



PLANNING & ZONING STAFF SUMMARY REPORT

MEETING DATE: September 20, 2022

CASE # ETZ 2022-18

ACTING BOARD	ROSWELL-CHAVES COUNTY EXTRATERRITORIAL PLANNING AND ZONING COMMISSION
ACTION REQUESTED:	Special Use Permit for a Community Solar Project in the Rural Suburban District
LAND OWNER & AGENT:	WETCO LLC Consolidated Edison Development Inc.
LOCATION & LEGAL:	431 E. Mountain View Road NE/4SE/4 Section 21, T.11S., R24E.
ITEM SUMMARY	WETCO and Consolidated Edison Development Inc. are proposing a community solar project located along E. Mountain View Road on the north side.
SUPPORTING DOCUMENTS	Staff Report, Application, Warranty Deed, Development Plan & Consolidated Edison Development Inc information, Site Photos, Vicinity Map.

SUMMARY BY: Louis Jaramillo –Planning & Zoning Director

STAFF'S REPORT

CASE # ETZ 2022-18

WETCO and Consolidated Edison Development Inc. are requesting a Special Use Permit for a community solar facility located along East Mountain View Road approximately 650 feet east of the existing dead-end road. The proposed site would be located east and north of the RISD- Mountain View Middle school facility. The vacant 40-acre parcel is of sufficient size for a 5-megawatt solar facility.

The proposed site and the surrounding vacant properties to the north, south, east and west are zoned Rural-Suburban District. Further to the southwest, there are residential homes located along Mockingbird Road and Meadowlark Drive. East Mountain View Road is a twenty-four (24) foot wide, chip-sealed, County maintained road. If approved, Consolidated Edison Development Inc. would be required to construct East Mountain View Road from its existing dead-end point east to the proposed site. The construction of the road shall comply with Chaves County Road Standards and shall be approved by the Chaves County Road Department upon completion.

Consolidated Edison Development Inc. has provided a development plan showing the solar panels will be ground based. The solar facility would be fenced in for security reasons. (See Project Description for details.) The facility will tie into the overhead electric line that runs along East Mountain View Road. Xcel Energy is unable to determine if they will be able to accept this 5-megawatt community solar facility on their distribution line. The nearest Xcel substation is located at the corner of Brasher Road and Atkinson Ave.

Article 25 of the Roswell-Chaves County Extraterritorial Zoning Ordinance No. 80-1 states that a Special Use Permit shall not be transferable from one property owner or location to another. Article 25 lists four considerations the Commission must determine dealing with public health and safety. It also states six reasons for granting a Special Use Permit and notes thirteen development restrictions or conditions the Commission may require as part of the approval such as screen fencing, additional setback requirements and size of the array farm, just to name a few. Finally, Article 25 gives reasons for revoking or terminating the Special Use Permit, such as but not limited to, failure to begin construction, the restrictions and conditions have not been met, or the use becomes detrimental to the public's health and safety.

Should the subject request receive favorable consideration, Staff recommends the following Conditions of Approval:

1. Consolidated Edison Development Inc. shall be required to construct East Mountain View Road from its existing dead-end point east approximately 650 feet to the proposed site. The construction of the road shall be in complies with Chaves County Road Standards and shall be approved by the Chaves County Road Department upon completion.

2. A twenty-four (24) feet wide hard pack, weather proof, service road shall be required within the facility along with an adequate turn around area at the midway point of the facility and at the further northern end of the facility for fire trucks and other emergency vehicles.
3. Failure to complete the construction of the community solar facility within ten years shall result in the Special Use Permit being terminated.
4. Consolidated Edison Development Inc. 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 by Xcel Energy.
5. Consolidated Edison Development Inc. shall utilize the existing electric transmission lines in the area.
6. Consolidated Edison Development Inc. shall provide a de-commissioning and restoration plan for this property.
7. All lighting used on-site shall be shielded from traffic, surrounding properties and shall comply with the NM Night Sky Act.
8. All solar panels and their foundations shall be setback from property lines a minimum of fifty (50) feet.

Findings of Fact:

1. The proposed solar facility would be a low impact commercial use in a vacant area and 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.
2. The proposed solar facility may conforms with the requirements for approval as stated in Article 25 of the Roswell-Chaves County ETZ Ordinance 80-1.
3. Owner's within 100 feet of the proposed Special Use Permit 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.
4. 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.



CHAVES COUNTY/ETZ ZONING ORDINANCE
APPLICATION FOR A SPECIAL USE PERMIT

Case Number: ETZ 2022-018 Date Received: _____ Fee: \$ 300

Name of Property Owner: WETCO, LLC Phone Number: 575-624-2882
 Mailing Address: 3911 South Main Street Roswell, NM 88201
 Name of Applicant: Consolidated Edison Development, Inc.
 Mailing Address: 100 Summit Lake Drive, Suite 210 Home Phone Number: _____
 City, State, Zip: Valhalla, NY 10595 Business Phone Number: (617) 834-8567
 Applicant Status: Owner Agent Tenant Other _____

Site Address: Along E. Mountain View Road Roswell, NM 88203 ETZ Chaves County
 Property Legal Description: The NW 1/4 of the SE 1/4 of Section 21, Township 11 South, Range 24 East, N.M.P.M.,
in the County of Chaves, State of New Mexico UPN: 4136065336346000000
 Present Land Use: Undeveloped
 Intended Land Use: To construct a solar energy facility
 Present Zoning: Rural Suburban District (R-S) Size of Development in Acres: 40
 Reason for Request (Attach sheets if more space is needed): To construct NM - Xcel Roswell A Solar Energy
Facility. A 5 MW solar energy facility located along E. Mountain View Road near Roswell, NM. The subject
property consists of one parcel (Parcel ID Number: 413606533634600000/ Account Number R012158) totaling
approximately 40 acres. For more information see attached Cover Letter, Warranty Deed, Site Plan, Solar Panel
Specifications, Solar Panel Height Detail and Decommissioning Surety Bond (The final
bond amount will be set once the site design is completed). Copy of Deed Attached:

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

Wes Date 5/14/22
 Owner's Signature Date



August 12, 2022

Roswell - Chaves County ETZ Commissioners
444 Luna Avenue
Los Lunas, NM 87031

Dear Commissioners,

We are pleased to submit this permitting application to you for a proposed 5MW ground mounted community solar project to be located on E. Mountain View Road in Roswell, on property owned by WETCO, LLC.

Con Edison Clean Energy Businesses, Inc. (Con Edison CEB) under its affiliates Con Edison Solutions, Inc. and Con Edison Development, Inc., has developed and/or acquired projects in development, built, own, operate, and manage solar facilities under shared solar programs across the United States.

The Con Edison Clean Energy Businesses, Inc. (Con Edison CEB) is the second largest developer/owner/operator of solar facilities in the United States with over 3600 MW/DC in solar assets, including utility scale, small scale, and community solar facilities. In addition, Con Edison CEB has built, owns, and operates 423 MW/DC of wind generation. Con Edison CEB has 150 operating assets in 21 states across the United States. Con Edison CEB is a wholly-owned subsidiary of Consolidated Edison, Inc. (CEI), one of the nation's largest investor-owned energy companies with \$63 billion in assets and \$14 billion in revenue. CEI carries investment grade senior unsecured ratings from Standard & Poor's BBB+, Moody's Baa2, and Fitch BBB+.

Our community solar program will provide residents and businesses in the Roswell area with the opportunity to enjoy the benefits of clean energy while saving on their electric bills each month. If approved, this project will generate additional tax revenue to Roswell while having very limited impacts to the public infrastructure and resources of the community.

The following is intended to provide you with additional information about the proposed project:

- System panel type – the panels will be single axis trackers and will rotate on an east to west axis.
- Panel height – the panels will have a ground clearance of approximately 18" and a maximum height of approximately 10'.
- Solar glare – the panels are covered with an anti-reflection coating intended to limit solar glare and ensure the most efficient energy production from the panels.
- Heat generated from panels – It is anticipated that any heat generated from the solar panels will be dissipated into the air at the site. Small size community solar projects such as this are designed to have no impacts from heat or noise that extend beyond the project site.
- The site is situated in a largely industrial area. The Mountain View School is located approximately 900 feet southwest of the project area and is not expected to be impacted by the project.
- Decommissioning Surety Bond – A copy is included in this application.



We hope this information is helpful to you and welcome any additional questions or comments you may have regarding our proposed community solar project. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gregory Carey', written over the printed name and title.

Gregory B. Carey
Senior Project Developer
Con Edison Clean Energy Businesses
Tel. 617-834-8567
Email: CareyG@conedceb.com

LIBER 0321 PAGE 932

WARRANTY DEED

EBERHARD KREBS and MARTA A. KREBS, his wife,

for consideration paid, grant to
WETCO, L.L.C., a New Mexico limited liability company,

whose address is 3911 South Main Street, Roswell, NM 88201

the following described real estate in Chaves county, New Mexico:

The S $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ in Section 21, Township
11 South, Range 24 East, N.M.P.M.,

LESS AND EXCEPT the following tract:

That part of a strip of land 102 feet wide, lying and
being situate in the N $\frac{1}{2}$ SW $\frac{1}{4}$ and the S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section
21, Township 11 South, Range 24 East, N.M.P.M., County
of Chaves State of New Mexico, being 102 feet wide on
the right of, parallel with and adjacent to, the follow-
ing described survey center line, to-wit:

Beginning at center line station 182 + 17 of NMP AD-2
County of Chaves, State of New Mexico; thence North
0° 10' 00" East a distance of 1,330 feet to station
195 + 47.0; thence N 0° 08' 30" East a distance of
1,348 feet to station 208 + 95,

with warranty covenants.

WITNESS OUR hand^S and seal^S this 3rd day of
March 19 98.

Eberhard Krebs (Seal)

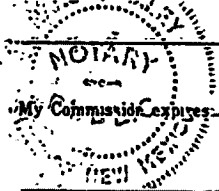
Marta A. Krebs (Seal)

Marta A. Krebs (Seal)

(Seal)

STATE OF NEW MEXICO,
County of CHAVES } ss.

The foregoing instrument was acknowledged before me this March
19 98 by Eberhard Krebs and Marta A. Krebs, his wife.



3-14-2002 Nancy Basley Notary Public

STATE OF NEW MEXICO,
County of } ss.

Records of Deeds of said County.

I hereby certify that this instrument was filed for
record on the day of
A. D., 19
at o'clock M., and duly recorded in
Book Page of

County Clerk
By Deputy
Rec. Fees, \$
Return to

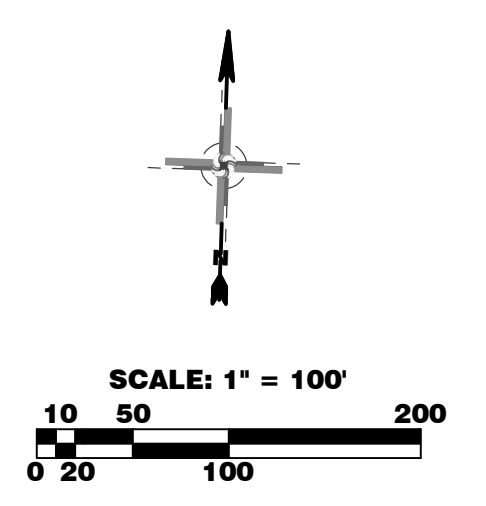
Location: C:\Users\jbs\OneDrive\Desktop\7-15-22\1145\Revised\Rev-17-16-22\Site Plan DWG
 Layout: SITE PLAN Printed: Tue 15-Aug-2022 - 03:02PM



PRELIMINARY SITE PLAN
 1" = 100'

LEGEND

- PROPERTY BOUNDARY: - - - - -
- PROPOSED PANEL: [Symbol]
- PROPOSED ACCESS ROAD: [Symbol]
- CONCRETE PADS: [Symbol]
- MAJOR CONTOUR: - - - - -
- MINOR CONTOUR: - - - - -
- PROPOSED CONTOUR: - - - - -
- FUTURE PONDING: - - - - -
- FUTURE EXPANSION: - - - - -
- PROPOSES FENCE: [Symbol]



- GENERAL LAYOUT NOTES:**
- REFERENCE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS AND SQUARE FOOTAGE.
 - ALL TAGS, DIMENSIONS AND RADII ARE TO THE FACE OF PAVERS OR SIDEWALK UNLESS OTHERWISE NOTED.
 - CONCRETE PAVEMENT (RE: DETAIL 7/C5 IS TYPICAL ACROSS PARKING LOT UNLESS OTHERWISE NOTED).
 - ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - ALL DISTURBED AREAS SHALL BE ADDRESSED IN THE PROJECT SWPPP.
 - SITE BOUNDARY, TOPOGRAPHY, AND UTILITY INFORMATION ARE BASED ON A SURVEY PREPARED BY GEM SURVEY, LLC.

**FOR SPECIAL USE PERMIT ONLY
 NOT FOR CONSTRUCTION**

Submitted	ANC	Date:	04/15/22	Comment:	Submit to Chaves County
Designed By:	ANC	Drawn By:	EHM	Date:	04/15/22
Approved By:	EHM	Checked By:	EHM	Date Checked:	04/15/22

Sheet Title:
PRELIMINARY SITE PLAN
 Project Name:
NM - XCEL ROSWELL A
 Client:
conEdison

zia engineering & environmental consultants, llc
 SDB/GSA Environmental Services
 755 S. Telshor Blvd., Ste O-201
 Las Cruces, New Mexico 88011
 Phone: (575) 532-1526 Fax: (575) 532-1557
 www.ziaeec.com



Drawing NO:	C-1
Sheet	Of

PROJECT BENCHMARK BM:
 BEARING TIE: REBAR LS 8504
 N: 851802.78
 E: 486601.32
 EL: 3617

FLOODPLAIN NOTE:
 PROPERTY LOCATED IS IN FLOOD ZONE "X" AND AREA ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM MAPS (FEMA) MAP No. 35005C1635D EFFECTIVE DATE: 9/25/2009

DISCLAIMER:
 UPON ACCEPTANCE OF THESE PLANS FOR CONSTRUCTION, THE CONTRACTOR AGREES TO FAMILIARIZE THEMSELVES WITH THE PROJECT SITE AND VERIFY THE LOCATION AND CORRECTNESS OF ANY AND ALL APPURTENANCES, RIGHT-OF-WAY, PROPERTY LINES, ELEVATIONS, OBSTRUCTIONS, HAZARDS, OR CONFLICTS THAT MAY EXIST UPON EXAMINATION OF ACTUAL FIELD CONDITIONS. DESIGN OF THESE PLANS IS BASED ON AVAILABLE INFORMATION AND INTERPRETATION OF AVAILABLE DATA. ANY DISCREPANCIES DISCOVERED WILL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR EVALUATION. THE CONTRACTOR WILL ACCEPT ALL LIABILITY AND RISKS FOR PROCEEDING WITH CONSTRUCTION PRIOR TO ENGINEER OF RECORDS EVALUATION.



THE MOST DEPENDABLE SOLAR BRAND

EAGLE 72HM G5b

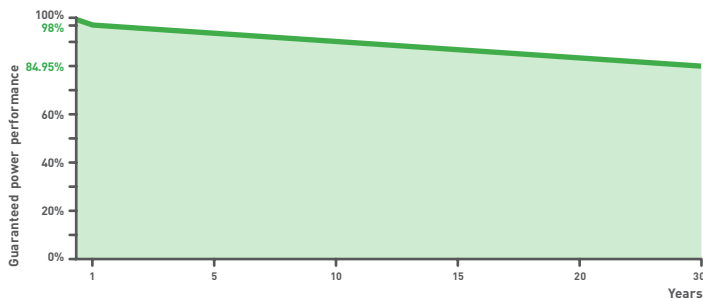
525-545 WATT • HALF CELL BIFACIAL

Positive power tolerance of 0~+3%

- NYSE-listed since 2010, Bloomberg Tier 1 manufacturer
- Best-selling module globally for last 4 years
- Top performance in the strictest 3rd party labs
- Automated manufacturing utilizing artificial intelligence
- Vertically integrated, tight controls on quality
- Premium solar panel factories in USA and Malaysia

LINEAR PERFORMANCE WARRANTY

30-Year Performance Warranty



- ISO9001:2015 Quality Standards
- ISO14001:2015 Environmental Standards
- IEC61215, IEC61730 certified products
- ISO45001:2018 Occupational Health & Safety Standards
- UL61730 certified products



KEY FEATURES



Multi Busbar Half Cell Technology
High efficiency half cut solar cells deliver high power in a small footprint.



Bifacial Power Gain
Bifacial cell architecture allows backside bonus and more lifetime power yield.



Light-Weight Design
Use of transparent backsheet allows for easy installation and lower BOS cost.



Thick and Tough
Fire Type 1 rated module engineered with a thick frame, 3.2mm front side glass, and thick backsheet for added durability.

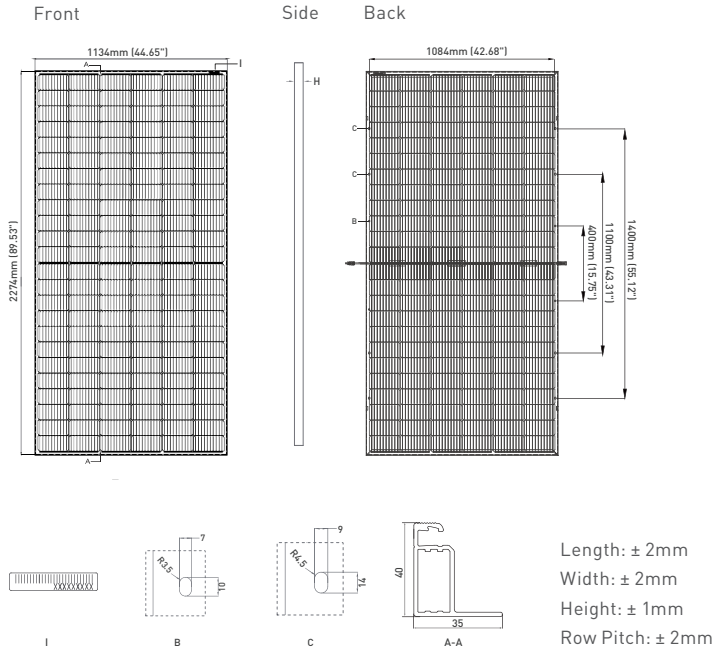


Shade Tolerant
Twin array design allows continued performance even with shading by trees or debris.



Protected Against All Environments
Certified to withstand humidity, heat, rain, marine environments, wind, hailstorms, and packed snow.

ENGINEERING DRAWINGS



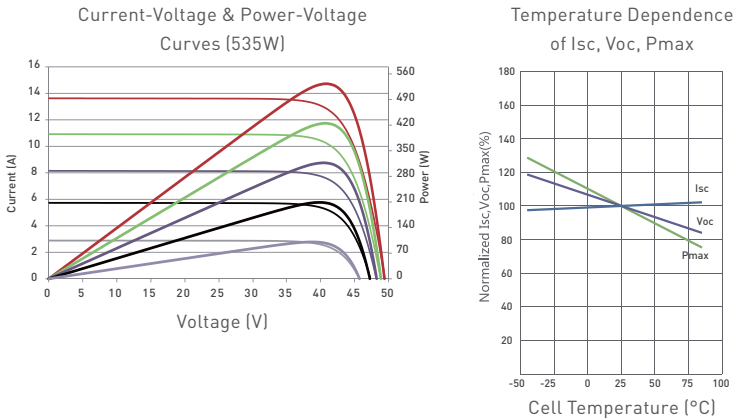
MECHANICAL CHARACTERISTICS

No. of Half Cells	144 (2x72)
Dimensions	2274×1134×40mm (89.53×44.65×1.57in)
Weight	29.4kg (64.82lbs)
Front Glass	3.2mm, Anti-Reflection Coating High Transmission, Low Iron, Tempered Glass
Frame	Anodized Aluminum Alloy
Junction Box	IP68 Rated
Output Cables	12 AWG, 1400mm (55.12in) or Customized Length
Fire Type	Type 1
Pressure Rating	5400Pa (Snow) & 2400Pa (Wind)
Hailstone Test	55mm Hailstones at 34m/s

TEMPERATURE CHARACTERISTICS

Temperature Coefficients of Pmax	-0.35%/°C
Temperature Coefficients of Voc	-0.28%/°C
Temperature Coefficients of Isc	0.048%/°C
Nominal Operating Cell Temperature (NOCT)	45±2°C
Refer. Bifacial Factor	70±5%

ELECTRICAL PERFORMANCE & TEMPERATURE DEPENDENCE



MAXIMUM RATINGS

Operating Temperature (°C)	-40°C~+85°C
Maximum System Voltage	1500VDC (UL and IEC)
Maximum Series Fuse Rating	30A

PACKAGING CONFIGURATION

(Two pallets = One stack)
27pcs/pallets, 54pcs/stack, 540pcs/40 HQ Container

BIFACIAL OUTPUT-REAR SIDE POWER GAIN

	Maximum Power (Pmax)	551Wp	557Wp	562Wp	567Wp	572Wp
5%	Module Efficiency (%)	21.38%	21.58%	21.78%	21.99%	22.19%
15%	Maximum Power (Pmax)	604Wp	610Wp	615Wp	621Wp	623Wp
	Module Efficiency (%)	23.41%	23.64%	23.86%	24.08%	24.30%
25%	Maximum Power (Pmax)	656Wp	663Wp	669Wp	675Wp	681Wp
	Module Efficiency (%)	25.45%	25.69%	25.93%	26.18%	26.42%

ELECTRICAL CHARACTERISTICS

Module Type	JKM525M-72HL4-TV		JKM530M-72HL4-TV		JKM535M-72HL4-TV		JKM540M-72HL4-TV		JKM545M-72HL4-TV	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax)	525Wp	391Wp	530Wp	394Wp	535Wp	398Wp	540Wp	402Wp	545Wp	405Wp
Maximum Power Voltage (Vmp)	40.61V	37.74V	40.71V	37.88V	40.81V	37.98V	40.91V	38.08V	41.07V	38.18V
Maximum Power Current (Imp)	12.93A	10.35A	13.02A	10.41A	13.11A	10.48A	13.20A	10.55A	13.27A	10.62A
Open-circuit Voltage (Voc)	49.27V	46.50V	49.35V	46.58V	49.42V	46.65V	49.49V	46.71V	49.65V	46.86V
Short-circuit Current (Isc)	13.64A	11.02A	13.71A	11.07A	13.79A	11.14A	13.87A	11.20A	13.94A	11.26A
Module Efficiency STC (%)	20.36%		20.55%		20.75%		20.94%		21.13%	

*STC: ☀ Irradiance 1000W/m²
NOCT: ☀ Irradiance 800W/m²

🌡 Cell Temperature 25°C
🌡 Ambient Temperature 20°C

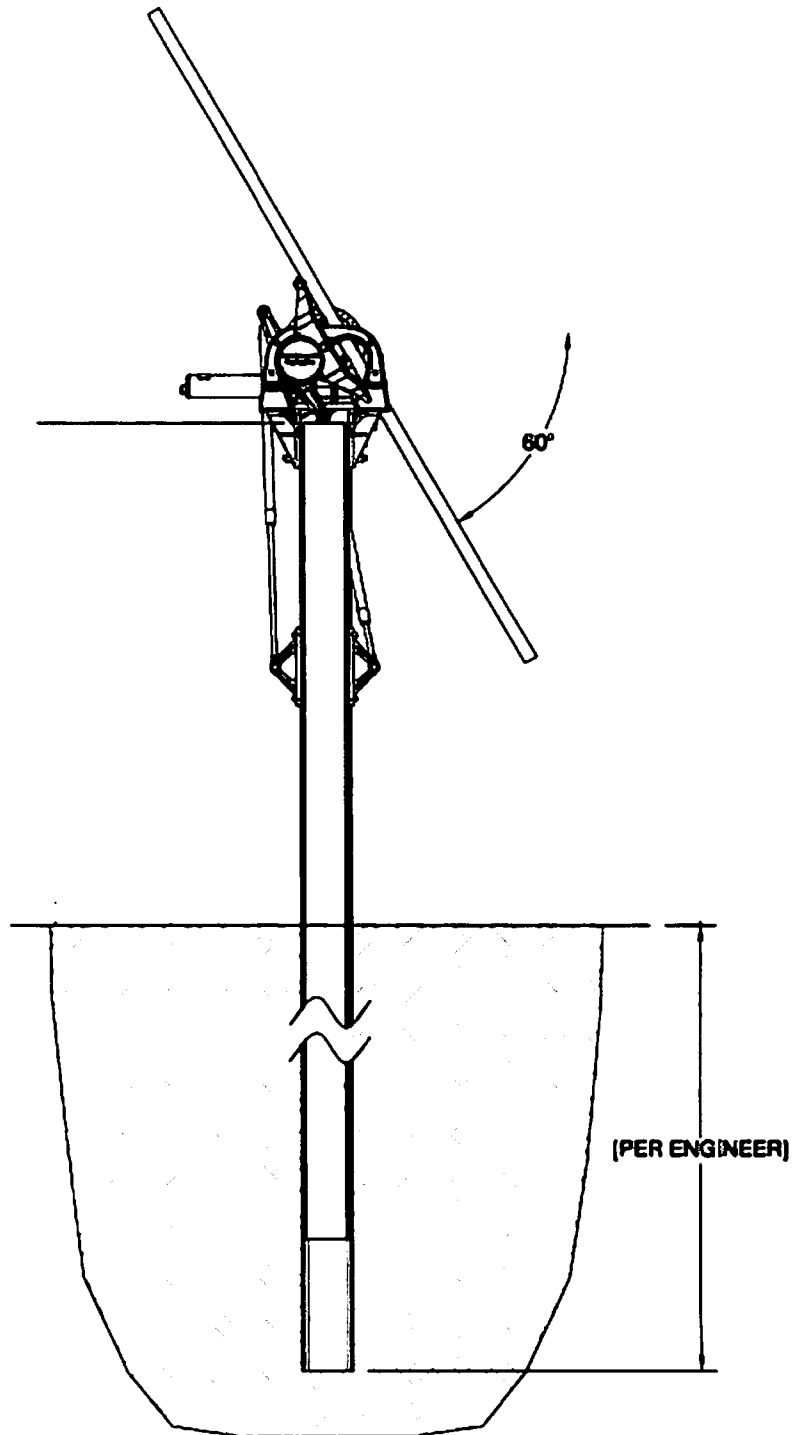
☁ AM = 1.5
☁ AM = 1.5
🌀 Wind Speed 1m/s

*Power measurement tolerance: ±3%

The company reserves the final right for explanation on any of the information presented hereby. JKM525-545M-72HL4-TV-F1-US

BUILDING YOUR TRUST IN SOLAR. JINKOSOLAR.US

Jinko Solar



1B TYPICAL MAXIMUM PIER HEIGHT DETAIL
SCALE: N.T.S.

**TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA
HOME OFFICE, HARTFORD, CONNECTICUT**

SITE RESTORATION BOND

Bond #

KNOW ALL BY THESE PRESENTS, that we, [**Principal Name**], as principal, and Travelers Casualty and Surety Company of America of Hartford, Connecticut, a Connecticut corporation, authorized to do business in the State of [**STATE**], as Surety, are held and firmly bound unto [**OBLIGEE NAME**] of [**ADDRESS**], as Obligee, in the penal sum of [**Penal Sum in words**] Dollars [(\$____.00)], lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal is responsible for decommissioning the solar electric generating facility located at [**Address or location description**] pursuant to [**reference relevant contract/ permit/ decommissioning plan**].

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall restore the site as required, and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said site restoration work, then this obligation shall be null and void; otherwise to remain in full force and effect.

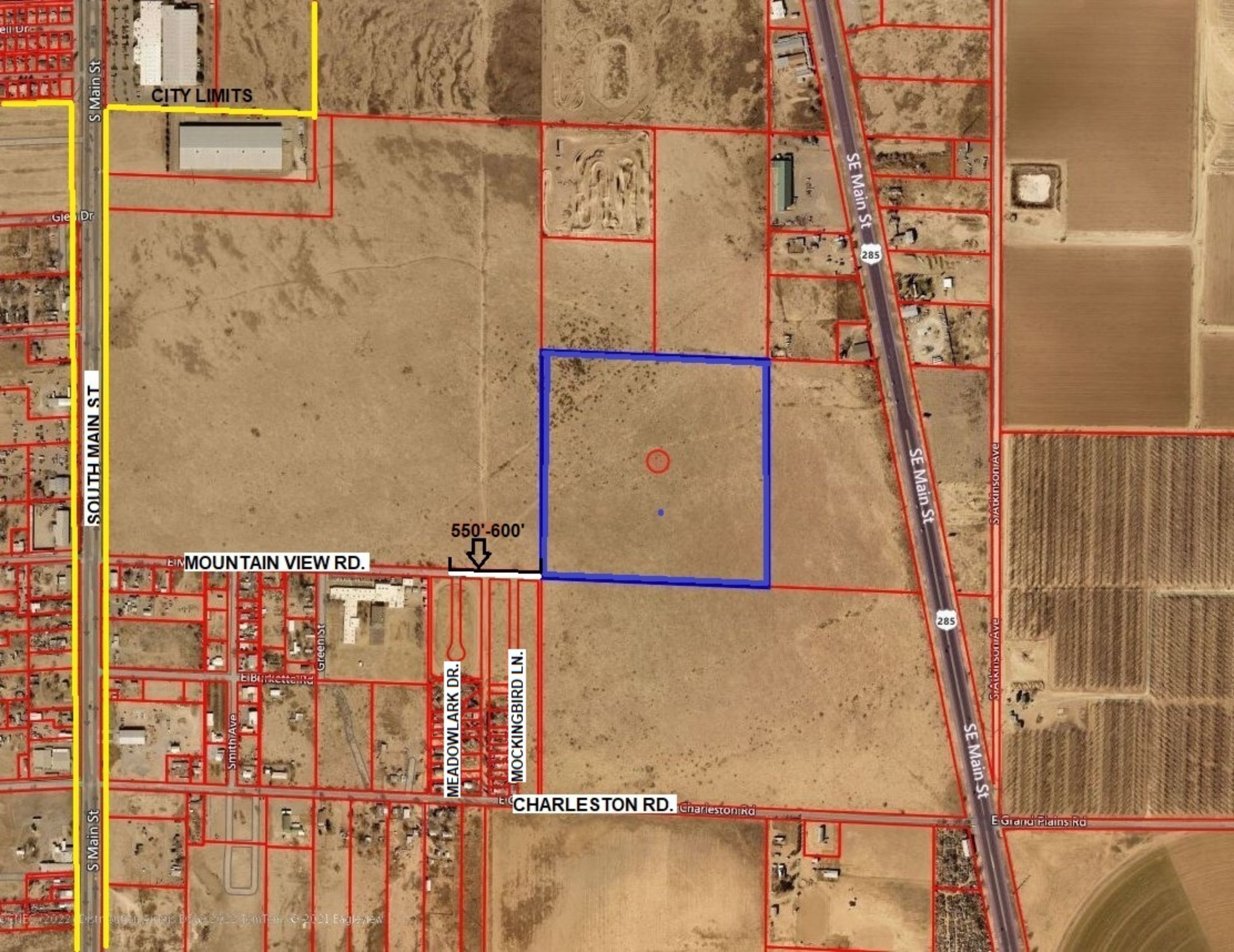
The bond is subject, however, to the following express conditions:

FIRST: That in the event of a default on the part of the Principal, its successors or assigns, a written statement of such default with full details thereof shall be given to Surety promptly, and in any event, within thirty (30) days after the Obligee shall learn of such default, such notice to be delivered to Surety at its Home Office in Hartford, Connecticut by registered or certified mail, with a copy to BSIClaims@travelers.com.

SECOND: That no claim, suit or action under this bond by reason of any such default shall be brought against Surety unless asserted or commenced within twelve (12) months after the effective date of any termination or cancellation of this bond.

THIRD: That this bond may be terminated or canceled by Surety by 90 days prior notice in writing to Principal and to Obligee, such notice to be given by certified mail. Such termination or cancellation shall not affect any liability incurred or accrued under this bond prior to the effective date of such termination or cancellation; provided, however that, if within 45 days after the date notice of termination or cancellation is received by the Obligee, the Principal provides alternate financial assurance and obtains the Obligee's written approval of such alternate financial assurance, then this obligation shall be null and void. The liability of the Surety shall be limited to the amount set forth above and is not cumulative. If the Principal fails to provide alternate financial assurance to the Obligee and obtain Obligee's written approval thereof during the 45 days following receipt by the Obligee of the notice of cancellation, the Obligee may declare the Principal in default of its obligation to maintain financial assurance.

FOURTH: That no right of action shall accrue under this bond to or for the use of any person other than the Obligee, and its successors and assigns.



CITY LIMITS

S Main St

SOUTH MAIN ST

S Main St

SE Main St
285

SE Main St

285

SE Main St

MOUNTAIN VIEW RD.

550'-600'

MEADOWLARK DR.

MOCKINGBIRD LN.

CHARLESTON RD.

Charleston Rd

S/Atkinson Ave

S/Atkinson Ave

E Grand Plains Rd