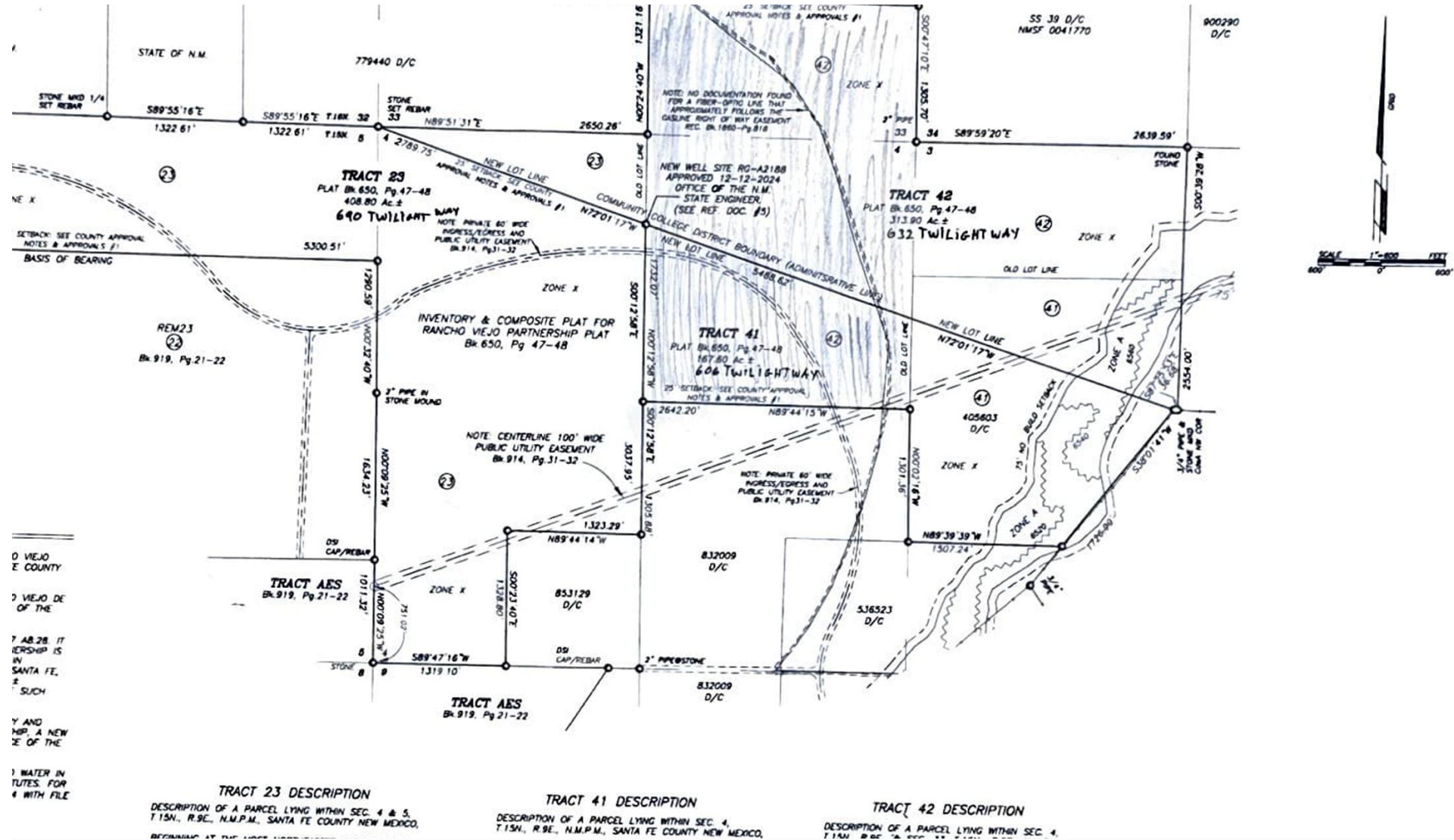


Exhibit 18: Lot Line Adjustment Plat for Tract 23, 41, 42



914-31

4704

THIS LOT LINE ADJUSTMENT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE COUNTY OF SANTA FE, NEW MEXICO.

STAFF: Mr. [redacted] and Mr. [redacted]
[redacted]
[redacted]
[redacted]
[redacted]
[redacted]

36 ACRE AGRICULTURAL EXEMPTION PLA* PREPARED FOR BIANCO VELLO LIMITED PARTNERSHIP

- LEGEND

* DELETED APPROXIMATE, GR AS SHOWN FOUND

- NOTES

SOLAR TRACT CONFIGURATION PROVIDED BY JONATHAN WOODRIDGE MANAGER, LAND ACQUISITION WITH

STAPLES MAY BE SHOWN LARGER THAN ACTUAL SIZE FOR VIEWING PURPOSES.

Page 10 of 10

NOT TO SCALE

SITE

284

to a

APR 30 2024

11-10-68 (10-10-68) 12-10-68 12-10-68

THE PURPOSE OF THIS PLAY IS TO CREATE A LOT LINE ADJUSTMENT.

LAND USE ADMINISTRATION DATE 7/1/2004
 COUNTY TREASURER DATE 7/1/2004
 COUNTY FIRE MARSHAL DATE 7/1/2004

COUNTY DEVELOPMENT PERMIT NO. 2004-0001
 PERMIT FEE \$100.00
 FLOOD PLAIN ADMINISTRATOR DATE 7/1/2004
 PUBLIC ADDRESSING DATE 7/1/2004

1. THE TRACTS, PARCELS AND/OR LOTS DETECTED HEREIN LIE WITHIN THE BUREAU FRINGE ZONING DISTRICT, WITH DESIGNATED BUILDING SETBACKS FROM PROPERTY LINES FROM 25 FEET, SIDE AND REAR YARDS OF 10 FEET.
2. THE LOTS SHOWN HEREIN LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF SANTA FE COUNTY.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 30040002000S EFFECTIVE DATE JUNE 17, 2008, THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA (FHA) OF THE SANTA FE RIVER. THE PROPERTY IS CLASSIFIED FLOODPLAIN WITH A PORTION WITHIN A ZONE SPECIAL FLOOD HAZARD AREAS (SFHA) OF THE FLOOD INSURANCE BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED.
4. THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT OR IMPROVEMENTS TO THE PROPERTY. ANY FURTHER DEVELOPMENT OR IMPROVEMENTS WILL BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY OF ANY KINDS AND WILL BE SUBJECT TO PERMITS FROM THE SANTA FE COUNTY PLANNING AND ZONING DEPARTMENT IMPROVEMENTS FOR ROADS, FIRE PROTECTION, TERRAIN MANAGEMENT, AND DRAINAGE ARE COMPLETED AND APPROVED.
5. MAINTENANCE OF PRIVATE ACCESS EASEMENTS, UTILITY EASEMENTS AND/OR PRIVATE RIGHTS OF ACCESS ARE THE RESPONSIBILITY OF SANTA FE COUNTY, UTILITIES DESIGNATED AND ACCEPTED FOR MAINTENANCE BY THE SANTA FE COUNTY PUBLIC WORKS DEPARTMENT AND THE BOARD OF COUNTY COMMISSIONERS.
6. THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIVE AND RESIDUE INPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT.
7. THE TRACTS, PARCELS AND/OR LOTS SHOWN HEREIN LIE INSIDE THE MODERATE HAZARD AREA OF THE GRAND HIGHLANDS FLOOD HAZARD AS DESIGNATED BY THE SANTA FE COUNTY FIRE DEPARTMENT. FIRE SAMPLERS AND/OR FIRE STORAGE MAY BE REQUIRED.
8. THE PARCELS AS PLATTED HEREIN ARE SUBJECT TO ARTICLE IV, SECTION 3 OF THE SANTA FE COUNTY TERRAIN MANAGEMENT REGULATIONS AT THE TIME OF ANY DEVELOPMENT.
9. ANY LAND DEVELOPMENT WILL REQUIRE AN ARCHAEOLOGICAL SURVEY OF THE DESIGNATED BUREAU FRINGE AREA AT THE TIME OF ANY DEVELOPMENT.

COUNTY: SANTA FE

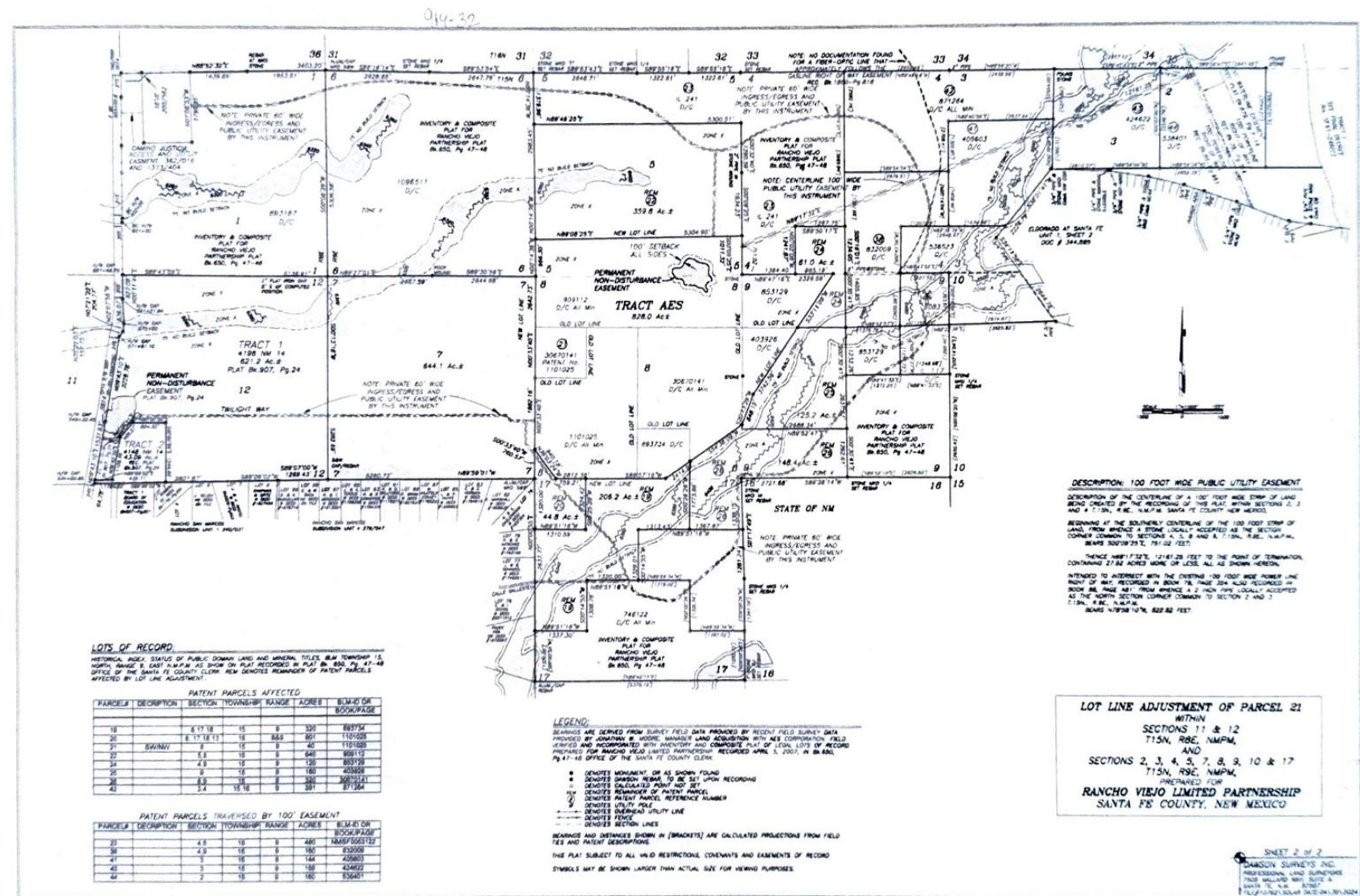
SHEET 2 OF 2

DAWSON SURVEY'S
LAWSON AND S.A.

7506 BALLANTYNE WAY, SU
FARMER, CT. 06430

FILE# 107827, SOLAR DATE:

Exhibit 17: Legal
Lot of Record and
Approved Survey
Plat; from the
SLDC Hearing
Officer Packet



Ordinance and Third-Party Reviews

Details will be presented verbally and/or visually during this presentation

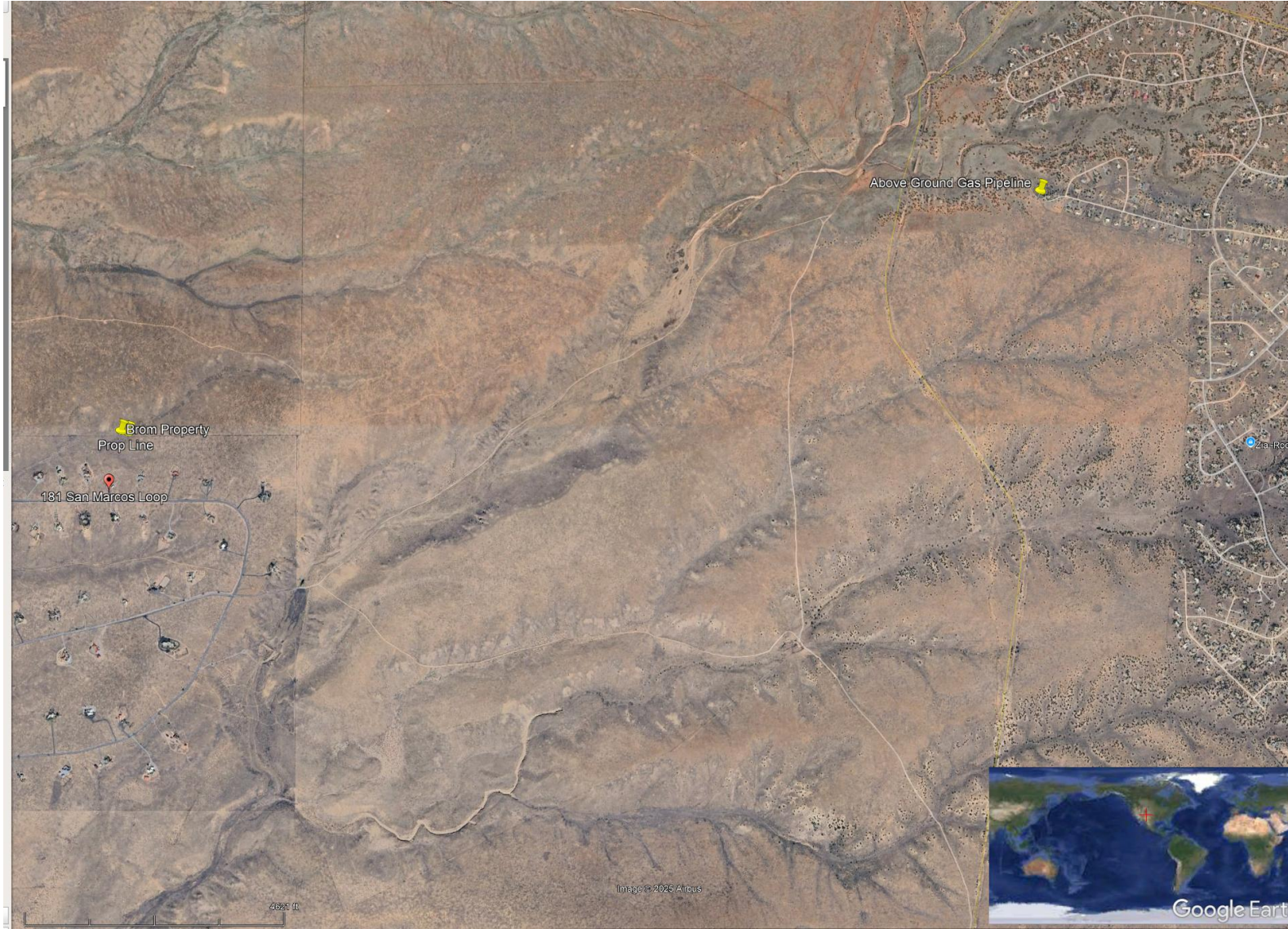
Local site conditions and Environmental Factors

Details will be presented verbally and/or visually during this presentation

Local Site Conditions and Environmental Factors

Photo below is demonstrative only – not submitted as an exhibit

Location
where videos
were taken;
181 San
Marcos Loop,
Santa Fe NM



Local Site Conditions and Environmental Factors

March 6, 2025
Sustained 33 mph
Gusts 65 mph

*Demonstrative only – not
submitted as exhibit
Provided to illustrate recent
wind events observed near the
project area*



Local Site Conditions and Environmental Factors

March 14, 2025
Sustained 31 mph
Gusts 61 mph

*Demonstrative only – not
submitted as exhibit
Provided to illustrate recent
wind events observed near
the project area*



Local Site Conditions and Environmental Factors

March 18, 2025
Sustained 35 mph
Gusts 74 mph

*Demonstrative only –
not submitted as exhibit
Provided to illustrate
recent wind events
observed near the
project area*



Local Site Conditions and Environmental Factors

April 1, 2025
Sustained 29 mph
Gusts 59 mph

*Demonstrative only – not
submitted as exhibit
Provided to illustrate recent
wind events observed near
the project area*



Local Site Conditions and Environmental Factors

April 17, 2025
Sustained 30 mph
Gusts 61 mph

*Demonstrative only – not
submitted as exhibit
Provided to illustrate
recent wind events
observed near the project
area*



Applicable Review Framework

Details will be presented verbally and/or visually during this presentation

Conclusion of Presentation