



Site Layer 1, LLC Grant County, New Mexico Project Overview

**October 8th, 2026
Board of County Commissioners Meeting
Grant County Administration Complex
1400 Highway 180 E, Silver City, NM 88061**

Site Layer 1, LLC Overview

- Granite Renewables is a greenfield infrastructure development company
- Granite is developing the Site Layer 1, LLC Project
- The Project is supported by a small and experienced team of developers, engineers and environmental and permitting experts



Key Stakeholders

Corporate Structure

- **Site Layer 1, LLC:** Project-level entity that holds all rights and assets for development of the Hurt Cattle data center site. Serves as the primary applicant for project-related approvals and permits.
- **SL1NM, LLC:** New Mexico–based 100% subsidiary of Site Layer 1. Established to facilitate permitting and engagement with the New Mexico State Land Office and other New Mexico agencies as required.
- **Granite Renewables:** Designated development manager for the Hurt Cattle project. Engaged by Rock Layer LLC to lead project origination, technical and environmental due diligence, commercial negotiations, permitting, and overall development execution. Equity partner in Rock Layer, LLC and Site Layer 1, LLC.
- **Rock Layer, LLC:** Parent entity and 100% owner of the project company (Site Layer 1). Responsible for overall ownership, capital investments.

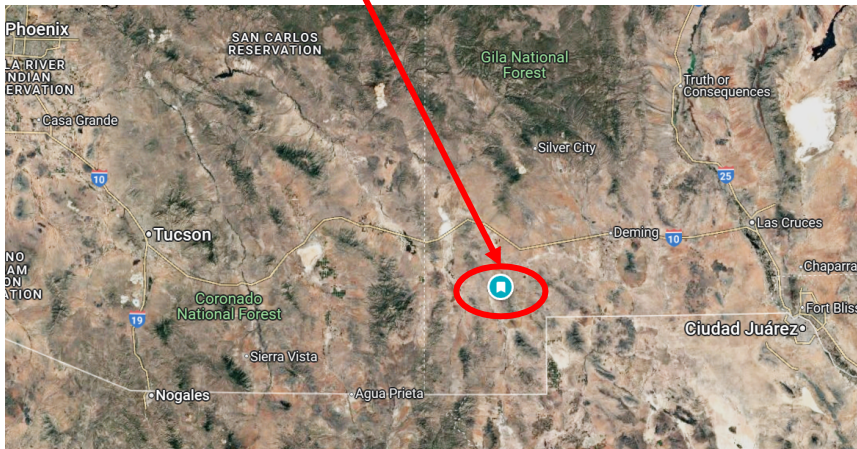
Key Other Parties in Permitting

- **Hurt Cattle Inc.:** Current landowner of all parcels under option for the proposed development. Provides site access and will convey property interests to the project entity upon exercise of the option.
- **SWCA:** Environmental consulting firm retained by Granite Renewables. Responsible for air permitting, environmental, cultural resources, aquatic, and sensitive species assessments. Prepares and submits required environmental permits and technical documentation to relevant agencies.

Site Layer 1 (Hurt Cattle)

Site Details

- **Location:** Playas, New Mexico
- **Total Acreage:** 44,000
- **Option Acreage:** ~17,500
- **Current Usage:** Ranching
- **Ownership:** Private



Project Details

- **Legal Status:** Signed and memo recorded
- **Site Control Structure:** Option to Lease
- **Renewable Power Generation:** 715MW solar + 715MW BESS (4-hour) validated interconnection queue position (GI-CS-2026-01).
- **Load Applications:** Planned submission to Tri-State/Columbus Electric High Impact Load cluster process, 10/28/26.
- **Data Center Size:** Fully dependent on load application.

Project Development Overview

- Site Layer 1 is currently in the diligence and development stage. SWCA has been engaged to support all aspects of project permitting and regulatory approvals.
- Site Layer 1, is being developed as a solar generation and battery energy storage project, with potential future expansion to include natural gas generation and a data center.
- A generation interconnection application for 715MW of solar power generation and 715MW of battery energy storage was submitted and project has a queue position: GI-CS-2026-01.
- The projects intends to submit transmission interconnections and large load request to Tri-State's HILT process on Oct. 28th.

Site Layer 1

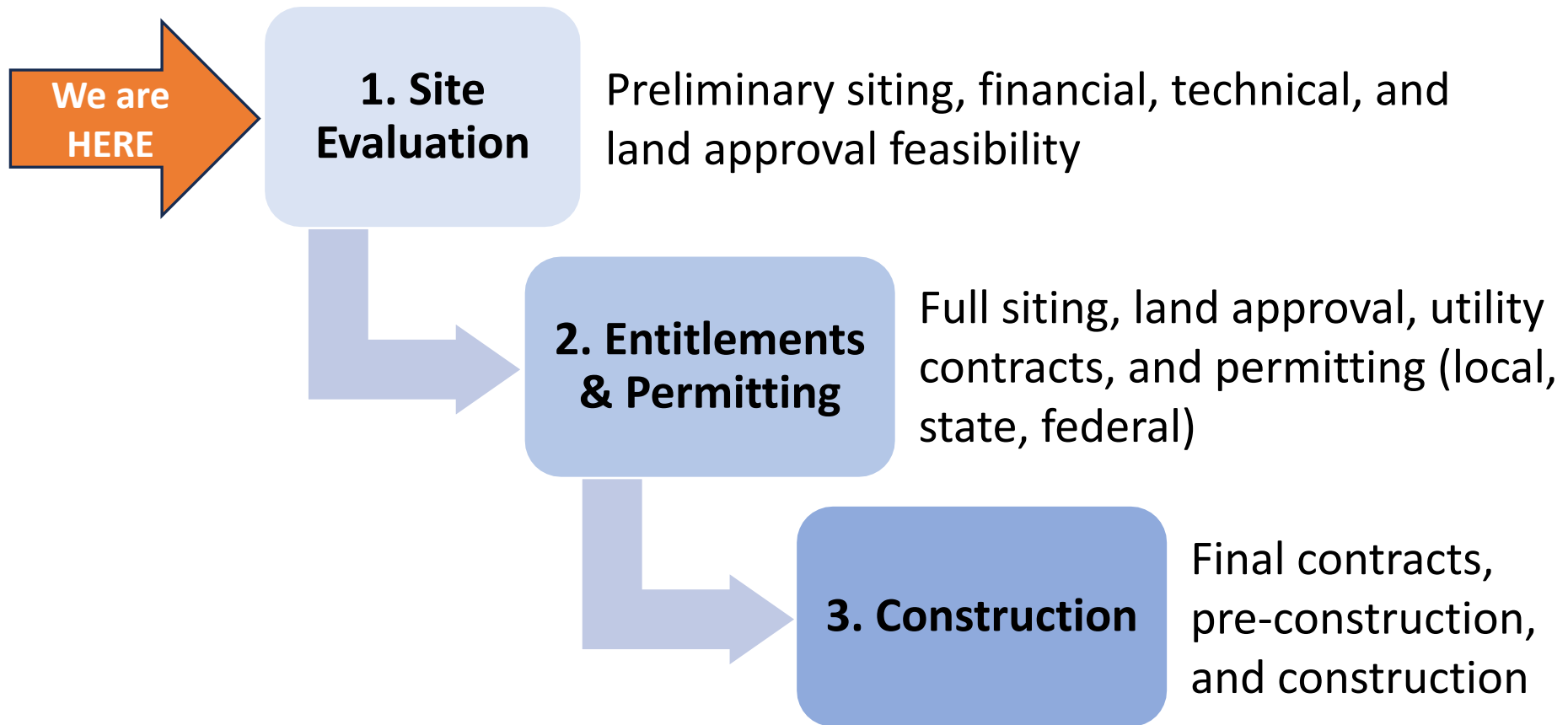
Site Selection

- Scientific Diligence
- Infrastructure Proximity
- Project Viewshed
- Permitting
- Community Benefits
- Weather



Project Development Process Overview

>>> Progress is dependent on prior step results <<<



Environmental Compliance Overview

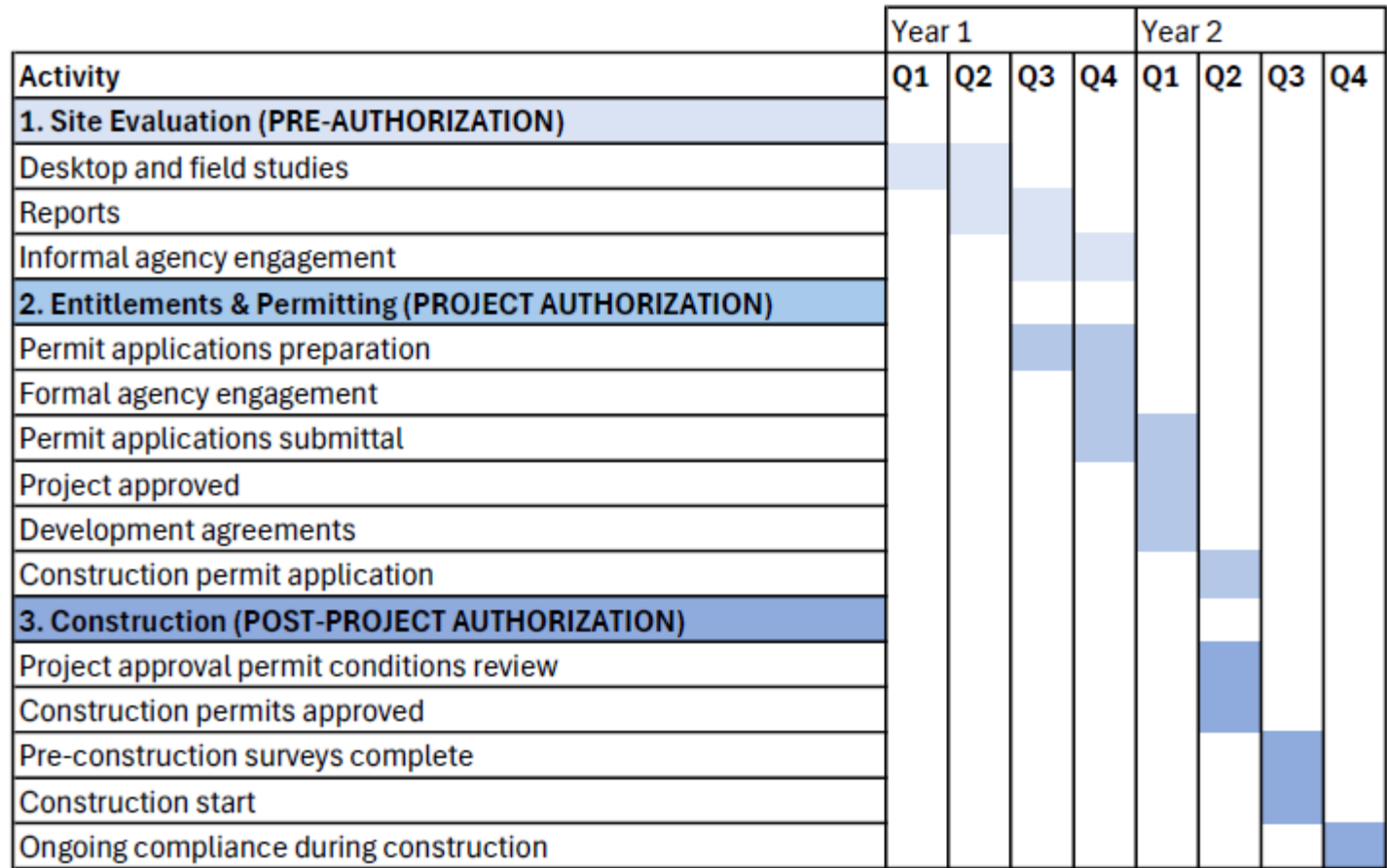
(1) Avoid

(2) Minimize

(3) Mitigate

General
Workflow
Example
Gantt

*Illustrative
Purposes Only
(Right →)*



Regulatory Compliance

Many rules and codes apply

- **Federal Power Act** - Federal Energy Regulatory Commission (FERC)
- **Clean Water Act** - Army Corps of Engineers (USACE) and New Mexico Environment Department (NMED)
- **Endangered Species Act** - US Fish and Wildlife Service (USFWS)
- **Clean Air Act** - US Environmental Protection Agency (EPA) and NMED
- **Multiple design standards and codes**
 - National Electrical Code (NEC), National Fire Protection Association (NFPA), International Organization for Standardization (ISO), International Code Council (ICC)

Preliminary Siting Due Diligence

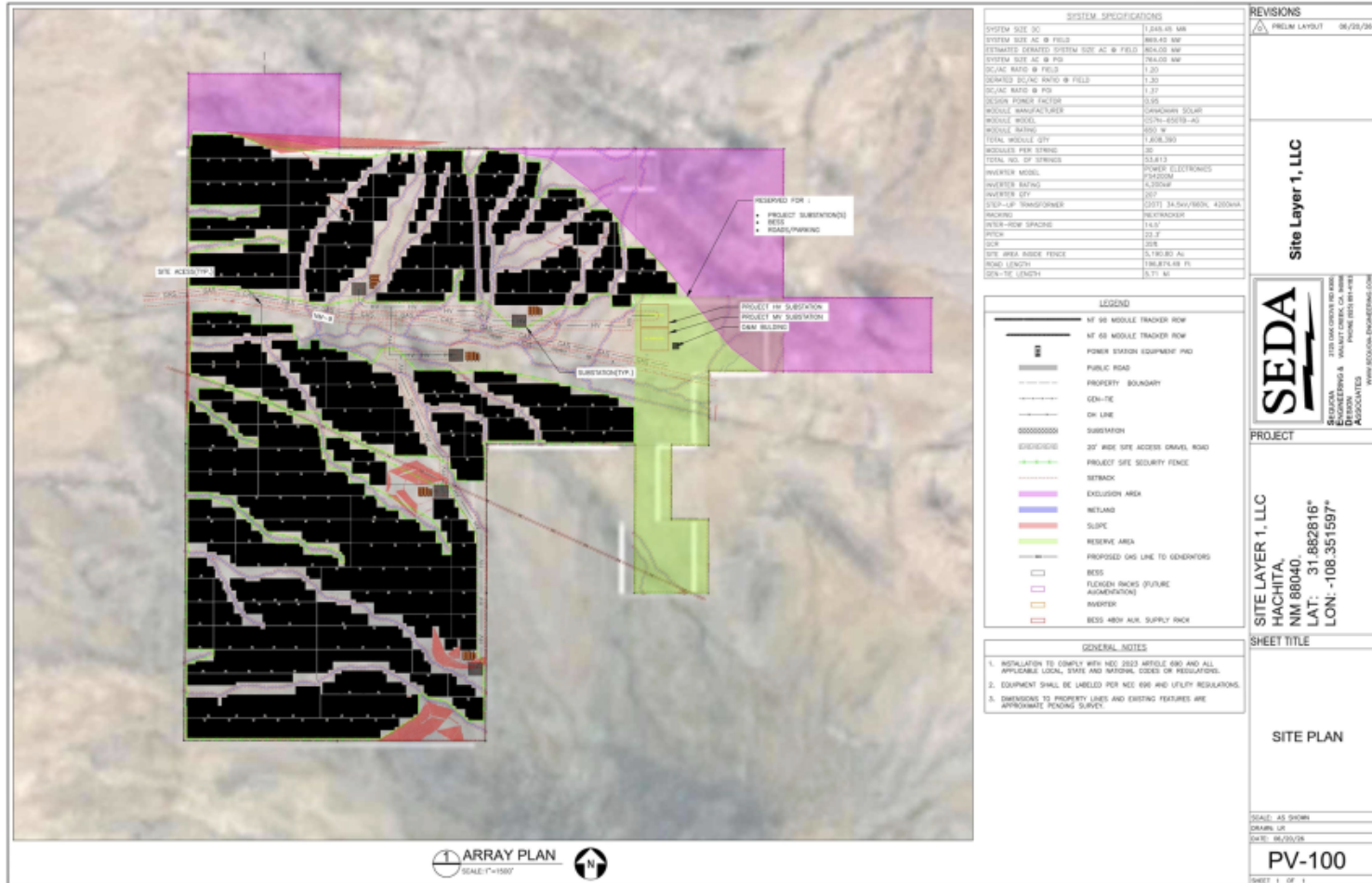
Complete:

- Environmental and land use fatal flaw analysis (Q1-Q2, 2025)
- Phase I environmental site assessment (Q2, 2025)
- Aquatic resources field survey (Q2-Q3, 2025)
- Cultural and biological resources desktop assessment (Q3, 2025)
- Introductory meeting with Grant County Planning (August 27, 2025)
- Grant County Floodplain Permit submitted (September 5, 2025)
- USACE no permit required letter (received August 14, 2026)
- Air permit pre-application meeting with NMED (December 17, 2025)
- Air permit modeling to meet National Ambient Air Quality Standards (NAAQS) (Q2-Q3, 2026)
- NMED air permit public notice posted (August 20, 2026)

Preliminary Siting Due Diligence

In Progress:

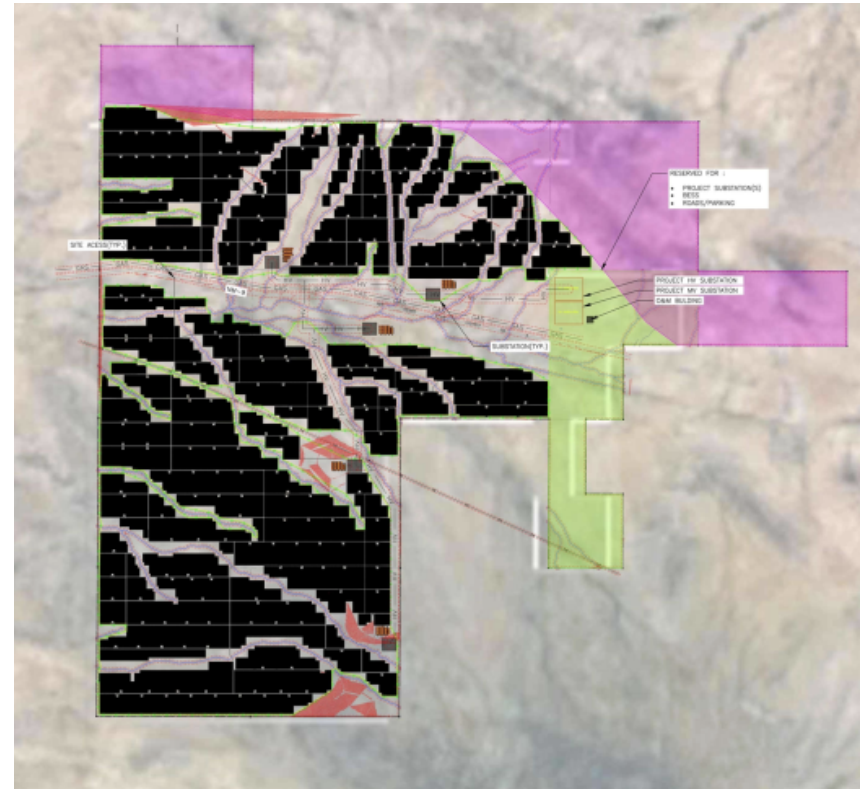
- NMED air permit public notice (ongoing)
- NMED air permit submittal package preparation (Q3-Q4, 2026)
- Agency coordination (ongoing)
- Preliminary engineering and site layout design (ongoing)
- Other preliminary studies as needed (ongoing)



Responsible Future Development

Concept Design

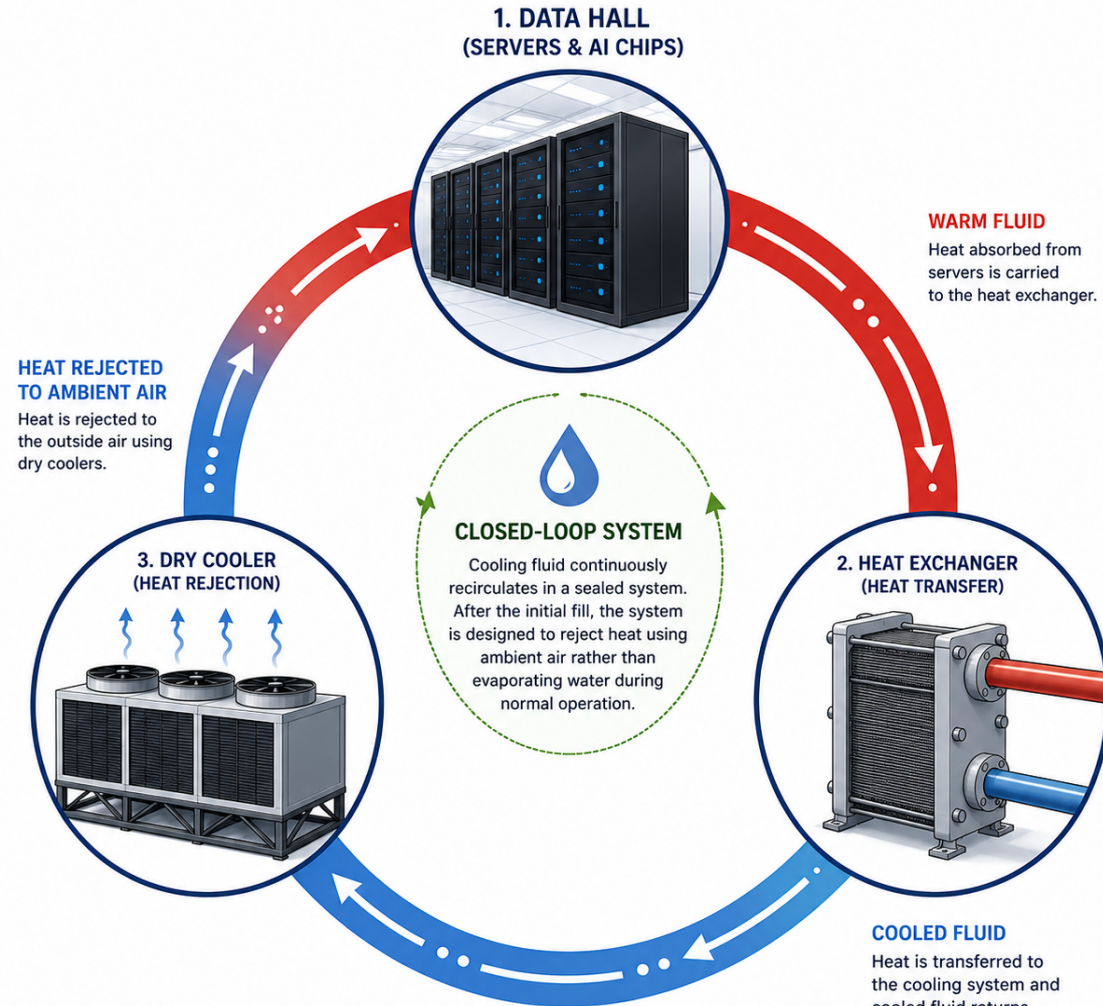
- Any data center developed on site will include a closed-loop water cooling system
- Currently anticipate < 25 acre-feet water use annually
 - ~ 9 acres of hay field
 - ~ 40 -50 households



Water Use

Data Center Chip Cooling

- Site Layer 1 using state-of-the-art, closed-loop cooling system
- The system requires initial fill of water up to 25-acre feet (estimate)
 - Occasional flush and fill as permitted by local and state authorities with proper treatment
- Closed-loop systems recirculates the same initial fill water continuously



Similar Projects in NM – Facebook Las Lunas

Scale & Investment

- 750-acre campus with 7 buildings (expanding to 8)
- Nearly 3.8 million sq. ft. of data center space
- Over \$2 billion in direct investment

Job Creation & Economic Impact

- Thousands of construction jobs over multi-year build
- Hundreds of permanent, high-paying jobs in operations and maintenance
- Strong economic boost to local suppliers, trades, and service businesses

Sustainability and Energy Use

- Powered by 100% renewable energy
- Partnered with regional solar and wind projects across New Mexico
- Water-efficient cooling systems exceed industry standards

Community Engagement

- Investment in local nonprofits, schools, and water restoration efforts
- Ongoing support for STEM education and workforce development

Innovation & Future-Proofing

- Facilities optimized for AI workloads and GPU deployments
- Cutting-edge liquid cooling infrastructure



Site Layer 1 – Benefits

Economic Benefits

- Local Tax Revenue
 - Significant property tax contributions
 - Long-term tax base for growth of local and county governments
 - Immediate PILOT/FILOT benefits to local community
- Job Creation
 - 1000's of construction jobs on-site during multi-year buildout
 - 50-300 permanent full-time high paying technical jobs post-construction
 - Hundreds of additional jobs (housing, food service, materials transport)
- Local Business Support
 - Procurement from local vendors and contractors
 - Demand surge for restaurants, gas stations, hotels, retail, and hospitality

Workforce Development & Education

- On-site and partnered training center for tech jobs
- Collaboration with local schools to create curriculum pathways
- Sponsorship of industry standard certifications

Community & Social Benefits

- Infrastructure Improvements
 - Roadways, water, and power infrastructure improved and expanded locally
 - Broadband and fiber infrastructure enhanced for nearby homes and businesses
- Community Investments
 - Support for local STEM education
 - Grants and donations to local schools, emergency responders, and/or non-profits

Environmental Benefits

- Sustainable Energy Integration
 - Support for co-location with renewable energy resources including on-site solar arrays and BESS
- Low-Carbon
 - Water-efficient cooling systems
 - Carbon Offset Programs

Infrastructure & Utility Benefits

- Power system upgrades
- Grid modernization
- Improved road access, signaling and maintenance

Feedback

**We are here to
listen**

Contact Us

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Thank You

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