



Conditional Use Permit
Application Written Report for the
Rancho Viejo Solar Project in Santa
Fe County, New Mexico

JANUARY 2023

PREPARED BY

Rancho Viejo Solar, LLC

**CONDITIONAL USE PERMIT APPLICATION
WRITTEN REPORT FOR THE
RANCHO VIEJO SOLAR PROJECT
IN SANTA FE COUNTY, NEW MEXICO**

Prepared by

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1 INTRODUCTION

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 (analysis area) (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 Written Report 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 CUP Submittal Checklist specifies a Written Report, addressing Design Standards outlined in Chapter 7 and the Overlay Districts of the SLDC, be included with the CUP application submittal. The purpose of this Written Report is to fulfill the requirements of the CUP Submittal Checklist.

Because the solar facility's capacity would be less than 300 MW, this Project is not subject to location approval from the New Mexico Public Regulation Commission (Commission). Location approval is required when a transmission line has a capacity of 230 or more kilovolts (kV) and is associated with a power plant that requires the Commission's location approval for new generation of 300 or more MW (6293.B New Mexico Statutes Annotated [NMSA] 1978). In addition, the right-of-way width for the generation tie line, once fully designed, would not exceed the 100-foot-wide threshold for transmission line oversight by the Commission.

1.1 Project Location

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. Parcel's 910008952 and 99309984 are included as they contain portions of the Project's access road and gen-tie easement. Parcel 992220715 references the underlying grazing lease.

1.1.1 *Applicant or Authorized Representative*

Rancho Viejo Solar LLC
AES Clean Energy Development, LLC
282 Century Place, Suite 2000
Louisville CO 80027
Attn: Jonathan Moore Sr. Project Developer / (303) 324-2346

1.1.2 *Property Owner*

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

1.2 Decision to be Made

Rancho Viejo is applying to Santa Fe County for CUP approval of the proposed Project as is required under the 2016 SLDC. This Written Report will facilitate Santa Fe County Planning Commission's review of the application. Under the 2016 SLDC, the Santa Fe County Planning Commission shall approve application for the location of the proposed Project unless it finds the location will unduly impair important environmental values.

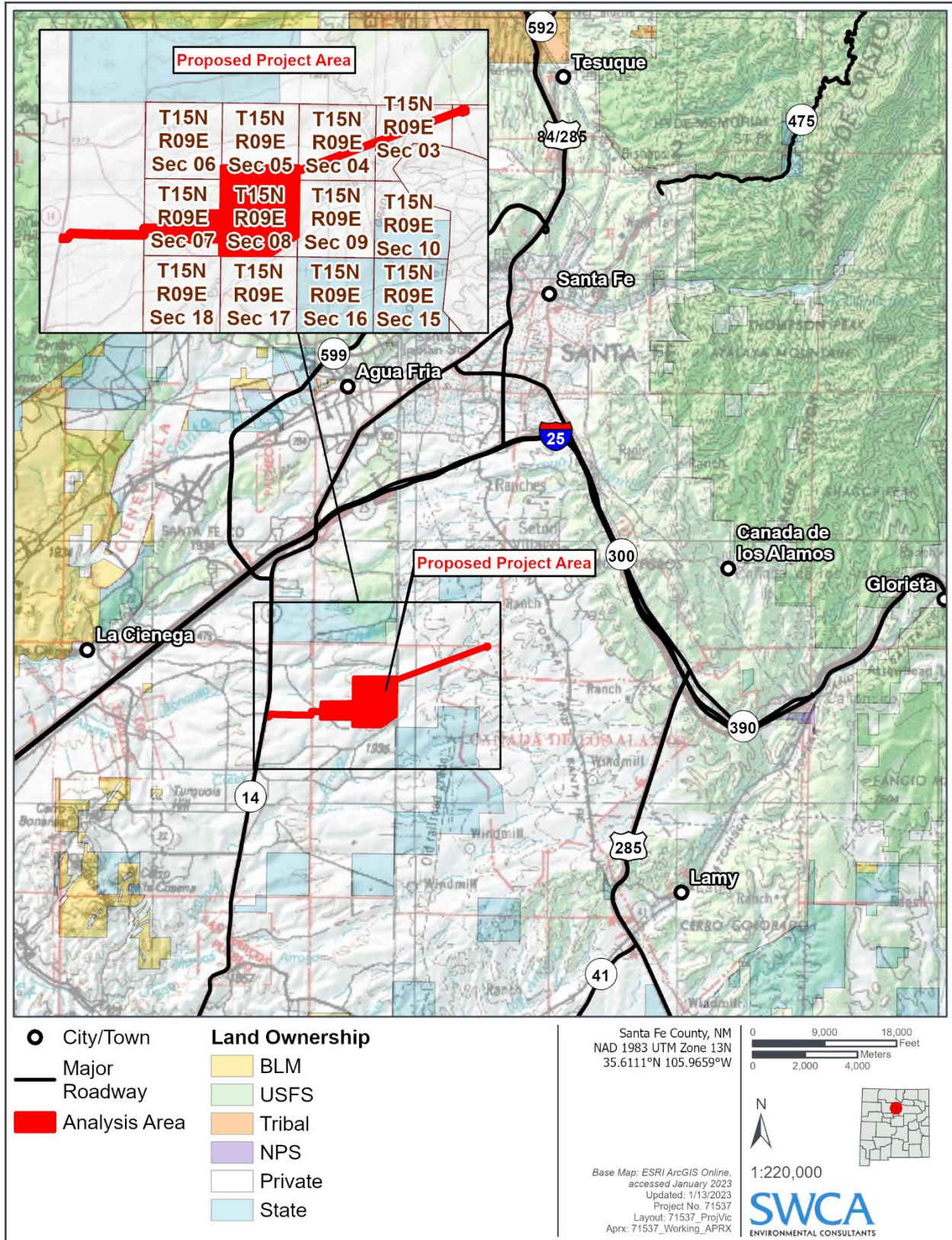


Figure 1.1. Vicinity Map.

2 DESIGN STANDARDS

2.1 Chapter 7

Rancho Viejo Solar LLC has reviewed the Sustainable Design Standards and, where applicable, has incorporated them into the Project's detailed site development plan. The final Project placement, design and engineering will comply with the below listed Conditional Use Permit (CUP) – Design Standards outlined in Chapter 7 of the SLDC, where applicable.

- 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
- 7.26 - Infrastructure and Right-of-Way Improvements

Section 3, Site Development Considerations, provides additional details specific to Sustainable Design Standards to be addressed in the Written Report, as specified in Santa Fe County's CUP Submittal Checklist.

2.2 Overlay Districts

The project site is within the Rural Fringe (RUR-F) zoning district and the gen-tie corridor extends into the Community College District (CCD) for approximately 1 mile. The point of access is off NM 14 and portions of the access road fall within the Turquoise Trail Environmental and Resource Protection Overlay Zone.

The RUR-F zone accommodates primarily large lot residential, ecotourism, equestrian uses and renewable resource-based activities, seeking a balance between conservation, environmental protection and reasonable opportunity for development. Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas. Per Appendix B of the SLDC, commercial solar energy production facilities are permitted within the RUR-F zoning district only after review and approval of a Conditional Use Permit.

2.3 Studies Reports and Assessments

The following studies, reports, and assessments (SRAs) have been completed, as specified by the project Technical Advisory Committee (TAC) meeting letter dated March 23, 2022, and are included herein as Enclosures.

- Environmental Impact Report
- Adequate Public Facilities & Services Assessment
- Site Thresholds Analysis

2.4 Conditional Use Permit Criteria (Section 4.9.6.5)

The proposed project complies with the purpose and intent of the 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 designed and implemented to not adversely impact the health, safety and welfare of the surrounding 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 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.

Bohannon 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, Bohannon Huston has determined that additional traffic impact studies (TIA) are not warranted per the SAMM. Specifics of the project's trip generation include:

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

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.

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 has been working 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;

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.

5. interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;

As compared to the permitted uses in the Rural Fringe Zone District (RUR-F), this project will provide a net positive impact to Santa Fe County services such as schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements. In terms of water and sewer requirements,

- Rancho Viejo Solar will not require a permanent water supply. 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.
- Portable toilets would be used during construction. Once constructed, the project will have no permanent water or sewer facilities.

6. interfere with adequate light and air;

Lighting – Any required lighting will be downcast, and comply with the lighting standards outlined in Section 7.8 of the SLDC. This project will not impact the County’s night sky ordinance.

Air – 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.

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

The project site is within the Rural Fringe (RUR-F) zoning district and the gen-tie corridor extends into the Community College District (CCD) for approximately 1 mile.

The RUR-F zone accommodates primarily large lot residential, ecotourism, equestrian uses and renewable resource-based activities, seeking a balance between conservation, environmental protection and reasonable opportunity for development. Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas. Per Appendix B of the SLDC, commercial solar energy production facilities are permitted within the RUR-F zoning district only after review and approval of a Conditional Use Permit.

3 SITE DEVELOPMENT CONSIDERATIONS

3.1 Access and Easements (Section 7.4, SLDC)

The Project has been designed to comply and conform with applicable access and easement requirements.

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.

The Site Threshold Analysis completed for the project included an analysis of the State Access Management Manual (SAMM) to determine if any criteria would be met based on requirements by the NMDOT. Criteria for deceleration lanes was validated with a design speed of 55 mph as is posted in the project area. Table 17.B-3 indicates that on a rural two-lane highway such as NM 14 in the project area, a left turn volume of 20 vehicles per hour requires a left turn deceleration lane.

The assessment for the operations of the site indicated a left turn deceleration lane is not warranted due to the small volume that will be traveling to the site. This assessment was also conducted for the site during construction, where a left turn deceleration lane is warranted due to the high volume of construction vehicles accessing the site. Since these traffic volumes will only be applicable during construction the project team believes that these deceleration lanes should not be implemented.

3.2 Fire Protection Plan (Section 7.5, SLDC)

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 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.

A Hazard Mitigation Analysis (HMA) will be performed as part of the detailed engineering process. This HMA will include site and product specific fire risk assessment and a first responder plan. Local first responders will have access to these reports. AES will provide on-site and in-person training to the local responders prior to commercial operation of the system. There are no special materials required to respond to a fire event for the containerized BESS units. Only standard water application to the adjacent BESS containers is required and this is only in the case where all internal fire suppression systems may fail. All information required by the first responders will be included in the first responder plan part of the HMA.

If a battery fire is initiated, the enclosures planned for this site would release fire suppressant in large concentrations directly into the initiating cell, removing heat and preventing thermal runaway throughout the enclosure. UL 9540 certification addresses safety and requires UL 9540a test results to be available for review. The UL 9540a tests of this system indicate adequate prevention of thermal runaway. The AES Energy Storage solution will achieve UL 9540 certification prior to site commercial operation.

3.3 Landscape and Buffering (Section 7.6, SLDC)

The project site will have a minimum 1,000-foot set-back from any adjacent property line. Landscaping is not proposed as part of the project.

3.4 Fences and Walls (Section 7.7, SLDC)

The entire perimeter of the solar project will be securely fenced with standard agricultural woven wire fencing and wooden posts and will have a maximum height of approximately 8 feet. The project collector substation, BESS, and entry gate may be fenced with chain link for added security.

3.5 Lighting (Section 7.8, SLDC)

It is anticipated there will be motion sensor, downcast shaded security lighting at the access gate, battery storage and substation location, and solar pads. Lighting will be downcast shaded, per the state and local ordinance. Downcast lighting protects the ability to view the night sky by restricting unnecessary upward projection of light.

3.6 Signs (Section 7.9, SLDC)

Signs are generally not part of the proposed project. A small facility identification sign may be posted at the project entry gate.

3.7 Parking and Loading (Section 7.10, SLDC)

Worker parking during construction would be limited to designated parking areas within the project boundary. It is anticipated that the duration of construction would be approximately 9 to 12 months. Typical construction work schedules are expected to be from 7:00 a.m. to 7:00 p.m., Monday through Friday, with the potential for work to occur from 7:00 a.m. to 7:00 p.m. on Saturday. Work on the gen-tie may occur at night to minimize outages. In addition, certain activities, such as concrete pours, may occur outside of the specified hours when heat conditions are conducive to the activity. Material delivery would generally occur during specified construction work hours.

3.8 Road Design Standards/Plan & Profile (Section 7.11, SLDC)

Rancho Viejo will use existing state roads (NM 14) to access the general area. No additional public road construction is planned. To the extent practical, the private all-weather access road, which will traverse east from NM 14 to the project site, will be composed of compacted earth and will provide private ingress and egress access routes to project facilities, including downline gen-tie access. Where needed, additional compacted earth access roads will be developed to access solar panels, the project substation and BESS, and temporary laydown areas. This private project access road will be acquired as part of the lease. Approximately, 6 to 10 miles of private access road is estimated. Overland travel may also be used during construction.

3.9 Utilities (Section 7.12, SLDC)

The project 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. Project operation does not require natural gas, sewage disposal or a wastewater treatment system. Operational electrical needs will be provided to the facility via utility back feed.

3.10 Water Supply, Wastewater and Water Conservation (Section 7.13, SLDC)

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.

Portable toilets would be used during construction. Once constructed, the project will have no permanent water or sewer facilities.

3.11 Energy Efficiency – Nonresidential Structures (Section 7.14, SLDC)

Once in operation, the facility is unmanned, producing energy from sun rise to sunset, seven days a week.

3.12 Open Space (Section 7.15, SLDC)

The project will be located on land that is zoned as Rural Fringe (RUR-F) and is outside of designated open space areas.

3.13 Protection of Historic and Archaeological Resources (Section 7.16, SLDC)

SWCA Environmental Consultants (SWCA) was contracted to conduct an intensive, pedestrian cultural resources inventory of all land within the proposed project area. This cultural resources survey and report was completed to support Rancho Viejo's application to Santa Fe County for compliance with the SLDC. This survey resulted in the recording of 15 archaeological sites. Consultation with the State Historic Preservation Officer (SHPO) after the cultural resource survey determined that 13 of these sites are not eligible to the National Register of Historic Places (NRHP) and two of these sites are of undetermined eligibility. Sites of undetermined eligibility should be treated as eligible pending further testing and investigation. Rather than proceed with testing of these sites, Rancho Viejo has designed the project to avoid these resources by at least 100 feet. In this respect, SHPO concurrence has been obtained by virtue of resource avoidance. The project will have no effects to any historic resources.

3.14 Terrain Management (Section 7.17, SLDC)

Given the rural nature of the project site, and the project's lack of impervious surfaces, minimal storm drainage installations. The project has been sited to avoid existing drainages. 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.

3.15 Flood Prevention and Flood Control (Section 7.18, SLDC)

Bohannon Huston completed a Hydrologic and Hydraulic (H&H) Study of the project site to estimate existing condition flow depths, flow velocities, and scour potential for 10-year, 100-year-, and 500-year storm events. The H&H Study results indicate that flow depths, flow velocities, and scour that are significant enough to impact the layout of proposed solar improvements are generally limited to three unnamed arroyos that flow from east to west through the Rancho Viejo Solar site. Following completion of the H&H Study the project design was refined to avoid placement of solar arrays within the unnamed arroyos.

With the exception of approximately 0.5 acre of the proposed gen-tie corridor (an overhead transmission line), the project avoids Zone A floodplain. Zone A floodplains are defined as areas with a 1% annual chance flood event (FEMA 2022).

3.16 Solid Waste (Section 7.20, SLDC)

Solid waste generated during construction will be transported for disposal by a private contractor at a licensed waste management facility. Solid waste generated during project operation will be minimal and will be disposed of at a licensed waste management facility. At the conclusion of the approximate 30-year life of the project, the facility will be removed and materials will be recycled or disposed of in accordance with federal, state, and local requirements.

3.17 Air Quality and Noise (Section 7.21, SLDC)

Air Quality

Project emissions would be greatest during the construction period, which is estimated to be approximately 9 to 12 months. Equipment use and ground disturbance associated with the facilities would result in a low level of localized emissions of regulated air pollutants, including PM₁₀, PM_{2.5}, during the construction period. 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. Decommissioning emissions would be similar to those emitted during initial construction in character and would be temporary.

Noise

The use of heavy equipment such as hoist cranes, excavators, dozers, and backhoes during construction would elevate ambient noise levels. The type of standard construction equipment proposed typically operate in range of 68 to 90 dBA above ambient noise levels at the source. The solar project area will be located 1,000 feet from adjacent property. Based on noise attenuation, construction equipment noise levels would be expected to dissipate to below background levels (assumed to be 42 dBA) within approximately 0.15 mile to 1.2 miles of the Project area. The closest sensitive noise receptors, 16 residences located approximately 800 feet (0.15 mile) to 1,600 feet (0.3 mile) away, would experience a temporary increase in ambient outdoor noise levels during the 9- to 12-month construction period. Given the distance from the construction equipment, the increase in ambient noise levels at these sensitive noise receptors would attenuate to approximately 60 dBA, or the noise level of an air conditioning unit at 20 feet or normal human speech at 3 feet of distance. Sensitive noise receptors between 1,600 feet (0.3 mile) and 3,200 feet (0.6 mile) away consist of 114 residences and the Turquoise Trail Charter School and would experience a temporary increase in ambient outdoor noise levels, which would attenuate to approximately 48 dBA, or the noise level of light automotive traffic or a quiet office environment. Sensitive noise receptors between 3,200 feet (0.6 mile) and 6,400 feet (1.2 miles) away consist of 262 residences and would experience a temporary increase in ambient outdoor noise levels, which would attenuate to low levels comparable to existing background noise levels.

Once the Rancho Viejo Solar Project is constructed, noise associated with the Project would have a negligible increase in ambient noise levels beyond the immediate Project area and is not anticipated to impact the nearest sensitive receptor.

Decommissioning would require the same equipment as that used during the construction phase. Ambient noise levels would be elevated for a short and temporary period while the facility is broken down.

3.18 Financial Guaranty (Section 7.22, SLDC)

To be provided prior to final plat recording and permit approval and issuance. Per Section 7.22 SLDC.

3.19 Infrastructure and Right-of-Way Dedication (Section 7.26, SLDC)

The proposed 30-foot-wide ingress and egress easement and 100 foot wide overhead electrical easement are private and will not require infrastructure and right-of-way dedication. Said easements shall be surveyed, executed, and recorded by separate instrument.

3.20 Traffic Circulation Plan, including egress and ingress for emergency vehicles

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.

3.21 Elevations

Refer to enclosed Site Development Plan.

3.22 Plan and Profile for on-site water/wastewater

Not applicable. 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.

Portable toilets would be used during construction. Once constructed, the project will have no permanent water or sewer facilities.