



Santa Fe County Planning Commission Hearing

Case # 24-5200

The San Marcos Association

[\[https://thesanmarcosassociation.org/\]](https://thesanmarcosassociation.org/)

Proposed AES Rancho Viejo Solar Project

Conditional Use Permit Application

February 3, 2025



Our Mission

To serve as a trusted resource by listening to community concerns, sharing information, and influencing policy and decisions affecting all of us



The Rancho Viejo Solar Project is a 'Gas or Electric Power Generating Facility'

- Gas or Electric Power Generating Facility [LBCS Structure Code 6400]
 - PROHIBITED in areas zoned Rural Fringe [SLDC Appendix B – Use Matrix]
 - This use includes “solar panel farms” [LBCS Structure Code 6460]
 - Utility Scale per SGMP “>300 kW” [SGMP Section 7.2.3.2, p. 121]
 - Conditional Use Permits (CUP) are not an option



The Rancho Viejo Solar Project is a 'Gas or Electric Power Generating Facility'

SUSTAINABLE LAND DEVELOPMENT CODE

Use	Function	Structure	Activity	Agriculture/ Ranching	Rural	Rural Fringe	Rural Residential	Residential Fringe	Residential Estate	Residential Community	Traditional Community	Commercial Neighborhood	Mixed Use	Commercial General	Industrial General	Industrial Light	Public Institutional	Planned Development	Special Conditions
Septic tank service, repair, and installation business	4346			X	X	X	X	X	X	X	C	C	C	P	P	P	X	P	
Household hazardous waste collection facility				C	C	C	X	X	X	X	C	X	C	C	P	C	X	P	
Hazardous waste storage facility		6340		C	C	X	X	X	X	X	X	X	X	X	C	X	X	P	
Hazardous waste treatment and disposal facility				C	C	X	X	X	X	X	X	X	X	X	C	X	X	P	
Sewage treatment plant and disposal facilities		6350		C	C	C	C	C	C	C	C	X	C	C	C	C	C	P	
Gas or electric power generation facility		6400		C	C	X	X	X	X	X	X	X	X	X	C	C	C	P	
New wireless		6500		C	C	C	C	X	X	X	X	X	C	C	C	C	C	C	

From SLDC Appendix B: Use Matrix, p. 11



The Rancho Viejo Solar Project is **NOT** what the SLDC intended as a ‘Commercial Solar Energy Production Facility’

- “Commercial” defined as “for sale or profit” [SLDC Appendix A]
 - SGMP Renewable Energy Infrastructure should “allow residential and commercial property owners to be able to make renewable energy improvements in an accessible and affordable manner.” [SGMP Section 3.2.5.2, p. 67]
 - This use is Conditional in Rural Fringe (Rural Fringe defined as “suitable for a combination of estate-type residential development, agricultural uses and other compatible uses”) [SLDC §8.6.3.1]
 - Of “neighborhood” scale



Rancho Viejo Solar Project is NOT a 'Commercial Solar Energy Production Facility'

Use	2016 SMD RUR	SLDC RUR	2020 SMD RUR	2016 SMD RUR-F	SLDC RUR-F	2020 SMD RUR-F	2016 SMD RUR-F	SLDC RUR-R	2020 SMD RUR-F	2016 SMD CN	SLDC CN	2020 SMD CN	SM 2019 Plan Language Notes
Residential													
Commercial solar energy production facility	X	C	P	X	C	P	X	X	P	X	C	C	Action 4.2.1 Create development standards for the siting and installation of Neighborhood-Scale renewable energy production facilities
Geothermal production facility	X	C	C	X	C	C	X	X	C	X	X	X	Action 4.2.1 Create development standards for the siting and installation of Neighborhood-Scale renewable energy production facilities
Large scale wind facility	X	C	C	X	C	C	X	C	C	X	C	C	Action 4.2.1 Create development standards for the siting and installation of Neighborhood-Scale renewable energy production facilities
Small scale wind facility		A	P		A	P		A	P		A	A	Action 4.2.1 Create development standards for the siting and installation of Neighborhood-Scale renewable energy production facilities

Figure 1: Sections of Worksheet provided by County staff to guide discussion when revising the San Marcos Planning District Use Matrix in 2020
Portions of page 1 (to show header) and page 8 (containing the Commercial solar energy production facility line) are combined.



SMA Rancho Viejo Solar Survey

Where do you live?

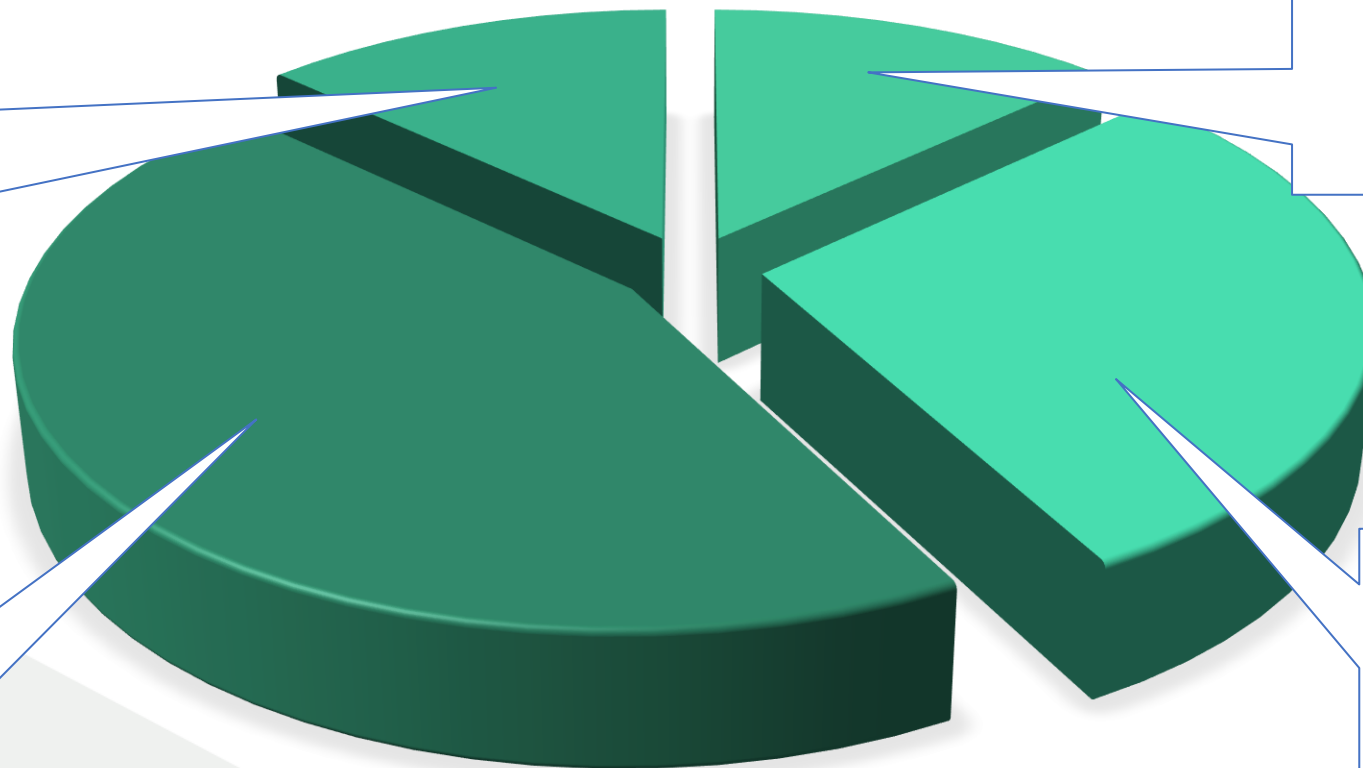
Elsewhere in SF
County
13%
37

Outside SMA /
Near Development
45%
125

Rancho San Marcos
13%
36

Total SMA = 42%
118

Elsewhere in
SMA
29%
82

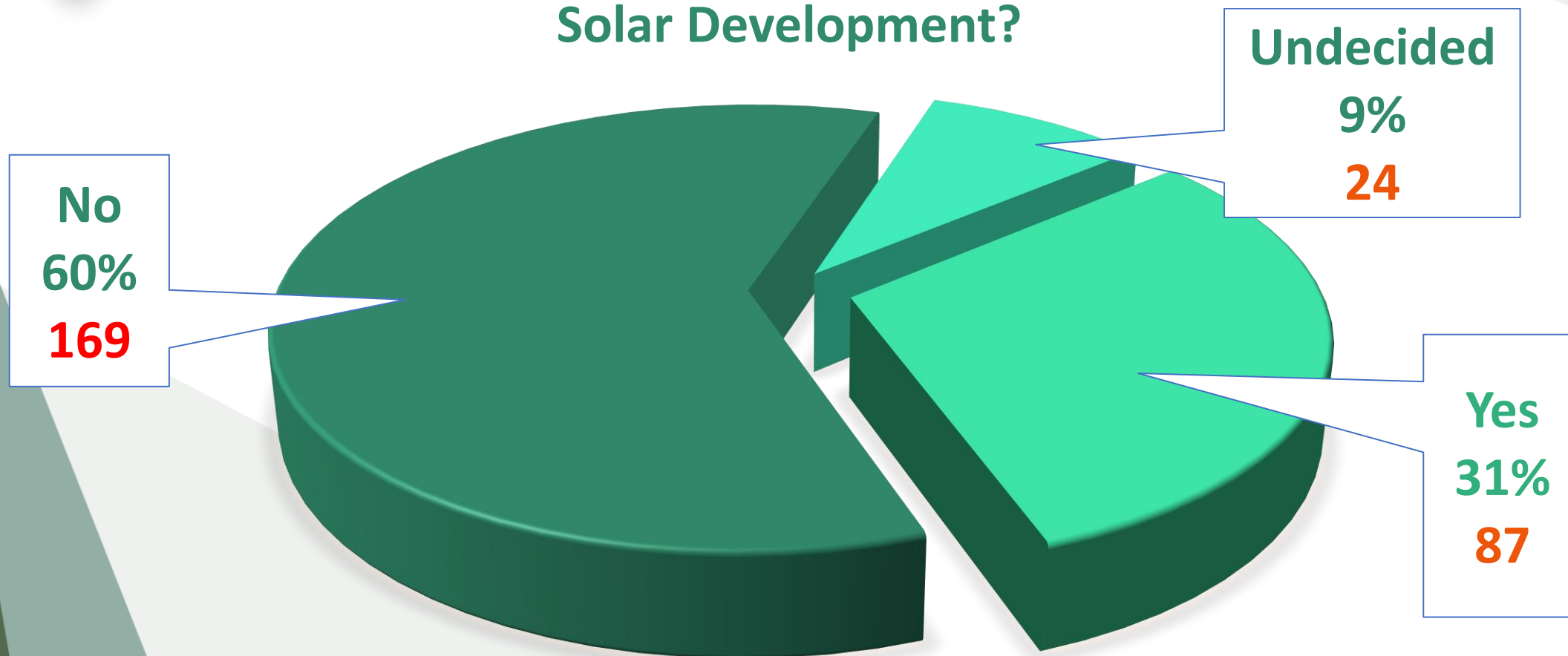


280 Total Respondents



SMA Rancho Viejo Solar Survey

Are you in favor of the Rancho Viejo
Solar Development?

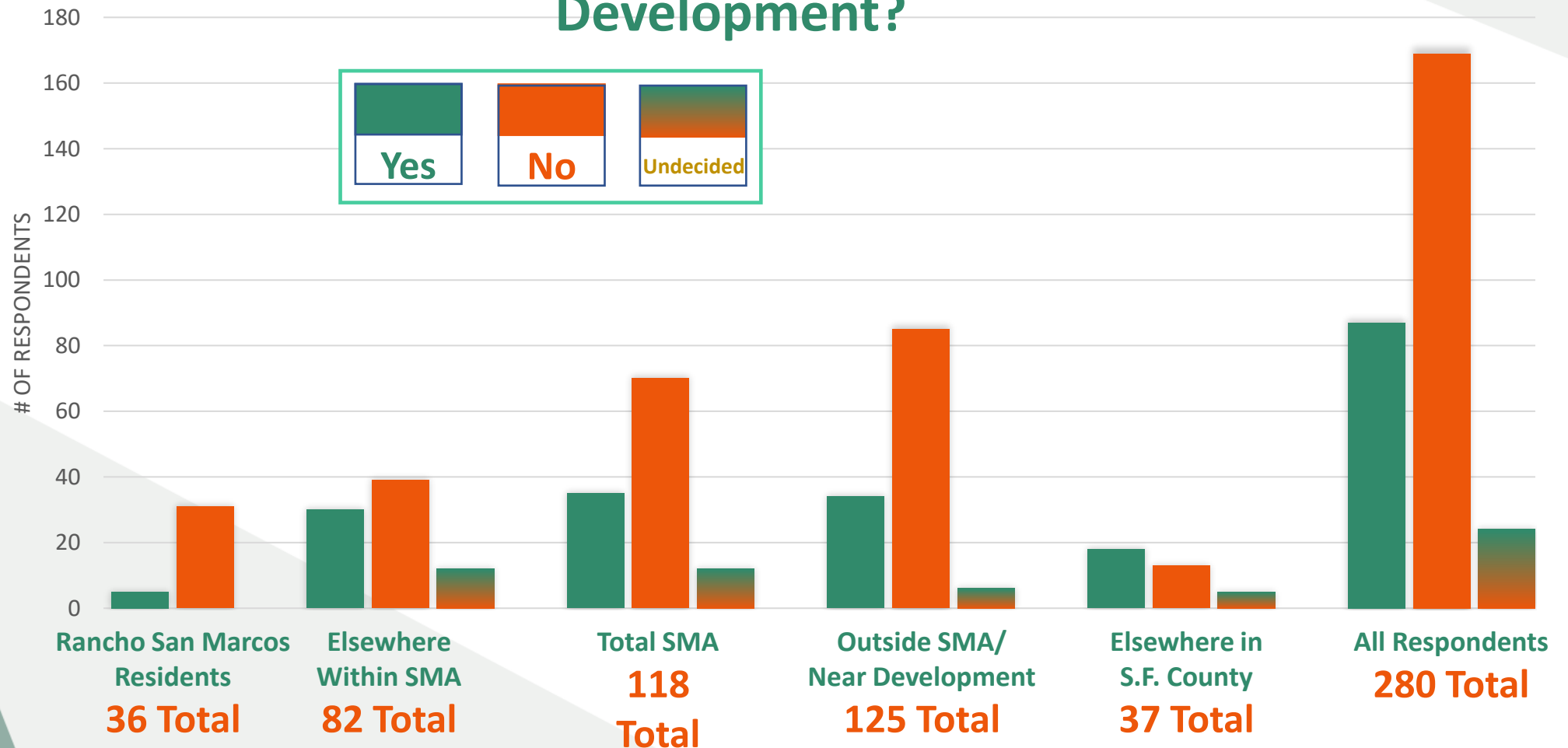


280 Total Respondents



SMA Rancho Viejo Solar Survey

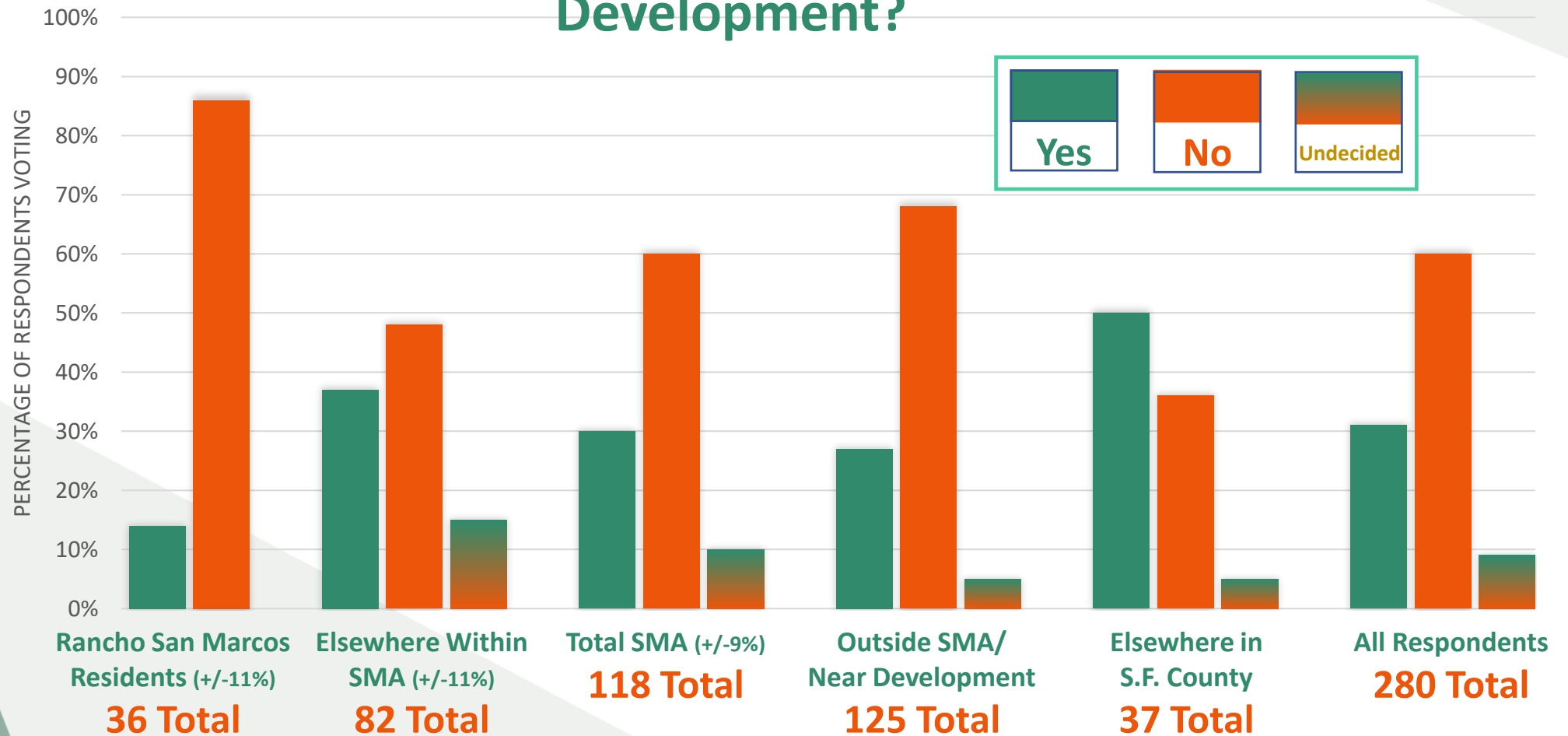
Are you in favor of the Rancho Viejo Solar Development?





SMA Rancho Viejo Solar Survey

Are you in favor of the Rancho Viejo Solar Development?





SMA Rancho Viejo Solar Survey

% of Those Who Oppose
(169)

It's too close to residential areas

It poses too big a fire risk

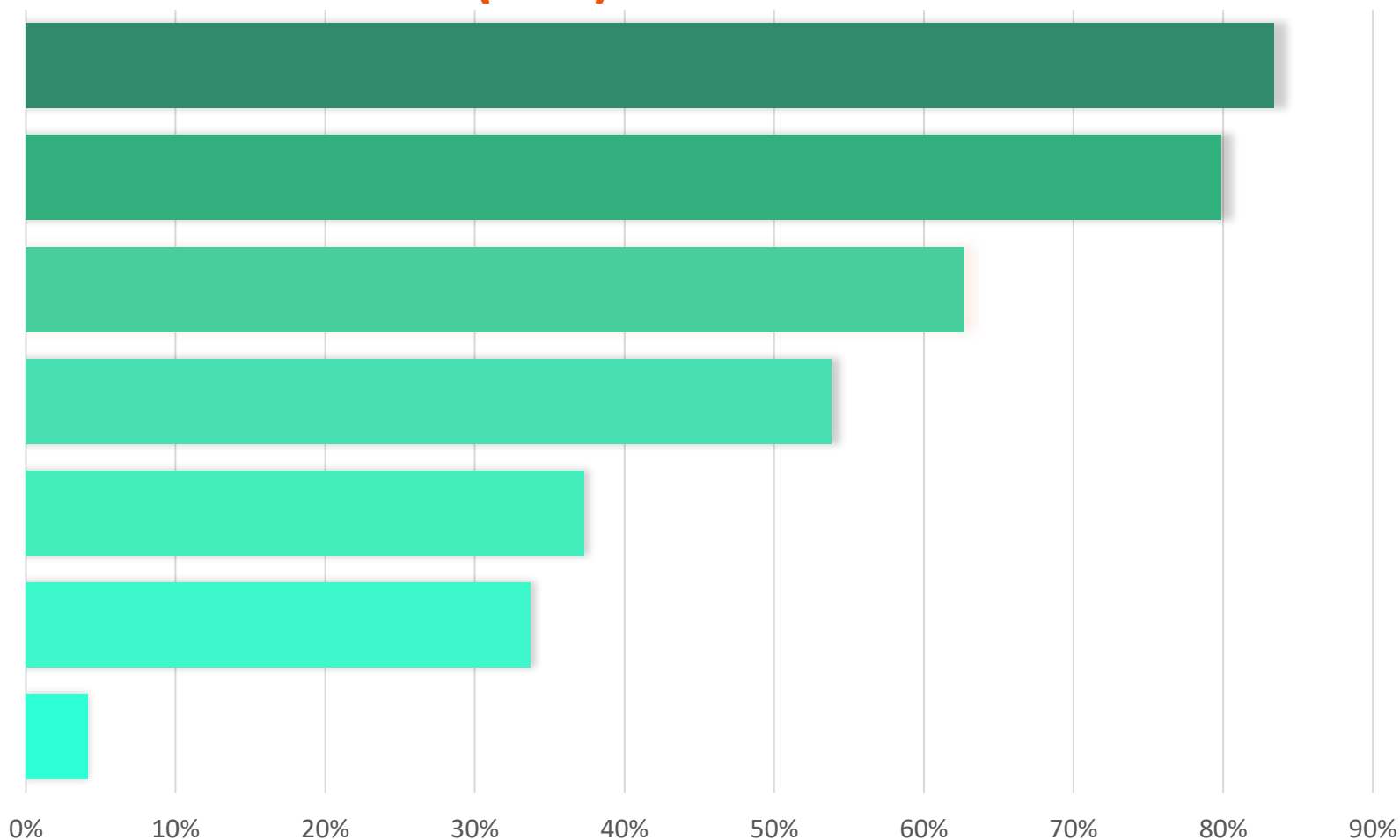
It could endanger wildlife

This project does not preserve
the character of our community

The area covered is too big

It will be too visible

I'm opposed to solar energy



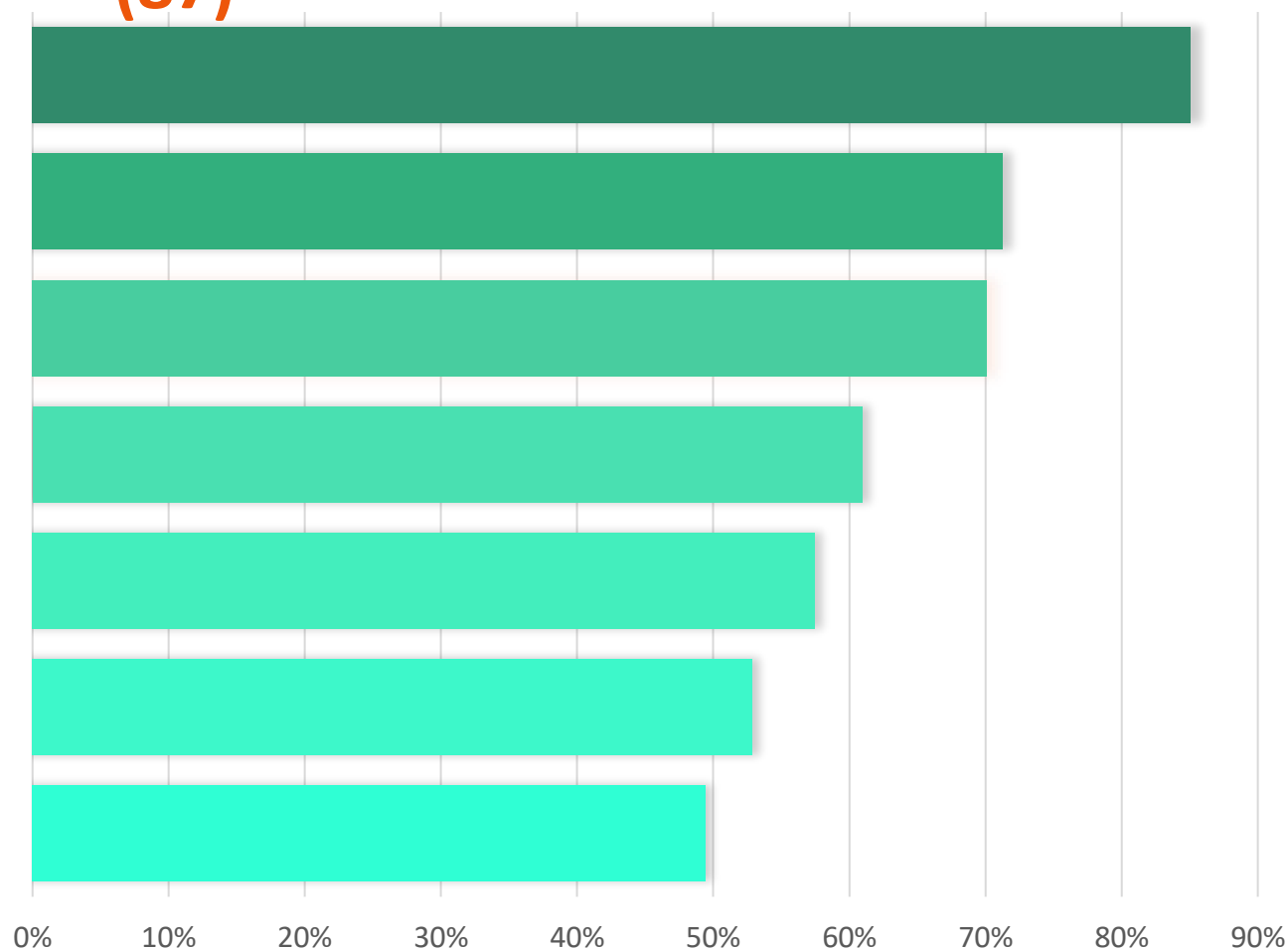


SMA Rancho Viejo Solar Survey

% Of Those Who Approve

(87)

- This is the kind of renewable energy that we need
- Everyone needs to move toward renewable energy
- It will improve the utility's ability to provide reliable electricity
- The County will make certain it will not present a safety hazard
- This project will provide economic benefits to the County
- It will be a better use of this land than other forms of dev.
- Size, height and lighting restrictions, reduce visibility





**Conditions to Place in CUP
should application be approved**



QUESTIONS?