Glenn Schiffbauer, Executive Director

Testimony in Support of the Rancho Viejo Solar Project CUP Before the SF County Board of Commissioners

August 11, 2025

SANTA FE
GREEN CHAMBER
OF COMMERCE

Witnesses and Advisors for Santa Fe Green Chamber of Commerce

Glenn Schiffbauer, Executive Director, SF Green Chamber of Commerce

Phil Undercuffler, Volunteer, Santa Fe County Fire Department (TTVFD)

Jill K. Cliburn, Cliburn and Associates, LLC

Warren Thompson, Land Owner

Robert Griego, County Planner, Retired

Glenn Schiffbauer,
Executive Director, Santa Fe Green Chamber of Commerce

Glenn Schiffbauer has led the Santa Fe Green Chamber of Commerce since 2012. The organization serves 185 members, committed to sustainable development in our community. Glenn is a native of New Mexico.

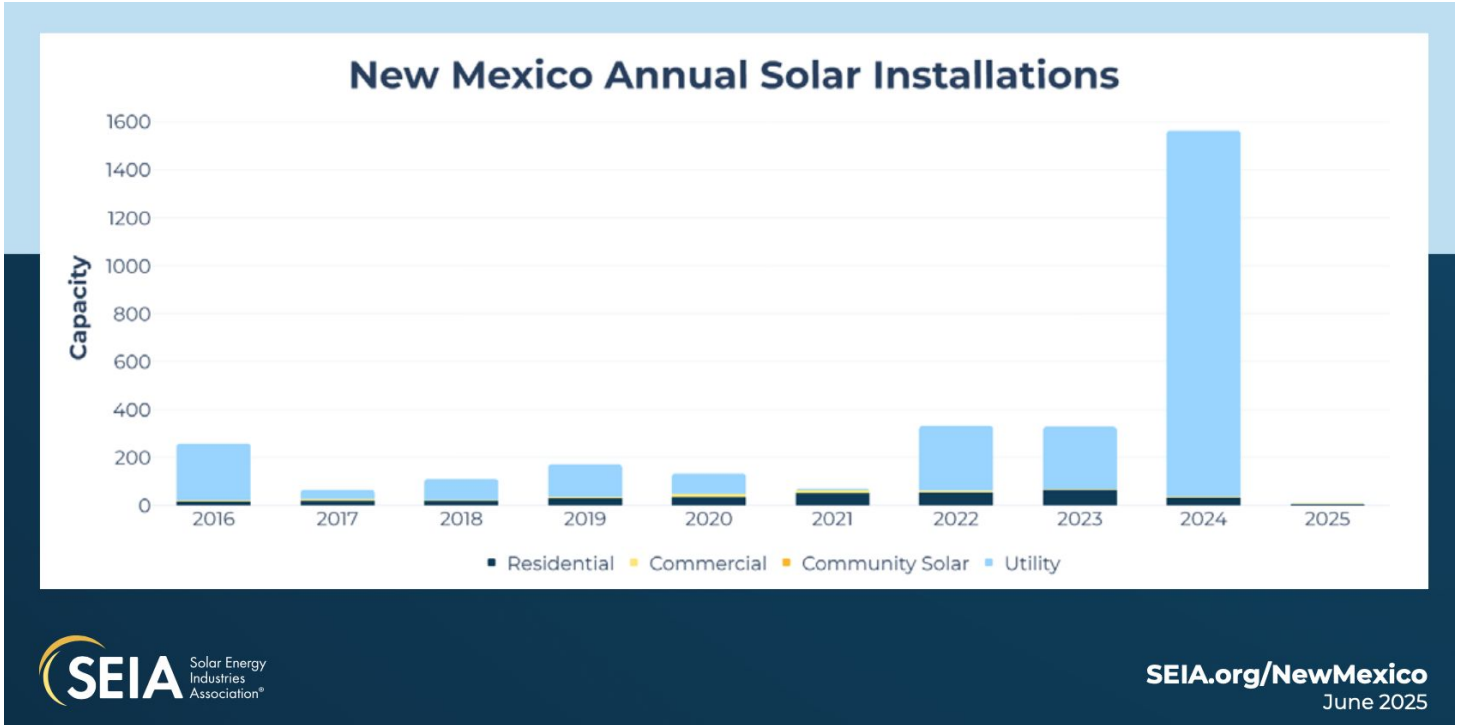
Sources that are too small to read will be provided as handouts.

Economic benefit:
Solar is a NM target industry.

- New Mexico Economic Development Strategic Plan to divest from reliance on fossil fuel industry.
- Santa Fe County's 2024 Economic Development Plan* adopted these same target industries.

*https://www.santafecountynm.gov/community-development/economic-development

14% of NM electricity is from solar, and the state has >2,000 solar jobs. Our county's workforce can keep solar growing.

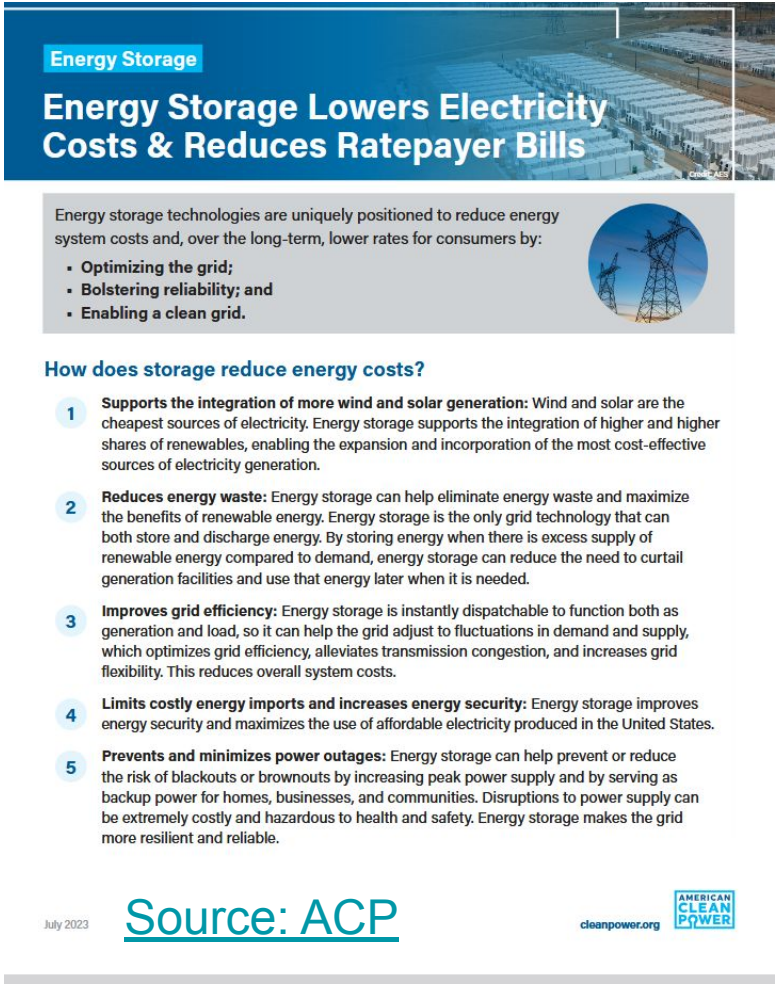


Economic benefit:
Direct impacts on Santa Fe County

- Support for businesses during construction: support materials and labor, lodging and food service, fuel, etc.
- Increased energy resilience is good for business cost of outages avoided
- Local tax benefits, ~$10M+ property tax and $4M gross receipts tax to use for education, roads, fire protection, law enforcement, etc.
- In combination with the other solar and storage development in New Mexico, solar construction jobs are becoming year-round jobs in Northern New Mexico.
- Solar training program at SFCC could be revived. AES has already provided scholarships for solar training in collaboration with Solar Energy International (online) and CNM, as well as training aimed for Santa Fe Youthworks.

Economic benefit: Lower electricity costs

- Santa Fe businesses, as well as residents benefit from lower electricity rates.
- Businesses rely on certainty in cost and reliability.
- Increased energy resilience is good for business; the high cost and dangers related to outages avoided.



Energy Storage

Energy Storage Lowers Electricity Costs & Reduces Ratepayer Bills

Energy storage technologies are uniquely positioned to reduce energy system costs and, over the long-term, lower rates for consumers by:

- **Optimizing the grid;**
- **Bolstering reliability; and**
- **Enabling a clean grid.**

How does storage reduce energy costs?

1. **Supports the integration of more wind and solar generation:** Wind and solar are the cheapest sources of electricity. Energy storage supports the integration of higher and higher shares of renewables, enabling the expansion and incorporation of the most cost-effective sources of electricity generation.
2. **Reduces energy waste:** Energy storage can help eliminate energy waste and maximize the benefits of renewable energy. Energy storage is the only grid technology that can both store and discharge energy. By storing energy when there is excess supply of renewable energy compared to demand, energy storage can reduce the need to curtail generation facilities and use that energy later when it is needed.
3. **Improves grid efficiency:** Energy storage is instantly dispatchable to function both as generation and load, so it can help the grid adjust to fluctuations in demand and supply, which optimizes grid efficiency, alleviates transmission congestion, and increases grid flexibility. This reduces overall system costs.
4. **Limits costly energy imports and increases energy security:** Energy storage improves energy security and maximizes the use of affordable electricity produced in the United States.
5. **Prevents and minimizes power outages:** Energy storage can help prevent or reduce the risk of blackouts or brownouts by increasing peak power supply and by serving as backup power for homes, businesses, and communities. Disruptions to power supply can be extremely costly and hazardous to health and safety. Energy storage makes the grid more resilient and reliable.

July 2023

Source: ACP

cleanpower.org

AMERICAN CLEAN POWER

Strategic alignment and conclusion

- Supports, leads, and actively participates in New Mexico's Energy Transition Act.
- Is in line with Santa Fe County's sustainability efforts for transitioning to clean energy and building resilience.
- Aligns with the mission of the Santa Fe Green Chamber of Commerce and members.
- An opportunity right now for Santa Fe County to lead the state.

Phil Undercuffler,
Volunteer, Santa Fe County Fire Department (TTVFD) and Solar Professional

Jill K. Cliburn
President, Cliburn and Associates

Throughout her long career, Cliburn has helped bring renewables and distributed energy including storage into widespread use, working with electric co-ops, public power, and investor-owned utilities, research centers, non-profits, government, and industry. She is a Fellow in the American Solar Energy Society and volunteers for environmental and cultural interests in Santa Fe County. She is a 30-year resident of the South 14 community and a former officer in the San Marcos Association.

Response to the San Marcos Association's flawed rationale

- Operational definitions for infrastructure development, and especially solar and storage
- Qualification under the SLDC
- Considerations relevant to the community not represented and in contrast to the stated goals of the Santa Fe SGDP.
- Refer to public comments submitted by Robert Griego, planning SME.

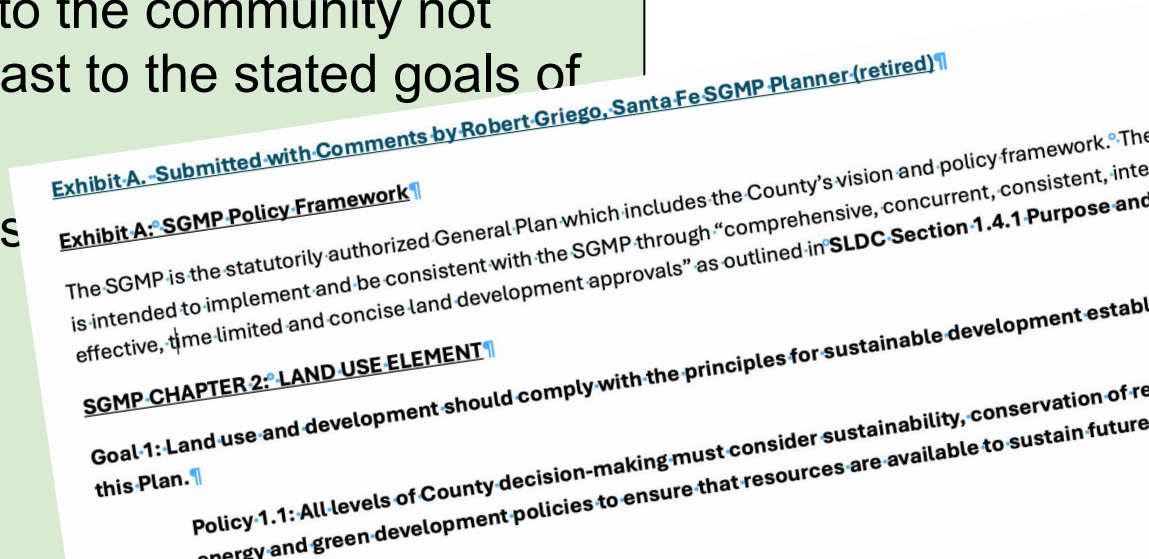


Exhibit A. Submitted with Comments by Robert Griego, Santa Fe SGMP Planner (retired)

Exhibit A: SGMP Policy Framework

The SGMP is the statutorily authorized General Plan which includes the County's vision and policy framework. The is intended to implement and be consistent with the SGMP through "comprehensive, concurrent, consistent, inte effective, time limited and concise land development approvals" as outlined in **SLDC Section 1.4.1 Purpose and**

SGMP CHAPTER 2: LAND USE ELEMENT

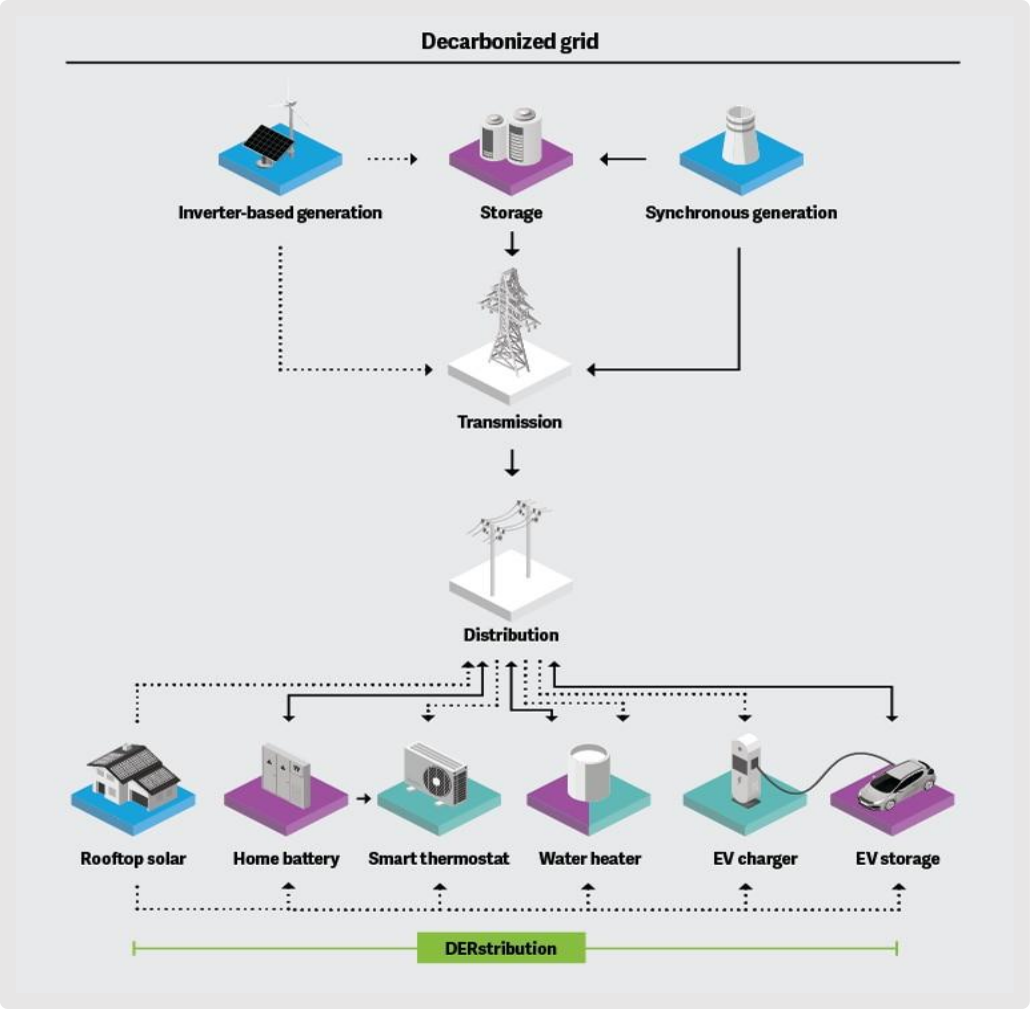
Goal 1: Land use and development should comply with the principles for sustainable development establ this Plan.

Policy 1.1: All levels of County decision-making must consider sustainability, conservation of re energy and green development policies to ensure that resources are available to sustain future

Let’s talk about alternatives

Eddie Moore ABQ Journal

AES



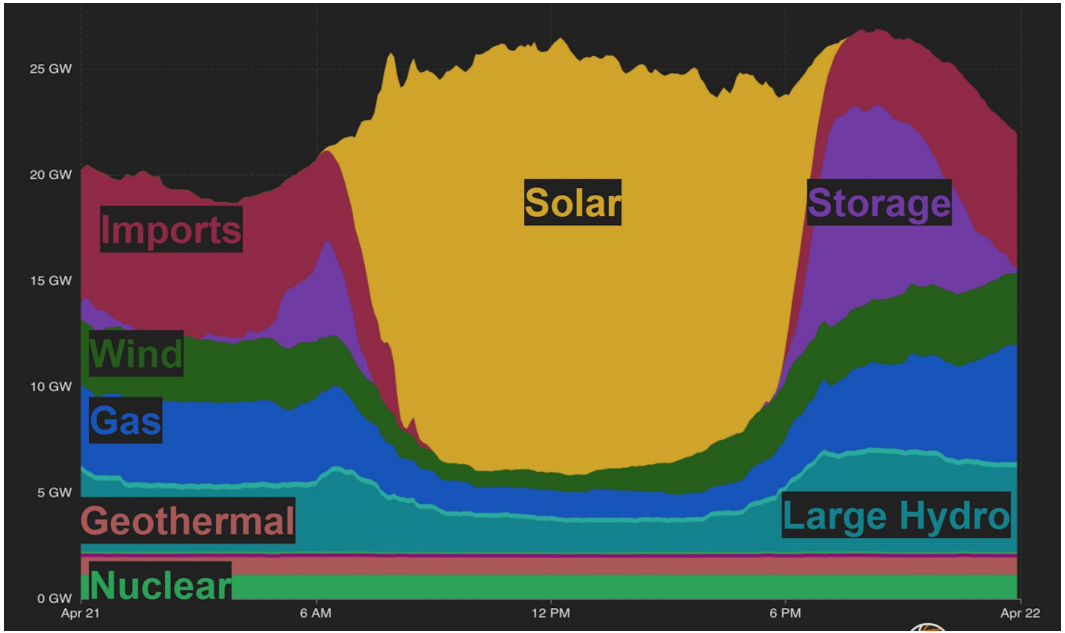
T Grid (regional provider)

SOLAR - - - - - STORAGE

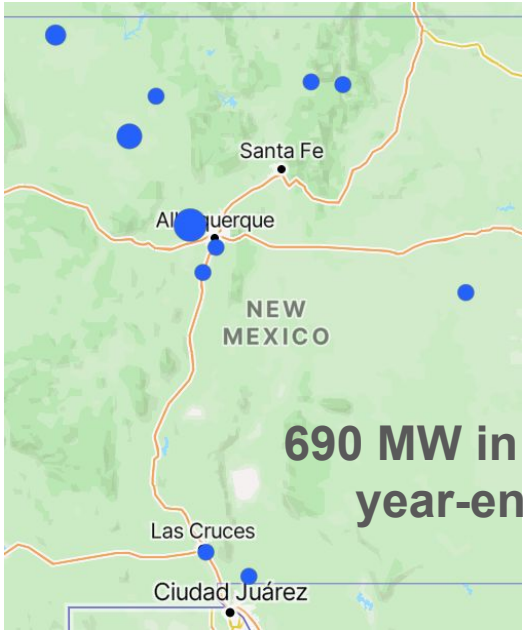
T Grid (local gen & use)

storage - - DERs - - loads

Reinventing the grid means … Growing investments, opportunities, resilience, and affordability (and this is already happening in New Mexico)



CA ISO, April 2025. 12.8 GW Storage in 2024..



690 MW in BESS, year-end 2024

Cleanview.co

Impacts on real estate values? Not so much.

Our review covered resources from Hippauf Dry & Connelly (Kirkland), for Santa Fe County, as well as research centers affiliated with

Columbia University Law School

Loyola University of Chicago

Berkeley National Laboratory

Real Property Analytics, (Texas A&M)

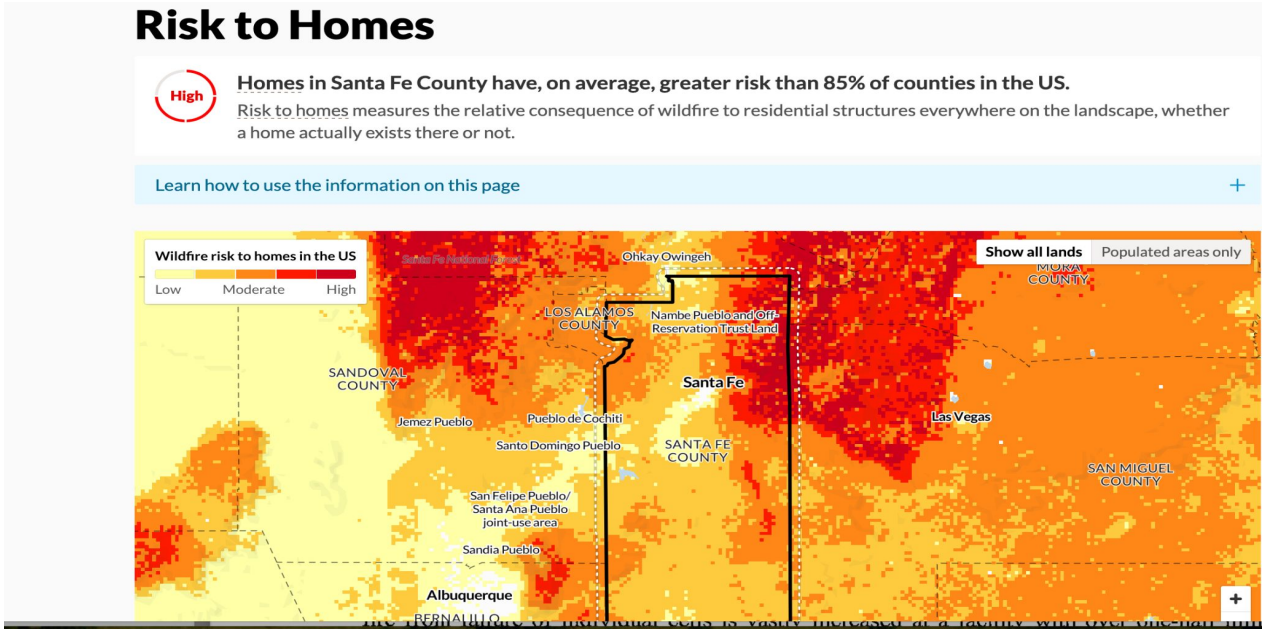
Wharton School (Real Estate Department)

Slight variations (+/-) in sale prices near large-scale solar and solar-plus-battery projects leave us to conclude that intervening factors, unrelated to project impacts, play the bigger role. In Santa Fe, these may include market factors, socio-economics, and amplified perceptions.

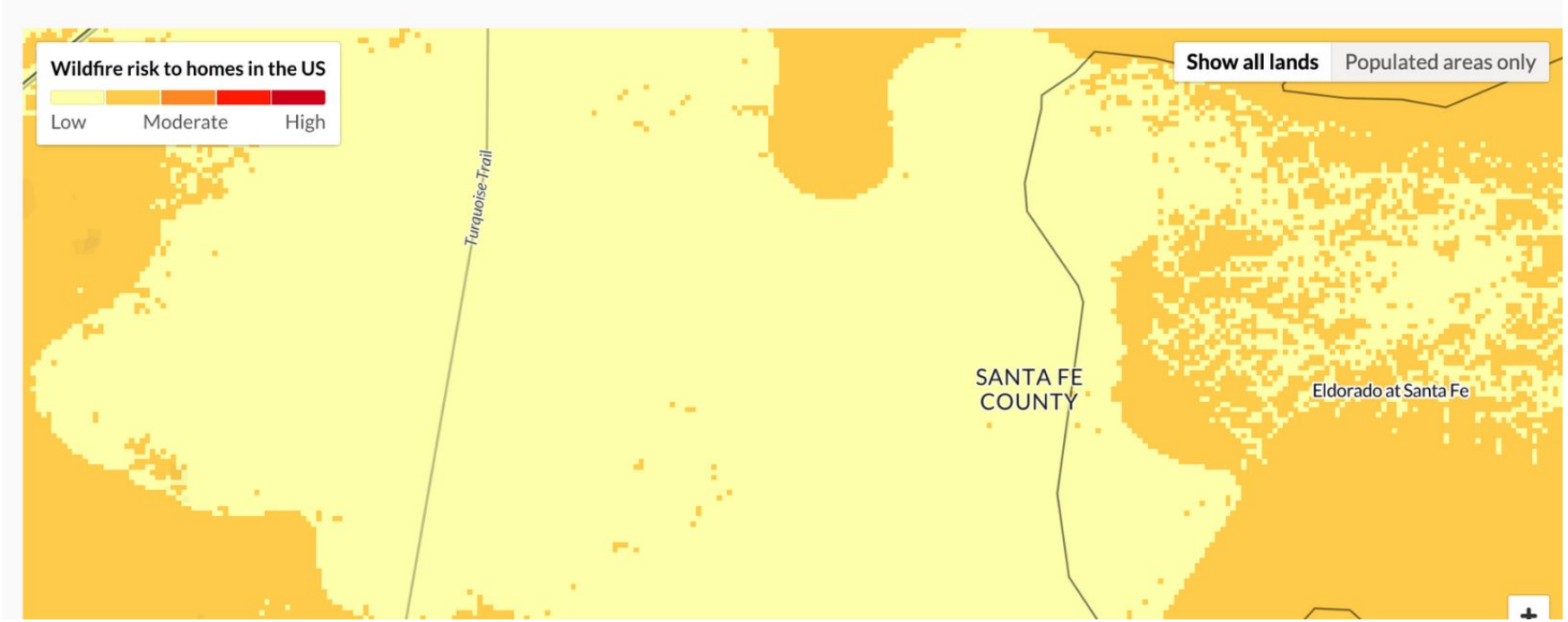
CEC testimony at the December 2024 hearing included notable falsehoods, which affected the outcome

23. Coleman testified that according to wildfirerisk.org, the Eldorado area has a high risk of wildfire, higher than 80 percent of the United States, and he provides the speed at which a wildfire could travel in winds of eight miles per hour as one mile in 26 minutes; if the wind speed were 16 miles an hour, it would cover a mile in 13 minutes. He describes a possible fire as affecting Rancho Viejo, San Marcos, Eldorado and perhaps even into the City of Santa Fe together with the toxic emissions and damage of PFAS groundwater contamination by efforts to suppress the fire. (Tr 45)

Yes, a high risk for our mountain neighbors



… but a closer look tells a different story



Warren Thompson
Land Owner, Manager
Rancho Viejo Partnership, LLC

Transfer of Development Rights

Landowner working with County on a TDR or surrounding parcels

- 828-acre project property (blue boundary)
- Proposed 5,706-acre TDR Sending area (yellow)

Application filed with Santa Fe County 11_26_2024

- Removes more than 6,780 acres from development or approximately 332 homes and allowable ADUs, representing an additional 332 hundred units.
- Eliminates extensive infrastructure (roads, electric, water), private fencing, night-time lighting, wildlife encroachment, and traffic impacts.
- Protects the majority of the view shed along SR 14 towards the Sangre de Cristo mountains. And provides an open space buffer for the communities and Eldorado and San Marcos.

Plat	date	Recording	Instrument #	# meters	Water / lot	Total water Required	Average 5 year use	Affordable units	Undeveloped Affordable water
The Village at Rancho Viejo, Unit 1	7/1/98	Book 389 & 390 Page 049-008	1031.147	133	0.25	33.25	23.45781	25	6.25
College Heights Phase 1	8/13/99	Book 352 page 002, replat bk 422 pg 005-007	1086.128	21	0.25	5.25	4.233706		
The Village at Rancho Viejo, Unit 2	6/4/99	Book 415 Pages 029-037	1077.363	139	0.25	34.75	24.44303	25	6.25
Village At Rancho Viejo Tract G	12/6/00	Book 461 050, 462 001	1138.389	27	0.25	6.75	3.307372		
Village At Rancho Viejo Tract G	5/1/01	Book 472 Pages 024-027	1154.291	Included above					
Village Center	12/8/04	Book 575 pages 017-020	1357.813	35	0.20	7.00	3.64657		
				355		87.00	59.088488	50	12.5
Windmill Ridge Unit 1	11/17/00	Book 460 Page 29-36	1136.576	184	0.25	46.00	31.74697	28	7
Windmill Ridge Unit 2	9/11/02	Book 511 Pages 31-38	1223.246	136	0.25	34.00	20.41222	21	5.25
Windmill Ridge Unit 3	2/25/04	Book 553 Pages 023-038	1315.322	156	0.20	31.20	23.59102	25	5
Windmill Ridge Unit 4	3/31/05	Book 584 Pages 11-20	1373.652	266	0.20	53.20	37.49829	41	8.2
				742		164.40	113.2485	115	25.45
La Entrada 456 lots originally	12/9/06	Book 643, pages 009-024	1463.940	404	0.20	80.80	31.18158	60.6	12.12
166 lots to be developed in phases			Total lots	1501		332.20	203.52	225.6	50.07
					Afffordable water crec	45.12			

First Amended Iinitial Customer Contract	168
Terrell	11
BDD	179
Tierra del Sol/TM Golf	60
Edeal	104.90763
Wagner	292.005
	456.91263
Total	635.91263
used	(332.20)
credit for affordable houses	45.12
available	348.83

Actual use / meter 0.135588653

Water allocated	
Actual 5 year use	203.52
Overallacition	128.68
Affordable water	45.12
Excess water	173.80

This image of data to support the TDR discussion will be a handout