

SANTA FE COUNTY
BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING

April 9, 2024 continued on April 15, 2024

Hank Hughes, Chair - District 5
Camilla Bustamante, Vice Chair - District 3
Justin Greene - District 1
Anna T. Hamilton - District 4
Anna Hansen - District 2

SFC CLERK RECORDED 06/05/2024

SANTA FE COUNTY

REGULAR MEETING

BOARD OF COUNTY COMMISSIONERS

April 9, 2024 – Continued April 15, 2024

On April 9, 2024, Commission Vice Chair Camilla Bustamante called the meeting to order at approximately 4:10 p.m. She apologized to the public explaining that the County was experiencing technical issues and would need to reschedule this meeting.

Roll Call by Vice Chair Bustamante indicated the presence of a quorum as follows:

Members Present:

Commissioner C. Bustamante, Vice Chair
Commissioner Justin Greene
Commissioner Anna Hamilton
Commissioner Anna Hansen

Members Excused:

Commissioner Hank Hughes, Chair

Vice Chair Bustamante requested a motion to continue this meeting on April 15, 2024 at 2 p.m. Commissioner Greene so moved and Commissioner Hansen seconded. The motion passed by unanimous [4-0] voice vote.

At 4:12 this meeting was recessed until April 15th.

April 15, 2024

1. A. This continuation of the April 9th meeting of the Santa Fe Board of County Commissioners was called to order at approximately 2:25 p.m. by Chair Hank Hughes in the County Commission Chambers, 102 Grant Avenue, Santa Fe, New Mexico.

B. Roll Call

Roll was called by County Clerk Katharine Clark and indicated the presence of a quorum as follows:

Members Present:

Commissioner Hank Hughes, Chair
Commissioner Camilla Bustamante, Vice Chair

Members Excused:

None

Commissioner Justin Greene
Commissioner Anna Hamilton
Commissioner Anna Hansen

- C. Pledge of Allegiance**
- D. State Pledge**
- E. O'ga P'ogeh Owingeh Land Acknowledgement**
- F. Moment of Reflection**

The Pledge of Allegiance and the State Pledge were led by Chair Hughes, and the Moment of Reflection by Crystal Hernandez of the Public Safety Department. Chair Hughes acknowledged that this building and Santa Fe County as being in the original homeland of the Tewa people also known as O'ga P'ogeh Owingeh, "White Shell Watering Place."

G. Approval of Agenda

CHAIR HUGHES: Just a quick note before we get started, I am still recovering from a stroke I had a couple weeks ago. I'm doing very well, but if I run out of energy I will turn my meeting over to the Vice Chair. And also I just want to thank the Fire Department, the doctors at Christus St. Vincent, the doctors at UNM. Their quick action made it possible for me to have a quick recovery.

Mr. Manager, what are the changes to the agenda?

GREG SHAFFER (County Manager): Thank you, Mr. Chair and Commissioners. So the agenda for this continued meeting, the final agenda was posted on Friday, April 5, 2024. The only changes to that posted agenda that staff is recommending now is that the following items be withdrawn and not considered at today's meeting, and they are agenda items 11. A. 1 under Executive Session, and 11. B, which is a resolution relative to a solid waste convenience center. So again, staff is asking that those items be withdrawn and those are the only changes to the agenda as presented.

COMMISSIONER HAMILTON: Mr. Chair, move to approve the agenda with those changes.

COMMISSIONER GREENE: Second.

CHAIR HUGHES: Okay, we have a motion by Commissioner Hamilton, seconded by Commissioner Greene.

The motion passed by unanimous [5-0] voice vote.

2. Approval of Meeting Minutes: March 12, 2024

CHAIR HUGHES: What's your pleasure?

COMMISSIONER GREENE: And I'll second.

CHAIR HUGHES: Okay. Motion by Commissioner Hansen, seconded by Commissioner Greene.

The motion passed by unanimous [5-0] voice vote.

3. Consideration Proclamations, Resolutions, and/or Recognitions

A. Request Approval of a Proclamation Proclaiming April 9th 2024, as “The Academy for Technology and the Classics (ATC) Phoenix Day”

CHAIR HUGHES: Go ahead, Commissioner Hamilton.

COMMISSIONER HAMILTON: Great. Thank you. This is one of the best kinds of proclamations we get to do to show the pride and respect we have for our team and for our youth who are doing something that’s really incredibly special. So I’ll read just a little of the background.

Throughout the season, the ATC Varsity Basketball team pushed their boundaries in challenging and demanding matches against 4A and 5A teams, all in preparation for the state championship. While they were once the darlings of the 2023 boys’ basketball state tournament, captivating attention with their enigmatic acronym and an aura of mystique – that’s pretty cool, guys – they entered the 2024 state tournament with a giant target on their backs. On March 16, 2024, they clinched a remarkable 63-37 victory over the Pecos Panthers, demonstrating grit, perseverance, and undeniable teamwork. This triumphant effort culminated in the ATC Varsity Team securing the Class 2A New Mexico State New Mexico Activities Association Championship.

They very clearly brought honor not only to themselves but their coaches, their parents, the faculty and the student body, and we’re very proud of them and that’s why we’re bringing this proclamation forth today. So perhaps, Mr. Chair, if you and I could read this. Do you want to start reading, or read the whole thing is you care to. Whatever.

CHAIR HUGHES: Yes, I’ll start reading this, but first I just say that a long time ago my sons went to ATC. Both of them graduated many years ago, before they even had a basketball team, but I know what a high quality school it is, because of their experience. So now, here we go. Santa Fe County proclamation proclaiming April 9, 2024 as the Academy for Technology and the Classics ATC Phoenix Day. Introduced by Commissioner Anna T. Hamilton and Commissioner Hank Hughes.

Whereas, the Board of County Commissioners of Santa Fe County (takes great pride in supporting and celebrating the achievements of its talented student-athletes; and

Whereas, the Academy for Technology and the Classics Boys Varsity Basketball team capped a season to remember on March 16, 2024, with a 63-37 win over the Pecos Panthers, winning the Class 2A New Mexico State New Mexico Activities Association Championship; and

Whereas, the ATC Boys Varsity Basketball team won their first state title after a five-year journey, marking a significant milestone for the 12-year ATC basketball program; and Whereas, the ATC Varsity Basketball team demonstrated unparalleled skills, hard work, dedication, talent, sportsmanship, and exceptional chemistry enabling these student-athletes to dominate the competition; and

Whereas, throughout the 2023-2024 season, they pushed their limits by playing in challenging matches against 4A and 5A teams, all in preparation for the state championship; and

Whereas, while they were once the darlings of the 2023 boys' basketball state tournament, capturing attention with their enigmatic acronym and an air of mystery, they entered the 2024 state tournament with a giant target on their backs; and – go ahead, Commissioner Hamilton

.
COMMISSIONER HAMILTON: Whereas, on March 13, 2024, they demonstrated resilience by enduring a fiercely contested, foul-plagued overtime battle in the quarterfinals, securing a vital 58-56 victory over the Santa Rosa Lions and staving off an early playoff elimination; and

Whereas, last year, ATC reached the state final with a chance to claim their first championship victory but were narrowly defeated by Pecos with a score of 52-49; and

Whereas, in this year's tournament, both teams faced off again in the championship, providing ATC with an opportunity to address their “unfinished business”; and

Whereas, the 2024 Class 2A State Championship game brought honor to the Academy for Technology and the Classics, Santa Fe County, and the City of Santa Fe, on the local and state level; and

Whereas, the seven senior players, Jordan Apodaca, Rocky Miller, Estevan Martinez, Julian "Juju" Bernardino – hmm, I wonder who he's related to – Jason Quintana, Anthony Read, and Elias Rael, have initiated the creation of a lasting legacy of triumph that will uphold the program's principles long after their graduation; and

Whereas, they are ready to hand over the responsibility to their successors, consisting of four juniors: Joseph Trujillo, Davion Martinez, Marcus Lobo, and Ryan Garcia; two sophomores: Mickey Mora and Cayleb Blea, and one freshman, Devon Dinwiddie, to ensure that the team's championship spirit continues, and the 2024-2025 ATC Varsity team has the potential to achieve success once again; and

Whereas, the coaching staff, led by Head Coach Bobby Romero and Assistant Coaches Benito Martinez, Anthony Apodaca, Michelle Velarde, and Dylan Brunton, received unwavering support from parents, faculty, and the student body to guide the team to victory; and Whereas, the outstanding performance of this team has not only brought glory to our community but has also served as a source of inspiration for our residents, fostering a sense of pride and unity; and Whereas, the Board extends its heartfelt congratulations to the Academy for Technology and the Classics basketball team for their extraordinary accomplishments in bringing home their title; and

Whereas, the Board is proud to present this proclamation as a testament to the exceptional partnership, exemplary conduct, and countless hours of practice the student-athletes, coaches, parents, and support staff have demonstrated. Your unwavering dedication to excellence serves as an inspiration to us all. We recognize and appreciate your hard work and sacrifices, and we are confident that your commitment to teamwork will continue to lead to amazing achievements in the future. And we really sincerely believe that. Thank you for all your efforts.

Now, therefore, be it resolved that we, the Board of County Commissioners of Santa Fe County, do hereby proclaim the 9th of April 2024, as: “the Academy for Technology and the Classics Phoenix Day”.

Be it further resolved, that the Board encourages all residents to join in celebrating the achievement of our local basketball team, recognizing them as true

ambassadors of sportsmanship, dedication, and success.

And since you had to come twice, in essence, you've kind of gotten two days. I hope that makes up for the hassle, and thank you for your patience for all the disruption, and doesn't minimize the value we place on this proclamation.

COMMISSIONER BUSTAMANTE: Mr. Chair. I have a request. We don't typically applaud or cheer in chambers but if we might be able to do that today, I put that out for consideration.

CHAIR HUGHES: Well, I make a motion that we proclaim this.

COMMISSIONER HAMILTON: And I second.

CHAIR HUGHES: Okay, we have a motion by me, seconded by Commissioner Hamilton.

The motion passed by unanimous [5-0] voice vote.

[Photographs were taken.]

COMMISSIONER BUSTAMANTE: Mr. Chair, the rumor has it that these young men were the ones that were fiddling with the technology so that they could be out of school two afternoons. I just found out.

COMMISSIONER HAMILTON: It just shows how resourceful they are.

CHAIR HUGHES: Entirely possible.

3. B. Request Approval of a Proclamation Proclaiming April 11th as "New Mexico Electoral Excellence Day"

CHAIR HUGHES: Commissioner Greene, go ahead.

COMMISSIONER GREENE: Thank you, Mr. Chair. On behalf of Chair Hank Hughes and myself, we are honored to put forth a proclamation to acknowledge the Secretary of State's Office and our County Clerk's Office and the strides that New Mexico has made in making our elections more transparent, more effective, faster, better, cheaper, let's say.

We put together this proclamation to acknowledge this and sadly, because we missed our meeting last week the date has passed but we should honor it none the less, and I'm happy to answer some questions about this, but just for my part, as an elections official, I have visited the Clerk's Office, both in preparation for a few elections and then on the day of last year's civic elections I went and watched some of the canvassing and was very honored to see how efficient, how pleasant, how hospitality-oriented the staff was with a lot of nervous people that were coming in with bags of votes and tallies and counts, and they just really expedited the counting process and made it pretty fast and efficient, and whenever there was a question the whole team just descended on the person and helped straighten anything out and made sure everything was done correct and promptly.

Happy to answer questions but we have the Clerk here who we want to acknowledge and maybe she has something that she wants to say in regards to this, Mr. Chair, and maybe you do and we can answer some questions if we have them.

COMMISSIONER HANSEN: I just don't think it made them cheaper.

COMMISSIONER GREENE: Maybe not. Maybe not cheaper.

COMMISSIONER HANSEN: But it's worth the money to have good elections and a reputable situation. So I just want to add that.

CHAIR HUGHES: And the thing that brought this forward, of course, is the fact that MIT evaluated all of them and New Mexico came in first in the states' elections. So that's a big deal. New Mexico is first in something. Clerk Clark, do you have something to say?

KATHARINE CLARK: Sure. So we're quite proud of this. All 33 county clerks and our office and the Secretary of State's Office have worked very, very hard. These numbers from MIT are from the 2022 election, so we were at 25 in 2020, and we're now number one. It is 88 percent and I always like to be at 100, so there's still room to grow.

And I want to say that I'm very proud of my staff. We have been working very hard on creating a culture of continuous improvement, of modernization, and the staff have really risen to that goal and those values and I think it's evident in the fact that we are the number one turnout county. We are the easiest county to vote in. We have some of the shortest wait times because we've worked very, very hard to make sure it is as easy as possible to vote in New Mexico.

So I was kind of hoping that my staff would come up and we could take a picture once you guys vote, and I know you guys are going to read the proclamation but I will say that it is – being an elections official has been very challenging in this era and so all 33 clerks and our staff and our Secretary of State are very proud to have earned this recognition. So thank you.

CHAIR HUGHES: Thank you. Let's go ahead and read the proclamation and then we'll vote on it and then we'll take a picture. Santa Fe County proclamation proclaiming April 11th as New Mexico Electoral Excellence Day.

Whereas, the Santa Fe County Board of County Commissioners recognizes the significance of fair, efficient and transparent elections as fundamental to our democratic process; and

Whereas, the Massachusetts Institute of Technology Elections Performance Index, overseen by the MIT Election Data and Science Lab, provides a comprehensive evaluation of election performance, measuring various key indicators at both the state and county levels assessing election administration functions throughout each state; and

Whereas, the EPI aims to assess states' performance across eighteen indicators, including access and security aspects of election administration; and

Whereas, the 2022 EPI illuminates the steady enhancement of virtually every state in election administration, reflecting advancements in policy implementation and state capacity; and

Whereas, in the 2022 EPI, the State of New Mexico has risen to the rank of number one, with an EPI index score of 88 percent, marking a significant improvement from its prior position at number 25 in 2020, showcasing an unwavering commitment to excellence in electoral administration and voter accessibility; and

Whereas, this achievement bears testimony to the exemplary leadership and dedication of New Mexico Secretary of State Maggie Toulouse Oliver and Santa Fe

County Clerk Katharine E. Clark who have implemented innovative strategies to increase voter registration and voter turnout; and – Commissioner Greene.

COMMISSIONER GREENE: Whereas, the Board extends its congratulations and commendations to New Mexico Secretary of State Maggie Toulouse Oliver and her team for their outstanding leadership and dedication to excellence in electoral administration, culminating in the significant achievement of New Mexico being ranked number one in the 2022 MIT Elections Performance Index; and

Whereas, the Board further extends its appreciation to Santa Fe County Clerk Katharine E. Clark and the hardworking staff in the Clerk's Office, as well as the various other Santa Fe County departments, for their unwavering commitment to efficiency, innovation, and the highest standards of electoral integrity, which have significantly contributed to the improvement and success of New Mexico in the 2022 MIT Elections Performance Index; and

Whereas, the Board recognizes the engine of democracy running in New Mexico is exemplary and what an honor it is to see this work recognized on the national stage; and

Whereas, New Mexicans can be assured the best practices in the nation are being used when managing our elections; and

Whereas, the Board reaffirms its commitment to supporting the free and fair elections by steadfastly supporting the Santa Fe County Clerk's Office in administering the best-run elections in the country, ensuring the continued integrity and accessibility of the electoral process for all residents of Santa Fe County; and

Whereas, the Board calls upon all residents of Santa Fe County and the State of New Mexico to reaffirm their commitment to fostering fair, transparent, and accessible elections for all by actively participating in the democratic process. The Board encourages every eligible voter to exercise their right to vote in upcoming elections, ensuring that their voices are heard and their choices count in shaping the future of our community and our state.

Now, therefore, be it resolved that we, the Board of County Commissioners of SS, do hereby proclaim the 11th of April as New Mexico Electoral Excellence Day.

Thank you, Mr. Chair.

CHAIR HUGHES: Thank you. I guess I will make a motion that we pass this proclamation.

COMMISSIONER GREENE: And I will second that.

CHAIR HUGHES: Motion by Commissioner Hughes, seconded by Commissioner Greene.

The motion passed by unanimous [5-0] voice vote.

[Photographs were taken.]

3. C. Request Approval of a Proclamation Proclaiming April 2024 as "National County Government Month"

CHAIR HUGHES: Commissioner Hansen.

COMMISSIONER HANSEN: Thank you, Mr. Chair. I know the month is half over but it's never too late to recognize that it's National County Government Month, and I brought this proclamation forward a couple of times because I think it is really, really important to recognize the staff and all the people who work for the County and what an excellent job they do. I am honored to be a County Commissioner here with the staff and government workers who take their job so seriously, work so hard to provide great services to all of our constituents. And so that was part of the reason why I wanted to once again continue to bring this forward. I loved what Daniel did last year with this proclamation in showing different staff members throughout the County in their work, job. I think he highlighted the Fire Department and different groups of government workers and what an important process they provide for our community. So with that I will read this proclamation.

Whereas, the nation's 3,069 counties, parishes, and boroughs serving more than 330 million Americans, provide essential services to create and maintain healthy, safe, and vibrant communities; and

Whereas, as an agent of the state, county governments, through elected officials, administer and enforce state laws, assess property, collect taxes, conduct elections, and record public documents, all while providing essential public health services, critical infrastructure that helps communities thrive and stay safe, and fostering economic opportunities; and

Whereas, counties fulfill a vast range of responsibilities and deliver services that touch nearly every aspect of our residents' lives while also establishing local laws that protect residents and codify community driven change; and

Whereas, counties keep communities safe, by providing law enforcement and promoting crime prevention. From patrolling and policing the streets to operating and maintaining county detention facilities, to serving as the arm of the county courts, county sheriffs and correctional departments are the linchpin of the criminal justice system; and

Whereas, Santa Fe County takes pride in its responsibility to protect and enhance the health, wellbeing, and safety of its residents and visitors in efficient and cost-effective ways; and

Whereas, under the leadership of National Association of Counties – NACo – President Mary Jo McGuire, NACo is highlighting county leadership through the lens, "Forward Together," celebrating the role of county governments in connecting, inspiring, and leading as intergovernmental partners; and

Whereas, that role includes a responsibility to inspire county residents to engage with their local government, and to lead by highlighting our strength as intergovernmental partners and community service providers; and

Whereas, each year since 1991, NACo has encouraged counties across the country to elevate awareness of county responsibilities, programs, and services; and

Whereas, Santa Fe County has approximately 155,956 residents, and is the fourth-fastest growing county in the state, with an estimated population growth of 8.07 percent since 2010; and

Whereas, Santa Fe County's four-pronged mission to provide a safe community, promote a sustainable and equitable community, support a healthy community, and be a highly skilled, collaborative, transparent, and accessible government is at the heart of its

budget and project prioritization, services, and programs; and

Whereas, Santa Fe County is a proud intergovernmental partner with neighboring Tribal Governments, the State of New Mexico, and local quasi-judicial bodies that provide public maintenance, infrastructure, and services to Santa Fe; and

Whereas, County leadership actively reviews and updates the County's Strategic Plan and seeks to collaborate with the State of New Mexico, neighboring Tribal Governments, the City of Santa Fe and other quasi-judicial bodies to bring innovative technologies, programs, and services to our constituents; and

Whereas, Santa Fe County employs approximately 832 public servants, building professionals with specialized fields and duties for a healthy and changing industry and economy; and

Whereas, the employees of Santa Fe County and their commitment to public service embody the "Forward Together" concept as they serve the constituents of Santa Fe County and collaborate with intergovernmental partners to develop solutions to benefit the entire region of Northern New Mexico.

Now, therefore, be it resolved that we, the Board of County Commissioners of Santa Fe County, do hereby proclaim April 2024, as: "National County Government Month".

And I move to approve this proclamation.

COMMISSIONER BUSTAMANTE: Second.

CHAIR HUGHES: Okay. Thank you very much for that. Motion by Commissioner Hansen, seconded by Commissioner Bustamante.

The motion passed by unanimous [5-0] voice vote.

COMMISSIONER HANSEN: I think it's really important that our public servants who work for Santa Fe County are recognized and I want to thank each and every single one of you for everything that you do for everybody in the County. Thank you once again.

CHAIR HUGHES: Yes.

4. Consent Agenda

- A. Final Order for Case # 23-5360 Saleh Conceptual Plan Amendment and Preliminary Plat Phases 1 & 2 and Final Subdivision Plat Phase 1. Corrillo de Vida Hermosa Development LLC, Applicant, Design Enginuity (Oralynn Guerrerortiz), Agent, Requested Approval of a Conceptual Plan Amendment to the Saleh Master Plan to Change the Following Uses: Adding Daycare to the Neighborhood Center, Replacing a 100-Unit Hotel with a 100-Unit Independent Living Facility, and Adding Grocery Store to the Approved Use List. The Applicant Also Requests Preliminary Plat for Phases 1 and 2 and Final Subdivision Plat for Phase 1. The 64-Acre Property is within the Planned District Santa Fe Community College District. The Site is Located at 4800 Richards Avenue, within SDA-1, T16N R09E S16 (Commission District 5) (Growth Management Department/Kenneth**

- Quintana, Case Manager) (APPROVED 5-0)**
- B. Resolution No. 2024-048, a Resolution Adopting Required Community Development Block Grant (CDBG) Federal Certifications and Commitments for Project Number 19-C-NR-I-01-G-17. (Growth Management Department/Maxx PL Hendren)**
 - C. Resolution No. 2024-049, a Resolution Requesting a Budget Increase to Fire Protection Fund (209) in the Amount of \$24,076 to Budget the Second Distribution of State Fire Marshal Funds Received from the State of New Mexico. (Finance Division/Yvonne S. Herrera and Fire Department/Jacob Black)**
 - D. Resolution No. 2024-050, a Resolution Requesting a Budget Increase to the Fire Operations Fund (244) in the Amount of \$222,000. (Finance Division/Yvonne S. Herrera, Fire Department/Jacob Black)**
 - E. Resolution No. 2024-051, a Resolution Requesting a Budget Increase to the Fire Operations Fund (244) in the Amount of \$1,000. (Finance Division/Yvonne S. Herrera, Fire Department/Jacob Black)**
 - F. Resolution No. 2024-052, a Resolution Requesting a Budget Increase to Emergency Medical Services Fund (206) in the Amount of \$4,002. (Finance Division/Yvonne S. Herrera, Fire Department/Jacob Black)**

CHAIR HUGHES: Are there any items on the Consent Agenda that anybody wants removed?

COMMISSIONER GREENE: Mr. Chair, I'll move to approve the Consent Agenda as presented.

COMMISSIONER HANSEN: Second.

CHAIR HUGHES: Okay. We have a motion by Commissioner Greene, seconded by Commissioner Hansen.

The motion passed by unanimous [5-0] voice vote.

[The Clerk's Office provided resolution numbers throughout the meeting.]

5. Appointments/Reappointments

- A. Request Appointment and Reappointment of Members to the Capital Improvements Advisory Committee (CIAC)**

CHAIR HUGHES: That would be Maxx.

MAXX HENDREN (Growth Management): Chairman Hughes and Commissioners, thank you for your time today. The action item before the Board today is regarding the reappointment of one current Capital Improvement Advisory Committee member who was previously appointed by the Board on April 30, 2021, whose term expires on May 11th and who desires to continue serving as a member of the CIAC. In addition, staff recommends the appointment of a new member to join CIAC. Both appointees will serve a three-year term along with the three existing members appointed by the Board on November 9, 2021. The other three existing members' terms expire in

November.

Santa Fe County's Resolution 2013-73, which is Exhibit A, recognizes that the CIAC is comprised of five members with at least two members representing real estate development or building industries in accordance with the New Mexico Development Fees Act, which is Exhibit B. All members shall be full-time Santa Fe County residents and no member shall be employees of any governmental agency.

Since one member vacated their membership because they accepted a position in a governmental office and one membership is due to term on May 11th, these two positions need to be filled today. To maintain establishment of the Capital Improvement Advisory Committee staff conducted an outreach to solicit applicants in collaboration with Olivia Romo through a County press release. The press release was provided to Commissioner liaisons, to Daniel Fresquez to post on the County's website, also provided to our Community Organizations and our Registered Organizations, provided to our current CIAC members, and an ad was placed in the *Santa Fe New Mexican*.

We received four eligible applications. The applicant résumés and letters of interest in serving on the Capital Improvement Advisory Committee are exhibits C through F. The current CIAC members and their professional backgrounds and terms are detailed in Table 1.

Once the CIAC memberships are filled County staff will work with the members to evaluate the range of revenue that the County could reach through new impact fees, estimate the one-time and recurring tax revenue generated by new development, and make recommendations concerning whether the County should continue to pursue new impact fees at this time. Regardless of the ultimate decision of whether to pursue new impact fees at this time, the Capital Improvement Advisory Committee will have work to do in regards to updating the SLDC and potentially updating fire impact fees.

Staff vetted the applicants' qualifications and we held interviews. Based on the results of the process, we requested the Board fill the two CIAC membership positions for three-year terms. Staff recommends the reappointment of Dan Pava, who was our former chair of the CIAC, and the appointment of Leroy Pacheco, who is a civil engineer and a long-time resident of Santa Fe County. I stand for questions and thank you.

CHAIR HUGHES: Any questions?

COMMISSIONER HANSEN: Mr. Chair.

CHAIR HUGHES: Commissioner Hansen and then Commissioner

Greene.

COMMISSIONER HANSEN: I'm going to make a motion to reappoint Dan Pava and appoint Leroy Pacheco to a three-year term to the Capital Improvement Advisory Committee.

COMMISSIONER GREENE: I'll second that, but I had a question, if I may.

CHAIR HUGHES: Okay. What's your question?

COMMISSIONER GREENE: Thank you. I know Dan Pava is now a member of the Planning Commission. Is there any issue with him serving on two boards that may have some cross-impact on each other?

MS. HENDREN: Staff didn't feel that it was a problem and Dan Pava is retired and he wants to serve. He wants to continue with his service. We have our

schedules already set out and aligned for the year and he's okay with our times.

COMMISSIONER GREENE: Okay. As long as staff is and he is and Legal is then it's all good. Thank you.

CHAIR HUGHES: Any other questions. Okay, we have a motion by Commissioner Hansen, seconded by Commissioner Greene.

The motion passed by unanimous [5-0] voice vote.

5. B. Request Reappointment of Member to the Transportation Advisory Committee (TAC)

BRETT CLAVIO (Planning Manager): Good afternoon, Chairman Hughes, members of the Commission. I'd like to introduce Mr. Ben Bachwartz-Lopez. He's the new senior transportation planner in our Planning Division. So this item here is regarding the reappointment to the Transportation Advisory Committee from District 2. The Growth Management Department staff request the reappointment of Mr. Tim O'Malley to the TAC, serving District 2. Mr. O'Malley was initially appointed in 2021 and his term expired in March of this year. Mr. O'Malley has expressed an interest to continue to serve as a member of the TAC. Reappointment of Mr. O'Malley would allow him to continue serving on the TAC, including at the committee's next regularly scheduled meeting of May 15, 2024.

The primary purpose of the TAC is to review and make recommendations to this Board on all elements of transportation including roadways, trails, bikeways, transit and pedestrian facilities. TAC also makes recommendations on safety studies, road operations and maintenance policies, including the road acceptance and abandonment process.

Mr. O'Malley has represented District 2 on the TAC since 2021. This reappointment would be for his second three-year term. He also serves on the Transportation Safety Subcommittee and the Speed Camera Working Group. Mr. O'Malley has a very good attendance rate and actively participates on the committees on which he serves. Staff recommends approval of the reappointment of Mr. O'Malley to the TAC representing District 2. And with that I stand for any questions.

COMMISSIONER HANSEN: Mr. Chair.

CHAIR HUGHES: Any questions? Commissioner Hansen.

COMMISSIONER HANSEN: Thank you very much. I'm very happy to hear that Mr. O'Malley has good attendance and shows up regularly. I saw him on Keep Santa Fe Beautiful Day out on San Ysidro picking up trash. He had his truck filled and they were all bringing it there. He's very active in the community. And so with that I would like to highly recommend him to be reappointed to the TAC.

COMMISSIONER GREENE: Second.

CHAIR HUGHES: Any other discussion? Okay, a motion by Commissioner Hansen, seconded by Commissioner Greene.

The motion passed by unanimous [5-0] voice vote.

5. C. Request Appointment of Members to the County Open Lands, Trails and Parks Advisory Committee (COLTPAC)

ADELINE MURTHY (Open Space and Trails): Good afternoon, Mr. Chair, Commissioners. Today, we have three vacant positions on COLTPAC – one in District 1, one in District 5 and one at-large vacancy. And I'd like to start by thanking the members who vacated those positions: at-large member Elise Apple Snider, District 1 member, Sandra Madrid Massengill, and District 5 member Jan Cohen, for their dedicated service to COLTPAC.

So as per Resolution 2011-4 COLTPAC is a nine-member committee that advises the Board on matters related to open space and trails. Five members represent a Commission district and four are at large. Members of the committee are appointed by the Board based on letters of interest and qualifications. They should be of diverse backgrounds, representative of the varied users of Santa Fe County's open space, trails and parks. Desirable expertise among the membership includes conservation, restoration, natural and cultural resources, community interests, education, trails planning and construction, hydrology, agriculture, wildlife, water management and stewardship, public administration, and finance. Committee members serve a three-year term, subject to reappointment of one additional term thereafter.

To fill these vacancies, staff published a press release and distributed it to Commissioner liaisons, Community Organizations and Registered Organizations, and to COLTPAC members. The vacancies were also in the Santa Fe *New Mexican* and advertised on the County's social media channels. We received 11 qualified applications – one from District 2, Allison Kennedy, one from District 3 – Dennis Kurtz, four from District 4 – Bryan Bird, Martha Lennihan, Brent Miller, and Albert Reed, and five from District 5 – Amelia Adair, Peter Gowan, Mike Harris, John Neunuebel and Sigmund Silber.

Staff would like to recommend the appointment of Amelia Adair as representative for District 5. Amelia is a retired attorney who specialized in real estate, governance, and land development. A long-time advocate for public trail access, she is a hiker, mountain biker, and equestrian, representing several groups of diverse trail users in Santa Fe County. She is a member of the North American Trail Ride Conference and the Northern New Mexico Horsemen's Association, and she's also the president of the Eldorado Community Improvement Association.

For the at-large vacancy, staff would like to recommend the appointment of Bryan Bird. Bryan is the Southwest Program Director for Defenders of Wildlife and an expert in western conservation. He directs field programs in New Mexico, Arizona, and Texas to implement wildlife and habitat conservation programs using scientific, policy, legal, and advocacy strategies. Bryan is a strong believer in access to open spaces for all communities in Santa Fe County, as well as the opportunities open spaces provide to protect imperiled wildlife and plants.

For District 1, we recommend re-advertising the position as we did not receive any qualified applicants in that district. So thank you and I stand for any questions.

CHAIR HUGHES: Thank you. I know Amelia Adair and I think she'd be

great, so that's my comment. Are there other questions?

COMMISSIONER HANSEN: I know Bryan Bird and I think he'll be fantastic. And with that I'll make a recommendation for the at-large position of Bryan Bird and for Amelia Adair as District 5.

COMMISSIONER GREENE: I'll second that.

CHAIR HUGHES: I don't see any other comments, so first and second. Motion by Commissioner Hansen, seconded by Commissioner Greene.

The motion passed by unanimous [5-0] voice vote.

CHAIR HUGHES: You get two people. It sounds like you had really good people to choose from, so that's great.

COMMISSIONER HANSEN: Mr. Chair.

CHAIR HUGHES: Yes, go ahead.

COMMISSIONER HANSEN: I just want to say that I've had the honor of working with Mike Harris, a former Councilor, and I do think he would also be excellent on this board, so I hope that some time he will reapply. Serving with him on SWMA was an incredible pleasure. He was incredibly knowledgeable and hard-working and really cared about the community. And so I just want to put that out there that I hope in the future he will be considered.

CHAIR HUGHES: I notice that Dennis Kurtz, who is president of the San Marcos' Community Association, is also there so he would be a good representative too at some point for District 3, which didn't have a vacancy.

COMMISSIONER BUSTAMANTE: Mr. Chair, I apologize if I didn't hear it. There was a recommendation also that staff recommends re-advertising for the District 1. Was that included in the motion? I didn't hear.

COMMISSIONER HANSEN: I don't know.

COMMISSIONER GREENE: I don't know if that's necessary as part of the motion, but I think we would have to do that anyway.

COMMISSIONER BUSTAMANTE: It's a recommended action.

COMMISSIONER GREENE: Okay. I would make a motion to encourage staff to re-advertise for District 1 and I will shake the tree again of my constituents.

COMMISSIONER BUSTAMANTE: Second.

COMMISSIONER GREENE: My apologies for somebody not stepping up amongst my community.

CHAIR HUGHES: All right. Well, we have a motion by Commissioner Greene, seconded by Commissioner Greene.

The motion passed by unanimous [5-0] voice vote.

MS. MURTHY: I'll be back. Thank you.

5. D. Request Appointment of Members to the Santa Fe County Valuation Protest Board

CHAIR HUGHES: Go ahead, Brittney.

BRITTNEY MONTOYA (County Manager's Officer via Webex): Good afternoon. Today I'm bringing forward the appointment and reappointment for the Assessor's Valuation Protest Board. The Protest Board consists of volunteers that examine and rule on property tax valuation protests. It is comprised of two members and two alternates. One member and one alternate must demonstrate experience in the field of property valuation. The other member and the other alternate do not require experience. Protest Board are appointed for two-year terms by the Santa Fe County Board of County Commissioners.

Members shall not be employed by the State of New Mexico, a political subdivision or a school district, and shall not hold an elected public office, and must be registered to vote within Santa Fe County. These board member positions are not assigned by district but are countywide board members. Members must reside within Santa Fe County. Santa Fe County currently has all four board membership positions open.

The board member requiring experience was previously held by Suzanne Taylor. The alternate board member requiring experience was held by Mr. Frank Katz. The board member not requiring experience was held previously by Mr. Robert Collins, and the alternate board member not requiring experience was held by Mr. Tom Whitson. All previous appointment terms began on June 14, 2022 to March 31, 2024. The terms for the new board members will be from today, if appointed, April 15, 2024 to April 12, 2026.

Staff has received letters of interest, résumés for the board members not requiring valuation experience from Ms. Peggy Fino and Ms. Suzanne Taylor. Staff has also received letters of interest and résumés for the board members not requiring experience from Mr. Mark Winne and Mr. George Mastrodonato.

Staff recommends to appoint Ms. Peggy Fino to serve as the primary member requiring experience; Ms. Suzanne Taylor to be appointed to serve as the alternate member requiring experience. And for Mr. Mark Winne to serve as the primary member not requiring experience. Mr. George Mastrodonato decided not to move forward with his application. Staff will solicit letters of interest for the fourth member position as soon as possible.

And I also know that Deputy Assessor Barry is here as well for questions, and I stand for any questions.

CHAIR HUGHES: Any questions?

COMMISSIONER GREENE: Mr. Chair, I make a motion – sorry, you were about to do that. My apologies. I will make a motion to approve the three members, Ms. Suzanne Taylor to be the primary board member requiring experience. Sorry. Retract that. So Ms. Peggy Fino to serve as the primary member requiring experience; Ms. Suzanne Taylor to serve as the alternate member requiring experience; and Mr. Mark Winne to serve as the primary member not requiring experience.

COMMISSIONER HANSEN: Second.

CHAIR HUGHES: Okay. Any other discussion? Motion by Commissioner Greene, seconded by Commissioner Hansen.

The motion passed by unanimous [5-0] voice vote.

6. **Miscellaneous Action Items**

A. **Request Approval of Three (3) Temporary Construction and Permanent Utility Easement Agreements for the Community College District - Richards Avenue to SR14 Wastewater Interceptor Project**

CHAIR HUGHES: I don't know if Paul Choman is here or not. Scott. I see we have Scott Kaseman.

SCOTT KASEMAN (Real Property Supervisor): Good afternoon, Mr. Chair and Commissioners. The Santa Fe County Public Works Department is conducting a public utility project known as the Community College District Richards Avenue to SR 14 wastewater interceptor project. As part of that project and as a requirement of their development plan approval process developers in the area are required to construct the sewer lines necessary to service their developments.

The project will make County wastewater service available to these developments, along with other properties within connecting distance of the project. A portion of the project's alignment was revised from its original location to significantly reduce construction costs for the developer along with reducing maintenance expense once the County accepts ownership of the line for operation by eliminating three arroyo drainage crossings. It also allows the line to be gravity-fed versus choosing a force main, which reduces expenses and construction costs.

The new alignment will utilize existing utility easements. Along with those, three easements are required from Gardner Associates and La Pradera Associates to construct a portion of the interceptor project along the revised alignment. These easements are being provided at no cost to the County.

With that we are requesting acceptance of the three easements and we'll stand for questions.

CHAIR HUGHES: Any questions?

COMMISSIONER BUSTAMANTE: Mr. Chair, I have a question. So we're approving the easements, but not necessarily the putting in of the lines now, right?

MR. KASEMAN: Mr. Chair, Commissioner Bustamante, that is correct.

COMMISSIONER GREENE: Mr. Chair, seeing no other discussion I will make a motion to approve the temporary construction of permanent utility easement agreements for the Community College District-Richards Avenue to State Road 14 wastewater for the wastewater interceptor project

COMMISSIONER BUSTAMANTE: Second.

CHAIR HUGHES: Motion by Commissioner Greene, seconded by Commissioner Bustamante.

The motion passed by unanimous [5-0] voice vote.

6. B. **Request Approval of County Utility Line Extension and Delivery Agreement Between Santa Fe County and TT2, LLC**

PAUL CHOMAN (Utilities Director): Mr. Chair and Commissioners,

good afternoon. Before you is the item consisting of a two-page memorandum and a 17-page ULEDA, otherwise known as utility line extension delivery agreement. This particular ULEDA and memo referred to the delivery agreement between Santa Fe County and TT2, LLC, also known as Silverman as the developer. This is a ULEDA which would provide water to an affordable housing project. The two constituent components of this are one, a tract for affordable housing, and two, eight next year's commercial tracts, and a total, according to the water budget, with the 20 percent added. We put it on there for line loss and things like that and operations and such. It's 40.896 acre-feet per year, of which 40.320 acre-feet per year are attributable to the affordable housing tract, and 0.576 acre-feet per year to the commercial tracts.

We have a very good idea of what the affordable housing units will comprise; that's why we have a number there, and for commercial tracts as defined in the ULEDA we use the number from our formulaic approach from a detailed water budget, which we define as retail less than 25,000 square feet, as a .06 per unit, times eight, gives us the total of the 0.576, plus the 20 percent. And I stand for questions.

CHAIR HUGHES: Any questions?

COMMISSIONER BUSTAMANTE: Mr. Chair, Mr. Choman, the agreement to provide water and wastewater infrastructure, will that precede any water and water infrastructure the community that don't currently have and served in the county who've been requesting it?

MR. CHOMAN: I'm sorry. I didn't understand your question.

COMMISSIONER BUSTAMANTE: Will this come before water infrastructure and wastewater infrastructure to communities within the county who are requesting it or who have been on a list to have those services?

MR. CHOMAN: No. We take ULEDAs on a first come first served basis and basically, the applicant would file for what they call a detailed water budget worksheet for the project estimates, and then we will provide the ULEDA. And then as far as the actual progress on the project, it's up to the developer, and those developers are very anxious to break ground and get going. So to answer your question, we take them on a first come, first served basis.

COMMISSIONER BUSTAMANTE: So I – so the first come, first served would be those communities that have not had County infrastructure service already existing. They would be priority list too these projects coming later?

MR. CHOMAN: This particular step in the process is to find the quantity of acre-feet per year of water rights. The actual provision of the water would come once the project is actually constructed. Am I answering your question?

COMMISSIONER BUSTAMANTE: No. I'm seeing here in the agreement that it says that – so we're only doing the design, the engineering, but it does say constructed, installed and tested. So to what end will this project – approval of this – go before projects in communities that do not currently have County services such as water and wastewater lines.

MANAGER SHAFFER: Mr. Chair and Commissioners, maybe I can take a stab at it. This project in all likelihood will come on line before some other communities that may have raised their hand for the County provision of services because the developer provides the infrastructure for the most part. So in other words,

while the County is agreeing to provide water service using existing infrastructure as well as wastewater service using infrastructure that has been approved by the Board and has already come on line, the necessary infrastructure to make that so for the most part is going to be developer-driven and developer-provided. And at the end of the day the County accepts that infrastructure. Whereas the extension of County utilities to existing communities is through our own capital budgeting process, and capital improvement plan process.

So they're a little bit of apples and oranges, but I hope that that helps clarify the impact or lack of impact relative to other requests by existing communities. If not, I'd be happy to answer any follow-up questions but that's how I would see them relating to each other.

COMMISSIONER BUSTAMANTE: Thank you. I appreciate that. Thank you. So in clarifying, so for my understanding, the County is working to support the identification, the design, the engineering, overseeing the construction and installation is by the developer, and it's just the extension of their lines. Correct? We're not paying to put lines in in this new area. The County is not taking on the expense of putting these lines in; the developer is putting the lines in. Is that what I'm understanding?

MANAGER SHAFFER: Mr. Chair, Commissioners, I believe as to the infrastructure that is called for in the agreement itself that is an accurate statement. The Board of County Commissioners has approved other infrastructure projects in the Community College District that will serve this development and other developments in that area prior to this item coming forward. And that would include – and Paul, if I'm getting it wrong, correct me – the intercept sewer project that will run from Richards over to Colibri Subdivision, and then further the extension of a sewer mainline from the lift station down to our existing wastewater reclamation facility. So the Board has previously approved those projects that relate to this but that aren't part of this agreement.

COMMISSIONER BUSTAMANTE: Okay. Thank you, Manager Shaffer. But that all just sort of fogs everything up. So we aren't putting any new dollars, aside from things that have been approved, which has nothing to do with what we're approving today – that's what I'm trying to understand. Aside from what we're approving today, this is no new County infrastructure going in to support a development, no new County infrastructure being approved under this request to support this development ahead of infrastructure for communities that have been in the waiting list.

MANAGER SHAFFER: I believe as you phrased it, Mr. Chair, Commissioners, that that would be an accurate statement. There is nothing new in this that is an outlay of County dollars for infrastructure.

COMMISSIONER BUSTAMANTE: Thank you.

CHAIR HUGHES: Any other questions? Commissioner Greene.

COMMISSIONER GREENE: Thank you, Mr. Chair. Thank you, Paul. My question has to do with the water budget for the commercial tracts. Would these tracts be actually viable without adding water to this or they're just deficient.

MR. CHOMAN: Yes. We had to go with something because there are defined commercial tracts so we decided to use this, and in the agreement itself it specifies that if the defined use is not a retail space less than 25,000 square feet it will have to come before the Board again for additional water.

COMMISSIONER GREENE: So if it is not a retail space less – so if it is a retail space of more than 25,000 –

MR. CHOMAN: If it's anything other than, and I'll read it to you specifically.

COMMISSIONER GREENE: Anything other than 25,000 –

MR. CHOMAN: Exactly. Other than any retail space less than 25,000 square feet it will have to come before the Board for additional water.

COMMISSIONER GREENE: So if across the nine or eight lots there are a whole bunch of retail spaces but it all comes out to less than 25,000 square feet, they would be already set to go.

MR. CHOMAN: Per eight spaces. It is allocated formulaically as .06 per, for each of the eight, which totals to .576 and some change.

COMMISSIONER GREENE: Okay. I just encourage the developers to look at community-based resources and amenities for the folks there. I know it's become kind of a warehousing and industrial corridor but I think that area needs some sort of shopping and maybe a coffee shop and things that could cluster for all the workers that are in that area. So I hope that there's something in there that they bring to the table.

MR. CHOMAN: I will note that and thank you very much.

COMMISSIONER GREENE: Thanks.

CHAIR HUGHES: Any other questions?

COMMISSIONER GREENE: If not, I will make a motion requesting approval of the utility line extension and delivery agreement between Santa Fe County and TT2, LLC.

COMMISSIONER BUSTAMANTE: Second.

CHAIR HUGHES: Okay. Motion by Commissioner Greene, seconded by Commissioner Bustamante.

The motion passed by unanimous [5-0] voice vote.

6. C. Request Approval of Agreement No. 2024-0215-PW-BT Between Santa Fe County and Esencia Holdings, LLC, for Road Improvements for the Avenida del Sur Project

COMMISSIONER BUSTAMANTE: We have Public Works Department, Maria Gomez-Molina.

MARIA GOMEZ-MOLINA (Roads, Fleet, Solid Waste and Traffic Division Director, via Webex): I'm here to bring forward an agreement between Santa Fe County and Esencia Holdings for roadway improvements to the Avenida del Sur project.

As a background, in September 2022, the Board of County Commissioners approved the developer's request for conceptual plan approval for a 710-lot/unit development on approximately 177 acres of land. This development will be completed in five phases.

One of the conditions in this conceptual plan order is to make certain roadways that just as Avenida del Sur project is in order and in place prior to starting any vertical work. Part of the roadway improvement that is included in this project specifies that

[inaudible] will be completed and paid for by the developer.

The County would publicly procure a contractor in accordance with the County procurement code. The County will also oversee any and all construction efforts. If approved this agreement will go into effect immediately on approval. As part of the package, the schedule includes the design to be completed in September of 2024 with construction to be completed in spring of 2025.

I stand for any questions.

COMMISSIONER BUSTAMANTE: Thank you, Maria. Do we have any questions from the Commission?

COMMISSIONER GREENE: I will make a motion then to look for approval of Agreement No. 2024-0215-PW-BT between Santa Fe County and Esencia Holdings, LLC, for road improvements for the Avenida del Sur project.

COMMISSIONER BUSTAMANTE: Do we have a second? Discussion?

COMMISSIONER HANSEN: Second.

COMMISSIONER BUSTAMANTE: Hearing no discussion.

The motion passed by unanimous [4-0] voice vote. [Chair Hughes was not present for this action.]

7. Presentations

None were brought forward.

8. Matters of Public Concern

COMMISSIONER BUSTAMANTE: Do we have anyone from the public waiting online?

DANIEL FRESQUEZ (Media Specialist): Madam Vice Chair, I do not see anybody online indicating that they'd like to speak.

9. Matters from the County Manager

A. Miscellaneous Updates

MANAGER SHAFFER: Thank you, Mr. Chair, and Commissioners. I have two primary updates. First, with regard to technical issues related to today's continued meeting and last Tuesday's regular meeting, I did want to alert the Board that we're moving forward with a variety of efforts to minimize the likelihood of any such issues arising in the future, but also make it so that the Board could determine in its discretion whether or not those issues should stop a meeting from going forward.

And on the latter point, while we have endeavored and will continue to endeavor to make virtual participation options available to the public as a means of making the Board's meetings more accessible to the community, we will also be changing the way that we notice meetings in our agenda so that that is not a guarantee. In other words, that virtual participation will be available if the technology allows, but we're not guaranteeing that that will be an option. That will put the onus on members of the community to either

communicate on Matters of Public Import in advance of the meeting or be here present in person to make sure that their voices are heard. The Board could always make a decision on a particular item that it wants to continue it should there be any technological issues. But the point of that effort is to avoid a situation in which a meeting can't go forward because of unexpected technological issues.

Secondly, we are increasing the frequency of same-day testing, though as today's event proves, there is no foolproof testing method in that we have literally tested the equipment a few minutes before the internet to the building went down.

And finally we will be pursuing redundant internet connectivity, again, all in an effort to try and minimize the currents of technological issues but also to avoid having those be show-stoppers in terms of having a duly noticed meeting go forward. So that's update number one.

Update number two, we have been approached by the La Cienega and La Cieneguilla with a request that we provide free waste disposal services to the community this coming Saturday, April 20th. By ordinance, such free solid waste disposal events need to be approved by the Board of County Commissioners by resolution. The only way to do that in this instance before the scheduled event would be through a special meeting, potentially on Friday afternoon, which we could work the schedule with the Board. It would be exceedingly short in terms of the special meeting. That would be option 1.

Option 2 would be to proceed to provide the resource within our ability to do so with the Board's recognition and understanding that the resolution would come after the fact at a regularly scheduled meeting of the Board, ratifying that action. As between the two, I think either would work but if the Board could make five to ten minutes available on Friday afternoon, obviously having it approved formally in advance would be the preferred route.

So if that's the direction of the Board we will work through your liaisons to schedule that very short meeting and those are the two updates that I had. Thank you.

CHAIR HUGHES: Okay questions? Commissioner Hamilton.

COMMISSIONER HAMILTON: Is that meeting required to be in person or would it be virtual?

MANAGER SHAFFER: Mr. Chair, Commissioners, I believe there would be a virtual component, provided that attendance is difficult, etc. and given that it is late notice, number one. And number two, given that it is a short period of time, I'll defer to the Legal Department but I think we would fit the bill here so as to allow virtual participation.

CHAIR HUGHES: Other questions?

10. Matters from County Commissioners and Other Elected Officials

A. Commissioner Issues and Comments, Including but not Limited to Constituent Concerns, Recognitions and Requests for Updates or Future Presentations

CHAIR HUGHES: We will start with Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: Thank you, Mr. Chair. I want to thank the County jail staff for the hospitality that we had on Friday, but what a well-run

operation, and it was very much good to see that procedures seem very tight and I appreciate the openness and I'll honestly say that I asked the individual who had picked up the group from here and had worked at a different facility on what his preferences between working public incarceration facilities versus private. And he mentioned immediately that the private tends to be bottom line driven. Not that the County isn't. Those were his words. He said but there's more care involved. And I sincerely appreciated hearing that, that at the County level, at least in this County where he has mostly worked in the private sector, he stated that we concern ourselves more about what types of programs, initiatives, and resources we would have to help people not come back to jail. And I really sincerely appreciated hearing that. So I wanted to thank the people who work there and the County for carrying forward such values in that structure.

As well, the EPA did put out the limits that had been anticipated for PFAS in drinking water, though they stated that it would be four parts per trillion, no amount is acceptable, which creates concerns and issues for those people in our communities who have found those levels to be exceeding the new limits. But in the same week, the *Atlantic* covered communities and said the way of PFAS in the country will be best identified by what's happening in Maine, something to that effect. And in Maine, they were looking at neighborhoods that had upward – the highest in our area has been in the area of 20-some parts per trillion. In Maine, we're talking about residences that had 14,000, upward of 14,000 parts per trillion in their drinking water.

It's a bad situation. It's a crisis. It's problematic. It does not go without saying, I'll say it every chance I get, that people need filtration systems on their wells and on their water, and we need to take the measures that we can as individual well owners, as well as those who use public water to ensure that our water quality is good and secure. But in that line we also need to consider how the convenience of how we live, that we've taken these analytes and have used them freely for the last several decades and never worried about what may or may not end up in our water or in our air. And this is just really an eye-opener.

When I had a conversation with someone regarding the micro-plastics and it was years ago in my public health program when we talked about micro-plastics and endocrine disruption, when it was sort of written off and who cares if – and pardon my openness here, but who cares if frogs have genitalia or not? And the fact is those are indicators for public health. If frogs come up and do not have any kind of gender identification because the chemicals that come from plastics had been found in water areas, and we're starting to see the concentrations build up in our communities, it just really lends that we really need to be thinking about what we use in the interest of our convenience that ends up some place we don't want it, and ends up making people sick, so that we can point in every direction and say who's guilty of it.

We need to be more considerate of those materials in the products that we use that end up hurting our communities and our families in the long run. So it is an eye-opener but these issues are very relevant and pertinent to our community right now. So thank you for the opportunity, Chairman Hughes.

CHAIR HUGHES: Thank you, Commissioner Bustamante. Very important. Commissioner Hamilton.

COMMISSIONER HAMILTON: Thanks. I just wanted to remind

everybody that this Saturday Santa Fe County will be celebrating Earth Day. It's going to be an event – well, celebrating Earth Day and Earth Month, but nevertheless, the County event will be Saturday, the 20th at Hondo Fire Station #1, and there are all sorts of items in this event, including unveiling new rain gardens and a stormwater infiltration system and they're having a band and there are speakers, and it's going to be a very wonderful event. So I hope everybody can attend.

We had a similar kind of event last year and it was amazing how much I learned. I thought that was really wonderful and I think everybody would enjoy it. And I think it starts at 9:00. Nine to noon.

CHAIR HUGHES: Thank you. Yes, I intend to come as well.

COMMISSIONER HAMILTON: Excellent.

CHAIR HUGHES: Commissioner Hansen.

COMMISSIONER HANSEN: Thank you, Mr. Chair. It's hard to believe it's already Earth Day. Time flies. So I want to mention a few things that happened earlier this month. One is that April 6th was the anniversary of the WIPP route, it being initiated. It was 25 years old. So we have been living with the transportation of transuranic waste on our highways for 25 years. It was supposed to be closed in 25 years. It will now be open for one has to wonder how long.

The other thing I would like to note is that it was Keep Santa Fe Beautiful on Saturday and we had a wonderful kick-off at the Siler Road City facility where everyone got bags and T-shirts and then went out and worked and I was in the San Ysidro area with Agua Fria Village and saw everyone cleaning up and picking up and the next day somebody complained, well, West Alameda is really messy and there's litter everywhere. And I think, okay, well, they cleaned up San Ysidro and I guess the next time we have to clean up West Alameda.

Then I also wanted to mention that on Earth Day, also besides the Hondo Fire Station, there's a clean up on the Caja del Rio at the petroglyphs. First there's a hike in the morning and then there's a cleanup probably near the de facto shooting range.

On April 21st the history museum downtown is going to reopen, which I think will be a great event and something that I plan to attend.

And not last, but the last event is Coffee and Tea under the Trees will now be returning. May 4th will be opening of Reunity Resources summer season and we will be having Coffee and Tea under the Trees and the topic will be water.

And then I wanted to share with all of you that at the next Board meeting I will be bringing forward a resolution for a cease fire in Gaza and return of the hostages. This is something that has been happening throughout the United States. We are not unique in the fact that we are bringing this forward and the City will also be bringing forward a resolution to request that a cease fire happen.

COMMISSIONER BUSTAMANTE: I'm sorry. I don't mean to cut in but I want to ask for the opportunity to go in on that with you.

COMMISSIONER HANSEN: Okay. Thank you. Thank you, Commissioner Bustamante. That would be fantastic. So Commissioner Bustamante and I will work on this resolution but it is incredibly heartbreaking to me to see what is happening to the children in Gaza and to all the families that exist there. And so even though this is a small, little comment on the big issue of what is happening there I feel

that it is important for us to make a statement on that. So that's all I have, Mr. Chair.

CHAIR HUGHES: Thank you, Commissioner Hansen. Commissioner Greene.

COMMISSIONER GREENE: Thank you, Mr. Chair. First off, I want to send out a thank you to the folks from Emergency Management and the Fire Department. I was one of the pilgrims to Chimayo on Good Friday and walked from Nambe to Chimayo and appreciated the tour and the hospitality of the folks that were on the ground directing traffic and making sure everybody stayed healthy and I really appreciate the amount of preparation that Emergency Management has done to work across different organizations and across county lines, and to make sure that it was a safe and orderly experience. And it's a beautiful thing and I encourage everybody to come walk with me next year.

Also it was a big week for Chimayo. I also went to the Santa Cruz de la Cañada Land Grant meeting up in Chimayo, and got to understand some of the issues that the land grant is facing and their effort to reconstitute themselves as an official land grant organization right now. It was a very interesting history lesson of the area and generalized land grant issues.

Lastly, broadband is always on my radar and one of the things that's coming up starting on Wednesday is a challenge period. And so the challenge period is where – a little esoteric conversation here but – our communities are eligible for federal funding for broadband. So if you have an area in your district that could use some broadband investment, currently there are some folks that are claiming to be serving our communities without having actually proven that they're legitimately serving it. And so during this challenge period, we have an opportunity to go out there and prove the data that is on the map wrong or right. And I'm going to be organizing myself and my liaison, Ambra Baca, an effort of best practices and ways for us all with our liaisons and with our community newsletters to go reach out to our communities to go find out what the real ground truth is in these areas.

And so there's areas, as I see Commissioner Hamilton nodding over there, there's areas in Glorieta that are well underserved and almost her entire county district has some underserved and unserved area. Commissioner Bustamante, you have some dark zones in your area that need to be applied for for BEAD funding. Chair Hughes, I'm not so sure about your district. Your district seems pretty well served but there are probably some opportunities in there as well. And then Commissioner Hansen, you do have some areas as well.

So we will be putting together a process and a list for us all to work together to make sure that the maps are as accurate as possible because what this will mean is that in about three months, four months, when the new maps are released and the ground truth is confirmed, that we will be eligible to put forth proposals for broadband projects in our area. And there is a lot of money available, but if we do not correct these maps we will not be eligible for it, so we need to go out there and make a good effort to make sure that these maps are accurate. Thank you, and I look forward to working with you on all of these things.

COMMISSIONER HANSEN: Thank you, Commissioner Greene. I support this because because of this we have been denied grants in the past, because of

this situation. And I know that my constituents in Las Campanas would be interested in participating and they're having their HOA meeting this Wednesday. So if you can get me some information by then so that they can participate, because I think that that is an important area, even though they have resources, they still don't have the resources of broadband that they would like to have.

COMMISSIONER GREENE: I would love to bring it to them. And just as a follow-up, on Friday there's going to be a hands-on workshop over at the higher education center that we will be attending to understand the do's and don't's of the challenge process. And we attended a webinar this morning and there's going to be – we're going to put together our questions and the areas that we think that we should be approaching for this Friday, and then we're going to go talk to the state's broadband office in an office hours sort of situation where we can actually get them to give us the pathway forward.

If your liaisons want to attend that I encourage that. If not we will bring the best practices to them in the next week or so so that we can get everybody onboard for that. Thank you.

CHAIR HUGHES: Okay. I don't think broadband is as big an issue in my district but I think it's important what you're doing.

I just wanted to say for me, I'm meeting with the Eldorado Community Improvement Association tomorrow to talk about our capital projects for that area, and I look forward to doing a townhall on Route 14 but that is not available yet. When it is we'll schedule that.

10. B. Elected Officials' Issues and Comments, Including but not Limited to Constituent Concerns, Recognitions and Requests for Updates or Future Presentations

CHAIR HUGHES: Are there other elected officials who have anything to say. I don't see any in the room. Are there any online? Okay

11. Matters from the County Attorney

- A. Executive Session. Limited Personnel Matters, as Allowed by Section 10-15-1(H)(2) NMSA 1978; Board Deliberations in Administrative Adjudicatory Proceedings, Including Those on the Agenda Tonight for Public Hearing, as Allowed by Section 10-15-1(H)(3) NMSA 1978; Discussion of Bargaining Strategy Preliminary to Collective Bargaining Negotiations Between the Board of County Commissioners and Collective Bargaining Units, as Allowed by Section 10-15-1(H)(5); Discussion of Contents of Competitive Sealed Proposals Pursuant to the Procurement Code During Contract Negotiations as Allowed by Section 10-15-1(H)(6); Threatened or Pending Litigation in which Santa Fe County is or May Become a Participant, as Allowed by Section 10-15-1 (H)(7) NMSA 1978; and, Discussion of the Purchase, Acquisition or Disposal of Real Property or Water Rights, as Allowed by Section 10-15-1(H)(8) NMSA 1978,**

including:

1. Acquisition of Real Property for a Convenience Center in Cuyamungue **TABLED**
2. *Wolf v. Santa Fe County Board of County Commission, et al.*, Case No. D-101-CV-2024-00257, First Judicial Court, Santa Fe County

CHAIR HUGHES: Rachel.

RACHEL BROWN (Deputy County Attorney): Thank you, Mr. Chair and Commissioners. I would ask that we go into executive session today to discuss threatened of pending litigation in which Santa Fe County is or may become a participant, as allowed by Section 10-15-1 (H)(7) NMSA 1978, specifically to discuss *Wolf v. Santa Fe County Board of County Commissioners, et al.*, Case No. D-101-CV-2024-00257.

CHAIR HUGHES: Okay.

COMMISSIONER HANSEN: I move that we go into executive session to discuss what the Deputy County Attorney presented.

COMMISSIONER GREENE: And I'll second that.

CHAIR HUGHES: Okay, we have a motion and a second. Can we have a roll call?

The motion to go into executive session passed by unanimous roll call vote as follows:

Commissioner Bustamante	Not Present
Commissioner Greene	Aye
Commissioner Hamilton	Aye
Commissioner Hughes	Aye
Commissioner Hansen	Aye

[The Commission met in executive session from 3:57 to 5:00.]

CHAIR HUGHES: Welcome back, everybody. I guess we need a motion to come out of executive session.

COMMISSIONER GREENE: I will move to come out of executive session, stating that no decisions were made and only the items that were allowed to be discussed were discussed.

COMMISSIONER HANSEN: I second.

CHAIR HUGHES: Commissioner Greene and Commissioner Hansen.

The motion passed by unanimous [5-0] voice vote.

11. B. Resolution No. 2024-___, a Resolution to Authorize the County Attorney to Initiate and Prosecute Condemnation Proceedings to Acquire Property for a Solid Waste Convenience Center in Cuyamungue **TABLED**
- C. **Waiver of Any Potential Conflict of Interest that May Arise from**

Utton & Kerry's Representation of the Rio Quemado, Rio en Medio, Rio Frijoles, and Santa Cruz Acequia Association Relative to the Rio Santa Cruz Adjudication

MS. BROWN: So before you is a request for a waiver of conflict of interest from Utton and Kerry, who has a contract with Santa Fe County to provide services at the County Attorney's direction. They are seeking to represent the Rio Quemado, Rio en Medio, Rio Frijoles and Santa Cruz Acequia Associations in representation relative to the Rio Santa Cruz adjudication. That's a case known as Abbott, and the County owns water rights that are served by one of the Association members and the rules of professional conduct adopted by the New Mexico Supreme Court require that an attorney, to avoid representations in which they have or had a relationship with another party in interest, request in writing a waiver of any potential conflict. And so Utton and Kerry has requested that a waiver be granted by the County so they can represent these water associations.

COMMISSIONER HANSEN: Mr. Chair, does the County recommend that we give this waiver?

MS. BROWN: We have no hesitation about the granting of the waiver.

COMMISSIONER HANSEN: Okay. I move to waiver any potential conflicts of interest that may arise from Utton and Kerry's representation of the Rio Quemado, Rio en Medio, Rio Frijoles, and Santa Cruz Acequia Association relative to the Rio Santa Cruz adjudication.

COMMISSIONER GREENE: I'll second that.

CHAIR HUGHES: Okay, we have a motion from Commissioner Hansen, seconded by Commissioner Greene.

The motion passed by unanimous [5-0] voice vote.

12. Public Hearings

- A. Case # 23-5140 Cresta Ranch Preliminary and Final Plat. TT2, LLC, Applicant, NM Land Solutions LLC, Agent, Request Approval of a Preliminary and Final Plat for a Nine-Lot Subdivision Located on Two (2) Adjacent Parcels with a Combined Total of 17.4+ Acres. The Applicant Also Requests Approval of the Affordable Housing Agreement for One Required Affordable Lot. The Subject Property is Located at 3 & 9 Finish Line Drive [Parcel(s)# 960001999 and 910001762], which is within the Planned Development District (PDD) within the Employment Center Subdistrict of the Community College District (CCD) (Commission District 5) [Exhibit 1: Applicant presentation]**

KENNETH QUINTANA (Case Manager): Good afternoon. Before you today we have Cresta Ranch requesting preliminary and final plat for a nine-lot subdivision located on two adjacent partials with a combined total of 17.4 acres. The applicant also requests approval of the affordable housing agreement for one required

affordable lot. The subject property is located at 3 and 9 Finish Line Drive, which is within the Planned Development District within the Employment Center Subdistrict of the Community College District.

The applicant is the owner of the property as indicated by warranty deed recorded in the records of the Santa Fe County Clerk on January 31, 2013, recorded as instrument #1695241, and by a special warranty deed recorded in the records of the Santa Fe County Clerk on December 23, 2021, recorded as instrument #1975421. The total 17.4 acres were created by approved survey plat recorded in the Santa Fe County Clerk's Office under book 805, page 35, and by book 462, page 44.

On November 10, 2022, the Santa Fe County Sustainable Land Development Code Hearing Officer met and heard this case for two variance requests of the SLDC. The variances requested are a variance of Chapter 8, Section 8.10.3.13, Table 8-38, Dimensional Standards of the Employment Center, to allow a workforce housing complex to exceed a height of 30 feet and a variance of Chapter 10, Section 10.21.2, Supplemental Zoning, Standards-Multi-Family Housing; Units, to allow more than 12 units per building for a multi-family development. The decision of the Hearing Officer was to recommend approval of the applicant's requests in accordance with staff's recommendation.

On December 15, 2022, the Planning Commission heard the case, and voted to table the case and request the following steps and supplemental information from the applicant: one, that the applicant present possibly reducing the height of the proposed structures to conform with height requirements; two, that the applicant reduce the number of units per building; and three, the applicant present a rendering that is closer to the Santa Fe style or other rendering that was presented to the commission.

On January 24, 2023, the Planning Commission reheard the case and determined that the new materials provided by the applicant were sufficient to warrant approval of the variances.

On April 24, 2023, the Final Order was recorded with the Santa Fe County Clerk recorded as instrument # 2010571. The decision of the Planning Commission was not appealed. The SLDC states that the variances expire after one year per Section 4.9.7.5.3.

As filing of a final plat has an additional timeframe, it is staff's position that this final plat approval will extend the variance, so long as the final plat is filed within 24 months, in accordance with Section 5.8.7 of the SLDC. This has been included as a condition of approval.

The applicant is requesting a Preliminary Subdivision Plat and Final Subdivision Plat to create nine lots located on two adjacent parcels with a combined total of 17.4 acres. Lot 1 is proposed as a multi-family affordable housing complex, lots 2 through 9 are proposed to include non-residential/multi-family. The applicant also requests approval of the affordable housing agreement for one required affordable lot.

The applicant proposes that the commercial lots will comply with the identified uses of the Community College Planned Development District within the Employment Center Subdistrict are as permitted uses, Conditional Use, and prohibited uses as shown in Table 8.44 of the SLDC. The proposed use of multi-family is a permitted use through Table 8.44 of the SLDC. Permitted uses are reviewed and approved administratively.

This application has been reviewed for compliance with the applicable standards as set forth in Chapter 7 of the Sustainable Land Development Code, and Ordinance 2017-7 as follows: access and roads – there’s a 58-foot public right-of-way easement being created with this filing as a secondary access for the proposed affordable housing project. This agreement between the two parties is under discussion.

Fire protection, landscape and buffering, lighting, signs, parking and loading, water supply, wastewater and water conservation, open space, protection of historic and archaeological resources, terrain management, flood prevention and flood control, solid waste, and affordable housing.

Staff’s recommendation: Staff has determined that this application for Preliminary and Final Plat to allow a nine-lot subdivision known as Cresta Ranch and the applicant’s requests of approval of the affordable housing agreement for one required affordable lot to be developed in a single phase is in compliance with the subdivision and design standards set forth in the SLDC and therefore recommends approval of the applicant’s request, subject to the following conditions. Mr. Chair, may I enter the conditions into the record?

CHAIR HUGHES: Okay.

[The conditions are as follows:]

1. The boundaries of the development area shall be clearly marked on site with limits of disturbance (LOD) and fencing or construction barriers to be approved by Staff prior to any grading or clearing and before starting construction in accordance with submitted engineered Grading & Drainage Plan.
2. Applicant must provide an approved Storm Water Pollution Prevention Plan (SWPPP) with the permit application for infrastructure construction.
3. Mass grading of the site will be prohibited and noted as “Special Building Condition” on recorded Final Plat and transferred to any other plats associated with Cresta Ranch. [Deleted at motion.]
4. Limits of grading shall be shown on Final Grading & Drainage Plan.
5. Applicant must comply with all Review Agency’s Comments and Approval Conditions.
6. Applicant must build all roads within Cresta Ranch to a SDA-1 “Local” standards however, applicant will be constructing a 26-foot-wide all-weather driving surface exceeding SDA-1 standards.
7. The Variances approved by the Planning Commission shall expire if the Final Plat is not recorded within twenty-four months or an extension is granted per Condition 7, below.
8. Final Plat shall be recorded within twenty-four (24) months after its approval or conditional approval or the plat shall expire. Prior to the expiration of the Final Plat, the subdivider may request, from the Board. An extension of the Final Plat for a period of time not exceeding thirty-six (36) months.
9. Applicant must submit a cost estimate to be approved by staff and a financial guarantee prior to Final Plat recordation.
10. The applicant shall enter into a Subdivision Improvement Agreement with the County for completion of all subdivision improvements on-site and off-site, this

agreement shall be signed by the administrator, recorded, and referenced on the plat. Water restrictions and conservation covenants shall be filed in the County Clerk's office and referenced on the plat.

11. Accessory dwelling units are prohibited within this subdivision. This shall be noted on the Final Plat and in the disclosure statement.
12. All staff redlines and comments shall be addressed prior to plat recordation.
13. All roads/easements being created with the subdivision plat shall be named and rural addresses shall be obtained prior to plat recordation.
14. If the impervious area exceeds 10,000 square feet, then on lot ponding for the excess will be required
15. Affordable housing requirements shall be in accordance with the Affordable Housing Agreement.
16. Subject to County Utility Line Extension and Delivery Agreement (ULEDA)
17. Water restriction covenants shall be signed, recorded, and noted on the final plat. Tract 1 shall be restricted to 40.320 AFY. Total allocation of Tracts 2-9 shall be restricted to 0.576 AFY. Any change to the Restrictions will require an amended ULEDA, amended water restrictions and to be recorded with an amended final plat. [Amended at motion. See below.]
18. All dwellings shall conform to the energy efficiency standards of the SLDC, including all affordable homes.
19. The Preliminary and Final Plat is subject to all the conditions of approval listed above.

MR. QUINTANA: Thank you. I stand for any questions.

CHAIR HUGHES: Any questions from the Commission? Commissioner Greene.

COMMISSIONER GREENE: Thank you very much, Mr. Chair. Thank you, Kenneth. A question about access from this. I see on the plat one access point off of Highway 14 at what would be sort of the west end or almost the west end of the property. And then I see another spot that looks like it could be another access. I just – I want some clarity about this. New Mexico State Road 14 turnout, is that an eligible access point so that there's two access points?

MR. QUINTANA: Mr. Chair, Commissioner, the access that is being proposed is, correct, to the west side of the property. They'll be conducting a roundabout on that location. In the middle of the subject plat, on the identified 58-foot public right-of-way easement granted by this plat, that is going to be a secondary access to be approved through the site development plan for a secondary access for the affordable housing project.

COMMISSIONER GREENE: And that is in this plat that I see here?

MR. QUINTANA: Yes, sir.

COMMISSIONER GREENE: Is that that New Mexico State Road 14 turnout on the sort of eastern end of this? Or is it –

MR. QUINTANA: Mr. Chair, Commissioner, it is directly north of that.

COMMISSIONER GREENE: And so that doesn't connect to Highway 14 so that will connect to a frontage road of some sort that parallels?

MR. QUINTANA: Mr. Chair, Commissioner, that is the discussion with the adjacent property to have a secondary access through there to connect to the lights that are located on New Mexico 14.

COMMISSIONER GREENE: So the adjacent property doesn't have an obligation to connect to that?

MR. QUINTANA: Mr. Chair, Commissioner, that is the discussion between the two parties at this time. In order for the application for preliminary and final, a single access is required for approval.

COMMISSIONER GREENE: How many homes are we talking about?

MR. QUINTANA: For the proposed affordable housing plan it is 240.

COMMISSIONER GREENE: One exit. Okay. And so this is this S-shaped road here? There wouldn't be a straight ahead connection to the development. It would have to go around the back of all of these commercial properties to get access to this property? Is that correct?

MR. QUINTANA: Mr. Chair, Commissioner, no. The priority access would be the roundabout located off the west side, and the secondary at the lights when that future development comes forward.

COMMISSIONER GREENE: Okay. So it's not delineated on this at this point. So I'm not missing anything.

MR. QUINTANA: Mr. Chair, you're correct.

COMMISSIONER GREENE: Okay. Thank you. I'll save some more questions for later. Thank you.

CHAIR HUGHES: Commissioner Hansen.

COMMISSIONER HANSEN: Thank you. So what is the exact height of the multi-family housing?

MR. QUINTANA: Mr. Chair, Commissioner, they received a max height of 38 feet.

COMMISSIONER HANSEN: So they got eight feet additional.

MR. QUINTANA: Mr. Chair, Commissioner, that is correct.

COMMISSIONER HANSEN: Okay. So it says they have 24 months. Do they have 24 months from today? Or do they have 24 months from last year?

MR. QUINTANA: Mr. Chair, Commissioner, it will be 24 months from the final order being recorded in the Santa Fe County Clerk's.

COMMISSIONER HANSEN: But it hasn't been recorded yet.

MR. QUINTANA: Mr. Chair, Commissioner, that is correct.

COMMISSIONER HANSEN: Okay. We're they required to make this look like Santa Fe style? Because I think the Planning Commission had that and I'm sorry if I missed that in reading.

MR. QUINTANA: Mr. Chair, Commissioner, that is correct. That is one of the conditions of approval through Planning Commission.

COMMISSIONER HANSEN: Was it so we didn't have these gray and white boxes like we have over at the outlet mall?

MR. QUINTANA: Correct.

COMMISSIONER HANSEN: Okay. And access again. I'm sorry. The land next to this piece of property owned by Warren Thompson.

MR. QUINTANA: Mr. Chair, Commissioner, I believe that the secondary access point can be better addressed through the applicant. However, that is the correct –

COMMISSIONER HANSEN: I'll wait.

MR. QUINTANA: Okay.

COMMISSIONER HANSEN: Okay. Thank you.

CHAIR HUGHES: Any other questions. So I think we'll go to the applicant presentation and then we go to public hearing. Does that sound good to everybody? Okay.

[Duly sworn, Nathan Manzanares testified as follows:]

NATHAN MANZANARES: My name is Nathan Manzanares. I'm with New Mexico Land Solutions, located at 915 Mercer Street, Santa Fe, New Mexico, 87505. And I understand that I'm under oath.

Good evening, Commissioners. Kenneth is handing out some hard copies of the presentation that's going to be given. Then I believe we'll address some of the questions that were brought up tonight. I'd first like to start off by thanking staff, not only Land Use staff, but also Planning, the Affordable Housing Department, the Utilities Department, Fire. This has been a collective effort from the get-go and as mentioned in the history of this project we've been at it for quite some time and I think we can kind of see the finish line here once the plat – action is taken on the plat that's presented before you.

So as Kenneth stated, we're doing a nine-lot preliminary and final plat request. The subject site is 17.4 acres consisting of two existing legal lots of record in the Santa Fe County Employment Center, which is also in SDA-1, which is designated as the Santa Fe County growth area. The unique aspect of the Employment Center is that it allows for mixed uses that are geared towards the workforce as well as providing essential services to the area. There's been a recent influx of development in the Community College District and growth area that now allows for the support and success of commercial development so as stated, the tract 1 will be dedicated to a 241-unit affordable housing project that will be a 100 percent affordable housing project that's a four percent tax credit project.

We have an active administrative site development plan in Land Use that's received positive review agency comments from all applicable review agents. The goal is to record that document, approve site development plan and plat at the same time, and hopefully break ground in the fall of this year.

So as stated, right now there is going to – let's go to a different slide that shows the proposed roundabout here off New Mexico 14. So we have an approved traffic study from the New Mexico Department of Transportation. We're currently looking at connecting to the adjacent site that is also doing an affordable housing project that is similar to our projects. Those currently are being negotiated; those discussions are ongoing, but we do have potential back here as a secondary emergency access that can be done through that NM 14 turnout area.

COMMISSIONER HANSEN: Mr. Chair, where are you talking about?

MR. MANZANARES: Mr. Chair, Commissioner Hansen, that's going to be directly south of Tract 2. So right in here. If you see this stub out back down there is a potential for a secondary emergency access here. But the ultimate goal is to have

connection between both sites back to the intersection of Rancho Viejo Boulevard and 14 to our roundabout, and we feel like this is an important connection that serves both sites and will also provide both affordable housing as well as an economic hub for Santa Fe County. And we see this as being a frontage road that can serve the area.

We're also doing an extensive trail that was brought before you I believe a month or two ago that will connect back to the Rail Runner station on 599 and I-25. That has actually officially been programmed into the County's Open Space and Trails Master Plan and we are actively working with Brett Clavio to get that done.

COMMISSIONER HANSEN: So where is your project with the proposed trail?

MR. MANZANARES: So our project is going to be right – the subject site – I apologize. The presentation – so we are located here. So that trail will run along the right-of-way of Highway 14 down to Fire Place Lane, through a decommissioned area of NMDOT right-of-way back down to the Rail Runner station. And action has already been taken on programming this trail into the County's Open Space Plan.

COMMISSIONER HANSEN: So, Mr. Chair, the trail will go along the front of Highway 14?

MR. MANZANARES: Mr. Chair, Commissioner Hansen, that is correct.

COMMISSIONER HANSEN: Okay.

MR. MANZANARES: We'd also like to request some amendments to the conditions as proposed by staff. We would like for the elimination of condition #3 that states mass grading of the site will be prohibited. It is not feasible to build out the type of road network, as well as the amount of paving that is necessary to make this project successful without grading. The grading will be authorized through the site development plan application, and there has been a full grading and drainage plan and draining analysis done with that application. So we request that condition #3 be removed from the record to allow for proper build-out of the site.

And we also ask for revisions to condition #17 and we ask that it be restated to read: Water restriction covenants shall be signed, recorded and noted on the final plat. Tract 1 shall be restricted to 40.32 acre-feet, and total allocations of tracts 2 through 9, the commercial lots, shall be restricted not to exceed the 12 acre-foot as referenced in the approved ULEDA agreement 2024-0267-PW.

We also ask that there is not a need to come back for additional plats for this application. That can be problematic. We don't want to have eight separate plats that accompany this one project. The goal is to get this project done as soon as possible to get both affordable housing and commercial development, as well as GRT funding back to the County as soon as possible. And we see that condition as a little burdensome and confusing. So we request that no additional plats are needed. As each commercial lot is developed they will be subject to their own site development plan mylars and water restrictions that will be recorded and travel with the land. So we feel like that is a mechanism to allocate proper water to the commercial tracts based on site-specific water budget as each commercial tract is built out. And with that I stand for any questions. Thank you.

CHAIR HUGHES: Any questions? Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: Just one question of staff. What is

the purpose for the condition for no mass grading?

MR. QUINTANA: Mr. Chair, Commissioners, the condition for no mass grading is so we don't have the huge stir-up of the dust trouble throughout the entire development and exceeding other buildings. The note for condition #3 is added for the final platting portion, not for the site development approval to come after the proceedings of this. The mass grading is directly towards the interim roads only and again, not for the proposed affordable housing project. The time, as the agent did state for the affordable housing project, they will come back in and receive a secondary permit for the creating of the affordable housing project.

COMMISSIONER BUSTAMANTE: Thank you. Is it possible to allow it in the fashion that they've presented and have water putting it down.

MR. QUINTANA: Dust control.

COMMISSIONER BUSTAMANTE: Dust control. And we've used reclaimed water from – I wouldn't recommend the wastewater treatment facility given what they put in the water so we won't go there. But if there is reclaimed water to allow that in the manner that they've requested. I just put that out for consideration. Thank you.

COMMISSIONER HAMILTON: Mr. Chair, can I ask a follow-up question to that?

CHAIR HUGHES: Go ahead, Commissioner Hamilton.

COMMISSIONER HAMILTON: I didn't fully understand staff's answer. Does staff's answer include a recommendation to retain this?

MR. QUINTANA: Mr. Chair, Commissioner, to retain condition #3?

COMMISSIONER HAMILTON: Yes.

MR. QUINTANA: Correct. As this is strictly for the subdivision aspect right now and it is not for the site development plan. That is approved administratively.

MR. MANZANARES: Mr. Chair, Commissioners, we would like that nixed because it could present problems with the site development plan approval. And there's also – staff has done a good job to implement the SWPP as well as other BMP measures to be taking during construction which includes dust controls, wattle, silt fencing. So we feel like those conditions are noted in here as conditions number 1, 2, and 4, and we're in agreement with those conditions and they're consistent with our grading and drainage plan that's been engineered. We just don't want to run into a hiccup when we get our site development plan approved.

COMMISSIONER HAMILTON: Why would it be a hiccup? You either can mass grade or you can't. I don't understand that this only applies – I don't understand the answer that this only applies to this and not to the site development plan.

MR. MANZANARES: Mr. Chair, Commissioner Hamilton, we're also kind of confused by it and that's why we're asking for it to be eliminated.

COMMISSIONER HAMILTON: Ken, I don't want to just get rid of – there are good reasons to not have mass grading, and so I'd like somebody to be able to tell me whether – why you can't achieve appropriate site drainage and development without mass grading.

MR. QUINTANA: Mr. Chair, Commissioners, to address that, the condition as imposed, based off the subdivision that I'll repeat again. The reason for that is for any given reason that the site development plan is not approved – not to say that it

wouldn't be – we want the infrastructure for the subdivision to be taken care of instead of dropped into the site development plan.

COMMISSIONER HANSEN: Seems like we have a lot of carts and a lot of horses that are getting moved around, Mr. Chair.

COMMISSIONER HAMILTON: That's what it sounds like to me. I'm happy if you can get clarification, because I still don't understand what you're trying to achieve.

MR. MANZANARES: Mr. Chair, Commissioner Hamilton, if we're allowed to mass grade to build out the roundabout and the required road and infrastructure associated with the circulation of the project, I feel like we can agree to that. But that will require a significant amount of grading. If you look at the proposed roundabout and roadway, that's going to require some disturbance. So we're just wanting to make sure that we are allowed to do so.

COMMISSIONER HAMILTON: I understand what you're asking. Mass grading usually refers to grading the entire site and then only part of it is built out. So it's not by definition and my understanding, which could be wrong. That's what I'm looking for clarification, to mass grade, if you're only clearing the area that involves the roundabout. So you have to either be able to explain that to me or get somebody who can.

MR. MANZANARES: Mr. Chair, Commissioner Hamilton, may have our developer sworn in? He can add some insight to this. He's done a lot of development throughout the State of New Mexico and can provide some clarification.

[Duly sworn, Paul Silverman testified as follows:]

PAUL SILVERMAN: My name is Paul Silverman. My address is 201 Coal Avenue SW in Albuquerque. I'm under oath. Sorry for the confusion. So when you do – this is the first apartment project that's being done in the county. And when the master plan for the Rancho Viejo development, it was assumed that everything would be one house on one acre. And a typical house is 3,000, 4,000 square feet at the most, and so I'm sure that the way that the ordinance was written at that point in time is that the County only wanted that 3,000 or 4,000 square feet to be graded to be able to get to a level – get utilities in place, get the foundation aboard. I think that was the purpose for the reason that language is in there.

That purpose makes it virtually impossible to do a development like this. And the reason for that is that the reason that you mass grade, if it's not shown where the pond is. There's a pond there and then there's another ponding –

COMMISSIONER HANSEN: Okay. Wait a second. Where is the pond?

COMMISSIONER HAMILTON: Upper left.

MR. SILVERMAN: There's a pond here.

COMMISSIONER HANSEN: Okay.

MR. SILVERMAN: And then there's a pond here. So the point of the mass grading is to collect the water, because you want to get that back in the aquifer. And you can't – the way the – right now the way the property does this and it makes it very, very difficult to get the water to move where you want it unless you can grade the site. That's number one.

Number two is that these buildings' footprints, 20,000 square feet each, which is way bigger than a house, and that footprint has to be flat to be able to execute the

development the way it's designed.

So mass grading virtually makes this –

COMMISSIONER HAMILTON: So I understand and I appreciate the additional information. It was my understanding that part of the wording isn't clear but the intent of not doing mass grading was not to grade the whole property all at once because you have everything out there and it's cheaper and you don't have to move and de-move the grading equipment and whatever. And then you build the apartment. And then two years later you build this building and two years after that you build that building. You grade it in a sequence according to when it's built.

So what I'm hearing from you is that clearly you have to clear a great portion of each lot because the building takes up most of the – and what isn't building is parking lot and that sort of thing. So I get that piece now. But isn't this prohibition still to say, well, if it's going to be developed over a ten-year period you don't do all the grading at time zero and then wait ten years with all this graded area that erodes and what not.

MR. SILVERMAN: So the 11 acres where the apartments are, that's all going to be done at one time. It will be completely built out, 240 units, probably over a 14-, 16- month time period. So that's going to be done. The commercial tracts, we will grade those but we will also seed those and we will put down straw mats so the dust – there's no dust that comes off of them, and that we introduce vegetation so that you don't have to come back and regrade it again at one time. And so we're used to meeting the air quality standards, the SWPP standards, all of that stuff is covered, really mostly by federal legislation.

And so those are the things that we have to do to stay in compliance with the law.

COMMISSIONER HAMILTON: I get it. So does County staff find the remediation that would be done on the areas that would be graded to be acceptable?

MR. QUINTANA: Mr. Chair, Commissioner, if the applicants can go through and mass grade and they can follow the NOI provisions, staff is fine with the mass grading.

COMMISSIONER HAMILTON: I don't have any more questions. I'll think about but I think I'm more clear.

CHAIR HUGHES: Let's go to Commissioner Greene.

COMMISSIONER GREENE: So just along the mass grading side, there are other – if mass grading is such a save time and save energy sort of thing, but then it ends up with the risk of some blow – dust storms and creating a dangerous situation along Highway 14, are there other mitigating things that you can put in there, such as like planting trees on both your frontage road and extensive trees along Highway 14, and putting the landscaping at least along those commercial lots. Not just reseeding it but actually doing something that goes above knee-high so it breaks the wind up and doesn't make it just a barren –

MR. MANZANARES: Mr. Chair, Commissioner Greene, as part of the site development plan application, we actually are proposing exactly what you're talking about. We're going to be doing a significant amount of trees that are bordering here, and as each commercial development is built out they will also be doing that same buffer of trees. We also have some landscape within the internal road here as well. It's outlined in our site development plan application.

COMMISSIONER GREENE: And then are each of these commercial lots going to have access off of 14? Or are they going to be required to use the frontage road.

MR. MANZANARES: Mr. Chair, Commissioner Greene, we are calling this road here Cresta Ranch Road, and they'll each access off of this. The only access off 14 is going to be this roundabout hopefully back here. If not we can have a secondary emergency access here.

COMMISSIONER GREENE: Okay. Great. And then I guess one of my concerns is just making Highway 14 a pleasant experience, and if this is the back loading dock of all of those buildings without a front curb appeal, that we put a condition that we put extensive landscaping to shield those backyards. So if it's just a junkyard of sorts it's private property. But if it's a warehouse it could be all sorts of –

MR. MANZANARES: Mr. Chair, Commissioner Greene, yes, there is no intent of doing industrial type uses out here. We're looking at doing more retail. Looking at potential fast food restaurants, coffee shops, things of that nature. And as I did state, we will have a significant amount of landscape buffering here as well.

COMMISSIONER GREENE: Okay. Well, I love the intent. I'm more interested in conditions. So maybe a 25-foot buffer of landscaping along Highway 14? Is that – 20 feet?

MR. MANZANARES: Mr. Chair, Commissioner Greene, that's actually a requirement of the code and will be implemented as each commercial site is developed on the site development plan application. So there are screening and buffering requirements that have to be met as each one of those sites is developed.

COMMISSIONER GREENE: What are those specifics?

MR. MANZANARES: I believe it's a ten-foot landscape buffer that is ten to fifteen feet that's required.

COMMISSIONER GREENE: That's one tree.

MR. MANZANARES: You have to do a certain amount of trees per linear foot of frontage.

COMMISSIONER GREENE: It would be great to have two trees. That makes a big difference I screening.

MR. MANZANARES: Yes. I agree, Commissioner Greene. That will happen. It will just take time as those are developed out.

COMMISSIONER GREENE: And then the trail, it appears that in the version that has the trail on there, you're not specifically getting all the way across your property. You're ending half-way across your property. Was that a shortened line by mistake or is that intentional?

MR. MANZANARES: So this will actually – this will continue down to the other development as well, and I believe that's how it is programmed in the County Master Plan. So if you go back one slide, that trail will run along 14. This is Fire Place here. That will run all the way down to here. And then there's a connection back to a trail. You can kind of see it here, that runs down.

COMMISSIONER GREENE: So the reason that that was left out, shortened, on that drawing was –

MR. MANZANARES: That was my mistake. I apologize. But as it is programmed in the County's Master Plan it does run along the entirety of 14 back to the

Rancho Viejo-14 light, which allows for crossing back onto this trail that's already established and continues into the CCD trail system.

COMMISSIONER GREENE: How much of an obligation are you taking on to build that trail? You're building the roundabout?

MR. MANZANARES: Yes.

COMMISSIONER GREENE: And you're building the trail for how much of that?

MR. MANZANARES: We are working with the County to do that trail. That's part of the County's Open Space and Trails program.

COMMISSIONER GREENE: And this is going to specifically be built as a part of your project? Or you're just going to contribute to a portion of a County project?

MR. MANZANARES: We're working very closely with County staff to implement when that's going to be built. Hopefully it can take place at the same time we're doing construction on our site. But that's now a County trail. We've already assisted in securing some potential funding for that trail.

COMMISSIONER GREENE: Okay. Let me switch a little bit. How high above I-25 is the 38-foot?

MR. MANZANARES: Mr. Chair, Commissioner Greene, those are going to be – that's an administrative process that is not going to be taking action today. I just want to remind everyone we're working on the plat. The affordable housing is a very important component of all this, but the variances that were approved were for 38 feet and we broke up the façades. You can even see in the elevations here, you can see how the façades are broken up. It's not one straight line of 38 feet. We broke the masses up to give that line of sight –

COMMISSIONER HANSEN: Where are you pointing?

MR. MANZANARES: You can see –

COMMISSIONER GREENE: So I come with the ability to read things and understand the plan is in 2-D and also that 38 feet is a monolithic level. Breaking up a mass is not just in plan but breaking up a mass is also in section and elevation.

MR. MANZANARES: Correct.

COMMISSIONER GREENE: Specifically, my question was the top of a 38-foot structure along I-25, closest, is how many feet above I-25?

MR. MANZANARES: Mr. Chair, Commissioner Greene, the finish floor of the multi-family units are 15 feet below the highway. We sit in a bowl. So that provides even more of a – there's a natural berm that helps conceal those as well. And then we're also doing a significant wall here for both screening and noise purposes, as well as that landscape buffer as well.

COMMISSIONER GREENE: So the wall is at the edge of your property or is it going to have some landscaping on the outside of it?

MR. MANZANARES: Mr. Chair, Commissioner Greene, it's at the edge of our property and the landscaping will be behind the wall. It will be in our property, not in the highway right-of-way.

COMMISSIONER GREENE: So that may be administrative but I'm sitting here as a level of administrator. If all we're going to get is a blank wall along I-25 I would hope that we would think about setting it back six, eight feet so a level of trees

could be planted along the side of that so the sound and the reflection of the sound that you're working to mitigate from your project isn't just bounced back over towards the other side of the highway and the residents over there.

MR. MANZANARES: Commissioner Greene, yes. That's all been taken into account in the site development plan application that's been reviewed by staff.

COMMISSIONER GREENE: Okay. Well, you're showing me something here and I'm asking about the visual impact of this along I-25, and you're not showing me what has been presented enough to – other than to say that staff is doing their part.

MR. MANZANARES: Mr. Chair, I don't know if staff would like to speak to that but that has been taken into account. The reason that wasn't included is that that's not part of the request before the Board tonight.

COMMISSIONER GREENE: Yeah. I will reserve a few more questions to the folks here and think about where this goes. Thank you.

CHAIR HUGHES: Commissioner Hansen.

COMMISSIONER HANSEN: Thank you very much. Okay. So part of the hesitation about the mass grading is because in my district, in District 2 we had an incident with Pulte where they decided to do a tremendous amount of mass grading. They did not have permission and we had a tremendous amount of complaints from constituents. So I'm hearing why you need the mass grading. I understand that. I just want to make sure that staff is not going to start getting phone calls. Like, all this dirt is blowing in my house. What happened? I know that you're not close to – you're kind of a little bit more away from housing but there is housing on the other side and it is windy out there, I know.

MR. MANZANARES: Mr. Chair, Commissioner Hansen, yes, I do remember that and there's actually been a precedent set directly south of our site that was allowed to successfully mass grade their property. That was the Colibri development. So this isn't an unprecedented request and we, like I stated, we will follow the NOI, SWPP and better business manage practices for dust control, soil erosion, reclaiming disturbed areas. But I just want to let you know successful mass grading has been done in this area.

COMMISSIONER HANSEN: Yes. And it is already fairly flat. And I understand the economics of why it's necessary. My next question is about the other restriction you're requesting, #17. Is that correct? Number 17? Water restriction covenant shall be signed, recorded and noted on the final plat. Tract 1 shall be restricted to 40.320 AFY. Total allowance of tracts 2 through 9 shall be restricted to .576 acre-feet. So what here do you want? Do you want to get rid of the whole numbers?

MR. MANZANARES: Mr. Chair, Commissioner Hansen, we'd like for the tracts 2 through 9 to be in accordance with the approved ULEDA.

COMMISSIONER HANSEN: That we approved earlier.

MR. MANZANARES: Correct. And we'd like further not to be a requirement for multiple plat applications to be done as each commercial development is approved. There will be a recorded site development plan mylar that is site-specific to each commercial tract that will also have site-specific water restrictions for that site that travel with the land. So we feel like that, multiple plats for this could get confusing and it also can lead to where multiple tenants are having to sign off – or owners would have to sign on on these plats each time a new plat is done. So we just feel like that's a little

burdensome and doesn't really make sense.

COMMISSIONER HANSEN: So mostly you're concerned about tracts 2 through 9.

MR. MANZANARES: Mr. Chair, Commissioner Hansen, that's correct. We don't want to have to come in for a new plat each time some new commercial development comes in.

COMMISSIONER HANSEN: So how are you going to change that water restriction covenant? How do you want it to read?

MR. MANZANARES: Via the approved site-specific site development plan application. So it will be on a case by case basis and referenced on those approved site development plan mylars and they'll also have specific water restrictions tied to those approved site development plan mylars that are referenced on that, which is very similar to a plat but can be done through an administrative process rather than having to come back to the Board eight times.

COMMISSIONER HANSEN: Okay. So staff, how do you feel about this?

MR. QUINTANA: Mr. Chair, Commissioners, if we look at the first sheet for the utility line extension delivery agreement that you guys approved earlier today, on the very first sheet it says commercial tracts 2 through 9 water budget is 0.567, totaling 40.896 inclusive of the 20 percent line loss. Nowhere in there does it state the 12 feet in lieu of. That doesn't come until later within the agreement itself for the developer to pay a fee in lieu of to 12 acre-feet which would require the amendments. And that's on page 8 of the agreement. What staff does is they go off of what's the total presented in the first sheet to identify what the water budget is for each phase and in this case for the tracts that are involved in the project.

COMMISSIONER HANSEN: Okay. That was a little confusing, I'm sorry to say. So you're now telling me there's a fee in lieu to buy water if they don't have enough water?

MR. QUINTANA: Correct. Mr. Chair, Commissioner, correct. On the very first sheet, the water budget identifies on affordable housing tract water budget of 40.328 acre-feet per year. Commercial tracts 2 through 9, 0.576 acre-feet per year. What the agent is discussing is on page 8 of the ULEDA, Section 4.3 that reads, "The commercial tracts are currently vacant land tracts and the end use has not been determined. Upon the developer establishing a use for any of the commercial tracts, the County agrees that the development may pay a fee in lieu for up to 12 acre-feet for the then current collective water budget for all commercial tracts based on an issuance of a ready, willing and able letter, and the developer may seek by amendment to this agreement an increase to the portion of the water budget attributable to such commercial tract which approval shall not unreasonably withheld."

CHAIR HUGHES: Is that all Commissioner Hansen?

COMMISSIONER HANSEN: Yes.

COMMISSIONER HAMILTON: Are you sure?

COMMISSIONER HANSEN: No, I have more but I'm going to let you chime in.

COMMISSIONER HAMILTON: So how much water is budgeted for this, is set, in the water agreement?

MR. QUINTANA: According the ULEDA, for total, Tract 1 and tracts 2 through 9, is 40.896.

COMMISSIONER HAMILTON: And if the request it to take that budget limitation out, I don't see that that's appropriate at all. I don't see how you get by administrative – and I know Mr. Harwood wants so bad to come up and explain this and I'd be happy to get more technical input. But it's one thing to want – each plat has to be developed separately. You don't even know what's going in here. And so I also have a problem with not coming back for separate plats because we don't know what's going to be developed there. So it's an issue that you have an overall budget. You have to spread it out between these – what are going to be eight or nine lots that are going to be offered to different people to buy and develop.

KYLE HARWOOD: Madam Commissioner, may I address your question after I get sworn in?

COMMISSIONER HANSEN: Yes.

COMMISSIONER HAMILTON: Oh, I guess so.

[Duly sworn, Kyle Harwood testified as follows:]

MR. HARWOOD: My name is Kyle Harwood. I'm an attorney here in Santa Fe. My business address is 123 West San Francisco, 8701. And I understand I'm under oath.

We've spend about the last 100 days negotiating this ULEDA that you acted on earlier today with the County staff. It's been a great experience working with Paul and John Utton, but it is a rather unique agreement. And so the reason why the front page of the ULEDA describes 40.896 acre-feet because that's how much we know we're going to use. And that contains the shell permits for the commercial lots that sum up to a little over a half acre-foot.

What we don't know is what the actual commercial uses are going to be. So what staff read you on page 8 is a built in reserve of 12 acre-feet. We don't know how much of it we're going to need.

COMMISSIONER HAMILTON: It's a reserve.

MR. HARWOOD: It's a reserve. It's a bank within the ULEDA essentially. So if a particular commercial use comes forward, like therapy offices that don't require much water, they may well be at what we call the shell budget. The very small amount per commercial. But if a café comes through or something requiring more water, we have in the paragraph that staff read on page 8 of the ULEDA the ability to purchase up to 12 acre-feet for all the commercial lots in total. It doesn't disturb the affordable housing water budget. None of the affordable housing water budget can be used on the commercial lots. It's a bank or a reserve within the ULEDA for these unknown commercial uses.

So the alternative way of doing it, and I don't want to make this more complicated than it is, would have been to add the 12 acre-feet to the overall budget on the front, but that would have been assuming that we would have used all 12, which we just do not know. So we took the approach and John Utton and I worked through this at some length. We're basically shooting low. We have a built-in reserve up to 12 for the uses that may in fact come forward on the commercial.

So getting back to the condition that Nathan has asked to be modified, the first

sentence, or most of the first sentence is fine, except that we want to have the end of it say, total allocation to tracts 2 through 9 shall be consistent with this ULEDA.

COMMISSIONER HAMILTON: Okay. It's not taking the numbers that are agreed on out. They're in there by reference but to a more complex document. Okay. Thank you.

MR. HARWOOD: Thank you.

COMMISSIONER HANSEN: That helps tremendously. Any changes to restriction will require an amendment to the ULEDA? That will stay?

MR. HARWOOD: So what we are requesting is that there not be new platting actions and, Nathan, do you want to speak to exactly how those restrictions are carried forward?

COMMISSIONER HANSEN: I think he did. Have you not done that? I was listening. So I think he's explained that, at least to my satisfaction, but why you want to have people go and get mylars and why you want all of this to be kind of a one-tract area with individual owners.

MR. HARWOOD: Exactly.

COMMISSIONER HANSEN: Okay. What was the other condition that you want to change?

MR. MANZANARES: Mr. Chair and Commissioner Hansen, I'm just going to restate the condition just for clarification.

COMMISSIONER HANSEN: That's a good idea.

MR. MANZANARES: So we're asking for a revision of condition #17 to be revised to state: Water restriction covenants shall be signed recorded and noted on the final plat. Tract 1 shall be restricted to 40.32 acre-feet. The total allocations on tracts 2 through 9 shall be in accordance with the approved ULEDA.

COMMISSIONER HANSEN: I think it should be approved with the ULEDA on this date.

MR. MANZANARES: I actually have the number of the –

COMMISSIONER HANSEN: Okay. Or the reference.

MR. MANZANARES: Approved under ULEDA number agreement 2024-0267, as recorded on April 15, 2024.

COMMISSIONER HANSEN: Okay.

MR. MANZANARES: And we'd also like to request that the next sentence read: Any changes to the restrictions will require an amended water restriction to be recorded with site-specific site development plan mylars as each commercial tract is developed.

COMMISSIONER HANSEN: Okay. I can accept that.

MR. MANZANARES: Thank you.

COMMISSIONER HAMILTON: As a follow-up question, would the ULEDA still be in force. Because you're not asking for that to be. So any changes –

COMMISSIONER HANSEN: The ULEDA is referenced right in the sentence before.

COMMISSIONER HAMILTON: I know, but when it says any changes, that means the changes aren't going to exceed what is allowed in the ULEDA.

MR. MANZANARES: Mr. Chair and Commissioner Hamilton, that is

correct. Everything is covered under that 12 acre-foot bank that Kyle just explained. If my some chance we don't foresee it. If we exceed that 12 acre-feet we're basically starting over.

COMMISSIONER HANSEN: You're screwed. Okay. So I'm not done. Okay, next, I think you had one more – you have another request on the conditions?

MR. MANZANARES: Mr. Chair, Commissioner Hansen, we requested the elimination of condition #3 in regards to mass grading. Based off of discussions here, it seems like staff has done their due diligence to provide safeguards for proper SWPP, NOI and BMP measures to be taken into account as the site's developed, which includes dust control, silt fencing, water, and so on and so forth. And we're totally in agreement with that. We just – I guess I would like that not to be put on the plat.

COMMISSIONER HANSEN: Okay. Is that it? Those are the only two conditions?

MR. MANZANARES: Mr. Chair, Commissioner Hansen, yes. We are in agreement with every other condition from staff except for three and 17.

COMMISSIONER HANSEN: Okay. I just wanted to make sure. I thought I heard something else. Okay, and then on the road. So the neighbor to the north, Mr. Thompson, you're in the process of working out an agreement with him?

MR. MANZANARES: Mr. Chair, Commissioner Hansen, that is correct. We've had some very productive meetings with Mr. Thompson as well as with County staff, and from a long-range planning perspective to ensure a proper build-out and safe build-out for post developments, the establishment of this basic frontage road would be beneficial to both parties.

COMMISSIONER HANSEN: So who will build – you'll build it on your half and he'll build it on his half?

MR. MANZANARES: Mr. Chair and Commissioner Hansen, ideally, yes, and we're sharing cross-sections and plans that will make the road consistent in regards to design, landscape. We have bike lanes, we have sidewalks, we have landscaping and we'd like that to follow throughout and be a nice thoroughfare for both developments.

COMMISSIONER HANSEN: Okay. So the commercial – the affordable housing, the one commercial lot, where is that?

MR. MANZANARES: Commissioner Hansen, that would be designated as Tract 1.

COMMISSIONER HANSEN: Oh, so it's the whole affordable – the 240 affordable units. What does affordable actually really mean? Like what's the price point that you're going to be renting these apartments at?

MR. MANZANARES: Mr. Chair, Commissioner Hansen, I'd like to ask Ben Taylor to be sworn. He is our affordable housing expert.

[Duly sworn, Ben Taylor testified as follows:]

BEN TAYLOR: Ben Taylor. I live at 1746 North Williams Street, Denver, Colorado, and I understand that I am under oath. To answer your question, Commissioner Hansen, these will be affordable under the low income housing tax credit program. So that's Section 42 of the IRS code. It is a federal program, utilized to incentivize builders and maintain and operate affordable housing throughout the country.

So to answer your question on affordability. These rents will be set and limited

annually based on guidelines issued by HUD each year. They are set at 60 percent of the area median income, which here in Santa Fe County, this year, we will have two- and three-bedroom units at this property. The two-bedroom rents are going to be somewhere around \$1,400 and the three-bedroom rents will be around \$1,600 per month.

COMMISSIONER HANSEN: And you'll be taking vouchers?

MR. TAYLOR: We will take vouchers.

COMMISSIONER HANSEN: Okay.

CHAIR HUGHES: Are they all the same? In other words, all at 60 percent?

MR. TAYLOR: Currently, yes. We're allowed under IRS guidelines to average to 60 percent as well, which we may do at this property. So that means you can have a unit at a 50 percent AMI as long as you have an offsetting 70 percent AMI. So as long as the average is 60 percent across the property you're in conformance with Section 42.

CHAIR HUGHES: Okay. But you haven't decided which way to do it?

MR. TAYLOR: The majority of the units, I would say, will be at 60 percent AMI. It's how we typically do these types of developments.

CHAIR HUGHES: Okay. Continue, Commissioner Hansen.

COMMISSIONER HANSEN: No problem. I think I'm good with you. I wanted to know what you were charging. So of the 240 most of them will be 60 percent.

MR. TAYLOR: Yes.

COMMISSIONER HANSEN: So I'll go back to Nathan and Kenneth. So what are we going to change on #3? You want to take #3 completely out? Or how are we going to change it?

MR. MANZANARES: Mr. Chair, Commissioner Hansen, I think it would make sense to take it out, just eliminate any confusion. As stated, conditions 1, 2, and 4 provide those safeguards to make sure that it's successfully done, appropriately done. And as Mr. Silverman said, we'll be under strict federal regulations that also ensure that it's a safe construction site and we'll be providing reseeded to areas that are disturbed. The issue here is that we're trying to have site-ready pad sites for the commercial so we have to stub out the utilities – electrical, water, gas. So that will require some grading of those sites. That way when someone comes in they can develop much quicker and those lots can be not vacant for very long.

COMMISSIONER HANSEN: I understand the phenomenon of making sure it's available so you can do all the subsurface work at one time. And that's what you're looking for, right?

MR. MANZANARES: Correct.

COMMISSIONER HANSEN: Am I to assume that, that you want to do all the subsurface work at one time, put in the sewers, put in the electrical lines, put in whatever lines you need to put in.

MR. MANZANARES: Mr. Chair, Commissioner Hansen, that is correct. Our goal and intention is once construction begins on the affordable housing section of the project we feel like people are going to be coming in in droves to start developing those commercial tracts because there's going to be that hub of house-tops, right? That can serve those commercial lots in addition to the homes in Colibri, as well as the 700

units that were just approved in Esencia. We have the other affordable housing project. There's multiple housing projects going on in that 14 growth area corridor.

COMMISSIONER HANSEN: We're well aware.

MR. MANZANARES: So I don't foresee these being vacant for too long.

MR. SILVERMAN: So I want to give you some good news. I did a calculation on what I think the gross receipts tax will be off of these lots, and I estimate it to be about \$770,000 a year. That's income coming in to the County. So we're going to do a really good job for you and I think you're going to be pleased when we get done.

COMMISSIONER HANSEN: Okay. Well, in a year and a half we'll see.

CHAIR HUGHES: Commissioner Hamilton is next.

COMMISSIONER HANSEN: I'm good for the moment.

CHAIR HUGHES: I just want to remind – I don't see any public people here but we do have a public hearing.

COMMISSIONER HAMILTON: Good point. I appreciate it. So this is about condition #7. I actually think it's good. Variances approved will go for the 24 months, or an extension is granted per condition #7 below, but we're in condition #7. So what are we referencing in the extension granted? That's a very tight little circle.

MANAGER SHAFFER: I believe, Mr. Chair, Commissioner, it's supposed to reference 8, but if condition #3 is removed then it will be accurate as written.

COMMISSIONER HAMILTON: Thank you.

CHAIR HUGHES: Commissioner Greene.

COMMISSIONER GREENE: Thank you, Mr. Chair, and I appreciate the tax number, but that was assuming probably fast food or some high volume amount of gross receipts, which I guess the water budget has it somewhere in there but it is not – it's not – you just have to pay a fee in lieu to bring it in. Is that correct? So you're ready to do it. You just don't have these people lined up and you're just trying to – it's budgeted. Can I hold you to the \$700,000 worth of gross receipts tax? \$770,000. Thank you, Madam Recorder.

I'm still concerned about the streetscape because I know that all five of us up here will hear about this project. No matter how good it is for affordable housing something – whether it's the 38-foot variance that somebody's going to say that they don't like it from I-25, or whether it's the commercial properties along Highway 14, they could have no street frontage along Highway 14. So I kind of have a little bit of a proposal here to have some streetscape conditions negotiated into this. And those have to do just with buffering, plantings and landscaping. If these eight commercial lots along Highway 14 are going to have a big blank wall, I hope we could avoid that and put some landscaping before we get to the wall, so on the outside of the wall.

And the same sort of condition along I-25 to make sure that we just don't have a big blank wall that – thank you for checking with your –

MR. MANZANARES: Mr. Chair, Commissioner Greene, so we cannot landscape within that DOT right-of-way. We can only do it within the confines of our property. So we are in agreement to work with staff to provide those landscape buffers. As stated earlier, those are actually a requirement as the tracts are built out through site development applications.

COMMISSIONER GREENE: I understand and I understand you can't

plant on DOT. That's fine. You're going to be potentially building a roundabout in a DOT and you're going to be potentially doing a trail along there as well, so the trail specs should have some landscaping. I also would love to see that all of these units, all of these commercial units along Highway 14 have access, at least pedestrian or bicycle access from the trail. So somebody could say I'm going to take this trail and go get a cup of coffee at whatever –

MR. MANZANARES: Mr. Chair, Commissioner Greene, our street design does provide for that. It has sidewalks and bike lanes for that.

COMMISSIONER GREENE: From Highway 14 to get there? Or to come all way into the property?

MR. MANZANARES: So you will have walkability from here. All of these will have sidewalks incorporated. And then you also have sidewalks on both sides of the street and bike lanes and a landscaped median.

COMMISSIONER GREENE: I think that's wonderful. I'm just recommending from the Highway 14 side.

MR. MANZANARES: So the trail will basically run parallel to here and you can get back in through here.

COMMISSIONER GREENE: All good. Understood all of that. You just didn't understand what I was asking. Or avoided it. Which is that trail, which is a pedestrian and bike trail, could have access from 14 instead of having to come into your project to seek the front door from the name of the street that you're doing up there. The internal street. And so I'm concerned that from Highway 14 that this is just going to look like one big blank wall. It's going to have a nice trail along it but that's it.

MR. SILVERMAN: If I may, Mr. Chair.

COMMISSIONER GREENE: Yes.

MR. SILVERMAN: Commissioner. The site plan is fairly well defined to date and it has to do with bufferings and parking and whatever. I'm not crazy about that wall that will be along the DOT right-of-way, and one of the things that we've discussed is that if we don't do some artwork on it, there's going to be other people that are going to do their artwork on it. Okay? And so as a way of softening that wall I think that a mural or multiple murals, or – we've discussed a panoply of options on what we want to do with that wall. We don't want to see a blank wall either. We haven't figured out what it's going to be, but we do have plantings on the inside of the wall, on our side, and from the streetscape standpoint, those plantings will exceed the height of the way and as part of that it then breaks up the monotony of the wall.

COMMISSIONER GREENE: I'm just recommending throwing a tree or two on the outside of the wall because it does break up –

MR. SILVERMAN: If DOT lets us plant some trees on their right-of-way, we're happy to do that.

COMMISSIONER GREENE: I understand that. I'm saying on your side of the property line. Especially if you don't have – if they don't allow you to do it on the I-25 side because of the highway traffic speeds and things like that –

MR. SILVERMAN: We're definitely doing it on the inside, regardless.

COMMISSIONER GREENE: I've got you. I'm concerned about the outside.

MR. SILVERMAN: And I'll also tell you I like your idea about pedestrian and bike access off the bike trail. I hadn't thought of that.

COMMISSIONER GREENE: I would hope so, so that those facilities have some presence on Highway 14.

MR. SILVERMAN: I like the idea, and again, I hadn't thought about it but it's a very good idea. My wife and I ride our bikes, our electric bikes. Sometimes we even ride them to the downtown Albuquerque station, put our bikes on, drive up here to the South Capitol and we tour around on our electric bikes.

So one other thing I wanted to point out to you is that where that bike trail ends at Turquoise Trail? Is that what that is? That intersection? That other trail is a trail that goes up Cerrillos, basically. It goes all the way to downtown Santa Fe. So completely this leg of the bike path, it goes from downtown Santa Fe to the 599 Rail Runner station. Never be on the highway.

COMMISSIONER GREENE: Great.

MR. SILVERMAN: That's going to be a very busy trail.

COMMISSIONER GREENE: It's not so black and white and I'm definitely in the middle grays along with you. I'm just trying to push you slightly toward my version of gray.

MR. SILVERMAN: Sure. We'll figure out as we build on those lots we'll make sure that there's some kind of access for pedestrians and bikes off that trail, assuming we don't have drainage issues of – I don't know whatever else. We're not down to that level of planning yet.

COMMISSIONER GREENE: I understand.

MR. SILVERMAN: But I like the idea.

COMMISSIONER GREENE: I appreciate your liking the idea. I will withhold it as a condition, but your agent here has a long history to go in Santa Fe so I'm going to hold you to it, and I'm going to remind him for the rest of his life that your client.

MR. SILVERMAN: You're more than welcome to come find me; I'm easy to find.

COMMISSIONER GREENE: All right. I really wish that you'd put some trees on the outside of these walls, if you can.

MR. SILVERMAN: If we can do that we will.

COMMISSIONER GREENE: Thanks.

CHAIR HUGHES: Let's take a quick break and see if there is any public hearing. Is there anybody in the room who wants to speak? Okay. No one. Is there anyone on line, Daniel?

MR. FRESQUEZ: Mr. Chair, I don't see anybody raising their hands indicating that they'd like to speak.

CHAIR HUGHES: So no one. So close public hearing. Now we can continue. Yes, Commissioner Hansen.

COMMISSIONER HANSEN: So I have one more semi-request. I love roundabouts. Completely supportive of them, but I believe they need a vertical element in the middle and I believe they need art in the middle. And so I hope that you will put some beautiful piece of art in the middle of that roundabout.

MR. SILVERMAN: I said we'd be happy if you'd like to partner with us for some public art.

COMMISSIONER HANSEN: Maybe DOT. They have more money than we do.

MR. SILVERMAN: We'll ask them.

CHAIR HUGHES: Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: Mr. Chair, all this discussion about the wall, and I think – I agree with Commissioner Greene that beautifying it's important and there are a lot of good examples. I trust you'll find some good examples. A solid wall is going to get graffiti but even the apartments behind Lowe's in that area have these nice – you can see the apartment but it's not a wall, and it will cost you less. So green it. It's lovely. Green's opportunity. So thank you for that conversation. I wish if I weren't sitting on this dais I'd say, I'll go in it with you; I'll be a partner. But that would be completely inappropriate so I would not make that offer. It just sounds like a real positive project that's happening.

Two questions. How many stories are the apartments?

MR. MANZANARES: Mr. Chair, Commissioner Bustamante, they are three stories.

COMMISSIONER BUSTAMANTE: Three stories. And then there's this – I think the technical word is funky. There's a funky lot just north of the Rancho Viejo partnerships, so Warren Thompson's property, behind the Gallegos Brothers on Finish Line. There is a lot, a very small parcel that has absolutely no identified ownership. Are you working with that? It is between your property right off the roadway.

MR. SILVERMAN: Mr. Chair, Commissioner, that lot is part of the Gallegos Brothers' property and I'm not sure – I can only imagine that the 50 percent set-aside was mis-applied to that tract, and that's why it's sitting vacant. They're under the impression that they can't build anything on that. But the fact of the matter is it's in – what's the zone? City center? Not city center. An employment center. And the way that we've interpreted the plan is that the plan actually wanted density. They didn't want to waste any of the commercial land because commercial land is where you get your tax base. And so we've talked to the Gallegos Brothers about that and they said, well, we can't build on that because the plan doesn't allow it. So I don't know where they got their advice from but –

COMMISSIONER BUSTAMANTE: It has no identification in the Assessor's –

MR. SILVERMAN: Right. Because it's part of the tract that the body shop sits on.

COMMISSIONER BUSTAMANTE: And it's not contiguous to there, so it's an interesting – it's in the middle of nowhere. It's not contiguous to their lot. Your lot on 9 Finish Line and 3 Finish Line border it. I don't have any way to show you but I do believe we're talking about the same small lot. It just does not connect with their property.

MR. SILVERMAN: If you can see where I'm pointing, is that the property you're talking about? The big dirt lot right on I-25.

COMMISSIONER BUSTAMANTE: No, it's the tiny one.

MR. SILVERMAN: It's this one?

COMMISSIONER BUSTAMANTE: Yes.

MR. SILVERMAN: Yes. That's DOT property. They took that property to be able to make sure that the Gallegos property would have access off of 14.

COMMISSIONER BUSTAMANTE: Thank you. And just for clarification, the only interest I would have in being a partner would be to give aesthetic advice. That's something that I would really enjoy doing with you guys. I love that kind of thing.

MR. SILVERMAN: I do too.

COMMISSIONER BUSTAMANTE: Thank you.

MR. SILVERMAN: It's great when everybody buys into it.

COMMISSIONER BUSTAMANTE: I appreciate the clarification. Thank you.

COMMISSIONER HANSEN: Okay, Mr. Chair. I'd like to make a motion.

CHAIR HUGHES: Commissioner Hansen.

COMMISSIONER HANSEN: I'd like to make a motion to allow – I've got to get the right thing in front of me – to allow item 3 to be removed under conditions, and item 17 changed to what we have had read in the dais a number of times by Nathan. Is that adequate for everybody?

MS. BROWN: Mr. Chair, Commissioner Hansen, I think it would be clearer if the statement were actually read into the record.

COMMISSIONER HANSEN: Okay, so will you read it into the record, Nathan, please. For item 17.

MR. MANZANARES: Mr. Chair, Commissioner Hansen, Yes. We request that approval condition be restated to state: Water restriction covenants shall be signed, recorded and noted on the final plat. Tract 1 shall be restricted to 40.32 acre-feet, and total allocations of tracts 2 through 9, shall be restricted not to exceed the 12 acre-foot as referenced in the approved ULEDA agreement number 2024-0267 as approved by the Board on April 15, 2024. Any changes to restrictions will require an amended water restrictions to be approved per site-specific site development plan as each commercial lot is developed.

COMMISSIONER HANSEN: Okay. So I move that as 17. And so I'm making a motion for this application for preliminary plat to allow the nine-lot subdivision known as Cresta Ranch and the applicant's request for approval of the affordable housing agreement for one required affordable lot to be developed in a single phase in compliance with the subdivision and design standards set forth in the SLDC and therefore recommend approval of the applicant's request. And we'll eliminate condition 3 and will amend condition 17 as was just read into the record.

CHAIR HUGHES: And all the other conditions are –

COMMISSIONER HANSEN: And all the other conditions are set.

COMMISSIONER BUSTAMANTE: Second.

CHAIR HUGHES: Okay. Any further discussion. Okay, Commissioner Hansen made the motion, Commissioner Bustamante seconded.

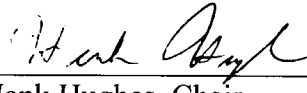
The motion passed by unanimous [5-0] voice vote.

COMMISSIONER HANSEN: Good luck. We went to see this built soon.

- 12. B. Case # 23-5151 Tierra Pintada Preliminary Plat Phases 1 & 2 and Final Plat Phase 1. **TABLED**
- 13. **Concluding Business**
 - A. **Announcements**
 - B. **Adjournment**

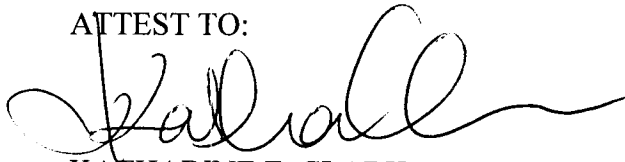
Commissioner Bustamante moved to adjourn and Commissioner Greene seconded. Upon unanimous motion, Hughes declared this meeting adjourned at 6:25 p.m.

Approved by:

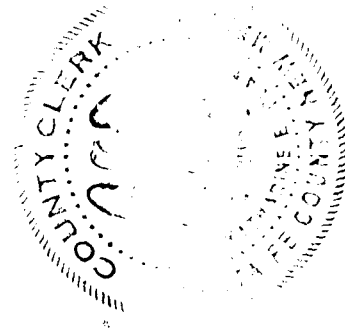


Hank Hughes, Chair
Board of County Commissioners

ATTEST TO:



KATHARINE E. CLARK
SANTA FE COUNTY CLERK



Respectfully submitted:



Karen Farrell, Wordswork
453 Cerrillos Road
Santa Fe, NM 87501

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

BCC MINUTES
PAGES: 60

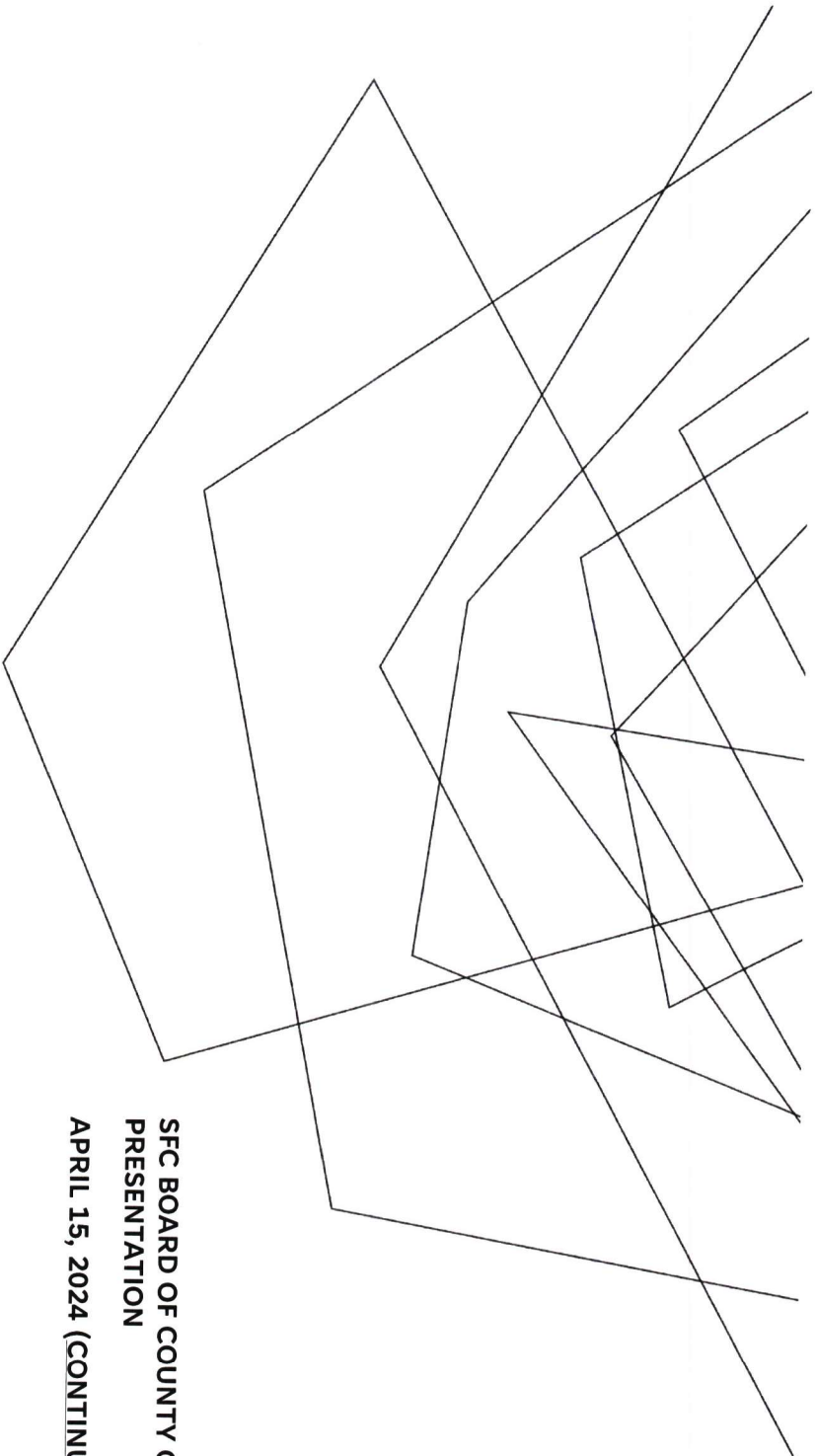
I Hereby Certify That This Instrument Was Filed for
Record On The 5TH Day Of June, 2024 at 10:33:38 AM
And Was Duly Recorded as Instrument # 2035111
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark

Deputy  County Clerk, Santa Fe, NM

SEC CLERK RECORDED 06/05/2024





SFC BOARD OF COUNTY COMMISSIONERS MEETING
PRESENTATION

APRIL 15, 2024 (CONTINUED FROM APRIL 9, 2024)

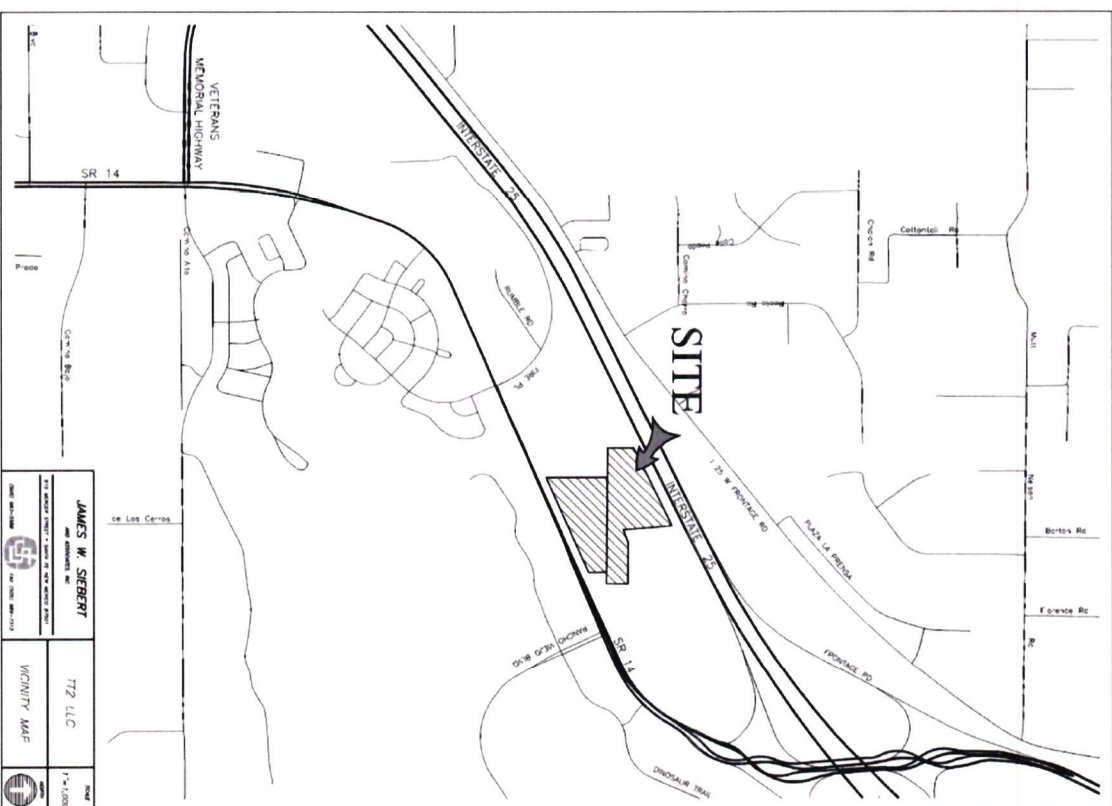
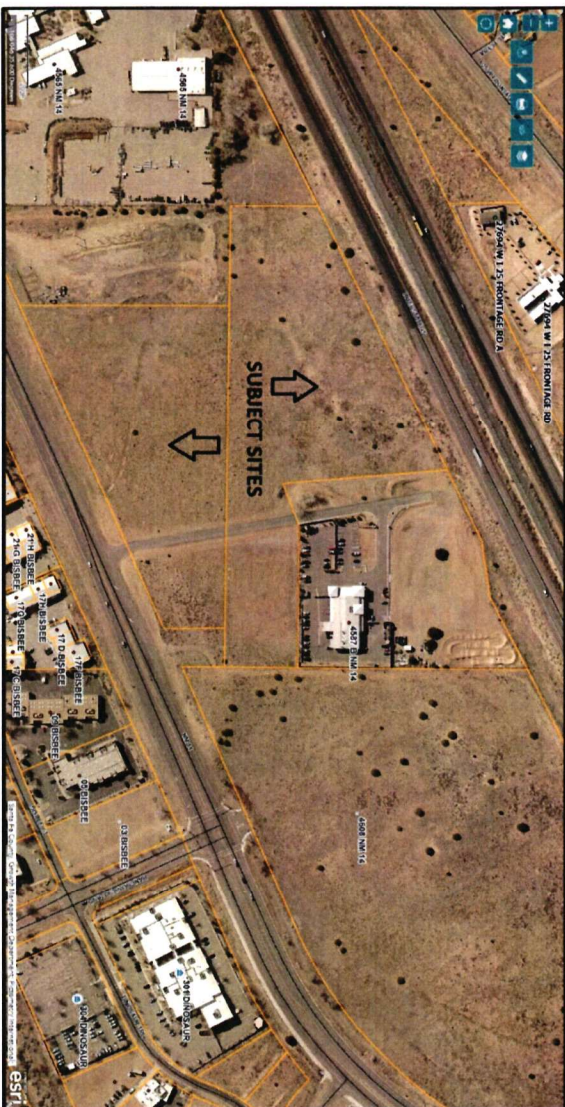
CRESTA RANCH
AFFORDABLE HOUSING / WORKFORCE COMMUNITY
9-LOT PRELIMINARY & FINAL PLAT

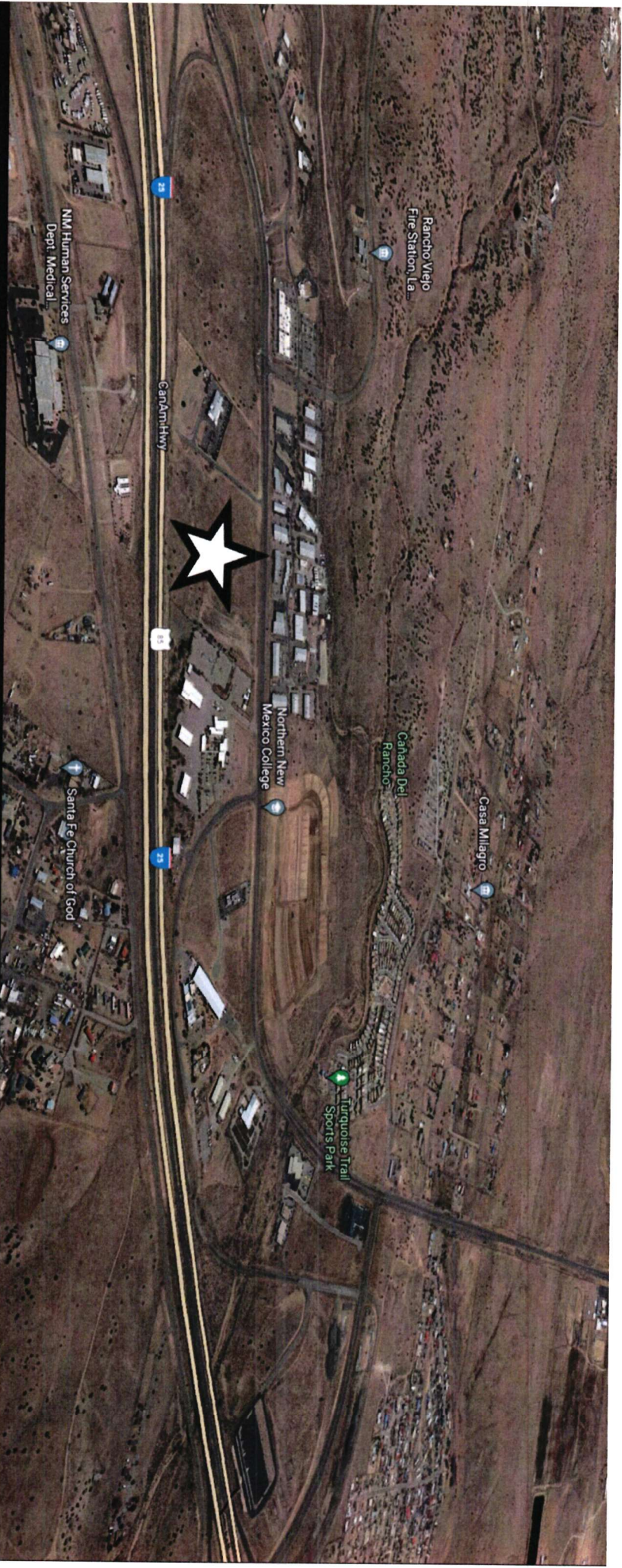


PROJECT LOCATION / ZONING DESIGNATION

The subject 17.4 (±) acre site is located on two (2) separate legal lots of record currently addressed as 4585 & 4587 NM 14, between the North border of New Mexico Highway 14 and Interstate-25.

The subject site is also located / zoned within the Employment Center Subdistrict (EC) of the Santa Fe County Community College District (CCD) in the Southwestern portion of Santa Fe County, in the interior of the Santa Fe County Sustainable Development Area - 1 (SDA-1), "Growth Area".





SURROUNDING AREA & EXISTING CONDITIONS

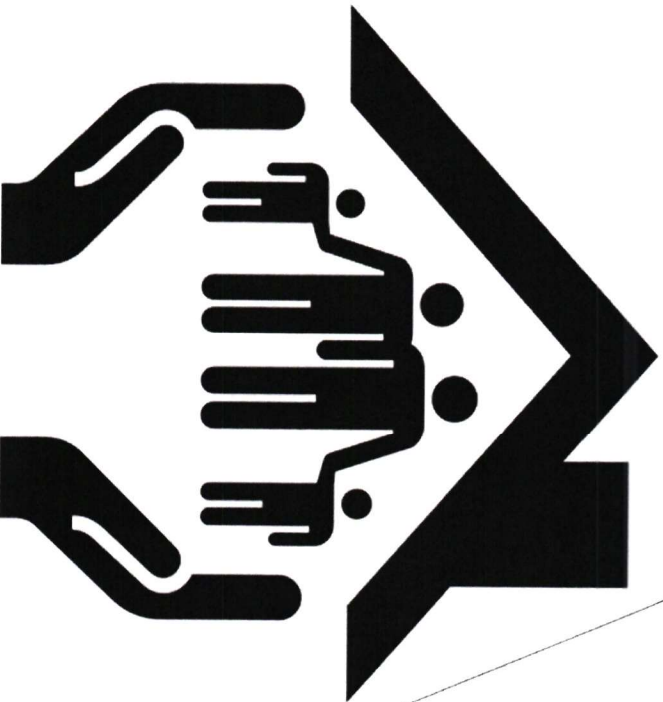
OVERAL PROJECT SUMMARY

TT2 LLC., Applicant, NM Land Solutions LLC., Agent, request Preliminary & Final Plat approval for a nine (9) Lot Mixed-Use “Workforce Affordable Housing Community” on 17.40 ± acres

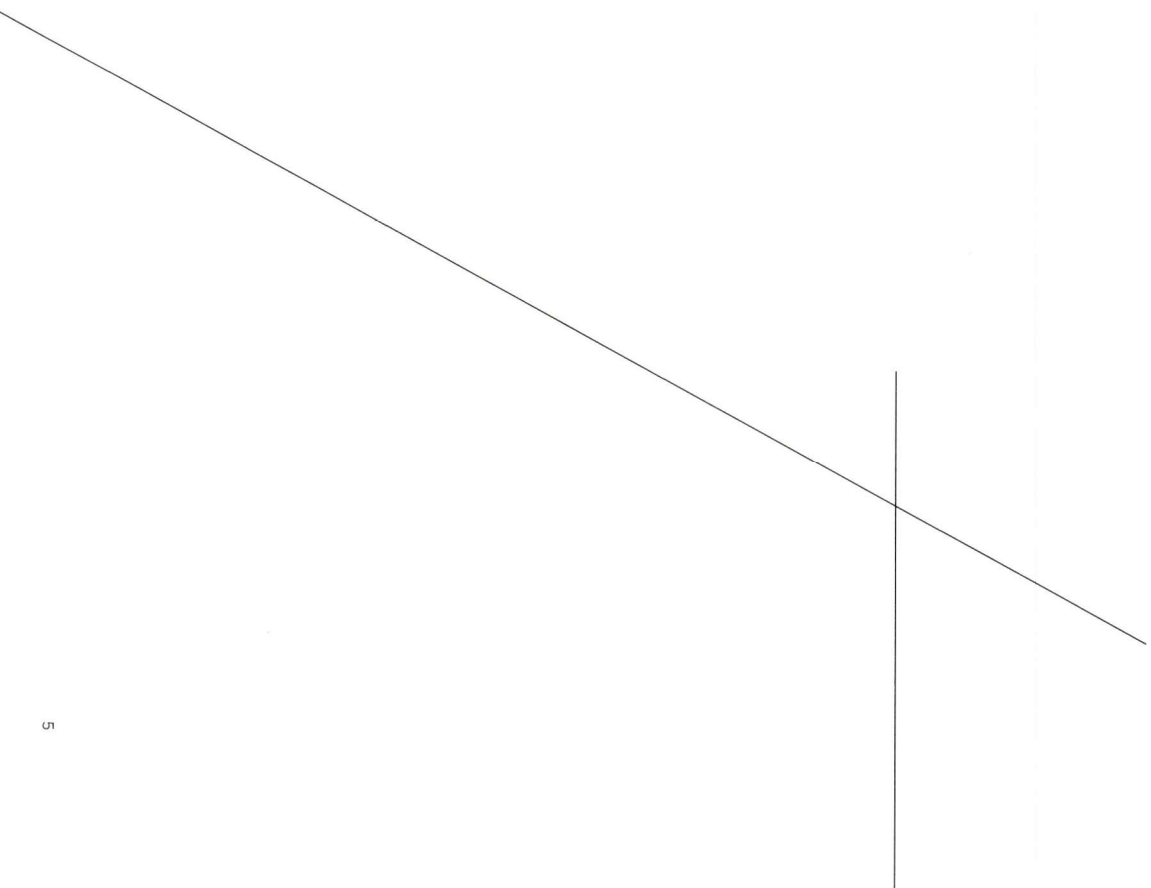
The proposed Development will consist of nine (9) lots to be developed in one (1) phase and contain mixed-uses such as, restaurants, retail, and or commercial pad sites geared towards the allowed uses in the CCD-Employment Center zoning district.

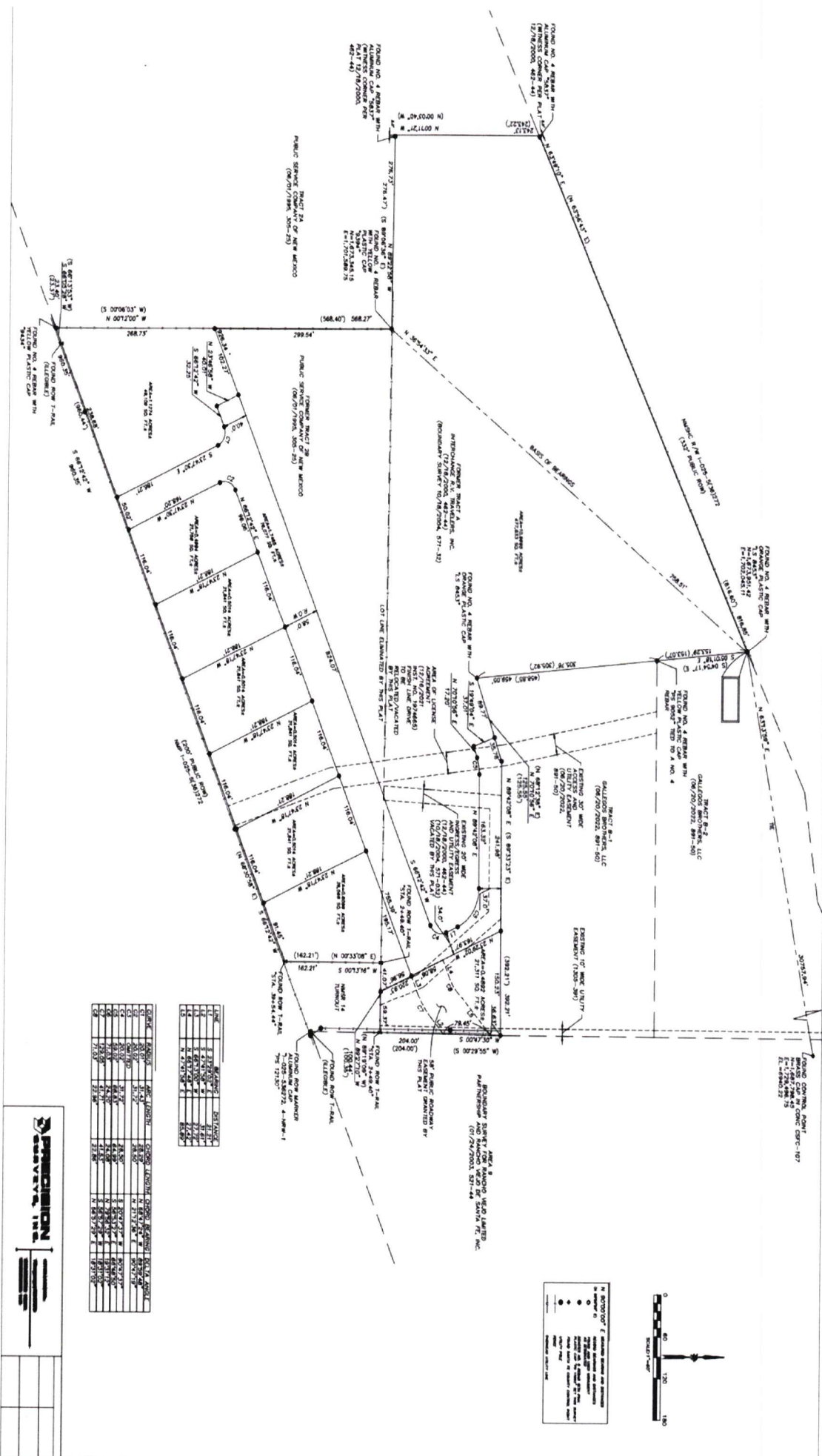
In addition, a 100% Affordable Workforce Housing Complex that contains 240 affordable housing multi-family units is planned within the Cresta Ranch Development.

A separate Administrative Site Development Plan Application has been submitted / reviewed by staff and will be approved contingent on the subject Preliminary & Final Plat application being approved by the Board of County Commissioners.



**PROPOSED
PRELIMINARY &
FINAL PLAT LAYOUT**





FOUND CONTROL POINT
 MARKED WITH CONCRETE
 1.1754m x 2.5
 1.1754m x 2.5



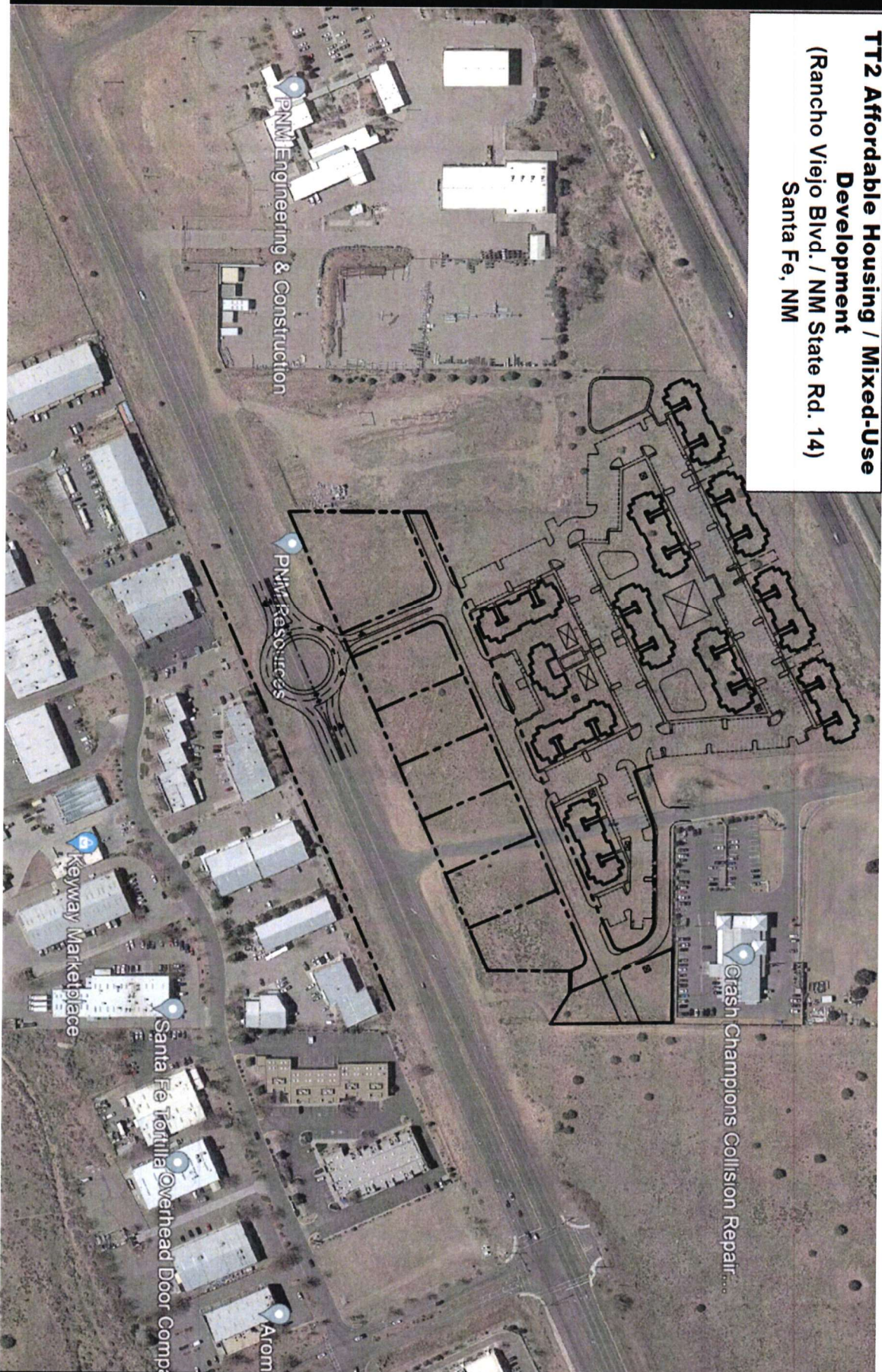
1.1754m x 2.5
 1.1754m x 2.5
 1.1754m x 2.5
 1.1754m x 2.5

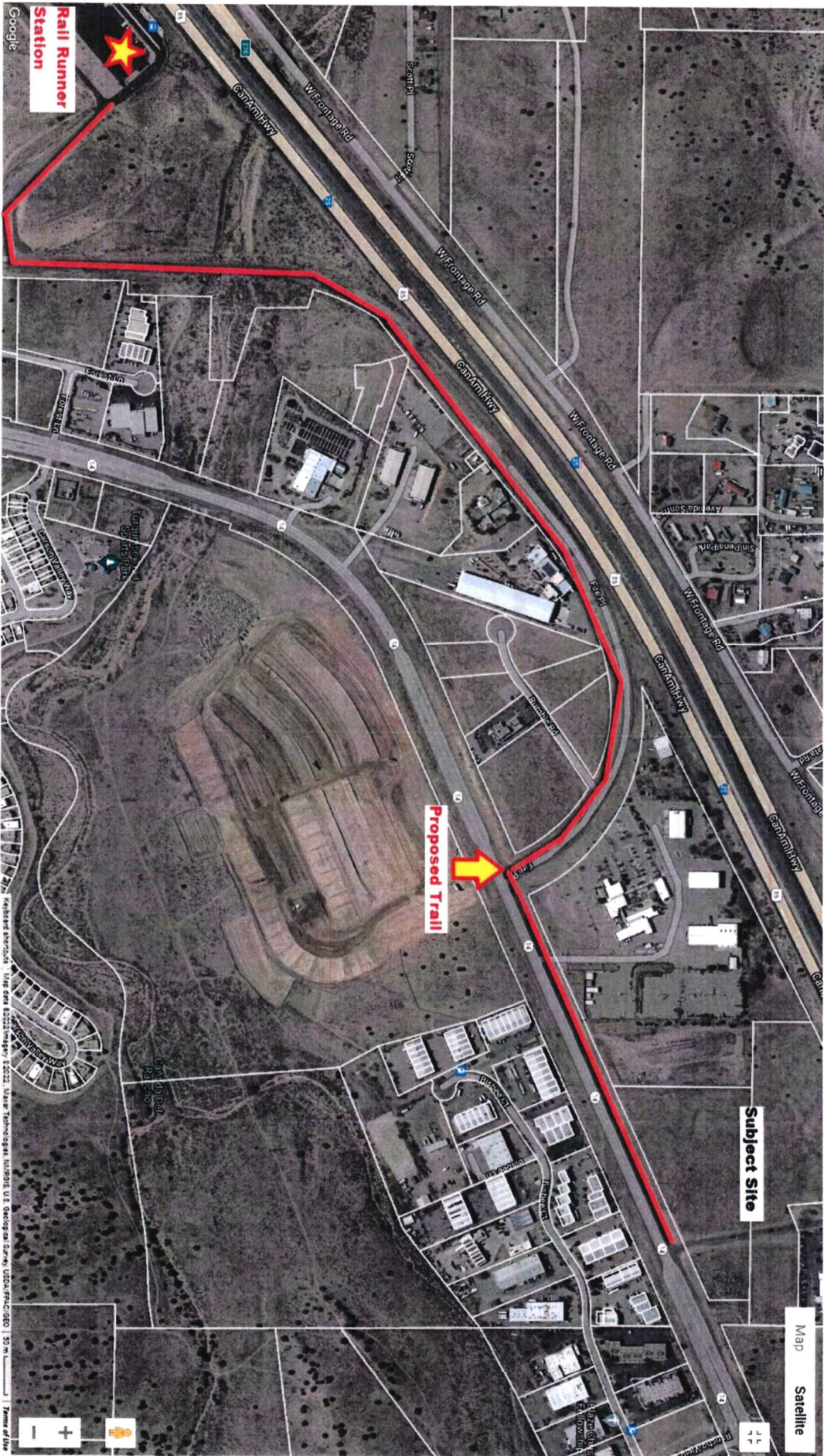
LINE	BEARING	DISTANCE	REMARKS
1	N 89°12'30" E	118.00	ADJACENT PROPERTY
2	S 89°12'30" W	118.00	ADJACENT PROPERTY
3	N 89°12'30" E	118.00	ADJACENT PROPERTY
4	S 89°12'30" W	118.00	ADJACENT PROPERTY
5	N 89°12'30" E	118.00	ADJACENT PROPERTY
6	S 89°12'30" W	118.00	ADJACENT PROPERTY
7	N 89°12'30" E	118.00	ADJACENT PROPERTY
8	S 89°12'30" W	118.00	ADJACENT PROPERTY
9	N 89°12'30" E	118.00	ADJACENT PROPERTY
10	S 89°12'30" W	118.00	ADJACENT PROPERTY

LINE	BEARING	DISTANCE	REMARKS
1	N 89°12'30" E	118.00	ADJACENT PROPERTY
2	S 89°12'30" W	118.00	ADJACENT PROPERTY
3	N 89°12'30" E	118.00	ADJACENT PROPERTY
4	S 89°12'30" W	118.00	ADJACENT PROPERTY
5	N 89°12'30" E	118.00	ADJACENT PROPERTY
6	S 89°12'30" W	118.00	ADJACENT PROPERTY
7	N 89°12'30" E	118.00	ADJACENT PROPERTY
8	S 89°12'30" W	118.00	ADJACENT PROPERTY
9	N 89°12'30" E	118.00	ADJACENT PROPERTY
10	S 89°12'30" W	118.00	ADJACENT PROPERTY



**TT2 Affordable Housing / Mixed-Use
Development**
(Rancho Viejo Blvd. / NM State Rd. 14)
Santa Fe, NM





THANK YOU



DBA, Siebert & Associates Inc.

