PLANNING & ZONING STAFF SUMMARY REPORT

MEETING DATE: September 20, 2022

CASE # ETZ 2022-15

ACTING BOARD	**ROSWELL-CHAVES COUNTY EXTRATERRITORIAL PLANNING AND ZONING COMMISSION**

ACTION REQUESTED:	Zone Change from R-S Rural Suburban District to I-1 Industrial for a Community Solar Project

LAND OWNER & AGENT:	Dora and Matthew Batista Soltage NM DevCo LLC

LOCATION & LEGAL:	North of Pierre Road Lot 3, SE/4SW/4 AND NE/4SW/4 Section 21, T.12S R. 24E.

ITEM SUMMARY	Mr. and Mrs. Batista and Soltage NM DevCo LLC are proposing a 4.5 Mw community solar project to be located north of Pierre Road.

SUPPORTING DOCUMENTS	Staff Report, Application, Warranty Deed, Development Plan & Soltage NM DevCo LLC . Information, Vicinity Map.

SUMMARY BY: Louis Jaramillo –Planning & Zoning Director

STAFF'S REPORT

CASE # ETZ 2022-15

Mr. and Mrs. Batista and Soltage NM DevCo LLC are requesting a zone change to I-1 Industrial for the operation of a 4.5 MW community solar facility. Per Section 14.2.23 of the Roswell-Chaves County ETZ Ordinance 80-1, the ETZ Commission has determined that Solar Facilities may be permitted in the I-1 Industrial District with Conditions of Approval The proposed solar facility would be located north of Pierre Road, a county-maintained road, and would be accessible through an easement of the City of Roswell's farm property located to the south and west of the proposed site.

Industrial zoning for renewable energy facilities have been accepted by the ETZ Commission and the Chaves County Board of Commissioners based on their past approvals of solar facilities and a byproduct digester facility on East Crossroads. Properties zoned Industrial and located away from major road corridors like US 285 and US 70 are common throughout the ETZ area and Chaves County. The latest Chaves County Comprehensive Master Plan does not limit Industrial or Commercial zoning to specific location but rather recommends that they be place near the main road corridors of US 285, 70, 380 and other state roads and highways.

The proposed site and the surrounding properties are farming and ranching properties, zoned Rural Suburban District. The proposed site is vacant land and of sufficient size for a 4.5-MW solar facility being approximately 31 acres in size. The project would include approximately 14,823 solar modules, rated at 415 watts DC per module and mounted on a single axis tracker.

Soltage NM DevCo LLC has provided a development plan that is included in the Staff Report. The solar facility will be fenced for security purposes. (See Project Description for details.) The facility will tie into the overhead electric line that runs along Pierre Road. Xcel Energy has not stated if their distribution line is sufficient for the 4.5-megawatt community solar facilities.

Because access to the property is primarily through the City of Roswell's farm property, Staff is in support the City's recommendation and conditions on this case.

Staff recommends the following Conditions of Approval, if approved:

1. Soltage NM DevCo LLC shall apply for any necessary building and electrical permits for construction of the community solar facility within one year of being award the solar project.

2. Soltage NM DevCo LLC shall utilize the existing electric transmission lines in the area.

3. Soltage NM DevCo LLC shall provide a de-commissioning and restoration plan for this property.

4. All lighting used on-site shall be shielded from traffic, surrounding properties and shall comply with the NM Night Sky Act.

5. All solar panels and their foundations shall be setback from all property lines a minimum of fifty (50) feet.

6. A twenty-four (24) feet wide hard pack, weather proof, service road shall be required along the perimeter the facility and within the fenced in area for fire and other emergency vehicles

Findings of Fact:

1. The proposed solar facility would be a low impact Industrial use in a vacant area far from residential dwelling units.

2. The proposed solar facility would be an economic benefit to the community with rising utility costs, and to assist in the costly and limited space for personal solar facilities on one's private property.

3. The proposed solar facility is not within the F-2 Flight Overlay District as stated in Article 17 of the Roswell-Chaves County ETZ Ordinance 80-1.

4. Owner's within 100 feet of the proposed zone change have been notified by certified mail, per Section 2.5 of the Roswell-Chaves County Extraterritorial Zoning Ordinance No. 80-1. No protest letters have been received at the time of this writing.

5. Planning and Zoning Staff have advertised this meeting in the local Roswell Daily Record 15 days prior to today's public hearing per the Roswell-Chaves County Extraterritorial Zoning Ordinance No. 80-1.

DocuSign Envelope ID: 687A370F-63DB-458E-926B-34EA44D2795D

ROSWELL- CHAVES COUNTY ETZ/ CHAVES COUNTY
ZONING APPLICATION

Case Number: _____ Date Received: _____ Fee: _____

Type of Request: ☑ Rezoning ☐ Special Use ☐ Variance ☐ Change of Use

Owner's Name: Dora and Matthew Batista

Mailing Address: P.O. Box 5665, Roswell, NM 88202

_____ Phone Number: 575-910-1862

Agent's Name: Soltage LLC - Joy Crossman or Marc Miller

Mailing Address: 333 Washington Street, Suite 401, Jersey City, NJ 07403

_____ Phone Number Joy 702-575-8300
Marc 201-214-7644

☑ Roswell-Chaves County ETZ ☐ Chaves County

Case Address: Unassigned

Legal Description: LOT THREE (3) and SE1I4NW1I4 and NE1/4SW1I4 in SECTION TWENTY ONE (21), TOWNSHIP TWELVE (12) SOUTH of RANGE TWENTY FOUR (24) EAST, of the N.M.P.M., Chaves County, State of New Mexico.

Parcel Number: Account # R009472, Parcel ID 4135071103282000000

Present Land Use: Vacant

Intended Land Use: Solar array

Present Zoning: No current zoning Requested Zoning: I-1

Reason for Requested: (Attach Letter if necessary) Letter attached.

PLEASE INCLUDE ALL DEVELOPMENT PLANS, SITE PLANS, AND /OR BUSINESS PLANS

I ACKNOWLEDGE THAT I HAVE BEEN INFORMED OF THE DATES, TIMES, AND LOCATIONS OF THE PUBLIC HEARINGS FOR WHICH I OR MY AGENT SHALL ATTEND IN ORDER TO FULFILL THE REQUIREMENTS OF THIS APPLICATION.

DocuSigned by:
Matthew and Dora Batista
577A1695A4A44CA...
Owner's Signature

8/10/2022
Date

1352 DS-8726

WARRANTY DEED

BOOK 0541 PAGE 0314

Mary A. Chesser, a widow, Leila Koger Washburn, joined proforma by Terry Neal Washburn, her husband and Lena Mae Sparkman, joined proforma by Jackie Wayne Sparkman, her husband, for consideration paid, grant to Matthew T. Batista and Dora M. Batista, husband and wife as Joint Tenants, whose address is _____, the following described property situate in Chaves County, New Mexico.

Lot 3 and SE¼NW¼ and NE¼SW¼ in Section 21, Township 12 South of Range 24 East of the New Mexico Principal Meridian.

Subject to easements, restrictions and reservations of record.

with Warranty Covenants.

WITNESS our hands and seals this 19th day of January, 1996.

Mary A. Chesser
Mary A. Chesser

Leila Koger Washburn
Leila Koger Washburn

Terry Neal Washburn
Terry Neal Washburn

Lena Mae Sparkman
Lena Mae Sparkman

Jackie Wayne Sparkman
Jackie Wayne Sparkman

STATE OF Texas)
) ss.
COUNTY OF Dallas)

This instrument was acknowledged before me this 25 day of January, 1996 by Mary A. Chesser, a widow.

Dora D Brooks
Notary Public

My commission expires: Jan 31, 1999

STATE OF Arkansas)
) ss.
COUNTY OF Howard)

This instrument was acknowledged before me this 9th day of January, 1996 by Leila Koger Washburn, joined proforma by Terry Neal Washburn.

8-13-02

Notary Public

My commission expires:

BOOK 0541 PAGE 0315

STATE OF Arkansas)
) ss.
COUNTY OF Washington)

This instrument was acknowledged before me this 23 day of January, 1995 by Lena Mae Sparkman, joined proforma by Jackie Wayne Sparkman, her husband.

Notary Public

My commission expires: 7-19-03

CERTIFICATION OF FILING

BOOK 0541 PAGE 0316

Name of Seller: Mary A. Chesser, etal

Location of property [state size (acres) and location (section, township, range)]:

Lot 3 and SE/4NW/4 and NE/4SW/4 Section 21, T12S, R24E

Which of the following statements applies to the document you are recording?

☒ The filing of this deed or contract transfers ownership of an existing parcel of land and does not create a new parcel of land. **(Complete only 2 below)**

☐ The filing of this deed or contract creates a new parcel of land. **(Complete both 1 and 2 below)**

[1] When the new deed or contract is for a parcel that was created after July 1, 1996, state the exemption claimed (Quote the exemption from the Chaves County Subdivision Ordinance #51)

[2]

AFFIDAVIT

STATE OF NEW MEXICO)
) ss
COUNTY OF CHAVES)

Comes now Jessica Rodriguez, and after being first duly sworn, states as follows:

I certify that the information provided by me in this certification is true and correct; that all statements about the condition of the property and the actions that are to be taken are true and accurate; that the filing of this deed, real estate contract, or other conveyance instrument does not violate the New Mexico State Subdivision Act (Chapter 47, Article 6, NMSA 1978) or the Chaves County Subdivision Ordinance No. 51; and that I have the permission of the current owner of the property to take this action.

Company or Organization Represented (when applicable) Address (street)

City, State, ZIP Telephone

Jessica Rodriguez
SIGNATURE

SUBSCRIBED AND SWORN to before me this 30th day of December, 20 05

My commission expires: 6/26/2008

NOTARY PUBLIC STATE OF NEW MEXICO

Notary Public

STATE OF NEW MEXICO, COUNTY OF CHAVES, ss

FILED FOR RECORD December 30, 2005 at 4:04 o'clock P M.

Receipt No. 269785 Fee $13.50 Book 541 Page 314

RHODA C. COAKLEY, COUNTY CLERK By Arlene Taylor Deputy

LMRK

Zone Change Application, Plan of Development and Other Required Information

Batista 4.5MWac Community Solar Project
Chaves County, New Mexico

Prepared for:

1 St. Mary's Place
Roswell, New Mexico
88203

August 10, 2022

Zone Change Application, Plan of Development, and Other Required Information

Batista 4.5MWac Community Solar Project
Chaves County, New Mexico

Prepared for:

Chaves County

Prepared by:

Wood Group, USA

August 10, 2022

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1.0 Solar Energy Plan of Development

This solar energy Plan of Development (POD) describes construction, operations, and maintenance aspects of the Batista 4.5MWac community solar project (project). Additionally, it describes potential impacts on environmental resources that may be present on site (i.e., biological, surface water) as well as describes potential impacts associated with glint/glare and heat island impacts. Finally, this POD describes reclamation activities that would occur after the project reaches the end of its design life.

2.0 Project Summary

Soltage NM DevCo, LLC (the Applicant), a direct wholly-owned subsidiary of Soltage, LLC, , is proposing the construction and operation of a 4.5Mac solar (photovoltaic modules), electrical generation facility on approximately 95 acres of private land (account number R009472) located in Chaves County, New Mexico, **Figure 1, Site Map**. **Appendix A** includes information about Soltage as a veteran developer of community solar project in the United States (web site here Home - Soltage).

The Project would include approximately 14,823 solar modules, rated at 415 watts direct current per module, and mounted on single axis trackers. A single access tracker tracks the movement of the sun from sunrise to sunset. The design life of the Project is anticipated to be 40 years. Construction and long-term maintenance access to the project site would be along Pierre Road that is located on the western edge of the project. A 13.47kV distribution line would be constructed on 50-foot wooden poles for approximately 1200-feet from the project transformer to the point of interconnect (POI). This short interconnect would require approximately 8-12 wooden poles along east side of Pierre Road, **Figure 2, Site Layout**

2.1 Proposed Project Components

2.1.1 Solar Modules

The Project consists of the installation of individual solar panels mounted on single-access tracking technology. These individual panels are grouped to create "strings". These strings are grouped into blocks further grouped into arrays. The approximate separation distance of each solar array is 15-20 feet. The precise panel count is dependent on the panel electrical output and electrical capacity of the solar field. Types of panels that may be installed include crystalline silicon panels/bi-facial or other commercially available solar technology.

Structures supporting the solar modules would consist of steel piles (e.g., cylindrical pipes, H-beams, or similar). For a single-axis tracking system, piles typically would be installed approximately 4 feet above grade (depending on potential flood elevation heights). The tracking arrays would be oriented along a north-south axis with panels tracking east to west to follow the movement of the sun throughout the day.

Solar modules would be manufactured at an off-site location and transported via truck to the Project site. Steel piles supporting the solar modules would be driven into the soil using pneumatic techniques. Following pile installation for the single-axis tracking system, the associated motors, torque tubes, and other components would be placed and secured. Some designs allow for solar panels to be secured directly to the torque tubes using appropriate panel clamps. For some single-axis tracking systems, a galvanized metal racking system that secures the solar panels to the installed foundations would then be field-assembled and attached according to the manufacturer's guidelines.

2.1.2 Equipment and Inverter Stations

The Project would include the installation of inverters containing electrical equipment to serve each block of solar panel arrays. These inverters would convert DC electricity to AC electricity. Panels would be electrically connected into panel strings using wiring secured to the panel racking system. Underground cables, either rated for direct bury or installed in polyvinyl chloride conduit, would be installed to convey the direct current electricity from the panels via combiner boxes throughout the solar arrays to inverters to convert the DC to AC. The output voltage of the inverters would be stepped up to the collection system voltage via transformers in proximity to the inverters. If portions of the Project are located in floodplains, cables would be encased in flood-proof conduit (HDPE or typical) or installed above the flood elevation, above ground. Additionally, inverters and other equipment would be constructed above floodplain elevations.

2.1.3 Interconnection

The Project would include construction of a new 13.47kV interconnection that would be located along Pierre Road. This interconnection would be approximately 1200-feet in length and connect the project to the electrical grid. The interconnect would be sited within a 25-40-foot right-of-way along the eastern edge of Pierre Road.

2.1.4 Access Roads

The on-site roadway system, within the Project site, would consist of access and internal roads. The interior roads would be approximately 15-20 feet wide with widths and surfacing designed to be consistent with County requirements and applicable standards (i.e., vertical clearance, first responder requirements, Knox Box). These roads would be surfaced with gravel, compacted dirt, or another commercially available surface. The roads would accommodate Project O&M activities, such as cleaning of solar panels, providing a fire buffer, and facilitating on-site circulation for emergency vehicles. Project access roads would be treated to create a durable, dustless surface for use during construction and operation. Dust abatement treatments would likely involve surfacing access roads with gravel, compaction of soils, or use of a dust palliative. Lime would not be used for dust abatement. The main entrance access road to the Project would be paved in accordance with County standards, if required. See **Section 2.2.3** for more information on road design and emergency vehicle turnarounds.

2.1.5 Fencing

A 6-foot-tall chain link fence would be installed around the perimeter of the Project site for public safety and facility security. The project would be locked and gated. If first responders need to access the site for any reason a key will be available for them in a Knox box of some other approved method.

2.1.6 Lighting

Motion activated lighting would be installed and calibrated to moving objects greater than 50 pounds. This would limit use to only those times when people walk or drive vehicles onto the site and would not create sustained lighting. Security project lighting would be hooded and directed downward to minimize off-site light and glare.

2.2 Project Construction

Project construction would require the use of graders, trenchers, small tractors, a crane, and miscellaneous equipment. After initial site grading, a hydraulic driver would be used to drive metal supports into the ground that support the solar panel racking.

The Project would create an average of approximately 50 temporary jobs per month for up to 3 months with a peak of around 65 construction jobs. An estimated average of 5 construction vehicle trips per day, with a peak of around 8 vehicle trips per day, would be required for import/construction of solar module materials, inverter, racking equipment, and interconnect materials (e.g., poles, conductors etc.)

The Project would comply with County requirements for construction and earthmoving activities. A construction Stormwater Pollution Prevention Plan (SWPPP) would be in effect for the Project to prevent impacts on adjacent properties from stormwater generated on-site. Stormwater runoff would be retained on-site. An ingress and egress encroachment permit would be obtained from Chaves County, as required, prior to issuance of a building permit.

2.2.1 Schedule

The construction of the Project would take between 3-5 months. It is anticipated the Project would be constructed Monday through Saturday. Construction would include site civil work (i.e., grading and trenching), on-site assembly and installation of solar panels, construction of foundations (e.g., inverters), and construction of the substation and gen-tie, if needed. Construction would commence upon acquisition of the necessary permits, approvals, and financing. Upon completion of each phase of construction, the site would be stabilized (e.g., erosion control, dust abatement) and commissioning would ensue. It is anticipated that construction would begin in early 2023 with completion by summer of 2023.

2.2.2 Material Staging

Construction would require temporary staging and storage areas for materials and equipment. The material staging and storage areas would be on-site. Construction debris would be properly disposed of at the appropriate waste management facilities.

2.2.3 Construction Access and Turnarounds

Materials for construction would be delivered by heavy haul trucks via. The majority of the truck traffic would occur on designated truck routes and major streets. It is anticipated that construction would require a daily average of approximately 5 heavy haul truck vehicle trips. Project roads will comply with WB50 associated with heavy truck and emergency vehicle turnarounds and road design. See here, Roadway Design Manual: Minimum Designs for Truck and Bus Turns (txdot.gov).

2.2.4 Grading

The Project site is flat. Minimal heavy grading will be required where the solar modules would be installed. Less than 20 percent of the site would be heavy graded, as required for roads and inverter pad. The soil would be compacted, as required.

2.2.5 Construction Sequencing

2.2.5.1 Phase 1: Site Preparation

It is assumed that the entire solar site would be disturbed. Across most of the site, a low-impact mow and roll technique would be used to remove surface vegetation. This practice minimizes dust generation and the associated water requirements related to dust suppression. In addition, this practice allows for faster regeneration of vegetation cover rather than re-seeding alone. In some areas, grubbing and grading would be required to level particularly rough areas of the Project site and to prepare soils for concrete foundation for the inverter. Access roadbeds would also be grubbed, graded, and compacted. The site fence lines would be shallowly excavated and graded to create a level surface for proper fence installation.

A SWPPP would be prepared by a qualified engineer or erosion control specialist and would be submitted to the County for review and approval before being implemented during construction. The SWPPP would be designed to reduce potential impacts related to erosion and surface water quality during construction activities and throughout the life of the Project. Additionally, a dust permit would be applied for and adhered to during construction. Best Management Practices would include stormwater runoff quality control measures, concrete waste management, watering for dust control, and construction of perimeter silt fences, as needed.

2.2.5.2 Phase 2: Photovoltaic Panel System

The structure supporting the solar module arrays would consist of steel piles (e.g., cylindrical pipes, H-beams, or similar), which would be driven into the soil using pneumatic techniques. The piles typically are spaced 20 feet apart. For a single-axis tracking system, piles typically would be installed to a reveal height of approximately 4 feet above grade. For single axis tracking systems, following pile installation, the associated motors, torque tubes, and drivelines would be placed and secured. Some designs allow for solar panels to be secured directly to the torque tubes using appropriate panel clamps. A galvanized metal racking system, which secures the solar panels to the driven pile, would then be field-assembled and attached according to the manufacturer's guidelines.

2.2.5.3 Phase 3: Inverters, Transformers, Electrical Collector System, and Interconnection

Underground cables to connect panel strings would be installed using ordinary trenching techniques, which typically include a rubber-tired backhoe excavator or trencher. Wire depths would be in accordance with local, state, and federal requirements, and would likely be buried within excavated trenches approximately 18 inches wide and 3 feet below grade to accommodate the conduits or direct buried cables. After excavation, cables rated for direct burial or cables installed inside a PVC or HDPE conduit would be installed in the trench with the excavated soil likely to be used to fill the trench and lightly compressed.

The inverter and electrical transformer would be placed on concrete foundation structures or steel skids. In lieu of steel skids or pre-cast concrete foundations, foundations for the transformer and inverter locations would be formed with plywood and reinforced with structural rebar. Commissioning of equipment would include testing, calibration of equipment, and troubleshooting. The inverter, collector system, and solar array systems would be tested prior to commencement of commercial operations. Upon completion of successful testing, the equipment would be energized.

2.2.6 Hazardous Materials and Waste Management

The Project will not generate or dispose of hazardous waste during construction activities. Petroleum products would be used on-site. Diesel, oil, and lubricants would be transported to the site in portable containers (e.g., tanks in the pickup trucks for diesel fuel) but would not be stored on-site. Trucks and construction vehicles would be serviced at off-site facilities. The use, storage, transport, and disposal of hazardous materials used in construction of the Project would be carried out in accordance with federal, state, and county regulations.

Construction waste would be sorted on-site throughout construction and transported to appropriate waste management facilities. Recyclable materials would be separated from non-recyclable items and stored until they could be transported to a designated recycling facility. Wooden construction waste (e.g., wood from wood pallets) would be sold, recycled, or chipped and composted.

Non-hazardous construction materials that cannot be reused or recycled would likely be disposed of at a regulated landfill. Contractors and workers would be educated about waste sorting, appropriate recycling storage areas, and how to reduce landfill waste.

2.2.7 Soil Conservation

No soils would be removed from the Project site during construction or operation. As stated previously, the relatively flat nature of the site reduces the need for heavy grading, which would be limited to access roads, inverter pad, and power line poles. Soils removed from these areas would be redistributed around and retained elsewhere on the Project site (i.e., along solar panel support rack alignments). Beyond grading, soil disturbance would occur in association with trenching for emplacement of electrical conduits along each alignment of panel racks. Trenching would be limited in scale and is anticipated to require an 18-inch wide and 3-foot-deep trench with a 4-inch conduit cable, which is not anticipated to displace significant soils.

2.3 Project Operations

2.3.1 Operations Activities

The Project would operate 7 days a week and 365 days per year. Monitoring would be conducted utilizing a SCADA system. The project will be unmanned and no septic field or waste disposal systems will be required.

2.3.2 Maintenance Workforce and Activities

Project operation and maintenance is anticipated to require approximately 22 vehicle trips per year. This estimate includes up to 2 trips per day during the 10 total days of panel washing activities per year and approximately 2 trips per year to address security or maintenance issues. In addition to biannual panel washing activities, emergency repair events, and occasional security checks.

Solar panel washing would occur approximately twice a year (5 days/washing event) depending on the amount of rainfall in a given year. The washing of the panels is similar to common window washing and would employ no harsh chemicals or solvents. Minor on-site trash generated through maintenance activities would be hauled away by maintenance crews and disposed of at an approved recycling facility or landfill.

2.3.3 Project Water Demand

Minimal water use is required for the project. Water would be trucked in during construction and panel washing.

2.3.4 Project Wastewater

The Project would not require a permanent liquid waste disposal, treatment system, or connection to an existing sewer system. Temporary portable toilets, serviced by a licensed provider, would be transported to the site for employee use during construction and removed upon commissioning of the Project.

2.4 Project Decommissioning and Reclamation

Decommissioning of the solar project will occur at the end of the project's useful life. That is, at the termination of the lease agreement with the landowners or at the end of project operation, whichever is earlier. Soltage decommissioning responsibilities will include removal of all solar project equipment and improvements from the project site in accordance with this plan. All refuse and recycled materials will be disposed of at an off-site waste facility conforming to state and federal regulations by licensed waste haulers. Decommissioning shall include the following activities:

- Physical removal of all components of the solar energy development, including the solar panels, racking structures, foundations, electrical equipment and connections, utility poles, vaults, security barriers, and fencing to a depth of 24 inches or bedrock, whichever is less.
- Disposal of all solid waste and recyclable materials from the site in accordance with local, state, and federal waste disposal regulations.
- Restoration of the site shall include grading and stabilization of disturbed areas as necessary to prevent erosion and contamination of the stormwater runoff with sediment.

Prior to decommissioning, a qualified engineer shall prepare a final updated decommission plan. This final decommissioning plan will require the completion of the following tasks.

- REMOVAL OF SOLAR MODULES
- DEMOLITION AND REMOVAL OF SOLAR MODULE RACKING SUPPORT SYSYTEM
- REMOVAL OF ALL TRANSFORMERS AND ELECTRICAL EQUIPMENT
- DEMOLITION AND REMOVAL OF CONCRETE FOUNDATIONS
- REMOVAL OF PROJECT FENCING
- RE-GRADING OF DISTURBED PORTIONS OF THE PROJECT SITE
- SEEDING OF SOILS DISTURBED DURING THE DECOMMISSIONING PROCESS
- TRANSPORT MATERIALS TO RECYCLING CENTER

A large portion of the site will not be significantly disturbed during the decommissioning process. The racking support removal is normally accomplished by pulling the posts with a small excavator or the same post driving equipment used to install the posts. For the portions of the site disturbed during the decommissioning process, such as the transformer locations, the disturbed areas will be regraded, seeded and mulched. Regrading and revegetation shall be managed in a fashion that prevents erosion or off-site sediment transfer.

2.5 Heat Island Effect

It is widely understood that solar arrays can increase ambient temperatures surrounding the field by 5 to 7 degrees Fahrenheit; however, there are three important factors to consider:

1. the higher temperature range is based on urban settings where heat is captured within the built environment;
2. this increase in temperature dissipates quickly in rural settings as heat is not captured within the built environment; and
3. at a distance of 100-feet from the array, there is no detectable increase in temperature.

Citations are located here and here. There are no existing homes or operating land uses within 100-feet of the solar array. The nearest resident is located approximately 1200-feet south of the site. There are no existing land uses or residences that would be impacted by the project by the heat island effect.

2.6 Glint and Glare Analysis

Please see **Appendix B** for the analysis of potential glint and glare from the project. The project would have no adverse effects on any sensitive viewers (i.e., residences, travelers along roads, or flight patterns).

2.7 Environmental Resources

The Applicant conducted preliminary environmental investigations at the site. The following section summarizes environmental resources in and around the project:

Elevations at the site slope from northwest to southeast. Elevations range from 3,709 feet at the northwest corner to 3,703 feet at the southeast corner. Elevations of surrounding lands show a general trend of sloping toward the east and the Pecos River. Land in the parcel is unimproved. A few residences are present south of the parcel. Cultivated parcels are present to the south and southwest. Lands north of the parcel are State of New Mexico and cultivated areas to the southwest are owned by the City of Roswell. A review of the FEMA Flood Insurance Rate Map (FIRM) Map Panel 35005C1645D and the National Flood Hazard layer indicate that the parcel is within FEMA Zone X. The Zone X designation is an area of minimal flood hazard. Soils in the parcel are not considered hydric (Natural Resources Conservation Service). Aerial images show no potential jurisdictional wetland features or other drainages that the United States Army Corps of Engineer may have jurisdiction over. Protected species or their suitable habitats were not observed during a field review conducted in January 2022. Roswell Airfield Flight Zone Overlay District (ETZ Ordinance, Article 17) is a zone near the Roswell Airfield that restricts certain land uses and governs building heights. The parcel does not appear to be within the overlay district based on a map within the ETZ ordinance.

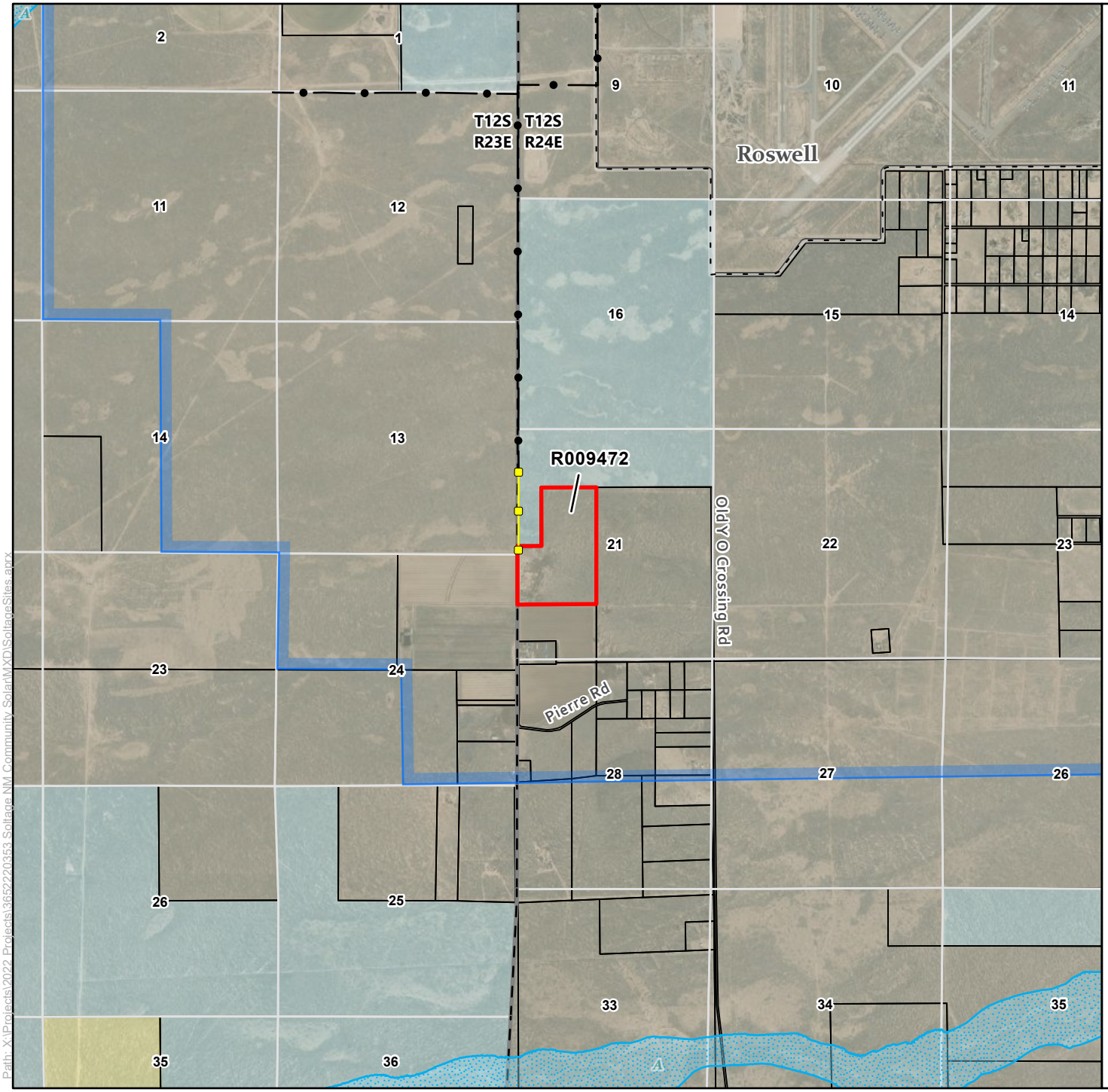
Photographs 1 and **2** were taken during a field review of the project site (see following page).

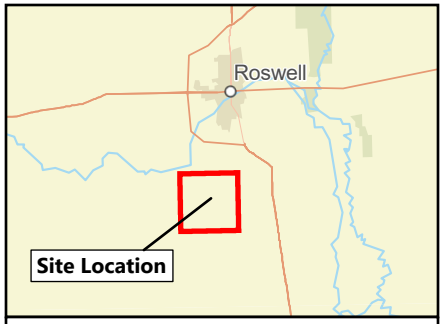
Photograph 1 – Picture taken looking northwest from the southeast corner of the site.

Photograph 2 – Picture taken from northeast corner of the property looking southwest.

2.8 Lease Option, Deed, and Zone Change Application

Please see **Appendix C** for the lease option agreement between the landowner and Soltage, **Appendix D** for the property deed, and **Appendix E** for the completed Zone Change Application.





Vicinity Map

Legend

- Proposed Community Solar Project Boundary - 95 acres
- Roswell ETZ
- Special Flood Hazard Area
- Transmission Line
- Proposed 12.7kV Underground Gen-Tie
- Parcels

Surface Ownership

- Bureau of Land Management
- Private
- State
- City of Roswell
- Township & Range Boundary
- Section Boundary

N

0 0.5 1 Miles

Soltage
Batista Site Map
Chaves County, New Mexico

FIGURE 1	Site Map

Job No.	36-5222-0353
PM:	RK
Date:	5/24/2022
Scale:	1"= 0.6 mi

wood.

The map shown here has been created with all due and reasonable care and is strictly for use with Wood Environment & Infrastructure Solutions, Inc. Project Number 36-5222-0353. This map has not been certified by a licensed land surveyor, and any third party use of this map comes without warranties of any kind. Wood Environment & Infrastructure Solutions, Inc. assumes no liability, direct or indirect, whatsoever for any such third party or unintended use.

Path: X:\Projects\2022 Projects\36522220353 Soltage NM Community Solar\MXD\SoltageSites.aprx

POWER TABLE										
ARRAY				MOUNT			INVERTER			
LOCATION	# OF MODULES	MODULE TYPE	kWp	AZIMUTH	PITCH	TYPE	MODEL	SIZE (kW)	QTY	kW AC
ARRAY 1	14,823	415	6151.545	180	+/- 55 DEGREES	SINGLE-AXIS TRACKER	YASKAWA SOLECTRIA XGI 1500-150/166	150	30	4,500
TOTAL	**14,823**		**6,151.55**							**4,500**

BATISTA

SCALE: 1"=150' WHEN PRINTED 36" x 24"

1" = 150'
0 150 300 450 600 750 900

DATE: 07/13/22

SCALE: 1"=150' | PROJ #: XXX

DRAWN BY: JC | REV BY: XX

REVISION

No.	COMMENTS	DATE

BATISTA
PIERRE ROAD
DEXTER, NM
6,151.55KW DC GROUNDMOUNT (4,500 KWAC)
PHOTOVOLTAIC GROUNDMOUNT ARRAY LAYOUT

Soltage
RENEWABLE ENERGY PROVIDER

Soltage, LLC
66 York Street, 5th Floor
Jersey City, NJ
07302
Tel: (201) 432 1786
Fax: (201) 432 1010

FIGURE 2 - SITE PLAN

Soltage

RENEWABLE ENERGY PROVIDER

Soltage Overview

July 12, 2022

Contact: Joy Crossman | jcrossman@soltage.com

Contact Information

Corporate Name: *Soltage, LLC*

Corporate Address: 333 Washington St., 4th Floor, Jersey City, NJ 07304

Dun & Bradstreet No. of Respondent: *79-570-0447*

Form of Organization: (Corporation, Partnership, etc.): *Limited Liability Company*

State of Organization: *Delaware*

Parent's Corporate Name: Soltage, LLC

Parent's Corporate Address: 333 Washington St., 4th Floor, Jersey City, NJ 07304

Legally Authorized Representative

Name: Jonathan Cole

Title: Senior Vice President – Head of Development

Phone: 201-499-0007

Fax: 201-432-1010

Email: jcole@soltage.com

Primary Contact:

Name: Joy Crossman

Title: Director of Development

Phone: 515-559-6263

Fax: 201-432-1010

Email: jcrossman@soltage.com

Executive Summary

Soltage has over 16 years of experience dedicated to developing and owning small and mid-scale distribution connected solar projects, typically in the 1-5 MW (ac) range. Soltage has both the experience and expertise to successfully develop, build and operate a distributed fleet of solar facilities in Chaves County, New Mexico to meet the requirements of the Community Solar program as promulgated under SB 84. To date, Soltage has successfully developed and constructed over 100 solar projects across 16 States in the US, totaling over 450 MW. Soltage has deployed over $1.1 billion in capital to constructed solar projects since 2006.

Soltage is responsible for the development, turnkey EPC construction and commissioning of Solar PV facilities up to the point of interconnection (POI) at the busbar, all at Soltage's sole cost. Soltage is also responsible for [Energy Forecasting,] all Non-Interconnection Engineering, Permitting, Financing, and completing Interconnection Applications.

Soltage always uses top-tier products from manufacturers that have gigawatts of commercial operating experience with their products. We will be more able to make the best definitive choices for this project closer to the start of construction. Soltage works transparently and cooperatively with all of its stakeholders during all stages of development, construction, operation, and decommissioning.

O&M

As a dedicated solar photovoltaic (PV) system developer, designer, owner and operator, Soltage presently owns and operates more than 100 solar facilities throughout the United States with a current combined total capacity exceeding 450 MW. The first of our systems entered service in 2008, continues to perform efficiently and reliably, and has to date generated 4% more electricity than its original production target. We believe this stands as testament to the design, operational and preventative-maintenance practices employed by Soltage.

At the most fundamental level our success is measured by the amount of electricity we deliver from our PV assets, which is directly linked to the superior long-term performance of our systems because of our attention-to-detail. Over the course of Soltage' s sixteen-year history, we have developed and refined our asset management and O&M practices based upon our institutional knowledge and experience, and these practices are standardized across our entire portfolio. Put simply, we know what works, we know how to achieve it, and our Operations team lies at the heart of this success.

Through our standardized system design practices, and our standardized operations tools and processes, we transition each new system through design, construction and into operation quickly and effectively and we do this for many systems each year. Since our first system entered service in 2008 we have delivered over 1.7 billion kilowatt-hours of electricity to our customers and achieved better than 99% total system uptime performance.

Proprietary & Confidential

Financing & Credit Arrangements

Soltage is a leading full-service renewable energy company developing, financing, installing, owning and operating solar power generation assets providing electricity to C&I, educational, utility, and municipal customers. The company has superior access to capital due to our consistent focus on delivering strong and consistent results for our financing partners and investors. Soltage has deployed over $1.1 billion in capital since 2006 with many serial investors.

Soltage is the managing member of Soltage Iris, which is our current infrastructure fund vehicle for projects entering into construction in 2021, 2022 and 2023. Soltage Iris has $250 million of committed capital for deployment into the solar and battery storage space, which capital will be leveraged with debt and tax equity investments. Recent announcement and details of this and other partnerships can be found below:

Project Iris: Harrison Street & Soltage announce 450 MW of solar & storage
https://www.prnewswire.com/news-releases/soltage-and-harrison-street-announce-250-million-commitment-for-solar-and-clean-energy-infrastructure-301253444.html?tc=eml_cleartime

Community solar press release:
https://soltage.com/news/soltage-deploys-31-mw-multistate-community-solar-and-utility-scale-solar-portfolio

Community Solar press release – Landfill project
https://soltage.com/wp-content/uploads/tricounty_community_solar_soltage_release_may_2021_ant.docx.pdf

Relevant Qualifications and Over-all Team Experience

With over sixteen years of experience in developing and owning distribution connected solar projects typically in the 1-5 MW (ac) range across the US, Soltage has the relevant qualifications and overall team experience to develop, construct, and operate community solar projects in Chaves County, New Mexico. Soltage, on average over the past five years, has employed 55 full-time professionals ranging from finance, business development, engineering, construction management asset management, and accounting.

Our leadership and employees have over 220 years of combined experience in the energy industry, both at Soltage and prior firms. We have dedicated teams for Development, Operations and Engineering, Asset Management, Finance, Accounting, and the C-suite. The company is highly experienced in development, construction management and is the long-term asset owner and manager of our facilities. Construction and local Operation and Maintenance are subcontracted to carefully select 3rd party firms.

Jonathan Cole, Senior Vice President – Head of Development, Marc Miller, Senior Vice President of Development and Joy Crossman, Director of Development at Soltage, will all be dedicated to our solar projects in Chaves County. They have the commitment from fellow leadership at Soltage to have all the resources necessary to execute successfully and seamlessly. Soltage is highly experienced and accustomed to executing similar solar PV projects. These systems will be designed, constructed, and operated in full accordance with scope, quality, schedule, and budgetary expectations consistent with the overall aim to provide reliable and productive long-term system operation.

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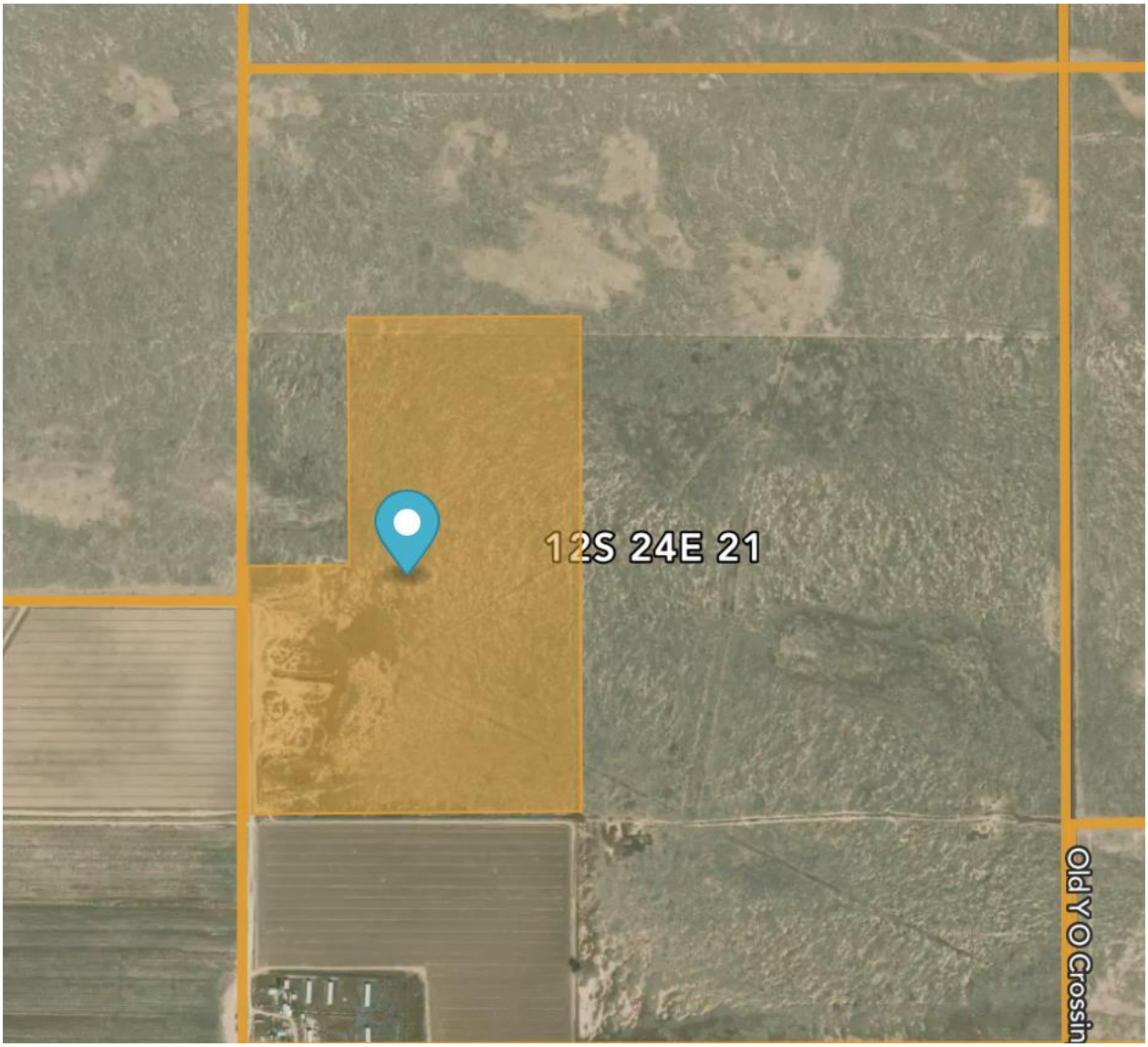
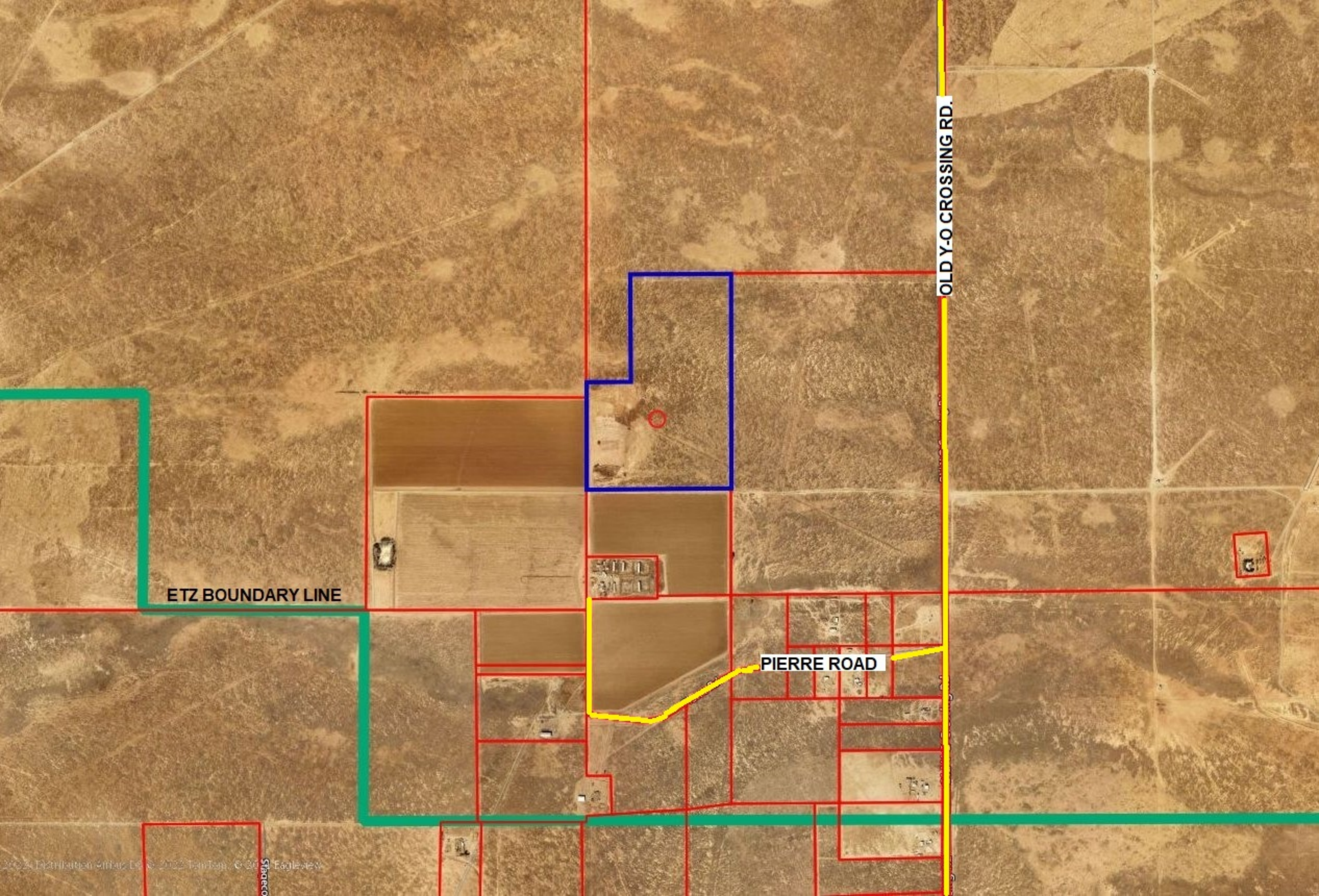
EXHIBIT A TO OPTION AND LEASE AGREEMENT

Delineation of Project Area
("Premises")

Property highlighted below and located in 21 of 12S, 24E which is in Chaves County, New Mexico, being Parcel R009472 containing 95.3 acres




OLD Y-O CROSSING RD.
ETZ BOUNDARY LINE
PIERRE ROAD