

Exhibit AS-3 (BCC hearing)

**January 21-23, 2025 email exchange between Warren
Thompson and Travis Soderquist:
Thompson request to use County fire hydrant for
water during project construction**

From: Travis Soderquist <tsoderquist@santafecountynm.gov>
Sent: Thursday, January 23, 2025 2:46 PM
To: Warren Thompson
Cc: Brian K. Snyder; Jordan A. Yutzy; Leandro R. Cordova
Subject: RE: Construction for Rancho Viejo Solar Project

Good afternoon Warren,

Thank you for the email. I will do some verification of the numbers that you presented and I will do some research into the logistics of delivering the water. Currently the County does not have a policy in place to utilize hydrants for construction projects but is currently drafting one. I will keep you updated on the progress of that policy.

I will be sure to keep you in the loop as I work on this request. Please reach out if you have any additional questions or concerns and I look forward to discussing this further in the near future.

Thank you,

Travis Soderquist
Deputy Public Works Utilities Director
Santa Fe County Public Works Department
424 NM Highway 599 Frontage Road
Santa Fe, New Mexico 87507

Office: 505-986-2426
Cell: 505-490-0117

-----Original Message-----

From: Warren Thompson <warrenthompson@mac.com>
Sent: Tuesday, January 21, 2025 2:59 PM
To: Travis Soderquist <tsoderquist@santafecountynm.gov>
Cc: Brian K. Snyder <bsnyder@santafecountynm.gov>; Jordan A. Yutzy <jyutzy@santafecountynm.gov>; Leandro R. Cordova <lcordova@santafecountynm.gov>
Subject: Construction for Rancho Viejo Solar Project

Travis,

> We are working on a solar project south of Santa Fe and the project will need water for dust control. The project is being developed by AES and is located on land owned by Rancho Viejo Limited Partnership. Univest-Rancho Viejo LLC has a water service agreement in place and has a total of 635.91 acre feet in the system. Of that amount 261.5 acre feet have been committed to previous subdivisions and up to 112.02 acre feet could be used in La Entrada Phase 2 leaving us with 262.39 acre fee that are not committed. AES is proposing to use a fire hydrant on the property to access the water.

In addition, we have offered to make up to 135,000 gallons per day of effluent from our wastewater treatment plant during the winter months and up to 30,000 gallons per day during the irrigation season.

We would like to make up to 150 acre feet temporally available to AES during the construction process. Attached is a ready Willing and Able application. Please let me know if you would like to meet to review our water status or if this is the incorrect form.

Your assistance in the matter. AES will have a hearing at the Planning Commission on February 3, 2025.

Warren

Warren Thompson
505-577-5744



SANTA FE COUNTY UTILITIES DIVISION

Application for Ready, Willing, and Able Letter

Application for Ready, Willing, and Able Letter for Water and/or Wastewater Services from Santa Fe County Utilities

All persons requiring a "ready, willing and able letter" from Santa Fe County Utilities (SFCU) under the Sustainable Land Development Code (SLDC) must complete and submit the attached application to SFCU. The following documents must also be submitted along with the completed application:

- Location Map – identified as Exhibit A on 11x17 - clearly identifying and outlining the project location in relation to surrounding area landmarks and/or major roads;
- Development Site Map – identified as Exhibit B on 11x17 - indicating: existing utility infrastructure; proposed locations for connecting to existing SFCU infrastructure if known; and proposed parcels; and
- Plat identified as Exhibit C on 11x17 - current plat or survey of project area.

All information must be provided to SFCU at least 30 days before the RWA letter is required. Actual delivery of water is contingent on the applicant's continued compliance with all applicable requirements and conditions of service, including those set out in RWA letter, any utility service agreement required by SFCU, and County Ordinances and Resolutions.

APPLICANT DECLARATION (Agent)

I, Warren Thompson (Agent's Name), as the duly-appointed agent of Univest-Rancho Viejo, LLC (Applicant's Name), declare under penalty of perjury that the information provided in this application is true and correct to the best of my knowledge.

W. Thompson

Signature

Manager Univest-Rancho Viejo, LLC

Title

1/21/25

Date

(Individual)

I, Warren Thompson (Applicant's Name), declare under penalty of perjury that the information provided in this application is true and correct to the best of my knowledge.

W. Thompson

Signature

1/21/25

Date

Project Information			
Project Name:	Rancho Viejo Solar	Subdivision Name:	Rancho Viejo
Project Location Description:	SR 14	Township/Range/Section:	T15N R8E
# of Residential Lots:		# Commercial Lots:	1
Project Acreage:	828		
Project Description:	water for dust control on construccrion of 96MW solar facility over a period of 12 to 18 months. This water will be provided under the Univest- Rancho Viejo LLC water service agreement for a maximum of 18 months.		

Project Manager Information (Primary Contact)	
Name:	Warren Thompson
Mailing Address	PO Box 236
City, State, Zip	Santa E, NM 87504
Phone#:	505-577-2744
e-mail address	warrenthompson@mac.com

Property Owner Information (Applicant)	
Name:	Rancho Viejo Limited Ptnership
Mailing Address	PO Box 236
City, State, Zip	Santa Fe, NM 87504
Phone#:	505-577-5744
e-mail address	warrenthompson@mac.com

WATER BUDGET SUMMARY

Please complete and submit the water budget worksheet provided at the end of this application. The information from the worksheet shall be used to determine values for this section. The water budget worksheet is available as an electronic spreadsheet upon request.

Proposed Water Use In Acre Feet Per Year (AFY)	
Total Residential:	
Total Commercial:	150
TOTAL RESIDENTIAL + COMMERCIAL WATER USE	150
Plus 20 % of Residential + Commercial (Resolution 2006-57)	
GRAND TOTAL:	
Applicant is required to provide SFCU with water rights or their equivalent for the grand total volume	

Wastewater	
What volume of wastewater will the proposed project generate in gallons per day?:	0
If the proposed project is not intending to connect to SCFU services, how will wastewater be managed?	

Detailed Water Budget Worksheet

Residential				
Type		AFY Allowance	# of units	total proposed use
Single Family*		0.25		
Apartment/Condominium		0.14		
Mobile Home		0.17		
Senior Complex		0.12		
Other Residential				
Total Residential AFY				
Commercial/Public Services				
Type	unit	AFY Allowance	# of units	total proposed use
Restaurant, Full Service	seat	0.02		
Restaurant, Limited Service	site	1.63		
Hotel	room	0.13		
Motel	room	0.09		
Grocery Store	10,000 sq ft	1.27		
Retail >75,000 sq ft	10,000 sq ft	0.45		
Retail 25,000 to 75,000 sq ft	10,000 sq ft	0.43		
Retail <25,000 sq ft	10,000 sq ft	0.06		
Gallery	site	0.6		
Medical Office	10,000 sq ft	0.72		
Government Office	10,000 sq ft	0.58		
Non Medical Office	10,000 sq ft	0.7		
Research and Development Lab	10,000 sq ft	1.18		
Manufacturing Goods	site	0.21		
Manufacturing Consumables	site	2.33		
Gas Station	site	0.88		
Gas Station with Car Wash	site	6.56		
Carwash, Full Service	site	5.66		
Car Wash, Limited Service	site	0.94		
Laundromat, Commercial	machine	0.78		
Laundromat, Other	machine	0.22		
Drycleaner	site	0.41		
Plant Nursery	10,000 sq ft	0.56		
Gyms with Showers	site	8.94		
Gyms without Showers	site	0.77		
Salons	site	0.21		
Pet Grooming	site	0.52		
Pet Daycare	site	0.11		
Auto Repair	site	0.12		
Car Rental	site	0.12		
Car Sales	10,000 sq ft	0.07		
Self-Storage	site	0.13		
Parks	acre	1.48		
Schools, Daycare	100 students	0.85		
Schools, Elementary	100 students	0.53		
Schools, Middle	100 students	1.68		
Schools, High	100 students	2.64		
Places of Worship	site	0.15		
Total Commercial/Public AFY				
Total Residential + Commercial/Public				
* Proposals for Single Family Residence less than .25 AFY must provide an explanation.				
AFY Allowances determined by the Recommendations provided in the Water Use in Santa Fe 2009 Report				

Anticipated Peak Flows for Commercial Operations (gpd)		
Instantaneous	Day	Month
	135,000	