Adequate Public Facilities & Services Assessment for the Rancho Viejo Solar Project in Santa Fe County, New Mexico

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PREPARED BY

Rancho Viejo Solar, LLC

ADEQUATE PUBLIC FACILITIES ASSESSMENT FOR THE RANCHO VIEJO SOLAR PROJECT IN SANTA FE COUNTY, NEW MEXICO

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ADEQUATE PUBLIC FACILITIES & SERVICES ASSESSMENT

Rancho Viejo Solar, LLC (Rancho Viejo), is proposing to build the Rancho Viejo Solar Project (Project). The Project would include an approximate 800-acre solar facility, 2-acre collector substation, 4-acre battery energy storage system (BESS), 2.3-mile generation tie-in line (gen-tie), and 1.4-mile access road, on private land in Santa Fe County, New Mexico (Figure 1.1). The Project would be approximately 1 mile south of Santa Fe city limits and approximately 4.2 miles east of La Cienega. The Project would generate 96 megawatts (MW), and would include 48 MW BESS, for storage and delivery of renewable solar energy to customers throughout New Mexico. The energy supplied by the solar facility is intended to replace part of PNM Public Service Company of New Mexico (PNM) fossil-based assets.

This Adequate Public Facilities & Services Assessment (APFA) was prepared to support Rancho Viejo's Conditional Use Permit (CUP) application to Santa Fe County for compliance with Santa Fe County's Sustainable Land Development Code (SLDC), which was adopted in Ordinance 2016-9 on December 13, 2016. The 2016 SLDC governs land use and development throughout the unincorporated areas of the county. The 2016 SLDC contains the regulations that a property owner must follow when building or remodeling a structure. Santa Fe County's Technical Advisory Committee (TAC) letter for the Project (dated March 29, 2022) specified that an APFA is required and is to be included with the CUP application. Santa Fe County's CUP Submittal Checklist identifies the AFPA would be prepared per Section 6.1.2.2 and 6.4 of the SLDC. The intent of this APFA is to fulfill the requirements of the TAC letter and the CUP Submittal Checklist.

The Project would be located entirely on private land to be leased by Rancho Viejo and located in Sections 2–9, Township 15 North, Range 9 East (Figure 1.1), on Parcel Numbers: 910008950, 992220715, 910008952, and 99309984. Note that a portion of the proposed access road is an unplatted area not covered by the Public Land Survey System.

This APFA includes an assessment of Santa Fe County public facilities and services to the anticipated demand that may result from development of the Project, as specified in Section 6.4 of the SLDC.

Roads

Access to and from the solar facility will be in conformance with NM State Highway access permit standards. The property currently has an existing gated access point on NM 14 approximately 350 feet north of the existing Turquoise Trail Charter School. This entry will be improved to facilitate traffic for the construction of the solar facility and the ongoing operations and maintenance. No additional public road construction is planned.

Bohannan Huston submitted a Site Threshold Analysis (STA) to NMDOT District 5, in anticipation of obtaining the new NMDOT Access Permit. The STA examined existing roadway volumes and anticipated site trip generation for the purpose of determining if additional analyses are required as defined by the District Traffic Engineer. Per the STA, NM 14, at Milepost 41.5, has a Roadway ADT of 5,841. Based on the State Access Management Manual (SAMM) a TIA is required for developments that generate 100 or more peak hour total trips. Based on an analysis of the projects trip generation both during the temporary 12-month construction period and ongoing operations and maintenance, Bohannan Huston has determined that additional traffic impact studies (TIA) are not warranted per the SAMM.

On October 25, 2022, NMDOT accepted the STA as submitted and requested application for a NMDOT Access Permit. On December 19, 2022, NMDOT Environmental Design Division provided environmental clearance of the application. On January 18, 2023, the NMDOT Drainage Design Bureau provided acceptance of the application. At the time of the CUP application submittal, the NMDOT

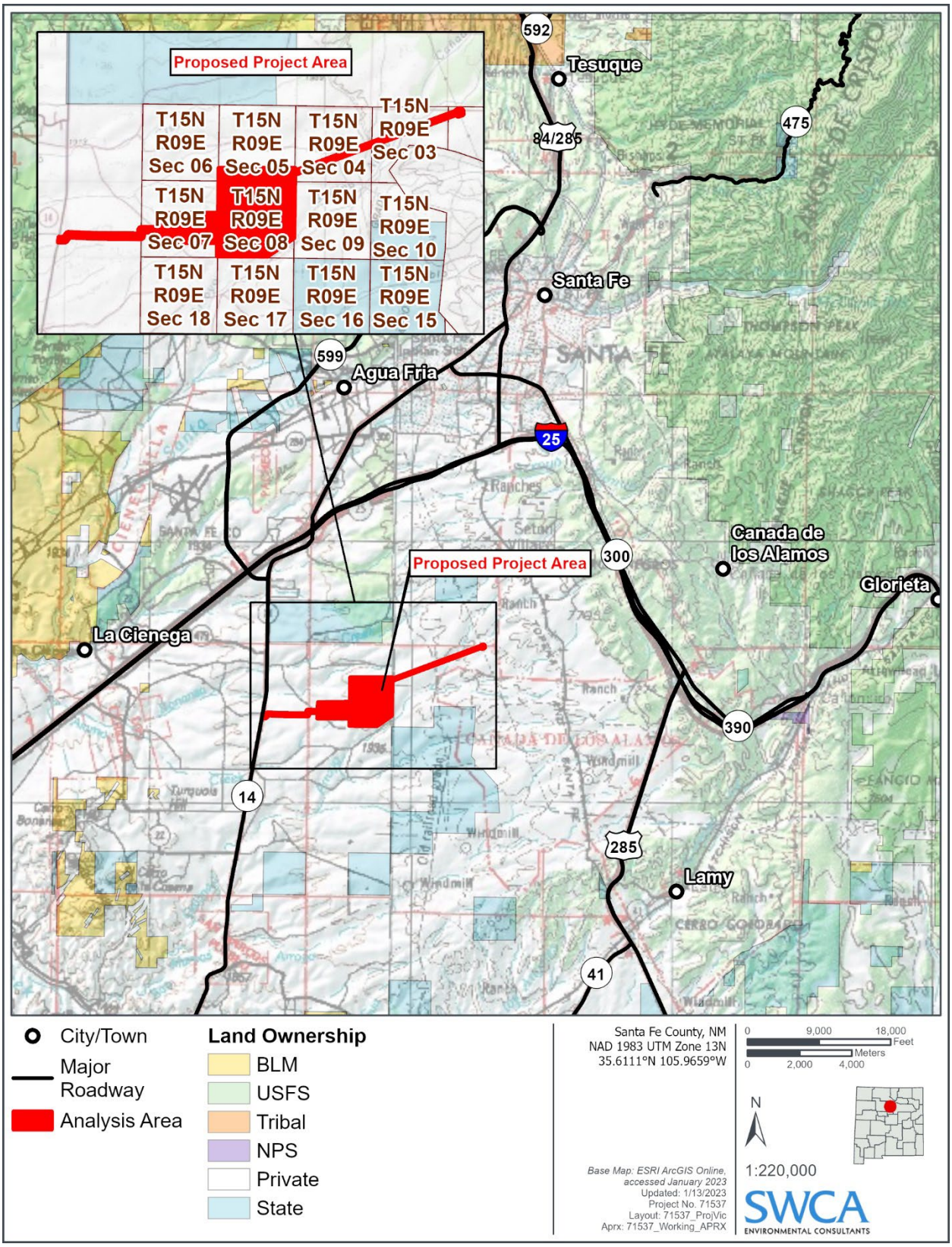

Figure 1.1. Vicinity Map.

Access Permit, having received environmental clearance and drainage acceptance, has been provided to the NMDOT District 5 Traffic Engineer for District Approval.

Specifics of the project's trip generation include:

Construction Phase

- Temporary (12-month period) beginning early in 2024.
- Construction is anticipated to require a maximum of 190 workers on-site per day. The personnel will be local workforce and they will be encouraged to carpool to the site each day.
- Construction staff will be on-site between 7 AM to 4 PM Monday through Friday.

Operations & Maintenance

- The site will be self-sustaining with no permanent employees on-site;
- Employees will visit the site monthly to conduct operations and maintenance activities. No more than 4 workers will be on-site at any given time.
- As a result, the number of employee vehicle trips generated by the site during typical operations is considered negligible.

In summary, this project will have higher traffic volume during construction but ultimately have exceptionally low traffic generations once operational.

Fire, Law Enforcement, and Emergency Response Services

The Project has been designed to comply and conform with the New Mexico Fire Code (or other applicable fire code as established by NMAC 10.25.5.8), and the Santa Fe County Fire Code. The Project does not impede the attainment of ISO 7/9 emergency response for fire vehicles and facilities. The Project does not include the addition of residences and would not require additional need for sheriff vehicles and/or sheriff facilities.

The project has been designed to include inside turning radii of 28 feet and gates will be equipped with emergency unlocking/opening systems (Knocks Box), per the fire marshal comments on the TAC letter. In addition, AES is working with appropriate third parties to provide safety and fire management training for fire departments located within the vicinity of the project. This training will occur prior to the completion and energization of the facility. The training will also include "train the trainer" sessions for future emergency response teams.

Water

The Project does not include the addition of residences. Rancho Viejo Solar will not require a permanent water supply. Construction water will be required for controlling dust, mixing concrete and washing/cleaning. Construction water will be transported to the site. Periodic cleaning of the panels (4 times/year) may also be required during operation, and will be transported for this purpose.

Water for construction would be approximately 100 to 150 acre-feet over a 12-month construction period. Long term water uses would be approximately 2 to 3 acre-feet per year and would be associated with

periodic panel washing, which would occur approximately once per quarter. Water would be sourced from third-party providers and would be trucked to the site.

Sewer

The Project does not include the addition of residences. Portable toilets would be used during construction. Once constructed, the Project will have no permanent water or sewer facilities.

Community Parks, Recreation Areas, and Trails

The Project does not include the addition of residences. Per SLDC Table 12-1, there are no requirements for parks, trails, trailheads, and open space non-residential uses. The Project represents one of the most minimally adverse impacts for a use in the Rural Fringe Zone District (RUR-F), in that it will not result in an increased burden on schools, police protection, community parks, recreation areas, and trails. Community parks, recreation areas, and trails are available, accessible and adequate to serve the proposed use.

Existing Deficiencies

The Project will not degrade the County's adopted LOS. Moreover, the Project will not be detrimental to other properties in the area, their use, or improvements upon them, or the character of the surrounding area, as documented in the Environmental Impact Report completed for the Project. Moreover, the Project will not contribute to existing deficiencies of public facilities in Santa Fe County.

Future Available Capacity

This project will not be detrimental to the use or development of adjacent land, and in fact is entirely harmonious with its rural agricultural character. The Rancho Viejo Solar project is a static, non-obtrusive, use of land that will not overcrowd the land nor cause undue concentration of population. The facility will be unmanned, monitored remotely and not change any of the existing population patterns. Moreover, it will not impact the future available capacity of public facilities in Santa Fe County, including traffic and emergency response standards, and water and sewer services.

Mitigation

Transportation Network Measures

Mitigation measures related to roads that would be implemented to avoid and minimize transportation related impacts as part of the Project include the following:

- The applicable permits needed to transport equipment and materials will be obtained from the County.
- Construction speed limits will be established.
- Proper construction techniques and best management practices will be employed to minimize impacts to local roads.

Congestion Management Measures

The Project is located in an area with low existing traffic levels. The Project would result in a short-term increase in traffic on the local roads during the construction phase, with a negligible increase during operations and maintenance. Mitigations are proposed during construction to minimize impacts to the routes that will be utilized. Direct impacts to existing traffic levels would occur from the proposed Project for a temporary period of approximately 12 months. Foreseeable actions near the Project area have not been identified that would be expected to significantly increase traffic levels. Therefore, there is minimal potential for the Proposed Action, in conjunction with other identified development in the immediate Project area, to cumulatively affect traffic levels for the area.

Construction Storm Water Best Management Practices

During construction, a Storm Water Pollution Prevention Plan (SWPPP) would be developed and implemented, which would meet the construction stormwater discharge permit requirements of the New Mexico Environmental Department (NMED) Surface Water Quality Bureau. The SWPPP would include several measures to control runoff and to reduce erosion and sedimentation at construction sites. Stormwater best management practices (BMPs) included in the SWPPP would be used during construction to reduce potential impacts from erosion, sedimentation, and turbidity in surface waters during construction. BMPs would generally include the placement of silt fences and/or straw wattles along the downgradient perimeter of the project to minimize stormwater sedimentation from leaving the site, and minimizing grading and vegetation removal, and limit surface disturbance during construction to the time just before solar module support structure installation.

Construction Air Quality Management

While an air quality permit is not required for the Project, construction activities are governed by the applicable rules and regulations of the NMED Air Quality Bureau rules for fugitive dust emissions from construction activities and clearing of land. These include reasonable precautions to prevent dust from becoming airborne, including 1) using water or chemicals to control dust where possible, 2) covering open-bodied trucks at all times while transporting materials likely to produce airborne dusts, 3) establishing vehicle speed controls, 4) installing wind fences, and 5) promptly removing earth or material from paved streets. In addition to the dust management strategies listed above, Rancho Viejo would implement protection measures to reduce emissions from construction vehicles and equipment by decreasing idling time and maintaining equipment properly. Only minimal, short-term emissions would be expected from equipment use and fugitive dust from access road travel during the operations and maintenance phase, which consist of a small crew accessing the site once every quarter for visual inspections and routine maintenance actions.