

Missing Items from EIR Report (Santa Fe County Sustainable Land Development Code)

- Summary of the consequences of the proposed actions (6.3.3.)
- Resource specific definition of what constitutes a significant impact (6.3.3.1.)
- Summary of areas of potential controversy identified in the pre-application technical advisory committee (TAC) meeting (6.3.3.2.)
- Summary of issues to be resolved including the choice among alternatives and whether or how to mitigate the significant effects (6.3.5.)
- Significance thresholds are not defined in the EIR (6.3.6., 6.3.7., and 6.3.10.)
- A geotechnical investigation and report (6.3.6.)
- Effects and impacts that cannot be alleviated without an alternative design were not identified (6.3.7.)
- An evaluation of irretrievable commitment of resources (6.3.8.)
- An evaluation of climate change (6.3.9.)
- The basis for selecting recommended mitigation measures (6.3.10.2.)
- Performance standards which would mitigate the significant effect of the Project (6.3.10.2.)
- Mitigation measures which may be accomplished in more than one specific way (6.3.10.2.)
- Energy conservation measures (6.3.10.3.)
- Adverse effects and impacts of implementing mitigation measure (6.3.10.4.)
- Description of the rationale for selecting the alternatives (6.3.11.3.)
- Definition of the geographic scope of the area affected by the cumulative effect and impact and a reasonable explanation for the geographic scope utilized (6.3.13.1.)

Partially Addressed Items from EIR Report

- See comments specific to cultural resources (6.3.10.6.)
 - How will avoidance be achieved?
 - Update text to describe SHPO consultation/concurrence
 - Update text to reflect inclusion of tribal monitor(s)
- Range of reasonable alternatives to the project, or to the location (6.3.11.3.)
- No environmentally preferred alternative is identified in the EIR (6.3.11.4.)
- Comments on the No Action Alternative (6.3.11.4.)

- The EIR concluded that under the No Action Alternative, there will be no impacts to resources studied within the project area or surrounding areas because the Proposed Action will not be implemented. However, under No Action other sources of energy would need to be made available which could include solar, wind, fossil fuel, etc. Potential increases in fossil fuel could contribute to climate change.
- Furthermore, because the project area is comprised of privately owned land and the surrounding area is subject to “increasing urbanization” it is reasonable to assume that even if the proposed action is not built, another type of development could occur, resulting in its own set of impacts.
- The discussion of cumulative effects and impacts does not reflect the severity of the effects and impacts and their likelihood of occurrence. (6.3.13.)