

Subject: FW: New Mexicans Support Diamond Tail Solar

#

From: Karen Miller <karen-miller@everyactioncustom.com>

Date: February 13, 2025 at 2:42:23 PM MST

To: Katherine Bruch <kbruch@sandovalcountynm.gov>

Subject: New Mexicans Support Diamond Tail Solar

Reply-To: karen-miller@pinewoodpreschool.com

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Dear Commissioner Katherine A. Bruch,

As a member of the community who values our rural character and economic resilience, I'm writing to express my support for the Diamond Tail Ranch Solar Project in Sandoval County. This project represents a unique opportunity to bring significant benefits to our area—good-paying construction jobs, stable income for landowners, and critical tax revenue to fund schools and first responders—while respecting the quiet, open spaces that make our county special.

Solar farms are a practical and low-impact use of rural land, ensuring it remains productive without the demands of high-density development. With advanced technology, including energy storage systems, these projects enhance grid reliability and support a stable energy supply for our region while simultaneously supporting New Mexico's renewable energy goals. Importantly, they align with broader efforts to diversify our energy resources and keep energy costs low, which is beneficial for families and businesses alike.

Supporting the Diamond Tail Ranch Solar Project is a common-sense step that strengthens our local economy while preserving the values we hold dear. Thank you for your service to our community and for considering this important project.

Sincerely,
Karen Miller
Rio Rancho, NM 87124-3918
karen-miller@pinewoodpreschool.com

Cynthia Saiz

Subject: FW: Opposition to Diamond Tail Ranch Solar Site

#

From: Thomas Pratt <thomaspratt@me.com>

Date: February 13, 2025 at 2:31:04 PM MST

To: Katherine Bruch <kbruch@sandovalcountynm.gov>, Jon Herr <jherr@sandovalcountynm.gov>, Michael Meek <mmeek@sandovalcountynm.gov>, Jordan Juarez <jojuarez@sandovalcountynm.gov>, Joshua Jones <jjones@sandovalcountynm.gov>

Subject: **Opposition to Diamond Tail Ranch Solar Site**

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Sandoval County Commissioners
P.O. Box 40
Bernalillo, NM 87004

Dear Sandoval County Commissioners,
I know your time is valuable and I know this email is very long, but please bear with me and PLEASE read it.

As you are aware, on February 18, there is a special public hearing of an appeal of Sandoval County's Planning and Zoning Commission approval recommendation. I am one of many Sandoval constituents and East Mountain residents that strongly oppose the Diamond Tail Ranch solar project. I am not opposed to renewable energy. However, there are strong arguments that Diamond Tail Ranch is NOT suitable for a solar/battery energy facility.

Just a few reasons to oppose the Diamond Tail Ranch site:

Visibility and the Destruction of Views from Popular Recreational Areas

This monstrosity will be visible from TWO NATIONAL SCENIC BYWAYS (The Sandia Crest National Scenic Byway and The Turquoise Trail National Scenic Byway). The PCR visibility study was, not surprisingly, incomplete, flawed and very misleading. Topography matters. The PCR's visibility study virtually shows their proposed solar site from vantage points at the same altitude as the site itself. This is a very mountainous area and this site will sit at the base of the Sandia Mountains, the Ortiz Mountains (Placer Peak), and San Pedro Mountain. **It will be THE thing everyone will see looking North and East from- the top of the Sandia Crest, the top of the Sandia Peak Tramway, the wall of windows at the Ten 3**

Restaurant, the Sandia Peak Ski Area, many of the trails in the Sandia Mountain Wilderness and the Golden Open Space, many points along BOTH SCENIC BYWAYS, and from many East Mountain Communities and Homes.

I have attached a photograph taken from the top of the Sandia Crest National SCENIC Byway (NM536), near the Sandia Crest House visitors center. The solar “footprint” was taken directly from PCR’s presentation documents, geo-located with Google Earth and embedded into this photograph. This is an accurate portrayal of what this proposed industrial solar/battery storage facility will look like, in size and shape. Google Earth estimates the alfalfa field (the clear-cut square to the right and above the solar “footprint” in this photo) currently at the base of Placer Mountain to be about 85 acres. This industrial site will be 1800+ acres. That is more than **21 TIMES the size of that alfalfa field**. Or, the equivalent of **1,364+ football fields**. **This MASSIVE industrial site will absolutely dominate our beloved East Mountain landscape.**

An Industrial site belongs in an industrial zone for a reason. It does not belong in a residential, recreational, and agricultural zoned area. There are vast expanses of FLAT, true desert areas that exist in New Mexico, that major power lines run through and that this INDUSTRIAL SITE can be properly placed.

VIEW OF THE PROPOSED
AT THE TOP OF T



Needless Destruction of a Wildlife Corridor

This project will require clear-cutting 1800+ acres of beautiful, high desert coniferous forest. The images PCR has published in their documentation of this area appear to be from a Google Earth satellite, tens of thousands of feet above the earth. And, as the earth appears blue from space, this google image of the East Mountains appears brown from that altitude. This area is NOT brown. This area is a high desert coniferous forest within “our” portion of the Rocky Mountains. This proposed INDUSTRIAL SITE will be “cradled” at the base of, and surrounded by, the Sandia Mountains, the San Pedro Mountains and the Ortiz Mountains (Placer Peak). **This area is full of wildlife: wild horses, mule deer, mountain lions, bobcats, bears, etc. Every spring and fall, large flocks of sandhill cranes and geese (and many other birds) migrate right over this area on their way to the Bosque del Apache National Wildlife Refuge.** I know, I live about 6 miles from this proposed site and several large flocks fly right over my house during migration every year. **This area is full of wildlife and vegetation that deserves to be saved and cherished for future generations.**

I’ve attached a photo taken at the Diamond Tail Ranch location by the ranch manager and posted to his Facebook Page (There are more on that FB Page). Again, there are many flat, true desert areas in New Mexico that this INDUSTRIAL SITE can be properly placed without this scale of wildlife decimation.

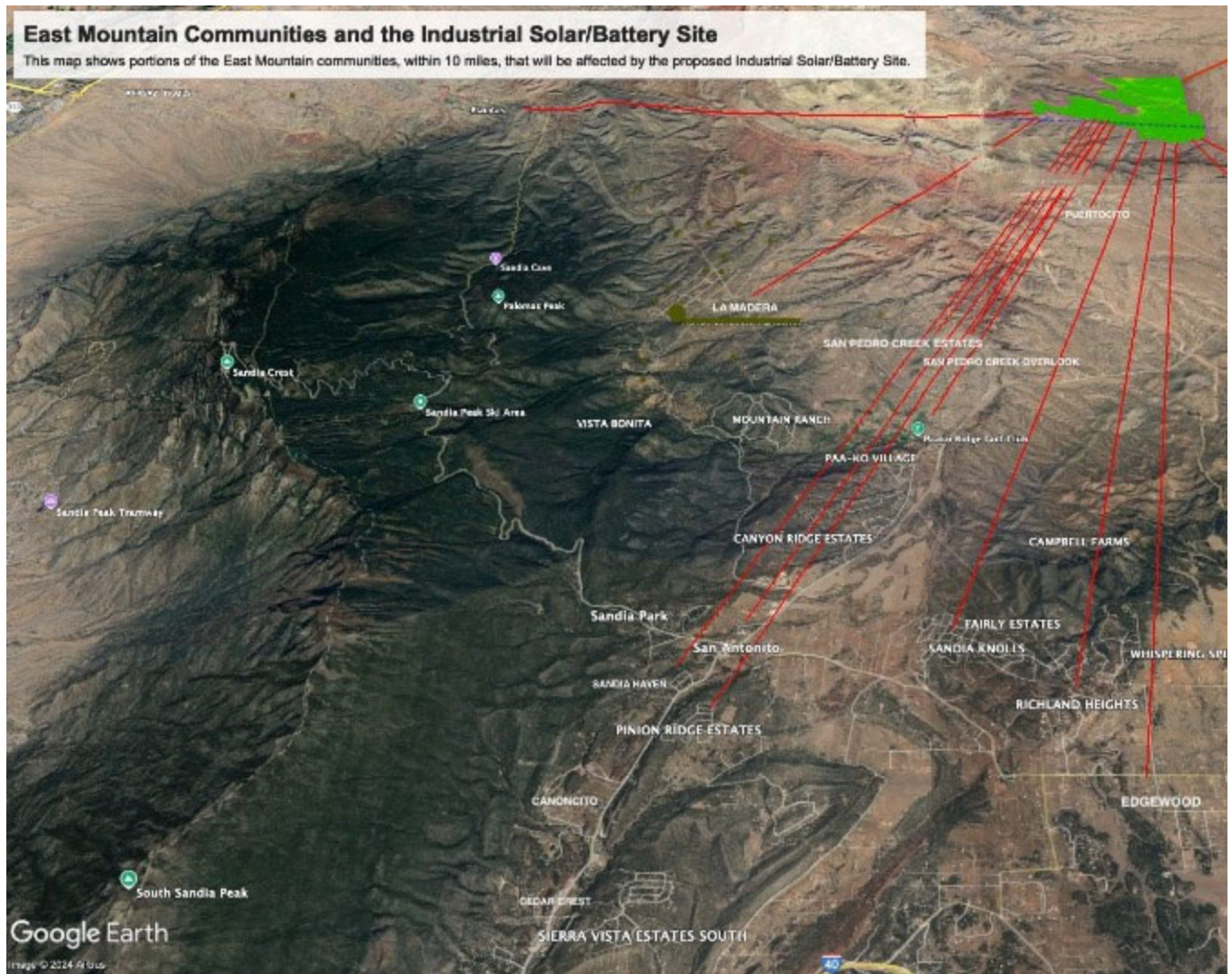


Lithium Battery Fires and Wildfire Risks

This proposed INDUSTRIAL SITE would be located at the base of, and be surrounded by, the Sandia Mountains and Sandia Mountain Wilderness, the Ortiz Mountains, the San Pedro Mountains and South Mountain. **This entire mountainous corridor, the communities and businesses, and the THOUSANDS of residents that live here, will be in constant danger of a toxic lithium battery fire, and an increased chance of a wildfire.**

This PCR solar/battery storage project proposes to have **834,000 lithium-ion batteries!** Thermal runaway is a major problem at these lithium battery storage facilities. PCR said as much at the P&Z hearing and that there is nothing anyone can do to put one out. They just have to let it burn. These thermal runaways can start due to faulty wiring (add packrats to that scenario), water exposure (rain), lightning (we have some of the most incredible lightning shows in the country), and various other reasons. At the Sandoval P&Z hearing, Mr. LaBerge, a PCR paid representative, tried to explain that these fires and resulting flames only go up and would not jeopardize the surrounding vegetation. What he failed to mention, and what any wildfire fighter or scientist would know, is that when high temperatures fires happen, it creates its own wind storm. As the hot air rises, cooler air gets sucked in at incredible speeds, pulling in debris (grasses, dried weeds, bushes, etc.) from all around. Those burning materials and ambers are then carried up and out as well, very potentially igniting the surrounding drought stricken coniferous scrub areas. There are only two small volunteer fire departments in the area. Sandoval County has NO services here! The closest "real" fire department (Santa Fe) is at least 45 minutes away. The Sandia Mountain forest is less than 2 miles away from this proposed site. San Pedro Mountain and South Mountain are less than 4 miles away. And, the Ortiz mountains are less than 1 mile away. There are thousands of people living in our East Mountain community, even within 10 miles of that site, that would be in grave danger should a fire occur. (Please see the attached image.) **Most have only one road out to HWY14 and then EVERYONE in this mountain corridor would be on HWY14, much of which is only two lanes.**

This Industrial Site, literally, is adding fuel to a potential disaster. It belongs in an industrial zoned area where there is better access for emergency responders and does not needlessly endanger our mountain community, our homes and our safety.



Lack of Accountability should a Lithium Battery Fire Occur

This PCR proposed solar/battery storage facility will be one of the largest in the country. And, it will have one of the largest concentrations of lithium batteries: 834,000 lithium-ion batteries! Only, it will not be built and managed by an American company, but by an Argentinean Company that made its money on oil production and has never before built/maintained a solar/lithium facility like this. The question is not WILL there be a lithium battery fire, but WHEN. And, if you believe Mr. LaBerge's claims that "there is no detectable trace of anything (?)" in those thick, dark, plumes of smoke, ask yourself- is that true of any smoke? Much less, smoke that comes from burning thousands of lithium batteries that are themselves made of incredibly toxic compounds. It's ludicrous. So, how will a foreign company be held accountable when massive billowing plumes of thick, toxic smoke enter our blues skies, permeate our land and our groundwater? **How will they be held accountable when thousands of people are forced to evacuate their homes, are exposed to toxic gases, and potentially even lose their homes and lives to a wildfire started by these lithium batteries?** Who will hold them accountable when they are safe, back in their home country, counting their money?

Loss of Home Insurance and Property Values

Even without a lithium-ion battery fire, our property values would very likely plummet as this would give insurance companies one more excuse not to insure our homes. Many in the East Mountains are already having to look for alternative home insurance carriers and pay higher premiums after being denied insurance- largely due to earlier wildfires in New Mexico, many of which were from “controlled burns.” You cannot get a mortgage if you cannot get home insurance. **It has been researched and shown that having an industrial site in a residential area will cause home values to plummet. An Industrial site belongs in an industrial zone, for safety and aesthetics.** That is why there are zoning laws.

In closing, this is “our” little piece of the Rocky Mountain Corridor. I implore you, please do NOT let PCR destroy it. There is absolutely no good reason for this site to be located in this mountainous area. There are vast expanses of flat, true desert areas that exist in New Mexico where this project can be properly and safely located.

I ask you, please, Sandoval County Commissioners, DENY this proposal.

Sincerely,
Thomas Pratt
Sandia Park, New Mexico, 87047

Cynthia Saiz

Subject: FW: ZNCH-24-005: Move the Diamond Tail solar project to the West Mesa Solar Energy Corridor (WMSEC)
Attachments: Letter_to_SandoCo_Commissioners_WMSEC_Feb_2025 (1).docx

#

From: Charlene Smith <youwillgetresultsfromme@gmail.com>
Date: February 13, 2025 at 1:46:31 PM MST
To: Katherine Bruch <kbruch@sandovalcountynm.gov>, +jherr@sandovalcountynm.gov, +mmeek@sandovalcountynm.gov, +jojuarez@sandovalcountynm.gov, +jjones@sandovalcountynm.gov
Subject: ZNCH-24-005: Move the Diamond Tail solar project to the West Mesa Solar Energy Corridor (WMSEC)

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Dear Sandoval County Commissioners:

Please take time to read my attached letter of support to move the ZNCH-24-005 project to a more appropriate location in the West Mesa Solar Energy Corridor (WMSEC). This new location is a perfect clean energy solution for Sandoval County AND protects the Turquoise Trail National Scenic Highway, existing wildlife habitat, and hundreds of cultural sites.

Thank you very much! Charlene Smith

February 14, 2025

Sandoval County Commissioners

P.O. Box 40

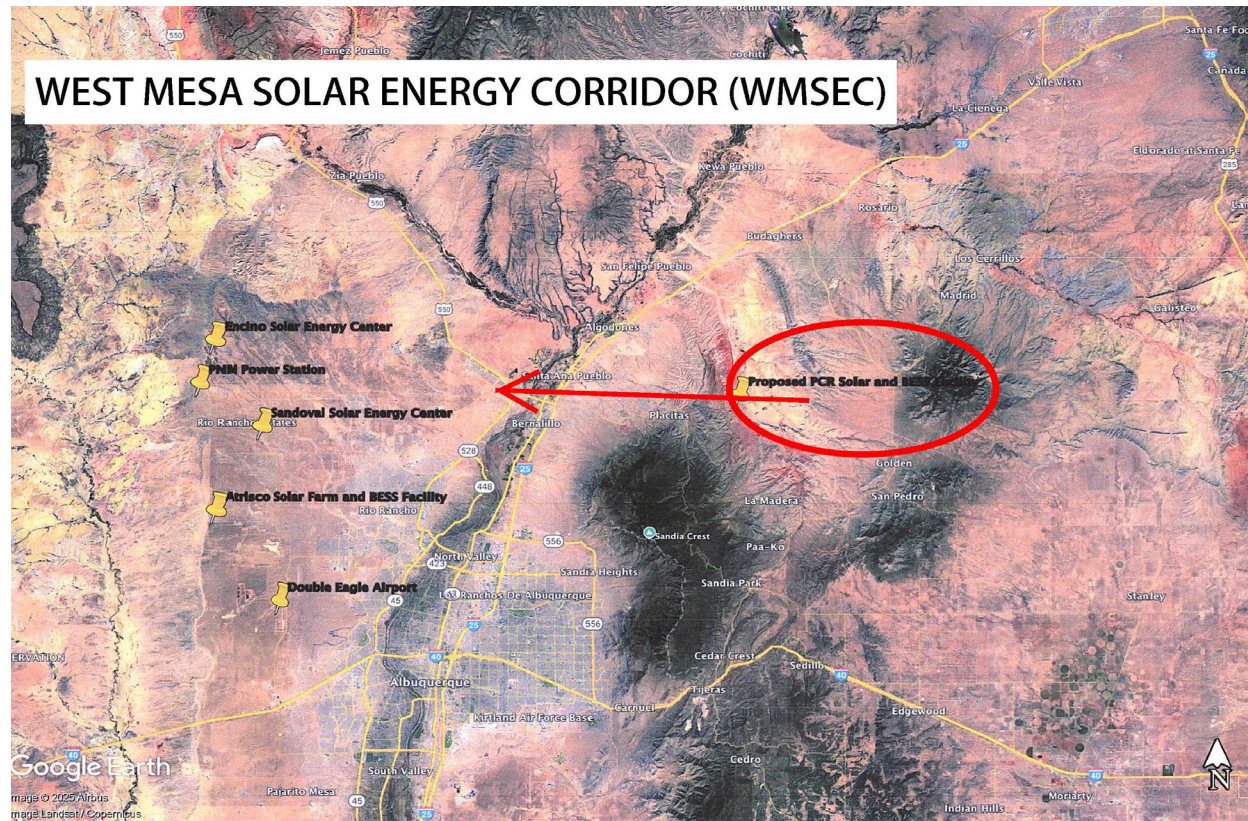
Bernalillo, NM 87004

Dear Commissioners,

Many of your constituents and other community members in the East Mountains have strongly opposed the Diamond Tail Ranch solar project since its inception.

As you are aware, on February 18, there is a special public hearing of an appeal of Sandoval County's Planning and Zoning Commission approval recommendation. I am not opposed to renewable energy; it is the way of our future. However, there are strong arguments that Diamond Tail Ranch is NOT suitable for a solar energy facility.

Before the hearing, I would like you to research and consider a proposal from the East Mountains Protection Action Coalition (EMPAC) for an alternative location for PCR's solar panel and battery storage facility: the existing West Mesa Solar Energy Corridor (WMSEC). The reasoning behind placing the facility in the WMSEC addresses many of the challenges that I believe pose a significant threat regarding its current proposed location on Highway 14, a National Scenic Highway designated the Turquoise Trail. The entire 1833 PCR power plant will sit at the base of the Cibola National Forest and occupy approximately three-square miles of the Sandia Basin. It should be noted that this will be PCR's (an Argentina-based family-run company) first solar facility to construct, install, and maintain. It will also be one of the largest solar energy power plants in the state.



The following outcomes can still be obtained using the WMSEC:

- PCR's proposed 300 construction jobs
- \$5.9 million in gross receipts taxes for Sandoval County
- \$540 million capital investment for Sandoval County
- Providing energy for 60,000 homes each year anywhere in the United States (although PCR has yet to secure a power agreement with PNM)
- Promotion of clean energy sourced from Sandoval County
- Protection of the existing wildlife and habitat on the Diamond Tail Ranch and the hundreds of cultural sites.
- Avoidance of delays due to possible litigation.

The following risks can be solved by utilizing what can be regarded as a natural location for PCR's facility in the WMSEC.

Diamond Tail Ranch Risks	WMSEC Solutions
Nearest fire station with ability to respond to lithium battery fire: Bernalillo County – 35 miles	20 fire stations within vicinity with 280 first responders
Distance to Cibola National Forest – 1.7 miles	Approximately 40 miles
Access road infrastructure to facility - 14 miles of gravel & rock (will require access to water to keep dust levels at minimum during construction of facility)	Road infrastructure already in place - asphalt
Proximity to residential and commercial buildings – 1.5 miles (very similar to recent Moss Landing solar facility experiencing four fires in recent years)	Proximity to residential and commercial buildings – 30 miles
Disruption of scenic highway with potential of impacting State tourism	None
Imminent danger of catastrophic battery and national forest fires.	None

There are other reasons to consider the WMSEC as a solution solar energy facility site, but those listed above are most important to me. I hope you will consider these strongly before making a decision

Sincerely,

Charlene Smith

4 Sandia View Court

Tijeras, NM

Cynthia Saiz

Subject: FW: ZNCH-24-005: Move the Diamond Tail solar project to the West Mesa Solar Energy Corridor (WMSEC)
Attachments: Letter_to_SandoCo_Commissioners_WMSEC_Feb_2025_Fender.pdf

#

From: Tim Fender <tfender@yahoo.com>

Date: February 13, 2025 at 8:01:01 PM MST

To: Katherine Bruch <kbruch@sandovalcountynm.gov>, Jon Herr <jherr@sandovalcountynm.gov>, Michael Meek <mmeek@sandovalcountynm.gov>, Jordan Juarez <jojuarez@sandovalcountynm.gov>, Joshua Jones <jjones@sandovalcountynm.gov>

Subject: ZNCH-24-005: Move the Diamond Tail solar project to the West Mesa Solar Energy Corridor (WMSEC)

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Dear Sandoval County Commissioners:

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Thank you very much!

Timothy J. Fender
73 Via Entrada
Sandia Park, NM 87047

Sandoval County Commissioners

P.O. Box 40

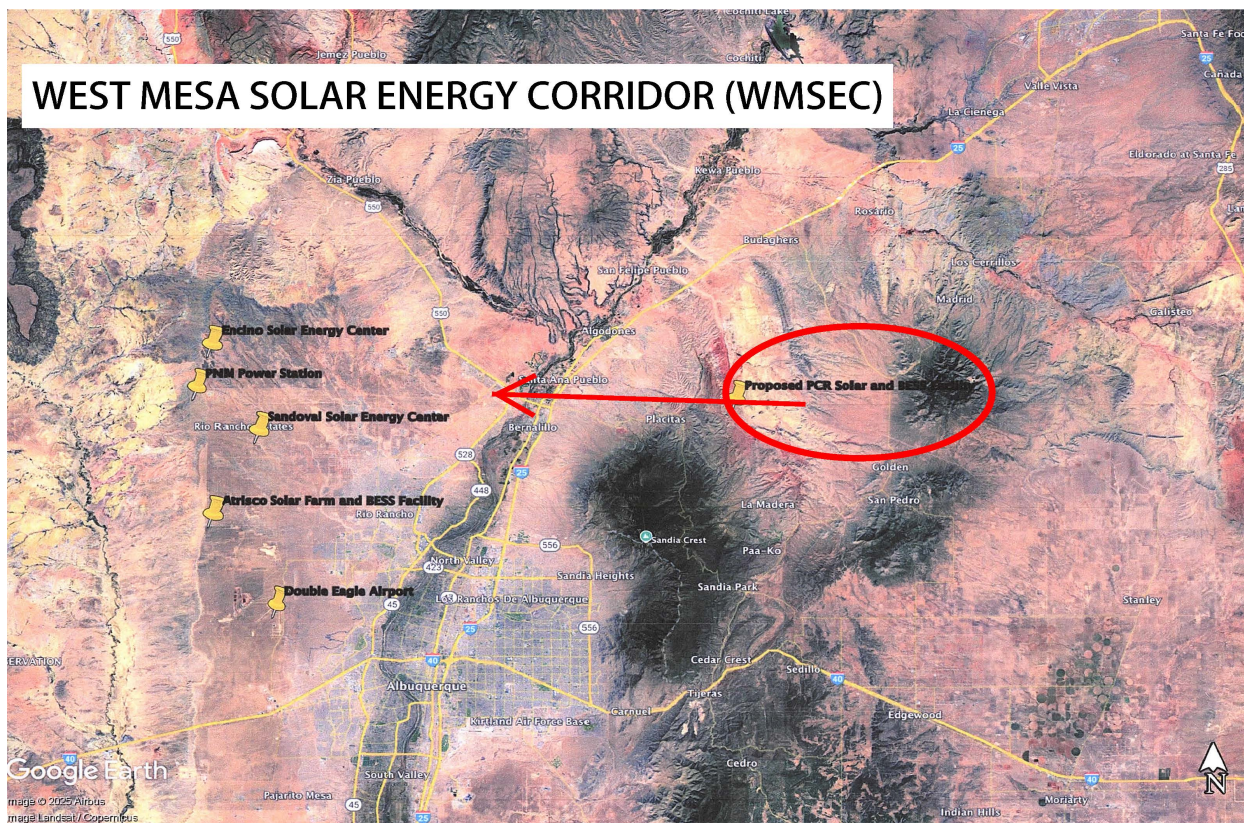
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Sincerely,



Timothy J. Fender
73 Via Entrada
Sandia Park, NM 87047

Cynthia Saiz

Subject: FW: ZNCH-24-005: Move the Diamond Tail solar project to the West Mesa Solar Energy Corridor (WMSEC)
Attachments: Letter_to_SandoCo_Commissioners_WMSEC_Feb_2025.docx

#

From: D Schneider <ladyhawke10@hotmail.com>
Date: February 13, 2025 at 9:02:23 PM MST
To: Katherine Bruch <kbruch@sandovalcountynm.gov>, Jon Herr <jherr@sandovalcountynm.gov>, Michael Meek <mmeek@sandovalcountynm.gov>, Jordan Juarez <jojuarez@sandovalcountynm.gov>, Joshua Jones <jjones@sandovalcountynm.gov>
Subject: ZNCH-24-005: Move the Diamond Tail solar project to the West Mesa Solar Energy Corridor (WMSEC)

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Thank you very much!

D. Schneider

Sandoval County Commissioners

P.O. Box 40

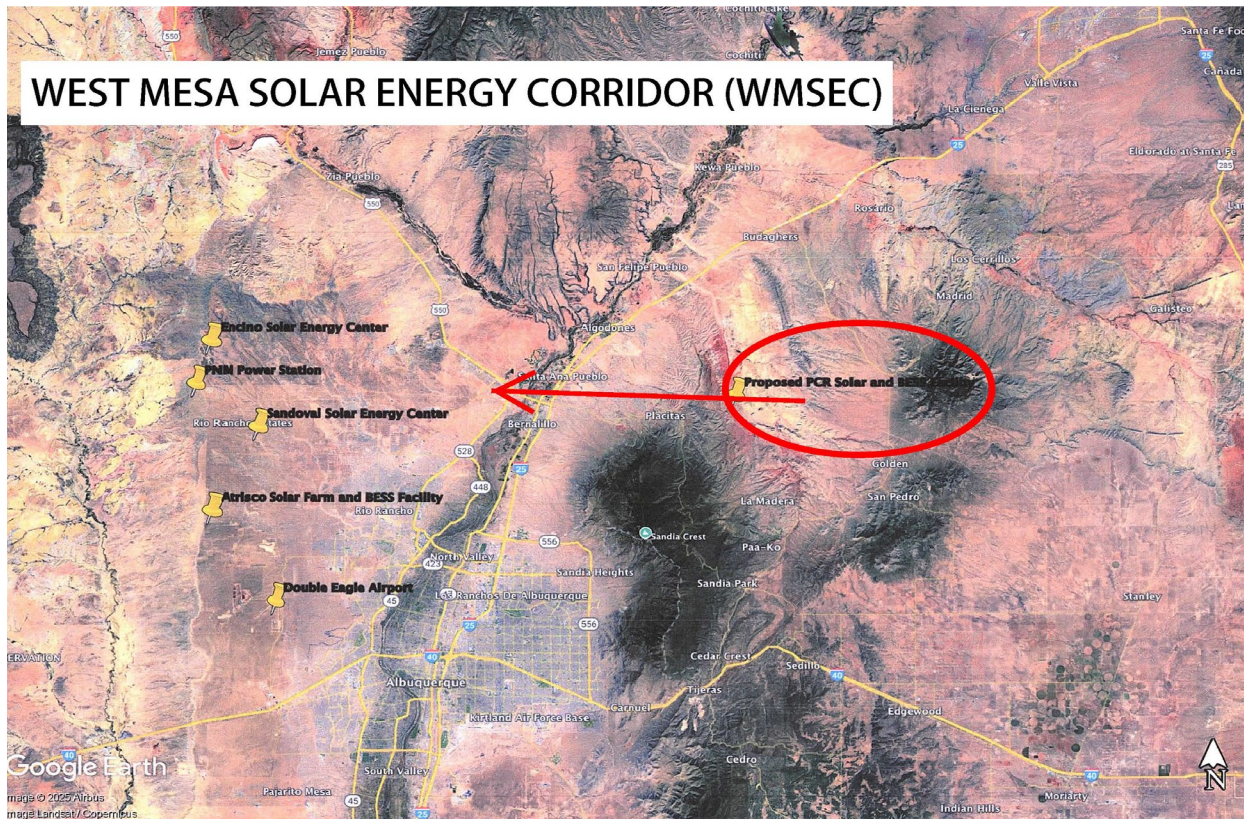
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WMSEC Solutions

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Sincerely,

D. Schneider

Cynthia Saiz

Subject: FW: Oppose the Diamond Tail Ranch Solar Site

#

From: Deanna Evans <deannaevans777@gmail.com>

Date: February 13, 2025 at 6:07:29 PM MST

To: Katherine Bruch <kbruch@sandovalcountynm.gov>, Jon Herr <jherr@sandovalcountynm.gov>, Michael Meek <mmeek@sandovalcountynm.gov>, Jordan Juarez <jojuarez@sandovalcountynm.gov>, Joshua Jones <jjones@sandovalcountynm.gov>

Subject: Oppose the Diamond Tail Ranch Solar Site

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Bernalillo, NM 87004

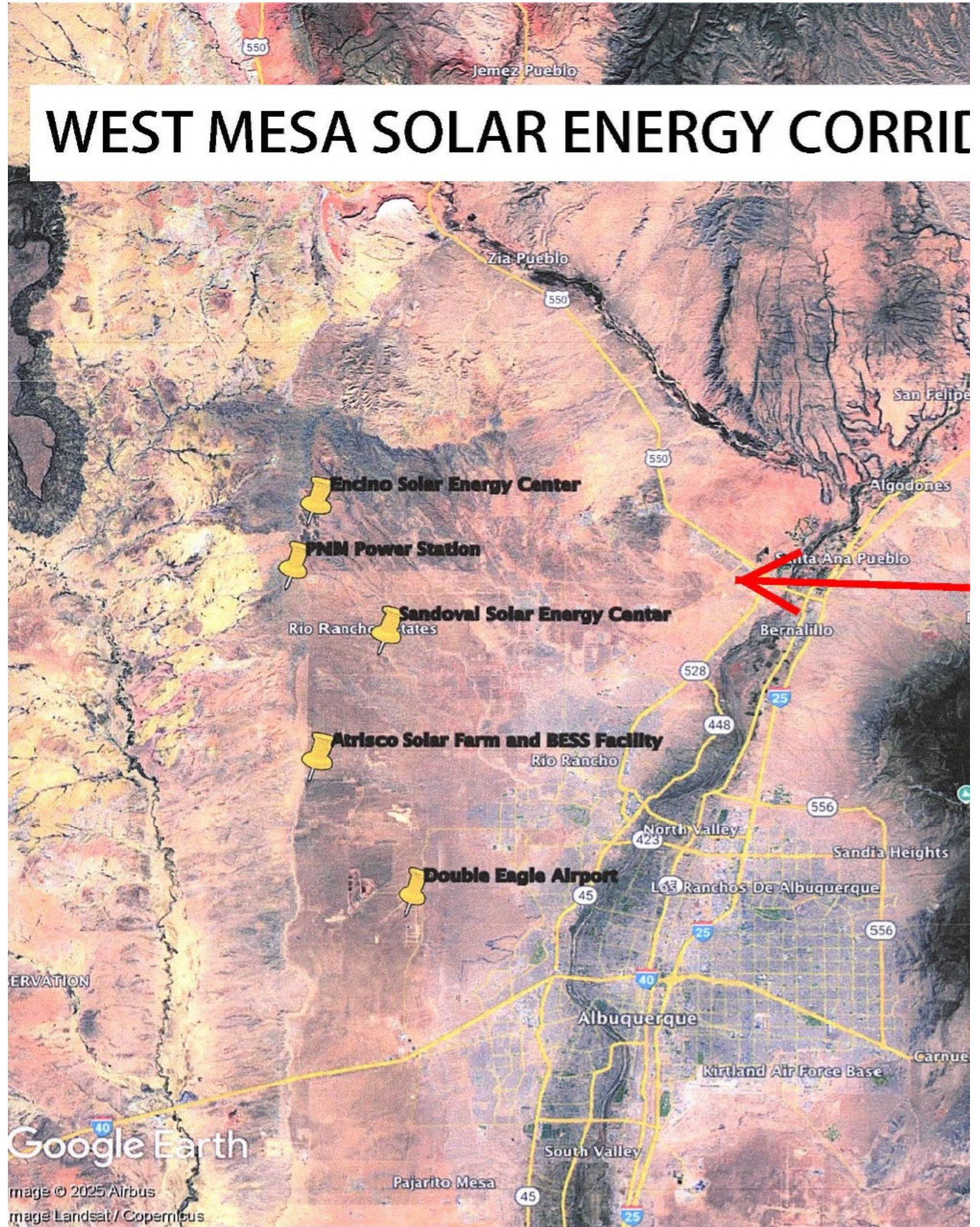
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Sincerely,

D. Evans

Sandia Park, New Mexico

Cynthia Saiz

Subject: FW: Proposed PCR Solar Facility
Attachments: Letter_to_SandoCo_Commissioners_WMSEC_Feb_13_2025.docx

#

From: RICHARD A DUNN <radunn@msn.com>
Date: February 13, 2025 at 5:52:41 PM MST
To: Katherine Bruch <kbruch@sandovalcountynm.gov>, Jon Herr <jherr@sandovalcountynm.gov>, Michael Meek <mmeek@sandovalcountynm.gov>, Jordan Juarez <jojuarez@sandovalcountynm.gov>, Joshua Jones <jjones@sandovalcountynm.gov>
Subject: Proposed PCR Solar Facility

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Kindly read the attached letter. I am opposed to the proposed location of the PCR Solar and BESS Facility. There are **reasonable** alternatives to the Diamond Tail location that would provide all the benefits this project may bring.

This is the third letter I am submitting to the county on this issue.

Sincerely,

Richard A. Dunn
44 Via Entrada
Sandia Park NM 87047
(505) 604-4814

Sandoval County Commissioners
P.O. Box 40
Bernalillo, NM 87004

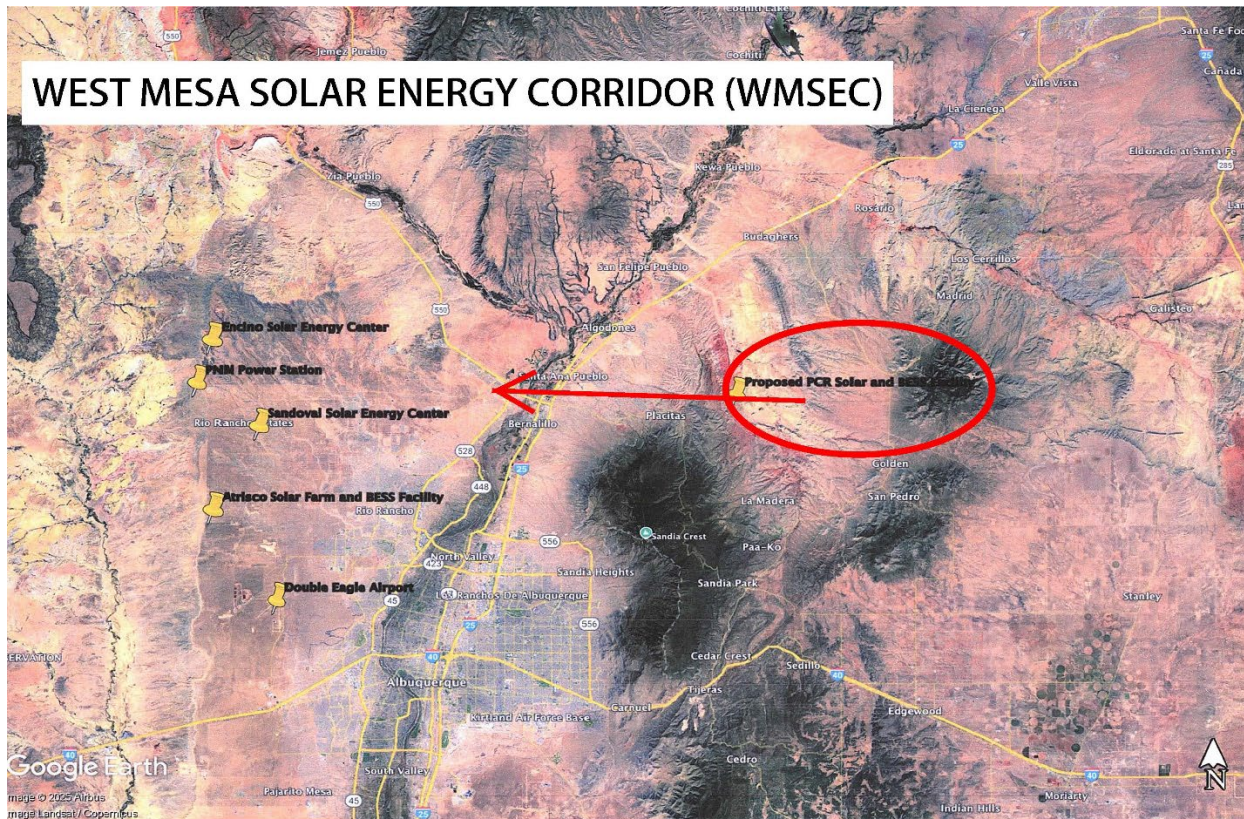
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Diamond Tail Ranch Risks

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Distance to Cibola National Forest – 1.7 miles
Access road infrastructure to facility - 14 miles of gravel & rock (will require access to water to keep dust levels at minimum during construction of facility)
Proximity to residential and commercial buildings – 1.5 miles (very similar to recent Moss Landing solar facility experiencing four fires in recent years)
Disruption of scenic highway with potential of impacting State tourism
Imminent danger of catastrophic battery and national forest fires.

WMSEC Solutions

20 fire stations within vicinity with 280 first responders
Approximately 40 miles
Road infrastructure already in place - asphalt
Proximity to residential and commercial buildings – 30 miles
None
None

There are other reasons to consider the WMSEC as a solution solar energy facility site, but those listed above are most important to me. I hope you will consider these strongly before making a decision

Sincerely,

Richard A. Dunn

44 Via Entrada

Sandia Park NM 87047

Cynthia Saiz

Subject: FW: Letter Regarding proposed PCR Energy solar and battery storage facility
Attachments: NRGNHA Letter to Sandoval County Commision.pdf

#

From: Eric Vasquez <eric@riograndenha.org>
Date: February 14, 2025 at 9:48:05 AM MST
To: Michael Meek <mmeek@sandovalcountynm.gov>, Jordan Juarez <jojuarez@sandovalcountynm.gov>, Katherine Bruch <kbruch@sandovalcountynm.gov>, jrherr@sandovalcountynm.gov, Joshua Jones <jjones@sandovalcountynm.gov>, Wayne Johnson <wjohnson@sandovalcountynm.gov>
Subject: Letter Regarding proposed PCR Energy solar and battery storage facility

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County Commissioners Meek, Juarez, Bruch, Herr, Jones and County Manager Johnson,

On January 23rd, 2025 the Northern Rio Grande National Heritage Area Board met and voted to respectfully stand in opposition to the proposed PCR Energy solar and battery storage facility off the historic Turquoise Trail National Scenic Byway.

Please find attached a letter detailing the NRGNHA's position on this issue pending in front of the Sandoval County Commision.

Please feel free to contact me with any questions or comments.

Thank you for your attention.

Best Regards

Eric Vasquez
Executive Director
Northern Rio Grande National Heritage Area (NRGNHA)

PH: (505) 753-7273

Cell: (505) 500-2096



Website: www.riograndenha.org



Board of Directors:

David Fernández, President
Taos community Member

Darlene Vigil – Vice-President
Taos County Commissioner

Roger Martinez, Secretary
Taos Community Member

Michael Garcia – Treasurer
Santa Fe City Councilor

Governor Jenelle Roybal
Pojoaque Pueblo

Corilia Ortega – Councilor
Town of Taos

Joanna Trujillo
Taos Community Member

John Ramon Vigil – Mayor
City of Espanola

Tarin Nix
Santa Fe Community Member

Anna C. Hansen,
Santa Fe Community Member

Alex Naranjo - Commissioner
Rio Arriba County

Sarah Stimson Karis
Santa Fe Community Member

Agapito Candelaria
Rio Arriba Community Member

Marvin MacAuley
Picuris Pueblo

Valerie Martinez
Rio Arriba Community Member

Eric Vasquez
Executive Director

Mail Address:
P.O Box 610
Española, NM 87532

Heritage Center:
101 Calle de las Españolas
Española, NM 87532

Sandoval County Board of County Commissioners
P.O. Box 40
Bernalillo, NM 87004
February 12, 2025

Commissioner Katherine A. Bruch
Commissioner Jon Herr
Commissioner Michael Meek
Commissioner Jordan Juarez
Commissioner Joshua Jones

Re: Opposition to Diamond Tail Solar and Storage Project


Dear Board of County Commissioners:

On January 23rd, 2025, the Northern Rio Grande National Heritage Area Board met and voted to respectfully stand in opposition to the proposed PCR Energy solar and battery storage facility off the historic Turquoise Trail National Scenic Byway.

The Northern Río Grande National Heritage Area encompasses Río Arriba, Santa Fe, and Taos counties and has a Congressional mandate to help sustain, preserve, promote, and protect the environment, culture, heritage and languages of Northern New Mexico.

Like your state statute mandate for responsible stewardship, we are dedicated to safeguarding our regions environmental landscapes and believe viewshed impacts, environmental and public health concerns surrounding the Diamond Tail Solar and Storage Project will negatively impact the Northern Rio Grande National Heritage Area for decades.

Protection of Turquoise Trail National Scenic Byway and relocation of the Diamond Tail Solar and Storage Project ensures that this unique cultural and natural resource of the Northern Río Grande area is preserved for future generations.

Sincerely,

David Fernandez, Board President
Northern Rio Grande National Heritage Area Board

Cynthia Saiz

Subject: FW: ZNCH-24-005: Move the Diamond Tail solar project to the West Mesa Solar Energy Corridor (WMSEC)
Attachments: Letter_to_SandoCo_Commissioners_WMSEC_Feb_2025.docx.pdf

#

From: James Geddes <docjgeddes@gmail.com>

Date: February 14, 2025 at 10:57:33 AM MST

To: Katherine Bruch <kbruch@sandovalcountynm.gov>, Jon Herr <jherr@sandovalcountynm.gov>, Michael Meek <mmeek@sandovalcountynm.gov>, Jordan Juarez <jojuarez@sandovalcountynm.gov>, Joshua Jones <jjones@sandovalcountynm.gov>

Subject: ZNCH-24-005: Move the Diamond Tail solar project to the West Mesa Solar Energy Corridor (WMSEC)

Be Secure! This message has originated outside of your organization. Please exercise caution before clicking on any links or opening any attachments. If this email looks suspicious, report it to the IT department immediately.

Dear Sandoval County Commissioners:

Please take time to read my attached letter of support to move the ZNCH-24-005 project to a more appropriate location in the West Mesa Solar Energy Corridor (WMSEC). This new location is a perfect clean energy solution for Sandoval County AND protects the Turquoise Trail National Scenic Highway, existing wildlife habitat and hundreds of cultural sites.

Thank you very much!
James E. Geddes, MD

Sandoval County Commissioners

P.O. Box 40

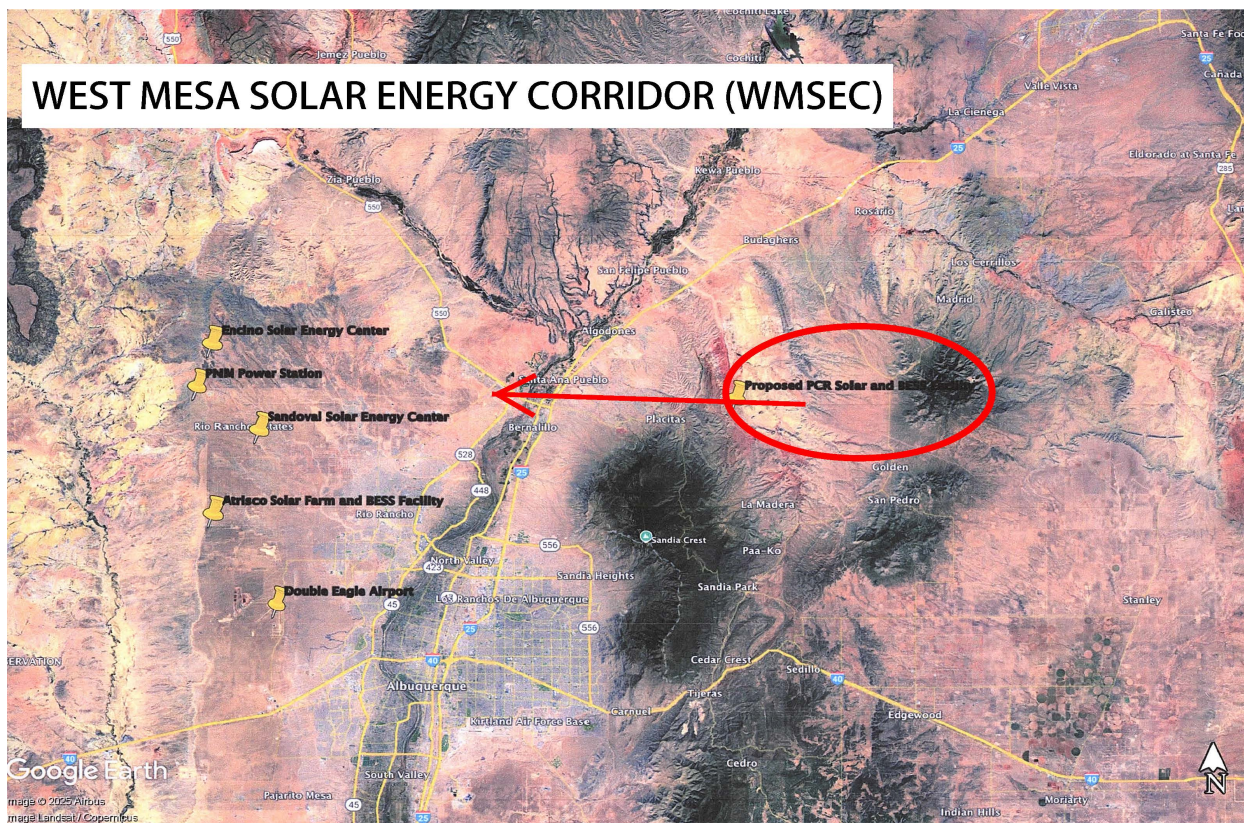
Bernalillo, NM 87004

Dear Commissioners,

Many of your constituents and other community members in the East Mountains have strongly opposed the Diamond Tail Ranch solar project since its inception.

As you are aware, on February 18, there is a special public hearing of an appeal of Sandoval County's Planning and Zoning Commission approval recommendation. I am not opposed to renewable energy; it is the way of our future. However, there are strong arguments that Diamond Tail Ranch is NOT suitable for a solar energy facility.

Before the hearing, I would like you to research and consider a proposal from the East Mountains Protection Action Coalition (EMPAC) for an alternative location for PCR's solar panel and battery storage facility: the existing West Mesa Solar Energy Corridor (WMSEC). The reasoning behind placing the facility in the WMSEC addresses many of the challenges that I believe pose a significant threat regarding its current proposed location on Highway 14, a National Scenic Highway designated the Turquoise Trail. The entire 1833 PCR power plant will sit at the base of the Cibola National Forest and occupy approximately three-square miles of the Sandia Basin. It should be noted that this will be PCR's (an Argentina-based family-run company) first solar facility to construct, install, and maintain. It will also be one of the largest solar energy power plants in the state.



The following outcomes can still be obtained using the WMSEC:

- PCR's proposed 300 construction jobs

- \$5.9 million in gross receipts taxes for Sandoval County
- \$540 million capital investment for Sandoval County
- Providing energy for 60,000 homes each year anywhere in the United States (although PCR has yet to secure a power agreement with PNM)
- Promotion of clean energy sourced from Sandoval County
- Protection of the existing wildlife and habitat on the Diamond Tail Ranch and the hundreds of cultural sites.
- Avoidance of delays due to possible litigation.

The following risks can be solved by utilizing what can be regarded as a natural location for PCR's facility in the WMSEC.

Diamond Tail Ranch Risks	WMSEC Solutions
Nearest fire station with ability to respond to lithium battery fire: Bernalillo County – 35 miles	20 fire stations within vicinity with 280 first responders
Distance to Cibola National Forest – 1.7 miles	Approximately 40 miles
Access road infrastructure to facility - 14 miles of gravel & rock (will require access to water to keep dust levels at minimum during construction of facility)	Road infrastructure already in place - asphalt
Proximity to residential and commercial buildings – 1.5 miles (very similar to recent Moss Landing solar facility experiencing four fires in recent years)	Proximity to residential and commercial buildings – 30 miles
Disruption of scenic highway with potential of impacting State tourism	None
Imminent danger of catastrophic battery and national forest fires.	None

There are other reasons to consider the WMSEC as a solution solar energy facility site, but those listed above are most important to me. I hope you will consider these strongly before making a decision

Sincerely,

James E. Geddes, MD

Cynthia Saiz

Subject: FW: ZNCH-24-005 PCR's Diamond Tail Solar Plant
Attachments: Commissioner Bruch.docx

#

From: Cynthia Weehler <285alliance@gmail.com>
Date: February 14, 2025 at 10:32:07 AM MST
To: Katherine Bruch <kbruch@sandovalcountynm.gov>
Subject: ZNCH-24-005 PCR's Diamond Tail Solar Plant

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If this email looks suspicious, report it to the IT department immediately.

Dear Commissioner Bruch,

Please accept these comments about the Diamond Tail Solar Plant project. We offer both concerns but, most importantly, solutions.

Respectfully,

Cynthia Weehler
Co-Chair, 285 Alliance

Sandoval County Commissioners

P.O. Box 40

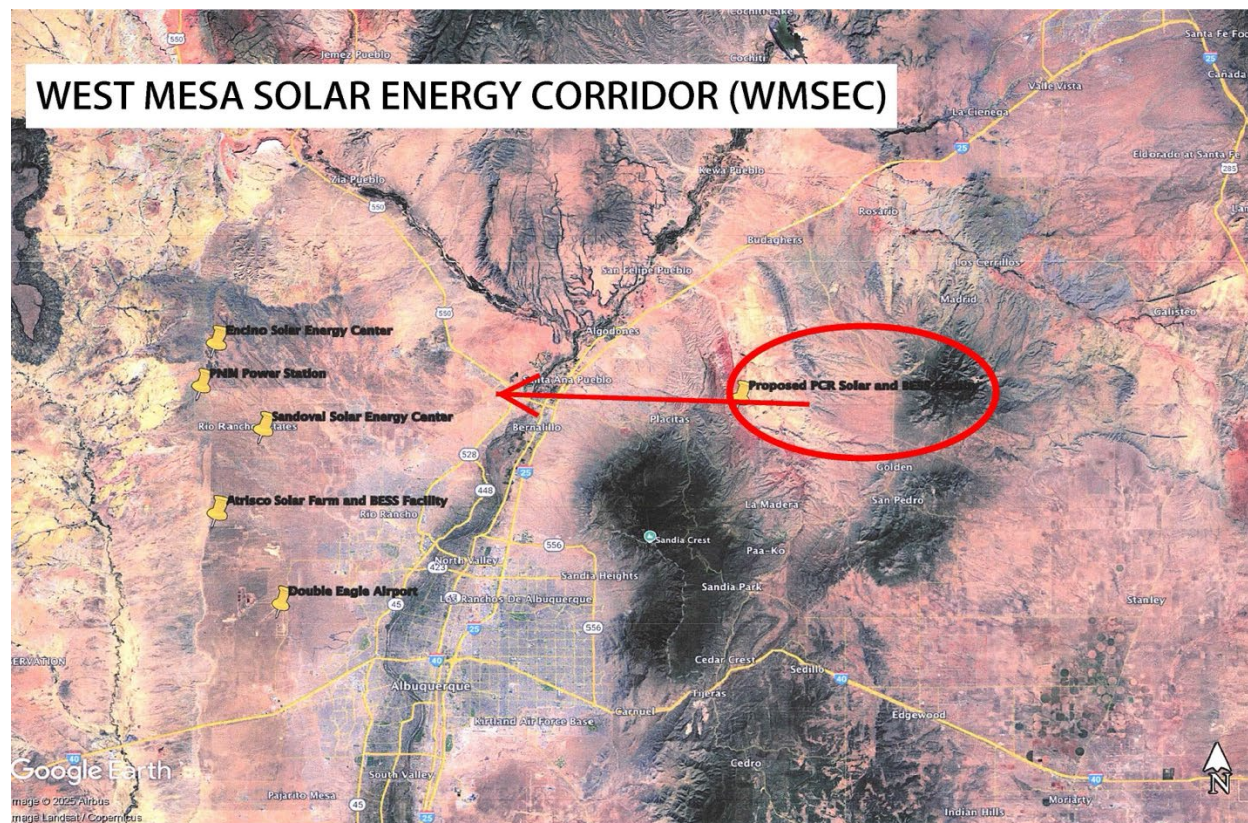
Bernalillo, NM 87004

Dear Commissioner Bruch,

Please note that this is not just a complaint; it offers several solutions, as well. It's a way that everyone can win, and needs your support. Many of your constituents and other community members in the East Mountains and along the Turquoise Trail have strongly opposed the Diamond Tail Ranch solar project since its inception.

As you are aware, on February 18, there is a special public hearing of an appeal of Sandoval County's Planning and Zoning Commission approval recommendation. I am not opposed to renewable energy; it is the way of our future. However, there are strong arguments that Diamond Tail Ranch is NOT suitable for a solar energy facility.

Before the hearing, I would like you to research and consider a proposal from the East Mountains Protection Action Coalition (EMPAC) along with the Turquoise Trail Regional Alliance (TTRA) for an alternative location for PCR's solar panel and battery storage facility: the existing West Mesa Solar Energy Corridor (WMSEC). The reasoning behind placing the facility in the WMSEC addresses many of the challenges that I believe pose a significant threat regarding its current proposed location on Highway 14, a National Scenic Highway designated the Turquoise Trail. The entire 1833 PCR power plant will sit at the base of the Cibola National Forest and occupy approximately three-square miles of the Sandia Basin. It should be noted that this will be PCR's (an Argentina-based family-run company) first solar facility to construct, install, and maintain. It will also be one of the largest solar energy power plants in the state.



The following outcomes can still be obtained using the WMSEC:

- PCR's proposed 300 construction jobs
- \$5.9 million in gross receipts taxes for Sandoval County
- \$540 million capital investment for Sandoval County
- Providing energy for 60,000 homes each year anywhere in the United States (although PCR has yet to secure a power agreement with PNM)
- Promotion of clean energy sourced from Sandoval County
- Protection of the existing wildlife and habitat on the Diamond Tail Ranch and the hundreds of cultural sites.
- Preserving our Turquoise Trail National Scenic Byway
- Avoidance of delays due to possible litigation.

The following risks can be solved by utilizing what can be regarded as a natural location for PCR's facility in the WMSEC.

Diamond Tail Ranch Risks	WMSEC Solutions
Nearest fire station with ability to respond to lithium battery fire: Bernalillo County – 35 miles	20 fire stations within vicinity with 280 first responders
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Proximity to residential and commercial buildings – 1.5 miles (very similar to recent Moss Landing solar facility experiencing four fires in recent years)	Proximity to residential and commercial buildings – 30 miles
Disruption of scenic highway with potential of impacting State tourism	None
Imminent danger of catastrophic battery and national forest fires.	None

There are other reasons to consider the WMSEC as a solution solar energy facility site, but those listed above are most important to me. I hope you will consider this strongly and deny PCR's Diamond Trail Solar zoning change request and encouraging PCR to relocate to WMSEC creating a win-win for Sandoval County and New Mexico.

Sincerely,

Cynthia Weehler

Co-Chair, 285 Alliance

Subject: FW: New Mexicans Support Diamond Tail Solar

#

From: tanya hancock <tanyahancock1234@everyactioncustom.com>

Date: February 11, 2025 at 10:55:14 AM MST

To: Katherine Bruch <kbruch@sandovalcountynm.gov>

Subject: New Mexicans Support Diamond Tail Solar

Reply-To: tanyahancock1234@gmail.com

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Dear Commissioner Katherine A. Bruch,

As a member of the community who values our rural character and economic resilience, I'm writing to express my support for the Diamond Tail Ranch Solar Project in Sandoval County. This project represents a unique opportunity to bring significant benefits to our area—good-paying construction jobs, stable income for landowners, and critical tax revenue to fund schools and first responders—while respecting the quiet, open spaces that make our county special.

Solar farms are a practical and low-impact use of rural land, ensuring it remains productive without the demands of high-density development. With advanced technology, including energy storage systems, these projects enhance grid reliability and support a stable energy supply for our region while simultaneously supporting New Mexico's renewable energy goals. Importantly, they align with broader efforts to diversify our energy resources and keep energy costs low, which is beneficial for families and businesses alike.

Supporting the Diamond Tail Ranch Solar Project is a common-sense step that strengthens our local economy while preserving the values we hold dear. Thank you for your service to our community and for considering this important project.

Sincerely,
tanya hancock
Albuquerque, NM 87105-0687
tanyahancock1234@gmail.com

Cynthia Saiz

Subject: FW: ZNCH-24-005: Move the Diamond Tail solar project to the West Mesa Solar Energy Corridor (WMSEC)
Attachments: Letter_to_SandoCo_Commissioners_WMSEC_Feb_2025.01.docx.doc

#

From: Marc/Kathleen Miles <mkathleen3@yahoo.com>
Sent: Friday, February 14, 2025 3:46 PM
To: Katherine Bruch <kbruch@sandovalcountynm.gov>; Jon Herr <jherr@sandovalcountynm.gov>; Michael Meek <mmeek@sandovalcountynm.gov>; Jordan Juarez <jojuarez@sandovalcountynm.gov>; Joshua Jones <jjones@sandovalcountynm.gov>; Wayne Johnson <wjohnson@sandovalcountynm.gov>
Cc: Marc and Kathleen Miles <mkathleen3@yahoo.com>
Subject: ZNCH-24-005: Move the Diamond Tail solar project to the West Mesa Solar Energy Corridor (WMSEC)

Dear Sandoval County Commissioners:

Please take time to read my attached letter of support to move the ZNCH-24-005 project to a more appropriate location in the West Mesa Solar Energy Corridor (WMSEC). This new location is a perfect clean energy solution for Sandoval County AND protects the Turquoise Trail National Scenic Highway, existing wildlife habitat and hundreds of cultural sites.

Thank you very much!

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Sandoval County Commissioners

P.O. Box 40

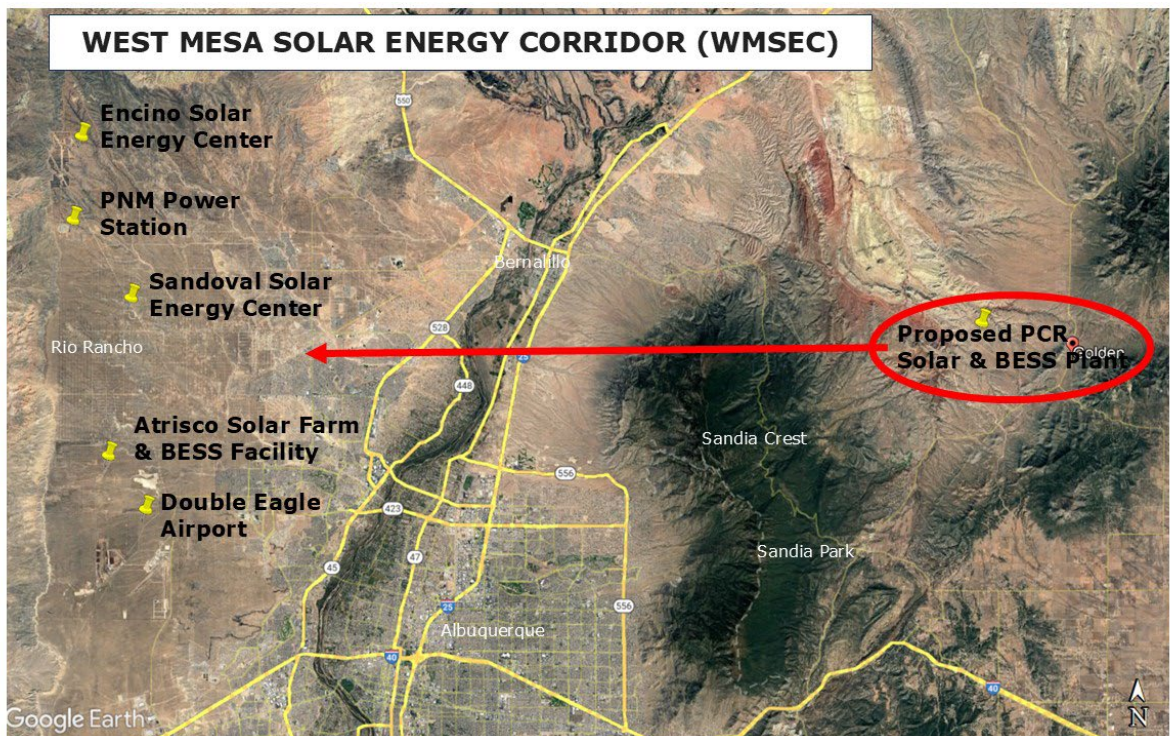
Bernalillo, NM 87004

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Disruption of scenic highway with potential of impacting State tourism	None
Imminent danger of catastrophic battery and national forest fires.	None

There are other reasons to consider the WMSEC as a solution solar energy facility site, but those listed above are most important to me. I hope you will consider these strongly before making a decision

Sincerely,

(Name) Kathleen and Marc Miles

Cynthia Saiz

Subject: FW: Madden- Letter of Opposition to Diamond Tail Solar Plant
Attachments: MADDEN - Opposition Letter to proposed Diamond Tail Solar, 2025-01-31.docx

#

From: Michael Madden <mikemadden52@gmail.com>

Sent: Wednesday, February 12, 2025 5:11 PM

To: Katherine Bruch <kbruch@sandovalcountynm.gov>; jrherr@sandovalcountynm.gov; Michael Meek <mmeek@sandovalcountynm.gov>; Jordan Juarez <jojuarez@sandovalcountynm.gov>; Joshua Jones <jjones@sandovalcountynm.gov>

Cc: Wayne Johnson <wjohnson@sandovalcountynm.gov>; Daniel Beaman <dbeaman@sandovalcountynm.gov>

Subject: Fwd: Madden- Letter of Opposition to Diamond Tail Solar Plant

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I noticed that the PDF letter that I attached to my email dated January 31 was not included in the Public Documents.

This PDF letter should have been opened and admitted as a document – failing to do so is completely unacceptable.

When sending official letters via email – it is standard practice to attach as a PDF which cannot be easily altered and edited.

However, since this practice seems to be causing difficulty for the County, I will include the body of my letter here in this email below so it will be admitted in the Public Documents.

Mike Madden
30 Stagecoach Trail
Sandia Park, NM 87047
Email: mikemadden52@gmail.com
Mobile: 505- 403-7248

January 31, 2025

TO: Sandoval County Commissioners:

Katherine A. Bruch (D) - kbruch@sandovalcountynm.gov

Jon Herr (R) - jrherr@sandovalcountynm.gov

Michael Meek (R) 2025 Chairman - mmeek@sandovalcountynm.gov

Jordan Juarez (R) 2025 Vice-Chairman - jojuarez@sandovalcountynm.gov

Joshua Jones (D) - jjones@sandovalcountynm.gov

CC: Sandoval County Manager: **Wayne Johnson** - wjohnson@sandovalcountynm.gov

I am submitting this correspondence to express my opposition to PCR Energy's proposed Diamond Tail Solar Plant, which is proposed to be located at the midpoint of the Turquoise Trail National Scenic Byway.

I have resided in District 1 of Sandoval County since 2011. Katherine Bruch and Wayne Johnson are well aware of my extensive involvement in community service and advocacy aimed at preserving and enhancing the quality of life for East Mountain residents when it comes to Open Space and Trails. I currently lead three non-profit organizations, and am on the board of a fourth.

In recent years, there seems to be a theme with Sandoval County decision makers to stick whatever it is in the 'Forgotten SE Corner'.

- A few years ago we were told after-the-fact that our local trash hauling services would be taken over by Universal Waste. We lost our local L. Mora and East Mountain services. Our rates went up to justify roll-off containers being placed in remote areas of the county to curb illegal dumping. Placitas protested before the decision was made, and they got exempted. We got the shaft.
- About the same timeframe, our local volunteer La Madera fire station was told that it was under review to be shut down by the county. Fortunately, it was a study only, and it didn't happen. But it was upsetting to the residents, to possibly lose the only service that the county provides out here.

I understand that the county would like the additional revenue. One of PCR's charts anticipates county revenue of \$1M per year for 30 years. As a homeowner, I pay \$5K per year in real estate taxes in San Pedro Overlook subdivision. My neighbors in San Pedro Creek Estates pay about the same. These two communities comprise over 200 high-end homes, and are about 50% built-out. That's currently \$1M per year revenue for the county in real estate taxes, and \$2M per year once they are fully built out. Not to mention the neighboring traditional communities of La Madera and Puertecito. We all contribute to the county coffers. What services do we get? No Parks & Rec, no schools, no health care facilities. The county offices are an hour's drive around the mountain. The County Sheriff's response is an hour at best, if they come at all.

As far as the Diamond Tail Project goes... good idea, bad location. There have to be other suitable locations within the county which have private ranchers seeking a revenue stream such as solar.

I strongly urge the commission to recommend relocating this project to a more appropriate site that does not compromise the viewshed of our Turquoise Trail National Scenic Byway, or to deny the application entirely.

Thank you for your attention to this matter.

Regards,

Mike Madden

East Mountain Regional Trails Council(EMRTC), co-founder

Sandia Collaborative, management chair

Friends of the Sandia Mountains(FOSM), president

Turquoise Trail Regional Alliance(TTRA), open space & trails director

----- Forwarded message -----

From: **Michael Madden** <mikemadden52@gmail.com>

Date: Fri, Jan 31, 2025 at 4:31 PM

Subject: Madden- Letter of Opposition to Diamond Tail Solar Plant

To: Katherine Bruch <kbruch@sandovalcountynm.gov>, <jrherr@sandovalcountynm.gov>,

<mmeek@sandovalcountynm.gov>, <jojuarez@sandovalcountynm.gov>, <jjones@sandovalcountynm.gov>

Cc: <wjohnson@sandovalcountynm.gov>

Sandoval County Commissioners,

Attached is my Letter of Opposition to the proposed Diamond Tail Solar Plant on the Turquoise Trail National Scenic Byway.

Mike Madden

District 1 Sandoval County resident

Mike Madden
30 Stagecoach Trail
Sandia Park, NM 87047
Email: mikemadden52@gmail.com
Mobile: 505- 403-7248

January 31, 2025

TO: Sandoval County Commissioners:

Katherine A. Bruch (D) - kbruch@sandovalcountynm.gov

Jon Herr (R) - jrherr@sandovalcountynm.gov

Michael Meek (R) 2025 Chairman - mmeek@sandovalcountynm.gov

Jordan Juarez (R) 2025 Vice-Chairman - jojuarez@sandovalcountynm.gov

Joshua Jones (D) - jjones@sandovalcountynm.gov

CC: Sandoval County Manager:

Wayne Johnson - wjohnson@sandovalcountynm.gov

I am submitting this correspondence to express my opposition to PCR Energy's proposed Diamond Tail Solar Plant, which is proposed to be located at the midpoint of the Turquoise Trail National Scenic Byway.

I have resided in District 1 of Sandoval County since 2011. Katherine Bruch and Wayne Johnson are well aware of my extensive involvement in community service and advocacy aimed at preserving and enhancing the quality of life for East Mountain residents when it comes to Open Space and Trails. I currently lead three non-profit organizations, and am on the board of a fourth.

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- About the same timeframe, our local volunteer La Madera fire station was told that it was under review to be shut down by the county. Fortunately, it was a study only, and it didn't happen. But it was upsetting to the residents, to possibly lose the only service that the county provides out here.

I understand that the county would like the additional revenue. One of PCR's charts

anticipates county revenue of \$1M per year for 30 years. As a homeowner, I pay \$5K per year in real estate taxes in San Pedro Overlook subdivision. My neighbors in San Pedro Creek Estates pay about the same. These two communities comprise over 200 high-end homes, and are about 50% built-out. That's currently \$1M per year revenue for the county in real estate taxes, and \$2M per year once they are fully built out. Not to mention the neighboring traditional communities of La Madera and Puertecito. We all contribute to the county coffers. What services do we get? No Parks & Rec, no schools, no health care facilities. The county offices are an hour's drive around the mountain. The County Sheriff's response is an hour at best, if they come at all.

As far as the Diamond Tail Project goes... good idea, bad location. There have to be other suitable locations within the county which have private ranchers seeking a revenue stream such as solar.

I strongly urge the commission to recommend relocating this project to a more appropriate site that does not compromise the viewshed of our Turquoise Trail National Scenic Byway, or to deny the application entirely.

Thank you for your attention to this matter.

Regards,

Mike Madden

East Mountain Regional Trails Council(EMRTC), co-founder

Sandia Collaborative, management chair

Friends of the Sandia Mountains(FOSM), president

Turquoise Trail Regional Alliance(TTRA), open space & trails director

Cynthia Saiz

Subject: FW: ZNCH-24-005: Diamond Tail solar project
Attachments: Commissioners_SolarFarm_Clancy_2-14-25.docx; Commissioners_SolarFarm_Clancy_2-14-25.pdf

#

From: Bob Clancy <bob@southmtpages.com>
Date: February 14, 2025 at 12:35:24 PM MST
To: Katherine Bruch <kbruch@sandovalcountynm.gov>, Jon Herr <jherr@sandovalcountynm.gov>, Michael Meek <mmeek@sandovalcountynm.gov>, Jordan Juarez <jojuarez@sandovalcountynm.gov>, Joshua Jones <jjones@sandovalcountynm.gov>
Subject: ZNCH-24-005: Diamond Tail solar project

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Commissioners:

Attached is my letter IN SUPPORT of the Diamondtail Solar Project, as is. WORD and PDF versions.

Thank You,
Bob Clancy
(East Mt. resident)

2/14/2025

Sandoval County Commissioners

P.O. Box 40

Bernalillo, NM 87004

Dear Commissioners,

This letter is IN SUPPORT OF the proposed PCR/Diamondtail Solar Farm.

I'm Robert (Bob) Clancy, and have been living in San Pedro, just SE of Golden, for 30 years. For many years, I've been a board member of the San Pedro Neighborhood Assn. and have fought to maintain the integrity of our little community. When the Tuquoise Trail Preservation Trust was formed (now it's the TTRA), I was there, did the web site, and supported the organization in its fight to preserve the Turquoise Trail. I also participated (and did the website for) the Deep Well Protest, a group dedicated to water conservation in the Campbell Ranch area, for 14 years. I'm deeply invested in preserving our area.

Why, then, am I supporting the project?

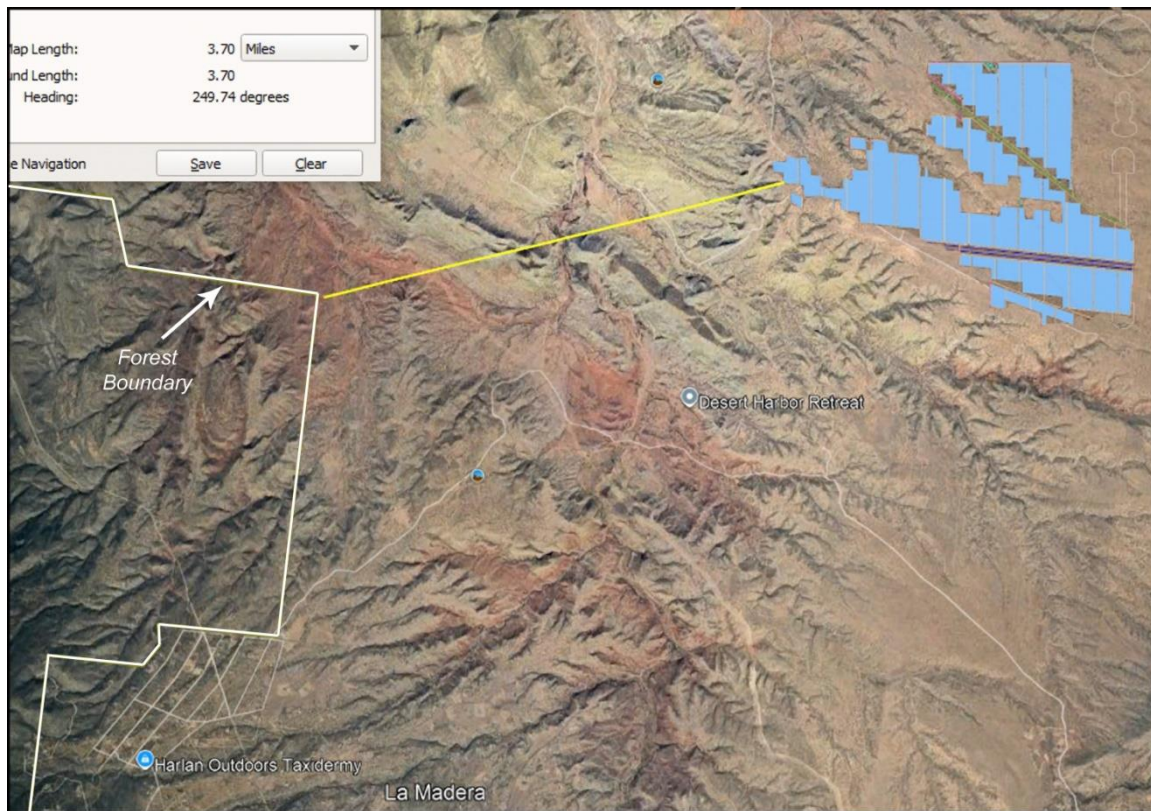
Most importantly, we as a society urgently needing to switch to renewable forms of energy. Climate change is quite evident, and we must do all we can to minimize it. That's the big picture.

Looking at the local picture, the Diamondtail Ranch is an ideal place. Power lines are already there, as is a substation. It is, relatively speaking, quite remote, and no population centers are anywhere near. The small community of Golden is over 3 miles away, and the closest distance to the Turquoise Trail (NM14) is 2.3 miles.

There has been an amazing amount of disinformation spread about the project.

- For a long time, "5.5 square miles" was the claimed size, but simple, honest math shows it's 2.8.

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- It's claimed the farm would be close to residential and commercial buildings, 1.5 miles. Besides a few scattered ranchhouses, the closest communities are Puertocito, over 2 miles away, and Golden, over 3 miles away and hidden behind a ridge. Commercial buildings? The nearest I can think of is in Sandia Park, 10 miles away.

To address a few major points:

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I spent 16 seasons working on fires with the Forest Service, and to me the concern about fire is completely overblown. In the latest EMPAC email they say there's "Imminent danger of catastrophic battery and national forest fires." With the rapid deployment of BESS (Battery Energy Storage System) systems, in the last 5-6 years, lessons have been learned and the design of the components has improved immensely and the failure rate has plummeted. An analysis by the California Public Utilities Commission estimated that only 2 percent of grid storage facilities will experience "major safety-related" incidents. Should a battery container catch fire/go into thermal runaway, according the manufacturer (their representative gave a very

good presentation at the last P&Z meeting), the enclosures are designed to contain the fire and prevent it from spreading to other enclosures. Should that fail, there would be a large gravel buffer between the battery area and vegetation.

What if there were a battery fire, the enclosure failed, and the gravel buffer also failed? Well, it would be like any other wildland fire that has occurred in that area for the last thousands of years. It'd be just like any fire caused by lightning, construction equipment, or a careless tourist or camper. Contending that such a fire is a special danger to the Sandias is pretty disingenuous. My mapping shows about 6 miles to La Madera, at the foot of the Sandias. Besides the distance, the mountain is (very generally speaking) upwind. I've been on well over a hundred fires and can say the Sandias are in little danger from a fire starting at the solar farm.

2) VIEWSHED: Yes, the farm would be big. It would also be miles from the Turquoise Trail and concentrations of people. I travel NM14 from near Golden to Cedar Crest, and there are few places from which a driver could see it (trees, road cuts, little hills...). Going north from Golden, it's not in your sight as it's pretty much to your rear. Coming towards Golden from the north is where it would be most visible. But the distance (I figure from my mapping) would be between 3 ¾ miles and 2 ¼ miles away from the highway.

Opponents contend that simply seeing it would be absolutely horrible. My opinion? It's a project that we need, and I'm glad to see it. It wouldn't be as nice as 'empty' land, but it's not the eyesore that many claim it would be. It would be a project providing needed resources to the greater community, not a drain on them.

3) WATER USAGE: During construction, usage would be about 70 acre-feet/year. This is miniscule in the big picture. How many hundreds of acre-feet do the new developments (Paako, The Overlook, San Pedro Creek Estates) use every year? Not to mention the Paako golf course? After construction (taking 18-24 months) usage is expected to be only 0.4 acre-feet/year, about as much as two residences.

Thank you for reading this.

Sincerely,
Bob Clancy
11 B Blue Crow Ln.
Sandia Park, NM 87047
bob@southmtpages.com
505-238-6809

Cynthia Saiz

Subject: FW: ZNCH-24-005: Diamond Tail solar project

Attachments: Commissioners_SolarFarm_Clancy_2-14-25.docx; Commissioners_SolarFarm_Clancy_2-14-25.pdf

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#

From: Bob Clancy <bob@southmtpages.com>

Date: February 14, 2025 at 12:35:24 PM MST

To: Katherine Bruch <kbruch@sandovalcountynm.gov>, Jon Herr <jherr@sandovalcountynm.gov>, Michael Meek <mmeek@sandovalcountynm.gov>, Jordan Juarez <jojuarez@sandovalcountynm.gov>, Joshua Jones <jjones@sandovalcountynm.gov>

Subject: ZNCH-24-005: Diamond Tail solar project

Be Secure! This message has originated outside of your organization. Please exercise caution before clicking on any links or opening any attachments. If this email looks suspicious, report it to the IT department immediately.

Commissioners:

Attached is my letter IN SUPPORT of the Diamondtail Solar Project, as is.
WORD and PDF versions.

Thank You,
Bob Clancy
(East Mt. resident)

2/14/2025

Sandoval County Commissioners

P.O. Box 40

Bernalillo, NM 87004

Dear Commissioners,

This letter is IN SUPPORT OF the proposed PCR/Diamondtail Solar Farm.

I'm Robert (Bob) Clancy, and have been living in San Pedro, just SE of Golden, for 30 years. For many years, I've been a board member of the San Pedro Neighborhood Assn. and have fought to maintain the integrity of our little community. When the Tuquoise Trail Preservation Trust was formed (now it's the TTRA), I was there, did the web site, and supported the organization in its fight to preserve the Turquoise Trail. I also participated (and did the website for) the Deep Well Protest, a group dedicated to water conservation in the Campbell Ranch area, for 14 years. I'm deeply invested in preserving our area.

Why, then, am I supporting the project?

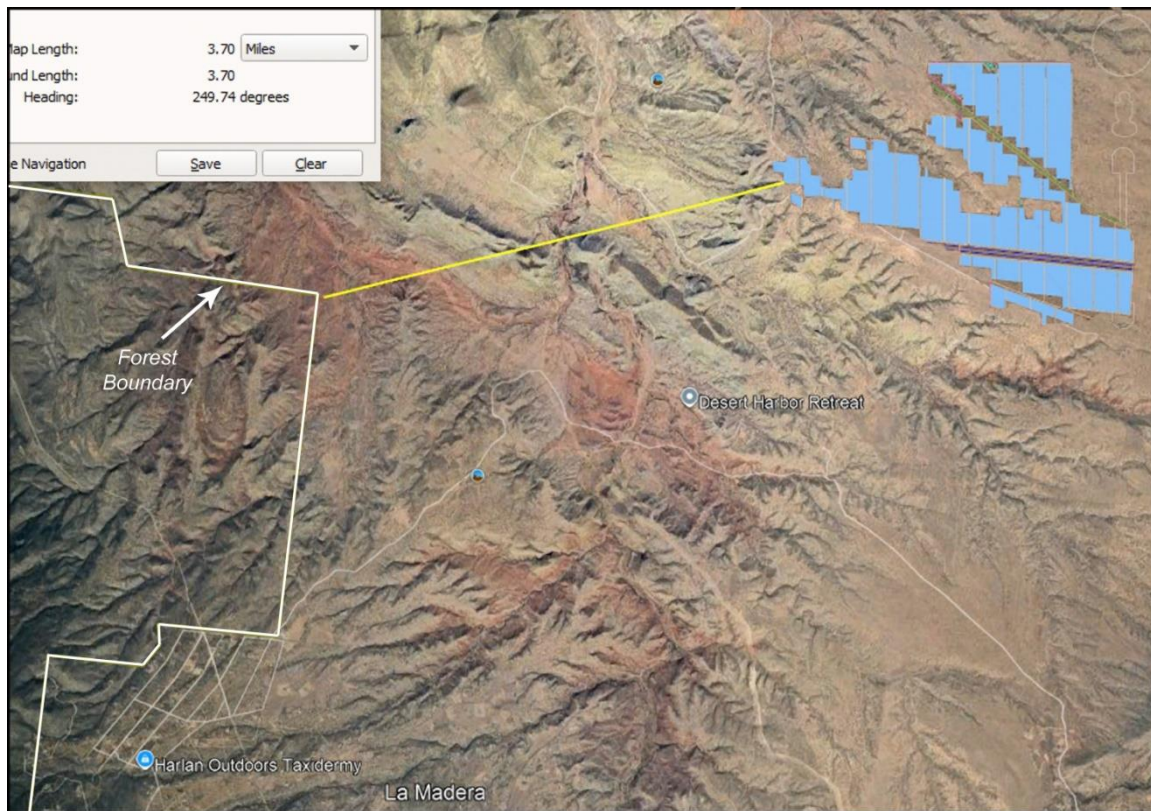
Most importantly, we as a society urgently needing to switch to renewable forms of energy. Climate change is quite evident, and we must do all we can to minimize it. That's the big picture.

Looking at the local picture, the Diamondtail Ranch is an ideal place. Power lines are already there, as is a substation. It is, relatively speaking, quite remote, and no population centers are anywhere near. The small community of Golden is over 3 miles away, and the closest distance to the Turquoise Trail (NM14) is 2.3 miles.

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Cynthia Saiz

Subject:

FW: PCR Solar Industrial Facility - Hearing on 2/18/25

-----Original Message-----

From: Julie Wannlund <juwannlund@yahoo.com>

Sent: Wednesday, February 12, 2025 5:43 PM

To: Katherine Bruch <kbruch@sandovalcountynm.gov>; Jon Herr <jherr@sandovalcountynm.gov>; Michael Meek <mmeek@sandovalcountynm.gov>;

Jordan Juarez <jojuares@sandovalcountynm.gov>; Joshua Jones

<jjones@sandovalcountynm.gov>

Cc: Daniel Beaman <dbeaman@sandovalcountynm.gov>; Planning and Zoning Main <P&ZMain@sandovalcountynm.gov>

Subject: PCR Solar Industrial Facility - Hearing on 2/18/25

Be Secure! This message has originated outside of your organization. Please exercise caution before clicking on any links or opening any attachments. If this email looks suspicious, report it to the IT department immediately.

Note: This message has been intentionally sent to all Commissioners so that you can all read it without being exposed to ex parte communication. Please post this email with the records of the hearing on 2/18/25.

Dear Commissioners:

On Tuesday 2/18/25, you will hear appeals against the Planning & Zoning Commission's (PZC) flawed decision to recommend approval of the PCR application to change the zoning in this rural community to allow the installation of an industrial solar facility abutting existing Rural Residential/Agricultural-zoned land, and in clear view of the Turquoise Trail Scenic Byway and Sandia Tram riders.

I ask you to carefully review ALL of the information associated with this application, including the hundreds of opposition letters from people who actually live in the area surrounding the parcels targeted for zoning change. The Sandoval County Comprehensive Plan (SCCP) declares that this plan is the "framework for future decisions by county officials regarding land use..." So, that makes the Town Commission the "guardians" of our land. As such, and also declared in the SCCP, you have a solemn responsibility to "take into account the needs and desires of the people living in each geographic area" as well as "traditional land uses." I also ask you to carefully consider the appeals which clearly lay out the many ways in which the SCCP was not adhered to when the P&Z Commission voted to recommend approval for this application. In addition, there were many PZC procedural errors which the appeals have detailed.

Once you review all of that information, I am confident that you will deny this application based on the multiple flaws associated with it. Among those flaws is a

single, glaring indisputable fact that this project is not appropriate for this area. The assessment of appropriate location is a clear mandate for the P&Z Commission per the SCCP. In December 2023, the P&Z Commission approved the recommendation for approval of 3 solar projects which included a careful assessment of the appropriateness of the location for these projects. Unfortunately, and for reasons that are unknown, that mandated step was completely omitted from the Staff Report that the P&Z Commission relied upon in order to make their decision to recommend approval for this PCR project.

I will attend the hearing on Tuesday 2/18/25 and very much look forward to all of you taking an informed and responsible approach to the review of this flawed application and flawed process on the part of the P&Z Commission.

Respectfully,
Julie Wannlund