




COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss

BCC MINUTES  
PAGES: 202

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## SANTA FE COUNTY

### BOARD OF COUNTY COMMISSIONERS

### REGULAR MEETING

**July 13, 2010**

Harry Montoya, Chair – District 1  
Virginia Vigil – District 2  
Michael Anaya – District 3  
Kathy Holian – District 4  
Liz Stefanics – District 5

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**Santa Fe Board of County Commissioners**  
County Commission Chambers  
County Administration Building

**REGULAR MEETING**

**July 13, 2010 at 2:00pm**

*Please turn off Cellular Phones during the meeting.*

***Amended Agenda***

- I. Adjournment Of Closed Executive Session Of July 2, 2010**
- II. Call To Order**
- III. Roll Call**
- IV. Pledge Of Allegiance**
- V. State Pledge**
- VI. Invocation**
- VII. Approval Of Agenda**
  - Amendments**
  - Tabled Or Withdrawn Items**
- VIII. Approval Of Consent Calendar**
  - A. Consent Calendar Withdrawals**
- IX. Approval Of Minutes**
  - A. Approval Of June 8, 2010 BCC Minutes**
  - B. Approval Of June 8, 2010 Budget Study Session Minutes**
  - C. Approval Of June 22, 2010 Emergency Meeting Minutes**
- X. Special Presentations**
  - A. Presentation By Adrian Ortiz From The Northern Area Local Workforce Development Board**

2010 JUL 13 10:00 AM

**XI. Matters Of Public Concern –NON-ACTION ITEMS**

**XII. Matters From The Commission**

- A. **Resolution No. 2010- A Resolution In Support Of The CLEAR Act –A Federal Climate Bill That Substantively Reduces Global Warming Emissions, While At The Same Time Protects The Taxpayers. (Commissioner Holian)(TABLED)**
- B. **Preserve San Miguel Chapel Project Presentation (Commissioner Holian)**
- C. **Resolution 2010- A Resolution Supporting New Mexico Senate Joint Resolution 5, New Mexico Constitutional Amendment, Proposing To Amend Article 10, Section 2 Of The Constitution Of New Mexico To Allow Elected County Officers To Serve Up To Three Consecutive Four Year Terms, Instead Of The Current Limit Of Two Consecutive Terms. (Commissioner Montoya)**
- D. **NCRTD Status Update (Commissioner Stefanics)**
- E. **Provide Direction To Staff To Develop Program Structure And Activities Related To Home Improvement And Energy Efficiency As Part Of Santa Fe County Affordable Housing Program. (Commissioners Holian And Vigil)**

**XIII. Consent Calendar**

**A. Final Orders**

1. **CDRC Case # S 06-5031 The Village At Galisteo Basin Preserve Preliminary Plat/Development Plan. Commonweal Conservancy Inc., Applicant, Ted Harrison, Agent Request Preliminary Plat And Development Plan Approval For Phase I Of The Village At Galisteo Basin Preserve Which Will Consist Of 131 Single Family Residential Lots, 3 Multi-Family Residential Lots For A Total Of 149 Residential Units, And 5 Non-Residential Lots Within a 60 Acre Development Envelope Within An Overall 10,000+ Acre Area. The Request Also Includes The Following Variances Of The County Land Development Code: 1) To Allow Driveway Locations To Be Closer Than 100 Feet From Intersections; 2) To Allow Slopes Of Up To 5% Within 50 Feet Of An Intersection Rather Than Required 3% Or Less Within 100 Feet Of An Intersection; 3) To Allow Driving Lanes For Minor Arterial Roads And Local Sub-Collector Roads To Be Reduced To A Width Of Less Than 12 Feet; 4) To Reduce The Required R-O-W Width From 50 Feet To 32 Feet For Local Sub-Collector Roads And 25 Feet For The Local Lane Roadways; 5) To Allow Commercial And Residential Building Heights Of Up To 30 Feet In Certain Areas. (Commission District 3). (APPROVED 4-0)**
2. **CDRC Case # V 06-4572 Grabowski Variance. Edward And Pam Grabowski, Applicants, Javier Ortega, Agent Request Three Variances Of The County Land Development Code: 1) To Allow Disturbance Of Slopes Of 30% And Greater; 2) To Allow The Height Of The Residence To Exceed 18'; And 3) To Allow Retaining Walls To Exceed 10' In Height In Order To Construct A**

2010-06-08 10:00 AM

6,862 Sq. Ft. Residence On 1.12 Acres. The Property Is Located Off Old Santa Fe Trail At 59 Cloudstone Drive Within Section 6, Township 16 North, Range 10 East (Commission District 4). (APPROVED 5-0)

**B. Miscellaneous**

1. Request Approval Of A Resolution Approving The Declaration Of Trust For Santa Fe County Housing Authority Project No. NM02-P050-007
2. Approval Of Solar Energy Agreement By And Between American Capital Energy- BDD Solar LLC And Buckman Direct Diversion Board And City Of Santa Fe And Santa Fe County.

**XIV. Staff And Elected Officials' Items**

**A. Growth Management Department**

1. Ordinance No. 2010- \_\_\_, To Amend The Paragraph C Of Section 18 Of The County's Affordable Housing Ordinance, Ordinance No. 2006-02, To Provide That, When The Unit Is Sold, Refinanced Or Subject To Filing A New Ownership With The Santa Fe County Assessor's Office, Within Ten Years Of Entry Into The Affordable Housing Program, The County Shall Share In The Appreciation In The Same Percentage As The Proportion Of The County's Initial Lien To The Initial Market Value Of The Home. After The Ten Year Period, The County Would Only Recoup Its Principal Amount And Interest Thereon.
2. Resolution No. 2010- A Resolution To Amend Housing Assistance Regulations To Increase The Amount Of The Grant Of All Or A Portion Of The Costs Of Acquisition, Development, Construction, Financing Operating Or Owning Affordable Housing From \$10,000.00 to \$20,000.00.
3. Affordable Housing Report: Summary Of Previous Needs Assessments, Mortgage Tax Credit Extension, Down Payment Assistance Update. Discuss Extension Of Program And / Or Services To Be Provided To Current Homebuyers.
4. Update On The Sustainable Land Use Development Plan. Jack Kolkmeyer, Director/Growth Management Department

**B. Matters From The County Manager**

**C. Matters From The County Attorney**

**1. Executive Session**

- A. Discussion of Pending of Threatened Litigation
- B. Limited Personnel Issues
- C. Discussion of the Purchase, Acquisition or Disposal of Real Property or Water Rights
- D. Collective Bargaining

2010-05-04 10:00 AM

**XV. Public Hearings**

**A. Growth Management**

1. **CDRC Case # VAR 10-5060 Hari Hari Khalsa Variance.** Hari Hari Khalsa, Applicant, Requests A Variance Of Article III, Section 10 (Lot Size Requirements) Of The Land Development Code To Allow A Second Dwelling Unit On 0.59 Acres. The Property Is Located At 8 Athenas Way, Within Section 7, Township 20 North, Range 9 East, (Commission District 1). John M. Salazar, Case Planner
2. **CDRC Case # VAR 10-5090 Florencio Romero Variance.** Florencio Romero, Applicant, Requests A Variance Of The Pojoaque Valley Traditional Community District Ordinance 2008-5, Section 12.5 (Density And Dimensional Standards) To Allow A Second Dwelling Unit On 1.6 Acres. The Property Is Located At 4-B Molino Viejo, Within Section 10, Township 19 North, Range 9 East, (Commission District 1). John M. Salazar, Case Planner
3. **CDRC Case # Z 09-5520 New Mexico Boys & Girls Ranch Master Plan.** The New Mexico Boys & Girls Ranch Foundation Inc., Applicant, Consensus Planning, Agent, Request Master Plan Zoning Approval As A Community Service Facility For A Consolidated Residential School Facility Consisting Of Student, Staff, Administration And Transitional Housing, A School And Administration Building, And Accessory Uses Totaling Approximately 115,200 Sq. Ft. On 964.34 Acres To Be Completed In 3 Phases. The Property Is Located On County Road 22, West Of State Road 344, North Of Cedar Grove, Within Sections 3 & 10, Township 11 North, Range 7 East (Commission District 3). Vicki Lucero, Case Manager
4. **CDRC Case # S 08-5210 Sandstone Pine Estates.** Anasazi MV JV LLC, Applicant, Melvin Varela, Agent, Request Preliminary And Final Plat And Development Plan Approval For A 12-Lot Residential Subdivision On 42.99 Acres. The Property Is Located In Glorieta, North Of I-25, South Of State Road 50, Within Sections 1 And 2, Township 15 North, Range 11 East (Commission District 4). Vicki Lucero, Case Manager
5. **CDRC Case # S 04-5421 Vallecita De Gracia Subdivision.** JK<sup>2</sup> Inc. (Jim Brown) Applicant, Siebert & Associates, Agent Request A Preliminary And Final Plat And Development Plan Amendment To The Previously Approved Vallecita De Gracia Subdivision To Create 3 Additional Lots In Addition To The Previously Platted 11 Lots For A Total Of 14 Lots On 42 Acres. The Property Is Located Along County Road 54, North Of The Intersection Of County Road 54 And Paseo De Angel, Within Sections 22, 27 And 28, Township 16 North, Range 8 East (Commission District 3). Vicki Lucero, Case Manager

AT 09:47 AM 08/08/2010

6. **CDRC Case # Z/DP 09-3132 PNM Caja Del Rio Substation.** PNM, (Jeanette Yardman), Applicant, Requests Master Plan Zoning/Preliminary And Final Development Plan Approval For The Construction Of The Caja Del Rio Substation On 2.4 Acres. The Substation Is Needed To Serve The City Of Santa Fe/Santa Fe County Buckman Direct Diversion Water Pumping And Treatment Facilities Along With Future Growth In The Area. The Project Will Consist Of The Substation, Installation Of Two Tap Structures Approximately 70' Feet In Height And Two Termination Structures Approximately 45' Feet In Height That Will Connect With PNM's Existing 115k V Transmission Line. The Property Is Located At 11 W. Caja Del Oro Grant Rd., Within Section 22, Township 17 North, Range 8 East, (Commission District 2). Wayne Dalton, Case Manager. (TABLED)
7. **BCC Case # MIS 10-5280 Las Tres Campanas Restaurant License.** Las Tres Campanas LLC, Applicant, Requests Approval Of A Restaurant Liquor License To Serve Beer And Wine With Meals. The Property Is Located At 1 Valle Vista Blvd, Within Section 26, Township 16 North, Range 8 East, Santa Fe County, (Commission District 5). Jose E. Larranaga, Case Manager
8. **BCC Case # MIS 10-5300 The Club At Las Campanas Liquor License(s), Transfer Of Ownership.** The Club At Las Campanas, Inc., Applicant, Linda Aikin, Agent, Request Approval Of A Transfer Of Ownership Of Liquor License Numbers 804 And 2710. The Sites Are Located At 32 Clubhouse Drive And 34 Ranch Estates Road, Within Sections 11 & 13, Township 17 North, Range 8 East, Santa Fe County, (Commission District 2). Jose E. Larranaga, Case Manager

## **XVI. Adjournment**

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**SANTA FE COUNTY**  
**REGULAR MEETING**  
**BOARD OF COUNTY COMMISSIONERS**

**July 13, 2010**

This regular meeting of the Santa Fe Board of County Commissioners was called to order at approximately 10:10 a.m. by Chair Harry Montoya, in the Santa Fe County Commission Chambers, Santa Fe, New Mexico.

Following the Pledge of Allegiance and State Pledge, roll was called by County Clerk Valerie Espinoza and indicated the presence of a quorum as follows:

**Members Present:**

Commissioner, Harry Montoya, Chair  
Commissioner Virginia Vigil, Vice Chair  
Commissioner Kathy Holian  
Commissioner Liz Stefanics  
Commissioner Mike Anaya

**Members Excused:**

[None]

**V. INVOCATION**

An invocation was given by Theresa Montez from the County Clerk's Office.

**VII. APPROVAL OF AGENDA**

- A. **Amendments**
- B. **Tabled Or Withdrawn Items**

PENNY ELLIS-GREEN (Acting County Manager): Thank you, Mr. Chair. We do have some changes to the agenda. Item number XII. A is a resolution in support of the CLEAR Act, that is being tabled today. On the Consent Calendar, item XIII. B. 1. Request approval of a declaration of trust for the Santa Fe County Housing Authority project is being withdrawn from this agenda.

We've added an item number XIV. A. 4. An updated on the Sustainable Land Development Plan has been added. And under Public Hearings, item XV. A. 6 has been tabled, and there's been a request to move items XV. A 7 and 8 to the front of the Public Hearings to be heard as items 1 and 2.

COMMISSIONER HOLIAN: Mr. Chair.

CHAIRMAN MONTOYA: Commissioner Holian.

COMMISSIONER HOLIAN: I would also like to request that we move item XII. E to directly after item XIV. A. 3. I think it will make more sense there.

CHAIRMAN MONTOYA: Okay.

COMMISSIONER VIGIL: Mr. Chair.

CHAIRMAN MONTOYA: Commissioner Vigil.

COMMISSIONER VIGIL: I move we approve with amendments.

COMMISSIONER HOLIAN: Second.

CHAIRMAN MONTOYA: Motion by Commissioner Vigil, second by Commissioner Holian with the amendments. Any other discussion?

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

### **VIII. APPROVAL OF CONSENT CALENDAR**

#### **A. Consent Calendar Withdrawals**

COMMISSIONER ANAYA: So moved.

COMMISSIONER STEFANICS: Second.

CHAIRMAN MONTOYA: Motion by Commissioner Anaya, second by Commissioner Stefanics.

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

### **XIII. CONSENT CALENDAR**

#### **A. Final Orders**

1. **CDRC Case # S 06-5031 the Village at Galisteo Basin Preserve Preliminary Plat/Development Plan. Commonweal Conservancy Inc., Applicant, Ted Harrison, Agent Request Preliminary Plat and Development Plan Approval for Phase I of the Village at Galisteo Basin Preserve Which Will Consist of 131 Single Family Residential Lots, 3 Multi-Family Residential Lots for a Total of 149 Residential Units, and 5 Non-Residential Lots within a 60-Acre Development Envelope within an Overall 10,000+ Acre Area. The Request Also Includes the Following Variances of the County Land Development Code: 1) to Allow Driveway Locations to Be Closer Than 100 Feet From Intersections; 2) to Allow Slopes of Up to 5% within 50 Feet of an Intersection Rather Than Required 3% Or Less within 100 Feet of an Intersection; 3) to Allow Driving Lanes for Minor Arterial Roads and Local Sub-Collector Roads to Be Reduced to a Width of Less Than 12 Feet; 4) to Reduce the**



- Required R-O-W Width From 50 Feet to 32 Feet for Local Sub-Collector Roads and 25 Feet for the Local Lane Roadways; 5) to Allow Commercial and Residential Building Heights of Up to 30 Feet in Certain Areas. (Commission District 3). (APPROVED 4-0)
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**B. Miscellaneous**

1. Request Approval of a Resolution Approving the Declaration of Trust for Santa Fe County Housing Authority Project No. NM02-P050-007
2. Approval of Solar Energy Agreement By and Between American Capital Energy – BDD Solar LLC and Buckman Direct Diversion Board and City of Santa Fe and Santa Fe County.

**IX. APPROVAL OF MINUTES**

**A. Approval of June 8, 2010 BCC Minutes**

COMMISSIONER ANAYA: So moved.

COMMISSIONER HOLIAN: Second.

CHAIRMAN MONTOYA: Motion by Commissioner Anaya, second by Commissioner Holian. Discussion?

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

**IX. B. Approval of June 8, 2010 Budget Study Session Minutes**

COMMISSIONER HOLIAN: Move for approval.

COMMISSIONER STEFANICS: Second.

CHAIRMAN MONTOYA: I have a motion by Commissioner Holian, second by Commissioner Stefanics. Discussion?

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

**IX. C. Approval of June 22, 2010 Emergency Meeting Minutes**

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CLERK OF COUNTY COMMISSIONERS  
SANTA FE, NEW MEXICO

COMMISSIONER ANAYA: So moved.

COMMISSIONER HOLIAN: Second.

CHAIRMAN MONTOYA: Motion by Commissioner Anaya, second by Commissioner Holian. Any discussion?

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

**X. SPECIAL PRESENTATIONS**

**A. Presentation By Adrian Ortiz From the Northern Area Local Workforce Development Board [*Exhibit 1: Workforce Report*]**

CHAIRMAN MONTOYA: Welcome, Adrian.

ADRIAN ORTIZ: Thank you, Mr. Chair. It's an honor to be able to present to the Board of County Commissioners. The request was made to our office to bring information regarding the northern area local Workforce Development Board. We have provided for you in your packet our last annual report that gives in detail some of the information regarding the Board and it's activity for our program year 2008. We are completing program year 2009 and we will have another report ready for submission in January after we compile our data.

There's general information regarding our budgets. There's general information regarding our performance and what we have seen in this past year, and some of the direction that we have gone and some of the direction we wish to go, and also some information regarding what we have labeled as success stories and some of the tools that are available to the citizens of New Mexico and specifically northern New Mexico. The question that was presented to us, Mr. Chair, was regarding the board and its composition. So I have brought a little bit of background information and a short presentation regarding the board and how it is – how the composition is arrived at and I will go ahead and start my presentation at this time.

The Northern Area Workforce Development Board priority is to maintain one-stop centers or an active presence in all ten counties of the northern area to establish two of these centers in Santa Fe and Farmington as comprehensive one-stop centers. The Workforce Development Services in the ten counties that we serve are as follows, but I would like to enumerate the ten counties which we serve as the Northern Area Workforce Board. Starting on the east side of the state, it's Colfax, Mora, San Miguel, into the central area – Santa Fe, Los Alamos, Rio Arriba, Taos, and then on the west side, McKinley, San Juan and Cibola counties.

The service area encompasses approximately 135,000 square miles of New Mexico, and it's all across the northern area, bordering on the Colorado area and we encompass also the Navajo Nation and 14 other Native American Pueblos.

The workforce system, which we manage for the board, has made it its primary goal

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to set up a network of one-stop career centers at the local level. The one-stop career centers provide a place where individual job seekers can find high-quality local information on available jobs and skill requirements and training that may be available. And your individual jobseekers can prepare for employment through job readiness, enhancements, skills training and referrals to other employment-related services through the one-stop centers. Employers can list job openings, recruit skilled candidates, find information about local wages, economic trends, and connect to other training resources within their local area.

The one-stop services range from self-services to more hands-on, staff-assisted services, and of course the one-stop services at this point in time are charged with the delivery of the unemployment benefits to the residents of northern New Mexico and New Mexico in general. And as we know, due to the economic situation this has become one of the primary activities through our one-stop centers.

In 1998 the US Congress enacted what is called the Workforce Investment Act of 1998. And in that act it specifically designated the membership of boards. The boards – there are four boards in New Mexico – the Northern Area Workforce Development Area is one of the four boards. We have one in the central area that encompasses four counties. We have the southwest area that encompasses 13 counties, and then we have one on the east side of the state that encompasses 11 counties. As you're well aware of, the state is primarily rural, which does account for the large number of miles in between one-stop centers.

The board is made up primarily – 51 percent business representatives. The law called for the governor of the state, in partnership with the state board to establish criteria for use by chief elected officials in local areas for appointment of members of the local board. Neither the governor nor the state board has given us specific direction for this, so it's become incumbent upon the four boards to establish criteria and direction that fits with the law. The composition of the law requires by law that representatives of the business and the local business community in the local area be 51 percent of the total board.

Along with the business community there are mandated partners that are required by the law. Business membership is defined as those that are owners of business, chief executive or operating officers of business, and other business executives or employers with optimum policy making or hiring authority. Representatives from business with employment opportunities are to be seated on the board to reflect those employment opportunities for the local areas.

Now the CEOs – this becomes important – the CEOs are the chief elected officers that end up having the ability to make final appointments. The process that has been outlined by the northern board to fill vacancies on the board is that the board will receive nominations from chambers of commerce, business associations, small business development corporations, economic development corporations, or economic development districts. Then the participating CEOs, you all being one of those in this area, in each county will be responsible for agreeing upon the appointment of up to two private sector board members in their own counties. When there are large numbers that represent the – such as economic development districts, those nominations are submitted not only to the local counties such as

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Santa Fe County, but are submitted to other local chief elected officials throughout the ten-county area or the specific economic group, such as the North Central Regional Economic Development area. There are approximately 12 CEO organizations that would receive the information and give us their input to either approve or disapprove that requested appointment.

The mandated partners that we look at – there are actually 18 of them. And I'm not going to enumerate all of the 18 partners, but I'm going to give you some idea as to the mandated partners that should be represented on the board, but also in our one-stop centers. Some of these are the New Mexico Department of Workforce Solutions, which includes various partners such as veterans, unemployment benefits, Wagner Pizer activity, and a number of other areas, including apprenticeship activity, the New Mexico Department of Human Services, the New Mexico Division of Vocational Rehabilitation, the New Mexico Public Education Department, the New Mexico Commission of Higher Education, New Mexico Agency on Aging for the northern ward area, New Mexico Job Corps, New Mexico Commission for the Blind, and various other divisions represented through the New Mexico Department of Workforce Solutions and other areas as specified in the law.

Mr. Chair, I think that is the extent of my presentation I will be more than happy to answer any questions that any of the Commissioners may have.

CHAIRMAN MONTROYA: Okay. Thank you, Adrian, and we did have this as a presentation as a result of the request to fill the board member slot and the Commission did have some questions. So thank you, Adrian, for presenting this. Commissioner Stefanics.

COMMISSIONER STEFANICS: Thank you, Mr. Chair. Thank you, Adrian. On the annual report you gave us, 2009, page 10, there are Workforce Development Board members. So I see our current chair there, and what other appointees then did we have from Santa Fe County?

MR. ORTIZ: From Santa Fe County, we had Mr. Carlos Gonzales, who was a private business owner, plus he was also a member of the board of directors for the Guadalupe Credit Union. He had served on the board since actually its inception and has since resigned, and this is why you are seeing some of the activity coming to you for discussion of current nominees.

COMMISSIONER STEFANICS: Okay, so besides our chair sitting on this board, then we have a member of the business community.

MR. ORTIZ: Correct.

COMMISSIONER STEFANICS: So the chair of the Commission would automatically be seated.

MR. ORTIZ: Not necessarily, Commissioner Stefanics. What happened was that your chair for the County Commission happened to be nominated as a member of a community based organization, which was Hands Across Cultures, which was representing not only Santa Fe County but the complete central area which incorporated Santa Fe, Los Alamos, Rio Arriba and Taos counties, as a community based organization. We were fortunate that he was seated on the County Commission and of course we tried to take full

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advantage of that. So as the chief hiring official for that community based organization and director he was nominated and approved, appointed by the former County Commission.

COMMISSIONER STEFANICS: So, Mr. Chair, Adrian, do we not – then let's say Commissioner Montoya moves on, that does not allot us an elected official space on the board.

MR. ORTIZ: Mr. Chair, Commissioner Stefanics, the Board is not comprised of elected officials. What we are in the process of doing is we are trying to set up a board through our rules committee. Let me backtrack. A committee of chief elected officials that would actually act on behalf and be elected from the ten counties that we represent so that they would have knowledge of what is taking place in board activity and that we would report to on a regular basis which would allow that committee of the whole – ten counties being the whole – to come back and report and carry back any requests for input that they would have to the board and the board could act on it and direct the administrative entity, which I am part of that office – the administrative entity – as to what their wishes are and some of their goals.

So we are trying to expand the role of the CEOs through that type of activity, rather than just a general memorandum of understanding that we have in place with the various counties at this time.

COMMISSIONER STEFANICS: Thank you.

CHAIRMAN MONTROYA: Commissioner Vigil.

COMMISSIONER VIGIL: Thank you, Adrian. Thank you for your presentation. Is there a vacancy and do we need to appoint someone? Or are there vacancies and do we need to appoint someone?

MR. ORTIZ: Mr. Chair, Commissioner Vigil, we actually have two vacancies and we as the administrative entity are trying to recruit from the business community individuals that fill the definition as I read from the law to present them to you. That does not preclude this body, the Board of County Commissioners, from offering nominations and allowing us to go through the process of soliciting support through the listed groups as I enumerated, chambers of commerce, various business organizations to offer their support and lend their support to a nomination and bringing it back to you along with other names to make a final appointment of these two individuals.

COMMISSIONER VIGIL: And when will that appointment be made?

MR. ORTIZ: We are in the process of soliciting that type of information right now. For example, we're dealing with the hospitality organization that deals with hospitality, asking them to submit names from that area because it is a major employer within the northern counties. So we're looking to solicit nominations from them that we can follow the process as I had outlined. You should be seeing some of that very shortly. We have received some other nominations from other names from other business organizations that we're trying to compile and request the required documentation which includes résumés, letters of nomination, etc. that you would have the complete package and then you would make your decisions.

COMMISSIONER VIGIL: And when will that decision be made? When does

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the appointment need to be made, I guess is a more accurate question?

MR. ORTIZ: Well, as soon as possible, but a lot of it requires, Mr. Chair, Commissioner Vigil, a lot of it requires some legwork on our part to be able to provide you with sufficient information that you can make an educated appointment. So we are working on that presently and we hope to have that done by the end of this month, beginning in August.

COMMISSIONER VIGIL: So is part of your delivery today, is if we have prospective appointees that we think might serve those positions, those names should be submitted to you?

MR. ORTIZ: Mr. Chair, Commissioner Vigil, they definitely should.

COMMISSIONER VIGIL: And do you have a deadline for that?

MR. ORTIZ: As soon as possible. I am in contact with Ms. Ellis and some of the staff that support her, so if you want to get that information to her and she can submit that to us we will start that process immediately, Mr. Chair.

COMMISSIONER VIGIL: Thank you. Thank you, Adrian. Thank you, Mr. Chair.

CHAIRMAN MONTOYA: Okay. Any other questions? Adrian, thank you. Appreciate it. And keep up the good job you all are doing over there trying to help people find employment.

MR. ORTIZ: It's desperate at this point. We're trying. Thank you.

CHAIRMAN MONTOYA: All right. Thank you.

## **XI. MATTERS OF PUBLIC CONCERN –NON-ACTION ITEMS**

None were presented.

## **XII. MATTERS FROM THE COMMISSION**

### **B. Preserve San Miguel Chapel Project Presentation (Commissioner Holian) [Exhibit 2: Cornerstones Community Partnerships - Supporting Materials]**

COMMISSIONER HOLIAN: Thank you, Mr. Chair. First of all, Commissioner Vigil would like to co-sponsor this item with me. We have an often overlooked jewel in our midst – the San Miguel Chapel. And it may or may not be the oldest church in the country, but I myself believe that it definitely is. Because of its long life and because of its service to our community, I think that it is now time for our community to give something back to this exquisite little jewel. Today we have March Sullivan, who is the president of St. Michael's High School and on the Preserve San Miguel Committee, as well as Jake Barrow, who is the program director of the Cornerstones Community Partnership, and they will give a short presentation of the history of preservation efforts on the chapel, as well as telling us about some exciting projects that are going on this summer. Marcy.

MARCY SULLIVAN: Thank you, Commissioner Holian, chairman, other Commissioners. I am delighted to be here on behalf of St. Michael's High School. As Commissioner Holian mentioned, we believe this to be the oldest church in the United States, standing and operating, although proof is very hard to find. I find it interesting, and Jake mentioned this to me as well, that your County emblem actually has an illustration of San Miguel Mission, so that in and of itself tells me this is an important icon for the county, for northern New Mexico, and of course of our city.

We believe the chapel was built sometime around 1610, or shortly thereafter. It served for more than two centuries as a place of worship for the Tlaxcalan Indians, for the Spaniards, the Native Americans, and all the community members here. In 1859 San Miguel Chapel became the chapel for St. Michael's College. Bishop Lamy requested that the de la Salle Christian Brothers come to Santa Fe to start a boys' high school, because education was lacking here in our community of northern New Mexico. The Christian Brothers came and sort of took up in the chapel and that became the place of worship for the male students for their daily Catholic worship.

In 1967, when St. Michael's High School moved to its current location at Siringo Road the chapel became more of a community chapel. It has always been that, but without the presence of the school onsite it became more of the community's chapel, open to tourists, open to visitors, and we have had mass there on Sunday, two services – one in Latin and one in English for some time. And those masses serve a small but very dedicated parish.

As Commissioner Holian mentioned, four centuries is a long time and without doubt an adobe structure of this nature needs some repair, and there were various projects and repairs that happened over the years. But to date, this is the most substantial preservation project that we're undertaking. Jake will talk a little bit about that. We've partnered with Cornerstones Community Partnership on this very, very important preservation project. And it's not just a project between St. Michael's and Cornerstones, it's actually a project for this entire community that I would love to see members of the public, the county, get involved in, and the school has become involved from a volunteer and educational standpoint as well.

Before I let Jake speak I want to just make note that as a new president of St. Mike's you're aware of the challenges of education throughout our community. And St. Mike's is not without its challenges. What I find interesting is San Miguel Chapel and the preservation project is a physical manifestation of what we're trying to do at the school, which is rebuild on a very important foundation, do a little reshaping, do a little bit of mortaring and plastering and building up, strengthening our curriculum, fundraising, building a foundation, so that our school, like the chapel can be a community school and one that serves students of every socio-economic background who desires a private college preparatory education in a values-based environment. Commissioners, Chairman Montoya, I appreciate the opportunity. I will turn it over to Jake Barrow who will talk a little bit more about the specifics about the preservation project.

CHAIRMAN MONTROYA: Thank you.

JAKE BARROW: Thank you very much, Marcy, and I really appreciate the

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opportunity to come before you, the Commission. Cornerstones Community Partnerships has been preserving churches in New Mexico since 1986, and other public buildings, focused primarily on our adobe heritage. What we're about is community and heritage, both together. Our work has always been about the volunteerism of the community and the people in the community coming together to try to save their buildings and then we try to figure out a way to help them.

So it's in that same vein that we came to the assistance of St. Mike's for the San Miguel Chapel. We haven't really done any work in Santa Fe so to speak so this was a great opportunity for us to try to help. And the vision that Marcy speaks of is exactly where we're at. We see it as an opportunity really for people of Santa Fe to come together to work on it. We identified in the course of a few years some serious problems out there. A bad drainage situation, a failed drain that probably has been failed for 100 years really, that resulted in a lot of problems in the adobe walls. So we embarked on a program of fundraising and we've raised \$285,000 of matching grants. So this is money that comes to the project so long as we can either raise the money or get volunteers and in-kind services to make that work.

We started project work in the middle of May and if drive down the street and look up you'll see the scaffolding and we are right in the middle of it. We've had a tremendous outpouring of interest from the public, both local and national and international. We have people coming to us from North Africa. A Chilean is working with us this summer, as well as graduate students from Harvard University, Yale University, as well as parolees from prison situations that are out getting their volunteer services who have promised to make up for their thing. We're open to all. We haven't got any kind of – we really want everybody to come out. We're partnering with Youth Works and the Department of Vocational Rehabilitation at the state to get a core group of people and youth to work with us and that's working.

So it's a great opportunity. We've had a really great time. It's been really interesting. I encourage everybody to stop by, visit with us, to see us onsite doing this. We're making adobes, we're taking stucco off and applying a mud plaster and doing structural repairs to the church and a new drain through the churchyard, and that's our goals for the summer. So thank you very much and we look forward to seeing you.

CHAIRMAN MONTOYA: Thank you, Jake. Commissioner Vigil.

COMMISSIONER VIGIL: Thank you. I really appreciate the presentation and thank you, Commissioner Holian, for bringing this forward and including me. Commissioner Montoya, you should also be included because I see you at the 5:00 mass there on Sundays also. This is very near and dear to my heart. As you look back at the old pictures of students who have graduated from St. Mike's at the high school now you'll see that my father was a graduate of the class of 1927. So the history that I have associated with St. Mike's and with this project is huge. He also went to study to be a Christian Brother at St. La Salle, which didn't happen. Fortunately for me and my eight other brothers and sisters.

What I wanted to suggest, and I don't know what the options are available for volunteerism in this project. Certainly I know Commissioner Holian has some ideas. I would like to keep the lines of communication open to see how Santa Fe County can provide a



support system for that. One thing comes to mind for me is students who need volunteer work through our teen court. Their making adobes or being a part of this process could be a very, very good experience. It's similar to Youth Work, not as organized, but we have an organized teen court team that works on community volunteerism that this might be a really nice match with. If we keep those lines of communication open I think there might be some other possibilities. Thank you, Mr. Chair. Thank you, Commissioner Holian.

CHAIRMAN MONTOYA: Thank you, Commissioner Vigil. Commissioner Anaya.

COMMISSIONER ANAYA: Thank you, Commissioner. Jake, are you familiar with the Sala in the Village of Galisteo then?

MR. BARROW: Yes, we've been helping at La Sala a little bit.

COMMISSIONER ANAYA: Can you tell me what the status is on the La Sala?

MR. BARROW: Well, the last time I spoke to the community they were in a fundraising effort. They were going to get an architect to work on some of the plans. As you may know, there are some structural issues at the front of La Sala. I've been out to look at it a couple of times. We've had an engineer out there. We're trying to help as much as we can and Cornerstones, we're like every other group. We're a little bit financially under a cloud. But we're able to help a small amount and we're trying. So we're there if they need us.

COMMISSIONER ANAYA: And is Mac Watson still working, helping out with Cornerstones?

MR. BARROW: I would say he's an adjunct. He's an independent contractor. We call on him from time to time. He worked at Cornerstones for many years. So often, he and I will make a site visit together to visit a church or a site. So he's kind of a non-paid partner, a volunteer, let's say.

COMMISSIONER ANAYA: If you see him, tell him hello for me.

MR. BARROW: Okay. I will.

COMMISSIONER ANAYA: Thank you.

MR. BARROW: Thank you very much.

CHAIRMAN MONTOYA: Commissioner Stefanics.

COMMISSIONER STEFANICS: Thank you, Mr. Chair. I would like to speak very highly about Cornerstones. It was around when I was still working with Open Hands and we had a summer youth program where we did a lot of collaboration. And I am aware that the public-private partnerships with Cornerstones is a good example of preservation of historic buildings, many of which were churches, but I just commend this project for using the public-private partnerships. Thank you very much.

CHAIRMAN MONTOYA: Commissioner Holian.

COMMISSIONER HOLIAN: Thank you, Mr. Chair. I really – well, first of all, thank you Marcy and Jake for your presentation and I myself would like to get my hands into that adobe. So I'm going to ask my constituent services liaison Tina Salazar to see if we can sort of organize a Santa Fe County workday. If there are a number of people here who

would like to work on the project, and also I think that Commissioner Vigil's idea was really good about the teen court so I'll ask her to check into that and see whether that's a possibility as well. So I hope that's acceptable to you.

MR. BARROW: Absolutely. We look forward to hearing from you.

COMMISSIONER HOLIAN: Okay. Thank you.

CHAIRMAN MONTOYA: Thank you, Jake. Thank you, Marcy. Great project. Thank you.

**XII. C. Resolution 2010-114. A Resolution Supporting New Mexico Senate Joint Resolution 5, New Mexico Constitutional Amendment, Proposing to Amend Article 10, Section 2 of the Constitution of New Mexico to Allow Elected County Officers to Serve Up to Three Consecutive Four Year Terms, Instead of the Current Limit of Two Consecutive Terms (Commissioner Montoya)**

CHAIRMAN MONTOYA: This is an item that's going to be on the ballot now in November and it's doing exactly what it states here, in terms of allowing County officials to serve three terms instead of two. Clerk Espinoza, is there anything you'd like to add to this?

MS. ESPINOZA: Yes, it will be on the ballot in November. I was on the air this morning on one hand trying to promote it because it would enable County elected officials that are serving now to serve one more term. And I think the rationale behind it is elected officials are trained and it's on the job training every day. The Clerk's position, the Commissioners', the Treasurer's, they're all very technical positions so we're hoping that the voters will see to it that it gets passed. But again, on the other hand it hasn't passed in the past. So I don't know if it will pass again. But we are actively promoting it. So if anyone has questions they can certainly give us a call.

CHAIRMAN MONTOYA: Commissioner Vigil.

COMMISSIONER VIGIL: Mr. Chair, I actually think in the past, Valerie, and correct me if I'm wrong, it's really been no term limits. This is the first time there's just an additional term limit, right?

MS. ESPINOSA: There's a cap on County elected officials serving two terms.

COMMISSIONER VIGIL: Right. And they're asking for just one more term. The past referendums have been no term limits. They've tried to eliminate any term limits.

MS. ESPINOZA: I see what you're saying. That's correct.

COMMISSIONER VIGIL: Is that not correct? That's part of the reason why it has not been widely received and those of you who have served in the Association my correct me if I'm wrong but I think what distinguished this referendum that's going to the voter from the past is that it only allows for one more term. Is that correct?

MS. ESPINOZA: That's correct.

COMMISSIONER VIGIL: Thank you. That's what I understood. Thanks.

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CHAIRMAN MONTOYA: Any other discussion on this? Commissioner Anaya.

COMMISSIONER ANAYA: Mr. Chair, I believe, and you can correct me if I'm wrong is that the State of New Mexico is the only state that has term limits for county elected officials. All the other states don't have term limits.

CHAIRMAN MONTOYA: Yes. West Virginia has term limits for their coroner but that's it.

MS. ESPINOZA: Mr. Chair, may I say one more thing. I think at the County College they invest in our training and we get certified to become good Commissioners, good Clerks and so I think just when people are getting their feet wet that's when their term ends, and I do believe it's a good thing, again.

COMMISSIONER VIGIL: Mr. Chair.

CHAIRMAN MONTOYA: Commissioner Vigil.

COMMISSIONER VIGIL: I think it's particularly relevant for even smaller counties because in those cases they have a difficult time getting elected officials to run through qualifications and through whether or not they're available to make the kind of commitment that these jobs require. So the smaller counties throughout the state are very adversely affected in terms of gaining people to run for the position and if I remember correctly the Association advocated for that, not only based on the fact that it's difficult for the smaller counties but it's difficult also to consistently retrain folks as you adhere to. Thank you, Mr. Chair.

CHAIRMAN MONTOYA: Yes. And I think those are excellent points because certainly, I know of some county commissioners who essentially were asked to run again even though they couldn't, because nobody was filing to run for those positions. The small counties are impacted significantly in terms of the term limits. I think Santa Fe County is a little different. I don't think we're ever at a shortage of candidates but certainly these smaller counties are and this will help them and I'm hoping the electorate sees that this is something that benefits local governments and local government is certainly totally different from state government or any other types of government. City officials don't have term limits. At least this is allowing one more term. So this resolution is just – I'm going to say the therefore: Therefore be it resolved that the Santa Fe Board of County Commissioners supports the New Mexico Senate Joint Resolution 5 amending the New Mexico Constitution which would result in more consistent, efficient and effective administration of county resources by allowing the three terms, three four-year terms. So I move for approval.

COMMISSIONER ANAYA: Second.

CHAIRMAN MONTOYA: Second by Commissioner Anaya. Any other discussion?

**The motion passed by 4-1 voice vote with Commissioner Stefanics casting the nay vote.**

**XII. D. NCRTD Status Update (Commissioner Stefanics)**

COMMISSIONER STEFANICS: Thanks, Mr. Chair, Commissioners. I'm going to ask Penny Ellis-Green to give a report. She attended the last meeting as my alternate.

MS. ELLIS-GREEN: Thank you, Mr. Chair, Commissioners. The RTD meeting was on Friday, July 9<sup>th</sup> and it was here at Santa Fe County. Two of the major items that they approved were first of all the fiscal year 11 budget. Staff had gone back and made several reductions to the admin portion of the budget to increase the amount that the RTD has in reserve, which means it would now meet the FDA requirement of having a reserve. The Finance Subcommittee had sent this forward with full approval. They had had three meetings in the last several weeks to review the budget. So the budget was approved by the RTD board.

Also relating to Santa Fe County, a resolution was proposed to increase the fare for the Pojoaque school students route from one dollar per ride to three dollars a ride. This was a proposal by the RPA because we had seen the cost of that route go from about \$11,500 to \$12,000 proposed at the beginning of fiscal year 10, up to over \$50,000. So what the RPA had done was put a limit of \$40,000 on the route and ask for this additional fare to be imposed. The RTD board tabled this. There was concern from Los Alamos County, Rio Arriba County and the Town of Española. My understanding is that some of those representatives may come to the RPA meeting next Tuesday to express their concern about the increasing fares, whereas the rest of the RTD routes do not impose fares.

The difference with this route is that it is a demand-response; it is not a fixed route. So the school students have transferred from the school district where they live into the Pojoaque school district, and they actually are picked up from their house and taken across the county line into Santa Fe County to go to a school bus stop. The school bus then picks them up and takes them to the school. So the location where these children live is not actually in Santa Fe County. The school they're coming to is in Santa Fe County. That was part of the reason that the cost escalated so much last fiscal year, is it's not a fixed route where it really doesn't matter if two people get on or 20 people get on the bus. We actually go and physically pick up the children and take them to the bus stop. That was why the RPA put the limit on that and set the higher fare. So at the moment that resolution has been tabled by the RTD and I believe it will go back on to the RTD agenda. So those were the two main issues that the RTD acted upon.

CHAIRMAN MONTOYA: Any questions for Penny? Commissioner Anaya.

COMMISSIONER ANAYA: Yes. Penny, can you tell me what the update is on the Stanley – the southern part route, coming into Eldorado?

MS. ELLIS-GREEN: Mr. Chair, Commissioner Anaya, yes. The RPA did cancel that route as of July 1<sup>st</sup>. The route initially had been run by All Aboard America at a cost of approximately \$350,000 a year. What we were finding in the southern part of the county is only about six to eight riders per day, which made the overhead of that extremely

high. So the RPA did not include that in the transit service plan for this fiscal year. We've looked into possible federal funding. It's administered through the state; 5311 funding is for rural transit. As we're part of the NCRTD, they apply for the 5311 grant. They did not this year get their full request of the grant and the funding has been allocated to other counties. So my understanding is that Santa Fe County did not get any 5311 funding for this year.

We've also looked at 5310 funding which is for senior users. We will be notifying the state and I've worked with Ron from the senior program, that we will be submitting for funding for a bus, but the next available cycle is for fiscal year 12. And again, the money that we get from that can only be used for capital, and we have to come up with a match of that. I believe a 20 percent match. But that could get us a bus to be able to use.

The RTD have a proposal for actually running the route from Edgewood through Stanley to Eldorado, which would meet the new Eldorado line, but it's about \$63,000 a year, and at the moment, looking at the GRT, we had another month that looked like it was a little bit lower than predicted, so there's very little additional money left over for fiscal year 11 in the GRT.

COMMISSIONER ANAYA: Okay. Thank you, Mr. Chair.

CHAIRMAN MONTOYA: Okay. Any other questions?

## **XII. OTHER MATTERS FROM THE COMMISSION**

CHAIRMAN MONTOYA: Commissioner Stefanics.

COMMISSIONER STEFANICS: Thank you, Mr. Chair. I hope that things are going well here. I understand that as of July 1<sup>st</sup> we were to have made some budget changes, so I'll be asking staff questions about that when it comes time for reports from the Manager. I hope everybody had a safe holiday and that they were not caught in any thunderstorms or lightning strikes and that everybody was safe. Thank you.

CHAIRMAN MONTOYA: Okay. Commissioner Holian.

COMMISSIONER HOLIAN: Thank you, Mr. Chair. First of all I want to say thank you to the organizers and volunteers of the Folk Art Market. My husband and I went this last weekend and it was an absolutely incredible experience. It was so multicultural; it was so fitting with what I think we represent in this county. People from all over the world were there. And I'm a little ashamed to admit that I've actually never been before and it's really the premiere cultural event in District 4, as far as I can tell. But I did do my part; the County has a lot more gross receipt taxes now due to a few purchases that we made.

Secondly, I just wanted to let everybody know that I'll be gone for the July 27<sup>th</sup> meeting but if there are any important issues, Mr. Chair, I will be available by phone to call in.

Thirdly, I have a rather lengthy item here about the renewable Energy Financing District. I didn't want to talk about it again but there have been some issues that have come up and have caused a lot of concern, so I thought that I had really better address this.

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Now, our Renewable Energy Financing District is what's called a PACE program. That stands for Property Assessed Clean Energy, and the emphasis here is on property assessed, and that's the problem. There were concerns that were raised about PACE programs in general by Fannie Mae and Freddie Mac, and there was a letter that was issued last week by the Federal Housing Finance Agency, FHFA, addressing these concerns, and specifically the concern is on the priority of the lien on the property for the renewable energy loan.

Now, the way that these PACE programs are set up now in general is that the lien has precedence over any mortgages on the property. So that puts it on par with property tax, and almost all special assessments are that way. Now, one thing that was not mentioned in that letter and I'm not sure that it's well understood is that it's not the entire lien that has precedence; it's only essentially one year's payment of the lien that has precedence. So the way that this works is let's say a house goes into foreclosure and the price that it sells for is less than what is owed on all the liens and mortgages. So this is the way that the priority would go: The property tax and any special assessments, including PACE program special assessments would be, first arrears would be paid and then they would pay the amount that was owed up to the date of sale. Then, any remaining money would be doled out to the mortgages that were outstanding on the property. And I think that this is really an important point to understand because the amount is not that great.

But Fannie Mae and Freddie Mac expressed concerns about this. So FHFA made some recommendations. One recommendation is that we put a hold on any more PACE programs, any more loans for PACE programs until there are uniform underwriting rules that are drafted. And so I imagine that this would be done on the federal level but we would be bringing in the financial community to make sure that everybody is on the same page. Also, FHFA made recommendations to Fannie Mae and Freddie Mac. One was that for any area where there is a PACE program, that they adjust the loan-to-value ratios to reflect the maximum permissible PACE loan, not just the amount that is the priority. So this is a big deal.

Secondly, that Fannie Mae and Freddie Mac should ensure that any loan covenants require approval for PACE loans if they are in a district where there is a PACE program. Thirdly, that they tighten the borrower debt-to-income ratios, again, to account for any PACE loans that might occur in a district. So they would be adjusting these loan-to-value ratios and the borrow income-to-debt ratios for everybody in a district where this was a PACE program, whether they had one of those loans or not, or whether they were ever going to have one of those loans or not. So this has really giant implications for mortgage lending in this country. I think it's important to note that.

Now, we had realized when we were setting up our Renew Santa Fe program that these were the concerns of the financial community. So we actually tried to address these concerns in our program. We determined that we were not going to make PACE, renewable energy loans, to anybody who was a bad credit risk. We would not make loans to anyone who had an underwater mortgage, that is they owed more on the mortgage than the assessed value of the house. We would not make loans to people who were bad credit risks. But now what

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the community is looking for is uniform underwriting requirements.

So now, the question is what are we doing about our own personal program and what are we doing to move forward? So the real question is what is Duncan doing? Duncan is communicating with our congressional staff, particularly Senator Bingaman's office. He is the head of the Energy Committee, so he's going to play a really important role in straightening out this issue. Duncan is also in contact with state officials from the Energy, Minerals and Natural Resources Division, from the Governor's Office. Also from our state legislators. Also, he's talking with Renewable Funding. This is the private entity that is actually funding our program but we have to be very careful in our conversations with them since they are a private entity and we have entered into an agreement with them.

But the idea is to collaborate to resolve the situation. Now, the very first thing we have to do is make sure that everybody, everybody has accurate information, especially this whole complex thing about the liens. Now a couple of things that might be done to resolve the situation are legislation. One is legislation at the federal level. There are a lot of senators out there across the county who have PACE programs coming up in their states and they're very concerned about straightening this out. Secondly, there may be – and I think there almost certainly will be an effort to create loan guidelines, so everybody knows where they stand. Actually, I think that this will be a good thing, because if we have uniform loan guidelines then the private credit markets are going to be a lot more comfortable with these kinds of loans and ultimately it will mean lower interest rates for us.

One final thing is that Duncan has been talking with Senator Wirth and he has directed state legislative staff to look into whether we can actually implement our programs so that the PACE loan, that is the Renew Santa Fe loan, is subordinate to any mortgages. The legislation that was passed, Peter Wirth's bill, SB-647, actually does address the whole issue of priorities. So they are actually investigating whether we could make it a subsidiary priority.

One final thing that I think is really important is this is a Fannie Mae, Freddie Mac problem; commercial properties are not affected. We can move forward with the program for commercial properties. Any questions about that?

CHAIRMAN MONTOYA: Any questions for Commissioner Holian about this? Commissioner Stefanics.

COMMISSIONER STEFANICS: Thank you, Mr. Chair. Commissioner Holian, from what I understand then, commercial projects and loans could move ahead. Is there a possibility that commercial development would deplete the fund so that we could not accommodate very many homeowners?

COMMISSIONER HOLIAN: Actually, it's more of a problem as to whether we would have enough. I think we will, but from Renewable Funding's point of view, they need to have enough activity in these microbonds so that they can package them and sell them in the secondary market. So we need to have enough activity, actually.

COMMISSIONER STEFANICS: So, Mr. Chair and Commissioner Holian, I'm not sure if we already discussed this once, but is there some way that the County could qualify for this? I don't know that we've investigated this because we really don't have a lien

on anything, but if we wanted to do something ourselves in one of our buildings – are we considered commercial and do we have a manner to do that?

COMMISSIONER HOLIAN: Well, we certainly wouldn't be affected by Fannie Mae and Freddie Mac. I could look into that. The normal reason that local governments do not do this themselves is that they cannot take advantage of the tax breaks. So the more typical process that is used is to contract with a third-party developer to implement the renewable energy project for local government, then have a contract – this is what you're doing with the Buckman Direct Diversion.

COMMISSIONER STEFANICS: We can sell our tax credits though.

COMMISSIONER HOLIAN: Oh, is the County selling its tax credits?

COMMISSIONER STEFANICS: We have the ability to do that, so that's why maybe we just need to have – I don't know – bond counsel, legal, finance, somebody investigate this for us. Thank you.

COMMISSIONER HOLIAN: Good suggestion, Commissioner. One final real quick item. I'm sure you're getting sick of hearing me talk but I'm going to make this real quick. This has to do with the Regional Coalition of LANL communities. The Coalition is looking at various budget scenarios. Duncan will document this and he will bring forward a report at the next meeting about various scenarios and he will ask for direction from the Commissioners.

Also, Santa Fe County is hosting the next meeting. It's going to be on August 2<sup>nd</sup> from 9:00 to 11:30 right here in the Chambers so I invite anybody to come who's interested in this. Thank you.

CHAIRMAN MONTOYA: Okay. Thank you, Commissioner Holian.  
Commissioner Vigil.

COMMISSIONER VIGIL: Commissioner Holian, will we get an invitation or an update on that invitation?

COMMISSIONER HOLIAN: For the Regional Coalition?

COMMISSIONER VIGIL: Yes.

COMMISSIONER HOLIAN: Duncan, I would like to direct you to send out an invitation.

CHAIRMAN MONTOYA: Just on that point, we will discuss this at the Intergovernmental Summit on July 28<sup>th</sup>. It is an issue for discussion. Commissioner Vigil.

COMMISSIONER VIGIL: Okay. I just wanted to announce that the Agua Fria Village Association is having their annual picnic. For those residents in the village who haven't heard about it, it's June 18<sup>th</sup>. It will be at the Nancy Rodriguez Community Center from 1:00 to 4:00.

And the other announcement I wanted to make is the recycling and e-waste drop off day, which will be August 21<sup>st</sup> from 9:00 to 1:00 pm. Recycling and drop-off material can be taken to Siler Road, at 1142 Siler Road. This does include televisions, computers, servers and laptops, flat screen monitors. It includes coffee makers, microwaves, alkaline batteries, all kinds of recyclable material that is considered e-waste. And there is a listing of all those



items that are e-waste. I'm not too sure if it's in the Solid Waste Management Authority website. It definitely is in the Keep Santa Fe Beautiful website under the City of Santa Fe. This is one of those few opportunities that we have to collect e-waste and have it appropriately disposed. So again, the date of that is August 21<sup>st</sup>, and I will be announcing that on a regular basis, Mr. Chair. And that's it. Thank you very much.

CHAIRMAN MONTOYA: Okay. Commissioner Anaya.

COMMISSIONER ANAYA: Thank you, Mr. Chair. I want to thank the Road Department for working late hours when the floodings were in progress, and I also have a question about Martin Road, Penny. I believe that the ordinance that we passed last month or the last two weeks, might have an effect on Martin Road, and materials being purchased.

MS. ELLIS-GREEN: Commissioner Anaya, Commissioners, the BCC has already heard the allocation of grant funding and accepted the grant for Martin Road. So I have spoken to the Legal Department about this and we don't believe it will. The procurement needs to go through the proper processes and we're in the process of doing that right now in order to be able to start that project.

COMMISSIONER ANAYA: So it's not going to affect Martin Road.

MS. ELLIS-GREEN: Mr. Chair, Commissioner Anaya, no, I don't believe it will do. We're going through the process right now with doing a purchase request to purchase the materials. But this Board, this Commission has already approved – had Martin Road grants on their agenda several times and have approved them.

COMMISSIONER ANAYA: Okay. Robert, was there any other issue on that Martin Road?

ROBERT MARTINEZ (Public Works Department): Mr. Chair, the only other issue was in the ordinance. It has language about piggy-backing off of other contracts and as the acting manager said, we're going through the procurement process, but in order to make this project viable we need to be able to piggy-back off of the state price agreement for the materials, such as basecourse. And I'll give you an example. To purchase the materials off of state contracts from a vendor that's close to the project site is \$108,000. To purchase the basecourse from a County contract from a vendor here in Santa Fe would cost us \$190,000. So there's a savings of approximately \$80,000. If we're required to use the County contract we will not be able to build the full length of this project.

COMMISSIONER ANAYA: Okay, so are we aware of that, Penny?

MS. ELLIS-GREEN: Mr. Chair, Commissioner Anaya, I was not aware of that.

COMMISSIONER ANAYA: So I guess what I want to do and for the Commission to know is how – to me it makes sense to purchase material in the southern part of Santa Fe County and save \$90,000. So does the ordinance conflict with saving money? Did we pass an ordinance that is going to spend more money from the County?

RACHEL BROWN (Deputy County Attorney): Mr. Chair, Commissioner Anaya, if I might respond. The ordinance is not the issue. The issue is that we have gone out to bid to obtain vendors who will sell us a particular type of product, and once you have gone

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out to bid there is an expectation that those vendors would then be utilized for that project, but I will work with Robert to discuss alternatives.

COMMISSIONER ANAYA: So, Robert, are we going to be able to continue on with Martin Road, if we stick to the ordinance?

MR. MARTINEZ: Mr. Chair, if we're allowed to piggy-back off of the state price agreement we will be able to build the project as planned. If we're not allowed to piggy-back off of the state contract and utilize the County price agreement for basecourse and the chips, we will only probably be able to build two miles, as opposed to three.

COMMISSIONER ANAYA: Okay, so the ordinance – you're saying it's not pertaining to the ordinance? But he's saying that we can't piggy-back anymore. Correct?

MS. BROWN: The ordinance doesn't require that we stop piggy-backing entirely. There are certain situations in which you can't piggy-back and I'd be happy to work with Robert.

COMMISSIONER ANAYA: Okay. I just want to make sure that we didn't pass an ordinance that's going to affect the County and affect our work. Thank you, Rachel. Thank you, Robert.

MR. MARTINEZ: Thank you, Mr. Chair.

CHAIRMAN MONTOYA: Okay. I just wanted to remind the Commissioners that on July 28<sup>th</sup> we have the Intergovernmental Summit. If you don't have it on your calendar please put it on there. That again is going to be an all-day event from nine to about three. Also, it was mentioned to invite people, Cochiti Pueblo is having their feast day, so people can attend that day of worship for them. And then on Friday I will be giving the presentation to the Western Interstate Region Board of Directors, pitching Santa Fe County for the 2012 Western Interstate Region Conference. So if there's anything that people have regarding what I should say, let me know. I'd be glad to incorporate it into my short remarks. And then as a result of that, the grand opening that was scheduled for Cundiyo this Friday will be moved. We will reschedule that. We had originally planned to have it this Friday so we will reschedule that. And lastly, I just want to wish my son a happy birthday. He's a quarter century old today and I'm twice as old as he is.

COMMISSIONER STEFANICS: Mr. Chair.

CHAIRMAN MONTOYA: Commissioner Stefanics.

COMMISSIONER STEFANICS: Thank you. On the Intergovernmental meeting, will we be receiving an advance agenda so that we can make sure that we're there for the parts that really pertain to us?

CHAIRMAN MONTOYA: Yes. I'll make sure that Hutch gets you a copy of that.

COMMISSIONER STEFANICS: Thank you so much.

CHAIRMAN MONTOYA: Sure.

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**XIV. STAFF AND ELECTED OFFICIALS' ITEMS**

**A. Growth Management Department**

- 1. Ordinance No. 2010- 9, to Amend the Paragraph C of Section 18 of the County's Affordable Housing Ordinance, Ordinance No. 2006-02, to Provide That, When the Unit is Sold, Refinanced or Subject to Filing a New Ownership with the Santa Fe County Assessor's Office, within Ten Years of Entry into the Affordable Housing Program, the County Shall Share in the Appreciation in the Same Percentage as the Proportion of the County's Initial Lien to the Initial Market Value of the Home. After the Ten-Year Period, the County Would Only Recoup its Principal Amount and Interest Thereon**

DARLENE VIGIL (Affordable Housing Administrator): Mr. Chair, this particular ordinance has gone through work study. We've done publication of title and general summary, so we are requesting the final approval of the ordinance.

CHAIRMAN MONTOYA: Any questions for staff?

COMMISSIONER ANAYA: So moved.

COMMISSIONER HOLIAN: Second.

COMMISSIONER STEFANICS: Mr. Chair, I believe we need a public hearing and then a roll call. It's an ordinance.

MS. BROWN: That's correct.

CHAIRMAN MONTOYA: Okay. So –

COMMISSIONER ANAYA: Withdraw.

CHAIRMAN MONTOYA: We'll hold. We'll open it up to public hearing now. If anyone would like to speak on this ordinance please come forward. Seeing none, this public hearing is closed. Commissioner Anaya.

COMMISSIONER ANAYA: So moved.

COMMISSIONER HOLIAN: Second.

CHAIRMAN MONTOYA: I have a motion by Commissioner Anaya, second by Commissioner Holian. Any further discussion?

**The motion passed by unanimous [5-0] roll call vote with Commissioners Anaya, Holian, Stefanics Vigil and Montoya all voting in the affirmative.**

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**XIV. A. 2. Resolution No. 2010-115. A Resolution to Amend Housing Assistance Regulations to Increase the Amount of the Grant of All Or a Portion of the Costs of Acquisition, Development, Construction, Financing Operating Or Owning Affordable Housing From \$10,000.00 to \$20,000.00**

COMMISSIONER ANAYA: So moved.

COMMISSIONER STEFANICS: Second.

CHAIRMAN MONTOYA: Motion by Commissioner Anaya, second by Commissioner Stefanics. Any discussion?

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

**XIV. A. 3. Affordable Housing Report: Summary of Previous Needs Assessments, Mortgage Tax Credit Extension, Down Payment Assistance Update. Discuss Extension of Program and / Or Services to Be Provided to Current Homebuyers**

**XII. E. Provide Direction to Staff to Develop Program Structure and Activities Related to Home Improvement and Energy Efficiency as Part of Santa Fe County Affordable Housing Program (Commissioners Holian and Vigil)**

MS. VIGIL: Mr. Chair, Commissioners, I have provided in your packets a timeline of events covering the past 20 years. Incorporated in that time line is a list of studies that were provided to the local governments and I've highlighted several of those studies and the year that they were drawn out. There is also a matrix of key issues pertaining to affordable housing that pertain to housing trends, housing gaps, programs, the percentage of cost-burden homes, for owners as well as renters, etc. Please keep in mind that these particular studies were prepared with data that was gathered between the years 2006 through 2008, and the market conditions were vastly different from today's market.

Once we reviewed as staff all of the studies and the data, obviously they're here for your information, but my memo, actually, to the BCC does recap the data for workforce housing in the county and what this demonstrates is that once the County passed the Santa Fe Community College District Ordinance requiring 15 percent be affordable we closed on 177 homes and in 2006 the ordinance was improved to require 30 percent affordable. We've closed 15 homes under that particular ordinance. So since 2002 to date we have a total of 192 homes in Santa Fe County. At present, so you are well aware of the inventory that we look forward to in the future, Santa Fe County has 202 lots that are approved and ready for vertical construction.

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In addition to that we have 374 lots in projects that are approved and either master plan, preliminary or final approval stages. So the total inventory of affordable lots that we have at hand right now are 576 that again are targeted for affordable homes. In addition to that we also received a report from the Santa Fe Association of Realtors of existing homes and what we're showing are homes that are less than \$250,000. In today's market we have 43 homes that are located in Santa Fe County. In addition to that we had a separate report. We wanted to know single-family residences in the city of Santa Fe, we have a total of 200. So obviously, we can see that the data supports and wants direction from the Board of County Commissioners on how to extend the program and consider other services for homebuyers at this time.

CHAIRMAN MONTOYA: Questions? Darlene, I had requested that we look at that percentage of that 30 percent. It's a pretty significant decrease and again, I'm just going to say I don't think that number works, and we need to revisit it and we need to go to a percentage. I think the Santa Fe Community College District has proven to be a kind of an acceptable guideline in terms of 15 percent, so I really would like to see something come back to the Commission in the near future amending what we currently have, at least to bring it up for discussion.

MS. VIGIL: Mr. Chair, absolutely. We are working on that with the Growth Management team and Legal.

CHAIRMAN MONTOYA: Okay. So when could we see something?

MS. VIGIL: I would defer that to Legal. I know that we're doing some studies and we may be also taking a look at the Growth Management Plan, the Sustainable Land Development Plan. I would hope that that would happen within the next three to six months if possible.

CHAIRMAN MONTOYA: Is there any reason it needs to be tied to those other issues?

MS. VIGIL: I believe that the supporting data that we need to look at, because the Growth Management Plan is taking a look at the SDAs, the sustainable development areas, and they've identified four. That comes into play also with the support of the demographics that we've experienced with the economic downturn. So I believe that they are tied together, Commissioner.

CHAIRMAN MONTOYA: I guess I don't see it that way. Commissioner Anaya.

COMMISSIONER ANAYA: I don't either. I'd like to see it come forward. If we're going to wait for the Growth Management and that to come forward then we'll never hear it. So I'd like to hear it come forward sooner than that. Thank you, Mr. Chair.

CHAIRMAN MONTOYA: Okay. Any other? Commissioner Stefanics.

COMMISSIONER STEFANICS: Mr. Chair, I think that if you're going to bring some different ideas forward regarding that you might want to look at something like a higher percentage with subsidies, and a lower percentage without subsidies, so that there would be some attraction to do one over the other. Thank you.

COMMISSIONER VIGIL: Mr. Chair.

CHAIRMAN MONTOYA: Commissioner.

COMMISSIONER VIGIL: Thank you. Thank you, Darlene for the report. I really appreciate the accuracy and the matrix and all. It helps create a really good focus for us. I think we will have some more immediate information on a lot of the questions that are posed today once we get back what you referenced and some studies and some condensation of information that's actually out there now. What I'm going to suggest is we as a Commission have tried to create an impetus, a stimulus for affordable housing in many ways. And that hasn't happened. We tried to do a public-private partnership at one point in time and got some proposals with regard to that, and actually, if there's anything that I realize through that process was the fact that a public-private partnership is necessary. However, there needs to be more public and more private partnerships involved in an affordable housing project.

I think not having that model in place one of the things that we can move forward with is the actual what can we do right now response to the question that we constantly have on this. And that for me would be to look – and I would ask staff – to look into the possibility of renovating, renewable energy, talking to folks like Los Amigos. We still have some additional dollars. We've approved the stimulus dollars for the down payment assistance. We've approved dollars for developer assistance. None of that is moving. So we're really looking at it from a perspective of how do we create new housing when the whole issue of existing housing needs to be addressed.

So I would like from Housing's perspective for you to come forward with some ideas and proposals financially with what we can do to assist in renovating, renewing, upgrading, improving, incorporating energy efficiency in existing houses, and how we could leverage dollars perhaps with such programs as Los Amigos. And we've done that; it's been proposed in many ways. But I actually think right now, if we're to create any kind of a stimulus this is probably the most foreseeable one. Thank you, Mr. Chair, and I'm open to any suggestions or responses on that.

CHAIRMAN MONTOYA: Okay. Commissioner Holian, then Commissioner Stefanics.

COMMISSIONER HOLIAN: Thank you, Mr. Chair. I totally agree with Commissioner Vigil. I feel that out in the rural areas there's a real need for home upgrades. There's a lot of homes out there that are old and need help and the people who live out there often just don't have that huge sum of money to put on a new roof. So I think that we really have an opportunity now to not only create a loan program but possibly we could create kind of a tiered loan program for income-qualified individuals so that we look at what tier they're in, and the interest rate could be adjusted accordingly to the tier. So that people that need more help will get more help and so on.

And I think it's also a golden opportunity to – let's say somebody's putting on a new roof – to create some information, guidance, education for people, because they might as well put on a lot of insulation if they're putting on a new roof too. People out in the county are using propane, and I know from personal experience that propane went up in price back in

2001, 2002 and it's never gone down. So energy efficiency will make sense everywhere; it really makes sense in the rural areas where people are on propane. So I would like to give that direction as well. Thank you.

CHAIRMAN MONTOYA: Commissioner Stefanics.

COMMISSIONER STEFANICS: Thank you, Mr. Chair. Since we're looking at a variety of things, I think we should probably also revisit the subsidies for incorporated versus unincorporated. And looking at perhaps the number of existing homes that are available in both, and maybe looking at some formulaic – because I think right now we have 100 percent has to be subsidized in the unincorporated area. Is that correct?

MS. VIGIL: Mr. Chair, Commissioner Stefanics, yes it is.

COMMISSIONER STEFANICS: Okay. So I'm not saying that that's necessarily the avenue I want to go but I'd like to have it included as discussion in terms of ratios of houses that are available. Thank you.

CHAIRMAN MONTOYA: Okay. Commissioner Vigil.

COMMISSIONER VIGIL: On that subject, actually, Darlene, you and I had a conversation with regard to that because the tax cut, it was extended through September 30<sup>th</sup> but only for those folks who entered into an agreement by April 30<sup>th</sup>. Are those dates correct?

MS. VIGIL: Mr. Chair, Commissioner Vigil, absolutely.

COMMISSIONER VIGIL: Okay. So we actually – I had actually looked at the possibility of assisting those in the unincorporated and the incorporated area to find out how many of those qualify, particularly for this window of opportunity. I think Commissioner Stefanics is looking at it as a whole, but with regard to the tax credit availability, did you get some figures back on that?

MS. VIGIL: Yes, Mr. Chair, Commissioner Vigil, absolutely. We contacted the three local housing organizations, not-for-profit organizations, which are Santa Fe Community Housing Trust, Habitat for Humanity, and Homewise, and they did not have any folks that were closing by September 30<sup>th</sup>, even with the mortgage tax credit, and I asked for outside of the mortgage tax credit, whether it was in the city or in the county and we came back with zero from all three entities.

COMMISSIONER VIGIL: Really, there is sort of a – my observation would be a real flat market right there. For me, that lends itself more towards the argument of creating a benefit for homeownership renovation and improvement at this point in time. Thank you, Mr. Chair.

CHAIRMAN MONTOYA: Okay. Thank you, Commissioner Vigil. Any other questions? Commissioner Holian.

COMMISSIONER HOLIAN: Mr. Chair, actually, I'd like to make one other request. I think that it might be very interesting if at the same time you put together the suggested programs to look at the economic impact analysis.

MS. VIGIL: Mr. Chair, Commissioner Holian, absolutely.

CHAIRMAN MONTOYA: Okay. Anything else, Darlene?

MS. VIGIL: Mr. Chair, I'm done.

CHAIRMAN MONTROYA: Great. Thank you.

**XIV. A. 4. Update on the Sustainable Land Use Development Plan. Jack Kolkmeier, Director/Growth Management Department**  
*[Exhibit 3: Presentation Synopsis]*

JACK KOLKMEYER (Growth Management Director): Good afternoon, Mr. Chair, Commissioners. We were asked towards the end of last week if we would make a brief presentation to you on the status of the Sustainable Land Development Plan and Robert Griego, your Planning Manager for the Planning Division and I have put together some notes here to go over with you on basically four different issues and stages where we're at with the Sustainable Land Development Plan. I'd like to go through those and then answer any questions that you might have, and also have a discussion about the direction that we need from you right now. We really want to move this plan along and as I'll lay out in a minute or two, there are some obstacles and some challenges but we think we can get through all of them, and give a number of the discussions that you just had this morning, we think that there's a really important reason why we need to move the plan forward.

So I'm going to briefly talk just for a moment about again, reiterating the purposes of the Sustainable Land Development Plan, the current process that we've gone through, what we've done, current problems and challenges that we're dealing with right now and the next steps that we plan to take over the next couple of months.

This has been really an exciting and interesting project. I've done about ten general plans in my 35-year career as a planner and it never ceases to amaze me that even though I had many years of experience in this the most challenging projects always come in Santa Fe or Santa Fe County. I think there's a lot of reasons for that. As we've gone through the County and had dozens and dozens of meetings your constituents and our residents continuously tell us that they're different than everybody else. We go to Nambe, they're different than Arroyo Seco. Arroyo Seco is different than La Cienega, is different than Galisteo is different than Stanley.

So we have an enormous challenge in trying to find consensus for ideas and concepts, first of all, and then to put them into some kind of a plan and construct and ultimately a code that comes back to work for everybody. While some people might find that really frustrating, as planners, that's what we like. That's how we like to approach things, because it's really about problem solving. So problem solving becomes not only a challenge but when you can actually solve some of the problems then it becomes a very gratifying experience over time.

I want to just reiterate – we'll start real quickly with reminding you that the 2010 Sustainable Land Development Plan is an update of this plan, the 1999 Growth Management Plan, and this preceded most of you, or I guess all of you on the Commission. But the 1999 Growth Management Plan was very significant. It created programs and policies that worked. So for us to not lose track of some of the programs that you've created already and then to build on them, we think it's really important that we keep that in front of us.

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For example, the 1999 Growth Management Plan designated a specific growth area for the county. That was the Community College District. The affordable housing, just related to what you were just talking about worked because it was part of the Growth Management Plan. Not that it was separate from it; it was part of it. And it worked because we were able to create an area where we could have density. Affordable housing works when you have density, because then the developers can afford to build there, they can afford to provide housing that's affordable. The 15 percent designation that we had, that was a piece of cake. Everybody agreed to that because the developers could get what they wanted and we could get what we wanted. In addition, we got open space and trails as well – 50 percent.

So it's very significant that we designated specific growth areas. We want to do that again in the 2010 Sustainable Land Development Plan. So we think the affordable housing program is one of many programs that actually are yours as you move forward, whether it's economic development or affordable housing that should be a part of the Sustainable Land Development Plan. It doesn't mean we can't look at them and separately talk about them, but these become your programs as Commissioners that you want to go forward with in 14 different categories.

We also defined service areas for a water utility, and that led us to the Community College District again at that time. We created the community planning program, enormously successful – traditional community plans, contemporary community plans, district plans, corridor plans – they all came out of the 1999 Growth Management Plan again, and now we've stopped them for a moment so we can reconsider whether they work, how we go forward. But we need again to consider that that was a very successful program.

The open space program was created as part of the 1999 Growth Management Plan. The very first purchase was the Rail Trail. When you look back at that, we purchased the Rail Trail for \$40,000. Dale Ball gave us \$10,000, and it really became the backbone of an enormously popular program that we started back at that time.

The water conservation program was created then. We defined the economic development target industries and preferred locations, which led us into the creation of the media district and to that whole effort, whether people like that or not it goes back almost ten years now to at least formulating the ideas then and taking them forward. To provide fiscal integration and responsibility. We recommended a CIP in 1999, don't forget, and did not adopt one. So this becomes another important challenge for us right now, looking back, we should have had a fiscal strategy then and we didn't. So now that's an important step this time.

The same with the Land Use Code. We created the 1999 Growth Management Plan but we did not create a code to implement it. So here we are again, a perfect time again to redo the plan and then go forward with the code that matches the plan. So again, just reminding us that those are some of the reasons that we did that. Also, redefining this idea of systems and settings that we talked about. This is the idea that for this 2010 plan it really goes back to 1999 again – what are the settings of the county? What is the geography, the landscape? That's why we originally divided the county up into growth management areas,

North, El Centro, Galisteo and Estancia, so we can look at what were the different settings and what systems needed to be applied – whether they were road, water, wastewater, open space, whatever, to the distinct geographic areas.

Again, as I've already said, this SLDP now really becomes your document to guide you for whatever program development you want to pursue, whether it's economic development or affordable housing or land use for the future.

On the current process that we've been going through, we've now had, since the first of the year, approximately – well, actually, towards the end of last year as well, ten CDRC public hearings on this SLDP. Ten of them. And we're still not finished with the CDRC and I'll explain that in a second. We've had probably 20 to 25 workshops that we've conducted to go over specific concepts and ideas with the various members of the community. We've done significant revisions and made significant county recommendations from the document that we started. This is like the third iteration now that we have. We're going to keep this document all the way through the process now until we get back up to you, but you may recall, the other one was 1200 pages and was just completely not acceptable to the community. We've gotten it down now to a really good document, although we still have some issues that we need to deal with.

The CDRC meeting held on May 13<sup>th</sup> recommended that staff hold additional meetings to address concerns from residents of the southern part of the county. We've gone down to Stanley and had one public meeting. We actually had a public CDRC meeting July 1<sup>st</sup> down there as well. So we've taken to heart the directives from those meeting to go and get – to continue to work with residents of the county. We had community meetings held in Stanley, as I said, June 3<sup>rd</sup> and June 21<sup>st</sup> and we held a public CDRC public hearing on July 1<sup>st</sup>. So the process continues to go forward.

We think, while it seems cumbersome to a lot, we think it's solving a lot of the problems and issues that have come up. What are some of the problems and challenges that we face right now? I'm going to start with some of the things that came up in the southern part of the county and then I'll talk about a few overall things, because it's very interesting, again, in terms of how I started when I said that residents of different parts of the county view themselves differently from others, and that's in part, part of the challenge that we face right now.

When we first went down to Stanley, after our first meeting, we got back 98 specific recommendations from the landowners association in southern Santa Fe County. 98 differences of opinion with our plan at that point. We made – we looked at those plans and lo and behold, one of the significant things that they brought up is that they said that your plan doesn't really address the southern part of the county. And as we looked back on some of the chapters, especially ones on water, for example, economic development, they were right. They were absolutely correct. And in part some of that dropped out for us when we left behind the growth management areas in favor of just the sustainable development areas, and we dropped out a lot of the specific geography from other parts of the county. And one of the things we'd like to do, not only is to continue to look at their list of 98 specific

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recommendations and continue to revise the plan, but also put back into the plan some specific recommendations and comments for each of the geographic areas of the county. So we can say, El Norte, for example, here's some specific directives and things you should look at for the northern part of the county. Here's some specific things that you should look at for the Galisteo Basin. Put it back into the plan. And that alleviates a number of the problems that residents of the southern part of the county had when we started our discussions with them.

But I've made a list for you of some of the specific things that they were concerned about: Exempt Santa Fe County from the whole plan. That was one recommendation. In fact there were even comments that maybe the southern part of the county should secede from the county. That's how determined some of the residents of the southern portion of the county were to make sure that we understood what they were saying. They want to be part of this plan and their concerns need to be recognized or they want to drop out. I don't think we can do that and we believe that our challenge is to get them to work with us so that we can have a plan that encompasses their ideas as well.

Here's some of the issues: Compact development, clustering requirements are not favored. And that's because some of the nature of how we started things off, using terms like smart growth and new urbanism. They don't fit in that context. But for any of us who were raised in rural areas in our lifetimes we know that for example a crossroads is a very good example of how development gets clustered in a rural area. You have the farm implement place that you sell, the gas station. That's a form of clustering and compact development that we've just simply not had enough time to be able to discuss with the southern residents. And one of the reasons this is a problem for not recognizing things like crossroads right away is the road connections aren't right in the southern portion of the county. The east-west connections are very good. Dinkle Road, 347, Simmons Road – all the east-west ones are really good, but if you look at the map or if you live there you know that the north-south connections don't work. Sometimes they don't go all the way through. So we need to look at the road connections and then we can say, okay, you see the road connections and the patterns that are there right now, now where might you put mixed-use development? Or where might you cluster residential and commercial developments. And then the conversation starts to shift, for example.

Groundwater. Our Chapter 11 said do away with reliance on groundwater and rely on surface water. And that was in part due to BDD, some of the use of the County water utility. We did not focus enough on portions of the southern part of the county where they can only rely on groundwater. They can't rely on surface water. So we need to have a whole new attitude about what that means. And what it means in part is that in some portions of the county we can have centralized systems; other parts of the county we can't. They're going to have to be more localized. And we need to make sure that we've figured that out and articulated that clearly enough in this plan.

They brought up concerns about regulations for fire protection. What we take as a matter of course when we talk about fire protection and development projects, the residents

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of the southern part of the county say that it's too expensive. We don't want to do those things. We don't want to do sprinkler systems as you're demanding in other parts of the county. That's an issue we have to go through with Fire and still continue to work on that. They made the same comments about water conservation, for example. You're adding costs to us to be able to develop affordable housing and to develop the kind of lifestyle that we're used to. We need to look at that again.

They want to create their own community plan. We asked them to do this in 1999 and they did not. It's not entirely their fault; it was also we took off and did the Community College District. But they had, as part of the 1999 Growth Management Plan, they showed it to us when Commissioner Anaya was down there last time. They said that was one of the best parts of the 1999 Growth Management Plan. But we didn't do it. We need to go back and we need to do a community plan with the southern portion of the county.

The same things were discussed about economic development. We don't focus on economic development in the southern part of the county, especially related to mining. We went through, created an oil and gas ordinance that's very restrictive, and lo and behold the comments we got back from the southern portion of the county is we want to drill for oil and gas if we can. We want to mine sand and gravel. So we can't just take an attitude that says this is wrong, although it may be for one portion of the county, and it's not right for another. So we need to make sure that we have now looked at mining properly. And one of the things that came out of meetings with United Communities group is they wanted the existing mining ordinance, as it exists right now – not oil and gas, but the mining ordinance, especially for sand and gravel, to be put back into the plan. And we've agreed to do that. And if we need to have further discussions about how that relates then to the code then we'll have to have those discussions at that point.

It was also suggested that we have a regional plan that includes Edgewood, Moriarty, Torrance County and Bernalillo, where we can start discussing issues of importance together with them. We have not done a very good job over the last ten years. They're right. And we need to turn the corner on that one as well.

So now we have a revised letter from the Southern Santa Fe County Landowners and they've gone from 98 on the list down to 23, so we think that's pretty remarkable that we've gotten that far as well. Some of those 23 are maybe the tougher ones and I'm not sure, for example, that we want to support them from dropping out of the Sustainable Land Development Plan. What we would like to see with the southern portion of the county is for them to be able to do a community plan, in fact for us to recommence the community planning process, once you all, the BCC, have adopted the SLDP. So that's one reason that we feel we need to move this along now a little bit faster because San Marcos wants to finish their plan, Galisteo wants to finish their plan, the southern portion of the county wants to come along and do a plan. And remember when we started this process with our consultants they took the community plans out of the SLDP.

And there was a lot of clamor from the communities, then they were put back as summarized versions. The communities did not want that. The communities want their plans

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to be recognized and to be brought forward as they have written them. And we are honoring that now with the communities. If there's a problem of consistency or coordination with the plan for the future code to be written we want to address that with you the Board as we move this forward. We may have to make some hard calls on that, but it doesn't behoove us to continue to have discussions about community planning with the CDRC or the communities that are already waiting for us to do something. We need to move that up to the BCC so that we can have those conversations with you and move forward, because as you know, those of you that have community plans in your district, how effective they've been and how important they are to your constituents and to our residents.

So overall, those are the comments from the southern portion of the county. Overall, the whole notion of sustainable – we had five workshops on sustainability. That goes back and forth and we need to recognize what that means for us at this point so that the rest of our programs can comply with that. And for us it's simply becoming more efficient as County government and more self-reliant. Creating jobs, for example. We can wait for the economy to change. We can wait for stimulus monies to trickle down to us, or we can go out and create our own jobs. And as you've noticed, looking at the Folk Art Festival, for example, Commissioner Holian as you mentioned before, that started with a very small idea years ago and now has worked up to something that's creating jobs not only for people here but people from Sudan and Somalia and Kenya and elsewhere.

Now you look at what we're doing at the Downs, which is an economic generator that we've just let sit for a long time. We've got the flea market started. I was there over the weekend and literally a dozen people came up to me and said, you know what? I have a job now. Not one that I expected, but I have a job and I'm making money and I love it here. And we're going to now – the next step is going to be a farmers market so that we can take things from the Food Policy Council, we can take ideas that we've heard from our farmers and people who want value-added products to grow out of agriculture and start to move something forward so that we can create jobs that we have control over and that really come from our community. It's happening already just because we took the initiative to move forward with that. You could make the same argument for the film industry, although there's a lot of controversy about whether we're right or whether we're wrong or whether we did the right thing. The fact of the matter is we looked at target industries going back to 1999 and decided that the media industry was one of them and we moved forward. We'll find out what happens but when you talk to people in the construction industry who are now building sets for movies, makeup artists, actors, writers, we're looking at a target industry that in fact has a tremendous opportunity for us in the county if we can bring it to fruition.

Part of that comes from again, providing the right kind of infrastructure – where we're going to put water, sewer, roads, broadband, that also help us to focus on jobs as well, and to organize for success, it comes back to this issue of private and public sector partnerships again. A number of you have mentioned already during the course of the afternoon. The film studios, Santa Fe Studios, the media district, was a private-public partnership, and yet we're getting some negative feedback on did we do it the right way. Is that the right way to do it?

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We need to kind of clarify and focus on certain aspects of our programming, what we mean by these partnerships, how we do them, and how they help us again to go forward.

We need to acknowledge that there are cultural, geographic differences throughout the county through our community members. I've already covered that through the growth management area concept again. And we need to get community planning rolling once again. We have communities that are waiting to go forward. If we're really going to be effective in the southern part of the county we need to be engaged with them, and the only way we're going to be engaged with them is to do community planning with them. My planners and I have been down there now a number of times and it's actually very exciting to think about; what are we doing – we did the film industry here, we're working on renovation of the Downs, what are we doing in the southern portion of the county? Do we know? Is warehousing important? Transportation related things? Renewable energy projects? We won't know until we work that out with them. So we're anxious to begin to move on with that.

Mining issues. The locations of mining, where they should be – that's outlined in this plan. The development of countywide impacts, DCIs, for example. We may come to some agreement with the communities about putting existing ordinances back, but we need to really start to make sure that our attitudes towards mining and the location of that are clear and understandable.

And then finally, the other thing that's really challenging for us right now, again, in these economic times, is how do we pay for all this? How will development pay for itself? How will we pay for the direction of infrastructure, especially water, sewer and roads, and also police and fire and our services? So we have to make sure that we understand the use of impact fees, public improvement districts, the transfer of development rights programs and especially making sure that we now stay on track with the capital improvements program, a CIP, and get that moving forward, because we're really not going to be able to prioritize and direct the infrastructure and the payment for them unless we really do that.

And then finally of course, this is all dependent upon having a code that implements everything. And it's very important – I'm sure you're getting some feedback on this as we are, is that we can't do a code until we have a plan that directs the code. And that's our take on it as your planners and we now, since we've taken this plan on by ourselves without the consultants we used before we are committed to doing a plan that is reflective of our needs, our obstacles and the desires of your constituents and your residents.

So now in closing, here's our next steps. We are going to work on establishing a committee of residents and stakeholders in southern Santa Fe County. We're meeting Thursday with Representative Rhonda King who has graciously offered her time and services to help us pull this committee together, finally, a group of people that we can sit down and figure out exactly what we want to do with them, what they want to do. We want to work with this committee through mid-August. They have suggested 30 to 60 days but we think we can do it in 30 days. If we keep going any further than that, 30, 60, 90 days or whatever we're just going to continue to back this whole process up. We would like to start to terminate the

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work with this committee in mid-August and have your support for doing that too, and that might be especially important for Commissioner Anaya because these are your constituents down there, but we think we can do it if they are cooperative and are willing to work with us.

Then we want to establish a task force to begin the planning process for southern Santa Fe County planning district. So that would put them in the same category as San Marcos and the Community College District and to go forward with a plan for that district. We would like to hold CDRC public meetings on the plan in August for final recommendations. So that would be towards the end of August with the CDRC. That gives us a month and a half. We think that we can make significant progress, even though there will be the nay-sayers who will continue to say, no, that's not enough time. We need much longer. But we need some endgame here, some date that says either we're going to do this or we're not, one of the two. We think we can do that by the end of August with the CDRC.

Then, in early September, what we would like to do with you, the BCC, is to hold a workshop to sit down and really have you engaged with us for a whole morning or afternoon, and we may have to do this a couple of times, but we really need to go over the concepts in detail, so that everybody understands them. What we mean by community planning, what we mean by impact fees. What a CIP really does and how it operates. Then we think we can conclude with you then, at least to start to hold a public hearing process, the public hearing for the Board of County Commissioners in September and October.

So I hope I've addressed some of the things that you've probably heard from your constituents on and that's the program and we'd really love to have your support, especially in moving the process forward. Thank you, Commissioners.

COMMISSIONER VIGIL: Thank you, Jack. Questions, comments?  
Commissioner Anaya.

COMMISSIONER ANAYA: Thank you, Madam Chair, Jack, thanks for the presentation. I'm glad you touched on some of the issues we're dealing with in the southern part of Santa Fe County. I know that you touched on the 1999 Growth Management Plan, and you talked about the growth areas, the affordable housing, open space, community plans, water conservation, media district, and all those things that we've implemented off that plan. Why – it just seems to me, why are we going through this next Sustainable Land Development Plan? I don't know why. I think that we should continue to work off of this plan. To me it sounds like it's a good plan, and why are we changing it? Can you answer that?

MR. KOLKMEYER: Sure. Thank you, Commissioner, yes. A good question and we've heard that a number of times. Here's one example. I'll give you a couple, but one example back in 1999 was to identify specific growth areas, and that was where the County could put it's utility. And that turned out to be the Santa Fe Community College District. There were four others. Three of them were inside 599 and I-25, the area where Las Soleras is right now, Komis – Peter Komis' project, and then the area to the northwest of Agua Fria. All three of those have been now annexed. The other one was the area around the Airport Development District, which we didn't go in there and do a plan for them.

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So we think one of the important reasons for updating the Sustainable Land Development Plan now is to go back and say, okay, we were successful in the Community College District. Where else now do we need to look at a priority growth area so we can get things like the density for affordable housing. We think that there's still the Airport Development District area, but there's also areas along Route 14 – the National Guard, along that frontage road there, that whole triangle in there where Bonanza Creek is, and also there should be a priority growth area somewhere down south. We think that might be on 41, just north of Moriarty, for example. Those things are not in the 1999 Growth Management Plan. So that's one is to re-identify those areas, determine what kind of infrastructure could be made available to those areas, how we would finance them and what the rules and regulations for things like open space and affordable housing would be.

We also only began a very rudimentary economic development program back in 1999. We've done a lot with that in terms of the target industries, creation of a media district, but it stops there in 1999. What do we want to do about economic development? So there's good reasons to update it, Commissioner.

COMMISSIONER ANAYA: Okay. I understand. Another thing that I was thinking about is the community plans. I know there are some communities that have done a community plan and others that haven't. The way I look at it is if all the communities did a community plan then that's a Sustainable Land Development Plan right there. So I would hope that before we adopt a Sustainable Land Development Plan that all communities would put a plan together. That would help us and make it easier. That's the way I look at it. Thank you.

COMMISSIONER VIGIL: Thank you, Mr. Chair. I'll turn it over to Kathy Holian and then turn it over to Commissioner Montoya. She wanted to make a comment.

COMMISSIONER HOLIAN: Thank you, Madam Chair. Thank you, Jack for your presentation and I do see the need for a new Sustainable Land Development Plan. I think it's extending what we have already and especially in some new areas such as agriculture, I would think is one very important area where we're taking that on head-on as a topic that we need to plan for in our community. And I think that we need to move forward on this. I would like to propose direction, and we'll see how the other Commissioners feel, to go with the schedule that you have outlined. I think it's really important that we go – that first of all, you do meet with the people in the southern part of the county. I think a month is ample time to get the comments, especially if they're motivated. I think it's also important that we just have one more meeting with the CDRC.

Now, they may not feel able to make recommendations on everything, but they can make recommendations on what they feel that they do have consensus on and then they can identify the other issues that are outstanding issues that we will ultimately have to decide. And then I think it's also very important, as you mentioned here, to actually have a workshop, to not bury this topic in a BCC meeting but to have a separate workshop devoted entirely to this project. And then I am hopeful that we can have a public hearing and perhaps even by the end of October be able to vote on this. So that's my feeling on the issue.

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CHAIRMAN MONTOYA: Thank you. Commissioner Vigil.

COMMISSIONER VIGIL: Thank you. I agree with Commissioner Holian.

The more clarity we can provide in terms of moving forward with this the better off we are. I think this Commission took action on the Sustainable Land Development Plan and I don't see the community plans as mutually exclusive from this. I think they enhance each other's possibility. The Sustainable Land Development Plan will also provide the guidelines with which we will rewrite our code, and I want to thank you very much, Jack, and just comment that I've heard some very good and actually wonderful things about your leadership with many of the issues that have surfaced throughout the process, and stakeholders engaged in those. I think one of the benefits that you have provided for Santa Fe County through this process is your experience with community plans and your ability to recognize issues as they arise and respect and honor communities and community needs in a very diplomatic way which is a skill which not everybody has. I appreciate that you do and wish you continued success on this. And I'm so glad to hear that the southern part of the county is starting to look at some of the benefits of the Sustainable Land Development Plan and bringing some really important questions to us. And I look forward to hearing what the outcomes of that's going to be. Good luck.

CHAIRMAN MONTOYA: Commissioner Stefanics.

COMMISSIONER STEFANICS: Mr. Chair, thank you. I would echo all the kudos to you and all the staff. I know that you've been going out and spending a lot of time with the communities and I really appreciate it. I would agree with Commissioner Holian that we should not be postponing this much longer. I would even go for earlier October than later October if we can manage this. I believe that we've been talking about this for quite a while, that the public has been apprised of this, and as Commissioner Anaya said, if communities did have plans, that is great and we should empower them to have their plans, but the one point I disagree is that it would not cover the entire county.

So we need this plan to cover our county. And we do need to be able to empower the communities to come together to do their planning. And while I was sitting here today I actually did receive an email from a couple of individuals from the southern part of the county who said they were in support, and they hope that things keep moving and not get stopped. And that's exactly how I feel about this. Thank you, Mr. Chair.

CHAIRMAN MONTOYA: Okay. And I too, Jack, want to thank you for all the work, your staff. You're doing a great job. I agree with Commissioner Holian as well. I think what you've outlined here and what she's suggesting that we do next steps, that we move forward in that regard. So thank you for bringing it up to speed and where things are at and where we're headed.

MR. KOLKMEYER: Mr. Chair, if I could just close with one note, going back to what Commissioner Anaya said and a few others of you have said. A reminder that again in 1999 we did not update the code. And that's a key piece here because if we're going to update the code again we really need an update to the plan. So that's really its important function. We can't go to the code without an update to the plan. So it's really important in

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that regard. We need a new code and we all recognize that. We've been operating with one that has so many loopholes and problems in it that it makes problems for you. And so I think that's kind of a really kind of good note to end on so that we all are recognizing that we need to have a new code to direct us in the future as well. Thank you for your comments and your time. We really appreciate it.

CHAIRMAN MONTOYA: Thank you, Jack.

**XIV. B. Matters from the County Manager**

MS. ELLIS-GREEN: Mr. Chair, the only thing I have then is the update on the budget cuts as requested by Commissioner Stefanics. The budget cuts that we discussed and that the County Manager stated we would be implementing at the June 8<sup>th</sup> BCC meeting included a hard freeze on all but public safety. That has been implemented. Travel and seminars have been taken out of the budget for Fiscal Year 11 and in addition to that it was recommended by staff, the BCC directed elected officials cut their seminars and travel and again that has been taken out of the budget.

Cell phones and take-home vehicles, we have identified several more take-home vehicles that will be eliminated. A number of cell phones are to be eliminated. We are working on this as some of our field staff will transition to radios instead. There would be a one-time fee for that but we feel that our field staff do need to be able to have access to us.

The three percent reduction for all staff making over \$80,000, the personnel action forms are being generated this week. It will be effective starting the beginning of July but we don't actually process until the following pay period. The uniform vendor, we will be, as we purchase new uniforms every year, this year we will be using a new vendor and I believe that was approximately a \$37,000 savings for that.

Temporary and casual employees, I believe we have cut those. It did not include elected officials. Teresa Martinez may be able to address that in a little bit more detail. Contracts, I believe we have terminated several contracts that have been identified. Satellite offices, the employees have been notified that they are being terminated. We are using existing staff. The Edgewood, we did renew the lease but we have a termination clause in that lease and we will be moving that to the Edgewood Senior Center starting September 1<sup>st</sup>. This month and next we will be working to make sure we get all of the IT that's required to be up at that senior center.

In Pojoaque we have not identified another location for that yet. There have been discussions about possibly the new Nambe Park area, but the building in question will need some remodeling before we can do that. So at the moment we are looking for a centralized location up there, but at the moment we are keeping it at the current location.

Contract work on the SLDP, we're not using the contractors for the code or the plan. We do have under contract one or two entities that have a fixed dollar amount that are finishing off the CIP and impact fee reports, but that money is a fixed amount and they will

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finish off that, hopefully within the next 30 days.

The last one I had is that the departments had recommended cuts that were non-personnel related, and those cuts have been taken out from the final budget. I would just open it up to Teresa Martinez if she has anything else to add, or Joseph, if he wants to add anything else about the satellite centers.

CHAIRMAN MONTOYA: Okay. Commissioner Stefanics.

COMMISSIONER STEFANICS: Thank you, Mr. Chair. The reason I asked the question of where we were with all of this is because if we did not start it we'd have \$6 million to cut in January versus what we're doing now. And I just want to make sure we're on track, because cutting double that amount for six months would really, really hurt our employees and our county. So I just want to make sure that we're on track here, because we are using quite a bit of cash reserves even this way. And I've read through the minutes for our meeting and I just wanted to make sure. And I know I'm being repetitive but this is a big deal. If we had to do double this amount in January it would be a shocker.

The other question I have on this, we asked for a survey to be done to the public to identify items that are of priority service to them. Could we have a status report on where that survey is?

MS. ELLIS-GREEN: Sure. I have just received the top-line results of the survey. They've come in from research and polling, so I can circulate that around the Commission. We are expecting within the next 10 days to actually get the report. So it has been done; the survey's been conducted. I believe we had 700 people surveyed throughout the county. We do have top-line reports and we will be getting the report within 10 days.

COMMISSIONER STEFANICS: Great. And so Mr. Chair, I would ask that all of us receive that one-page summary today and then the final report when it does come in.

MS. ELLIS-GREEN: I will get it to you. I'll make sure I get it to you today.

COMMISSIONER STEFANICS: So that takes care of my concerns. Thank you, Mr. Chair.

CHAIRMAN MONTOYA: Commissioner Vigil.

COMMISSIONER VIGIL: Penny, thanks for the update, and Commissioner Stefanics, thanks for requesting it. I need further clarification on a couple of items. Well, first of all, let me make the statement, it was \$3 million that these items were going to save? Is that what the goal was? Teresa, would you like to address that?

TERESA MARTINEZ (Finance Director): Mr. Chair, Commissioner Vigil, that is correct. It was just over \$3 million. \$3,034,000.

COMMISSIONER VIGIL: Okay. Are we on target with that pretty much?

MS. MARTINEZ: We are. The satellite offices, if we transition that by September 1<sup>st</sup> that will be two additional months, so that would reduce it slightly, but it's not a large impact.

COMMISSIONER VIGIL: Now, clarify the satellite office situation for me. I'm well aware of the Edgewood, but the other offices I didn't know we were looking for replacements.

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MS. MARTINEZ: Well, the only two that we really pay a lease, if you will is Edgewood and Pojoaque. So Edgewood has been an easy fix; Pojoaque has not been such an easy fix. And I believe that lease agreement in its entirety is \$9,000.

COMMISSIONER VIGIL: Did we have to cut FTEs?

MS. MARTINEZ: We have temporary employees that are currently housing the Edgewood satellite office and we propose that we would use existing staff to fund those functions, and we're also working hard to transition those people that would be using that temporary status if they could go work with the Assessor or do other things so that they wouldn't totally lose employment.

COMMISSIONER VIGIL: Okay. And could we get – I think we requested and I don't recall receiving the data with regard to how many transactional assistants these satellite offices actually create for our southern and northern residents. So I'd like that number also as well. I also wanted to know if on the contracts terminated, did we take action on terminating all contracts and not entering into new contractual arrangements. Was that the action we took?

MS. MARTINEZ: Mr. Chair, Commissioner Vigil, on that particular one, four of them were actually reductions. They weren't total elimination of contracts. And then two were just proposals to just not renew those contracts in the new fiscal year. And the two still had existing contracts for last fiscal year with some money that will carry them through the initiatives or services that they were producing.

COMMISSIONER VIGIL: Have we actually discussed and taken action on whether or not we will enter into any new professional services agreement? We haven't done that?

MS. MARTINEZ: Mr. Chair, Commissioner Vigil, no.

COMMISSIONER VIGIL: Okay. Thank you, Mr. Chair. Thank you, Teresa.

CHAIRMAN MONTOYA: Thank you for that update on the budget, Penny and Commissioner Stefanics. Other items?

MS. ELLIS-GREEN: Mr. Chair, I have no other items.

CHAIRMAN MONTOYA: Okay. I have one and that's we had talked about putting out a bid for a public relations firm. Has that been done?

MS. ELLIS-GREEN: Mr. Chair, I understand that Steve Ross while I was out of town did talk to the two existing firms that we had under contract. Their contracts expired at the end of last fiscal year, so on June 30<sup>th</sup>, and we are looking at interviewing another firm. But we do have to have discussions as to the dollar amount for that and whether or not we actually have to go out and bid that, or whether we can actually go out and select a firm.

COMMISSIONER STEFANICS: Mr. Chair.

CHAIRMAN MONTOYA: Commissioner Stefanics.

COMMISSIONER STEFANICS: On this point, were the contracts that we had – I know we didn't utilize the contracts during the period of time – at least that's what we were told. They were minimal, weren't they? About \$15,000?

MS. ELLIS-GREEN: Mr. Chair, Commissioner Stefanics, that's correct. They

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were actually I believe \$10,000 each.

COMMISSIONER STEFANICS: So Mr. Chair and Legal, Rachel, for a contract at that amount we would not need to do a full-blown RFP.

MS. BROWN: Mr. Chair, Commissioner Stefanics, that's correct.

CHAIRMAN MONTOYA: If we were to combine the two to \$20,000?

MS. BROWN: We would not need to do an RFP.

COMMISSIONER STEFANICS: Well, I wouldn't even recommend \$20,000. I would just say let's start with \$10,000 and see what somebody can do for us and if we're satisfied with them. We might not be satisfied with a particular firm but we do have some needs that we are happy to share with the Manager.

MS. ELLIS-GREEN: Mr. Chair, we will move forward with looking at PR firms.

CHAIRMAN MONTOYA: Okay. Commissioner Anaya.

COMMISSIONER ANAYA: I guess I'm a little confused. We want a public relations firm to help us with our public relationship, right?

CHAIRMAN MONTOYA: Yes.

COMMISSIONER ANAYA: I know that we have a staff public relations person. Are we not using her? Why are we going out?

MS. ELLIS-GREEN: Mr. Chair, Commissioner, we do have a media relations position who also updates our webpage on a daily basis and deals with public records request and deals with press releases and things like that. I believe that this would be slightly different as far as putting forward a good face on Santa Fe County.

COMMISSIONER ANAYA: Okay. Thank you.

CHAIRMAN MONTOYA: Okay. Any other questions or recommendations for Penny?

COMMISSIONER STEFANICS: Mr. Chair, I would like to go back to this PR thing. I know that we had a couple of firms that we had not utilized, but I think that we have a firm with the Buckman Direct Diversion that has had to handle some controversy, and they've handled it pretty well. You might want to look at someone with the background of managing that kind of situation. Thank you very much.

**XIV. C. Matters from the County Attorney**

**1. Executive session**

- a. Discussion of pending or threatened litigation**
- b. Limited personnel issues**
- c. Discussion of possible purchase, acquisition or disposal of real property or water rights**

**Commissioner Holian moved to go into executive session pursuant to NMSA Section 10-15-1-H (7, 2 and 8) to discuss the matters delineated above. Commissioner**

**Stefanics seconded the motion which passed upon unanimous roll call vote with Commissioners Anaya, Holian, Stefanics, Vigil and Montoya all voting in the affirmative**

[The Commission recessed from 4:20 to 5:50.]

CHAIRMAN MONTOYA: We'll call this meeting back to order. If I could have a motion to come out of executive session.

COMMISSIONER VIGIL: Mr. Chair, I move that we come out of executive session where the only items discussed were those mentioned before going in and also personnel action, and at this point in time, with that motion I'm going to direct staff to start negotiations on a contract for County Manager with Katherine Miller and hopefully, those negotiations will come back to us in sufficient time to move forward with an appointment. If not, Mr. Chair, we will go back to Point A.

CHAIRMAN MONTOYA: Okay. We have a motion by Commissioner Vigil.

COMMISSIONER HOLIAN: Second.

CHAIRMAN MONTOYA: Second by Commissioner Holian. Discussion?

COMMISSIONER ANAYA: Mr. Chair.

CHAIRMAN MONTOYA: Commissioner Anaya.

COMMISSIONER ANAYA: Did you recognize, thank all the other applicants?

COMMISSIONER VIGIL: I haven't, Commissioner Anaya, because we may be looking at the other applicants.

COMMISSIONER ANAYA: Well, we want to thank them for sending in their applications for the County Manager position. Thank you, Mr. Chair.

CHAIRMAN MONTOYA: Okay. Any other discussion?

**The motion passed by unanimous [4-0] voice vote.** [Commissioner Stefanics was not present for this action.]

CHAIRMAN MONTOYA: We're at the point now where we're going to our public hearings. Thank you all for being patient. We're going to begin on the agenda with number 7.

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**XV. PUBLIC HEARINGS**

**A. Growth Management**

- 7. BCC Case # MIS 10-5280 Las Tres Campanas Restaurant License. Las Tres Campanas LLC, Applicant, Requests Approval of a Restaurant Liquor License to Serve Beer and Wine with Meals. The Property is Located at 1 Valle Vista Boulevard, within Section 26, Township 16 North, Range 8 East, Santa Fe County, (Commission District 5) Jose E. Larrañaga, Case Manager**

JOSE LARRAÑAGA (Land Use Department): Thank you, Mr. Chair. Las Tres Campanas Restaurant is a family-run establishment serving full course meal. The hours of operation are Monday through Friday 9:00 am to 9:00 pm and Sunday 9:00 am to 3:00 pm. The existing structure is approximately 3,000 square feet consisting of a kitchen, office, waiting area, restrooms and the restaurant area which allows for approximately 50 patrons. On May 11, 2004 the Board of County Commissioners granted approval of a zoning statement to allow beer and wine to be served at Las Tres Campanas Restaurant as a permitted use. The restaurant was closed for a period of time and has now reopened under the same name and owner.

The applicant is requesting approval of a restaurant liquor license. Las Tres Campanas will not have a bar, however, they intend to serve beer and wine with meals. The issuance of a restaurant liquor license will not increase the intensity of the restaurant as there is not any proposed expansion of the existing site. The State Alcohol and Gaming Division granted preliminary approval of this request in accordance with Section 60-6B-4 NMSA of the Liquor Control Act. Legal notice of this request has been published in the newspaper. The Board of County Commissioners are required to conduct a public hearing on the request to grant a restaurant liquor license at this location.

Recommendation: Staff has reviewed this application and has found the following facts to support this submittal. The Board of County Commissioners granted approval of a zoning statement to allow beer and wine to be served at this site as a permitted use. The applicant's request complies with the Santa Fe County Land Development Code. The applicant has met the State of New Mexico requirements for noticing, distance from schools and churches. Therefore staff recommends approval of the applicant's request. Mr. Chair, I stand for any questions.

CHAIRMAN MONTOYA: Any questions for staff? Okay. Is the applicant here?

DARLENE GUERRERO: Good evening. My name is Darlene Guerrero and me and my father are the owners of Las Tres Campanas Restaurant. We had it for four years and we shut it down and we reopened as of September 2009. And so during that time is when you have to have the restaurant running in order to keep the beer and wine license running,

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because it's with the serving of food only. So that's how it came about that the license was closed and we have reapplied.

CHAIRMAN MONTOYA: Okay. Any questions for the applicant? You're located – is it out on Highway 14?

MS. GUERRERO: Yes. Just below the intersection of 599 where it runs into 14.

CHAIRMAN MONTOYA: Right. Okay.

MS. GUERRERO: Right down there.

COMMISSIONER STEFANICS: Mr. Chair, more a comment. My good friend Fernando Mier ate there many times before he passed away, and many people in this community know him and he loved that restaurant.

MS. GUERRERO: Thank you.

CHAIRMAN MONTOYA: Okay. This is a public hearing. Thank you, Ms. Guerrero. If anyone would like to come and speak on this case please come forward. Okay, this public hearing is closed.

COMMISSIONER ANAYA: Mr. Chair.

CHAIRMAN MONTOYA: Commissioner Anaya.

COMMISSIONER ANAYA: Move for approval.

COMMISSIONER STEFANICS: Second.

CHAIRMAN MONTOYA: Motion by Commissioner Anaya, second by Commissioner Stefanics. Any discussion?

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

- XV. A. 8. **BCC Case # MIS 10-5300 the Club at Las Campanas Liquor License(s), Transfer of Ownership. The Club at Las Campanas, Inc., Applicant, Linda Aikin, Agent, Request Approval of a Transfer of Ownership of Liquor License Numbers 804 and 2710. The Sites Are Located at 32 Clubhouse Drive and 34 Ranch Estates Road, within Sections 11 & 13, Township 17 North, Range 8 East, Santa Fe County, (Commission District 2) Jose E. Larrañaga, Case Manager**

MR. LARRAÑAGA: Thank you, Mr. Chair. The Club at Las Campanas, Inc. requests a transfer of ownership of liquor license numbers 804 and 2710. The licenses are being transferred from Las Campanas, LP to the Club. The licenses will continue the existing method of operation and maintain at their current approved location. License #804 is assigned to the Club facilities and golf course located at 32 Clubhouse Drive. This license is a dispenser liquor license which permits the sale of all types of hard liquor, beer and wine by the drink and in unbroken packages. The Club facility includes a restaurant which operates



from 11:00 am through 9:00 pm, Monday through Saturday and noon through 8:00 pm on Sunday.

License #2710 is assigned to the equestrian center cabin located at 34 Ranch Estates Road. This license is a dispenser liquor license which permits the sale of all types of hard liquor, beer and wine by the drink for consumption on the licensed premises only. The hours of operation are 11:00 am through 9:00 pm, Monday through Saturday and noon through 8:00 pm on Sunday.

The State Alcohol and Gaming Division granted preliminary approval of this request in accordance with Section 60-6B-4 NMSA of the Liquor Control Act. Legal notice of this request has been published in the newspaper. The Board of County Commissioners are required to conduct a public hearing on the request to grant a restaurant liquor license at this location.

Recommendation: The issue to be considered by the Board of County Commissioners is whether the transfer of ownership should be approved. Staff has reviewed this application and has found the following facts to support this submittal. The applicant's request complies with the Santa Fe County Land Development Code. The licenses will continue the existing method of operation and remain at their current approved location. The applicant has met the State of New Mexico requirements for noticing, distance from schools and churches. Therefore staff recommends approval of the applicant's request. Mr. Chair, I stand for any questions.

CHAIRMAN MONTOYA: Okay. Questions for staff? Okay, if the applicant would come forward please. If there's anything you have to add.

RALPH SCHEUER: My name is Ralph Scheuer. I represent the applicant. I'm an attorney here in town.

CHAIRMAN MONTOYA: Okay. Any questions for the applicant? Okay. Thank you. This is a public hearing. If there's anyone who would like to speak on this case please come forward. Okay, this public hearing is closed.

COMMISSIONER HOLIAN: Mr. Chair.

CHAIRMAN MONTOYA: Commissioner Holian.

COMMISSIONER HOLIAN: I move for approval.

COMMISSIONER STEFANICS: I'll second.

CHAIRMAN MONTOYA: Motion by Commissioner Holian, second by Commissioner Stefanics for approval. Any further discussion?

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

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**XV. A. 1. CDRC Case # VAR 10-5060 Hari Hari Khalsa Variance. Hari Hari Khalsa, Applicant, Requests a Variance of Article III, Section 10 (Lot Size Requirements) of the Land Development Code to Allow a Second Dwelling Unit on 0.59 Acres. The Property is Located at 8 Athenas Way, within Section 7, Township 20 North, Range 9 East (Commission District 1) John M. Salazar, Case Planner**

WAYNE DALTON (Land Use Department): On May 20, 2010 the County Development Review Committee met and acted on this case. The decision of the CDRC was to recommend approval by a 5-0 vote.

The applicant requests a variance to allow a second dwelling unit on .59 acres. The property is located within the community of Sombrillo, within the Basin Hydrologic Zone where the minimum lot size is 2.5 acres per dwelling. The applicant originally applied for an accessory structure development permit on November 13, 2007. Staff issued a permit for a studio-type accessory structure on December 6, 2007. In January of 2010 the Land Use Department received an anonymous letter stating the applicant has installed a full kitchen along with a full bath and was now living in the structure full time.

County Code Enforcement conducted a site visit and discovered that a kitchen had indeed been installed in the studio. Code Enforcement then issued a notice of violation on January 13<sup>th</sup> since the code criterion for density allows only residence for a lot of this size. The applicant is requesting a variance in order to move her mother into a larger home. The applicant states that the accessory structure was originally constructed to serve as an art studio, but she began noticing how the wood floors helped alleviate pain in her hips and back. The applicant further states that she installed the kitchen to reduce trips back to her main residence.

Recommendation. The CDRC voted unanimously to recommend approval. However, staff continues to recommend that the request for a variance be denied. Article III, Section 10 states the minimum lot size in this area is 2.5 acres per dwelling unit. Further, the code does not support granting a variance based on medical hardships because these are not the type of hardships contemplated by the code.

Mr. Chair, if the decision of the BCC is to approve this variance, staff recommends the following conditions be imposed. I do have some additional conditions to add and amend and also amend condition number two if I could read those into the record.

COMMISSIONER VIGIL: Please do.

[The conditions are as follows:]

1. Water use on the property shall be restricted to 0.25 acre-feet per year per dwelling unit.

2. The applicant shall install water meters for both homes and shall submit annual water meter readings to the Santa Fe County Land Use Administrator by January 1<sup>st</sup> of each year. Water restrictions shall be recorded in the County Clerk's Office.
3. No additional dwelling permits shall be permitted on the property.
4. The applicant shall submit revised construction plans showing the kitchen facility in order to revise the existing development permit.
5. The applicant shall submit an updated liquid waste permit from the Environment Department showing the correct lot size and the correct number of dwelling units.

Mr. Chair, this is due to a condition that was on the existing liquid waste permit from the Environmental Department stating that the permit was only valid for a studio/shop with a bathroom. So being that this is now a dwelling unit the Environment Department may have an issue with it.

COMMISSIONER VIGIL: Are there any questions for Mr. Dalton at this point? Seeing none, is the applicant here? Would the applicant please come forward and say their name and address for the record and I will turn the meeting over to Commissioner Montoya.

HARI HARI KHALSA: I'm Hari Hari Khalsa and I live at 6 Athenas Way and I built that studio/dwelling unit, and this is the first time I've appeared live before a committee. I'm not exactly sure what you want me to say since he's negated the reason for me making it a dwelling unit. I have a letter from my doctor. I don't know if you've got a copy of that in there, regarding my medical condition. It's pretty straightforward. The new building is much less painful to walk inside of than my regular house and at the time I built it, honestly I didn't know that putting in a floating wood floor with the regular padding that you have under the wood and the plywood that you have between the cement and the wood would create such a difference for my back but it does and it did and I noticed that I have arthritis. I noticed that it was necessary to take much less medication for my back, which I'm doing all kinds of things to help myself these days.

Anyway, I did put a kitchen there and I'd be happy to do whatever the committee recommends or comply with Wayne's requirements of the water, the septic, the kitchen plans. I put in a new well on my property. My first house is four houses on one well. My studio is just itself on the new well. So in actuality I end up using less water than previously used and the kitchen – the septic there is a lift station, so it's the same septic system as my original house. I'm the only person there. My father died in February which was unbeknownst to me but my mother may come and stay for times, but she's not living there. I'm trying to correct what was said. If you have any other questions I'd be happy to answer them, Mr. Chair.

CHAIRMAN MONTOYA: Okay. Any questions for the applicant? Seeing none, this is a public hearing. We'll open it up now for anyone who would like to come and speak on this case. Okay, seeing none, this public hearing is closed.

COMMISSIONER ANAYA: Mr. Chair.

CHAIRMAN MONTOYA: Commissioner Anaya.

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COMMISSIONER ANAYA: Move for approval.

COMMISSIONER HOLIAN: With staff conditions?

COMMISSIONER ANAYA: With conditions.

CHAIRMAN MONTOYA: With the five? There's five.

COMMISSIONER HOLIAN: I'll second.

CHAIRMAN MONTOYA: Okay. Motion by Commissioner Anaya for approval with staff conditions, second by Commissioner Holian. Any further discussion?

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

- XV. A. 2. CDRC Case # VAR 10-5090 Florencio Romero Variance.  
Florencio Romero, Applicant, Requests a Variance of the  
Pojoaque Valley Traditional Community District Ordinance 2008-  
5, Section 12.5 (Density and Dimensional Standards) to Allow a  
Second Dwelling Unit on 1.6 Acres. The Property is Located at 4-B  
Molino Viejo, within Section 10, Township 19 North, Range 9 East  
(Commission District 1) John M. Salazar, Case Planner**

SHELLEY COBAU (Review Division Supervisor): Mr. Chair, with your permission I'll just present the case here from the staff table.

CHAIRMAN MONTOYA: Okay.

MS. COBAU Thank you. On May 27, 2010 the County Development Review Committee met and acted on this case. The decision of the CDRC was to recommend approval by a unanimous vote. The applicant is requesting a variance of Article III, Section 10, Lot Size Requirements, of the Land Development Code to allow a third dwelling unit on 1.6 acres. The property is located within the Pojoaque Valley Traditional Community. Article III, Section 10 states that the minimum lot size in this area, because it's a traditional historic community, is .75 acres per dwelling unit, and that minimum lot size can be further reduced to 1/3 acre with community water and community sewer.

Ordinance 2006-5, Section 12.5 also states that the minimum lot size is the same as the County Code. So there's no difference between the County Code and the Pojoaque ordinance. The applicant currently has two homes on the property served by one conventional septic system and a shared well. The applicant is proposing that the residence will have its own septic system and will also share the well. The applicant is requesting the variance in order to have his daughter closer to him and the rest of the family since she suffers from mental illness. I believe there's a letter from a physician included as Exhibit F.

I'd like to add to the staff report that the property is encumbered by floodplain and we have a floodplain ordinance that requires a 75-foot setback from the limits delineated on the flood insurance rate map. It's a small parcel of property. There's very little room, and I'd just like the applicant to be advised should the variance be granted by the Board today that they

may have problems with their septic because they may have to go to advanced septic, and the septic system also has to be set 75 feet from the floodplain. So that there may not in fact enough room on this property to do what they would like, but they can go down that road should their variance be granted.

The staff recommend is denial and the CDRC as I previously stated recommended approval. Should the Board approve this variance staff recommends the following conditions of approval. Mr. Chair, may I enter conditions 1 and 2 into the record, and amend condition three?

[The conditions are as follows:]

1. The applicant shall apply for a development permit with the Santa Fe County Land Use Department.
2. Water use on the property shall be restricted to 0.25 acre-feet per year per dwelling unit.
3. The applicant shall install water meters on all three dwellings as the preceding case was amended prior to the issuance of a development permit and shall submit annual water meter readings to the Santa Fe County Land Use Administrator by January 1st of each year.

I just want to make sure that our conditions are consistent from case to case. Thank you.

CHAIRMAN MONTOYA: Okay. Questions for staff. Commissioner Holian.

COMMISSIONER HOLIAN: Thank you, Mr. Chair. So Shelley, what you're saying is if they cannot meet the conditions to get the permit for their septic system that they would not be able to move.

MS. COBAU Their remedy would be at that time to seek a variance to the floodplain ordinance to allow a lesser setback or to restudy the floodplain and have it redelineated.

COMMISSIONER HOLIAN: But they would have to come back to us?

MS. COBAU Yes. If they can't meet the ordinance requirements of the floodplain ordinance they would have to seek variance relief from you.

COMMISSIONER HOLIAN: Okay. Thank you.

CHAIRMAN MONTOYA: Okay. Any other questions? Okay. If the applicant would come forward please.

[Duly sworn, Florencio Romero testified as follows:]

FLORENCIO ROMERO: Yes. My name is Florencio Romero, this is my wife Grace. We live at 4B Molino Viejo, Santa Fe. She's my hearing aid because I don't hear very well and she can help me.

CHAIRMAN MONTOYA: Okay. Are you in agreement with all of the conditions given by staff?

MR. ROMERO: I heard some of what she said. I didn't hear all of it. So I don't know if I would be in agreement with all of them or not, to be honest with you.

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CHAIRMAN MONTOYA: Okay. Could you share them with them please?  
MS. COBAU Mr. Romero, basically, the condition was modified to require that you place a meter at each dwelling, so that we have separate water use records on each dwelling unit.

CHAIRMAN MONTOYA: That's okay? That's agreeable?

MR. ROMERO: Yes.

CHAIRMAN MONTOYA: Okay. Any questions for the applicant? Okay. Thank you. You can be seated. Now, this is a public hearing, if anyone would like to speak on this case please come forward. Seeing none, this public hearing is closed. Commissioner Vigil.

COMMISSIONER VIGIL: Mr. Chair, I move for approval.

CHAIRMAN MONTOYA: Motion by Commissioner Vigil for approval.  
With conditions?

COMMISSIONER VIGIL: With conditions.

CHAIRMAN MONTOYA: With conditions.

COMMISSIONER VIGIL: As amended.

CHAIRMAN MONTOYA: As amended.

COMMISSIONER ANAYA: Second.

CHAIRMAN MONTOYA: Second by Commissioner Anaya. Any further discussion?

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

- XV. A. 3. **CDRC Case # Z 09-5520 New Mexico Boys & Girls Ranch Master Plan. The New Mexico Boys & Girls Ranch Foundation Inc., Applicant, Consensus Planning, Agent, Request Master Plan Zoning Approval as a Community Service Facility for a Consolidated Residential School Facility Consisting of Student, Staff, Administration and Transitional Housing, a School and Administration Building, and Accessory Uses Totaling Approximately 115,200 Sq. Ft. on 964.34 Acres to Be Completed in 3 Phases. The Property is Located on County Road 22, West of State Road 344, North of Cedar Grove, within Sections 3 & 10, Township 11 North, Range 7 East (Commission District 3) Vicki Lucero, Case Manager**

*Exhibit 4: Ranches Supporting Material; Exhibit 5: Site Visit; Exhibit 6: Outreach Efforts; Exhibit 7: Letter from Six Tribes; Exhibit 8: Petition in Favor of Moratorium; Exhibit 9: Petition Opposing The Ranches*

VICKI LUCERO (Land Use Department): Thank you, Mr. Chair. On April 13,

2010, the BCC heard this case. The decision of the BCC was to table this case with direction to the applicant to set up another meeting with the community to address concerns with the surrounding neighbors. A community meeting was held on May 6, 2010, at the Edgewood Senior Center. The meeting summary is attached as Exhibit I.

Recommendation: This application is in compliance with Article V, Section 5.2, Master Plan Requirements, of the County Land Development Code, and all other requirements of the County Code. Staff's recommendation, and the decision of the CDRC is to recommend master plan zoning approval subject to the following conditions. Mr. Chair, may I enter those conditions into the record?

CHAIRMAN MONTOYA: Yes. They are the six?

MS. LUCERO: They are the six, and I'd actually like to change condition #5 to add the word eligible after all.

1. All redlines comments must be addressed
2. A signage plan for the internal road network shall be submitted at preliminary development plan.
3. Engineered plan and profiles for the internal road network shall be submitted at preliminary development plan.
4. The Traffic Impact Analysis must be updated with each phase of the development and offsite improvements must be provided as required by the NMDOT.
5. All eligible archaeological sites must be preserved from development.
6. County Road 22 must be improved to County Code standards from the point where County ownership ends to the entrance of the Boys & Girls Ranch.

CHAIRMAN MONTOYA: Okay. So entered. Questions for staff?  
Commissioner Holian.

COMMISSIONER HOLIAN: Thank you. Vicki, I'm sort of concerned about the archaeological sites on this property, so I wonder if there's a map that exists that shows the arc sites and then the location of the proposed building units relative to those arc sites.

MS. LUCERO: Mr. Chair, Commissioner Holian, we do have a map. The applicant did do a preliminary archaeological study, so I can pass that around so that you can take a look at that. They will be required to do a more detailed one at preliminary and determine which sites are eligible for preservation and which aren't.

COMMISSIONER HOLIAN: I would like to look at that map. The other thing, I noticed that they were going to have a swimming pool. Is that allowed?

MS. LUCERO: Mr. Chair, Commissioner Holian, it is allowed for these types of developments as long as they have adequate water for it.

COMMISSIONER HOLIAN: All right. Thank you, Vicki.

CHAIRMAN MONTOYA: Any other questions for staff? If the applicant would come forward please?

KAREN MARCOTTE: Good evening, Mr. Chair, members of the Commission. We had a short power point presentation to summarize.

[Duly sworn, Karen Marcotte testified as follows:]

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MS. MARCOTTE: Karen Marcotte, and I am the agent and the land planner for the Ranches, with Consensus Planning. Geneva is passing out a paper version of the power point in case you can't see it on the screen. I'll keep this brief. We're at our second hearing before this Board. We are requesting master plan zoning for a community service facility for a residential school.

Quick summary on the project, as staff noted, this is a 964-acre site. The land was acquired from Bruce and Alice King who have been long-time supporters of the New Mexico Boys and Girls Ranch Ranches. Ninety percent of the site is open space and will be preserved in an undeveloped state. The campus is on approximately 100 acres of the site. It is a rural ranch lifestyle and educational environment for disadvantaged youth and the last hearing as was noticed was a tabled request that required additional community meeting with a neutral facilitator. I noted on the slide that the meeting was held May 6, 2009; it was actually 2010. I apologize for getting the wrong year on there.

As staff noted under status of approvals, all the technical studies required for master plan zoning are complete and approved. Further studies are required prior to development plan and they will be completed at that time. And this is an important point because I think a lot of the neighbors are waiting to get final design on certain things like wastewater treatment plants and those will be done at the appropriate time with development plan, but not at the time of master plan zoning. So it's just a matter of waiting at the right point in the process.

Staff report does not compliance with the code requirements. We do agree with the conditions, including the new one on road improvements that has been added, and CDRC did recommend approval unanimously back in February.

One of the issues that has been raised by the neighbors is whether or not this is actually a community service facility. We believe it is. It does provide needed local service. The Girls Ranch operated in Santa Fe County near Lamy for many, many years, and many youth in the program come from southern Santa Fe County. So even though there may not be children from the adjacent neighborhood that would go to the Ranches it certainly does fulfill the community service definition. It's also a rural, ranch-based program which is compatible with the area, which is another question that has been raised. You can't have equestrian programs and 4-H barns in urban areas. This is a Ranches program. It's been called the Ranches since the forties and it needs to be in a rural, ranch environment.

And also, it's a school, and schools provide a community service, whether your subdivision has kids that go to your school or not, it is still a community service. So we believe it meets the requirement for that definition. One of the issues raised was water and wastewater. There's three acre-feet available from an off-site King family well. The water will be supplied by Entramosa Water System. The Ranches use less water than the existing agricultural irrigation that's been produced at that well for the last 40 years, and the County Hydrologist has approved the water budget.

We believe this project enhances the fire protection in the area because it provides a fire suppression water tank and hydrants. We've also looked at wastewater treatment plant options at this stage but hadn't designed a wastewater treatment plant. A circulating sand

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filter system is what has been recommended. It will be designed at the next stage, the development plan stage. It does not have any open ponds or lagoons. I know that was a concern expressed in the neighborhood earlier, and when we do design that wastewater treatment plant we will have to get County and NMED approval for it at the development plan stage, and there are very stringent requirements.

Let's talk about archaeology as you're passing the map around. We agree that more detail is going to be required prior to the development plan. In fact, the archaeologist is waiting for the master plan to get approved in order to finish defining the boundaries and the treatment plans for those sites. We did shift the campus design to avoid all of the eligible sites. We will be putting them in protective easements as I required by SHPO. It also is what is required in your County condition of approval, is that those eligible sites are preserved from development. And we think there is a good school and educational opportunity for the kids and the instructors of the school to become guardians of the site, to become knowledgeable about the sites and to protect them. Right now, that fence you see is the protection of the archaeological sites, and many of them have been disturbed. People go out there and look for artifacts. We think the school presence will actually help to safeguard them.

One thing that's interesting to note is that there's been suddenly a lot of interest in protecting those sites from the adjacent neighborhoods, but the adjacent neighborhoods, in Cedar Grove and Tierra Encantada have a lot of sites that have been located in their area. They are not under any kind of protections and there have not been studies done. Our archaeologist noted numerous sites on private land off of the Ranches property in the adjacent area that have not been studied. So I understand that the neighbors are interested about the archaeological sites. We hope they will protect the ones that are in their neighborhood as well.

There have been some issues raised about the terrain and the drainage and the grading. We comply with the County and state codes and the initial terrain management study is complete. The requirements are that you cannot increase your offsite drainage beyond historic flow so we will not be allowed to increase flow to adjacent properties. We plan to minimize the grading on this site and preserve as much of the slopes and the landscape as possible, and be very sensitive in the design. And we have employed a number of water harvesting techniques to try and use that water as an asset instead of a problem.

On that topo map you're seeing, that slope map, the red area is the buildable part of the site. It's over 1/3 of the area and it is why we pushed the campus towards the center of the site as much as we could. We couldn't put it further north or west because of the slopes. And so we wanted you to see that slope map.

With regards to traffic, that's been one of the issues that's been raised and it's why we have agreed to add that new road improvements condition. The initial stage traffic study was approved by NMDOT and the County. The studies and improvements are required at each phase though. We are required to come back with each phase of development and do another traffic study update to see how valid all the assumptions are, to see if there's changes that

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very definitive square footage on each building. But I think to claim that this is a dense project is really disingenuous. The school is on 964 acres of land. The board members of the Ranches can't believe that the Ranches had to buy 1,000 acres of land to have this campus and get it buffered and get it to fit in with the area, and so I think we just have to keep the size of this property in mind when we talk about density.

We've also been accused of lying about buffers, and perhaps there's some confusion about the term, so I would like to just use the term setback, which is the distance to the nearest building from the Ranches' property line. This doesn't include how far back the neighbors' homes are set back or their buildings are set back, this is just to the Ranches' property line. The nearest building to the southern property line is 610 feet away, and it is a housing unit. The nearest building on the eastern property line is 566 feet inside the Ranches' property line, and that's the little pavilion next to the chapel. The main school building, which is the largest building on the campus is 899 feet from the eastern boundary and 1,823 feet from the southern property line. So these are very extensive setbacks. The campus is set back in as far into the site as it can go without going up onto the slope.

There have been some issues about views and what the neighbors will see from their property. So we went out with a surveyor's rod and measured trees and we looked from the property line of the property out to where the surveyor's rod was being held, at a 24-foot building height, which is the maximum height allowed for a community service facility, same as two-story house, and what we discovered is that the existing vegetation does in fact provide such good screening, and the distance provides such good screening that you could never see that surveyor's rod from the property lines for the buildings. They tried the maintenance building, they tried cottages, they went to the administration building. That photo on the left is from the property line to the school and Chris and Scott were out there with the surveyor's rod and you cannot see it.

So while we had proposed that perhaps in the past you might be able to see even a little glint of the roofline, in fact you cannot see the height of those buildings. They're going to be very well screened and we don't think there will be an impact on the adjacent properties.

So issues with regard to the neighbors and public outreach, just to go through this a little bit. The existing ranch properties do have neighbors' support. You have a letter in your file that the neighbor, the family that has lived next to the Boys Ranch for 60 years has not had even one incident, not even one issue with them as a neighbor. We've been trying to work with this community for the last ten months. Our first neighborhood meeting was last September and we've gone beyond the requirements. We've turned in a form that shows all of the outreach that we've done, which goes beyond the minimum requirements. And while we do have some supporters and we're happy to have those, many of the neighbors still want the Ranches to go away. And there have been some pretty strong attempts to try and stop the project, including some direct threats.

We had to get the Sheriff to provide security at that last community meeting that you asked us to have because we were threatened about coming out there. There have been

personal attacks against the Ranches and against people that speak on behalf of the Ranches. And so that's been a concern. It's going to take a very long time to build this project and we are hoping that because of that time it will give everyone time for the anger to calm down a little bit so that the kids don't feel threatened and the kids don't hear that anger. I can certainly take it; I'm a consultant. I'm going to go onto another project. But the kids that live out there on that ranch have been through enough and they've had enough challenges in their past. They don't need to be met with a lot of anger. So we're hoping that that just calms down over time.

Our request – we want to give these youth a second chance and to be able to come out and live on the Ranches and graduate from school and learn good life skills and become productive members of society. We want to fulfill this legacy wish for this property and for this program. Unfortunately, Bruce and Alice King didn't live long enough to see this get done but we hope the current ranch board and managers certainly will be able to see it in their lifetimes. We're hoping that the community will come around and see the benefits of this. In the other Ranch facilities there have been a lot of volunteers from the local community that have gotten involved. There have been mentors. They provide training. They've joined riding clubs. They've had 4-H show volunteers. The Ranches have opened up their facilities to community potlucks and barbeques and community meetings, and I think they could really become an asset to the community if everybody just gives them a chance to do so.

We do recognize that more studies are needed at the next phase. We do agree to do them. We know they're required and we do agree that they will be done. So we respectfully request approval of the zoning request. We agree with the conditions. We have members of the Ranches here and all the technical people who have worked on the studies here to answer any questions that you might have.

CHAIRMAN MONTOYA: Okay. Any questions for the applicant?  
Commissioner Holian.

COMMISSIONER HOLIAN: Thank you, Mr. Chair. Karen, have you consider doing a wildlife management plan or wildlife corridor plan as part of the planning process?

MS. MARCOTTE: Mr. Chair, Commissioner Holian, I believe it's actually required as part of the wildlands-urban interface plan that we have to do, is that we have to look at migratory patterns for wildlife through the forest boundary, because we're adjacent to forested area. I'm not sure if staff can confirm that. But my understanding is that the wildlife corridor and the migration patterns are part of that wildlands-urban interface plan, and we are required to do that.

COMMISSIONER HOLIAN: So maybe Vicki could address that.

MS. LUCERO: Mr. Chair, Commissioner Holian, the code actually doesn't have a requirement for any wildlife preservation.

COMMISSIONER HOLIAN: Okay. Thank you, Vicki.

MS. MARCOTTE: I think there would be a willingness to do that though. They've been willing to do every study that's needed. So I thought it was part of the other

one.

CHAIRMAN MONTOYA: Other questions for the applicant? Okay. Thank you, Karen. This is a public hearing. How many people are going to be speaking? Okay, if I could ask you to please come forward and then we could get you all sworn in at the same time and ask you to sit here in the front row. Are you all for? How many are for this, if I could see a show of hands? Against? Okay. So go ahead, ma'am.

[Duly sworn, Nancy Burton testified as follows:]

NANCY BURTON: My name is Nancy Burton. I live at 1141 State Road 344. Chairman Montoya, Commissioners, I'm speaking here on behalf of the South Mountain Neighborhood Association, which is a corporation filed with the New Mexico Public Regulation Commission. First, we didn't have an opportunity to do this at the April 13<sup>th</sup> meeting because there wasn't time, so I wanted to just say this, that at that time we had petitions with 105 signatures, which were in support of the temporary moratorium for the rezoning in Santa Fe County, which was on the agenda and we were in support of Commissioner Holian's motion at that time. We're here in opposition to the Ranches' master plan rezone request because there are still major unresolved issues. This project is not compatible with development in the area and they do not meet the requirements of the Santa Fe County Land Development Code. Therefore you should disapprove the master plan rezone request.

A number of our members are on vacation and several are sick and therefore they couldn't make it here tonight, but even with that we still have a large number who came here. I think I counted 25 or 26 people. I'm not sure if I got the whole count, but that's quite a few number of people who made the trip up here to oppose this.

I also want to note that the case that was presented by our attorney on April 13<sup>th</sup> is still applicable. We feel that to date our concerns and reasons for opposition have not been heard nor understood, possibly by the Ranches, possibly by you Commissioners, and so we're here today to ask that you take the time, please take the time it takes to hear us and understand us. We have five issues to address here tonight and our speakers have done extensive research and preparation to present these as succinctly as possible. There may be other public comments that I'm unaware of but we've timed our presentations. It should be 30 minutes or so.

I wanted to ask that if the Ranches rebut any of our presentations, I would like to have the opportunity to offer clarification. And finally, I have another set of petitions here with 201 signatures that are in opposition to this master plan rezoning request. We started these petitions less than a week ago and we found that as we talked to people there are still many, many people who have not heard about the proposed development and all but a very few, less than five people that we spoke to that hadn't heard of it readily signed the petition. If we took another two to three weeks we'd probably get another 500 signatures and that is not an exaggeration.

So we're here in opposition to the Ranches' master plan rezone request because there are still major unresolved issues. The project is not compatible with the development in the

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necessarily necessary in Santa Fe County. Right now it's in Socorro County and the one in Santa Fe County, in Lamy was shut down, so I would say that proves it's not necessary in Santa Fe County.

So we've shown how the Ranches facility does not meet two of the requirements of the Land Development Code. It does not service the local community and it is not necessary in the county.

Next we'll demonstrate how it's not compatible with the existing development in the area. Here's a view of the Ranches. You just saw it from Ms. Marcotte as well. I'm not sure how to do this since you've got a different thing to look at but the existing population is all around here, the Cedar Grove area. There's not much here; that's in the mountains where no one can build. The Tierra Encantada, which is down here is the most heavily populated area with 42 homes on about 126 acres. To the left of Tierra Encantada and the south and east of 344 there are some parcels that are five to ten acres but for the most part the rest of the area is 40-acre or more parcels, which is per County Code right now. You can't subdivide without coming, asking for a variance.

So it's makes a real difference to this community that the Ranches are building on only a small part of their property, being like they say ten percent, which is not really accurate either, but it's the enormity of this, the enormity of this next to this population that's really what's not compatible with the neighborhood. As you can see in this slide, which is the same as that, this development dominates this area and I've done them the favor of taking off all the labels on their buildings. So this is to scale, these are the buildings without labels and look at how dense that is compared to the most dense area down here, where you can't hardly even see the buildings.

Oh. And not shown on this is they plan to have an equestrian area somewhere in here and the wastewater treatment facility somewhere in here, with a five-acre leach field, which could be very close to the neighboring properties, but we don't know where that's going to be yet. So further, you'll see how this is not compatible with existing development in the area. In fact the impact is disproportionate to all other development in the area. Now the numbers that they've used compared to the numbers that we've used is they're using the 964 acres, which is insane. Or, I'm sorry. I shouldn't have used that inflammatory words, but anyways, getting back to this. The water usage, they say they want 30 acre-feet of what although we've also heard or they've asked for 50 acre-feet of water. If we look at the current County Code of a quarter acre-foot of water for 40-acre parcels, that would put the equivalent of 120 homes on this area. 120 homes. Wastewater would be equivalent to 144 homes in that area.

Compare that, compare that to the most dense place right now which is 42 homes in 126 acres. Okay, now we used the housing density and we only used the housing square feet for the residential houses. That's equivalent to putting 75 homes on a 40-acre parcel. That's using their land, not the 964 acres. If we compare that to Tierra Encantada it would be equivalent to putting 158 homes in Tierra Encantada, not the 42 that are there now. Population density, looking at 383 people, which is two to three times greater than the entire surrounding area. How can you say that's compatible? That is way more.

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Their own traffic study, which we'll talk about later, says there's going to be greater than 22-fold increase of traffic on the County Road 22. So the proposed Ranches development is clearly not compatible with the existing development in the area, and unlike what the Ranches have said that the views in the mountains will remain undisturbed, which is a direct quote, and the school building will not be visible, here's a view of the disturbed area taken from State Road 344. And this, if you could turn around, right here is a red roof. This red roof is 2,500 square feet. Now, multiply that by 75 times and put it in that area. That little meadow area there, that's virtually taken up by their school. The school building alone is bigger than three of the schools in Edgewood. Twice as big as one of the schools in Edgewood and bigger than the Smith's grocery store. I'm not talking about the parking lot, I'm talking about the building of the Smith's grocery store.

Put the Smith's grocery store in that area. Now tell me that there's no visual impact. That's where I'm getting emotional. I think you know what I mean, Commissioner Anaya. In other words the development will obliterate the view of this mountain in that area and it will bring tremendous light and noise pollution. When it is being said the Ranches don't know because they don't live there is that those mountains echo everything. When people are walking 80 acres away from me I can hear them because the mountain echoes everything. Now, have children playing basketball, whatever, whatever hours, what's that going to do to a retirement community? Primarily a retirement community?

So do you not now agree that the Ranches development does not meet the community services requirement, nor the requirements of the County Land Development Code? It's clearly unlike precedent [sic] facilities. It does not service the local community. It is not compatible with the surrounding facilities. And approval would set a new precedent, redefining community services and compatibility and changing the character of rural communities in our state.

So I think that we have demonstrated that the applicant does not meet the requirements of the code and we've given you the justification you need to disapprove this zone change request. We the people of the community ask that you, our County Commissioners disapprove the applicant's rezone request. Any questions?

CHAIRMAN MONTOYA: Okay, next please. Now, let me just as a point of clarification – each one of you is going to take 30 minutes?

MS. BURTON: No. They're all different and I'm sorry I might have take more. I got a little emotional.

CHAIRMAN MONTOYA: Okay. I just understood you to say it was going to take 30 minutes total and I didn't know if it was –

MS. BURTON: No.

CHAIRMAN MONTOYA: Just your 30 minutes. Okay, if someone would come next please?

[Previously sworn, Rebecca Proctor testified as follows:]

REBECCA PROCTOR: Mr. Chair, Commissioners, my name is Rebecca Proctor. I live at 21 Aster Way in Santa Fe, 87508. I'm coming before you tonight



representing six tribes and they've asked me to present their letter, which, with your permission, Mr. Chair, I'll give you the original letter after I finish my statement.

Mr. Brian Montoya is the Lieutenant Governor of San Ildefonso Pueblo, and originally six tribes has planned on having Mr. Montoya here to represent them. He had a death in the family this morning and was unable to come and they've asked me to present their letter to you and make a brief statement.

The six tribes involved are Tesuque, Okhay Ohwingeh, Santa Clara, Santa Ana, Kewa – which is Santo Domingo, and San Ildefonso. These six tribes are members of the Galisteo Basin Archaeological Sites Committee, and they learned this morning about your public hearing concerning this proposed development. Knowing that Santa Fe County takes its commitment to its tribal partners very seriously they would like to ask that you table the current agenda item so that they will have an opportunity to participate in the master planning process for this. Their reason for requesting this is there is an ethnographic study currently underway in the Galisteo Basin which is bringing to light some very important data about the archaeological sites there and the direct historical and cultural connections between the living tribes and the sites.

So there's every reason to believe we know that there's some important sites on the Boys & Girls Ranch property and we believe that information will come to light concerning the tribal connections with those.

I think that most of you already know that I'm also a professional archaeologist in this area so I'll just briefly set aside this statement and just speak as a professional for myself and indicate that as we're working in the basin we're beginning to learn very acutely, very definitively that we're able to find connections in the material archaeological record between existing tribes and these sites. So we have a couple of avenues of investigation that we're able to follow. One is the scholarly archaeological avenue and the other being the oral history and the cultural knowledge of our tribes.

So with that I'll just say that these six tribes would respectfully request that they continue to be involved in the master planning process for this proposed development. I ask that because so much more information needs to come forth that the item be tabled for tonight. Thank you very much.

CHAIRMAN MONTOYA: Before moving any further, what –

COMMISSIONER ANAYA: Mr. Chair.

CHAIRMAN MONTOYA: Commissioner Anaya.

COMMISSIONER ANAYA: I'd like to continue hearing the case.

COMMISSIONER STEFANICS: Mr. Chair, I think that the people who've come from far away deserve to be heard, so I think we should hear the testimony.

CHAIRMAN MONTOYA: Okay. Next please. Thank you, Rebecca.

[Previously sworn, Carol McManus testified as follows:]

CAROL MCMANUS: Hi, Commissioners. My name is Carol McManus and I live at 61 Living Water Road in Edgewood. Actually Cedar Grove. I'm hear to address my community's concerns with the archaeological findings at the Boys and Girls Ranch,

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although you've already heard quite a bit. Commissioners, this is just so the audience knows where I'm coming from. Commissioners, as you are aware both Cedar Grove and the Boys and Girls Ranch properties are located within an archaeological district as designated on code map 34. Because of this and as required by code an initial archaeological survey was conducted by the Boys and Girls Ranch and by Consensus Planning on 300 acres of buildable land in March through May of 2009.

This survey, as conducted by now resulted in, as you know, the identification of 31 archaeological sites and 77 occurrences. We know from this that that property up there is not only beautiful but it's historically rich and active. As you are also aware, the CDRC approved Boys and Girls Ranch for master plan on February 18<sup>th</sup> of this year, stating that the application was in compliance with the County Land and Development Code. SHPO completed their review of the initial archaeological survey and reported this back to you on March 12<sup>th</sup>, a full month after the master plan was approved by the CDRC.

Their review found that the initial survey and report was not complete, had several site descriptions missing, and they were unable to determine the eligibility of 28 of the 31 archaeological sites based on this report. They also could not make management recommendations based on this report.

Commissioners, it is in the interest of our community to protect these sites. It is also our interest. It is also the position of the Cedar Grove community that this zoning change and master plan approval be denied at this time for the following reasons. First, a complete and accurate survey and report was not submitted to the CDRC in February as required by code. I know that Noud did submit or they did submit the initial archaeological survey and report, but clearly this report was not complete and many of the records were missing as indicated in SHPO's review.

Although the CDRC approved the master plan without a complete and accurate archaeological report I don't see how this application could be in compliance with the special review requirements established for archaeological districts in the code. I also don't see how the CDRC could act in its discretionary role in deciding whether the treatment plan was appropriate because quite frankly there is no treatment plan beyond protective easements, whatever those may be.

The second major reason this application should be denied at this time is that the true overall archaeological significance has not been determined. As I just stated, the initial archaeological survey and report is incomplete and lacking. In addition the initial survey was limited. It only covered 32 percent of the entire property. Determination of the true archaeological significance of this property is important. Commissioners, I think this is important to state this. The Ranches have stated many times in the past and they did tonight that they would be good stewards of the archaeological sites. And I want you to know that I and my community believe them. I have no doubt that they would do a good job. However, the larger question for my community is this: How do you know what you're supposed to be protecting if you don't know what you're protecting?

Certainly, without a complete and accurate initial archaeological survey you wouldn't

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nitrites and the contaminations from coming into the groundwater and aquifer system and a failure of any of these systems would be inevitable consequence that the groundwater would be affected. So the basic consumption of the water and the output of the water is going to have an effect on the entire Estancia Basin. And unlike building a house or a small business in the area they don't have to have a general discharge permit until they go for the planning following the zoning. I think it's putting the cart before the horse to do something like that and I think that should have an approved state groundwater protection plan in place, something that they know is going to work to protect the groundwater before the zoning is granted. If for some reason you grant the zoning approval for this and they raise their money and funds and all of a sudden they're up against a road block and they have based their entire fund raising campaign on being able to build something that they would not be able to build because they wouldn't be able to provide proper sanitation facilities to prevent the problem of infiltrating into the aquifer.

CHAIRMAN MONTOYA: Okay and –

MR. LAHTI: Should something like that happen and the groundwater is contaminated it will be a permanent contamination and as you all well know there is nothing that can be done with the nitrites once they get into the groundwater and that too would be Alice King's legacy: the entire Estancia Basin would be contaminated for all time because they don't have proper discharge planning or sewage protection. Thank you.

CHAIRMAN MONTOYA: Okay, thank you, Jim. For those coming up we have heard that density is an issue, water is an issue, wastewater is an issue, archaeology and compatible use. Please keep your comments to something other than those statements and comments that have already been made.

Yes, next please. But ma'am you've been given the opportunity to speak and we'd like to hear from the other folks as well.

NANCY BURTON: I just have to say that I'm here to speak on the issue of traffic and I'm here as a substitute because the person that was going to talk on it is suffering from giardia and gallstones and may be having to go to surgery so if you'll let me speak on his behalf.

CHAIRMAN MONTOYA: You've already spoken on the traffic as part of your report.

MS. BURTON: No, this is different. This is different.

CHAIRMAN MONTOYA: Okay.

MS. BURTON: All I talked about before was the increase in traffic. This traffic issue is another example of how the Ranches have not taken the needs of the community to heart and minimized the actual situation and are trying to get by with minimal effort.

I don't understand why Commissioner Anaya left. He is our – we are his constituents.

COMMISSIONER STEFANICS: Mr. Chair, I would like to point out to the audience that we have been here all day so we do need restroom breaks and we do need to attend to family matters occasionally. It's not a matter of disrespect so we ask for your

respect as well.

MS. BURTON: Okay. I didn't understand that.

The Ranches owe the residents more than minimal efforts. We have three examples to illustrate what I've just brought up in that they're doing minimal effort. First, the only traffic analysis that has been made available is grossly flawed. The data collection was done on one day and that makes the study statistically unusable. It did not include which is stated in this report, it did not include the amount of construction vehicles, delivery vehicles, visitors, fund raisers or any other activities therefore it has grossly underestimated the traffic on County Road 22.

Second the traffic analysis wrongly concludes that the northbound lane on 344 needs a left turn lane. Even given their low estimate, unrealistic estimate, 16 less left turns per hour the New Mexico Department of Transportation manual requires a left turn deceleration lane in phase one. Now it's unfortunate that the NMDOT missed that in reviewing the report but that's the case.

Third the plan is for a gravel road now I understand there is a new condition which we weren't made aware of so I don't know what that new condition is but the Ranches have refused to acknowledge in our meetings with them that the dust or noise on County Road 22 would be a problem. And unlike the representatives of the Ranches who have not lived there and have not experienced these disturbances the residents knows that the dust, noise and the road is a problem even with the very minimal traffic that's on there right now. So working through the projects the traffic could be as bad as one vehicle every minute on that gravel road and this will create not just bad but an unhealthy situation for the residents.

The examples that I've just presented demonstrated that the Ranches have not taken the needs of the community to heart. They have minimized the actual situation. Their report is wrong and they're trying to get by with minimal effort. The County and the Ranches owe the residents more than minimal effort and until the County and the Ranches can prove that they will maintain our quality of life, you, our commissioners, should disapprove this rezone request.

CHAIRMAN MONTROYA: Next please.

[Previously sworn, Melissa Snyder testified as follows]

MELISSA SNYDER: My name is Melissa Snyder and I live at 29 Vista Sierra, Edgewood, New Mexico. Chairman, Commissioners, I won't take time reading a statement because I did that last time and I don't feel it was very effective. I will say that I won't take much time but I won't apologize for the time I am taking because we've been here several times and waited to speak with you and have you hear us.

I would like to point a few of the discrepancies and speak to some of the issues that Ms. Marcotte has told you. They are taking into consideration the habitable buildings. They are considering 45 not inhabited – that cows and horses will inhabit that and both put on and need as much water if not more than people. So I believe it isn't fair to discount that habitation. Again, I believe that this is an attempt to minimize the impact that their facility would have on our community.

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The sand filtration may be a good idea and may not be but if you pass the zoning, if you pass the rezoning and it's found not to be a good idea and they cannot come up with a feasible wastewater treatment plan the damage will have been done. That area will have been rezoned and there's not much we can do about it after that.

You can 4-H barns right in front of an Office Depot that doesn't make it rural. You can put cows there and it doesn't make it rural. The traffic they have, the water usage they, the wastewater they have is more compatible with commercial use than with residential. There are parents visiting all the time. There are social workers, psychiatrists visiting all the time. There are fundraisers. There are more people than they are accounting for to tell you about that will have an impact on our community and to let you know the reception that we're getting is when we come with concerns such as the noise we're not given an answer as to how possibly they could mitigate that we're told shame on us, we don't enjoy the laughter of children. This is our answer to many of our concerns and all I would say is if the waste water contaminates the water in that area it's not only contaminated for us but for the children as well.

We have been up here many times. I will say that I am disappointed that you were unable to make it to our area to see what we are talking but I hope you will consider what we are saying. Thank you for your time.

[Previously sworn, Benny Snyder testified as follows]

BENNY SNYDER: My name is Benny Snyder and I live at 29 Vista Sierra in Edgewood which is Cedar Grove. We've come to your Commission and we have talked about technical aspects and when we bring a technical aspect to other Ranches people and the Marcotte organization the answers we get are that we're just trying to do this for children. That doesn't answer technical questions. We have engineering questions that we ask about and we get the same racist type response which says we're trying to create a protective atmosphere for the children. If you notice when we come to you folks we talk about very pointed, pertinent, important problems that this entire project has and not once have you heard anyone say anything about the kids. Because we want the kids to have a good thing. We really, really do. And it doesn't work that way because when you're trying to sell a refrigerator to an Eskimo the first thing you do is, boy, is you make that refrigerator look as good as it possibly can and unfortunately that's what we have here.

We're not getting good answers to very, very crucial important questions. And they are questions that are really coming from us as a community and we'd like it to be coming from the Commissioners to question this project and its feasibility and how applicable it is to a residential area. And I look at what the people have done here and we've got 10 or 12 people representing the Ranches that are pushing this project really strong and I appreciate their position. We've got signatures of 240 people that are saying this is not a good thing. Now, I believe we live in a democracy. We've got 12 votes that say this is a real cool thing to do. We've got 230 or 240 people who are saying no, it's not. So it seems to me to be pretty straight forward to me that you've got a significant opposition and not only is it just an emotional thing in the case either side of the situation quite honestly but you've got

significantly technical problems that the answers have not come forward to. So we really need to take a look this. It's a democracy. You've got a ton of people that are voting against this thing and only a very, very small minority that is pushing it. Thank you.

CHAIRMAN MONTROYA: Thank you. Next please.

[Previously sworn, Kenneth Burton testified as follows]

KENNETH BURTON: My name is Kenneth Burton. I reside at 1141 State Road 344, Cedar Grove. As you requested I have written notes and I'm going to have to throw most of them away because many items have been covered. So what I would like to present is that we have a major problem with the Ranches that is an ongoing problem that the meeting that we had which supposedly was going to resolve some of this, it did absolutely nothing because no discussion was allowed that let us pursue questions that we really had. It was pro forma. The problem that we have is first of all there is a master plan that has a great deal of information in it and then there are statements that are made by Ranches' representatives/personnel. They do not jibe. The statements tend to very strongly minimize the impacts that we would experience and several of those have been touched on. The problem is that as a group we are very frustrated with the treatment that we've gotten. We do not trust the Ranches right now to be honest with us. We don't know how you can trust them but we don't and that's a pretty universal across the people that I know, we don't trust. It's a tragedy that it occurred that way. It started with misidentifying the people who would be impacted. Those of us who would be impacted were not included in what they were doing except for maybe knowing that the property had been sold and we have some of the Kings to thank for that.

I don't know how this is going to turn out here but I do know what the feeling in the area is going to be and it is not going to be that we're glad to see you, Ranches organization, in our area. That's – because of that, because of that, either this needs to be tabled again so that something can happen that will smooth things over or it needs to be turned down which many of us really believe because, because they do not fit in our neighborhood and they are not a community service for us. The scariest thing in the world is that they are community service bringing in massive transportation for many people, for many events, that's the worst that can happen and that is not a community service for us.

So we strongly encourage you to not approve their request.

CHAIRMAN MONTROYA: Okay, thank you, Kenneth. Next please.

[Previously sworn Sheila O'Keefe testified as follows]

SHEILA O'KEEFFE: My name is Sheila O'Keefe and I live at 3 Valle de Rael in Edgewood which is part of the Cedar Grove community. I'm here and I guess I want to present a little bit different view. I've been a new resident here in New Mexico and I'm trying to educate myself about how things are run here and I've been attending some of these Santa Fe land planning programs that have been going on recently and one of the biggest concerns that I'm hearing is water, conserve water. Also, that the residents of a community is only using about 10 percent of the water. Well, if you've ever lived in a house with teenagers you know they're in that shower shampooing and using water constantly. And, I guess I want

to present to you also that it seems to me that I'm getting the impression from attending these various meetings that the people who have the most input are politically connected and also have vested interests in this development and water in this area.

If I'm asked to conserve my water I expect the rest of the Santa Fe area to do so and to also take into account – I'm a retired nurse and I live on a fixed income. I don't want to see my taxes go up to support an endeavor that the Ranches may pursue and not to be able to follow through. And I also don't want to see them to break their word and say that they're going to do this and they're going to do that. I think that you as the community and commissioners that represent us in Santa Fe need to realize that we live in a different area. It's very rural. You're living in the city and you're representing the city folks. When I moved from the city to come out to the rural beauty, the quietness and to be able to live on a fixed income and I don't see that that's going to happen. I think our taxes are going to go up and I think a lot of these children will need to have good supervision and I keep Alice and Bruce King's name invoked. I didn't know them, from what I have read they seem to have been wonderful people but you know the people are making a profit from what the Kings have sold to other individuals and I also heard and saw that water rights were going to be provided by the Kings to the Ranches and they didn't do that in the development that they sold private lands to – I have a problem with that. I can't speak for anyone else all I'm doing is speaking for myself. I certainly hope that that mural up there does show that there is justice for all in this state and not just the politically connected. Thank you very much and I appreciate your time and attention.

CHAIRMAN MONTOYA: Thank you, Sheila. Next please.

[Previously sworn, Margie Krebbs testified as follows]

MARGIE KREBBS: Hi. My name is Margie Krebbs. I live at 65 North Mountain Road, Cedar Grove. I want to talk about a couple of thing with South Mountain. We've been out there for 25 years and it's a very fragile environment. When we first moved out there was illegal grazing. There was illegal hunting and since that time the wildlife has come back. We have bear. We have lion but we also have people that are pushing that envelope and they're 4-H and they let their animals run loose. And three years ago two mountain lions were killed in South Mountain. We don't need a huge development that is going to push our wildlife. We have beautiful little foxes. We have different species of deer and it is the end of a wildlife corridor that goes all the way up the Ortiz Mountains and it is the edge of the grasslands too. And those grasslands won't survive with a huge facility like this. I'm not a wildlife expert but I am a civil engineer and I understand erosion. A couple of years ago Living Water Road was paved and already there are huge bar ditches that have been carved out. The pavement is falling into the bar ditches. It is very, very fragile terrain. It cannot handle hard packed surfaces with – it will be a horrible stress on this land. Just to the west of the proposed development there's an arroyo and when we first moved out there it was about four feet deep. It's closer to 15 feet deep now. It's just very, very fragile precious land. We don't need a huge development out there whether the Ranches are stewards are not this mountain cannot handle this type of traffic. Thank you.

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CHAIRMAN MONTOYA: Okay, thank you, Margie. Next please.

[Duly sworn, Roger Taylor testified as follows]

ROGER TAYLOR: Roger Taylor, 54 Camino Los Angelitos, Galisteo, New Mexico. Good evening, Commissioners. I think some of you will remember me, I'm on the Board of the Galisteo Community Association. I think there's a couple of things that I would like to say. Number one, the Galisteo Community Association is in support of the South Mountain Area Association in their concerns. Number two, as I'm sitting here listening I'm hearing a lot of the same things that we brought up as concerns, the Galisteo citizens, about the Saddleback subdivision exception I'm hearing a lot more complications and a lot more variables. We know what happened with Saddleback: with Saddleback basically we presented our issues and our concerns and I understand the Commissioners felt that under the County Code that they were restricted with what they could do and what they could not do. There was an opportunity to table but it was not taken and, of course, as you know, we are now appealing that and that is in court. Our attorney is actually preparing an injunction at this time as an additional component.

I think as I listen to this one of the things that I would encourage you to think about is if you still feel constrained because of the current code conditions you aren't hearing a lot of concern that it doesn't look like the Ranches have even met or made an effort to interact with these citizens to try and resolve.

So whether you feel you cannot table it you can certainly, if you're going to go ahead and approve it, you can certainly put a lot of conditions on it based on what you're hearing tonight but I would encourage you to maybe consider tabling it until the Ranches sit down with these folks and try and work it out and then come back to you with a more complete presentation. Thank you.

CHAIRMAN MONTOYA: Thank you. Next please. Would anyone else like to speak? [Ms. Burton returned to the podium] Ma'am, we're going to allow the people who haven't spoke to speak and then we're going to move on.

[Previously sworn, Rita Loy Simmons testified as follows]

RITA LOY SIMMONS: Rita Loy Simmons, 294 Broken Arrow Trail, Edgewood, New Mexico. These are a couple of things that I would like to address. There was some about the contamination, nitrate contamination, on Highway 14 in the Cedar Crest area. That is not in the Estancia Basin. It's in the Sandia Basin which is several miles away. And, yes, that's true they were allowed very small lots with a very shallow water table. The water that will be coming to the Ranches will be coming in the same system that most of the lovely people that live in Tierra Encantada Subdivision get their water – it'll be the same source. The King family did develop that subdivision too. The paving came really quite late. It's one of the few subdivisions fortunate enough to have paving. I don't think the subdivider was required to pave that. I think it was County funding.

[Audience disturbance disagreeing with Ms. Loy Simmons' comments.]

MS. LOY SIMMONS: The road leading to that subdivision is paved.

[Audience disturbance continues.]

CHAIRMAN MONTROYA: Please, if you would please allow the individual to speak I would really appreciate it. Otherwise, I will ask you to leave.

MS. LOY SIMMONS: Thank you. I'm sorry I have 71 years of memory and I would love to be given the benefit of it. I've made a living as a realtor and also a water provider and I have no financial interest in the water that will be furnished to the Ranches – there was a note in our paper that said that, but I have no financial interest. I have no financial interest in the Ranches themselves and I'm speaking as a private citizen.

We've watched our country change over the years. People move out there to get away from it all and then they're surprised that they find they did. We have very few paved subdivisions. Most of our roads in southern Santa Fe County are dirt, some of them actually County maintained but not all of the.

I've watched people come and buy what they could afford and take emotional possession of all they survey. Ladies and gentlemen – I'm sorry Commissioners, I forget myself – there is a balance. I too understand the fragile nature of nature itself. When a hailstorm comes water runs, it runs everywhere and it causes flooding in many different ways. That's not necessarily an act of human nature. The wildlife that we cherish, I love to see the deer come and steal my apples and I don't shoot them because I treasure the deer. However, I have a right to those apples too.

I was speaking with a gentleman last night who used to go to some of the fundraisers for the Ranch, they were golf tournaments, and he said they had an opportunity to interact with some of the young people that the Ranches have been able to help along the way. It grieves me when vilification of good people and good work boils down to criteria so minute as to boggle my mind.

I do appreciate this moment and I want to thank you for letting me speak in favor of the Ranches.

CHAIRMAN MONTROYA: Okay, next please. Seeing none, this public hearing is closed. Are there any questions from the Commission?

COMMISSIONER ANAYA: Mr. Chair.

CHAIRMAN MONTROYA: Yes, Commissioner Anaya.

COMMISSIONER ANAYA: Were you going to allow the Ranches to rebut some of the issues if they want?

CHAIRMAN MONTROYA: Yes, sure.

MS. MARCOTTE: Thank you, Mr. Chair, Commissioners. I would like to just clarify a couple of things I'm not going to go through the long list, I took five pages of notes but I won't go through all of those for you.

In terms of the Ranches' presence in Santa Fe County, the Lamy Girls Ranch was in operation for 18 years. We've consolidated the operation onto the Boys Ranch property currently to save money because they're trying to raise money to consolidate both the Boys and Girls Ranches onto this property back up into Santa Fe County. I think it was Ms. Burton who said that there's really no need, no use, no purpose for it being in Santa Fe County that would go against 18 years of history in this county. She also said that this project would

obliterate the view of the mountains, that's her quote, and I think we've clearly demonstrated is not true. The school building is large because it includes administration, counseling, an auditorium, meeting space, a gymnasium and the swimming pool which would be an indoor pool because of the climate in the area. And that's why that building is so large is that it includes all those purposes in one place.

We're also trying to be an energy efficient campus and so rather than heating and cooling a lot of separate standalone building, we're trying to put all the multipurpose buildings together for that reason.

The questions about the archaeology study, you know, the development plan is where the full archaeological study is required by code. They keep saying prior that it's required by code and it is required by code for the development plan not necessarily at zoning. And I'd like to just read a quick statement from our archaeologist who is working on a project out of town and was not able to be here, but he sent me a note today and he just said, concerns about the archaeology are a Catch-22. The report is not complete; however, the locations of the sites were well established with generous buffers. The location data was used to design the master plan and as I understand it all the eligible sites are to be avoided. Completion of the report is awaiting the acceptance of the master plan – this is the Catch-22. Once the master plan is approved then specific information for any site potentially to be affected can and will be gathered, appropriate easements will be established as well as a management plan for each site. In a lot of ways, the cart is before the horse. Often an archaeological survey is commissioned after development of the master plan. In this case it was done in order to develop the plan. The information necessary for the plan is available once the master plan is accepted, specific treatment plans and recommendations for the site will be generated and used to finalize the report.

So it is going to be completed in its proper time and I think that's what a lot of these comments relate back to. Hypothesizing that our wastewater treatment plan will fail and contaminate the basin and will end up being Alice King's legacy by contaminating the whole basin is just a crazy claim because it hasn't even been designed yet and when it does get designed in the proper time at the right part of the process it has to be approved by the County and the Environment Department. It can't just be put out there as some sort of willy-nilly idea.

With regard to the six tribes, we're very respectful of the tribal issues that have been raised and are interested in ethnographic study that they are conducting in the basin. And would suggest that our professional archaeologist who is working on creating a management plan for these sites work with their tribal archaeologist on that ethnographic study so that those can be coordinated. Again, I don't think that is a reason to table or stop the master plan zoning because those studies have to be done prior to development plan. We know that and we will do those prior to development plan. So I think that's just a timing issue.

With regard to the traffic count being done wrong and that they're grossly flawed: the traffic study was scoped with the County and the DOT. It was done using the proper methodology. We will have to make improvements at each phase as a result of those studies,

With regard to not answering technical questions and not dealing with requirements, the Ranches have hired experts, technical experts for every single technical issue that has been raised or is required by the County as part of their Code. The neighbors are trying to undermine those answers or don't like those answers in some cases, but it's not that the answers haven't been provided. The technical studies have been provided. They have been submitted and they have been deemed to be complete.

I think really in a lot of ways a lot of the testimony is sort of a classic not in my backyard approach and even if you use that approach with 201 kinds of signatures it's still a not in my backyard approach. Everyone in the East Mountains wants to be the last person to move there. When Tierra Encantada was set up, that subdivision where many of these opponents now live, there was opposition to that subdivision being developed from the rest of Cedar Grove when that came through. Now that they're here they would to shut the door behind them and I think it's just – I've been working on projects in the East Mountain area for the last 25 years and I see it every time that it's too fragile, it can't support anybody – it supports them, it supports their subdivision but it can't support anybody else. And I think it's just an attempt to shut the door behind yourself.

With regard to the gentleman from Galisteo who believes that we haven't interacted with the citizens and with regard to the person who said that no discussion was allowed at our meeting, I would really take exception with that. After you gave us that condition in April, in May we hired a neutral facilitator, who is Rosemary Romero, who none of us had met but she is a trained public facilitator and she conducted the meeting. There was a two-hour meeting and there was a lot of discussion, a lot of Q and A. The statement that no discussion was allowed is really ludicrous; that was the point of the meeting. We had it in Edgewood for the convenience of the opponents because they demanded it be in Edgewood and so we provided that meeting space and a facilitator to do it and so I just don't understand that.

With regard to the not interacting with the citizens, we have greatly exceeded the requirements for public notification and public hearings. We have tried to work things out. We have sent early notice. We have replied to all the technical questions. In return, I would say we have been threatened. I have been directly physically threatened. No compromises have been proposed just continual accusations and attempts to stop the project.

It is a tragedy that there isn't a better dialogue. It is a tragedy and I agree with the person that it's a tragedy that we weren't able to communicate better and get on the same page with this group of people but I think that the position has just been to stop it at all cost and do whatever it takes to try and stop it so it's not a dialogue. It's just not a dialogue.

I don't think the project needs to be tabled longer. We've been at this since last September. It's been in process for 10 months. There's been a lot of notification and there's been a lot of meetings. There has been a lot of tabling of the request already. The Ranches really need to get a master plan and zoning approval in order to go on to the next step, to design the development plan, to do fund raising for the campus. They cannot get fundraising from donors for a new campus if they don't have an approved master plan and zoning for the campus because there's no way to know that they'd be able to build it there. So we really

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need to move forward and we would respectfully request that you do so.

CHAIRMAN MONTOYA: Thank you, Karen. Now this public hearing is closed. Commissioner Holian.

COMMISSIONER HOLIAN: Mr. Chair, I would like to move that we go into executive session to deliberate on this case.

COMMISSIONER ANAYA: Second.

CHAIRMAN MONTOYA: I have a motion by Commissioner Holian to do into executive session to deliberate on this case with a second by Commissioner Anaya. Roll call.

**Upon roll call vote with Commissioners Stefanics, Holian, Anaya, Vigil and Montoya voting in the affirmative, the Commission met in executive session from 7:50 – 8:05.**

CHAIRMAN MONTOYA: May we have a motion.

COMMISSIONER STEFANICS: I move that we come out of executive session pursuant the Open Meetings Act, Section 2-10-15-1 H.3 which allows deliberations by a public body in connection with an administrative adjudicatory proceeding.

COMMISSIONER HOLIAN: Second.

CHAIRMAN MONTOYA: We have a motion by Commissioner Stefanics and second by Commissioner Holian.

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

CHAIRMAN MONTOYA: Commissioner Holian.

COMMISSIONER HOLIAN: Thank you, Mr. Chair. First of all I would like to say that I think that the Boys and Girls Ranch is a very worthy project but it is crucial for them to have the support of the community. And, I really, really believe that there is common ground here and I believe that both sides need to work harder together with a plan that people for the most part, at least for the majority of the people feel comfortable with.

So, I am moving to table this case and I would like to say to the Boys and Girls Ranch people that you need to bring people in on the planning of the master plan. You also need to bring in the New Mexico Tribal Government in the planning stages. I also am saying to the neighboring residents that actually this development has many, many advantages over land being chopped up into numerous blocks that have no dedicated open space, no protection for the arch sites and that has fragmented habitat for the wildlife. So it is really in your best interest as well to really work with the Ranches' people to try and come up with a plan with everybody can live with.

COMMISSIONER VIGIL: I'll second it.

CHAIRMAN MONTOYA: Before I accept a second, is there anyone who would like to say anything else? Commissioner Stefanics?

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COMMISSIONER STEFANICS: Thank you, Mr. Chair. I believe that this isn't a situation where everybody just gets to say no over and over again. We requested the last time this was heard that there be a facilitated meeting and why that facilitation didn't bring something different forward, I don't know why, but I think that the directions at this point are pretty clear. There is an expectation – anyone who buys 1,000 acres of land is going to be to do something with it and you're not going to get to say no every time. We've gone through this with several other pieces of property that we haven't always liked what was going to be on it. But when somebody buys the land and they meet the requirements they're going to get to do something with it.

I am in full support of the motion, thank you.

CHAIRMAN MONTOYA: Commissioner Anaya.

COMMISSIONER ANAYA: Thank you, Mr. Chair. I want to thank you all for coming and expressing your concern. I too tend to agree with the Commissioners that have spoke before me that we need to work together. I am fully in support of the Ranches being there. I heard testimony about major unresolved issues, well, there's a lot of major unresolved issues because this is the beginning of the plan and those issues will be addressed. It did not meet the County Code, no, it met the County Code. In my opinion they followed everything that the County asked them to do and I thank you for doing that.

I was kind of disappointed in the community because I asked them if I needed to go down there and speak with you all and you said no. You turned me down and you did it in an email. You didn't call. You turned me down and I said okay, I won't go then.

I think that this area where it is being proposed, it is in a rural setting and it sits in a good place because it's close to Edgewood, it's close to Albuquerque, it's close to Santa Fe and I think it's a nice place for the kids to learn things.

We talked about the arc sites and I think it's important that you work with the tribal governments. And I think that there are arc sites on your private individual properties and maybe we need to get the pueblos involved in your property too, if you want to be fair about it.

Staff didn't they say they were going to work with pathways for the wildlife corridor or is that not a requirement?

MS. COBAU: Mr. Chair, Commissioner Anaya, I believe that they said they would look at that. This evening they said that were willing to look at that. They thought that the Wildland Urban Interface Code required that they do it but that is a fire requirement; however, they did state, if I am not mistaken, that they were willing to look at that.

COMMISSIONER ANAYA: Okay, thank you. I feel strongly in support of this project and I don't want to hear the same things I heard in a month. I'd like to see some communication, some suggestions, something, not just, no, not in my backyard. And, I offered to go down there, take my horse ride the property and you all said no. So, Mr. Chair, thank you and I do agree with the motion to table for a month to negotiate and maybe come up with some sort of suggestions. Thank you.

CHAIRMAN MONTOYA: Commissioner Vigil.

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COMMISSIONER VIGIL: Thank you, Mr. Chair. I was particularly convinced when the recommendation came before us to include the tribal government review having been a part of the legislative process in our last session when a law was enacted that allowed for tribal review for developments that impacted them particularly, I think, in the area of archaeology. I have a really overriding concern about this particular case and that is that even if this case is denied tonight that property has been purchased, donated, whatever its current status is and something is going to happen on this property. Whatever it is you all have to be neighbors to this property. There has to be a neighborhood response because this is about your neighborhood and your future. I have to add that I am not convinced that the community definition does not fit this project because if I was I would have to say that every state project does not fit community definition.

I think that this motion needs to move forward and this community needs to step up to the plate, recognize that there's a future for this area and help be a part of it. Thank you, Mr. Chair.

CHAIRMAN MONTROYA: Thank you, Commissioner Vigil. And I just want to say that I concur with all of the comments that have been made as well. I think it is vitally important that we just received this and you haven't had a chance to see it, anyone here in the audience, from the tribal governments requesting that they be made a part of any proposed developed. It is a law: it is a state law that tribal governments be notified. This is keeping in compliance with that law so that they have the opportunity to provide any feedback and review that they may have in terms of any development that occurs on any property and this is throughout the State of New Mexico.

I support the motion also for that reason and ask that the Ranches contact the Galisteo Basin Archaeological Site Committee for which the pueblos that are on there that were mentioned earlier are represented.

We have a motion by Commissioner Holian and a second by Commissioner Vigil for tabling.

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

CHAIRMAN MONTROYA: The motion carries, 5-0 and it will be for the period of one month.

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**XV. A. 4. CDRC CASE #S 08-5210 Sandstone Pines Estates Preliminary and Final Plat/ Development Plan. Anasazi MV JV LLC, applicant, Melvin Varela, Agent, request preliminary and final plat and development plan approval for a 12-lot residential subdivision on 42.99 acres. The property is located in Glorieta, North of I-25, South of State Road 50, within Sections 1 and 2, Township 15 North, Range 11 East (Commission District 4)**

CHAIRMAN MONTOYA: Vicki, before you get started I just want to have a full disclosure here that I am the CEO of Hands Across Cultures Corporation. I have, I believe, an individual who may testify tonight, Rosanna Vazquez, who is on that board who is not paid by Hands Across Cultures. She is a volunteer on that board and provides legal consultation for the organization. I just wanted to put that up front.

MS. LUCERO: Thank you Mr. Chair. On April 13, 2010, the BCC heard this case. The decision of the BCC was to table this request with direction that the applicant address drainage issues, perform a pump test and monitor neighboring wells, and identify what kind of water treatment systems are available to treat total dissolved solids and what this would do to water availability.

After discussing the idea of the pump test with the applicant and the County Hydrologist it was determined that a pump test would not provide data to determine how the neighboring wells would be impacted by this development. The applicants have stated that they are in compliance with the regulations and requirements as stated in the County Land Development Code and are not in agreement with having to conduct additional testing.

Since the April BCC meeting, staff has also obtained information from neighbors in opposition to the development as presented by Steve Finch of John Shomaker & Associates Inc. at the April BCC meeting. The County Hydrologist has evaluated this information and states that JSAI has presented no information that raised concerns regarding water availability for this development, therefore the staff opinion has not changed.

Recommendation: Staff finds the proposed subdivision to be in compliance with Article V, Section 5.3 Preliminary Plat Procedures, Article V, Section 5.4 Final Plat Procedures, and Article V, Section 7 Development Plan Requirements of the Land Development Code.

Therefore, staff recommends Preliminary and Final Plat and Development Plan approval subject to the following conditions – Mr. Chair, may I enter those conditions into the record.

CHAIRMAN MONTOYA: Yes, Please

[The conditions are as follows]

1. Compliance with applicable review comments from the following:
  - a. State Engineer
  - b. State Environment Department
  - c. State Department of Transportation

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- d. County Water Resources Specialist
  - e. County Public Works
  - f. County Fire Marshal
  - g. County Building and Development Services Division
  - h. Santa Fe Public School District
  - i. State Historic Preservation Office
  - j. Rural Addressing
  - k. County Affordable Housing Administrator
2. The final development plan and plat must be recorded with the County Clerk's office.
  3. All redlines will be addressed, original redlines will be returned with final plans.
  4. The development shall comply with the water harvesting requirements of Ordinance 2003-6. A rainwater-harvesting plan will be required from individual lot owner upon application for a building permit. This requirement must be included in the Subdivision Disclosure Statement and restrictive covenants, and noted on the Final Plat.
  5. A liquid waste permit must be obtained from the Environment Department for the proposed septic systems prior to issuance of building permits; this requirement must be included in the Subdivision Disclosure Statement and noted on the Plat.
  6. The applicant must record water restrictive covenants simultaneously with the Plat imposing 0.25-acre feet per lot per year. Water meters must be installed to each lot at the time of development and meter readings must be submitted to the Land Use Administrator annually by January 31<sup>st</sup> of each year.
  7. The applicant shall provide a Vegetation Management Plan to be reviewed and approved by the County Fire Marshal and must be recorded with the Final Development Plan and referenced on the final plat.
  8. A location for a future cluster mailbox area to serve the Apache Springs Subdivision and other areas must be provided. This pullout shall meet the minimum specifications for mailbox pullouts set forth by the NMDOT. The pullout driving surface shall be a minimum of 6" of aggregate base course, and adequate drainage must be provided. The detail of this location shall be included in the Final Development Plan, and additional right-of-way as required indicated on the Final Plat.
  9. The applicant shall submit a financial guarantee, as required by Article V, Section 9.9 of the Code, in a sufficient amount to assure completion of all required improvements. The financial guarantee shall be based on a county approved engineering cost estimate for the completion of required improvements as approved by staff prior to Final Plat recordation. All improvements shall be installed and ready for acceptance within eighteen months of recordation.
  10. The applicant will be required to provide a Landscaping Plan for revegetation of disturbed areas, prior to Final Plat recordation.
  11. All utilities shall be underground. This shall be noted on the plat, covenants and disclosure statement.
  12. The standard County water restrictions, final homeowner's documents, and disclosure

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statement must be recorded with the final plat.

13. Any subdivision signage will require a Sign Permit, and all signage must meet the requirements of the Code.
14. Driveways shall not exceed 11% grade.
15. A 30,000-gallon water storage tank will be required for fire protection.
16. Sprinkler systems will be required in each residence per the Urban Wildland Interface Code.
17. Water contaminants exceeding Secondary Maximum Contaminant Levels (SMCL) shall be noted in the disclosure statement along with the contaminant level, the SMCL of the contaminant, adverse effects for domestic water use and recommended treatment to reduce the contaminant level to or below the SMCL.

CHAIRMAN MONTOYA: Any questions for staff? Commissioner Holian.

COMMISSIONER HOLIAN: Thank you, Mr. Chair. Was any research done on the water treatment system? I didn't see anything about that in my packet.

MS. LUCERO: Mr. Chair, Commissioner Holian, actually we did do some research and I've got a handout here. *[Exhibit 10]*

CHAIRMAN MONTOYA: Where is this from?

MS. LUCERO: Mr. Chair, that's the research that was done by Laurie Trevizo and myself. We worked together to obtain this information.

COMMISSIONER VIGIL: Did our hydrologist get engaged in this at all?

MS. LUCERO: Mr. Chair, Commissioner Vigil, it was primarily myself and Laurie Trevizo that worked on this.

COMMISSIONER VIGIL: Karen, you're here; do you have any concerns on this?

KAREN TORRES (County Hydrologist): Good evening, Commissioners. I did not do the research on this. I was aware of the concern though from Commissioner Holian. When Land Use asked me to look at this I was hoping to look at a specific treatment system that as proposed by the developer because there are a wide range of treatment systems and so it's really kind of an unknown. If we know exactly what they're proposing then I can respond succinctly to this Board. This is sort of a general overview – at least from my scanning of it.

For the particulars of the water treatment that they are proposing I would defer to the applicant on that.

COMMISSIONER VIGIL: Okay, thanks.

COMMISSIONER HOLIAN: Thank you.

CHAIRMAN MONTOYA: Okay, any other questions for staff. If the applicant would come forward.

ROSANNA VAZQUEZ: Good evening. My name is Rosanna Vazquez and I am here with our hydrologist and two of the owners of the property. I'd like to give a little bit more information about what transpired over the last couple of months.

When we were asked, Commissioner Holian, to do a few of the things we sat down with county staff and legal to see exactly what we could do to provide more information for you with

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regard to your concerns. Staff met alone without us and discussed several options. It was at that meeting, it was relayed to me, that at that meeting when I spoke to Karen that an additional pump test wouldn't provide any additional information that wasn't already before this Board. And so we explored some options as to what other information we could gather for you to make you more comfortable about that there was sufficient water underground.

One of the requests that was asked of us by Karen was to look into the possibility of doing a spinner test. Now a spinner test – the best way for me to describe is for me to show you basically because I researched it. It's this little thing that goes into the shaft of the well and it spins. As it spins and the water comes in to the shaft of the well it measures how much water is coming in from every perforated area.

In looking at them however, and I spoke to Karen Torres about this, they're really used for commercial wells. They're used for wells that produce 250 gpm not residential wells. So there were a couple of problems with that and I spoke to Karen and I spoke legal about it as well. One the problem was that they cost about \$60,000. Two, they're made for commercial wells and the shaft in a commercial well is going to be much wider than the shaft would be for a residential well. And, the third problem with it was that the spinner goes so fast as it comes down because it is used to measure large quantities of water coming in that it would not necessarily measure smaller, slower amounts of water that were coming in from different stratas. So that's really primarily why they're not used for residential use. I provided all this information to legal on the research that I had done on-line and discussed that with them. The last problem with the spinner test was not just the cost but the fact that there's only one company in Farmington that does it and they weren't even looking at being able to set a time for us sometime in August and we'd have to call them back to see when it was they could do it. They were not recommending it because they didn't even think that the spinner could get into the shaft of the well.

So when that information was obtained it was my understanding that what staff was going to do was to really ask the hydrologist who was hired by the neighbor to address specifically what his concerns were and I believe that that was done. We were requested to table to get that additional information and we did agree with that tabling in order to have that information brought in so the hydrologist could evaluate it. And that's been done and I believe that there is a staff report from Karen and a response from our hydrologist as well in regards to their comments.

With the issue to water treatment: I want to make clear to you right now that the water budget currently, and as approved by the hydrologist for Santa Fe County, already includes 5 gallons per day for elimination for treated water. So that's already been minused out of water budget and the water budget still meets County Code. The reason that different treatments weren't really looked at is because it's not really required. What is required under the code is that there be a disclosure with regards to this issue and I do think that there needs to be an additional condition of approval on this development that requires that we work with the hydrologist on same language to be added to the disclosure that would specifically address the issue of disclosing the – water solids in the water. But I would like to recommend a condition

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on that as well.

With regard to the terrain management issue that were raised, Commissioner, the fundamental problem that we have with that is that the issues that were discussed are not on our property and I was asked to have neighborhood meetings and that neighbor was invited to such neighborhood meetings. That neighbor never picked up his certified mailings and Vicki has those that were never picked up and it was very difficult for us to address any concern when we couldn't get people to come to the meetings. Actually nobody came to two neighborhood meetings that I sent information for.

With regard to the code, however, simply put under terrain management, the code requires us to keep the water if it's on our property on our property somehow. We've met that requirement and we will continue to do so on this subdivision. I don't know specifically how it is that this property affected the neighbor. The neighbor made some statements that if you go out to the property you can see that there's drainage problems throughout the area. But our job is to meet the code on terrain management and staff has reviewed our plans and has put conditions in approval with regards to that and we are going to move forward with that.

I want to talk a little bit about just what these property owners have done to this point. I have been doing this work for 15 years. I have been working in the County and as a consultant for 15 years and when this case came in three years ago we were asked to redo a geohydro and it was done. We were asked to evaluate another well and it was done. This development went to CDRC four different times and we were asked to go back to CDRC and we did so. We were asked to have additional neighborhood meetings and we did so. We were asked to do two additional water quality tests that go beyond the code and we did so. BCC has wanted three things from us this last time and we've tried to address them with staff. We've tried to come up with answers for you to make your concerns with regards to water a little bit more put at ease.

This is a 12-lot subdivision: 12 lot subdivision in Pecos. It is owned by two local members of Santa Fe County who have tried to address the Code. And, earlier in the last hearing there was some comment made that there was favoritism played to politicians or favoritism at play and it has been my experience in the last 15 years that every development that we have brought through here, we have been asked to meet the Code and they've met it. We've often been asked to go beyond the Code and we do it. I believe that the code is the equalizing point for everybody: property owners, politicians, neighbors, for everybody. And this property and this development meets.

I would ask you to approve this case. We would like to recommend a condition of approval on the disclosure statement with regards to the treatment of the water. The Code is universal and it applies and it has been met on this case and I would ask for your approval on this and I stand for any questions that you might have. If they're specific with regards to water, we do have a hydrologist here and I would point you to the June 11<sup>th</sup> letter from Ms. Karen Torres addressing Finch's issues with respect to the subdivision.

CHAIRMAN MONTROYA: Okay, questions for the applicant. Okay, thank you. This is a public hearing: if there is anyone who would like to speak on the case please come forward and be sworn in.

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[Duly sworn, Andy Dalmy testified as follows]

ANDY DALMY: Mr. Chair, Commissioners, my name is Andy Dalmy I live at 15 Smiley Moon Lane, my property abuts the proposed subdivision. You probably know me, I've been here many times. I once again respectfully request that this be denied. As Vicki Lucero said, this body directed the applicant to redo pump tests and to monitor neighboring wells during the pump test. That's what they were directed to do. The reason it was directed was that historically this thing goes back to 2004 whatever you call it, Anasazi, King's Mill – the name on the top doesn't change the hydrology on the bottom. Historically, even the County hydrologist Steven Wust agreed with my hydrologist Steven Finch and according to the Santa Fe Land Development Code under Section 6.4.2E, "hydrological reports should present all hydrological information pertinent to the study area including that available from past hydrological studies...all source information should be identified ..." There are other requirements like proof of 100 year availability. It mentions the analysis shall take into account the production of existing wells. In reading the summary from Vicki Lucero it seems that the hydrologist determined – with the applicant's hydrologist, it was determined that a pump test would not provide data to determine how neighboring wells would be impacted by this development. Well, you do a leak down test on the neighboring wells. You don't put a spinner in the well you're testing; you test neighboring wells. This was a directive from this Commission and it goes on to state that, "if the applicants have stated they are in compliance with the regulations and requirements and are not in agreement with having to conduct additional testing." This is a case of the tail wagging the dog. This was a directive from this Commission and they did not do it. They totally ignored it and I don't understand why staff still supports this.

Secondly, we were directed I believe to cooperate with staff and my hydrologist, Steve Finch, in fact, sent documentation and letter of concerns which to date has not been addressed. He never got a response. Unfortunately, he couldn't get here today. He's just getting back from vacation today and truth be told, I almost didn't come myself. I didn't know about it because no one contacted me about monitoring my well so I figured that they're not doing the monitoring then they're not ready to go yet. They don't have any new information. I barely made it. I only found out yesterday that the meeting was going to be here. Steve Finch couldn't have been here anyway because he's on vacation. But the – one thing that he did tell me in talking to him on the phone that it is his opinion that the hydrological report does not meet requirements under section 6.4.5 and 6.4.2. And, once again to reiterate his point and the point of Steven Wust I would like to read this letter from Steve Finch: "I've reviewed all the available hydrological data and the information related to the proposed Sandstone Pine Estates Subdivision. The aquifer beneath the proposed Sandstone Pine Estates Subdivision primarily consists of sandstone lenses encased in mudstone. Only the sandstone lenses contain ground water and they make up a small fraction of the aquifer volume in a limited extent. Wells completed in this sandstone lenses will not support long-term water availability or multiple houses. In addition, wells complicated in the same sandstone lenses will likely impact each other and this is why the area was designed as homestead hydrologic zone years ago. They calculated water availability

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for the proposed Sandstone Pine Estates Subdivision uses the geological load from one well and the pumping test results from another well, although County regulations allow for mixed matching data this type of analysis as resulted in erroneous and optimistic assessments of water availability to the proposed Sandstone Pine Estates Subdivision.”

In addition and as we brought up the last meeting that I was here, one of these wells is 300 feet from my well and what am I going to do? If my hydrologist is right and the water isn't there, I'm going to suffer and the 12 lots that are going to be put in there are going to suffer as are the four that are already there. It's really the bottom line is that the applicant did not meet the directive of the Commission and they have given us no new data. They actually are relying on data that that we say is in disagreement with my hydrologist and so where are we? There's nothing new to make an evaluation on. The directive was to bring some new information: there is no new information.

I respectfully submit once again that this application be denied and at the very least, the very least, tabled because my hydrologist can't be here to possibly illustrate if any technical data comes up that I can't respond to because I have no expertise. At least table it for that reason. This thing has been denied by CDRC three times and by the Commission once. There is some question, there has to be some question for these bodies to have denied this thing so many times. I ask you once again to please deny it.

CHAIRMAN MONTOYA: Thank you. Next please.

[Duly sworn, David Hannah testified as follows:]

DAVID HANNAH: Commissioners, my name is David Hannah. I'm a neighbor of the property about  $\frac{3}{4}$  of a mile away. I've sent you a couple of letters over the last several years and I've been here a couple of times. I won't reread my letters, I'm sure you remember them.

I'm concerned about my well it's only 212 feet deep. I understand that that's now considered a shallow well I was told by the hydrologist of this applicant that probably I should just drill a deeper well if I'm so concerned: I don't think so. I think 212 feet deep should be okay. Last time I been here I was concerned about the water quality because I was told of uranium in my neighbor's well. My quality has gone down. I have taken whatever steps I can to limit the amount of water I use on my 20 acres. And I'm concerned that this development will add to the problem.

This isn't a new project as Andy had mentioned. We dealt with this in 2004 when it was a 19-lot proposal. The Commission turned it down and gave them four lots. This piece of acreage is the fifth lot. These folks bought it and are now trying to take another stab at the apple. They hadn't made it as quickly as they thought. I'm sorry they had to do all the work but to me if you've been turned down previously that should be it. The developer at that time had that extra 40 some odd acres and should have left it at that.

I'm also surprised that the applicant hasn't proposed to use the East Glorieta Mutual Domestic Water Consumer Association whose members about this property to the west. I know those folks pretty well and in conversation they say they are afraid of their well they don't want these new guys to come in and they're very concerned about the quality. But if there was so

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much water there why aren't we recommending that they tap into the East Glorieta Mutual Domestic Water Consumer Association.

I'll leave it at that. It's been a long evening. Thank you very much.

CHAIRMAN MONTOYA: Thank you, David. Next please. Seeing no one else.

MS. VAZQUEZ: May I rebut?

CHAIRMAN MONTOYA: Sure, and they we'll close the public hearing.

MS. VAZQUEZ: I want to point out a couple of things. There wasn't a disregard of the request by the Board of County Commissioners, on the contrary what was done was to actually sit down with staff and figure out how it is that we could provide more information for you. The problem is that there have been two pump tests done already on this property. There was actually an additional well drilled because of the concern on this. An 800-foot well was drilled in addition which went beyond the Code requirements in order to provide more information. The concern was that an additional pump test and it was raised by County staff it would not bring you any additional information and because of the cost quite frankly my clients really wanted to get some assurance from the County that it was going to assist them in providing you more information than had already been provided and that was not the result of the meeting with County staff. So I don't want there to be left a feeling that we weren't trying to do what was asked of us. In fact, on the contrary, I believe the three years of this application these owners have done exactly what you have requested of them.

There's been a lot of discussion with regard to Dr. Wust, in fact, the staff report and the attachments go back to the previous case. This is not the previous case. But since it has been raised and since there has been made a statement that Dr. Wust completely agreed with Mr. Finch, I need to put on the record that that is not the case. Dr. Wust averaged – the average lot size on the old well, not the new well that was drilled for this case, at 4.1 acres. If you do Mr. Finch's calculations with regard to water availability it actually comes out to 71.43 acres per lot – so there is a disagreement right there. And I want it to be clear in the record that one, there wasn't complete agreement and two we are talking about a completely different subdivision and a completely different well that was tested.

I want to summarize and put into the record as well the staff comments with regards to Dr. Finch's statement; first, what staff analyzed was that the – Dr. Finch alleged that there was an inappropriate reduction to the water column. County staff reviewed it and said that the reduction was appropriate and that it met the Code. Dr. Finch said that the reliability factor was not – well, that should be a .5 and County staff no, that the Code says 1.0 is appropriate and that's what was used and there was no basis to reduce it and it was not allowed by Code. Three, there was no data submitted by Dr. Finch to reduce the recovery potential from a .8 to a .5 due to incomplete recovery. So that analysis that Dr. Finch made with regards to the recovery of that well is not appropriate because he did not provide any additional information from which the hydrologist could review and do an analysis of. In fact, what the hydrologist did find is that within – it gained six feet at the end of the pump test and within five days it had fully recovered and that meets Code.

With regard to the concern that Dr. Finch raised and the neighbors raised with regards to the Madera Formation. What our – your hydrologist did was look at OSC well locations and took a look at the locations in the Madera Formation. Found wells that were completely drilled only in the Madera and found that those wells had water. Therefore, your hydrologist assessed that it was a viable aquifer in this area.

The last point that Dr. Finch raised in his letter and has raised through this meeting is that the water table range was someplace between 50 and 70 feet. I don't understand hydrology a lot but what I understand from Karen's report is that you don't take a look at the surface land. You take a look at an even point and you measure down. What he found was that the average depth is actually 20 feet in all of the wells in the area. And, so, it was fine, and the water did exist there. There was no concern regarding water availability that was addressed by Dr. Finch whatsoever in his report and the hydrologist and County staff have not found any concern with regard to water availability.

The last thing I want to put on the record, Commissioners, is that we do have a conditional approval that the applicants are in agreement with and I don't believe that there has ever been any conversation about the shallowness of any wells in the area and I just want to make that clear for our hydrologist. I stand for questions.

CHAIRMAN MONTOYA: Any questions for the applicant? Thank you.  
Questions, deliberation.

COMMISSIONER HOLIAN: Mr. Chair.

CHAIRMAN MONTOYA: Commissioner Holian.

COMMISSIONER HOLIAN: I have a question for staff. How much does a pump test cost and how do you monitor neighboring wells when you do a pump test?

MS. TORRES: Thank you, Chair Montoya and Commissioner Holian, a pump test, it depends on who does it, my guess is about \$3,000 to \$5,000. I will defer to the applicant's hydrologist – it's a little bit more but it depends on who you use. If you are monitoring the nearby well generally you put in a pressure transducer which is a long cord and it just measures pressure changes and you can set the recording to be at whatever interval you want it to be.

But I want to clarify one single point that it really wasn't my opinion that a pump test of this well would not provide any additional data. I felt there was a better way to look at this. When I was listening to the testimony and trying to glean out what the issues were, it seems that impairment to the neighboring well was the issue. You can do a pump test and you can get more data from that and you can use a nearby well as a monitoring well but that doesn't really give you an idea of whether you will have impairment in time because if you monitor a nearby well and there's no response in that well it doesn't mean that with time and with pumping that you won't have impairment. So that kind of is my point on that. We have some okay data in the area that gives us some perimeter of the aquifer so then you use that information to then make estimates or predictions of what will happen in the future. So – and Shelley didn't get into the Land Use staff report but really the second sentence of my recommendation was that it might be more valuable to actually do an analysis of impairment to the other wells and utilizing

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a well-thought out standardized methodology that's been adopted by the state to see if impairment could be an issue.

COMMISSIONER HOLIAN: Karen, would you do that with modeling? How do you that impairment study?

MS. TORRES: Absolutely, absolutely. I would probably just use a [inaudible] solver. If this was done to look at the contribution of the wells pumping in this area and from the pumping of the applicant wells it wouldn't be too much further to do that analysis. It wouldn't be a huge stress on staff or on I believe the applicant's hydrologist. But I do think it is something that could be accomplished with condition. If we look at a criteria and something doesn't look okay, then you'd have to figure out what else to do. But I would have to also put on the record that the County Code -- we have no jurisdiction over impairment issues. We have no Code requirement that you have to not impact someone else's well. This would be more of an exercise to allay fears.

COMMISSIONER HOLIAN: And can you actually do the modeling so that you can really say 100 years out whether you're going to have impairment?

MS. TORRES: Well, you do the best you can with limited data. We don't have all the answer but if you use conservative perimeters and when you run it, this This model if you try and put in appropriate boundaries for faults and things like that it's probably over conservative. So it's probably going to be -- because really when you run this simulation it presumes the well is pumping all the time, 24 hours a day. In real life that doesn't happen: the wells pump for a few hours and then they rest. It may be over conservative to protect the resource and protect other well owners.

COMMISSIONER HOLIAN: Thank you, Karen. Can I ask the applicant a question, Mr. Chair?

CHAIRMAN MONTTOYA: Sure.

COMMISSIONER HOLIAN: I'd like to ask Mr. Dalmy would that -- performing that calculation help allay your fear?

MR. DALMY: As I said, I have no technical expertise in this and I'm not sure I understand what she was even saying. I base my opinion on two other hydrologists who totally agreed with the County that the pump tests were inadequate, the data was not evaluated correctly and the truth is that in beginning Dr. Wust was for the project. Then after looking at in depth and with all the data that was collected, the historical data, hydrological studies from even 40 to 50 years ago that the water is not there. It's not that it's not there, it's that they can't say it is. It needs to be proven, I think. We're talking about families who live in this area and if you can't prove it why take a chance, it doesn't make sense. What's going to happen if we run out of water? What's going to happen? Do we move?

COMMISSIONER HOLIAN: Thank you.

CHAIRMAN MONTTOYA: Commissioner Stefanics and then Commissioner Vigil.

COMMISSIONER STEFANICS: Thank you, Mr. Chair. When was the last pump test done? Can staff answer that?

MS. LUCERO: Mr. Chair, Commissioner Stefanics, I have to check my records. I don't have that available.

COMMISSIONER STEFANICS: Are we talking about recently? A couple of years ago?

MS. LUCERO: Probably, yes, within the last two years.

COMMISSIONER STEFANICS: Okay, but not within the past six months? Okay, so I'm hearing somebody saying it was done this year.

MS. LUCERO: Commissioner Stefanics, I'm just conferring with the applicant. I do not have that data directly in front of me.

COMMISSIONER STEFANICS: My other question while you're looking and this is for the applicant. What remedy would the applicant have for loss of water to the houses that are built there are to the adjoining neighbors? Let's say the developers and the owners built the houses and then in five or ten years there was no water; what remedy would they have?

MS. VAZQUEZ: The owners would probably have to drill another well. But, Commissioner Stefanics, that's precisely why the pump tests are required. It's precisely why the State Engineer reviews impairment issues. That's precisely why all of that is done.

I'm a little disconcerted that neighbors can get up and make allegations about other hydrologists making statements when there's no data for it.

COMMISSIONER STEFANICS: Well, thank you, we weren't talking about other hydrologist. My comment, Mr. Chair and Commissioners, is that the neighbors have a valid concern about loss of water and they are looking to be reassured. We thought that we asked for something that would reassure them or let them know about the level of water not being affected, with a pump test and the measurements. So I'm a little concerned that we have not allayed other property owners. So they would have their own private right to remediation, I'm supposing, and we don't have any jurisdiction over what happens to them.

We did ask for some tests to be done to try to give us a clearer answer about this potential problem. Thank you.

CHAIRMAN MONTROYA: Commissioner Vigil.

COMMISSIONER VIGIL: Thank you, Mr. Chair. We have a new Utilities Director, Mr. Guerrerortiz, I don't mean to put you on the spot but I thought you may want to weigh in on this with regard to your engineering experience and your limited water experience which isn't to say you haven't had it elsewhere. Could you – do you have a comment on this case?

PATRICIO GUERRERORTIZ (Utilities Director): Mr. Chair, Commissioner Vigil, we have had a conversation, Karen Torres and I had a conversation about this case earlier and she has expressed already the statement that she presented in her discussion. I don't think I can give you anything else other than what Commissioner Stefanics was mentioning, in the event -- how to guarantee the neighbors their impairment will be taken care is a very difficult question. I don't think there is an engineering answer alone will address this point. There are some legalities that will be associated with it and I don't know if we have any precedent at this point.

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COMMISSIONER VIGIL: So the impairment issue I suspect that at some level we have no jurisdiction over because it's the Office of State Engineer that makes those decisions. I guess my question Mr. Guerrerortiz is would we be able to as staff to contribute any additional information to this case that might appease the concerns of the surrounding residents if we delay a decision?

MR. GUERRERORTIZ: Mr. Chair, Commissioner Vigil, I think that any scientific procedure that we come up with at this point will require some time. Everything that we talked about as Karen Torres described are nothing but a model, and estimation or prediction of what could happen. I don't think at this point we would have a certain answer as to what would happen in 40 years or 50 years or 100 years to the surrounding wells even if we delay the approval of this project at this point. But I think that we could at some point decide the total water use that this subdivision is going to have may have a certain effect and maybe the developer is willing to cover for in the future.

COMMISSIONER VIGIL: How would that happen? How do you foresee something like that happening?

MR. GUERRERORTIZ: I'm just thinking out loud – if the developer had the ability to provide assurance in writing or a contractual commitment to neighbors and perhaps specify the wells that they are talking about and provide the estimated remedy or a description of what they would do if the impairment was significant in those wells and in turn the impairment would have to be defined also through draw-down, flow rate or something to that effect that could be connected. That's another thing: it is very difficult to connect it to a specific event. Impairment of wells could happen over time because of their own wells interaction. It's a very difficult thing and I don't think that there is a simple answer to this one.

COMMISSIONER VIGIL: Thank you, Mr. Chair, Mr. Guerrerortiz, I appreciate it.

CHAIRMAN MONTOYA: Okay, Commissioner Holian.

MS. VAZQUEZ: I have the answer on the previous question if you'd like it.

CHAIRMAN MONTOYA: Okay, we'll let you after. Shelley, go ahead.

MS. COBAU: Mr. Chair, members of the Commission, I think it is important to reiterate that there is no code requirement that we require an applicant to verify that there is no impairment to a neighboring well.

I'll just speak from personal experience I had a well up at my house on Star Vista Road that went dry. The well driller came up and said when was your well drilled and I said in 1949. And he said I cannot believe you haven't had to have a new well drilled between now and 1949 because the average lifetime on a well is 30 years.

Our Code doesn't say anything about making sure our neighbors well is good for the time period and studying whether we have water for our development. We have tried this condition before on the Village of Galisteo Basin Preserve where the Galisteans were concerned of their wells and their aquifer and we were told it was a non-enforceable condition. I just wanted to call that to your attention.

MS. VAZQUEZ: Mr. Chair and Commissioners, in the staff report that was put

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together by Ms. Laurie Trevizo, January of 2009 [sic], states that additional information on water availability was provided on the second well in March of 2009. So I do want to reiterate that there were two test pumps done for this development which goes beyond the Code. OSE has approved it. Jurisdiction of impairment is an issue of OSE. OSE has made a determination on this development and they have found it sufficient. The draw-down – with regard to Mr. Guerrereortiz' comments the draw-down was actually defined and the parameters and the modeling was defined and put together by County staff and we did do what we were asked of and that met the Code. We did calculate water level decline to the property line as required by the Code after 100 years as well and we met that Code requirement.

The neighbors are concerned but there aren't really any specifics that they're giving you, Commissioners. Their hydrologist's statements and concerns were refuted by the County hydrologist. They are not contesting the model that was used. They are going back to Dr. Wust's statement on Kings Mill that were limited to one well, not the second well that was drilled and was tested.

We would ask that you make a decision with regards to this case tonight and I stand for any other questions.

CHAIRMAN MONTOYA: Thank you. Commissioner Anaya.

COMMISSIONER ANAYA: Does staff recommend approval?

MS. COBAU: Mr. Chair, Commissioner Anaya, that's correct. Land Use staff has ascertained that it met the requirements of the Code.

COMMISSIONER ANAYA: Mr. Chair, I move for approval.

CHAIRMAN MONTOYA: Motion by Commissioner Anaya, with the conditions?

COMMISSIONER ANAYA: Conditions.

MS. COBAU Mr. Chair, Commissioner Anaya, the applicant had suggested an 18<sup>th</sup> condition and we worked in the audience here and with the applicant, with the County Hydrologist, to develop that 18<sup>th</sup> condition. Could we read that into the record before you make a decision?

18. The applicant shall develop language to include in the subdivision disclosure statement that advises each well user that total dissolved solids and other contaminants may require treatment to drinking water and Code standards. If required, treatment must be conducted via a method that must be reviewed and approved by the County Hydrologist prior to development permit issuance. This treatment system design shall include the requirement for development of an operations and maintenance plan and identify the costs associated with both the system and the maintenance of that system.

COMMISSIONER ANAYA: Okay.

CHAIRMAN MONTOYA: That long?

MS. COBAU Sorry.

CHAIRMAN MONTOYA: Okay. So I have a motion with 18 conditions.

COMMISSIONER ANAYA: Yes.

CHAIRMAN MONTOYA: Second for discussion. Okay, no further discussion.

**The motion passed by majority 3-2 voice vote with Commissioners Anaya, Montoya and Vigil voting in favor and Commissioners Holian and Stefanics voting against.**

- XV. A. 5. **CDRC Case # S 04-5421 Vallecita de Gracia Subdivision. JK<sup>2</sup> Inc. (Jim Brown) Applicant, Siebert & Associates, Agent Request a Preliminary and Final Plat and Development Plan Amendment to the Previously Approved Vallecita de Gracia Subdivision to Create 3 Additional Lots in Addition to the Previously Platted 11 Lots for a Total of 14 Lots on 42 Acres. The Property is Located Along County Road 54, North of the Intersection of County Road 54 and Paseo de Angel, within Sections 22, 27 and 28, Township 16 North, Range 8 East (Commission District 3). Vicki Lucero, Case Manager**

MS. LUCERO: Thank you, Mr. Chair. On June 17, 2010 the CDRC met and acted on this case. The decision of the CDRC was to recommend approval of the request. On October 8, 1998 preliminary plat approval was granted for this project by the EZC which consisted of a 16-lot a 16-lot residential subdivision on 42 acres. On October 14, 1999, a preliminary plat extension for 12 months was granted by the EZC in accordance with the Extraterritorial Subdivision regulations.

On June 21, 2000, La Cienega became a Traditional Historic Community and the Vallecita de Gracia Subdivision being part of this area was no longer under EZ jurisdiction. On November 14, 2000, the BCC granted a one-year extension of the preliminary plan and plat. On October 9, 2001 the BCC granted a second one-year extension of the preliminary plan and plat, which expired on October 8, 2002.

On March 10, 2005, the BCC granted Preliminary and Final Plat and Development Plan approval for the Vallecita de Gracia Subdivision which consisted of an 11 lot subdivision. The five additional lots that were part of the original application were not created at that time due to the lack of an all weather access to those lots.

Since that time the County has constructed an all weather crossing on Paseo de Angel on the north side of Los Pinos Road. The applicant is now requesting to create three additional lots that now have all weather access. The applicant is requesting a preliminary and final plat and development plan amendment to the previously approved Vallecita de Gracia subdivision to allow the creation of three additional lots for a total of 14 lots.

This application was reviewed for access, terrain management, water, liquid and solid waste, fire protection and archaeology.

Recommendation: Staff finds the proposed subdivision to be in compliance with Article V, Section 5.3 (Preliminary Plat Procedures), Article V, Section 5.4 (Final Plat

2010 JUL 13 10:16 AM

Procedures), and Article V, Section 7 (Development Plan Requirements) of the Land Development Code. Staff recommendation and the decision of the CDRC was to recommend approval of an amendment to the previously approved preliminary and final plat and development plan for the Vallecita de Gracia Subdivision to allow the creation of three additional lots subject to the following condition:

1. All redlines shall be addressed; original redlines shall be returned with final plans.
2. All residences will be required to install automatic fire suppression systems. This will be noted on the plat.

CHAIRMAN MONTOYA: Any questions of staff? Okay, if the applicant would please come forward. Do you agree with everything so far? After you get sworn in?

[Duly sworn, Jim Siebert testified as follows:]

JIM SIEBERT: My name is Jim Siebert. My address is 915 Mercer. We do agree with the conditions and just to give you a little history. Recall in 2005 this case was tabled and the neighborhood in this case invited Commissioner Anaya to attend the meeting and I was there as well. The issue didn't really revolve around the subdivision. It revolved around the fact that they wanted an all weather crossing to get to their lots. There's really 55 lots that are served by this particular bridge. It's taken five years. Commissioner Anaya began working on it the same year. It's take five years to accomplish that. So I think with that background I'll stand for any questions you have.

CHAIRMAN MONTOYA: Okay. Any questions for the applicant? Okay. This is a public hearing. If anyone would like to speak on this case please come forward. Okay, this hearing is closed. What's the wishes of the Board.

COMMISSIONER ANAYA: Move for approval with conditions.

COMMISSIONER STEFANICS: Second.

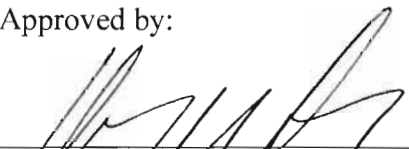
CHAIRMAN MONTOYA: Motion by Commissioner Anaya for approval with conditions. Second by Commissioner Stefanics. Any further discussion?

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

## **XVI. ADJOURNMENT**

Chairman Montoya declared this meeting adjourned at 9:10 pm.

Approved by:

  
\_\_\_\_\_  
Board of County Commissioners  
Harry Montoya, Chairman

ATTEST TO:

*Valerie Espinoza* by *VT*  
VALERIE ESPINOZA  
SANTA FE COUNTY CLERK

Respectfully submitted:

*Karen Farrell*  
Karen Farrell, Wordswork  
227 E. Palace Avenue  
Santa Fe, NM 87501



2010 JUL 13 10:00 AM  
SANTA FE COUNTY CLERK  
VALERIE ESPINOZA  
227 E. PALACE AVENUE  
SANTA FE, NM 87501  
TEL: 505/833-8000  
WWW.SANTAFECOUNTY.NM.GOV





*“All labor that uplifts humanity has dignity and importance and should be undertaken with painstaking excellence.”*

*—Martin Luther King, Jr.*



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## NALWDB Staff

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<i>Executive Director</i> .....	<i>Jerry Gaussoin</i>
<i>Office Manager/Program Support</i> .....	<i>Sara Jones</i>
<i>Program Manager</i> .....	<i>Adrian Ortiz</i>
<i>Performance &amp; Marketing Coordinator</i> .....	<i>Margaret Garduño</i>

*About the Cover: Early morning  
Lone Tourist at the Taos Pueblo.*

The Northern Area Local Workforce Development Board (NALWDB) encompasses over 35,000 square miles of truly enchanted mountains, valleys, lakes, calderas, and other natural wonders. The NALWDB Service area stretches from the picturesque northern counties of San Juan, Rio Arriba, Taos and Colfax to the rolling eastern plains of San Miguel and Mora, and continues southwest to include the mountain regions of Los Alamos, Santa Fe, McKinley and Cibola.

## *Message from the Chair*


My training, education and experience as a certified city planner and community organizer provide the foundation for developing partnerships with economic development organizations, chambers of commerce, and local businesses to ensure sustainable and enhanced opportunities for adults and youth alike. I enjoy working with the committed members of the Northern Board, community leaders and local organizations to enhance the collaborative ongoing efforts with public schools and training institutions to provide growing companies with a prepared workforce. Recently, the Board has been faced with difficult decisions, as have state and local governments and businesses, as a result of the current national economic downturn. During these tumultuous economic times it is important to leverage the resources of all our partners. Therefore, the Board continues to seek creative, innovative and entrepreneurial strategies to accomplish its vision, to be the "Labor Market's Number #1 Choice."

New Mexicans have always had the kind of spirit that puts one foot in front of the other, takes a neighbor's hand, and perseveres through hardship. Working together we can face these latest challenges, while enhancing education opportunities; and champion small business retention, by offering assistance through On-the-Job Training (OJTs) contracts, customized training, and well-trained workers, while attracting new industry to our communities. Only by truly partnering with all community members can we successfully serve our customers and be our maximum best!

It is a pleasure to provide leadership for the Board, alongside Vice-Chair Sandy Sandoval, who represents the Commission for the Blind and the privately owned Lazy V Reverse 1 Enterprises. The Board will continue to create greater pathways to success for job seekers and businesses while seeking alternative funding sources, strengthening current relationships, and forming new partnerships.

I would like to extend a special thank you to staff, contractors and partners, who share and support the Board's vision and commitment to our communities.

*If you plan for a year... .. Plant Rice.  
If you plan for a decade.....Plant Trees.  
If you plan for a lifetime... Plant Education.  
Confucius*

  
*Lou Baker  
NALWDB  
Chair*





*Rio Grande Gorge near Taos*

## *Vision*

- » The Northern Board will be the labor market's number one choice.

## *Mission*

- » The mission of the Northern Area Local Workforce Board is to educate and train our workforce to meet the changing business and job needs of northern New Mexico.

## *Goals*

- » Meet the needs of job seekers by providing accessible resources and professional case management to community individuals, including those with special needs, through a quality, integrated One Stop delivery system.
- » Provide ongoing skills assessment, training, counseling, career development and other resources designed to continually improve the skill levels of employed workers.
- » Build foundational skills for youth by providing skills assessment, life skills training, counseling, mentoring, educational alternatives and other available support services.
- » Ensure quality assurance measures and continuous improvement processes to ensure excellence in One Stop program delivery services for adult, dislocated worker and youth participants.
- » Maintain an efficient administrative structure and develop a long term strategic plan, while exceeding federal and state performance requirements.

# Overview



*Pecos Pueblo*

The Workforce Investment Act of 1998 (WIA) replaced the federally funded programs for training New Mexico's unemployed and underemployed under the Job Training Partnership Act (JTPA). The New Mexico legislature passed the WIA in 1999 in response to federal legislation and subsequent mandated changes in the delivery of workforce training programs and job placements. State law created a State Workforce Board and four local regional workforce boards to implement WIA. The Local Boards work in concert with area Chief Elected Officials (CEOs), who are responsible for fiscal oversight and board member appointments. To leverage funding more efficiently and provide New Mexicans with more effective services, 2006 legislation merged the New Mexico Department of Labor (NMDOL) and the Governor's Office of Workforce Training and Development (OWTD) to create the New Mexico Department of Workforce Solutions (NMDWS).

WIA funding, in partnership with the New Mexico Department of Workforce Solutions, supports a Virtual One Stop System (VOSS) that is accessible from nearly any location in the state through internet access. The Virtual New Mexico Workforce Connection allows job seekers the opportunity to write and submit a resumé, conduct job searches and research labor market information. VOSS also gives employers the opportunity to submit company profiles, post job openings, search through existing resúmes and access labor information.

Local Boards, such as the Northern Area Local Workforce Development Board (NALWDB), according to federal requirements, are made up of a minimum of 51% business representatives nominated by business or trade organizations and associations; individuals who are owners, chief executives or company decision-making, policy-setting individuals who understand the employer training needs of local communities. The Board Chair must be elected from this business cohort. The remaining percentage of Board members include federally mandated representatives from the following organizations:

- » Local Schools
- » Post Secondary Education
- » Labor Organizations
- » Community Based Organizations,
- » Economic Development

As well as a representative from each of the following state agencies:

- » Department of Workforce Solutions
- » Human Services Department
- » Division of Vocational Rehabilitation
- » Adult Basic Education or Literacy (Optional)
- » Older Workers
- » Native American Grants
- » Job Corps and
- » U.S. Department of Housing and Urban Development.

To ensure continued success and maintain the capacity to solicit additional contracts and grants to help meet strategic goals, the NALWDB incorporated as a public, non-profit corporation. The NALWDB target area encompasses ten (10) northern counties: Cibola, Colfax, Los Alamos, McKinley, Mora, Rio Arriba, San Juan, San Miguel, Santa Fe and Taos.

Although the Jicarilla Apache Nation and the Pueblos of Nambe, Picuris, Pojoaque, San Ildefonso, Ohkay Owingeh, Santa Clara, Taos and Tesuque, Acoma, Laguna, and Zuni are sovereign territories with separate WIA funding, the NALWDB collaborates to serve all customers in need of employment services. The workforce needs and requirements of the northern area urban and rural employers and job seekers are diverse and complex.

Workforce client groups include Adult and Dislocated Workers who are unemployed or underemployed, and both In and Out of School Youth. Youth participants must meet income eligibility, skills deficiency and/or other barriers to employment to receive services. A large number of customers live in rural areas, not easily accessible for training programs or employment opportunities.

Adult and Youth Service Providers have designed methods to meet the varied needs of the population through a myriad of tailored services including those geared to remote customers such as electronic training, access to transportation, community support, and partnerships with economic development to increase employment options. The need for foundational skills such as literacy, English-as-a-Second Language, basic life and soft skills (work ethics) training has

been an essential factor in developing programs to prepare individuals in both rural and urban areas to participate in job training and placement.

Employer demands are continually changing; reshaped by shifting economic forces and the demand for technologically skilled laborers. The majority of businesses in the NALWDB area are small, local owner-operated establishments. Sustaining economic growth hinges on attracting new businesses, developing products for exportation, encouraging entrepreneurial enterprises, supporting local businesses and providing a skilled, ethical, adaptable, and motivated labor force. The NALWDB partners with local business owners, Chambers of Commerce, Small Business Development Centers, national chains and other economic development groups to promote steady growth in the NALWDB target area.

## *One Stop Career Center Staff Resources*

*Listed below are the staffing resources currently available to assist customers at One Stop Career Centers. This Annual Community Report reflects data for the time period between July 1, 2008 and June 30, 2009, with the exception of providing the most current resource information available to business and job seeker customers.*

### REGION I

*San Miguel - Las Vegas One Stop*

- 2 Career Development Specialists
- 1 Part Time Youth Coordinator
- 1 Certified Youth Workforce Development Specialist

*Mora (Itinerate)*

- 1 Career Development Specialist *(From the Las Vegas Office)*

*Colfax - Raton One Stop*

- 1 Adult and Youth Career Development Specialist

*Los Alamos (Itinerate)*

- 1 Career Development Specialist *(From the Española Office)*

*Santa Fe - Santa Fe One Stop*

- 1 Business Consultant
- 2 Career Development Specialists
- 1 Site Manager

*Rio Arriba - Española One Stop*

- 1 Career Development Specialist

*Taos - Taos One Stop*

- 2 Career Development Specialists

### REGION II

*San Juan - Farmington One Stop*

- 1 Regional/Site Manager
- 2 Career Development Specialists
- 1 Business Consultant

*McKinley - Gallup One Stop*

- 1 Site Manager
- 1 Senior Career Development Specialist

*Cibola - Grants (Itinerate)*

- 1 Career Development Specialist *(From the Gallup Office)*

# One Stop Career Centers

## Adult and Dislocated Worker Service Provider

SER Jobs for Progress, Inc., an innovator in providing youth and adult basic education services and other job ready training, was contracted to deliver services at the One Stop Career Centers in the Northern Region. Early successes in operating One Stop Centers with cost-effective business applications, customized client services, and a deep appreciation of the advantages of local control and community ownership provided SER a model for effective One Stop service delivery. One Stop Career Centers offer a broad scope of options and resources for job seekers and employers.

Services provided by SER in Program Year 2008 included One Stop Management, Gateways to Success, Career Guidance, Case Management, Training Coordination, Follow-up Services, and an array of Business Services, such as area economic information, business needs assessment, and access to on-line resumés, On-The-Job employment contracts and registration on the Virtual Workforce System to increase business visibility.

To provide the most effective accessibility for residents One Stop Career Centers are located in each county's largest city or town. In addition, many training programs are offered electronically to participants in remote locations, with additional guidance and preparation in securing home-based or entrepreneurial employment.

## Job Seeker Services

Pre-employment and job placement activities may include:

- » Skills assessment
- » Interest and aptitude testing
- » Career planning and development
- » Counseling
- » Labor market information
- » Job search
- » Education and training through public and private institutions
- » Work experience opportunities
- » On-the-Job and apprenticeship training
- » Referrals to agencies offering other training and/or support services
- » Follow-up services

In addition, the One Stop Career Center provides:

- » Accessibility to computer resources
- » Employability workshops
- » Job Fairs
- » Local, Regional and National job listings
- » Assistance in filing Unemployment Insurance claims;

- » And accommodations for special populations including individuals with disabilities and/or basic skills deficiencies, as well as veterans and older workers.

## Business Services

Services available to employers include:

- » Access to on-line resumés, comprehensive employee candidate search
- » Job posting
- » Human Resource Management assistance
- » Workshops and Job Fairs
- » Subsidized On the Job Training (OJT)
- » Labor Market and Economic information
- » Business profiling
- » Workplace environment assessments
- » Customized and incumbent worker training
- » Job retention assistance
- » Employment incentives and tax credits

Assessing and meeting the needs of employers is critical to community sustainability, participant program success and achieving federally mandated performance standards. SER works closely with community leaders, educational institutions, business organizations and economic development entities to guarantee that training will support future employment opportunities in the northern area.

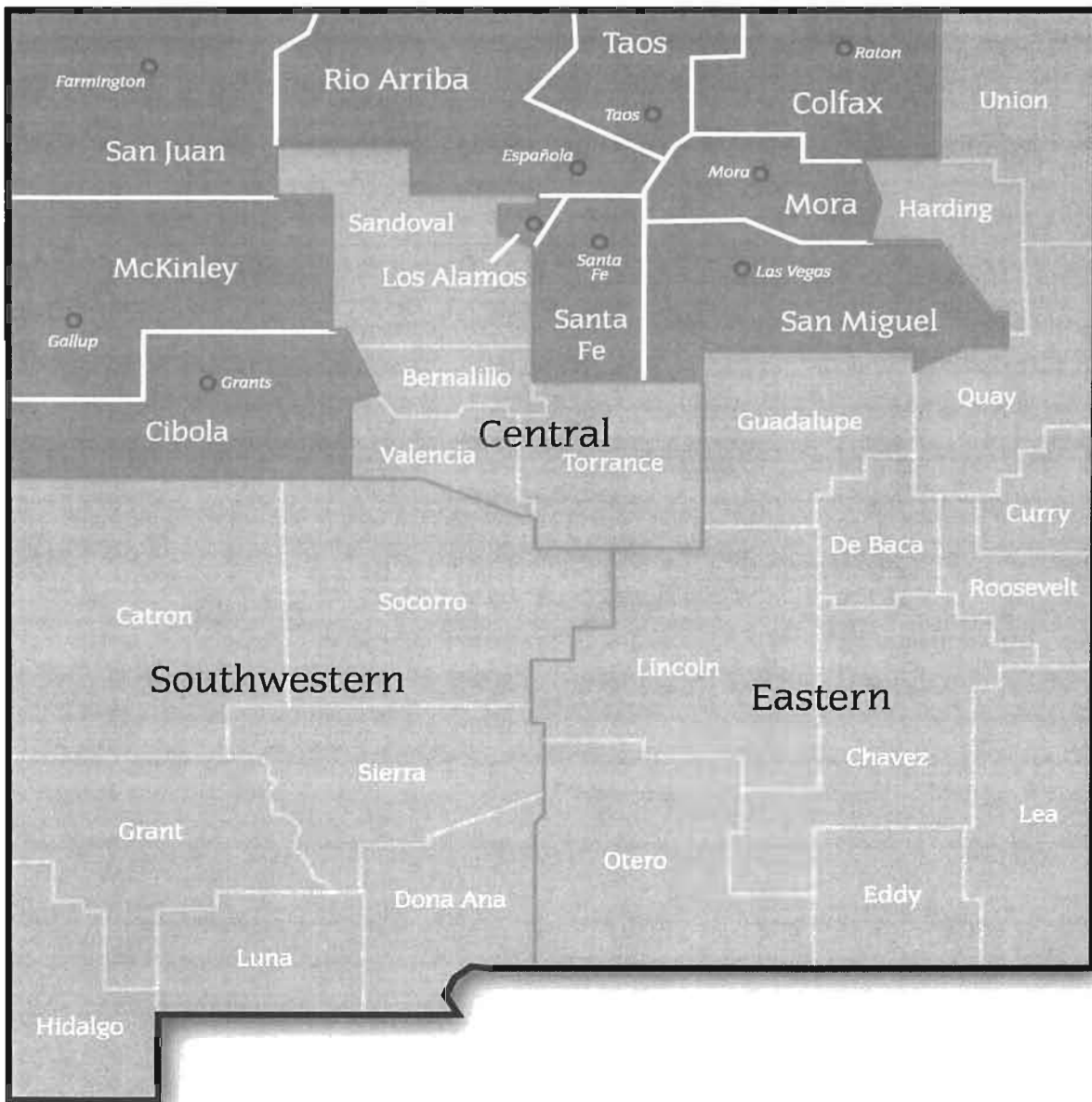
## Partner Services

The task of co-locating the Northern Area One Stop Service Provider and the Department of Workforce Solutions (DWS) saw final resolution in Program Year 2008. The move allows customers to seek services for Wagner Peyser and WIA activities and some of the required agency partners in one location.

Shrinking federal dollars, funding rescissions and the desire to provide more accessible services to businesses customers and job seekers continues to lead to a more efficient and effective workforce system.

The One Stop Career Centers, on behalf of the NALWDB, coordinates services with New Mexico partner agencies, private businesses, and government agencies such as NM Job Corps, Department of Workforce Solutions, Human Services, Division of Vocational Rehabilitation, County Housing Authorities, Temporary Assistance to Needy Families, Economic Development businesses, the Public Education Department, Commission for the Blind, Aging and Long Term Care Department, along with Community Colleges, public and private training institutions, as well as local employers and Community and Faith-Based Service Providers.

## Northern Service Area



## New Mexico Eligible Training Providers

The NALWDB, in conjunction with the three other New Mexico Local Regional Boards in the Central, East, and Southwest areas, and overseen by the NMDWS, approves and maintains a list of Statewide Eligible Training Providers (ETPL). Applications to provide training services and programs may be completed at:

<http://www.jobs.state.nm.us> - Contact: 505/986-0363 x8

Eligible providers include post-secondary education institutions that are eligible for federal funds and provide a program(s) that leads to an associate and/or baccalaureate degree, certificate and/or credential; or entities that carry out national Apprenticeship Programs; and other public or private providers

of career training programs. Approved training programs focus on occupations in demand (1.2% or greater annual growth rate) determined by NMDWS statistical projections ([www.laser.state.nm.us](http://www.laser.state.nm.us)) and include occupational certifications, credentials and short term degrees such as commercial driving licensure, nursing and other health occupations, computer, and business and management skills. In addition, to ensure that local businesses have access to well-trained personnel, the NMDWS Occupations in Demand requirements for ETPL approval, may be adjusted to meet specific local area employment needs.



# Customer Service Tool

The State of New Mexico and the Local Workforce Boards purchased an Electronic Data Base for the purpose of providing more effective, efficient service to workforce customers. The system maintains the customer data base for the New Mexico Department of Workforce Solutions (NMDWS), including all individuals registered for Unemployment Benefits and Job Search, in addition to the Workforce Investment Act (WIA) registered users receiving additional workforce services such as career assessments, career guidance and counseling, support services, as well as job specific training. The database also allows Employers the opportunity to explore Labor Market Information, post jobs and search through resumé for employees.

This multi-million dollar tool is also an extremely valuable resource for virtually every customer group and/or type. The system is known as the Virtual One Stop System or more affectionately - VOSS.

The NALWDB virtual tool has something for everyone, whether you are an older worker, a life-long learner, a teenager, veteran, someone with disabilities, college student, job seeker, business owner/operator, want to be a business owner, community volunteer, or anyone in-between. This Virtual One-Stop System has something for you. There are enough links to resources on this one site to keep you occupied for, well, perhaps, a lifetime. Need to find a college, money for college, attend free classes, places to volunteer or how about creating a resumé, developing a budget, or assess your interests and career aptitudes or skills; learn how to present yourself at a job interview, watch helpful career videos. Well, this is the place for you.

## Virtual One Stop System (VOSS) www.jobs.state.nm.us.

It's free and easy to register, just go to the Homepage from any computer. The system will ask for a Username and Password, just under that request, the statement, "Not Registered? Learn Why!" is made. Strange language, but forget the Why and move right into registration. Follow the directions to Register; there will be a choice of identities, registering as an Individual, a Business or a Provider (of classroom and 'Hands On' training), most people will need to register as an Individual, and Yes, there is a Spanish version.

*Wait!* Before you enter the Username and Password you created during registration, check out the "Latest News and Announcements" on the lower left side of the Home page and the "Site Information" just below that. Once you get into the site, the resources are vast. It is akin to visiting the Grand Canyon. Far from just a connection to workforce activities, it is a portal to just about every type of resources. Beam Me Up, Scotty. Let's go for that Ride! Once you sign in: On the far left side of the page, you will see several menu categories. Scroll down to the **Services for Individuals Section** and start exploring the Site.

Let's start at the beginning:~

### **Career Services:**

- » Self Assessments
- » Aptitude and Interest Surveys
- » Match your skills and Work Values
- » Explore Occupations
- » Information from Other States
- » Labor market information
- » Finding Training
- » Tips for job interviews

### **Education Services:**

Online learning:

- » ALISON and Goodwill Community
- » Foundation Learn
- » Free classes
- » Certifications for Specific Skills
- » Microsoft Program classes

### **Job Seeker Services:**

- » Ten Steps to a New Job
- » Job Openings
- » Market Trends
- » Resumé Builder
- » Letter Builder
- » Employers
- » Employers Posting Jobs
- » Virtual Recruiter – Schedule Job searches
- » Colleges and Universities - free or low cost
- » Online High Schools
- » K-12 Resources
- » Microsoft Program Classes
- » Writing Labs
- » Budget Courses
- » Language Resources
- » Military Opportunities

# Customer Service Tool (continued)

- » Links to financial aid to fund training/education; and
- » ....Don't forget to register with FASTWEB – the premier Scholarship Search Engine.
- » FAFSA Federal Student Aid
- » College Board (Scholarships and College Search)

## **Labor Market Services:**

- » Market Profile (Understanding geographic areas)
- » In Demand Jobs Projections (Next Decade)
- » Current and Projected Wages for Specific Occupational Fields
- » Listings of Employers in Specific Industries
- » Employment Trends
- » Unemployment Rates

## **Community Services:**

- » Programs for anyone in need
- » Services for the Aging
- » Services for the Blind
- » Temporary Assistance for Needy Families (Welfare)
- » Food Stamps
- » Migrant Worker programs
- » Housing and Urban Development,
- » Services for the Disabled
- » Vocational Rehabilitation
- » Employer Bonding
- » Volunteerism

## **Financial Services:**

- » Planning
- » Budget classes and instructions
- » Create a budget
- » Unemployment Services
- » Unemployment Benefits and explanation
- » When and How to File Unemployment

## **Veteran Services:**

- » Veteran Health benefits
- » Home Loans
- » Compensation
- » Frequently asked questions
- » Veteran groups
- » Military Sites
- » US Department of Veterans Affairs
- » Prisoners of War (POW),
- » Tax Benefits
- » American Vet

## **Youth Services:**

- » Find a college that's right for you
- » Find out where to Shadow a Job
- » Watch a Career Videos
- » Military
- » Job Corps
- » Americorps
- » National Guard
- » Youthbuild
- » Runaway Hotline
- » Family and Youth Services Bureau
- » Where to Volunteer

## **Senior Services:**

- » Find a Job/Volunteer
- » AARP

- » Experience
- » Senior Community Service Employment Program (SCSEP)
- » Jobs4point0.com
- » National Older Worker Center
- » PrimeCB.com
- » RetiredBrains
- » RetireeWorkforce.com
- » RetirementJobs.com
- » Senior Job Bank
- » Senior Service America
- » Seniors4Hire
- » Workforce50.com
- » YourEncore.com
- » Counseling
- » Careers at 50+
- » Service Corps of Retired Executives-SCORE
- » Quintessential Careers
- » WiserWorker.com
- » Workforce50.com
- » National Senior Service Corps
- » CBSalary.com
- » Social Security Office

## **Health Care/Retirement/Planning:**

- » Eldercare Locator
- » Family Caregiver Alliance
- » Handbook for Long-Distance Caregivers
- » Medicare Basics
- » National Family Caregiver Support Program
- » Estate Planning and Wills
- » Living Wills and Advance Directives
- » RetirementLiving.com
- » Medicare
- » National Council on Aging
- » Foster Grandparents
- » Senior Companions

## **Services for Employers:**

- » Employee recruitment and screening
- » Posting job openings on Local, State and National websites
- » Receiving and forwarding applicant Resumés
- » Customized Employee Training
- » Pre-screening and referral of qualified job seekers
- » Tax Credit Information
- » Labor Market Information
- » Labor Law Compliance Information
- » Additional resources on issues that affect employers

## **Job Seeker Staff Assisted Services:**

- » Career assessments and planning
- » Needs Assessments
- » Job Listings
- » Tutorial Programs
- » Office Support Services
- » Workshops
- » Job clubs
- » Referrals to jobs and other programs
- » GED preparation
- » Occupational skills training
- » Career Counseling
- » Entrepreneurial training ..... *and so much more*

# Northern Area Local Workforce Development Board Members



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1500 Indian School Rd NW  
Albuquerque, NM 87104  
501-222-4181  
505/243-1026 (Fax)  
salazar.emily@jobcorps.org



**Sandy Sandoval**  
NM Commission for the  
Blind  
2905 Rodeo Park Dr.  
East Bldg., Ste. 100  
Santa Fe, NM 87505  
505/827-4479  
sandy.sandoval@state.nm.us



**Patrick Sullivan**  
Los Alamos Commerce  
and Development Corps  
190 Central Park Square  
PO Box 715  
Los Alamos, NM 87544  
Patrick@losalamos.org



**Louise Williams**  
120 Federal Place  
Room 207  
Santa Fe, NM 87501  
505/827-3565  
Louise.williams@state.nm.us

*Served in PY 2008— no longer current — Thank You for your Dedication to the Community*



**Richard Bustos**  
Busco Construction  
POB 61  
Mora, NM 87732  
505-387-2996



**Gilbert Foster**  
Arizona Public Service Co.  
POB 355  
Fruitland, NM 87416  
505-860-7397  
505-598-8698



**Carlos Gonzales, Secretary**  
Guadalupe Credit Union  
833 Rio Vista Street  
Santa Fe, NM 87501  
505-982-5771



**Moise Medina**  
Medina Ranch Enterprises  
POB 27  
Mora, NM 87732  
505-387-2867



**Chris Wray**  
Process Equipment & Service  
P.O. Box 929  
Farmington, NM 87499  
505-327-2222  
505-327-7550 (Fax)

# Youth Providers



To offset continually decreasing funding and streamline delivery the NALWDB consolidated the youth service area into two Regions:

**Region I. San Miguel, Mora, and Colfax Counties  
Santa Fe, Rio Arriba, Los Alamos, and  
Taos Counties**

**Region II. San Juan, McKinley, and Cibola**

Requests for Funding (RFP) were released in 2004 to allow interested youth service providers to submit service design proposals. Proposals were reviewed and rated by the NALWDB Youth Council, with subsequent recommendations made to the NALWDB, resulting in SER becoming a NALWDB Youth Service Provider. SER Jobs for Progress, Inc., (SER), a nationally acclaimed organization established in 1988, was funded to provide youth services in Region I. SER, an acronym for Service, Employment and Redevelopment, as well as a Spanish verb meaning “to be”, was created in 1964 as a cooperative venture between the American G.I. Forum and the League of United Latin American Citizens (LULAC). The continuing mi-

sion of SER is to enhance the social and economic status of disadvantaged individuals, with an emphasis on the Hispanic community. SER was honored by the 2000 White House Initiative on Education of Hispanic Youth with the “Best Practice Recognition Award”; in addition SER was the recipient of “The Piñon Award” in 1998, the “New Mexico Quality Education Award” in 1995, and the “JTPA Presidential Award” in 1992.

In 1988, shortly after developing a Literacy Initiative, SER Santa Fe created a model program incorporating community alliances to serve the needs of at-risk youth. The program emphasizes sequential and relevant knowledge which supports high school standards, employability attributes, work maturity skills, ethics and character building, as well as the life skills determined to be essential for job success by employers in New Mexico.

SER Santa Fe served high-risk youth in Colfax, San Miguel, and Santa Fe counties utilizing their nationally recognized youth model in collaboration with local community leaders, business members, school district

# Youth Providers

administrators and the local WIA One Stop System to reduce high school drop-out rates and increase student achievement.

In addition to providing WIA services to enrolled participants, SER conducts career development classes at SER academy, which enable students to explore interest and aptitude testing, career options, computer skills, resumé writing, job interview skills, and other employment and education related activities.

**Home Education Livelihood Programs (HELP)** was selected to provide services in Cibola, McKinley and San Juan counties. HELP is a statewide, private non-profit agency that has been providing adult and youth job training and educational enhancement services for over 37 years. HELP was initially established in 1965 as an economic and job development agency during the "War on Poverty" years. As community needs shifted, so did the priorities and goals of the agency; however, long-term, substantive employment has remained a crucial element of program success. Statistical data garnered from KIDS COUNT in 1999 indicated that the culturally and economically diverse northern area population demonstrated high degrees of unemployment and school drop-out rates, and high numbers of poverty levels. To address these issues HELP administers numerous federally funded programs such as the First Offender Program, the Community Services Block Grant, the Migrant and Seasonal Farm Worker Youth Program, a Low Income Heating and Energy Assistance Program, and elderly population services, in collaboration with WIA program initiatives.

In all three counties, HELP partners with the local government organizations, Rehoboth McKinley Christian Health Care Services, Inc. and other Health Care Givers, the Juvenile Probation and Parole Offices, NM Children Youth and Families Dept., various schools, the Juvenile Justice Department and other community organizations to bring comprehensive vision and management to youth employment. HELP provides intensive case management, goal identification and planning for achievement. The target population focuses on alterna-

tive high school enrollees, dropouts, as well as adjudicated and home-schooled youth.

Individual educational and employment plans are developed, continuously reviewed and updated. HELP's approach utilizes technology and computer-based mastery learning to provide updated, vital job related skills. There are rigorous, personalized curriculums that include assessment of job skills and aptitudes, literacy training, technology and vocational competencies and personal livelihood and responsibility education.

Comprehensive services include; objective individual assessments, comprehensive guidance and counseling, training and educational opportunities, tutoring and ongoing mentoring, recognition and achievement incentives, work experience and On-the-Job training, both subsidized and unsubsidized employment, as well as leadership, citizenship and community service opportunities.

Youth workforce initiatives in smaller, underemployed northern areas have encouraged the communities to embrace the youth workforce as both a current and a future asset. McKinley and Cibola Counties, along with several other counties in the northern region, have suffered depressed economy and slow moving economic development for several years, well prior to the economic downturn now affecting the entire country. Success for youth is dependent on reforming institutional methodologies providing youth services, such as schools, juvenile probation, community college and private businesses. Funding from WIA continues to enable partnerships and participants to achieve the systematic reform necessary to create sustainable changes in attitudes and perceptions of the capabilities of young citizens and future leaders between the ages of 14 and 21, creating opportunities for youth in the workforce and opening dialogues for developing new strategies, embracing best practices.

Summer Employment helps students develop long-term positive habits that help them study when they return to school and give them confidence both in and out of school.

# Youth Providers

*HELP-NM Participants at ARRA Orientation, Barbeque Lunch and Summer (2009) Job Sites*

**Tamara Thomas**

Office Assistant, Help-NM



**Daryn Cowboy (R) and Bruce Johnson (L)**

My Sisters House



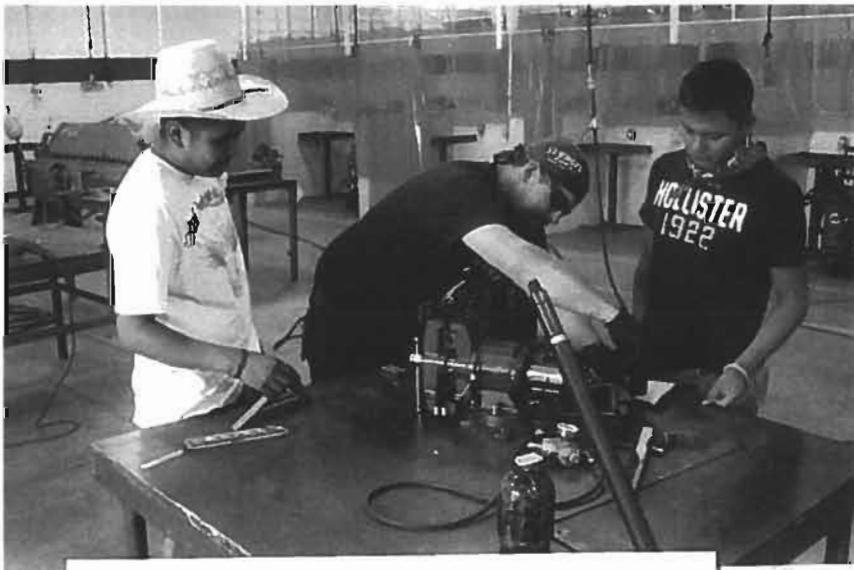
**Rayna Herbert**  
Bureau of Indian Affairs



Tiffany Yazzie receiving check



HELP-NM PARTICIPANTS AT ARRA ORIENTATION, BARBEQUE LUNCH AND SUMMER (2009) JOB SITES



**Quintin Russell (L) with worksite Supervisor Rick welding tables.**



**Jonathan Yazzie Front Desk Clerk El Rancho Hotel**  
(Jon received a bona-fide job offer from El Rancho)



**John Lansing (R) Morgan Murphy (L): UNM Recycling**

# Foundations for Success

In an increasingly difficult environment to navigate, filled with rapidly changing technology, overcrowded schools, economic failings, and social pressures; young people, more than ever, need clear direction, attainable goals and committed adults to guide their steps. Youth Programs are designed to provide foundational, developmental and long-term support. An initial objective assessment is utilized to understand the services necessary for lifetime benefits, followed by a basic, objective assessment of the academic and life skills levels, employability, interests and aptitudes, and supportive service needs is utilized to create individual strategies for success.

Youth providers focus on ten (10) critical elements, organized around three major themes, in developing and delivering successful youth programs.



## Improving educational achievement

- » Tutoring, study skills training, and instruction leading to completion of secondary school, including dropout prevention strategies
- » Alternative secondary school services, when appropriate

## Preparing for & succeeding in employment

- » Summer employment opportunities linked to academic and occupational training
- » Paid and unpaid work experience, internships, job shadowing
- » Occupational skills training

## Developing potential as citizens and leaders

- » Leadership development opportunities, including exposure to community and service learning, as well as team leadership training.
- » Links to other community support services and referrals
- » Adult mentoring
- » Follow-up services for not less than twelve months
- » Comprehensive guidance and counseling, which may include drug and alcohol abuse counseling, as appropriate

WIA youth programs make a difference in the lives of young citizens and help pave the way for a brighter future for all Northern New Mexicans.

# Youth Council

Youth Council members are appointed by the NALWDB and are comprised of members of the Local board with special interest or expertise in youth policy; representatives of youth service agencies; including juvenile justice and local law enforcement; representatives of local public housing authorities; parents of WIA eligible youth; other individuals with experience relating to youth activities, including former participants; a representative from Job Corps; and any other individuals the chairperson of the local board, in cooperation with the Chief Elected Officials, determine to be appropriate.

Responsibilities of the Youth Council include developing portions of the local plan relating to youth, as determined by the chairperson of the Board; recommending eligible providers of youth activities to be awarded grants or contracts on a competitive basis by the Board to carry out youth activities; and conducting oversight of youth service providers.

## Members

*Joseph Rodman, Chair* ..... *Youth Related Experience*

- Helen Dayan.....Youth Programs Expertise
- Emerson Farley..... Organized Labor Representative
- Claire Fenton.....Post Secondary
- Stephanie Garduno.....Department of Vocational Rehabilitation
- Annette Garcia ..... Northern New Mexico Community College
- Rita Garcia-McManus..... Youth Service Provider
- Vince Howell ..... Economic Development, NALWD Board member
- Carlos Lopez ..... Local Housing Agency
- Mike Mier..... Law Enforcement Agency
- Emily Salazar ..... NM Job Corps, NALWDB Member
- Sandy Miera ..... Judicial System
- Charles Pacheco ..... Department of Workforce Solutions,  
NALWD Board member
- Athena Sanchez..... Former Participant
- Mary Lou Sanchez..... Parent of Eligible Participant
- Louise Williams..... Public Education Department, NALWD Board member



Youth Council members are appointed by the NALWDB and are comprised of members of the Local board with special interest or expertise in youth policy; representatives of youth service agencies; including juvenile justice and local law enforcement; representatives of local public housing authorities; parents of WIA eligible youth; other individuals with experience relating to youth activities, including former participants; a representative from Job Corps; and any other individuals the chairperson of the local board, in cooperation with the Chief Elected Officials, determine to be appropriate.



## Youth Initiatives

The NALWDB collaborated on two summer youth projects in Program Year 2008, overlapping into Program Year 2009. "The American Recovery and Reinvestment Act" (ARRA) and the "Youth Employment Success (YES).

The **Yes** initiative was a joint effort between the Northern Board's contracted Workforce Provider's of youth services and the DWS. Youth Service staff contacted business owners and managers in the ten northern counties, who enthusiastically responded with the same commitment to encourage northern area youth with employment, mentoring, labor market information and life skills that has been a part of the Summer Youth Employment program for the last four years.

The collaborative effort provides businesses and youth with opportunities to explore the array of services provided by the One Stop operators and Youth Providers, while developing community relationships. Most of the participating youth have never held a job and local business owners/managers make the commitment to take the responsibility of training young employees in building life-long employment skills such as punctuality, workplace hygiene and language, respectful co-worker relationships, personal responsibility, appropriate attire, as well as employer specific skills, such as customer service, filing, phone communication, record keeping, and delivery etiquette. In addition, employers are not subsidized for their dedication, all summer youth receive wages directly from the employer. The compensation for employers comes in the form of training a future local workforce to meet their needs and to create greater prospects for economic development in New Mexico. A total of 468 youth between the ages of 14 and 21 completed summer employment opportunities.

The federally funded **ARRA** program increased the eligibility age for WIA funded activities from 21 years of age to 24 years of age, giving Youth Providers greater flexibility with the targeted population. All participants completed a work readiness activ-

ity, which included reinforcement of soft skills, such as those outlined in the YES program, in addition to a Work Experience activity lasting an average of 3 months for most participants. Employment was subsidized through the ARRA funding allocated for workforce activities in early 2009.

Nearly 400 Youth benefited from the work readiness workshops and activities and the supplemented summer employment.



## Community Collaborations

ARRA funding was also available for Adult and Dislocated Worker activities. ARRA funds made it possible to provide pre-employment skills workshops, customized training, and supportive services, such as child care and transportation. Needs-based payments were a critical element in assisting the increasing numbers of unemployed individuals. NALWDB Service Providers focused training on local priority industries including Health Care, Tourism, Banking, Energy and Green Jobs.

Adult and Dislocated ARRA activities are currently ongoing, with One Stop staff providing career guidance and counseling for recently unemployed individuals to assess interests, competencies and transferable skills. Commercial Drivers License training, provided by Jaguar Driving School, Luna Community College and San Juan College in the northern area has helped many people gain new skills and enter an occupation 'In Demand' in the local area.



Clockwise: Tammis Hamilton, Carl Wilson, Patrick Anzaluda, Patrick Archuleta (Jaguar Express Owner), Steve Clark, Jaime Saiz.



Clockwise: Steve Valdez, Chris Gurule, Rudy Carrillo, Larry Trujillo, Ken Hawkins, Andreas Sanchez, Billy Kavanaugh.

### ARRA Funded: Retrain and Sustain Film Industry Project

Earlier this year Governor Richardson announced that the New Mexico Film Office was launching a new program designed to retrain displaced workers (unemployed carpenters, painters, sheet metal fabricators, welders and landscapers) in New Mexico's film industry. The program Retrain and Sustain identified New Mexicans with transferrable skills and prepared them for employment in the film industry through intensive skill and safety training. Governor Richardson stated "Despite the economic



downturn, the film and media industries continue to flourish and so does their demand for skilled labor"

Santa Fe Workforce Connection staff, funded through the NALWDB, began working with the Training Trust of I.A.T.S.E. Local 480 to retrain displaced workers. Twelve individuals (10 men, 2 women) took the initial Prop Making class in June. The two week training, held at the old Navarro Cadillac site on St. Michaels, prepared participants for entry level positions in the Filmmaking Construction Craft. The program was arduous, involving long hours and physical labor, but participants expect their labor to pay off in the long run with jobs in the Film Industry.

# Program Allocations

"WIA formula funding does not include 10% or 25% additional funding, which is available on an intermittent basis only, and is dependent on statewide need and availability, as well as prior year budget reconciliations. Additional funding is used for special projects, such as customized training and activities partnering with local businesses, Faith-Based organizations, and commerce chambers. One Stop Career Centers serve a universal customer, who has the option of receiving services at any desired location. Resources are distributed in a flexible environment throughout the northern area to meet business and job seeker customer needs. Access points have been created to accommodate residents in rural areas.

## Funding

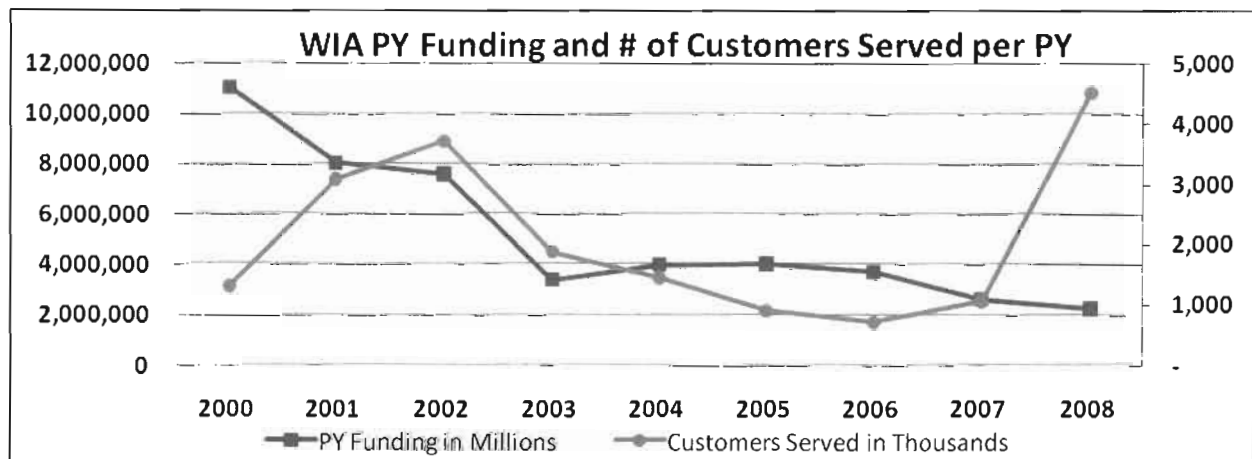
County	Adult	Dislocated Worker	Adult - ARRA	DW - ARRA
<i>Expenditures as of 6/30/2009</i>				
Cibola	\$33,713	\$11,385	\$3,169	\$1,365
Colfax	\$86,702	\$29,275	\$8,149	\$3,509
Los Alamos	\$9,633	\$3,253	\$ 905	\$ 390
McKinley	\$125,236	\$42,285	\$11,770	\$5,068
Mora	\$14,450	\$4,879	\$1,358	\$ 585
Rio Arriba	\$28,900	\$9,759	\$2,716	\$1,170
San Juan	\$211,938	\$71,560	\$19,919	\$8,577
San Miguel	\$144,503	\$48,791	\$13,581	\$5,848
Santa Fe	\$240,838	\$81,319	\$22,635	\$9,747
Taos	\$67,435	\$22,769	\$6,338	\$2,729

## Youth

Home Education Livelihood Program.....	\$239,328
Home Education Livelihood Program ARRA.....	\$339,391
SER, Jobs for Progress, Inc. ....	\$354,338
SER, Jobs for Progress, Inc. ARRA.....	\$441,995

## Performance

The <sup>red</sup> line indicates the funding allocated to assess, train and place WIA participants, while the <sup>green</sup> line indicates the number of individuals served in each Program Year (PY). In PY 2000, 1285 Adult, Dislocated Worker, and Youth customers were assessed, trained and placed, with an available budget of over \$11 million dollars. By PY 2008, despite the addition of ARRA funds, federal funding cuts and rescissions reduced funding to a little over \$2 Million, while the number of customers who need services continues to increase.



## PY '08 Performance

Performance measures are negotiated between local area Workforce Boards and the United States Department of Labor (USDOL) based on past performance and future local area expectations of economic growth and employment. To meet established performance standards, the NALWDB must attain 80% of the negotiated level. In PY '08 NALWDB met One (1), and exceeded Six (6) of the nine (9) required performance measures, while two (2) Youth measures: Attainment of a Degree or Certificate and Literacy/Numeracy were not met. Business Customer satisfaction surveys are not part of the core required measures. However, surveys must still be conducted and results reported to the USDOL. Surveys also provide necessary input for continued improvement in services. The NALWDB consistently exceeds customer satisfaction levels.

Unfortunately, a late miscalculation in data corrections led to the NALWDB failing 2 Performance Indicators in the Federal Report. Actual performance indicated Service Providers did meet all Performance measures for Program Year 2008.

Overall Status of Local Performance		Exceeded: 6	Met: 1	Not Met: 2
<i>Total Participants Served</i>	<i>Adults</i>	4,121		
	<i>Dislocated Workers</i>	31		
	<i>Older Youth</i>	95		
	<i>Younger Youth</i>	253		
<i>Total Exiters</i>	<i>Adults</i>	3,073		
	<i>Dislocated Workers</i>	18		
	<i>Older Youth</i>	97		
	<i>Younger Youth</i>	260		
		<i>Negotiated Performance Level</i>	<i>Performance at 80%</i>	<i>Actual Performance Level</i>
<i>Satisfaction</i>	<i>Employers</i>	79.0%	63.2%	80.0%
<i>Entered Employment Rate</i>	<i>Adults</i>	83.0%	66.4%	85.5%
	<i>Dislocated Workers</i>	89%	71.2%	93.3%
<i>Retention Rate</i>	<i>Adults</i>	89.0%	71.2%	94.2%
	<i>Dislocated Workers</i>	91.0%	72.8%	100.0%
<i>Average Earnings (Adults/DWs)</i>	<i>Adults</i>	\$12,100.0	\$9,680.0	\$14,919.6
	<i>Dislocated Workers</i>	\$14,200.0	\$11,360.0	\$14,931.4
<i>Placement in Employment or Education Attainment of Degree or Certificate</i>	<i>Youth (14-21)</i>	64.0%	51.2%	57.7%
	<i>Youth (14-21)</i>	35.0%	28.0%	26.5%
<i>Literacy/Numeracy</i>	<i>Youth (14-21)</i>	25.0%	20.0%	18.6%

# Santa Fe Workforce Connection 50+ Employment Center



Ken Ortiz, Secretary of the Department of Workforce Solutions shares thoughts.

Ms. Match's dedication and commitment to senior job seekers brought this effort to fruition, despite numerous obstacles in funding, location, and staffing.

Doug Calderwood, Director of the Employment Bureau of the State Aging and Long-Term Services, stated that the idea for the Center was born 7 or 8 years ago, but when Santa Fe's unemployment escalated, along with the



Attendees included Sondra Match (seated 2nd row end) and Doug Calderwood (seated left of Sondra).

rest of the country's jobless rate, the need to provide customized services to older workers reached the critical stage.

According to David Zerbst, another employee of NMALTS and on-site manager for the Center, the average length of time for someone over 55 to be unemployed is 26 weeks, while those under 55 can expect to be jobless for only about 7 ½ weeks.

Ms. Match, a board member of the NALWDB, recognizing the need to provide a nurturing atmosphere for workers, who, in some cases had not been in the job market for over 20 years, sought help from Jerry Gaussoin, Executive Director of the NALWDB, and Alex Martinez, Executive Director of SER, Jobs for Progress, Inc., the contracted NALWDB One Stop Provider. Both men immediately understood the potential benefits for job seekers and employers. The final stages of the project took nearly a year to complete, with Ms. Match overseeing every detail.

The Re-Store generously provided antique furniture, including a comfortable couch and armchair, several end

tables and lamps and the walls were painted a striking mauve. It had a decidedly homey feeling. Some argued the atmosphere should have been more austere, but the Center, in its entirety, has proved to be a great success.

Zerbst and Match work with a combination of paid and volunteer staff, older workers themselves, who understand the trepidation many older job seekers feel when changing careers, learning new skills, or using computers. Job seekers need cutting edge job techniques, such as social networking and internet capabilities. At the Center they receive help in resumé writing, improving computer skills, interviewing skills and electronic job search, while also receiving sympathy and encourage-



Governor Bill Richardson addresses attendees.

ment. A weekly Job Club offering support and shared experiences meets at the Santa Fe Workforce Connection Center.

Some job seekers like JoAnn, an experienced general manager, may be in a position to seek greater job satisfaction rather than higher pay, but most workers are in need of making a living wage. Though the Center has not found placement for JoAnn, it has placed dozens of others with satisfied employers.

Older Workers often have a strong work ethic and commitment to the employer, coupled with common sense and a respectful attitude; qualities younger workers have not yet developed.

The Center has become a sanctuary for older workers and will continue to serve those who seek help.



Fanny Pearce (far right) -Navigator, Ben Lacey (far left)-Employment Specialist.

# NALWDB'S Business Partners for a Brighter Tomorrow

WIA participants are referred by One Stop Career Center and Youth Provider career development specialists or case managers to NALWDB partners, when appropriate, who provide a variety of support services such as housing, transportation, child care, and/or opportunities to gain industry specific employment skills through On-the-Job Training (OJT) or Work Experience (WE), in addition to job placements. Listed below are some of the hundreds of businesses who provide opportunities for Youth to gain employment experiences and develop soft skills.



Academy Corporation	Ortego's Indian Market
Alternative to Violence	NM Department of Workforce Solutions
Animas Plumbing & Heating	NM Department of Veterans Concerns
Arizona Public Service	NM Department of Vocational Rehabilitation
Cedar Animal Hospital	NM Job Corps Outreach
District Attorney Second District	NM State Agency on Aging
El Rancho Hotel	Northeastern NM Educational Foundation, Inc.
Computer Networks Education & Training	Salvation Army Warehouse
Consejos	Petro Iron Skillet
GIMC-Dental Office	Raton American Parts
Bethany Daycare	Rising Sun Plumbing
Dr. Lawrence Larragoite, DDS, Inc.	Rocky Mountain Business Systems
Gold Star Academy	Samaritan House, Inc.
Familia Legal Services	San Juan Community College
Freedom Security Systems	San Miguel Chamber of Commerce
Hasbito	San Miguel Detention Center
Hamel Hardwoods	Sanchez Autobody
Earl's Restaurant	Santa Fe Business Alliance
Hesters Yamaha	Santa Fe Chamber of Commerce
Jim Baxter dba AAA Septic Services	Santa Fe Community College
K369 LLC dba as Super 8 Motel	Santa Fe County Income Support Division
Housing Authority of Santa Fe County	Santa Fe Pathology Services, PA
Best Western Hotels	Sears
Key Energy, Farmington	Service Master Clean AKA Chaboney, Inc.
La Familia Medical Clinic	Shiprock Dialysis
Mainstreet Project	Silver Dollar Racing & Shaving
Las Vegas Chamber of Commerce	Sycamore Community Center
DOI BIE Federal Building	Tafoya Enterprises dba Bear Fax
Meineke Muffler & Brakes	Taos Window Depot
National Guard Armory	Tapetes De Lana
Lowes Supermarket	Thunderbird Jewelry Supply
Nenanezhad Community School	Tierra de Taos Title Company
Nizhoni Medical Supply	Victory Royal Express
New Mexico Highlands University	Warlancer Designs, LLC
NM Aging Network Division, Aging and Long-Term Care Department	Youth Conservation Corps
My Sister's Resale Shop	UNM Applied Tech
NM Commission for the Blind	World Treasures & The Travelers Café
Navajo Feed & Livestock	Zellers Cleaners
	Zuni Public School

# One Stop Sponsored Job Fairs



Farmington....April 16, 2009

Farmington Civic Center

Española.... ..September 24,2009

Norther New Mexico College

Santa Fe .....September 17, 2009

Santa Fe Community College

Taos.....October 14, 2009

Sagebrush Inn and Conference Center

Economic difficulties increased the number of job seekers and gave prospective employers a wide variety of applicants to fill available positions. Over 85 employers and in excess of 1,000 job seekers came to exchange information at the Farmington Civic Center for the annual Job Fair. Once again, Sun Ray Casino sponsored the Grand Prize giveaway, with one lucky participant walking away with a 42" flat screen television.

However, those 'lucky' enough to find permanent employment were the real winners.



Santa Fe's Job Fair brought 500 plus job seekers to visit with more than 65 employers. Española's Job Fair location packed in more than 40 employers with 400 job hopefuls receiving information or submitting applications.



The Taos Job Fair held court for nearly 50 employers, with more than 500 job seekers hoping to take advantage of possible job openings.

Development Specialists assist job seekers in putting their best foot forward to meet

the fierce competition for available positions.



For Job/Career Fair Listings in 2010 please contact your local One Stop Operator: phone numbers and locations for Adult, Dislocated Worker and Youth Service Providers are listed on the inside back cover.

# Chief Elected Officials

In compliance with WIA rules and regulations Chief Elected Officials (CEOs) from each local area are responsible for review and approval of the annual budget, long term local plan, and the appointment of NALWD Board members from nominations submitted from appropriate sources (see page 4). The NALWDB leverages funds with the Native American Entities, who receive separate WIA funding. The NALWDB coordinates with a variety of entities to serve all eligible customers in northern New Mexico.

## CIBOLA COUNTY

Honorable John Antonio, Governor  
Pueblo of Laguna  
Honorable Chandler Sanchez, Governor  
Pueblo of Acoma  
Mr. Edward Michael, Chair  
Cibola County Commission  
Mayor Joe Murrietta  
Grants, NM  
Mayor Tom Ortega  
Village of Milan

## COLFAX COUNTY

Mr. Whitney Hite, Chair  
Colfax County Commission  
Mayor Stewart Hamilton  
Village of Angel Fire  
Mayor Linda Pavlatich  
Village of Cimarron  
Mayor Billie J. Odum  
Village of Eagle Nest  
Mayor Kay Kingston  
Village of Maxwell  
Mayor Joe Apache  
City of Raton  
Mayor John L. Chavez  
Town of Springer

## LOS ALAMOS COUNTY

Mr. Michael Wismer, Chair  
Los Alamos County Council

## MORA COUNTY

Mr. Peter Martinez, Chair  
Mora County Commission  
Mayor Benito Armijo  
Village of Wagon Mound

## MCKINLEY COUNTY

Honorable Norman Cooyate,  
Governor  
Pueblo of Zuni  
Mr. David Dallago, Chair  
McKinley County Commission  
Mayor Harry Mendoza  
City of Gallup

## RIO ARRIBA COUNTY

Honorable Marcelino Aguino, Governor  
Pueblos of Ohkay Owingeh  
Honorable Walter Dasheno, Governor  
Pueblo of Santa Clara  
President Levi Pesata  
Jicarilla Apache Nation  
Mr. Alfredo Montoya, Chair  
Rio Arriba County Commission  
Mayor Archie Vigil  
Village of Chama  
Mayor Joseph Maestas  
City of Española

## SAN JUAN COUNTY

Mr. Erwin Chavez, Chair  
San Juan County Commission  
Mayor Sally Burbridge  
City of Aztec  
Mayor Scott Eckstein  
City of Bloomfield  
Mayor William E. Standley  
City of Farmington

## SAN MIGUEL COUNTY

Mr. David Salazar, Chair  
San Miguel County Commission  
Mayor Tony Marquez  
City of Las Vegas

Mayor Tony Jose Roybal  
Village of Pecos

## SANTA FE COUNTY

Honorable Frederick Vigil, Governor  
Pueblo of Tesuque  
Honorable Perry Martinez,  
Governor  
Pueblo of San Ildefonso  
Honorable George Rivera, Governor  
Pueblo of Pojoaque  
Honorable Ernest Mirabal,  
Governor  
Pueblo of Nambe  
Mr. Harry Montoya, Chair  
Santa Fe County Commission  
Mayor Robert Stearley  
Town of Edgewood  
Mayor David Coss  
City of Santa Fe

## TAOS COUNTY

Honorable James Lujan, Governor  
Pueblo of Taos  
Honorable Richard Memejo,  
Governor  
Pueblos of Picuris  
Mr. Daniel Barrone, Chair  
Taos County Commission  
Mayor Neal King  
Taos Ski Valley  
Mayor Linda Calhoun  
City of Red River  
Mayor Malaquias Rael  
City of Questa  
Mayor Darren Cordova  
City of Taos



# Success Has Many Faces

## **Adult: San Juan Workforce Connection** *Single Dad becomes Role Model*

Jason is a 39 year old single father with three children. Jason made some bad choices and created several difficulties in his life that he must overcome to start over. Jason knew it was past time to straighten himself out and become a role model for his children. He was working hauling junk cars to various locations. A caseworker advised him to look for more satisfying work, and perhaps seek training.

Jason sought help from the One Stop Workforce Connection to become Federally Bonded. He received information about Federal Bonding and the assessments necessary to begin preparing to obtain a General Education Degree (GED).

Jason came back to the One Stop to study using on-line education classes and an assessment program provided called Career Choices. Jason passed his GED and decided to sign up for Commercial Drivers License (CDL) training.

The Workforce Connection sent Jason to the School of Energy to take a pre-test and bring back a training schedule for the next group of classes. According to the scheduling, Jason had enough time to complete all his assessments.

He had a difficult time but did not give up. Jason worked hard to improve his scores. He was really looking forward to training. Jason started class on time, with all his paperwork work completed and his CDL license training. He checked in with the One Stop on a regular basis. Once he received his CDL, Jason began looking for work immediately.

Jason received a referral to Arizona Public Service (APS) in Fruitland as a water delivery truck driver. His was happy and excited about the job. Jason has proved to be a very reliable employee and continues to move up in the company.



## **Dislocated Worker:** **San Miguel Workforce Connection** *Determination*

James is middle aged with a troubled history, but committed to changing his life. James was receiving unemployment and searching for long-term sustainable employment. He was referred to the WIA Program for assistance in his job search, to conduct assessments and receive job counseling. James needed the extra support and information that WIA Career Development Specialists are able to provide.

James went to the Las Vegas One Stop with experience operating commercial vehicles, delivering products, as well as operating forklifts to load and un-load products. James was placed in Commercial Drivers License (CDL) training to validate his experience and open up additional opportunities for employment. He was referred to an organization delivering building materials. He was hired and remains at the same company today. James has indeed changed his life and become a dependable employee.



# Success Has Many Faces

## Youth: Cibola County

### Justice gains a Student

Casey is 18 years old and hales from Laguna Pueblo in Cibola County. Casey was a senior attending Laguna-Acoma High School when he came to HELP-New Mexico. Casey



connected with Case Manager Tabitha at the New Mexico State University-Grants Campus on Career Day. Casey requested information about HELP-NM's WIA Youth Services and eagerly requested participation in the program.

Casey's work history was limited to volunteer training with the Laguna Area Search and Rescue, where he was able to explore aspects of public service. He decided on criminal justice. Casey had a career path but knew he needed to gain the needed skills to enter and succeed in today's job market. He was given the Career Choices assessment, which helped him confirm the compatibility of his career choice as a Forensic Investigator.

### Youth Intern

Meet Nora, who, after some time off, was ready to get back into the workforce and came to the Workforce Youth Services office in Grants seeking employment. She had recently seen a posting for a position as an intern for the ARRA Summer Youth Employment Program (SYEP). The 2009 ARRA SYEP was funded by the NALWDB and spearheaded by HELP-NM, Inc. located in Gallup.

Nora met with Christina Manuelito, the SYEP coordinator. Nora is married with one child. Her husband was also looking for work. He had been unemployed for 2 ½ months.

Nora took it upon herself to find a job so she could help her young family financially. Nora had been unemployed for the past 2 years due to her high risk pregnancy. She thought her past work experience would be beneficial to the SYEP. She was given an application and asked to provide a resumé, accompanied by a letter of interest. After reviewing Nora's experiences, HELP determined she would be a good fit for the internship.

Nora began her employment assisting Ms. Manuelito with the week-long Work Readiness Orientation. Nora was put in charge of 20 youth from Cibola County. She was asked to provide support for the youth

An Employability Development Plan (EDP) was created to help accomplish his objectives and goal. Casey was placed at Laguna-Acoma High School, as a Front Office Assistant. While there, Casey answered a multi-line phone system, greeted visitors, typed up memos, distributed incoming mail and readied mail to be sent out, filed and made copies. This work experience might be beneficial in developing the discipline needed to become an investigator.

Casey received training related supportive services to purchase school/work clothes. He was very appreciative for the help and planned to use the clothing to dress properly for upcoming interviews with college advisors.

Casey's work experience activity ended, he graduated from high school and moved to begin his education in Denver, CO., where he enrolled at Colorado Technical University (CTU). CTU has a program in Crime Scene Investigation and Recreation Specialist with a concentration in Forensic Investigation. He is excited about his choice. Casey is grateful for the WIA Youth program, where he learned about himself, benefited from his work experience, and was able to save money for college expenses.



throughout the summer, which would include making worksite visits, meeting with supervisors, as well as providing mentoring and counseling. She was also tasked with collecting timesheets, delivering checks, and the maintenance and upkeep of participant files. Nora quickly became acquainted with the Cibola group and the youth participants felt at-ease speaking with her when problems arose. Nora was a great advocate for her young charges and dealt with many situations involving the youth and their employers. Ms. Manuelito was glad to have Nora's assistance.

Nora has since taken a job working as a Home Health Care Aid. She works for a local family in Milan, and has begun the fall semester at NMSU Nursing School. Nora's life was enriched by her experience with HELP-NM staff and the group of young people who came to rely on her care and wisdom. She has offered her assistance next summer if the position becomes available.

# Success Has Many Faces

## *Enthusiasm is Contagious*

Ernest Jake, Jr. was a participant of the ARRA Summer Youth Employment Program (SYEP) from Cibola County. He had just turned 14 years of age and was eligible to apply for employment with the SYEP. He seemed too young for the program, but was so eager that Case Managers agreed to give him a chance. Ernest and his mother completed the application process and when asked what type of work he would like to do, Ernest excitedly stated, "Anything!" Ernest had never worked before and his enthusiasm was infectious. His mother said he was a hard worker and always completed chores at home without fussing.

The SYEP would be a great opportunity for Ernest to gain work skills necessary to one day compete in the workforce. Every morning of Work Readiness orientation, Ernest was the first to arrive at the Center in Grants. Orientation began at 9:00 am and Ernest was always there at 7:30 am. He was eager to help set up and prepare for the day.

Key Train was a required element of the training for every participant during orientation week. Key Train is a computer based program that helps individuals improve or gain basic skills in a variety of areas including mathematics, reading and writing, along with other career skills. Ernest was thrilled to get on the computer and begin Key Train each

day. After every lesson, he would ask to see his scores. He was the only one, out of a group of 20, to ask if he could continue to work on Key Train. He said, "This is going to help me for school. I need it."



Ernest was placed with Youth Conservation Corps for the Summer Youth Employment program. His employer appreciated Ernest's enthusiasm and hoped his work ethic would last a lifetime. Ernest's supervisor, Dale, always had great remarks about Ernest's performance. Dale never had to worry about Ernest, who kept busy all day.

The YCC liked him so much they hired him once his work SYEP contract ended. Ernest shared his money with his family, who were experiencing hard times, like much of the country. His mother was unemployed, and he wanted to help. Ernest is now in the 7th grade at Los Alamos Middle High School in Grants and doing quite well. He is on his way to becoming a fine young man.



## *Passion and Harwork = Success*

Yolanda is an energetic, married college student and a member of the Navajo tribe. At 23 years of age, Yolanda was hired in a full-time position with the University of New Mexico- Gallup Campus after participating in the ARRA SYEP.

Yolanda would rather benefit others than herself in life. She has a strong conviction and desire about passing on knowledge to others. She has a strong passion for working with toddlers, one that, "comes with many obstacles but well worth the effort" she says. Yolanda is majoring in Childhood Development from UNM with an anticipated graduation coming in spring of 2010.

## *Father and Son team up for success.*

Jonathan; was a 21 year old unemployed young man from McKinley County receiving Social Security benefits. Jonathan's father sought information at a local job fair, which he shared with Jonathan. They were interested in the services offered by HELP-NM, Inc., Jonathan's father was concerned about his son's unemployment and Jonathan's lack of job training.

Ms. Manuelito, a Community Employment Specialist for HELP-NM, Inc. set up an appointment for Jonathan to stop by her office in Gallup. Both father and son attended the appointment. Father and son agreed it would be best if Jonathan found a job, so that he could eventually become less dependent on the SSI benefits he was receiving.

HELP created an Employability Development Plan (EDP), administered both a TABE test and Choices Career Assessment. These tests were completed to help

Jonathan determine his best career choice. He decided to improve his prospects through increasing his math and reading levels. Jonathan was referred to the UNM-Adult Basic Education Center. A list of possible training worksites were generated to help match Jonathan with an ideal training environment, meeting his special needs and enhancing the skills he already had. Taste of the Southwest Restaurant, a local establishment in Gallup, agreed to be Jonathan's worksite, to supervise, provide training, and give him guidance in work ethics.

The employment at Southwest was temporary, so he continued to look for other employment to gain additional experience and training. The HELP case manager made certain his resume was updated and referred Jonathan to other employers in the Gallup area. Jonathan was hired by the local WalMart. He is a full time employee making a decent wage. Jonathan was glad to

# Success Has Many Faces

take advantage of this opportunity and is doing well. Jonathan benefits from the Financial Literacy training he received at HELP. He calculates his expenses, manages a budget and avoids the negative effects of payday loans.

## *Time for a Change*

Thelma first came into the NMWC Office seeking to upgrade her computer skills, create a resumé, cover letter, use the phone for job searches, complete job applications, expand job choices, improve interview skills, and the support of staff. She kept a positive outlook during her job search, while she received information and job coaching. She had a desire to learn key boarding and was able to obtain a laptop and practiced, practiced, practiced. However, she needed to get back to work and had to put upgrading her computer skills on the back burner. She entered the One-Stop intensive services program to focus on job search.

She wanted to do something other than home health care; her previous employment. Thelma was referred to the Los Alamos Medical Center (LAMC) for an Environmental Associate position and to another employer for a position delivering medical specimens. She interviewed with both employers and decided on the position with LAMC. She has been a full-time employee with LAMC for nearly a year. Both Thelma and her employer are satisfied with her performance. In her spare time, Thelma has continued to build her computer based skills.



## *King of the Mountain*

Matthew is a 17 year old recent graduate from Shiprock High School. Matthew has had mountains of obstacles to climb in his young life. At 16, Matthew was diagnosed with a brain tumor and underwent complex and difficult brain surgery. The tumor affected his learning abilities; he required educational and vocational rehabilitation during his high school years. The tumor affected certain areas of the brain used in reasoning and learning. The tumor also caused the loss of most of his hearing, but he managed to graduate on schedule with his high school class.

Matthew has proved himself to be a very determined young man. Matthew enrolled in the ARRA SYEP with HELP-NM. This program gave him much needed confidence in working with peers. He was

placed at the Salvation Army Thrift Shop as a warehouse clerk for the program's work experience activity. He was an excellent worker and advanced quickly.

Matthew's supervisor was so impressed with his work ethic, he offered him a full-time position. As part of the ARRA SYEP, Matthew qualified for a \$100 monetary incentive for securing and accepting permanent employment. He is able to save money and consider more options.

The SYEP was a very successfully venture for Matthew, he is thankful for the Northern Board's sponsorship of the ARRA youth initiative.

## *Mom meets Challenges*

Natasha is a 24 year old single mom who receives public assistance but knew she wanted something more for her daughter. She has always enjoyed training and nurturing children, so Natasha volunteered at her daughter's Head Start Program. It was there that she decided to continue her education and become a teacher. Natasha became a full-time student at San Juan College majoring in early childhood education. The drive became extremely taxing on Natasha's daughter, who was forced to endure her mother's long daily absences, while Natasha traveled 83 miles each way to attend school. After a time, Natasha finally found a place to live closer to San Juan College. This was a tremendous relief for Natasha and her daughter. She has encountered many other barriers but is determined to achieve her goal.

The Summer Youth Employment Program (SYEP) offered Natasha the opportunity to earn extra money while reaching for her dream. She was placed at the San Juan College Campus Book Store as a full-time cashier. Natasha enjoyed working with students and the availability of information at the store. Natasha stayed on at the Book Store at the end of the SYEP. She also continues her education, working toward her degree.

## *Maturity at any Age*

Kayla is young in fact just 14 years old, the minimum eligible age to receive services under the Workforce Investment Act (WIA). She comes from a small town in San Miguel County. Kayla has found the strength to overcome the many obstacles life has thrown her way, but has also been fortunate to have the love and encouragement of a Great Aunt and Uncle, who will soon be the proud parents of Kayla and her brothers.

Kayla knew she couldn't sit idle all summer, and when she learned about the summer opportunities to work, through her local One Stop Workforce Connection Center; it was full speed ahead.

At her first meeting with the One Stop staff, Kay-

## Success Has Many Faces

la underwent a series of interest and aptitude assessments. She requested a placement in a medical office. She already had experience administering shots to her diabetic Aunt, and had learned to speak with medical staff during her Aunt's many medical appointments. She adapted quickly and became a valuable asset to her employer, who was happy to continue her job after the summer funding had ceased.

Kayla developed professional demeanor and learned numerous skills including; verifying insurance coverage, working with insurance providers, discussing coverage, billing, coordinating services for pediatric patients and their parents by answering phones, discussing medical concerns and relaying information between Dr.'s and nurses. Her age, circumstances, maturity and willingness to work hard have made her wise beyond her years.

Kayla is always happy to share what she has learned. Her devotion to her family and their mutual support gives her the courage to follow her heart in becoming a doctor one day. The One Stop staff is privileged to have been a part of helping Kayla develop her potential and achieve her dreams.

### Youth – San Miguel Workforce Connection *Golden Rule*

Derrick was a senior this year, who was referred to the NALWDB Youth Services program by his High School counselor and the Department of Workforce Solutions (DWS) staff, at the time of enrollment, Derrick was at a cross roads, struggling to decide what to do with his life after graduation.

Derrick had no work experience and no idea of what direction his life should take. Derrick, his parents and the Las Vegas One Stop worked toward setting career goals and setting Derrick back on track.

He completed numerous assessments including TABE tests and Choices, which is are aptitude and interests assessments. Derrick learned soft skills through a work experience placement at a local recreation center. He was mentored by Betty, an Elementary School teacher, who was enthusiastic and willing to teach, as well as ready to learn.

Derrick made a strong commitment to the Center and maintained his attendance and punctuality record even when he became involved in a car accident. Thankfully, only his car was damaged.

Derrick is considering a career as a math teacher. He was the recipient of the SER Deanna Sanchez Scholarship. In his essay he expressed a desire to be a great

teacher one day. He also thanked Betty for her inspiration.

Derrick is attending NM Highlands University in the fall and the One Stop staff believes in his ability to succeed. He believes in the principle that goodness begets goodness; that it is the basis for all relationships, in class or out in the world. He believes in, and applies, the Golden Rule to his life and his work.

### Youth: Taos Workforce Connection *Welcome Aboard*

Congratulations to Candice Muniz, who has become the latest member of the Peñasco Clinic. Candace was placed with the clinic through the Workforce Connection's Summer Youth Employment Program. The Clinic sent the Workforce Center a thank you note expressing their gratefulness. Clinic Director Patty Torres says, "It has been a pleasure to work with her these past two months and we feel she has gained much work experience with us. All of us at the clinic benefitted from her help and the experience was a rewarding one."

"Candace has been consistently prompt and accurate in the job duties she absorbed for us. She quickly assumed daily responsibilities and would complete them without prompting from us. The projects we assigned to her were, in many cases, difficult and required a high level of organizational skills and independent thinking. Candace completed these projects skillfully and the finished products were as good as any one of us here could have done. She has an excellent level of work ethic and understands the need for cooperation amongst coworkers. In addition she is consistently pleasant, professional, and helpful."

Torres continued with, "I would recommend her to other employers and those who participate in the Summer Youth Program. We have been very fortunate to have Candace with our Team for these past two months and she will be greatly missed." The Workforce Connection was privileged to make the connection between Candace and the Clinic.



# Northern Area Local Workforce Development Board (NALWDB)

www.nalwdb.nm.org

Email: info@nalwdb.nm.org

Phone: 505/986-0363 • Fax: 505/986-0374

5 Bisbee Court, Suite 104 • Santa Fe, New Mexico 87508

## One-Stop Career Center

### LAS VEGAS ONE STOP

300 S. Grand Ave.  
505/425-6451

### MORA ONE STOP

Itinerant Services  
PO Box 541  
Off Hwy 518 (across St. Gertrude's Church)  
505/425-6451

### RATON ONE STOP

1144 South 2nd St. Ste. A  
575/445-2874

### ESPAÑOLA ONE STOP

319 Onate St.  
505/753-2285

### LOS ALAMOS ONE STOP (9 AM TO 4 PM)

Itinerant Services Provided  
through the  
Taos or Espanola Offices

### SANTA FE ONE STOP

301 West De Vargas Street  
505/827-7434

### TAOS ONE STOP

1036 Salazar Rd.  
575/758-4219

### FARMINGTON ONE STOP

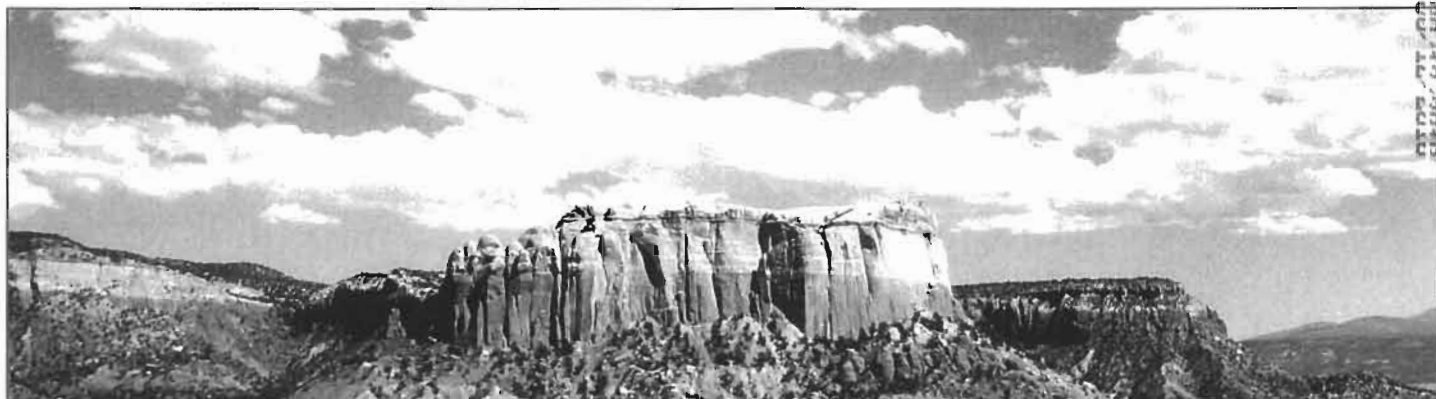
600 West Arrington  
505/327-6126

### GALLUP ONE STOP

Catholic Charities  
506 West Highway 66, Ste. 14  
505/863-8884

### GRANTS ONE STOP

310 High St.  
505/287-9441



Abiquin

## Youth Services

### REGION I WORKFORCE ONE STOP & SER YOUTH SERVICES

#### SAN MIGUEL COUNTY

300 S. Grand Ave.  
Las Vegas NM  
505/425-6451

#### COLFAX COUNTY

1144 South 2nd St. Ste. A  
575/445-2874

#### MORA COUNTY

Provided on an itinerant basis  
through the San Miguel Offices

#### SANTA FE COUNTY

301 W. DeVargas St.  
Santa Fe, NM  
505/827-74341

#### RIO ARRIBA COUNTY

319 Onate St.  
505/753-2285

#### LOS ALAMOS COUNTY

Provided on an itinerant basis by the  
Taos and Rio Arriba County Offices

#### TAOS COUNTY

1036 Salazar Rd.  
575/751-0848 or 575/758-4219

### REGION II HELP - NM, INC. YOUTH SERVICES

#### SAN JUAN COUNTY

HELP-NM INC.  
600 West Arrington  
505/327-6126

#### MCKINLEY YOUTH HELP-NM INC.

601 W 200 E, Aztec  
Gallup, NM 87301  
505/722-7835

#### CIBOLA YOUTH

Itinerant Services  
Provided by HELP-NM  
601 W 200 E, Aztec  
Gallup, NM 87301  
505/722-7835









Preserving architectural heritage and community traditions  
in New Mexico and the Southwest since 1986.

## Mission

The vernacular architecture of rural New Mexico is one of the most visible and powerful manifestations of the cultural values of its people. Traditional building arts, passed down for centuries through intergenerational teaching, are increasingly in danger of being lost. For more than twenty years, in response to community needs, Cornerstones has worked with rural Hispanic and Native villages of New Mexico and the Southwest to help preserve the symbols of the rich cultural heritage of this region.

*Partnership with communities is the heart and soul of the work and mutual learning and respect is the core of its mission.* Cornerstones' expert field staff act in concert with community members and leaders to preserve important community-owned, historic buildings, including 17<sup>th</sup> and 18<sup>th</sup> century churches, schoolhouses, WPA buildings, *penitente moradas* and *oratorios*, Native American religious structures and other historic sites that are central to cultural heritage and community life. The following expands on the three most important components of our mission.

**Provide hands-on assistance and technical consultation to communities in New Mexico and the Southwest.** Cornerstones has developed an internationally-recognized model for involving community members in a volunteer-driven preservation project. Our expert staff works with communities to plan these projects, offering technical direction while eliciting and supporting local leadership. Community ownership is always critical to the success of the restoration/preservation process.

**Education and training are the keys to success and sustainability of community-based preservation.** Cornerstones has developed specialized training programs to teach youth, young adults and *mayordomos* the important concepts of preservation standards and the use of traditional building materials and to promote the development of the necessary skills. Important in the training process are leaders and elders who act as mentors, teaching not only building traditions but their historical and cultural significance as well.

**Inherent in the work is the affirmation of the community's cultural values and heritage.** Cornerstones' staff works sensitively and respectfully to affirm and support the community's long-held traditions of family independence, community cooperation, and inter-generational teaching about traditional building methods and the passing down of important cultural practices to the next generation.

The success of Cornerstones is measured not only by the work completed or the number of people receiving training, but also by the intangible elements of pride, self worth, and an enhanced sense of individual connection to one's community.

### BOARD of DIRECTORS

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P.O. Box 2341  
SANTA FE, NM 87504-2341

227 OTERO STREET  
SANTA FE, NM 87501  
505-982-9521  
505-982-2516 FAX

info@cstones.org  
www.cstones.org

NEW MEXICO ARCHITECTURAL RECORDING BOARD



Preserving architectural heritage and community traditions  
in New Mexico and the Southwest since 1986.

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www.cstones.org

Since 1986 Cornerstones, an internationally recognized historic preservation nonprofit based in Santa Fe, New Mexico, has partnered with communities throughout the greater Southwest to help preserve significant community structures. The fundamental component of the organization's preservation model is education, especially of the younger generation for whom ties to cultural heritage have worn thin.

Northern New Mexico is rich in history and tradition as well as natural beauty, but it is extremely poor economically. Young people migrate out of small, isolated communities to find employment. This migration has separated them from their community traditions, contributing to the erosion and potential disappearance of time-honored practices, including those related to vernacular construction.

With a lack of people power, important community buildings, in particular mission churches, cannot be adequately cared for. This is especially true as the aging populations of small communities become less able to carry on the building traditions that support the maintenance of historic adobe structures. In a labor-saving preservation effort that began in the 1950's, many of New Mexico's adobe buildings were encased in cement plaster, a disastrous solution that lets moisture wick up into the adobes, destroying the walls from the inside out. As a result the unique built environment of northern New Mexico is seriously threatened and in danger of being lost.

Cornerstones' programs have addressed this crisis effectively for more than two decades in over 250 communities by supplementing the limited resources of small communities with volunteer assistance, by re-involving former community members who have moved away, and by providing financial support. Cornerstones' approach centers on re-establishing the use of traditional building materials and techniques and engaging community members of all ages. Elders are trained to help members of other communities plan and implement their own preservation efforts.

Special training programs for young people encourage appreciation of their cultural heritage and provides them with marketable skills. Cornerstones aims for sustainability by identifying and developing community leadership and by providing critical technical direction and organizational support.

The number of buildings restored through Cornerstones' involvement is easy to calculate, but it is the intangible effect of cultural renewal of the communities that is Cornerstones' most strategic preservation achievement.



# Cornerstones

Community Partnerships  
Since 1986



San Rafael, La Cueva—before



San Rafael, La Cueva—after



La Cueva - window repair



Socorro, TX— adobes drying



Santa Teresa, Turquillo, NM—before



Socorro, TX—Youth training, making adobe



Turquillo—Youth Training



Santa Teresa, Turquillo - after



Socorro, TX - youth training, basal repairs



Right — Tecolote, NM  
Community workday



Community provides lunch for volunteers

**Sustainable Land Development Plan (SLDP) Update  
13 July 2010**

**Board of County Commission**

**Presented By**

**Jack Kolkmeier, Director/Growth Management Department  
Robert Griego, Manager/Planning Department**

**PURPOSE FOR THE 2010 SLDP**

Update and Evolve the 1999 Growth Management Plan

- Designate specific Growth Areas (CCD)
- Define Service Areas for County Water Utility (CCD)
- Create a Community Planning Program – 2000-03
- Create an Open Space Program – Rail Trail/COLTPAC
- Create Water Conservation Program
- Define Economic Development Target Industries and Preferred Locations
- Provide Fiscal Integration and Responsibility – Recommended a CIP
- 1999 GMP was not implemented through a new Land Use Code

**Redefine the Basic Planning Concept of SYSTEMS AND SETTINGS**

What “systems” best work for individual, localized landscapes and environments.

Initially based on Growth Management Areas of El Norte, el Centro, Galisteo and Estancia.

**SLDP Becomes the Vision and Program for Santa Fe County for the Next 10 Years.**

**CURRENT PROCESS**

- Approximately 10 CDRC Public Hearings on SLDP
- Series of workshops Held to Review SLDP
- Process included SLDP Revisions and County Recommendations
- CDRC Meeting Held on May 13<sup>th</sup> recommended that staff hold additional meetings to address concerns from Southern Santa Fe County
- Community Meetings held in Stanley on June 3<sup>rd</sup> and June 21<sup>st</sup>.
- CDRC meeting held in Stanley on July 1<sup>st</sup>.

2010 JUL 13 10:45 AM  
COUNTY OF SANTA FE  
PLANNING DEPARTMENT  
1000 W. SAN JUAN ST.  
SANTA FE, NM 87501  
505.425.3000

## **CURRENT PROBLEMS AND CHALLENGES**

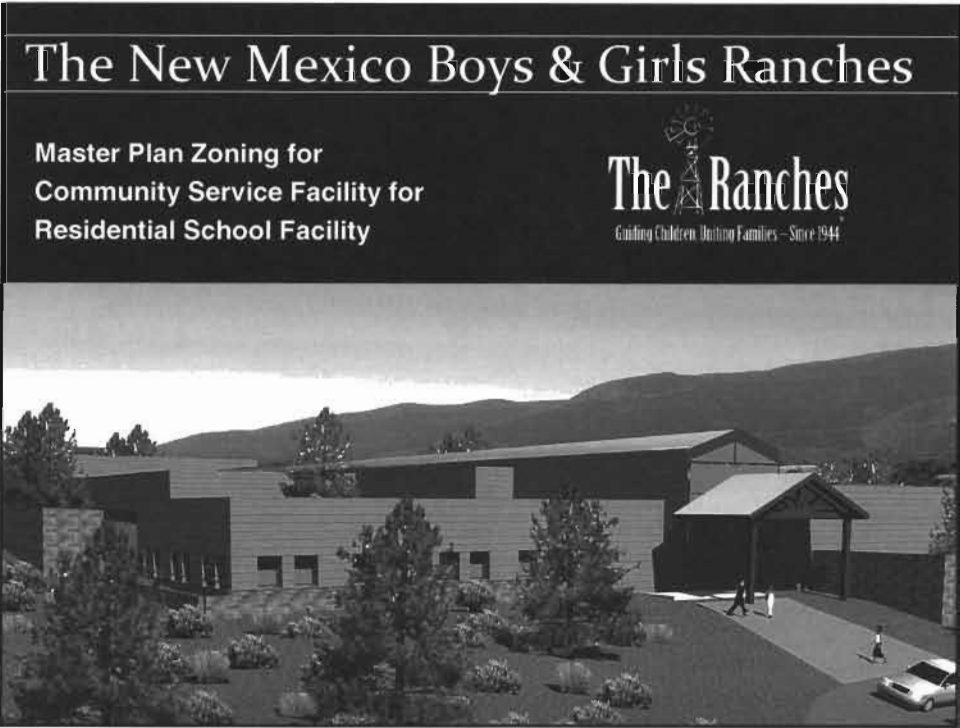
### **Issues Specific to Southern Santa Fe County**

- 98 specific recommended changes to SLDP submitted by Southern Santa Fe County Landowners Association. Many of these changes submitted were to exempt the Estancia Valley from policies outlined in the SLDP.
- Revised SLDP Draft addressed many of the comments and concerns to recognize differences for this area while maintaining the integrity of the SLDP. These changes were drafted after the June 21<sup>st</sup> meeting and the draft was sent to community members on June 25<sup>th</sup> via email.
- Major concerns expressed:
  - Exempt Southern Santa Fe County from the SLDP
  - Compact Development and Clustering requirements not favored
  - Lifestyle-Sprawl development patterns supported for this area
  - Groundwater for this area is the only water source-concern that plan restricts development
  - Concerns about regulations requiring fire protection
  - Concerns about costs of Water Conservation requirements and water reuse
  - Southern Santa Fe County wants to create their own community plan
  - Private property rights
  - Regulations for Mining are prohibitive in terms of economic development
  - Create a Regional Plan to include other municipalities such as Edgewood and Moriarity as well as adjacent Counties and Economic Development
  - Create an Economic Development Program specific to this area
- Revised Letter from southern Santa Fe County Landowners Association identified 23 issues that “at a minimum that all of our changes be inserted in this SLDP” along with comments from the CDRC meeting and that a 30-60 day time period be allocated for citizens to review the SLDP.
- A committee was proposed to be established at the CDRC meeting to address concerns from the residents of southern part of the County.


### **Overall**

- Sustainability-County needs to become “sustainable”, that is, more efficient and self-reliant
- Create Jobs – Where and How? Redefine the roles of Agriculture, Renewable Energy, Tourism, Media, Construction
- Infrastructure –CIP implementation– Water, Wastewater, Broadband (Centralized/Localized)
- Fiscal Responsibility –Equitably finance facilities and services. New development should provide for and finance improvements required for new development. Create a CIP, Define clear fiscal strategies (Impact Fees/TDR programs/PIDs etc)









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## QUICK SUMMARY

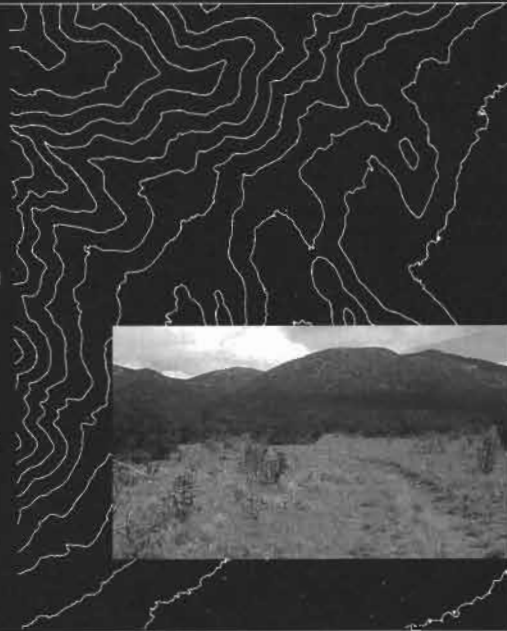
- 964 acres of land acquired from Bruce and Alice King
- 90% of site is open space, campus on @100 acres
- Rural ranch lifestyle & educational environment for disadvantaged youth
- Last hearing Tabled request and required additional community meeting with neutral facilitator (meeting held May 6, 2009)



## STATUS OF APPROVAL

- All technical studies required for Master Plan Zoning: complete & approved
- Further studies required prior to Development Plan: completed at that time
- Staff report notes compliance with MP Code and all other Code requirements
- Applicant agrees to Conditions (including new one on road improvements)
- CDRC recommended Approval unanimously on February 18, 2010



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2029  
2030



## ISSUES/COMMUNITY SERVICE FACILITY

- Does provide needed local service
- Girls Ranch operated in SF Co (near Lamy) for years
- Many youth in program come from southern SF Co.
- Rural ranch-based program compatible with area







## ISSUES/WATER & WASTEWATER

- 30 AF from offsite King well
- Water supplied by Entranosa Water system
- Ranches use less water than existing agriculture irrigation at well
- County Hydrologist approved water budget
- Enhances fire protection (tank, hydrants)
- WWTP options studied at this stage – RSF recommended system
- No open ponds/lagoons
- Have to design WWTP and get County & NMED approval at Development Plan
- Very stringent requirements



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## ISSUES/ARCHAEOLOGY

- More detail required prior to Development Plan
- All eligible sites preserved from development (County condition)
- Sites in protective easements
- School/educ. opportunity for guardians of sites
- Cedar Grove & Tierra Encantada: lots of sites, no studies or protections





## ISSUES/TERRAIN & DRAINAGE

- Comply w/County and State Codes, initial study complete
- Can't increase off-site drainage beyond historic flow
- Minimize drainage, preserve slopes & landscape
- Water harvesting, see rain as asset not problem



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CD  
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CF  
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## ISSUES/TRAFFIC

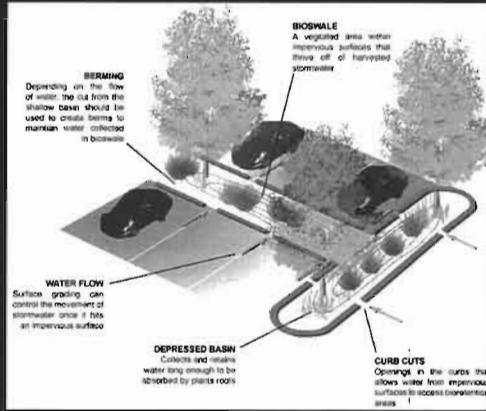
- Initial stage traffic study approved by NMDOT and County
- Studies & improvements required at each phase
- Agree with road improvement condition
- Improvements required commensurate with impact
- Road won't stay how it is today





## ISSUES/PARKING SPACES

- Won't all be full at one time
- County Code requires parking by each building
- Primarily residential school, fewer individual cars
- Parking is gravel (not paved) with water harvesting
- Traffic & parking studied at each phase

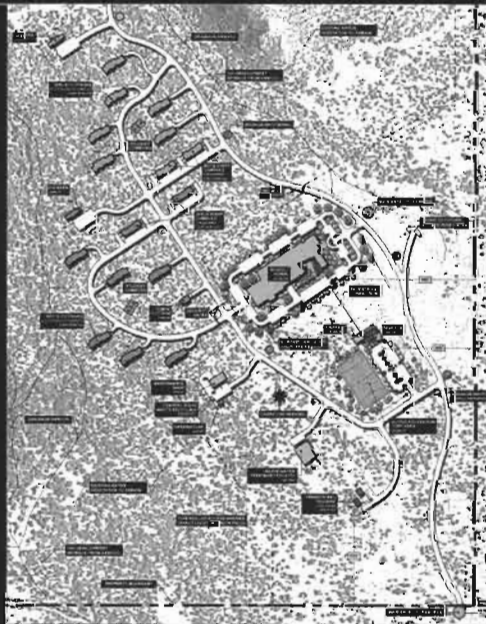


1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.



## ISSUES/DENSITY

- Misinformation being distributed (mixing acres, scales, sf, pop, comparing to WalMart, adding fields to sf...)
- 19 residential units = 0.19/du/ac if 100 acres, 0.019/du/ac if 1,000 acres
- 2-3 acre lots in TE = 0.5-0.33 du/ac
- Bldg sf varies by: habitable, bldg envelope, bldg footprint
- Final design at Development Plan
- School is on 964 acres of land with 864 acres of open space!







# Ranches Site Visit

## Photo Exhibit & Notes



Prepared For: Santa Fe County

Prepared By: Consensus Planning, Inc. on behalf of The New Mexico Boys and Girls Ranches

Date: 6.29.10

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This document summarizes the observations taken during the site visit conducted on June 29, 2010 at the Ranches property in Santa Fe County. The site visit was attended by Architect - Chris Willadsen, Engineer- Scott Steffen and Landscape Designer - Genieve Yorman.

### Goals of Site Visit on 6.29.10:

1. Examine views of the proposed building locations at the heights that they are currently being proposed at in the Master Plan, as seen from neighborhood roads south of the southern property line.
2. Evaluate tree heights and landscape density on southern buffer between property line and proposed buildings.

\* Note: In addition to the pictures that were taken on this site walk, other photos from a previous site visit conducted by the design team are integrated into this exhibit to lend to the visual explanation of the sites character (ie. terrain, slope, views, existing landscape coverage, etc.).

### Process and Findings:

Access to the site occurred at the southeastern gate off of Santa Fe County Road 22 (the proposed location of the main entry to the campus). Two group members proceeded to walk to the proposed locations of the tallest buildings being proposed on the master plan: The Chapel (24' building height), The Maintenance Building (24') and the Admin/School Building (24'). A surveyors rod with tied-on colored hazard tape was used to mark the building heights at their appropriate locations. Another person from the group stayed behind at the main entry of the gate (Sandoval Rd.) to take pictures of the surveyors rod from the road. A series of phone call exchanges were made to sync the photography being taken from the road with the rod in place at specific building location on the Ranches property. Due to dense evergreen native landscape, the rod was never visible from the road and the photos taken are testimony to this. This indicates that the buildings will be difficult to see from the local roads, located just south of the property. If the buildings are seen, it will just be the very tip of the tallest buildings (Chapel, Maintenance, and Admin/School), as all other buildings being proposed range from 15'-8" to 19'. Also, measurements were taken on several typical evergreen trees on site to give the County a scale of the brush and tree cover that currently exists on the site.

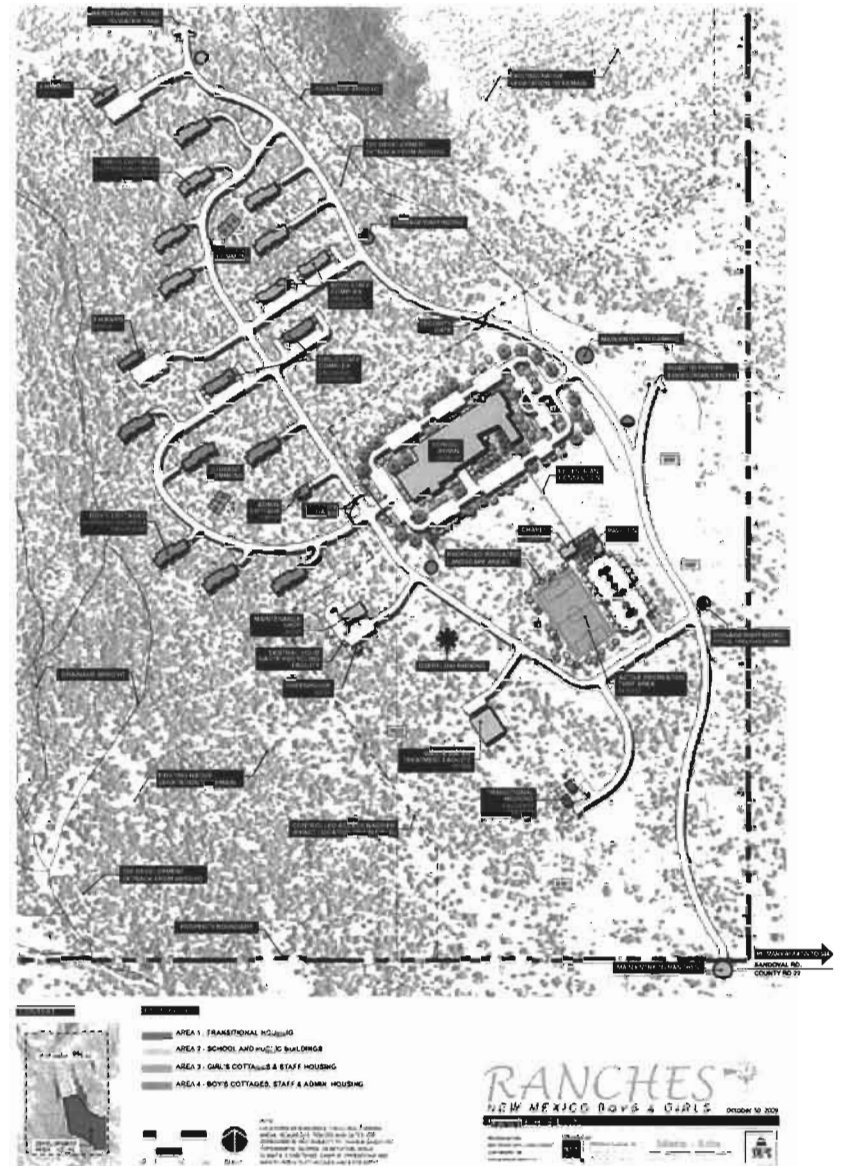
The following pages include:

1. An aerial that shows the context of the site with adjacent roads and access points.
2. The proposed Master - Site Plan to help orientate the location of buildings being proposed on the site.
3. Findings and images from Site Visit (6.29.10).
4. Images from previous site visit (3.28.09) to communicate terrain, slope, views and existing landscape coverage.

# Ranches Context



# Ranches Master Plan



# Site Visit 6.29.10

Panoramic photomontage at the south eastern gate off of Santa Fe County Road 22 -  
The photos were shot from a 180 turn starting from the West to the East.



Facing (West) - Road Turns into Camino Monte Azul

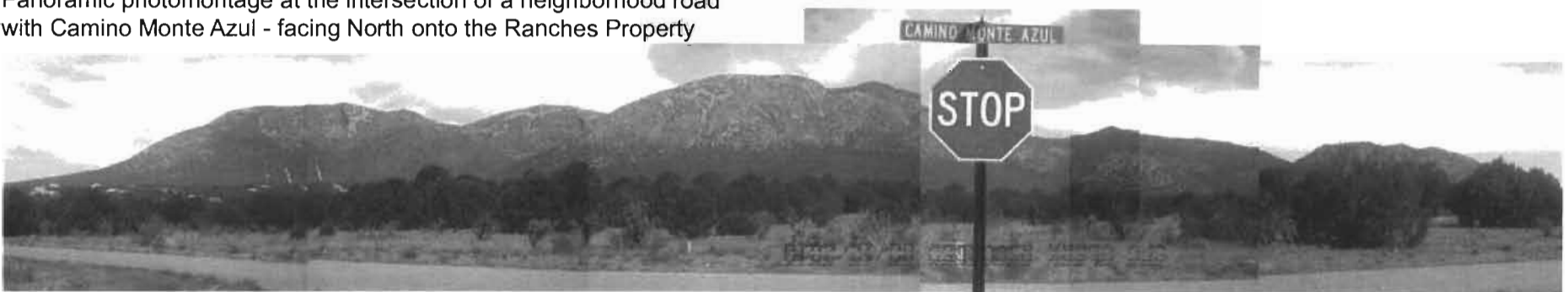
Facing (North) - at proposed Main Entry for Ranches

Facing (East) - Sandoval Rd. (County Rd. 22)

Facing (South) - at proposed Main Entry for Ranches, a view of a neighbors driveway to their house set back from Sandoval County Rd.



Panoramic photomontage at the intersection of a neighborhood road with Camino Monte Azul - facing North onto the Ranches Property





# Site Visit 6.29.10

Panoramic photomontage at the south eastern gate off of Santa Fe County Road 22 -  
The photos were shot from a 180 turn starting from the West to the East.



Facing (West) - Road Turns into Camino Monte Azul

Facing (North) - at proposed Main Entry for Ranches

Facing (East) - Sandoval Rd. (County Rd. 22)

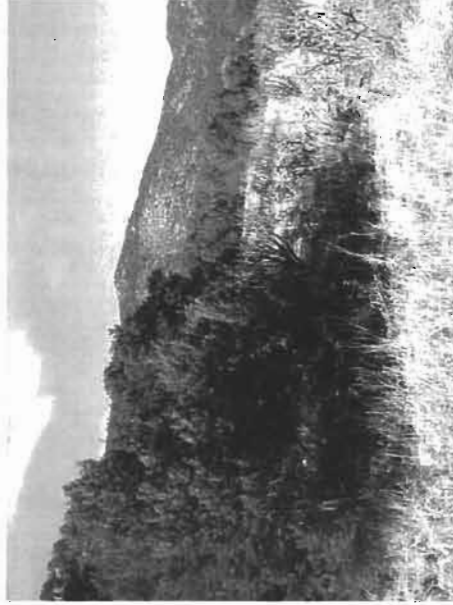
Facing (South) - at proposed Main Entry for Ranches, a view of a neighbors driveway to their house set back from Sandoval County Rd.



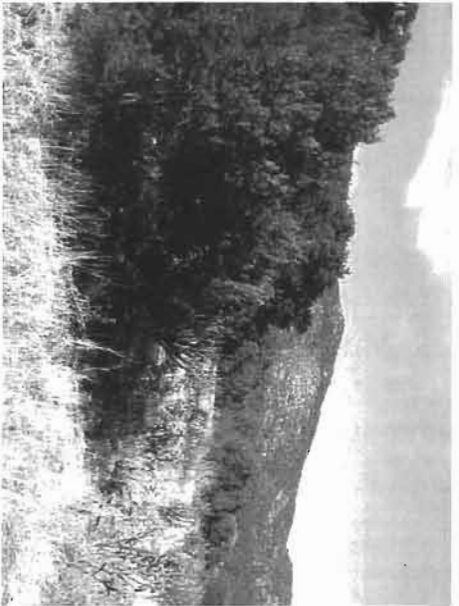
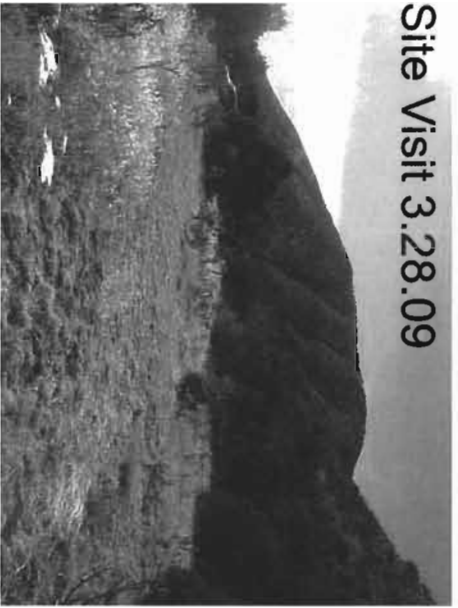
Panoramic photomontage at the intersection of a neighborhood road with Camino Monte Azul - facing North onto the Ranches Property



Site Visit 3.28.09



Site Visit 3.28.09





- **\*March 22, 2010:** The Second Posting of Public Notification Signs (regarding SF County Hearing of the Ranches Master Plan Zoning – 4/13/10 ) in two locations (intersections of Sandoval Rd/Lower Mountain Rd. and Camino San Pedro Rd/Living Water Road).
- **\*March 18, 2010:** The Second round of Public Hearing Notices regarding the Ranches Master Plan Zoning hearing at Santa Fe County (4/13/10) were delivered via Certified Mail to all neighbors within 100' of the Ranches Property.
- **\*March 18, 2010:** The Second Legal Notice of Public Hearing regarding the Ranches Master Plan Zoning was published in the *Mountain View Telegraph* newspaper regarding the 4/13/10 hearing at Santa Fe County.
- **March 24, 2010:** A courtesy community meeting announcement was published in *The Independent* newspaper, inviting everyone from the community who is interested in The Ranches project to attend. Notices were also sent to the *Santa Fe New Mexican* and *Mountain View Telegraph*.
- **April 6, 2010:** A courtesy neighborhood community meeting regarding the Ranches Master Plan Zoning application was held in the Edgewood Community Center at 7:00 pm to provide additional information and answer questions.
- **April 8, 2010:** A courtesy email was sent to neighbors who attended the 4/6/10 Community Meeting on how to obtain a copy of the Ranches Master Plan book at Albuquerque Reprographics. Coordination, quotes and printing details were put forth by the Ranches project team in response to requests from the neighborhood.
- **April 28, 2010:** A newspaper article was written by Karen Marcotte, on behalf of the Ranches, and was published in *The Independent* newspaper. The article was intended to provide facts about the Ranches program and the proposed Master Plan/Zone Change submitted to Santa Fe County.
- **\*April 13, 2010:** Board of County Commission hearing. Tabled with request to have another community meeting.
- **May 6, 2009:** A community meeting held in Edgewood, facilitated by a neutral third party (Rosemary Romero). This meeting was held at the request of BCC following the April 13, 2010 meeting.
- **June and July, 2010:** Respond to information requests from public and County staff. Provided additional site photos showing 24' height screening by using a surveyor's rod.
- **\*July 13, 2010:** Board of County Commission hearing.

\*Required by Santa Fe County

Note: The above list does not include over 50 individual phone calls/emails communicating with the neighbors in response to The Ranches application.



July 13, 2010

To: Santa Fe County Commissioners  
Santa Fe County Manager

The New Mexico Native American members of the Galisteo Basin Archaeological Sites Committee have learned about the 2:00 PM meeting with the Santa Fe County Board of Commissioner to discuss the county's master plan dealing with the proposed New Mexico Boys and Girls Ranch.

The archaeological discoveries on the Ranch site has not been discussed with the New Mexico Tribal governments, and therefore are strongly proposing that the Santa Fe County Board of Commissioners table this agenda items until Tribal governments have an opportunity to review, assess these significant aboriginal site for fuller participation in this Master Plan development.

The following Tribal Galisteo Basin Archaeological committee representatives officially make this important request.

*Archie Mitchell*  
Tesuque Representative

*Anthony Moya*  
Ohkay Owingeh Representative

*P. Ch*  
Santa Clara Representative

*Ly Hau*  
Santa Ana Representative

*Genie Swath*  
Kewa Representative

*[Signature]*  
San Ildefonso Representative

2010 JUL 13 PM 2:00

105 signatures

## Petition for Temporary Moratorium on all Re-Zoning within Santa Fe County

|                       |   |
|-----------------------|---|
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|-----------------------|---|

| Printed Name        | Signature                   | Address             | Comment | Date      |
|---------------------|-----------------------------|---------------------|---------|-----------|
| BEVERLY KERWIN      | <i>Beverly Kerwin</i>       | 56 MORNINGSTAR RD.  |         | 3-30-2010 |
| BRETT KERWIN        | <i>Brett Kerwin</i>         | 56 MORNINGSTAR RD.  |         | 3-30-2010 |
| WILLIAM J VAUGHAN   | <i>William J. Vaughan</i>   | 62 MORNINGSTAR      |         | 3-30-2010 |
| CARL D BOOTH        | <i>Carl D. Booth</i>        | 39 MORNINGSTAR RD   |         | 3/30/10   |
| CARLA J BOOTH       | <i>Carla J Booth</i>        | 39 MORNINGSTAR RD   |         | 3/30/10   |
| Cathy Hutchins      | <i>Cathy Hutchins</i>       | 35 morning star Rd  |         | 3/31/10   |
| David Hubbs         | <i>David Hubbs</i>          | 35 Morning Star Rd  |         | 3/31/10   |
| RAYMOND E DICLAUDIO | <i>Raymond E. DiClaudio</i> | 21 MORNING STAR RD  |         | 4/3/10    |
| Michael Robertson   | <i>Michael Robertson</i>    | 61 Morning star Rd. |         | 4/4/10    |

NO OTHER RECORDS OF THIS FILE



| Printed Name           | Signature              | Address                    | Comment                       | Date               |
|------------------------|------------------------|----------------------------|-------------------------------|--------------------|
| FRANK SCOTT            | Frank Scott            | 79 LUNN WATER RD           |                               | 4/8/10             |
| CHERI SCOTT            | Cheri Scott            | 79 LUNN WATER RD           |                               | 4/8/10             |
| THEODORA HIDD          | Theodora Kidd          | 45 Morning Star            |                               | 4/10/10            |
| CARTER HIDD            | Carter R. Kidd         | 45 Morning Star            |                               | 4/10/10            |
| TRAVIS HIDD            | Travis Kidd            | 45 Morning Star            |                               | 4/10/10            |
| <del>HELENA HIDD</del> | <del>Helena Kidd</del> | <del>45 Morning Star</del> | <del>NO PRESENT TO SIGN</del> | <del>4/10/10</del> |
| JOSH KONEZNI           | Josh Konezni           | 43 Morning Star            |                               | 4/10/10            |
| VIRGINIA KONEZNI       | Virginia Konezni       | 43 Morning Star            |                               | 4/10/10            |
|                        |                        |                            |                               |                    |
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# Petition for Temporary Moratorium on all Re-Zoning within Santa Fe County

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|------------------------------|---|

| Printed Name     | Signature               | Address                                   | Comment | Date    |
|------------------|-------------------------|---|---------|---------|
| Cathy McManus    | <i>Cathy M</i>          | 61 Living Water Rd<br>Edgewood, NM 87015  |         | 3/29/10 |
| Carol McManus    | <i>Carol McManus</i>    | 61 Living Water Rd.<br>Edgewood, NM 87015 |         | 3/29/10 |
| Richard Rebel    | <i>Richard Rebel</i>    | 39 Sandoval Rd<br>Stanley 87056           |         | 3/29/10 |
| Victi Reibel     | <i>Victi Reibel</i>     | 39 Sandoval<br>87056                      |         | 3/29/10 |
| CHARLES ROGERS   | <i>Charles Rogers</i>   | 61 Living Water Rd<br>87015<br>NM         |         | 3/29/10 |
| Melissa K Snyder | <i>Melissa K Snyder</i> | 29 Vista Sierra Edgewood 87015<br>NM      |         | 3-29-10 |
| Denton L. Snyder | <i>Denton L Snyder</i>  | 29 Vista Sierra Edgewood 87015<br>NM      |         | 3-29-10 |
| PAULA SPRICK     | <i>Paula Sprick</i>     | 15 Tierra Encantada<br>Edgewood NM 87015  |         | 3-29-10 |
| HONORIO ERANDES  | <i>Honorio Erandes</i>  | 71 LIVING WATER RD<br>EDGEWOOD NM 87015   |         | 3/29/10 |

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|-----------------------|---|

| Printed Name    | Signature               | Address                                 | Comment                           | Date      |
|-----------------|-------------------------|---|-----------------------------------|-----------|
| Sharon Hughes   | <i>Sharon Hughes</i>    | 26 B North Mtn                          |                                   | 4/6/10    |
| Ben Hughes      | <i>Ben Hughes</i>       | 26 B North Mtn                          |                                   | 4/6/10    |
| Robert Hughes   | <i>Robert F. Hughes</i> | 26 C North Mtn. Rd.                     |                                   | 4/09/2010 |
| Patti J. Hughes | <i>Patti J. Hughes</i>  | 26 C North mt. Rd.                      |                                   | 4-9-2010  |
| Susan Cave      | <i>Susan Cave</i>       | P.O. Box 66242<br>Albuquerque, NM       | Property Owner<br>77 Sandoval Rd. | 4/11/10   |
| JEREMY CAVE     | <i>Jeremy Cave</i>      | 77 SANDOVAL RD.<br>EDGEWOOD, N.M. 87015 |                                   | 4-11-10   |
| Evelyn Averhoff | <i>Evelyn Averhoff</i>  | 860 St. Rd. 344<br>Edgewood, NM 87015   |                                   | 4/11/10   |
| LARRY AVERHOFF  | <i>Larry Averhoff</i>   | 860 ST RD 344<br>EDGEWOOD NM 87015      |                                   | 4/11/10   |
| JUANITA NIETO   | <i>Juanita Nieto</i>    | 50 Estrella Dr.<br>Edgewood, NM 87015   |                                   | 4-11-10   |
| Virginia Nieto  | <i>Virginia Nieto</i>   | 50 Estrella Dr.<br>Edgewood, NM 87015   |                                   | 4-11-10   |
| Shirley Nieto   | <i>Shirley Nieto</i>    | 50 Estrella Dr.<br>Edgewood NM 87015    |                                   | 4-11-10   |

CITY CLERK RECORDED BY 12/28/10

## Petition for Temporary Moratorium on all Re-Zoning within Santa Fe County

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| Printed Name     | Signature               | Address                                | Comment | Date    |
|------------------|-------------------------|--|---------|---------|
| Valerie Gove     | <i>Valerie Gove</i>     | 3 Kirsten Ct Tijeras, NM 87059         |         | 3/31/10 |
| Stephanie M'Easy | <i>Stephanie M'Easy</i> | 524 Dallas St Alb NM 89101             |         | 3-31-10 |
| Dawn Young       | <i>Dawn Young</i>       | 792 S.R. 344 Edgewood 87015            |         | 4-5-10  |
| Amanda Edwards   | <i>Amanda Edwards</i>   | PO Box 3094 Moriarty, NM 87035         |         | 4-7-10  |
| Ben Franz        | <i>Ben H. Franz</i>     | 5 Estrella Vista Dr, Edgewood 87015    |         | 4-9-10  |
| MING FRANZ       | <i>Ming Franz</i>       | 5 ESTRELLA VISTA DR EDGEWOOD, NM 87015 |         | 4-9-10  |
| Richard Bailey   | <i>Richard Bailey</i>   | PO Box 715 Edgewood                    |         | 4-9-10  |
| D'ANN BROWN      | <i>D'Ann Brown</i>      | PO Box 715, Edgewood                   |         | 4-9-10  |
| CECILIA DALTON   | <i>Cecilia Dalton</i>   | 2 Porto Corto Edgewood                 |         | 4-9-10  |

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| Printed Name   | Signature             | Address                              | Comment | Date     |
|----------------|-----------------------|--------------------------------------|---------|----------|
| Mike Dezavelle | <i>Mike Dezavelle</i> | 845 ST HWY 344<br>Edgewood, NM 87015 |         | 03/28/10 |
| A. SEIDEL      | <i>A. Seidel</i>      | POB 930 EDGEWOOD 87015               |         | 4/8/2010 |
| M. SEIDEL      | <i>Mally Seidel</i>   | POB 930 EDGEWOOD 87015               |         | 4/8/2010 |
|                |                       |                                      |         |          |
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3

## Petition for Temporary Moratorium on all Re-Zoning within Santa Fe County

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| Printed Name  | Signature       | Address             | Comment | Date    |
|---------------|-----------------|---------------------|---------|---------|
| Tamara Demko  | <i>T Demko</i>  | 161 Vista Sierra Rd |         | 4.11.10 |
| Patrick Demko | <i>Pd Demko</i> | 161 Vista Sierra Rd |         | 4/11/10 |
|               |                 |                     |         |         |
|               |                 |                     |         |         |
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2

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| Printed Name       | Signature                 | Address                                  | Comment | Date    |
|--------------------|---------------------------|--|---------|---------|
| CHARLES M. FERRIS  | <i>Charles M Ferris</i>   | 6 VISTA VENADO<br>EDGEWOOD, NM 87015     |         | 4-7-10  |
| Sandra D Ferris    | <i>Sandra Ferris</i>      | 6 Vista Venado<br>Edgewood, NM 87015     |         | 4-11-10 |
| JOE GROSS          | <i>Joe Gross</i>          | 81 Living Water Rd<br>Edgewood, NM 87015 |         | 4-11-10 |
| CHARLES McALLISTER | <i>Charles McAllister</i> | EDGEWOOD,<br>33 VISTA SIERRA NM 87015    |         | 4-11-10 |
| Brian Kay          | <i>Brian Kay</i>          | 17 Skyview Dr. Edgewood 87015            |         | 4/11/10 |
| Robert Payne       | <i>Robert Payne</i>       | 880 State Rd 344<br>Edgewood NM 87015    |         | 4/11/10 |
| Eddie R. Martinez  | <i>Eddie R. Martinez</i>  | 871 Hwy 344 Edgewood NM 87015            |         | 4/11/10 |
|                    |                           |  |         |         |
|                    |                           |  |         |         |



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| Printed Name      | Signature                | Address   | Comment | Date             |
|-------------------|--------------------------|---|---------|------------------|
| Lillian McConnell | <i>Lillian McConnell</i> | #4 Mechanics Row<br>Edgewood, NM                      |         | 3/30/2010        |
| Shawn Meek        | <i>[Signature]</i>       | #10 Meek rd.<br>Edgewood 87015                        |         | 4/4/10           |
| Crystal Aragon    | <i>[Signature]</i>       | #10 Meek rd<br>Edgewood 87015                         |         | 4-4-10           |
| Yvonne Murray     | <i>Yvonne Murray</i>     | P.O. Box 3064<br>Edgewood NM 87015                    |         | 4 Apr 2010       |
| Leon Meek         | <i>Leon Meek</i>         | #36 Meek rd<br>Edgewood 87015                         |         | 4-4-2010         |
| Donna Sellers     | <i>Donna Sellers</i>     | #26 Mechanics Rd 87015-0506<br>PO Box 506 Edgewood NM |         | 4-4-2010         |
| AMANDA BALDWIN    | <i>[Signature]</i>       | #14 MECHANICS ROW DR<br>EDGEWOOD NM 87015             |         | 04 APRIL<br>2010 |
| James Meek        | <i>James Meek</i>        | #18 Meek Rd.<br>Edgewood 87015                        |         | 4-4-2010         |
| John Meek         | <i>[Signature]</i>       | #10 Meek Rd.<br>Edgewood N.M. 87015                   |         | 4-4-10           |







# Petition for Temporary Moratorium on all Re-Zoning within Santa Fe County

|                              |   |
|------------------------------|---|
| <b>Action petitioned for</b> | We, the undersigned, are concerned citizens who urge our leaders to act now to place a moratorium on all zoning changes within Santa Fe County until the Sustainable Land Development Plan is codified. The effectiveness and meaning of the SLDP would be compromised by a re-zoning decision made prior to its adoption. Sound planning would be advanced by re-zoning policy decisions guided by the SLDP. |
|------------------------------|---|

| Printed Name     | Signature               | Address           | Comment | Date    |
|------------------|-------------------------|-------------------|---------|---------|
| Moirra Potter    | <i>Moirra Potter</i>    | 55C N. Mtn. Rd.   |         | 4/8/10  |
| Margie Krebs     | <i>Margie Krebs</i>     | 65 N Mtn Rd       |         | 4/11/10 |
| Robert Jespersen | <i>Robert Jespersen</i> | 65 North Mountain |         | 4/11/10 |
|                  |                         |                   |         |         |
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3

DATE OF BIRTH RECORDED 04/12/2010

286-1875

# Petition for Temporary Moratorium on all Re-Zoning within Santa Fe County

complete wording  
below attached  
(over)

|                              |   |
|------------------------------|---|
| <u>Action petitioned for</u> | We, the undersigned, are concerned citizens who urge our leaders to act now to place a moratorium on all re-zoning within Santa Fe County until the Sustainable Land Proposal is codified. The effectiveness of the proposal is compromised by a re-zoning decision made prior to its adoption. Sound planning would be decisions guided by the SLDP. |
|------------------------------|---|

| Printed Name                     | Signature   | Address                               | Comment      | Date   |
|----------------------------------|---|---------------------------------------|--------------|--------|
| MICHAEL J Holguin                | Michael J Holguin                                 | 15 Consuelo Ln                        | No Re-zoning | 4/7/10 |
| Jimmy Nieto                      | Jimmy Nieto                                       | 23 Estrella Vista                     | No Re-zoning | 4-7-10 |
| Mike Padilla                     | Mike Padilla                                      | 14 Consuelo Tr.                       | No Re-zoning | 4-7-10 |
| <sup>(Dee)</sup> Dolores Padilla | Dolores Dee Padilla                               | 14 Consuelo Ave <sup>Edgewood</sup>   | No Re-zoning | 4/7/10 |
| Juanita Nieto                    | JUANITA NIETO                                     | 50 Estrella Vista Dr.                 | No Re-zoning |        |
| Virginia Nieto                   | Virginia Nieto                                    | 50 Estrella Vista Dr                  | No Re-zoning |        |
| <del>Shirley Nieto</del>         | <del>Shirley Nieto</del>                          | 50 Estrella Vista Dr                  | No Re-zoning |        |
| Victoria Farmer                  | Victoria F Farmer                                 | 24 Consuelo Ln                        | No Re-zoning |        |
| Douglas Farmer                   | D. Farmer   | 24 Consuelo Ln                        | No Re-zoning |        |
| Dr Therese Holguin               | Dr Therese Holguin<br>(by D.P.I.<br>as per power) | 7 Consuelo Ln (and)<br>3 Consuelo Ave | No Re-zoning |        |

Dup

8

Over

This from: Mike & Dee Padilla

2015

We, the undersigned, are concerned citizens who urge our leaders to act now to place a moratorium on all zoning changes within Santa Fe County until the sustainable land proposal is codified. The effectiveness and meaning of the SLOP would be compromised by a rezoning decision made prior to its adoption. Sound planning would be advanced by rezoning policy decisions guided by the SLOP.

2015  
COUNTY CLERK  
RECORDED  
05/15/2015

2

Complete wording did not print on the petition page - so we added this page.  
D.P.



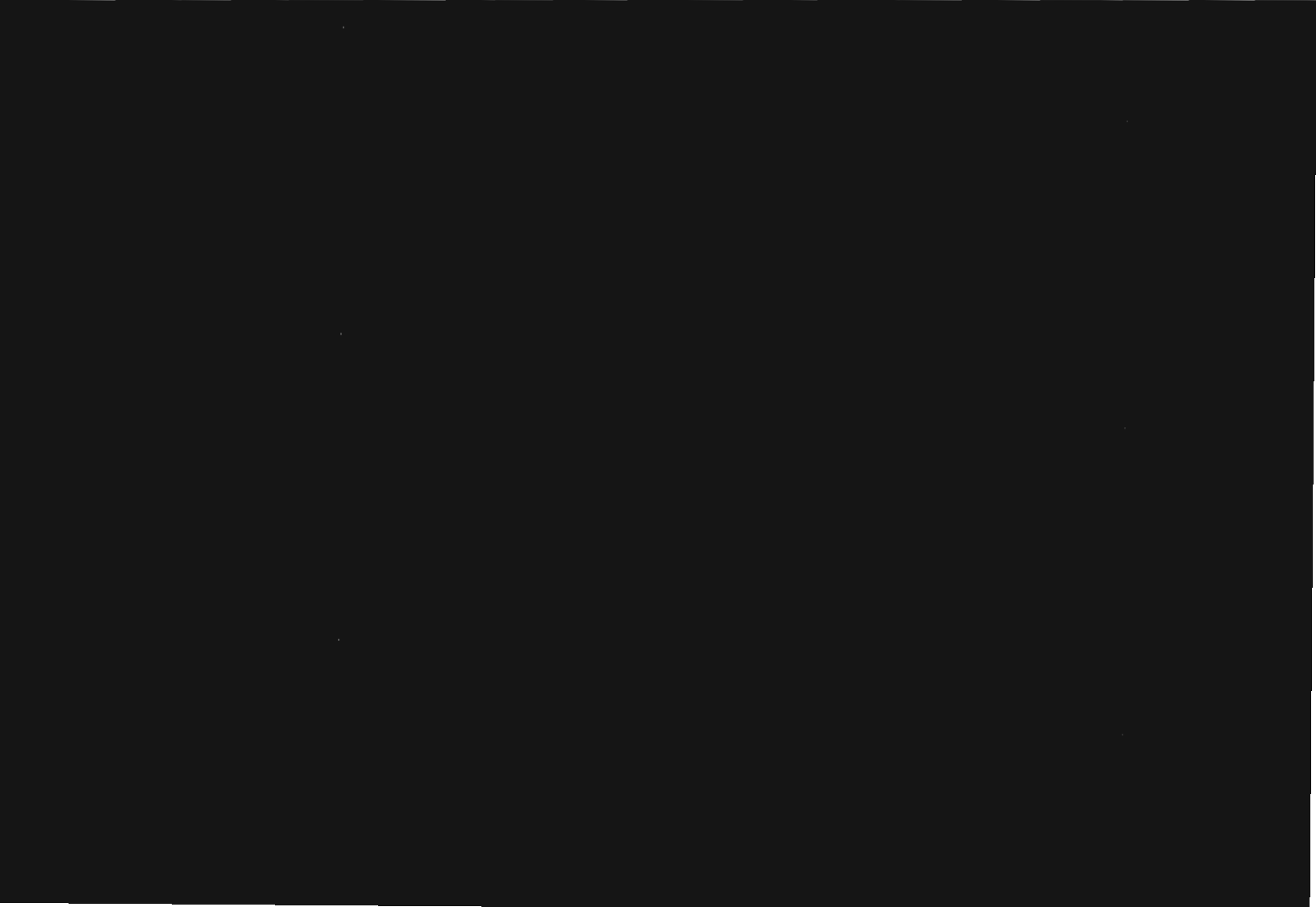
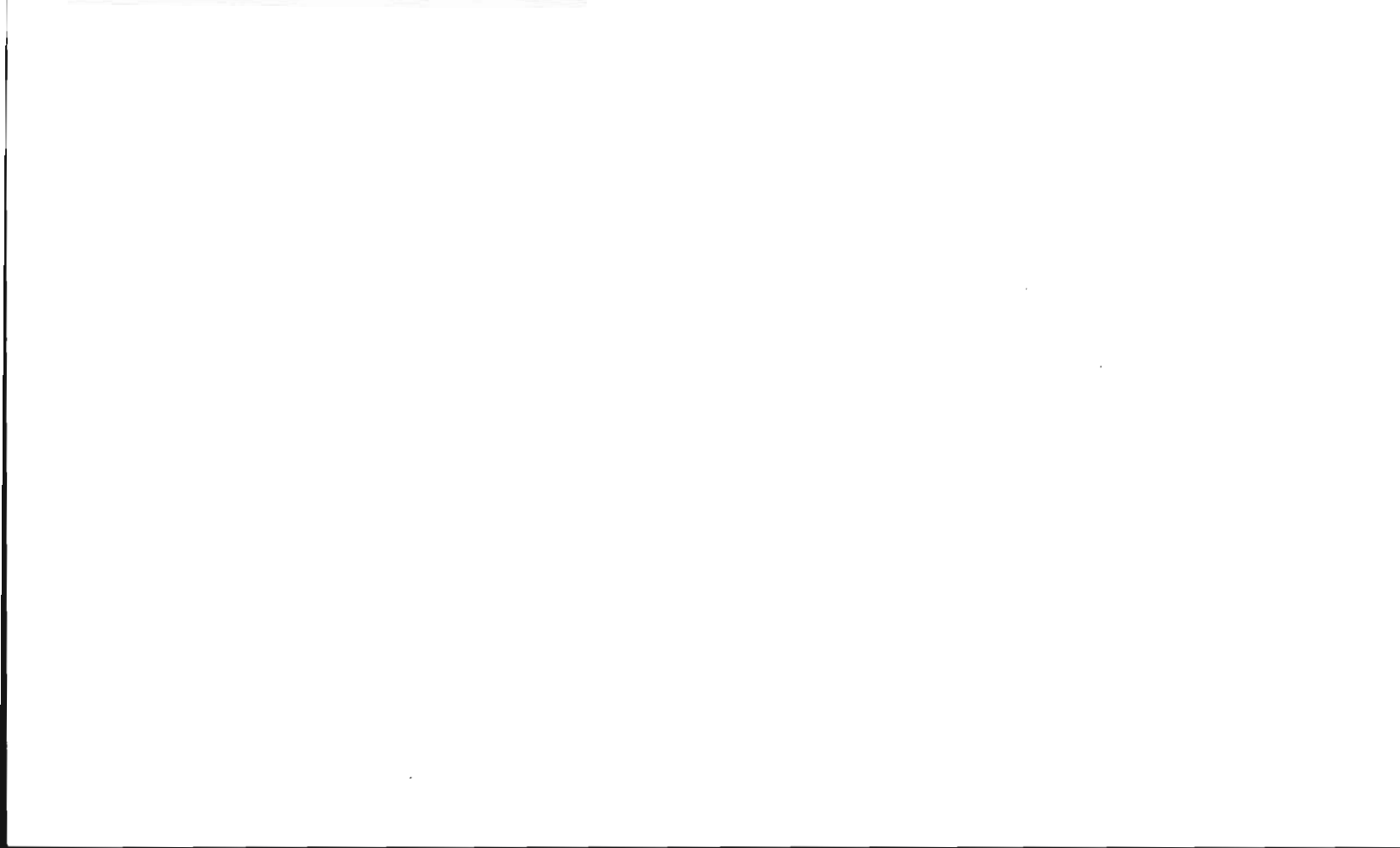
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|                       |   |
|-----------------------|---|
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|-----------------------|---|

| Printed Name     | Signature               | Address                         | Comment                                 | Date    |
|------------------|-------------------------|---------------------------------|---|---------|
| TEARYL ANDERSON  | <i>Tearyl Anderson</i>  | 3 VISTA VENADO                  | EVERY PROJECT PLAN SEEMS TO BE DEFERRED | 3-30-10 |
| Deb Matthew      | <i>Debra Matthew</i>    | 680 SR 344<br>Edgewood NW 87015 | - lets use the environmental plan       | 4-1-10  |
| KEW BROWN        | <i>Kew Brown</i>        | 680 SR 344<br>EDGWOOD NW 87015  |   | 4-1-10  |
| KATY WIDGER      | <i>Katy Widger</i>      | 95 SQUARE # ROAD                |   | 4-1-10  |
| RICK SHOOT       | <i>Rick Shoot</i>       | 601 VISTA SIERRA                | Totally opposed!!!                      | 4-7-10  |
| Sheila O'KEEFE   | <i>Sheila O'Keefe</i>   | 3 Valle de Real                 | INVASION OF OUR privacy/quiet           | 4/7/10  |
| KEVIN J. O'KEEFE | <i>Kevin J. O'Keefe</i> | 3 Valle de Real                 |   | 4-7-10  |
| TERRANCE KELLY   | <i>Terrance Kelly</i>   | 115 VISTA SIERRA                |   | 4-7-10  |
| LUCINDA SMITH    | <i>Lucinda Smith</i>    | 115 Vista Sierra                |   | 4-7/10  |







From: chuck <chuck\_eggars@q.com>  
 Subject: **Petition to oppose any re-zoning changes in Cedar Grove/South Mountain**  
 Date: July 8, 2010 7:05:18 AM MDT  
 To: Chuck\_cathy@q.com

If you oppose the Ranches build here in the Cedar Grove South Mountain area, you need to make a copy of this petition, signed and dated and drop it off at 61 Living Water Road by Monday 7-12-2010. Please try to get as many people as possible to sign it. Signees do not have to live in this area, they just have to oppose the proposed development. We will present this petition at the BCC meeting this Tuesday. We also need everyone who can attend the Santa Fe County Board of Commissioners Meeting on Tuesday 7-13-10 at 5pm. We will be caravanning and carpooling from the Rahal's place at 39 Sandoval Rd at 3:30 pm that day so if anyone doesn't want to make the trek alone you can meet here. Call me at 331-2974 if you have any questions

## Petition to Oppose Re-Zoning Request by the Ranches & Consensus Planning

|  |  |
|--|--|
| <b>Petition summary and background</b> | Oppose re-zoning 965 acres of land owned by the Ranches in the Cedar Grove area of Santa Fe County to a Community Service Facility   |
| <b>Action petitioned for</b>           | We, the undersigned, are concerned citizens who urge our <b>Santa Fe County Board of Commissioners</b> to act now to disapprove the request for a Community Service Facility Re-zone from the Ranches and Consensus Planning |

| Printed Name     | Signature               | Address                                     | Comment | Date    |
|------------------|-------------------------|---|---------|---------|
| Lilla HUDSON     | <i>L. Hudson</i>        | 733 State Rd 344<br>Edgewood, NM            |         | 7/6/10  |
| PATRICK HUDSON   | <i>Patrick Hudson</i>   | 733 STATE RD 344<br>87015                   |         | 7/11/10 |
| LORI BRYAN       | <i>Lori Bryan</i>       | 41 King rd<br>Stanley NM 87056              |         | 7/13/10 |
| Sascha Hovelmann | <i>Sascha Hovelmann</i> | 733 State Rd. 344<br>Edgewood, NM           |         | 7/13/10 |
| Virginia Pabst   | <i>Virginia Pabst</i>   | 24 Paseo Las Terrazas<br>Santa Fe, NM 87506 |         | 7/13/10 |
|                  |                         |   |         |         |
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|                  |                         |   |         |         |



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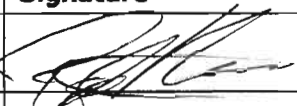
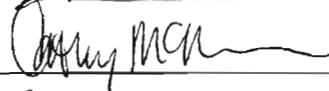

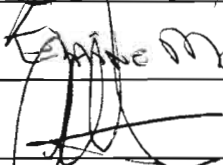
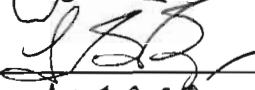
| Printed Name   | Signature                 | Address                                   | Comment  | Date     |
|--|---------------------------|---|--|----------|
| CHARLES McALLISTER   | <i>Charles McAllister</i> | 33 VISTA SIERRA<br>EDGEWOOD, NM 87015     | YOU ARE OUR <u>ELECTED</u><br>REPRESENTATIVES!             | 7/8/10   |
| Barbara Holden   | <i>Barbara Holden</i>     | 3024 CT<br>Edgewood, NM 87015             |  | 7-8-2010 |
| TERRY L ANDERSON   | <i>Terry L Anderson</i>   | 03 VISTA VENADO                           |  | 7/9/2010 |
| Sheila O'Keefe   | <i>Sheila O'Keefe</i>     | 3 Valle de Real<br>Edgewood, NM 87015     | ECONOMIC CONCERNS<br>ELECTRIC + WATER<br>CONCERNS -        | 07/09/10 |
| (Fair REPRESENTATION OF AVERAGE CITIZENS WITHOUT<br>VESTED INTERESTS OR ONLY politically connected |                           |   |  |          |
| KEVIN J. O'KEEFE   | <i>Kevin J. O'Keefe</i>   | 3 VALLE DE REAL<br>EDGEWOOD NM 87015      |  | 7/9/10   |
| HONORIO E ANDRES   | <i>Honorio E. Andres</i>  | 71 LIVING WATER RD<br>EDGEWOOD, NM 87015  |  | 7/9/10   |
| DONALD C. MCNEILLY   | <i>Donald C. McNeilly</i> | 1720 COUNTY LINE RD<br>EDGEWOOD NM 87015  |  | 7-10-10  |
| BENWARD F. CULLEN  | <i>Benward F. Cullen</i>  | 1720 COUNTY LINE RD<br>EDGEWOOD, NM 87015 | DON'T RISK OUR INVESTMENT<br>IN OUR RESIDENTIAL PROPERTIES | 7-10-10  |
| Theo Andres  | <i>Theo Andres</i>        | 71 Living Water Rd<br>Edgewood, NM 87015  | As to yourselves:<br>WHOSE INTERESTS DO YOU HAVE??         | 7/10/10  |
| Dan O'Neill  | <i>Dan O'Neill</i>        | 80 VISTA SIERRA<br>Edgewood               |  | 7/10/10  |





## Petition to Oppose Re-Zoning Request by the Ranches & Consensus Planning

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|---------------------------------|--|
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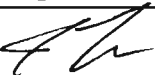
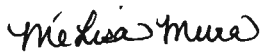

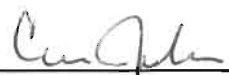
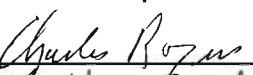
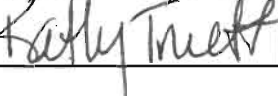
| Printed Name     | Signature   | Address             | Comment        | Date     |
|------------------|---|---------------------|----------------|----------|
| PETE ROXERO      |    | 100A0435            |                | 7/8/10   |
| Cathy McManus    |    | 61 Living Water Rd. |                | 7-8-10   |
| Carol Snanus     | Carol Snanus  | 61 Living Water Rd  |                | 07/8/10  |
| James Moore      |    | 62 Mariposa Rd      |                | 07/10/10 |
| Edna Moore       | Edna Moore  | " " "               |                | 07/10/10 |
| ANDRES Gallegos  |   | 126 MARIPOSA RD     | Cell: 730-5025 | 7-10-10  |
| Frances Burgess  |  | 126 Mariposa Rd     |                | 9/1      |
| Margaret Brazier | MARGARET BRAZIER  | 33 Living Water     |                | "        |
|                  |   |                     |                |          |
|                  |   |                     |                |          |
|                  |   |                     |                |          |

Subject: Petition to oppose any re-zoning changes in Cedar Grove South Mountain  
 From: "chuck" <chuck\_eggers@qg.com>  
 Date: Thu, 8 Jul 2010 07:05:18 -0600  
 To: "Chuck, cady" <qg.com>

If you oppose the Ranches build here in the Cedar Grove South Mountain area, you need to make a copy of this petition, signed and dated and drop it off at 61 Living Water Road by Monday 7-12-2010. Please try to get as many people as possible to sign it. Signees do not have to live in this area, they just have to oppose the proposed development. We will present this petition at the BCC meeting this Tuesday. We also need everyone who can attend the Santa Fe County Board of Commissioners Meeting on Tuesday 7-13-10 at 5pm. We will be caravanning and carpooling from the Rahal's place at 39 Sandoval Rd at 3:30 pm that day so if anyone doesn't want to make the trek alone you can meet here. Call me at 331-2974 if you have any questions

## Petition to Oppose Re-Zoning Request by the Ranches & Consensus Planning

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|--|--|
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| Printed Name    | Signature   | Address                                 | Comment  | Date    |
|-----------------|---|---|--|---------|
| JOHN MURA       |   | 1029 HWY 344<br>EDGEWOOD                | TRAFFIC, WATER,<br>WASTE WATER   | 7/12/10 |
| MELISA MURA     |  | 1029 Hwy 344<br>Edgewood                | Traffic congestion, over<br>taxing water supply<br>wildlife habitat disruption | 7/12/10 |
| TOM TONCZYK     |  | 26 S. Mountain Rd<br>Edgewood, NM 87405 | WATER, TRAFFIC,<br>WASTE   | 7/12/10 |
| Correen Johnson |  | 26 S. Mtn. Rd<br>Edgewood NM            | wildlife + cultural<br>resources<br>water, waste water                         | 7-12-10 |
| Charles Rogers  |  | 13 STANLEY RD<br>Edgewood, NM           | Scenic eyesore,<br>EXCESSIVE<br>waste of water                                 | 7-13-10 |
| KATHY TRUETT    |  | 269 GONZALES<br>TEJERAS, NM             | WATER - WASTE<br>WATER   | 7-13-10 |
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ORIGINAL COPY  
 FILED IN THE  
 RECORDS OF THE  
 COUNTY CLERK  
 OF SANTA FE COUNTY  
 NEW MEXICO  
 JUL 13 2010  
 10:00 AM







# Petition to Oppose Re-Zoning Request by the Ranches & Consensus Planning

|  |  |
|--|--|
| <b>Petition summary and background</b> | Oppose re-zoning 965 acres of land owned by the Ranches in the Cedar Grove area of Santa Fe County to a Community Service Facility   |
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| Printed Name       | Signature                 | Address                                 | Comment                    | Date    |
|--------------------|---------------------------|---|----------------------------|---------|
| M. KREBS-JESPERSEN | <i>M. Krebs-Jespersen</i> | 65 North Mountain<br>Edgewood, NM 87015 | unfair politics!           | 7-12-10 |
| Robert Jespersen   | <i>Robert Jespersen</i>   | 65 North Mt Rd<br>Edgewood NM 87015     | but carefully<br>evaluated | 7-12-10 |
|                    |                           |   |                            |         |
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**Mike and Susan Dezavelle**

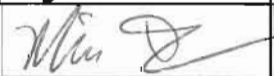

**From:** "chuck" <chuck\_egggers@q.com>  
**To:** "Cathy & Chuck" <chuck\_cathy@q.com>  
**Sent:** Monday, July 12, 2010 6:20 AM  
**Subject:** FW: Petition to oppose any re-zoning changes in Cedar Grove/South Mountain  
 I'm re-sending this petition as a reminder to please get us your signed petitions today if possible. Want to thank all those who have signed the petition and we have quite a few but we are still missing many of you who are signed up with the SMNA. Please drop them by my place at 61 Living Water rd or call 331-2974 an we can pick them up at your place. This is down to the wire and we really believe this could have impact.  
 Thanks,  
 Chuck

**From:** chuck [mailto:chuck\_egggers@q.com]  
**Sent:** Thursday, July 08, 2010 7:05 AM  
**To:** 'Chuck\_cathy@q.com'  
**Subject:** Petition to oppose any re-zoning changes in Cedar Grove/South Mountain  
**Importance:** High

If you oppose the Ranches build here in the Cedar Grove South Mountain area, you need to make a copy of this petition, signed and dated and drop it off at 61 Living Water Road by Monday 7-12-2010. Please try to get as many people as possible to sign it. Signees do not have to live in this area, they just have to oppose the proposed development. We will present this petition at the BCC meeting this Tuesday. We also need everyone who can attend the Santa Fe County Board of Commissioners Meeting on Tuesday 7-13-10 at 5pm. We will be caravanning and carpooling from the Rahal's place at 39 Sandoval Rd at 3:30 pm that day so if anyone doesn't want to make the trek alone you can meet here. Call me at 331-2974 if you have any questions

**Petition to Oppose Re-Zoning Request by the Ranches & Consensus Planning**

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| Printed Name    | Signature   | Address            | Comment | Date    |
|-----------------|---|--------------------|---------|---------|
| MIKE DEZAVILLE  |  | 845 STATE ROAD 344 |         | 7/12/10 |
| Susan Dezavelle |  | 845 State Rd 344   |         | 7/12/10 |
|                 |   |                    |         |         |
|                 |   |                    |         |         |
|                 |   |                    |         |         |

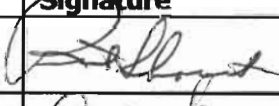

chuck

**From:** chuck [chuck\_eggers@q.com]  
**Sent:** Thursday, July 08, 2010 7:05 AM  
**To:** Chuck\_cathy@q.com  
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| Printed Name | Signature   | Address         | Comment              | Date    |
|--------------|---|-----------------|----------------------|---------|
| RICK SHOURI  |  | 61 VISTA SIERRA | TO RE-ZONING REQUEST | 7/12/10 |
| DIANE SHOURI |  | 61 VISTA SIERRA | SAME ↑               | 7/12/10 |
|              |   |                 |                      |         |
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7/8/2010

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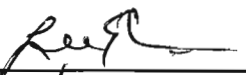

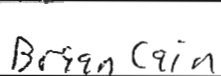
chuck

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**Subject:** Petition to oppose any re-zoning changes in Cedar Grove/South Mountain  
**Importance:** High

If you oppose the Ranches build here in the Cedar Grove South Mountain area, you need to make a copy of this petition, signed and dated and drop it off at 61 Living Water Road by Monday 7-12-2010. Please try to get as many people as possible to sign it. Signees do not have to live in this area, they just have to oppose the proposed development. We will present this petition at the BCC meeting this Tuesday. We also need everyone who can attend the Santa Fe County Board of Commissioners Meeting on Tuesday 7-13-10 at 5pm. We will be caravanning and carpooling from the Rahal's place at 39 Sandoval Rd at 3:30 pm that day so if anyone doesn't want to make the trek alone you can meet here. Call me at 331-2974 if you have any questions

## Petition to Oppose Re-Zoning Request by the Ranches & Consensus Planning

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| <b>Petition summary and background</b> | Oppose re-zoning 965 acres of land owned by the Ranches in the Cedar Grove area of Santa Fe County to a Community Service Facility   |
| <b>Action petitioned for</b>           | We, the undersigned, are concerned citizens who urge our <b>Santa Fe County Board of Commissioners</b> to act now to disapprove the request for a Community Service Facility Re-zone from the Ranches and Consensus Planning |

| Printed Name | Signature   | Address             | Comment | Date    |
|--------------|---|---------------------|---------|---------|
| Lee Cain     |  | 5 Canyon Monte Alti |         | 7-12-10 |
| Rhoda Cain   |  | " " "               |         | 7-12-10 |
| Bryan Cain   |  | " " "               |         | 7-12-10 |
|              |   |                     |         |         |
|              |   |                     |         |         |
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|              |   |                     |         |         |
|              |   |                     |         |         |
|              |   |                     |         |         |

7/8/2010

0708 07 08 09:00 AM 331-2974



Subject: Petition to oppose any re-zoning changes in Cedar Grove South Mountain  
 From: "Chuck" <chuck\_sagor@q.com>  
 Date: Thu, 7 Jul 2010 07:55:18 -0600  
 To: "Chuck\_sally@q.com"

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| Printed Name      | Signature                | Address         | Comment | Date    |
|-------------------|--------------------------|-----------------|---------|---------|
| Beverly Kerwin    | <i>Beverly Kerwin</i>    | 56 Morningstar  |         | 7-8-10  |
| BRETT KERWIN      | <i>Brett Kerwin</i>      | 56 Morningstar  |         | 7-8-10  |
| Michael Robertson | <i>Michael Robertson</i> | 61 Morningstar  |         | 7-10-10 |
| CARLA BOOTH       | <i>Carla Booth</i>       | 39 Morningstar  |         | 7-11-10 |
| DOUG BOOTH        | <i>Doug Booth</i>        | 39 Morningstar  |         | 7/11/10 |
| THEODORA KIDD     | <i>Theodora Kidd</i>     | 45 Morningstar  |         | 7-11-10 |
| CAROL KIDD        | <i>Carol Kidd</i>        | 45 Morningstar  |         | 7-11-10 |
| Travis Kidd       | <i>Travis Kidd</i>       | 57 morning Star |         | 7-11-10 |
| Kelly Kidd        | <i>Kelly Kidd</i>        | 57 Morning Star |         | 7-11-10 |
| William J. VAUGHN | <i>William J. Vaughn</i> | 62 Morning STAR |         | 7-12-10 |
|                   |                          |                 |         |         |
|                   |                          |                 |         |         |

ORIGINAL FILED IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY, NEW MEXICO, JULY 12, 2010.

chuck

From: chuck [chuck\_eggers@q.com]  
Sent: Thursday, July 08, 2010 7:05 AM  
To: Chuck\_cathy@q.com  
Subject: Petition to oppose any re-zoning changes in Cedar Grove/South Mountain  
Importance: High

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SANTA FE COUNTY BOARD OF COMMISSIONERS

| Printed Name             | Signature                     | Address                                  | Comment       | Date         |
|--------------------------|-------------------------------|--|---------------|--------------|
| CHRIS FOSTER             | <i>[Signature]</i>            | 87047<br>P.O. Box 1763 S.F. NM           |               | 7/10/10      |
| Liberty Gray             | <i>[Signature]</i>            | SP. NM 87047<br>35 Riders Road           |               | 7/10/10      |
| <del>Joseph Barber</del> | <del><i>[Signature]</i></del> | 37 Eastpoint Ln 87015                    |               | 7/10/10      |
| <del>Leland Gandy</del>  | <del><i>[Signature]</i></del> | 500 Forester Rd S.F.<br>PO Box 11171 Las |               | 7/10/10      |
| WILL STOLMAGE            | <i>[Signature]</i>            | 53 Vista Stream                          | Just say "No" | 11 July 2010 |
| Peter L. Peterson        | <i>[Signature]</i>            | 100-1843 S<br>Estancia                   |               | 7-12-10      |
|                          |                               |  |               |              |
|                          |                               |  |               |              |
|                          |                               |  |               |              |

7/8/2010

## Petition to Oppose Re-Zoning Request by the Ranches & Consensus Planning

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| Printed Name     | Signature | Address                     | Comment | Date     |
|------------------|-----------|-----------------------------|---------|----------|
| JP Hughes        |           | PO BOX 535 SANDIA PARK      |         | 7/12/10  |
| Lisa Hughes      |           | PO Box 2621 Edgewood        |         | 7/12/10  |
| Robert Hughes    |           | PO BOX 3454 Edgewood        |         | 07/12/10 |
| Patti Hughes     |           | PO Box 3454 Edgewood        |         | 7-12-10  |
| E. RASCHKE       |           | #0B 1200 Edgewood           |         | 7-12-10  |
| Dawn Haackett    |           | PO Box 2621 Edgewood        |         | 7/12/10  |
| Phil Watts       |           | PO Box 23-Edgewood          |         | 7/12/10  |
| Maira Potter     |           | 55 C N. Mt. n. Rd. Edgewood |         | 7/12/10  |
| Jennifer Collier |           | 12 San Pablo Ln. Edgewood   |         | 7/12/10  |
| Jessica Jones    |           | 55 Dinkle Rd Edg.           |         | 7/10/10  |
| Charles Eggers   |           | 601 Living Water Rd         |         | 7/10/10  |



**Petition to oppose any re-zoning changes in Cedar Grove/South Mountain**

Thursday, July 8, 2010 7:05 AM

**From:** "chuck" <chuck\_eggars@q.com>  
**To:** Chuck\_cathy@q.com

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| Printed Name    | Signature       | Address                            | Comment                | Date    |
|-----------------|-----------------|------------------------------------|------------------------|---------|
| Cheri Scott     | Cheri Scott     | 79 Living Water Rd Edgewood, 87015 | I oppose               | 7-9-10  |
| Frank Scott     | Frank Scott     | 79 Living Water Edgewood, NM 87015 | I oppose               | 7-9-10  |
| Rachel Erwin    | Rachel M. Erwin | PO Box 101 Stanley NM 87056        | I oppose               | 7-9-10  |
| Brenda Williams | Brenda Williams | 81A Living Water Rd                |                        | 7/10/10 |
| Page Williams   | Page Williams   | 81A Living Water 25N Mountain Rd   | Keep Residential/Rural | 7/10/10 |
| Claude Gray     | Claude Gray     | 25N Mountain Rd                    | oppose                 | 7/10/10 |
| Ioni M Gray     | Ioni M Gray     | 25N Mountain Rd                    | oppose                 | 7-10-10 |
| Judi Blue       | Judi Blue       | 26 Anthon Rd                       | oppose                 | 7/10/10 |

RECEIVED  
 JUL 15 2010  
 10:15 AM  
 SANTA FE COUNTY

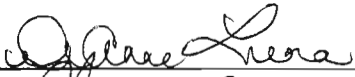

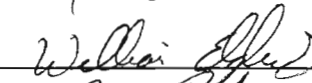
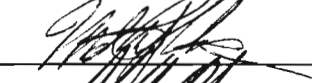


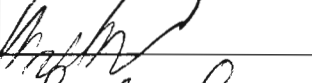
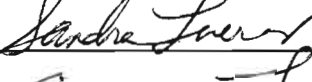

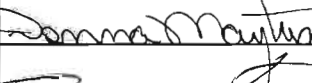
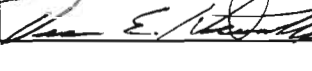
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| Printed Name                   | Signature         | Address              | Comment | Date   |
|--------------------------------|-------------------|----------------------|---------|--------|
| Eddie R Martinez               | Eddie R. Martinez | 871 Hwy 344 Edgewood |         | 7/9/10 |
| FRANK PAQUE                    | Frank Paque       | 1912 OL H x 66       |         | 7-9-10 |
| Cathy Adamsen                  | Cathy Adamsen     | 108 paradise Mohs    |         | 7/9/10 |
| Philip Carter                  | Philip Carter     | 2 Hermosa Montana    |         | 7-9-10 |
| Dana M Flusk<br>Dana M Flusk   | Dana M Flusk      | 5 Hermosa Montana    |         | 7-9-10 |
| Mike FLASK<br>Mike C Flusk     | Mike C Flusk      | 5 Hermosa Montana Ln |         | 7/9/10 |
| FRANK BARBERA<br>Frank Barbera | Frank Barbera     | 13 HERMOSA MONTANA   |         | 7/9/10 |
| Tom Sandlin                    | Tom Sandlin       | 13 Serrania Dr       |         | 7/9/10 |
| Yvonne Sandlin                 | Yvonne Sandlin    | 13 Serrania Dr       |         | 7/9/10 |
| Steven Foxe                    | Steven Foxe       | 9 Serrania Dr.       |         | 7/9/10 |
| Johnny Luns<br>Johnny Luns     | Johnny Luns       | 5 Serrania Dr        |         | 7/9/10 |

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| Printed Name      | Signature   | Address                     | Comment | Date     |
|-------------------|---|-----------------------------|---------|----------|
| DeAnne Luna       |    | 5 Serrania Dr Edgewood      |         | 7/9/10   |
| Melissa Van Rader |    | 14 Serrania Dr Edgewood     |         | 7/9/10   |
| William Eldridge  |    | 16 Serrania Edgewood        |         | 7/9/10   |
| MARTIN SLACK      |    | 23 SERRANIA EDGEWOOD        |         | 07/09/10 |
| TIM BAIRD         |    | 27 SERRANIA DR, EDGEWOOD    |         | 7/9/10   |
| DON SMITH         |   | 31 SERRANIA DR Edgewood     |         | 7-9-10   |
| Mac Chapin        |  | 40 Serrania Drive           |         | 7-9-2010 |
| Sandra Luera      |  | 42 Serrania Dr. Edgewood nm |         | 7-9-10   |
| Chris Luera       |  | " " "                       |         | 7-9-10   |
| Dana Mayhem       |  | 46 Serrania                 |         | 7-9-10   |
| Tim Neusted       |  | 59 Serrania                 |         | 7/9/10   |

**srs**

**From:** "chuck" <chuck\_eggerts@q.com>  
**To:** <Chuck\_cathy@q.com>  
**Sent:** Thursday, July 08, 2010 7:05 AM  
**Subject:** Petition to oppose any re-zoning changes in Cedar Grove/South Mountain

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| Printed Name              | Signature                        | Address                            | Comment                      | Date     |
|---------------------------|----------------------------------|------------------------------------|------------------------------|----------|
| Louis Hamilton            | <i>Louis Hamilton</i>            | 897 NM 344                         | Strongly Opposed             | 7-11-10  |
| <del>Louis Hamilton</del> | <del><i>Louis Hamilton</i></del> | 877 NM 344                         | DISAPPROVE                   | 7/11/10  |
| Tom G. Dean               | <i>Tom G. Dean</i>               | 1028 E 66                          | MONEY MANAGEMENT<br>BAD IDEA | 7/11/10  |
| B. Amy Rogers             | <i>B. Amy Rogers</i>             | 325C South Main<br>Belen, NM 87002 | Oppose                       | 07/11/10 |
| Britt Ee                  | <i>Britt Ee</i>                  | 7th Vista Grande                   | No No No!                    | 7/11/10  |
| Christina Rios            | <i>Christina Rios</i>            | HC 14 Box 829                      | Pecos                        | 7-11-10  |
| Victoria Soria            | <i>Victoria Soria</i>            | HC 14 Box 829                      | Pecos                        | 7-11-10  |
| ERICA DALTON              | <i>ERICA DALTON</i>              | 3M Rainbow Ln.                     | Glorieta NM                  | 7-11-10  |
| Joe E. ...                | <i>Joe E. ...</i>                | "                                  | Pecos                        | 7/11/10  |
| Hen Jr                    | <i>Herman Gallegos</i>           | 78 Lopez Rd, Belen, NM             |                              | 07/11/10 |

7/9/2010

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| Printed Name   | Signature             | Address                      | Comment | Date    |
|----------------|-----------------------|------------------------------|---------|---------|
| Fiddles        | <i>Fiddles</i>        | PO BOX 696<br>SANTA FE N.M.  |         | 7/11/10 |
| RUDY SENA      | <i>Rudy Sena</i>      | 5546 Hwy 41-                 |         | 7/11/10 |
| ROGER NYHOLM   | <i>Roger Nyholm</i>   | 44 Lower Mtn Rd.             |         | 7/11/10 |
| Penny Nyholm   | <i>Penny Nyholm</i>   | 44 Lower Mtn Rd              |         | 7/11/10 |
| David Horton   | <i>David Horton</i>   | 8 Bullsake Trail             |         | 7/11/10 |
| Alison Horton  | <i>Alison Horton</i>  | 8 Bullsake Trail             |         | 7/11/10 |
| Robert Payne   | <i>Robert Payne</i>   | 880 State Rd 344<br>Edgewood |         | 7/12/10 |
| LARRY AVERHOFF | <i>Larry Averhoff</i> | 860 St. Rd 344<br>Edgewood   |         | 7/12/10 |
| MARLENE PAPER  | <i>Marlene Paper</i>  | 1912 AB1766                  |         | 7-13-10 |

7/9/2010



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| Printed Name    | Signature          | Address           | Comment    | Date |
|-----------------|--------------------|-------------------|------------|------|
| WAYNE NUZZO     | <i>[Signature]</i> | 3 Misty Mesa      | Placitas   | 7/15 |
| Carletta Holder | <i>[Signature]</i> | 3 Misty Mesa      | Placitas   | 7/15 |
| Todd Holder     | <i>[Signature]</i> | 99 Gillis         | Belen      | 7/15 |
| Chris Holder    | <i>[Signature]</i> | 99 Gillis         | Belen      | 7-15 |
| Marnie Gaston   | <i>[Signature]</i> | 1525 Dartmouth    | ABQ        | 7-15 |
| Clint Holder    | <i>[Signature]</i> | 6508 Hurley Ct NE | Rio Rancho | 7-15 |
|                 |                    |                   |            |      |
|                 |                    |                   |            |      |
|                 |                    |                   |            |      |
|                 |                    |                   |            |      |
|                 |                    |                   |            |      |

# Petition to Oppose Re-Zoning Request by the Ranches & Consensus Planning


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| Printed Name        | Signature | Address  | Comment  | Date     |
|---------------------|-----------|--|--|----------|
| Deborah Armijo      |           | 01 Carrasco Rd, H                                |  | 07/13/10 |
| JOEY TRAY           |           | 1666 CLIFFORD CRT<br>BEEBE, NM, 87102            | THIS IS NOT RIGHT LEAVE THE LAND FOR HOME OWNERS | 7/13/10  |
| JEREMY BERGEN       |           | 10420 CONSTITUTION AVS<br>ALBUQUERQUE, NM 88112  |  | 7/13/10  |
| CHANA Romero        |           | 8224 New Hampshire St<br>Albq, NM 87110          |  | 7/13/10  |
| Angeliue Gallagos   |           | 6501 San Antonio Dr<br>Ne #104<br>Albu, NM 87109 |  | 7/13/10  |
| Alicia Farley       |           | 9250 Eagle Ranch Rd<br>Albu, NM 87114            |  | 7/13/10  |
| Andrew Enol         |           | 7500 Derickson Ave<br>Albu, NM 87109             |  | 7/13/10  |
| Leroy Engstrom      |           | 3304 21st Ave SE<br>Rio Rancho 87124             |  | 7/13/10  |
| Saad Elmoghani      |           | 400 11th St NW<br>NW APT 1 87102                 |  | 07/13/10 |
| Pam Myers           |           | 1034 Joshua<br>Rio Rancho                        |  | 7/13/10  |
| Clint Gray          |           | 2704 Carol St NE<br>Albuquerque NM 87112         |  | 7/13/10  |
| Cross Gallagos      |           | 9824 Benton St NW<br>Albu, NM 87114              |  | 7/13/10  |
| Winnier Wilson      |           | 1623 ARNO St<br>Albu, NM 87102                   |  | 7-13-10  |
| Stephanie Prudhomme |           | 13408 Panorama Dr NE<br>Alb, NM 87123            | Do this the right thing?                         | 7-13-10  |
| Rob Miller          |           | 3245 Renaissance Dr<br>Rio Rancho NM 87124       | Homeowners Rights!                               | 7/13/10  |

STATE OF NEW MEXICO  
 COUNTY OF SANTA FE  
 OFFICE OF THE COUNTY CLERK  
 2010 JUL 13 PM 4:15


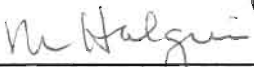


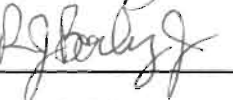
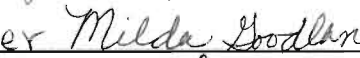
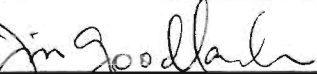


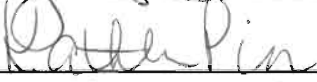

## Petition to Oppose Re-Zoning Request by the Ranches & Consensus Planning

|                                 |  |
|---------------------------------|--|
| Petition summary and background | Oppose re-zoning 965 acres of land owned by the Ranches in the Cedar Grove area of Santa Fe County to a Community Service Facility   |
| Action petitioned for           | We, the undersigned, are concerned citizens who urge our <b>Santa Fe County Board of Commissioners</b> to act now to disapprove the request for a Community Service Facility Re-zone from the Ranches and Consensus Planning |

| Printed Name      | Signature   | Address                    | Comment   | Date      |
|-------------------|---|----------------------------|---|-----------|
| Nancy Burton      | Nancy Burton  | 1141 SR 344, SF County     |   | 7/8/2010  |
| Ken Spiegel       | Ken Spiegel   | 109 E. Crows Nest Edgewood |   | 7/8/2010  |
| Ken Burton        | Ken Burton  | 1141 SR 344, SF Cty        |   | 7/8/2010  |
| Denise Steele     | Denise Steele   | 1094 SR 344 SF County      |   | 7/10/2010 |
| JOHN POWELL       | John Powell   | 1094 SR 344 SF COUNTY      |   | 7/10/2010 |
| Joseph Samaritano | Joseph Samaritano   | 1040 State Rd 344          | A ranch of over 400 people is just too big for a small rural community. | 7/10/10   |
| HERMAN Y. LIU     |  | 1040 SR 344 SF COUNTY      | OPPOSITION IS BASED ON POTENTIAL NEGATIVE IMPACT ON ENVIRONMENT         | 7-10-2010 |
| Howard Nix        | Howard Nix  | 46 Moonbeam Ranch          |   | 7/10/10   |
| DORIS NIX         | Doris Nix   | 46 Moonbeam Ranch          |   | 7/10/10   |
| Dolores Padilla   | Dolores Padilla   | 14 Consuelo Lane           |   | 7/10/10   |
| Mike Padilla      | Mike Padilla  | 14 Consuelo Lane           |   | 7/10/10   |

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| Printed Name      | Signature   | Address                                   | Comment                                   | Date    |
|-------------------|---|---|---|---------|
| Valerie deMichele |    | 10616 St. Joseph Ave NW                   |   | 7-10-10 |
| Mike Holguin      |    | 15 Consuelo LN                            |   | 7-10-10 |
| Ben Franz         |    | 5 Estrella Vista, 87015                   |   | 7-10-10 |
| MING FRANZ        |    | "   |   | 7-10-10 |
| RICHARD BAILEY    |    | SR 344 805                                |   | 7-10-10 |
| Milda Goodlander  |   | PO BOX 427 Edgewood<br>87015              |   | 7-10-10 |
| Jim Goodlander    |  | Box 427 1108 Hwy 344<br>EDGEWOOD NM 87015 |   | 7-11-10 |
| JAMIE HOWARD      |  | 956 STATE Rd 344<br>EDGEWOOD NM 87015     | DON'T POLLUTE THE<br>WATER                | 7-11-10 |
| JAN PARKS         |  | 956 State Rd 344<br>Edgewood, NM 87015    | Un safe stepic<br>concerns at water table | 7-11-10 |
| Kathleen Pira     |  | 7 Kennedy Lane, Tijeras                   |   | 7/12/10 |
| D'ANN BROWN       |  | 805 SR 344                                |   | 7/12-10 |



# Petition to Oppose Re-Zoning Request by the Ranches & Consensus Planning

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|                                 |  |
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| Printed Name      | Signature                | Address                                   | Comment             | Date       |
|-------------------|--------------------------|---|---------------------|------------|
| Tamara R. Demko   | <i>Tamara R Demko</i>    | 161 Vista Sierra Rd (87015)               |                     | 7-7-2010   |
| PATRICK DEMKO     | <i>Patrick G Demko</i>   | 161 Vista Sierra Rd (87015)               |                     | 7-7-2010   |
| Paula Sprigg      | <i>Paula Sprigg</i>      | 15 Tierra Encantada, Cedar Grove NM 87015 |                     | 7-7-2010   |
| Margaret Voegtli  | <i>Margaret Voegtli</i>  | 15 Tierra Encantada Cedar Grove 87015     |                     | 7-7-2010   |
| M. ROSARIO CORREA | <i>M. Rosario Correa</i> | 22 VIDA DEL AGUA EDGEWOOD 87015           |                     | 7-8-10     |
| Paula van Huytse  | <i>Paula van Huytse</i>  | 22 Vida Del Agua                          | Edgewood 87015      | 7-8-10     |
| PHILIP DELILLO    | <i>Philip Delillo</i>    | 7 PINON GRANDE                            | Edgewood NM 87015   | 11 JUL 10  |
| Bob Sanders       | <i>Bob Sanders</i>       | 4 Tierra Encantada                        | Edgewood NM 87015   | 11 Jul 10  |
| Kay Sanders       | <i>Kay Sanders</i>       | 4 Tierra Encantada                        | Edgewood N.M. 87015 | 11 July 10 |
| Liz Demko         | <i>Liz Demko</i>         | 161 Vista Sierra rd                       | Edgewood NM 87015   | 7-12-2010  |
| Michael Demko     | <i>Michael Demko</i>     | 161 Vista Sierra rd                       | Edgewood NM 87015   | 7-12-2010  |



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| Printed Name    | Signature              | Address                           | Comment   | Date    |
|-----------------|------------------------|-----------------------------------|---|---------|
| Katherine Latti | <i>Katherine Latti</i> | 135 Vista Sierra                  | you can't put a round square peg in a hole  | 7/11/10 |
| Kathleen Eder   | <i>Kathleen Eder</i>   | 3 VISTA LLANO                     |   | 7/11/10 |
| William Eder    | <i>William Eder</i>    | 3 VISTA LLANO                     |   | 7/11/10 |
| Melissa Snyder  | <i>Melissa Snyder</i>  | 29 Vista Sierra Edgewood NM 87015 | Our water and the children's water will likely be contaminated with their planned septic system | 7/12/10 |
| Denton Snyder   | <i>[Signature]</i>     | 29 Vista Sierra Edgewood 87015    |   |         |
| Jim Latti       | <i>Jim Latti</i>       | 135 Vista Sierra 87015            |   | 7/14/10 |
|                 |                        |                                   |   |         |
|                 |                        |                                   |   |         |
|                 |                        |                                   |   |         |
|                 |                        |                                   |   |         |
|                 |                        |                                   |   |         |





