

**MINUTES OF THE SANTA FE COUNTY
COUNTY OPEN LAND TRAILS AND PARKS ADVISORY COMMITTEE (COLTPAC)
Santa Fe County Administration Complex
100 Catron Street, Santa Fe, NM 87501
Wednesday, August 25, 2022 at 5:30 P.M.
Via Webex**

1. Call to Order

A special meeting of the Santa Fe County Open Land, Trails, and Parks Advisory Committee (COLTPAC) was called to order on the above date at approximately 5:30 p.m. by Chair Rubén Cedeño.

2. Roll Call

Roll Call indicated the presence of a quorum as follows:

Members Present

Rubén Cedeño, Chair
Linda Siegle, Vice-Chair
Jean Pike
Christopher Mann
Sandra Madrid Massengill

Members Absent/Excused

Jan Cohen
Genna Waldvogel
Stephen Forde
Apple Snider

Staff Members Present

Adeline Murthy, Open Space/Trails Planner
Robert Griego, County Staff

3. APPROVAL OF THE AGENDA

Upon Motion and Second, the Agenda was approved as published by unanimous voice vote.

4. MATTERS OF PUBLIC CONCERN

There were no matters of public concern, however, Chair Cedeño invited Mr. Ross Lockridge, President of the Cerrillos Hills Park Coalition, to speak about Ten Little Hills as applicant. The Coalition was incorporated in 1999 with the purpose in part dedicated to helping the transfer of land in the Cerrillos Hills into

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permanent open space for education, conservation, and public recreation through augmentation of Santa Fe County Open Space in the Cerrillos Hills State Park. The owner of Ten Little Hills, Victoria Warner Shepherd, wished to donate this 2.16 acres that bordered the State Park and had an important trail easement into the Park from Yerba Buena Road. The donation was fortuitous as both COLTPAC and the State Park Plan guidelines highlighted the importance of trails, recreation opportunities which trails provide, and the basic preservation of views from an open space. The document the Coalition submitted complied with the Management Plan and addressed the issues in some depth. Since the trail easement was completed in October, 2000, he was concerned how the entrance to the Park could be impacted if a future private owner was able to build on this site as long as it remained in private hands. If the ownership was added to the County's Open Spaces, they would rest easier. It should be transferred to the County while the owner was willing to donate it. With COLTPAC's help, this land would be preserved.

Chair Cedeño asked Mr. Lockridge if the owner mentioned anything about a new survey or missing title. He asked if the title was clear.

Mr. Lockridge said her title had been given to the County, (probably to the previous COLTPAC liaison).

Ms. Murthy said she found an insurance document that insured this property. She assumed that was a demonstration of an assumed title but would have to do a due diligence to assure that. She read a document that was uploaded to Board Docs, dated August 24, 2022, "Dear COLTPAC members. I greatly appreciate the work you are doing to consider a possible donation of the Ten Little Hills as Santa Fe County Open Space. I want to mention a couple of points I believe important to consider, as you decide to move ahead with this matter. First, Cerrillos Hills State Park who has joint powers with Santa Fe County, has and will continue to maintain the stretch of trail that passes through the property. His second point is, I believe the opportunity we have to further steward natural and cultural resources consistent with already existing park land supports the mission of the New Mexico State Park."

She said Peter (NM State Parks) also agreed to write a letter to the Board is COLTPAC recommends acquisition.

The Committee briefly discussed the implications of the request and documents.

5. DISCUSSION ITEMS

A. Review of Criteria for Evaluating Projects

This item was blended with the next agenda item.

6. ACTION ITEMS

A. Recommendation to Board of County Commissioners for Acquisition of Ten Little Hills Donation

Ms. Murthy shared her screen with an overview of the application and details on the process for acquisition, as outlined in the County's policies regarding acquisition of property. She reviewed them with the Committee.

She showed the land parcel site view, and the application that was submitted on behalf of the owner. The request would make it a permanent addition to the state park with a perpetual trail easement through the parcel as part of the Elk and Canyon Trail. The NM State Park maintains the trail though a JPA with Santa Fe County.

She showed the trailhead the Committee visited and described the legend of the map. The area is part of the Jane Calvin Sanchez Land Grant, and she was seeking more information about it.

Mr. Griego didn't know if that Land Grant was active at present.

Mr. Lockridge said it was an old Spanish Land Grant, so information was scarce.

Concern was expressed to be cautious in accepting the property until it was known to be clear and free from other possible claims.

Mr. Griego asked that it be on the next agenda for further clarification.

Ms. Murthy reported there were no known water rights, no documentation of mineral rights, no sign of environmental hazards, no known encumbrances, liens, contracts, or adverse possession claims. Public access exists via that perpetual trail easement. (Read from the application.)

She shared other views of the property including one with volunteers working on the trail.

She described the aesthetic value of the property and proximity to the old historic mining activity nearby and wildlife corridor, the wildflowers and view sheds.

She then showed the acquisition process and described it. If COLTPAC chooses to recommend approval, she would present it to the Board of County Commissioners, including the terms and conditions and the Chair or Vice Chair would be available at the BCC meeting to answer questions. The Board has final authority, and if approved, authorizes the negotiation to acquire the property for the County, contingent upon all due diligence being prudent.

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Member Siegle asked if the County had to do an environmental impact study on this donation for the County to own it.

Ms. Murthy said that was often done at the federal level.

Mr. Griego said he would find the answer for that. He believed it would not since it was to be kept as open space.

Chair Cedeño asked the wishes of the Committee on the action item.

The Committee discussed the criteria before taking any action. They noted that it was set up for comparisons in procurement of property rather than donations. And some questioned the benefit of arriving at a number and differences in scoring them.

They went down the line with each criterion and agreed on what was applicable to this particular property and how to interpret words like "significant." In general, the Committee considered most of the criteria as positive for the property and did the scoring collectively.

Member Pike supported recommending acquisition by the County and recommend a legal easement for access and recognizing the prescriptive easement on the property.

The Committee also recommended investigating an easement on the Sanchez property.

Member Siegle pointed out that easements were not needed in the recommendation.

MOTION: Member Mann moved, seconded by Member Siegle to support the recommendation for acquisition of Ten Little Hills property to the Board of County Commissioners. The motion was approved on a unanimous roll call vote.

Ms. Murthy agreed to send an accompanying cover letter, explaining the reasons why the Committee recommended acquisition.

Members all agreed to submit their paperwork on the evaluation to her for the record.

7. ADJOURNMENT

The meeting was adjourned at 6:32 p.m.

Approved by:

Rubén S. Cedeño

Rubén Cedeño, Chair

Submitted by:

Carl G. Boaz

For Carl G. Boaz, Inc.

COLTPAC MINUTES
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COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

I Hereby Certify That This Instrument Was Filed for
Record On The 11TH Day Of January, 2023 at 03:01:39 PM
And Was Duly Recorded as Instrument # 2004689
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark

Deputy *Dusty Romero* County Clerk, Santa Fe, NM



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