



tabbles®
EXHIBIT
3

NBC 7

ARMUJO SURVEYING INC.
 PAUL A. ARMUJO, N.M.P.S. NO. 13604
 P.O. BOX 24438, SANTA FE, NM 87502
 PH. (505) 471-1955 FAX. (505) 471-1925

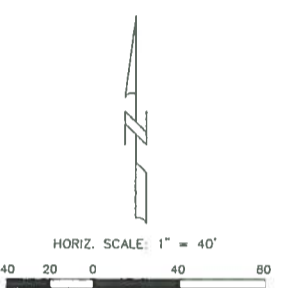
SMALL LOT FAMILY TRANSFER
 LAND DIVISION SURVEY PLAT PREPARED FOR
 FRANCISCO TERCERO AND ARLENE TERCERO

DRAWN BY P.A.A. DATE SEPT. 2014
 JOB No. 1405119 SHEET No. 1 OF 1

SHEET 1 OF 1

SECTION 29 T17N R9E
 SECTION 32 T17N R9E

N/F DENNIS R. MONTOYA
 UPC NO. 1-050-097-190-470
 NO DEED OR PLAT DATA
 ON FILE



- LEGEND**
- SURVEY MONUMENT FOUND
 - SURVEY MONUMENT SET
 - 1/2" REBAR STAKE W/CAP STAMPED ARMUJO-13604
 - SURVEY POINT COMPUTED NOT SET
 - N/F - NOW OR FORMER OWNER
 - WIRE FENCE
 - UTILITY POLE WITH OVERHEAD UTILITY LINES
 - TELEPHONE UTILITY PEDESTAL

**Small Lot Family Transfer
 Land Division Survey Plat prepared for
 Francisco E. Tercero and Arlene Y. Tercero**

LAND DIVISION SURVEY OF A 1.540 ACRE TRACT, AS LAST DESCRIBED ON SURVEY PLAT FILED IN SANTA FE COUNTY CLERK PLAT BOOK 150 PAGE 147, AS DOCUMENT NO. 564,294 SAID TRACT BEING A PORTION OF SMALL HOLDING CLAIM NO. 454, LOT 1 IN SECTION 32, T17N, R9E, NMPM LOCATED AT NO. 1645 CALLE DE QUIQUIDO IN THE VILLAGE OF AGUA FRIA TRADITIONAL HISTORIC COMMUNITY BOUNDARY COUNTY OF SANTA FE, STATE OF NEW MEXICO

PURPOSE STATEMENT:
 THIS PLAT DIVIDES ONE RESIDENTIAL TRACT OF RECORD INTO TWO RESIDENTIAL TRACTS ONE TRACT HAS BEEN CREATED

OWNERS CONSENT

THE UNDERSIGNED OWNER DOES HEREBY CONSENT TO THE SMALL LOT FAMILY TRANSFER LAND DIVISION SURVEY HEREON. THIS FAMILY TRANSFER LAND DIVISION IS BEING MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR DESIRES AND WISHES. ALL EASEMENTS ARE HEREBY GRANTED AS SHOWN. THESE LANDS LIE WITHIN PLANNING AND PLATTING JURISDICTION OF THE COUNTY OF SANTA FE, STATE OF NEW MEXICO. EASEMENTS ARE HEREBY GRANTED FOR ALL EXISTING UTILITIES.

FRANCISCO E. TERCERO
 STATE OF NEW MEXICO } SS
 COUNTY OF SANTA FE }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY FRANCISCO E. TERCERO.
 NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

ARLENE Y. TERCERO
 STATE OF NEW MEXICO } SS
 COUNTY OF SANTA FE }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY ARLENE Y. TERCERO.
 NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

DOCUMENTS OF REFERENCE

- NOTE: RECORDING DATA SHOWN BELOW REFERS TO THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO
1. SURVEY ENTITLED "HEIRS OF AMARANTE ROMERO AND EMMA C. ROMERO", BY S.E. VIGIL, N.M.P.S. NO. 4405, FILED ON APRIL 2, 1985, IN PLAT BOOK 150, PAGE 047, AS DOCUMENT NO. 564,294.
 2. SURVEY ENTITLED "BOUNDARY SURVEY PLAT PREPARED FOR JOSE ARSENIO GONZALES, AND THERESA GONZALES", BY S.J. VIGIL, N.M.P.S. NO. 10988, FILED ON APRIL 11, 2013, IN PLAT BOOK 756, PAGE 047, AS DOCUMENT NO. 1702,159.

TERCERO AND E.C. ROMERO TO FRANCISCO E. TERCERO AND ARLENE Y. TERCERO ON NOVEMBER 12, 2003, IN MISC. BOOK 2707, PAGE 1300,708.

() TAKEN FROM REFERENCE DOCUMENT NUMBER NO. 1.
 (()) TAKEN FROM REFERENCE DOCUMENT NUMBER NO. 2.

PROPERTY INFORMATION IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A PART OF THIS SURVEY OF ADJOINING PROPERTIES.

DATE: SEPTEMBER 12, 2014.
 THIS INSTRUMENT IS SUBJECT TO ALL PERTINENT EASEMENTS, RESTRICTIONS AND RECORDS.

6. SFC ASSESSOR UPC NO. FOR THE SUBJECT PROPERTY: 1-050-097-225-424.

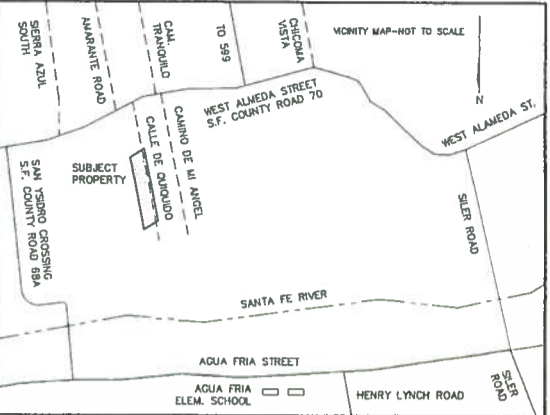
SURVEYORS CERTIFICATION

I CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION IN SEPTEMBER 2014, AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS



LINE DATA
 (RECORD DATA IN PARENTHESES)

L1-N78°12'26"E 9.46'	(N78°12'26"E 9.46')
L2-N33°03'00"E 60.58'	(N33°03'00"E 60.58')
L3-N47°01'59"E 60.07'	(N47°01'59"E 60.07')
L4-N41°48'06"E 26.47'	(N41°48'06"E 26.47')



SANTA FE COUNTY APPROVAL NOTES & CONDITIONS

14-
 SANTA FE COUNTY LAND USE ADMINISTRATOR DATE DEVELOPMENT PERMIT NO.
 SANTA FE COUNTY RURAL ADDRESSING DATE
 SANTA FE COUNTY FIRE MARSHALL DATE
 SANTA FE COUNTY TREASURER DATE

1. THE LANDS SHOWN HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE COUNTY OF SANTA FE.
2. MAINTENANCE OF PRIVATE ACCESS EASEMENTS, UTILITY EASEMENTS AND/OR PRIVATE ROADWAYS IS NOT THE RESPONSIBILITY OF SANTA FE COUNTY UNLESS DEDICATED AND ACCEPTED FOR MAINTENANCE BY THE SANTA FE COUNTY PUBLIC WORKS DEPARTMENT AND THE BOARD OF COUNTY COMMISSIONERS.
3. THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT INCLUDING BUILDING PERMITS. ALL STANDARD COUNTY PERMITS AND FEES MUST BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY OF ANY KIND. DEVELOPMENT PERMITS FOR BUILDING CONSTRUCTION WILL NOT BE ISSUED UNTIL REQUIRED IMPROVEMENTS FOR ROADS, FIRE PROTECTION, TERRAIN MANAGEMENT, AND DRAINAGE ARE COMPLETED AND APPROVED.
4. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 35049C0392D, DATED JUNE 17, 2008, THIS PROPERTY LIES IN ZONE X OUTSIDE THE LIMITS OF THE 100-YEAR (1%) FLOODPLAIN. THIS DESIGNATION DOES NOT GUARANTEE THAT THESE PROPERTIES WILL BE FREE FROM FLOODING OR FLOOD RELATED DAMAGES.
5. THE TRACTS, PARCELS AND/OR LOTS SHOWN HEREON LIE OUTSIDE THE URBAN WILDLAND INTERFACE ZONE AS DEFINED BY THE SANTA FE COUNTY FIRE DEPARTMENT.
6. WATER USE AND/OR WELL WITHDRAWAL ON THESE TRACTS, PARCELS AND/OR LOTS SHOWN HEREON IS RESTRICTED BY COVENANTS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDED AS INSTRUMENT NO. 1702,159. ANNUAL WATER USE ON PARCEL A AND PARCEL B IS RESTRICTED TO 0.25 ACRE FEET PER YEAR PER LOT.
7. THESE LOTS ARE CREATED BY SMALL LOT FAMILY TRANSFER.
8. THE SHARED WELL AGREEMENT REGARDING THESE PARCELS IS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDED AS INSTRUMENT NO. _____

SPECIAL BUILDING PERMIT CONDITIONS

THE INSTALLATION OF AN AUTOMATIC FIRE SUPPRESSION SYSTEM IS HIGHLY RECOMMENDED FOR ALL HOMES ON ALL LOTS.
 THE PARCELS, LOTS, OR TRACTS PLATTED HEREON ARE SUBJECT TO ARTICLE VII, SECTION 3, AND ORDINANCE 2008-10, AS WELL AS ALL PERTINENT COUNTY CODE AND ORDINANCES AT THE TIME OF DEVELOPMENT.
 THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR DEVELOPMENT PERMIT.
 NEW DRIVEWAY/ROADWAY ACCESS FROM CALLE DE QUIQUIDO IS SUBJECT TO APPROVAL BY THE SANTA FE COUNTY PUBLIC WORKS DEPARTMENT AND THE SANTA FE COUNTY FIRE MARSHALL.
 DEVELOPMENT PERMITS FOR BUILDING CONSTRUCTION WILL NOT BE ISSUED UNTIL REQUIRED IMPROVEMENTS FOR ROAD AND EMERGENCY TURN-AROUND ARE COMPLETED AND APPROVED BY STAFF.

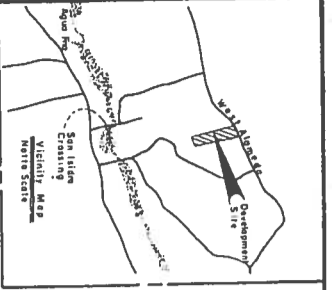
INDEXING INFORMATION FOR COUNTY CLERK

SFC UPC NO. 1-050-097-225-424
OWNER: FRANCISCO E. TERCERO AND ARLENE Y. TERCERO WARRANTY DEED, MISC. BOOK 2707, PAGE 216, D.N. 1300,708
LOCATION: 1.538 ACRE TRACT, PLAT BOOK 150, PAGE 047, D.N. 564,294 BEING A PORTION OF SMALL HOLDING CLAIM NO. 454, LOT 1 IN SECTION 32, T17N, R9E, NMPM LOCATED AT NO. 1645 CALLE DE QUIQUIDO VILLAGE OF AGUA FRIA, COUNTY OF SANTA FE, NEW MEXICO

Document No. _____
 COUNTY CLERKS INSTRUMENT BLOCK
 COUNTY OF SANTA FE, STATE OF NEW MEXICO
 I hereby certify that this instrument was filed
 for record on the _____ day of _____ A.D. 2014
 at _____ o'clock _____ m, and was duly recorded in
 Book _____ Page _____ of the Records of
 Santa Fe County
 Witness my Hand and Seal of Office
 GERALDINE SALAZAR
 County Clerk, Santa Fe County, New Mexico
 DEPUTY



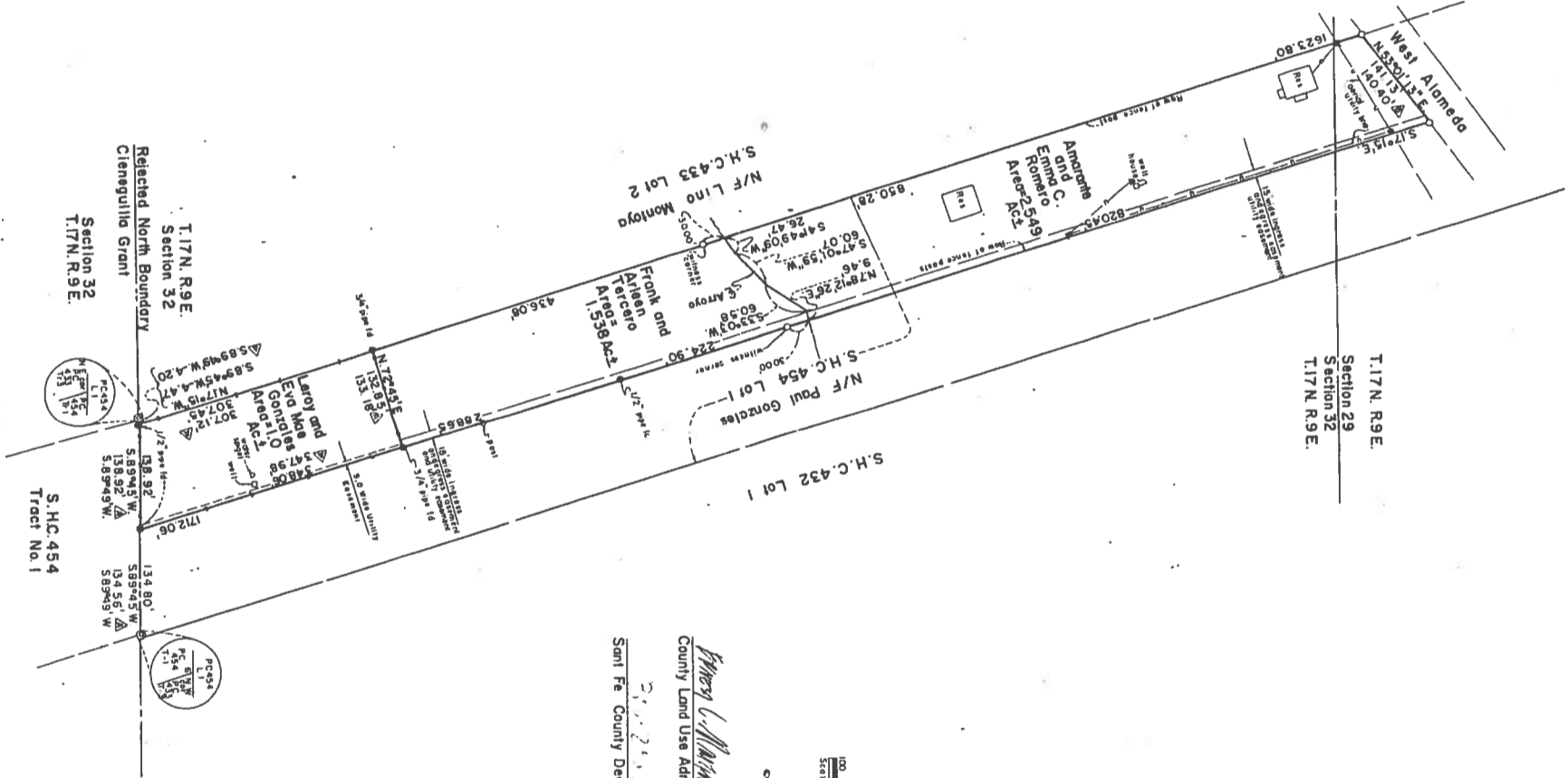
NBS 8



I hereby certify that this instrument was filed for record on the 21st day of March, 1984, in the County of Santa Fe, New Mexico, and is a true and correct copy of the original as recorded in book 150, page 172, of the Public Records of said County, Santa Fe, New Mexico.

Salvador E. Vigil
Surveyor General

LAND SURVEYING COMPANY INC.
1314 Spanish Avenue, P.O. Box 5152, Santa Fe, New Mexico, (505) 731-8731



Emery C. Martinez
County Land Use Administrator
3-28-84
Santa Fe County Development Permit Number

Heirs of
Amarante Romero
and
Emma C. Romero

Know all men by these presents that the foregoing division of lands for heirship shown on the plat hereon lying and being situate in a portion Small Holding Claim No. 434 Lot 1 Section 29 and Section 32, T.17N. R.9E. N.M., P.M., County of Santa Fe, State of New Mexico, is made in accordance with the wishes and desires of the undersigned owners and proprietors thereof.

Emma C. Romero
Amarante Romero
Emma C. Romero

State of New Mexico)
County of Santa Fe) SS
The foregoing instrument was acknowledged by me this 21st day of March, 1984.
My Commission expires 7/27/84
Salvador E. Vigil
Notary Public

Approvals
Approved by the Extra Territorial Zoning Commission at its meeting of

Chairman
Secretary

Approved on the 22nd day of March, 1984
City Planner
Approved on the 21st day of March, 1984
City Engineer

Utilities
Public Service Company of New Mexico
Mountain Bell Telephone Company

Notes
1. Meridian is based on the east boundary line of a survey for Leroy and Evo Mae R. Gonzalez by George Rivera. (N.17°15'W)
2. * Designates point found and used by this survey.
3. o Designates point set by this survey No. 41rabor with cap.
4. -- Designates fence line.
5. @ Designates U.S.G.L.O.S. Brass Cap.
6. Δ Designates data as per George Rivera.
7. Δ Designates data as per J. Robert Martinez.
8. Ratio of error = parts per cent.
9. Maintenance of 15' wide ingress, egress and utility easement shall be the responsibility of owner(s) of the lands shown hereon.

Certificate
I hereby certify that this plat was prepared from a field survey made under my direction on May 3, 1984, for the purpose of dividing the lands shown hereon for the purpose of family transfer.

Salvador E. Vigil Registered Professional L.S.N.M. No. 4405
Heirs of
Amarante Romero
and
Emma C. Romero

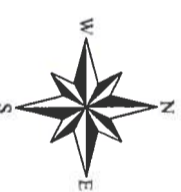
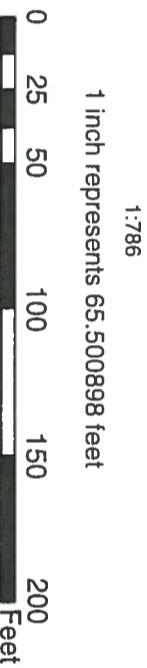


Project number: DI-354 **NBB 9**



Legend

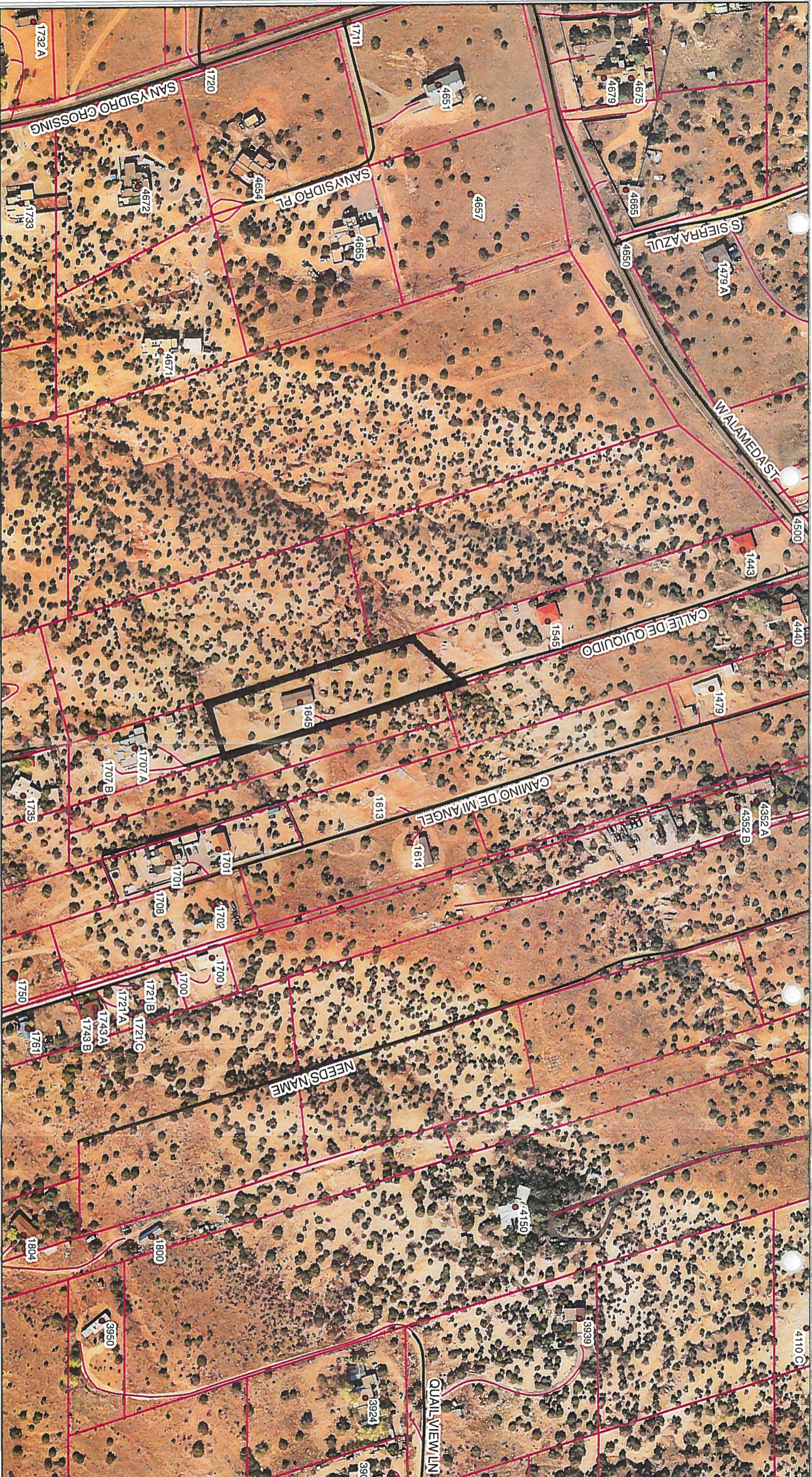
-  ROADS
-  DRIVEWAYS
-  PARCELS



2008 Imagery
2 FOOT CONTOURS

This information is for Santa Fe County assumptions. User are solely responsible for confirming data accuracy.





Legend

-  ROADS
-  DRIVEWAYS
-  PARCELS

1:2,398
1 inch represents 199,846,892 feet



2008 Imagery
2 FOOT CONTOURS

This information is for reference only.
Santa Fe County assumes no liability for
errors associated with the use of these data.
User are solely responsible for
confirming data accuracy.

NBS 11



September 25, 2014

Agua Fria Village Association

2073 Camino Samuel Montoya
Santa Fe, NM 87507



November 8, 2014

Penny Ellis-Green, County Land Use Administrator
Santa Fe County
P. O. Box 276
Santa Fe, N.M. 87504-0276

Dear Ms. Ellis-Green:

The Agua Fria Village Association (AFVA), on behalf of the Agua Fria Village Traditional Historic Community (THC), has voted at its November 3, 2014 to approve the variance for a "small lot family transfer" for Case #V-14-5330 Frank and Arlene Tercero at 1645 Calle de Quiquido just off West Alameda.

The vote was unanimous and there was a good discussion of the topic noting that the variance would set a precedence for the Agua Fria Community Plan (http://www.santafecountynm.gov/userfiles/Planning_Update_2014/Adopted_VillageofAguaFriaCommunityPlan7-2006.pdf) for the lands north of the Santa Fe River; which was always set at the 2 1/2 acre Santa Fe Urban Zone (Rural Residential Estate zoning) base density, with a minimum 1 acre density. Because this was precedence-setting variance the AFVA poised the question back to the community by publishing it in the newsletter, the Community Update, which reaches 387 emails and then is condensed into a two page insert for 225 households of the Agua Fria Community Water Association. We received no comments from this outreach.

As you know, Agua Fria has two zoning districts, the second being the Traditional Community Zoning District established in the 1980 Santa Fe County Land Use Code and renewed in the Agua Fria Community Plan which has a base density zoning of 3/4 acre with a minimum density of 1/3 acre when the lot has both community water and sewer. Maintaining a "Santa Fe Urban Zone" in our Community Plan was a proposal to keep the area more rural and to maintain higher home values (which was combined with a prohibition on mobile homes which was later struck down as unconstitutional). So maybe this Santa Fe Urban Zone is an antiquated zoning designation to be reviewed by our Community Plan Planning Committee in 2015.

The AFVA has advocated for family transfers in traditional communities since the late 1960's under the leadership of Amarante Romero. This is our affordable housing plan. My wife and I both received our land from a family transfer.

This variance would split the current 1.5 acres into two lots of 3/4 acre each. The N.M. Environment Department mandates a 3/4 acre lot size for any lot using a septic tank throughout the state of New Mexico, so the AFVA feels this is an acceptable lot size. The replat of the properties would require a shared well, a 38 foot road and utility easement (the current road is a 20 foot driving surface and the administrative minimum is 15 feet), water restrictions to 1/4 acre foot a year, and two septic tanks. The AFVA feels that these conditions are restrictive enough to the applicant.



NBB 12

Sincerely,



William Henry Mee, President AFVA
(505) 473-3160
WilliamHenryMee@aol.com

Email CC:

COUNTY OF SANTA FE:
Santa Fe County
P. O. Box 276
Santa Fe, N.M. 87504-0276
pengreen@co.santa-fe.nm.us,
Commissioner Miguel Chavez, mchavez@co.santa-fe.nm.us,
Jennifer LaBar, Constituent Services Liaison, jjaramillo@co.santa-fe.nm.us,

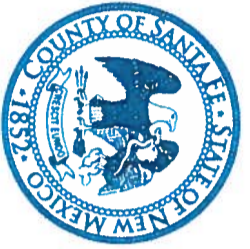
AGUA FRIA ASSOCIATION MEMBERS:

Charlie Gonzales, Vice President, cdGonzales@comcast.net,
Catherine Baca, Treasurer, catsfe@msn.com,
Gilda Montano, Secretary AFVA, gimontano@msn.com,
Lois Mee, LoisBmee@aol.com,

All Emails:

pengreen@co.santa-fe.nm.us, mchavez@co.santa-fe.nm.us, jjaramillo@co.santa-fe.nm.us
cdGonzales@comcast.net, catsfe@msn.com, gimontano@msn.com, LoisBmee@aol.com,

Daniel "Danny" Mayfield
Commissioner, District 1
Miguel M. Chavez
Commissioner, District 2
Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4
Liz Stefanics
Commissioner, District 5
Katherine Miller
County Manager

DATE: November 20, 2014

TO: County Development Review Committee

FROM: Mathew Martinez, Development Review Specialist *MM*

VIA: Penny Ellis-Green, Growth Management Director *PE for*
Vicki Lucero, Building and Development Services Manager *VL*
Wayne Dalton, Building and Development Services Supervisor *WD*

FILE REF.: CDRC CASE # V 14-5400 Melody Saucedo Variance

ISSUE:

Melody Saucedo, Applicant, request a variance of Ordinance No. 2002-9 (La Cienega and La Cieneguilla Traditional Community Planning Area and La Cienega Traditional Community Zoning District), Section 6.4 (Zoning Density) to allow two dwelling units on 3.26 acres

The property is located within the Traditional Historic Community of La Cienega at 77a Calle Debra, within Section 20, Township 16 North, Range 8 East, (Commission District 3).

SUMMARY:

This case has been tabled due to insufficient noticing.

NBC-1

Daniel "Danny" Mayfield
Commissioner, District 1
Miguel M. Chavez
Commissioner, District 2
Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4
Liz Stefanics
Commissioner, District 5
Katherine Miller
County Manager

DATE: November 20, 2014

TO: County Development Review Committee

FROM: John Lovato, Development Review Specialist Sr.

VIA: Penny Ellis-Green, Growth Management Director
Vicki Lucero, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF.: CDRC CASE # V 14-5310 Patrick Lysaght Variance

ISSUE:

Patrick Lysaght, Applicant, requests a variance of Article VII, Section 3.4.1.c.1.c (No Build Areas) to allow the construction of an accessory structure on slopes greater than 30%, a variance of Article VII, Section 3.4.1.d.6 (Development Site), to allow the finished floor of a structure to exceed (5') above natural grade, and a variance of Article III, Section 2.3.6.b.1 (Height Restrictions), to allow the accessory structure to exceed the 18' height limitations for structures on a 15% slope or greater.

The Property Is Located At 11 Via Vecino In The Traditional Community of Tesuque, Within Section 31, Township 18 North Range 10 East, (Commission District 1).

SUMMARY:

This case is being tabled due to insufficient notice.

NB0-1

Daniel "Danny" Mayfield
Commissioner, District 1
Miguel M. Chavez
Commissioner, District 2
Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4
Liz Stefanics
Commissioner, District 5
Katherine Miller
County Manager

DATE: November 20, 2014

TO: County Development Review Committee

FROM: Jose E. Larrañaga, Development Review Team Leader

VIA: Penny Ellis-Green, Growth Management Director *PEG*
Vicki Lucero, Building and Development Services Manager *VL*
Wayne Dalton, Building and Development Services Supervisor *W.D.*

FILE REF.: CDRC CASE # V/ZAS 10-5352 Rio Santa Fe Business Park

ISSUE:

Peña Blanca Partnership, Applicant, Jim Siebert, Agent, request a Master Plan Zoning Amendment to an existing Zoning approval and Preliminary and Final Plat and Development Plan approval to create four (4) commercial lots on a 34.44 ± acre parcel to be utilized as a Commercial/Industrial use. The Applicant also requests a variance of Ordinance 2008-10, Section 4.2 (Flood Damage Prevention & Stormwater Management) to allow access to the development which is absent all weather access. The property is located at 54 Colony Drive, North West of N.M. 599, North of Paseo De River, within Section 10, Township 16 North, Range 8 East, (Commission District 2).

SUMMARY:

Staff has requested supplemental material for this Application therefore this case is being tabled to allow the Applicant a reasonable amount of time to submit the material requested.

NBE-1

Daniel "Danny" Mayfield
Commissioner, District 1
Miguel M. Chavez
Commissioner, District 2
Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4
Liz Stefanics
Commissioner, District 5
Katherine Miller
County Manager

DATE: November 20, 2014

TO: County Development Review Committee

FROM: Vicente Archuleta, Development Review Team Leader *VA*

VIA: Penny Ellis-Green, Growth Management Director *PEG*
Vicki Lucero, Building and Development Services Manager *VL*
Wayne Dalton, Building and Development Services Supervisor *WD*

FILE REF.: CDRC CASE # Z 06-5033 Village at Galisteo Basin Preserve ("Trenza") Master Plan Amendment

ISSUE:

Commonweal Conservancy (Ted Harrison), Applicant, requests a Master Plan Amendment to a previously approved Master Plan to reconfigure the Planning Envelope from 10,360 acres to 3,560 acres, to reduce the size of the development from 965 dwelling units and 150,000 square feet of commercial and civic land uses to 450 dwelling units and 88,500 square feet of mixed use, commercial and civic land uses, a green cemetery and a 60-seat outdoor amphitheater. The Applicant also requests a modification of the original five phase development to six phases that would take place over a period of 12 years.

The property is located south of Eldorado, west off US 285, south of the Railroad tracks, within Sections 1, 3, 11-14 23 and 24, Township 14 North, Range 9 East; Sections 5-7 and 18, Township 14 North, Range 10 East; Sections 34-36, Township 15 North, Range 9 East; and Sections 30 and 31, Township 15 North, Range 10 East (Commission District 5).

Vicinity Map:



102 Grant Avenue · P.O. Box 276 · Santa Fe, New Mexico 87504-0276 · 505-986-6200 ·
FAX: 505-995-2740 www.santafecountynm.gov

SUMMARY:

On June 12, 2007, the Board of County Commissioners (BCC) granted Master Plan Zoning approval for a mixed-use development consisting of 965 residential units; 150,000 sq. ft. of commercial, institutional, educational, and recreational land uses; and open space, parks, and trails on 10,316 acres.

On February 9, 2010, the BCC granted Preliminary Plat and Development Plan approval for Phase I of the referenced subdivision (refer to February 9, 2010 BCC Meeting Minutes as Exhibit "5") which consisted of 131 single family residential lots and 3 multi-family residential lots for a total of 149 residential units, and 5 non-residential lots within a 60 acre development envelope. This approval was set to expire on February 9, 2012.

On December 13, 2011, the BCC granted a 36-month Time Extension of the previously approved Preliminary Plat and Development Plan for Phase 1 which consists of 131 single family residential lots, three (3) multi-family residential lots for a total of 149 residential units and five (5) non-residential lots within a 60 acre development envelope within the 10,316 acre area (refer to December 13, 2011 BCC Meeting Minutes as Exhibit"4"). This time extension is set to expire on Feb 9, 2015. A new Preliminary and Final Plat conforming to the Master Plan will need to be submitted.

The Applicant now requests a Master Plan Amendment to reconfigure the Planning Envelope from 10,360 acres to 3,560 acres, to reduce the size of the development from 965 dwelling units and 150,000 square feet of commercial and civic land uses to 450 dwelling units and 88,500 square feet of mixed use, commercial and civic land uses, a green cemetery and a 60-seat outdoor amphitheater. The Applicant also requests a revision of the original five phase development to six phases that would take place over a period of 12 years.

The Applicant states: "In the face of a deep and protracted economic recession, Commonweal has been re-evaluating its economic opportunities and development ambitions for Trenz and the larger Galisteo Basin Preserve."

The Applicant proposes to reduce the extent of the original planning envelope from 10,316 acres to 3,560 acres. By constraining the size of the planning envelope, the development's densities will be reduced from their original allowance of 965 dwelling units and 150,000 sq. ft. of commercial and civic land uses to an allowance of 450 dwelling units and lots with 88,500 sq. ft. of mixed-use, commercial and civic land uses. Although, the building envelope is still expected to encompass approximately 235 acres, the density of the development will be reduced relative to the existing approved plan.

Based on the changed size and scale of the proposed development, the project's water budget will be reduced. Specifically the water budget for the development uses will involve a 78-acre-

102 Grant Avenue · P.O. Box 276 · Santa Fe, New Mexico 87504-0276 · 505-986-6200 ·

FAX: 505-995-2740 www.santafecountynm.gov

NSB-FZ

foot allocation for residential uses and 20.45 acre-foot allocation for mixed use, commercial and civic land uses. By this allocation, the proposed water demand at full build-out in 2026 would total 98.45-acre-foot.

The Applicant also requests a modification to the original Master Plan to change the location of the proposed Memorial Landscape (aka "Green Cemetery"). The Memorial Landscape will be relocated slightly south of its current location to an area that will allow for improved access from Morning Star Ridge Road.

The Application includes a revision to the original five-phase development to six phases that would take place over a period of 12 years.

Phase 1 of the development, a residential neighborhood ("North Face") will consist of 11 residential units ranging in size from 750 square feet to 1,450 square feet and an 11-acre Memorial/Green Cemetery, a 60-seat community outdoor performance space/amphitheater and a 10,000 square foot storage facility for the Special Use parcel, which will be located approximately 1/3 mile southeast of the North Face neighborhood. The storage facility will be constructed in two phases. The facility's first 5,000 square feet will be constructed in Phase 1 with the remaining square footage to be constructed in Phase 3.

The following Phases 2 through 6 will consist of the following:

- Phase 2 - 88 residential units and 27,850 sq. ft. of commercial/civic uses;
- Phase 3 - 88 residential units and 27,850 sq. ft. of commercial/civic uses;
- Phase 4 - 88 residential units and 27,800 sq. ft. of commercial/civic uses;
- Phase 5 - 88 residential units; and
- Phase 6 - 87 residential units.

This Application was submitted on May 14, 2014.

Growth Management staff have reviewed this Application for compliance with pertinent Code requirements and finds the project is in compliance with County criteria for Master Plan and Phasing Plan approval.

APPROVAL SOUGHT:

Master Plan Amendment to reconfigure the Planning Envelope from 10,360 acres to 3,560 acres, to reduce the size of the development from 965 dwelling units and 150,000 square feet of commercial and civic land uses to 450 dwelling units and 88,500 square feet of mixed use, commercial and civic land uses, a green cemetery and a 60-seat outdoor amphitheater. The Applicant also requests a revision of the original five phase development to six phases that would take place over a period of 12 years.

**GROWTH MANAGEMENT
AREA:**

Galisteo, SDA-2

LOCATION:

The development is located south of Eldorado, west off US 285, south of the Railroad tracks.

HYDROLOGIC ZONE:

Basin Fringe and Homestead Hydrologic Zone: Basin Fringe - minimum lot size is 50 acres per dwelling unit. Lot size can be reduced to 12.5 acres per dwelling with a 0.25 acre foot per year water restriction. Lot size can be further reduced if water availability is proven to support the increased density or by connection to a community water system.

Homestead – minimum lot size is 160 acres per Dwelling unit Lot size can be reduced to 40 acres per dwelling with a 0.25 acre foot per year per lot water restriction. Lot size can be further reduced if water availability is proven to support increased density or connection to a community water system.

ACCESS AND TRAFFIC:

The site will be accessed off US 84-285 via Astral Valley Road, which is designated a Minor Arterial and is approximately 5-miles south of Eldorado.

NMDOT reviewed the original Master plan and stated no further analysis was required. However, more extensive studies would be required as each phase is submitted for platting and development.

The Santa Fe County Public Works Department had no comments.

FIRE PROTECTION:

The Eldorado Fire District will provide fire protection service to the development. There are three volunteer fire sub-stations located in Eldorado. Station No. 3 is located off of Old Road North and US-285, at the Santa Fe County Transfer Station and is approximately 2.5 miles away.

Water tanks will be strategically placed along the northern boundary of the development. Water mains will be sized to supply fire hydrants at a minimum spacing of 1,000 feet in residential areas and 500 feet near commercial and community structures.

WATER SUPPLY:

Water for the development will be a private community water system served by on-site wells. Storage tanks and lines will be sized to service fire flow and peak domestic demands, a fire flow volume of 1,000 gpm for two hours combined with the flow requirements for peak hour water demand, storage capacity of 750,000 gallons will be required at build-out.

A water budget by phase for the entire development was submitted which describes the average residential useage will be between 0.16 and 0.17 acre-feet per year with 20 acre-feet designated for commercial development. At Master Plan level this summary water budget is acceptable but a better understanding of outdoor water usage will be required for Preliminary and Final Development approval.

LIQUID WASTE:

A centralized wastewater treatment plant will be constructed that will process wastewater, as well as generate tertiary quality effluent for use in outdoor irrigation and limited indoor domestic purposes. Treated effluent will be delivered to lots via pressurized reuse lines. The effluent would also be available for use in on-site drip irrigation systems.

SOLID WASTE:

The Homeowner's Association will contract with a solid waste removal service to serve this development. This condition is noted in the Subdivision Disclosure Statement.

**FLOODPLAIN &
TERRAIN MANAGEMENT:**

The terrain management plan is designed to mitigate the effects of stormwater runoff, soil erosion, and/or wildlife habitat loss that could otherwise result from new development.

Stormwater runoff will be addressed through a combination of “low impact design” such as the limitation of the scale and extent of impervious cover across the site, runoff dispersion, and use of pervious pavement as well as swales, constructed wetlands, and rooftop rainwater harvesting. Traditional engineered solutions could include the design and construction of gutters, drains, culverts and detention ponds.

Slopes on the property range from 0-20+%. Grading will generally not occur on slopes greater than 12%, however grading on slopes greater than 16% may occur only in isolated instances such as in arroyo crossings.

OPEN SPACE:

The Amended Master Plan includes a planning envelope of 3,560 acres. The development will be clustered within a 235-acre area of the larger planning envelope. A village park is proposed at the heart of the Village Center. Neighborhood parks are also proposed which will be connected via an internal trail and pathway network to allow residents access to other parks, open space, and natural areas in “the village”.

There are three trailheads that have been located to offer public access to different sections of the trail, which feature parking areas and signage. The trails will provide mobility throughout the Village, as well as to the communities located to the north, south, and east of the Preserve. At present, the trail system is planned to include at least 50 miles of publicly accessible biking, hiking and equestrian paths.

AFFORDABLE HOUSING:

The Applicant will meet the 15% affordable housing requirement for the proposed 450 unit development which comes out to 68 affordable units, with 17 affordable units in each of the four income tiers.

The Applicant’s Affordable Housing Plan meets the requirements of number and distribution of affordable units proposed, integration, phasing, marketing and sales, product mix and minimum square footage requirements.

The Affordable Housing Plan is acceptable to the Affordable Housing Administrator and can be integrated into an affordable housing agreement that the Applicant must provide as part of its Final Plat and/or Final Development Plan application for the first phase of the project.

The Applicant will integrate affordable units with market units and develop all units with consistent architecture, materials and landscaping. The Final Plat and/or Development Plan for the project and each of its phases must identify the lots that are designated as Affordable Units.

PHASING:

The revision to the original five-phase development to six phases would take place over a period of 12 years.

- Phase 1 – 11 residential units and 5,000 sq. ft. commercial/civic uses;
- Phase 2 – 88 residential units and 27,850 sq. ft. commercial/civic uses;
- Phase 3 – 88 residential units and 27,850 sq. ft. commercial/civic uses;
- Phase 4 – 88 residential units and 27,850 sq. ft. commercial/civic uses;
- Phase 5 – 88 residential units; and
- Phase 6 – 87 residential units.

STAFF RECOMMENDATION:

The Applicant requests a Master Plan Amendment to reconfigure the Planning Envelope from 10,360 acres to 3,560 acres, to reduce the size of the development from 965 dwelling units and 150,000 square feet of commercial and civic land uses to 450 dwelling units and 88,500 square feet of mixed use, commercial and civic land uses, a green cemetery and a 60-seat outdoor amphitheater. The Applicant also requests a revision of the original five phase development to six phases that would take place over a period of 12 years. Therefore, staff recommends approval of the request for Master Plan Amendment subject to the following conditions:

1. The Amended Master Plan must be recorded with the County Clerk's office prior to Preliminary Plat.
2. An Affordable Housing Agreement must be prepared and submitted for consideration by the Board of County Commissioners along with the Final Plat and/or Development Plan for the projects first development phase.
3. The Applicants shall meet all Preliminary and Final Plat and Development Plan requirements for each phase.
4. The Applicants shall construct the Community Water and Community Sewer system with Phase 1.

EXHIBITS:

1. Letter of Request/Developer's Report
2. Developer's Plans
3. Review Agency Letters
4. December 13, 2011 BCC Meeting Minutes
5. February 9, 2010 BCC Meeting Minutes
6. Letter of Support
7. Aerial Photo of Site and Surrounding Areas

Commonweal Conservancy

October 15, 2014

Vicki Lucero
Building and Development Service Manager
Santa Fe County
102 Grant Street
Santa Fe, NM 87501

**RE: Revised Letter of Intent for the Village at Galisteo Basin Preserve (aka
"Trenza") Amended Master Plan**

Dear Vicki:

This letter serves as a revised "letter of intent" associated with Commonweal Conservancy's amended master plan application for the Village at the Galisteo Basin Preserve (aka "Trenza").

In response to Mr. Vicente Archuleta's email dated October 2, 2014, we have attached the following documents and plan drawings for your review and consideration:

- i) a Parks, Open Space and Trails Plan with an accompanying 24 x 36" map showing the Preserve's existing publicly accessible trail network within the proposed Planning Envelope;
- ii) an Affordable Housing Plan; and
- iii) a revised site plan showing the Southern Crescent subdivision lot lines which were not included in Commonweal's initial amended master plan application.

In addition, this letter of intent and its attachments offer background and context for a set of illustrative plans that were submitted to Santa Fe County on June 9 and August 20, 2014 including:

- Revised Master Plan Planning Envelope illustration,
- Updated Water Storage Calculations letter from John Shomaker & Associates (JSAI), dated August 8, 2014,
- Updated Water Budget from BioHabitats, dated August 12, 2014,
- Copy of the well log for Village Well No. 1,
- Letter from the Office of the State Engineer approving Commonweal's water rights transfer application relating to the water demand for Trenza's first phase of development,
- Updated Water Availability Summary memo from Commonweal, dated August 20, 2014,



NB-Pg

- Revised “Bubble Diagram” dated August 14, 2014 with notes that reflect the updated commercial and civic square footage and total water demand for the amended master plan, and
- Revised Phasing Plan dated August 20, 2014 that updates a Plant Nursery/Storage use to Storage Units only in Phase IB.

Collectively, these reports, letters and illustrations constitute Commonwealth’s amended master plan application for your consideration and use.

Development Approval History

Since 2003, Commonwealth Conservancy has advanced an ambitious conservation-based community development initiative known as the Galisteo Basin Preserve.

The Galisteo Basin Preserve is designed to conserve and restore more than 12,700 acres of open space along the northern rim of the Galisteo Basin. Concurrently, the project aspires to demonstrate a new model of environmentally responsible community building – one that incorporates best practices of site planning, low impact engineering, green building and efficient water and energy use.

The Village at the Galisteo Basin Preserve, known as “Trenza,” incorporates a mixed-income, mixed-use development program within a 235-acre development envelope. The tightly configured village development plan proposes a variety of housing types and neighborhoods along with a mix of pedestrian-scale commercial and civic land uses.

The Village at the Galisteo Basin Preserve master plan (hereafter, “Trenza Master Plan”) was recommended for approval by the County Development Review Committee (CDRC) on March 15, 2007. Subsequently, the Trenza Master Plan won approval from the Board of County Commissioners (BCC) on June 12, 2007.

The original Trenza Master Plan envisioned development of a New Urbanist/Traditional Neighborhood Design community of 965 residential units and 150,000 square feet of commercial, educational and civic land uses. The proposed village was sited within a 235-acre development envelope. It was designed to include an extensive network of trails and open spaces within a 10,360-acre planning envelope.

On June 18, 2009, Commonwealth Conservancy secured unanimous approval from the CDRC for Trenza’s Phase I Preliminary Plat. The preliminary plat anticipated development of 149 residential parcels and five non-residential lots within a 60-acre building envelope. Subsequently, Trenza’s Phase I Preliminary Plat received unanimous approval from the BCC on February 9, 2010.

Since 2010, Commonwealth has elected to defer the preparation and submittal of a Phase I Final Plat application. To maintain its development rights, however, Commonwealth secured BCC approval for a three-year extension of its Phase I Preliminary Plat in December 2011.

An Evolving Conservation Development Strategy

In the face of a deep and protracted economic recession, Commonweal has been re-evaluating its economic opportunities and development ambitions for Trenza and the larger Galisteo Basin Preserve.

Among other revisions to the project's original master plan, Commonweal secured approval from Santa Fe County for a series of small lot subdivision plats in areas originally targeted as open space within the 10,360-acre Trenza Master Plan Planning Envelope.

In 2008, three parcels located approximately one mile south of Trenza, known as the East Preserve, were approved for subdivision by the Land Use Division and the County Attorney's Office. In 2009, a Boundary Line Adjustment Plat reconfigured more than seven existing "legal lots of record" in an area known as the Conservation Ranches South. In 2012, an additional 140-acre parcel in the East Preserve was approved for subdivision.

Concurrent with the County's approval of the East Preserve plat in 2008, Commonweal agreed to prepare an amended master plan before proceeding with final plat development approvals for Trenza. A note on the East Preserve Plat memorializes Commonweal's master plan amendment obligation.

Since 2009, sales of East Preserve and Conservation Ranches to conservation buyers have allowed Commonweal to fund its operations, albeit at a reduced scale compared to 2004-07. Revenues from property sales and conservation easement tax credits have also allowed the organization to fulfill its primary debt service obligations to its lenders.

Although the platting and sale of conservation ranches were not part of Trenza's original master plan, sales of carefully sited conservation properties have allowed the organization to maintain its operations while simultaneously sustaining its commitment to landscape-scale conservation outcomes.

Master Plan Amendment Rationale

In an effort to document the organization's evolving land stewardship and community development ambitions for Trenza, Commonweal prepared an amendment to the Master Plan (hereafter, "Amended Master Plan") for consideration by staff and the governing bodies of Santa Fe County.

Herein, Commonweal proposes to reconfigure the Planning Envelope of the Trenza Master Plan to address a perceived change in demand for master planned community development offerings in Santa Fe County. Among other revisions, Commonweal proposes to reduce the extent of the original Planning Envelope from 10,360 acres to 3,560 acres.

By voluntarily constraining the size and scale of the Planning Envelope, Trenza's community development densities will be measurably reduced from their original allowance. That is, rather than pursue development of 965 homes and 150,000 square feet of commercial, and civic land uses, this Amended Master Plan proposes a development allowance of 450 homes and lots, along with 88,500 square feet of mixed use, commercial and civic land uses. Although Trenza's building envelope is still expected to encompass an area of approximately 235-acres – consistent with the original Master Plan approval – the density of development will be measurably reduced relative to the organization's existing approved plan.

Mirroring the changed size and scale of the Amended Master Plan, the project's water budget will be correspondingly reduced. Specifically, the water budget for Trenza's development uses will involve a 78-acre/foot allocation for residential uses and 20.45-acre/feet for mixed use, commercial and civic land uses. By this allocation, Trenza's projected water demand at full build out in 2026 would total 98.45 -acre/feet.

As presented in JSAI's letter report to you and Karen Torres dated August 8, 2014, the available water resources associated with the Amended Master Plan closely reflect the development approvals communicated to the CDRC and BCC in 2007. By crediting water supplies documented by JSAI in 2007 -- along with test well data from Village Well No. 1 and County-approved hydrological zoning credits -- the water available for Trenza's 100-year development horizon totals 147.61 acre/feet per year.

The balance of property associated with the original Trenza Master Plan Planning Envelope includes 6,800 acres (10,360-3,560 = 6,800). For purposes of this application, the 6,800 acres excluded from Commonweal's existing master plan (hereafter, the "Excluded Property") shall be zoned in accordance with Santa Fe County's 2014 mapping and code approval process. Toward that end, Commonweal staff is working with Robert Griego and Tim Cannon of the County's Planning staff to assign zoning classifications on the Excluded Property that are consistent with surrounding land uses, and which advance Commonweal's conservation vision for the Excluded Property, as well as for the larger Preserve.

Other Plan Modifications

A less substantial, but still noteworthy, modification to the original Trenza Master Plan involves a slightly changed location for a proposed Memorial Landscape (aka "Green Cemetery"). As presented, the Memorial Landscape will be relocated to an area that corresponds to an existing legal lot of record (i.e., Lot 9 Southern Crescent) to allow for improved access from Morning Star Ridge Road.

No other elements of the original Trenza Master Plan (i.e., road configurations, water supply, liquid waste system, utility development) are proposed for revision by this Amended master plan application.

Development Phasing Modifications

As you will note, this Amended Master Plan application includes a revision to the original five-phase development program for Trenza. By this application, six phases of

development are proposed that would take place over a period of 12 years. In the initial phase of development, a residential neighborhood known as North Face (see Phase I Preliminary Plat approvals for the Village at the Galisteo Basin Preserve) will include 11 residential units ranging in size from 750 sf to 1,450 sf. The water demand of the residential development is budgeted at 0.16 acre/feet per unit ($11 * 0.16 = 1.74$ ac/ft).

Separately, an 11-acre Memorial Landscape/Green Cemetery is included in the initial phase of development. Given the natural landscape objectives of this component of the project, a water allocation equivalent to a single residence is projected for the cemetery at 0.16 acre/feet per year.

Additionally, a 10,000-square foot storage facility is proposed for the Special Use Storage envelope located approximately 1/3 mile southeast of the North Face neighborhood. The storage facility will be built in two phases. The facility's first 5,000 square feet will be built in Phase 1B with the remaining square footage to be built in Phase 3. The storage facility will be available to residents of Trezza as well as other residents within the US 285/CR 41 corridor (i.e., Eldorado, Lamy, Galisteo). The facility will be supplied with electrical power and a single water tap. The water budget associated with the storage facility's first phase is projected to be a nominal 0.07 ac/ft per year.

Finally, with regard to a Special Use parcel located west of the Southern Crescent neighborhood, a 60-seat community outdoor performance space/amphitheater is proposed for development on an existing legal lot of record (i.e., Lot 8 Southern Crescent). The amphitheater will be supported with a composting toilet facility and a two-faucet hand washing facility. The water budget associated with the amphitheater is expected to be minimal (i.e., 0.003 ac/ft), given the event calendar planned for the facility (i.e., 30 performance/educational/celebration events per year).

Elements of the Master Plan Remaining Unchanged

The following elements of Trezza's original Master Plan submittal are not changing with the amendment application.

Existing Conditions

The development site has not been developed and is still vegetated with piñon and juniper trees, native shrubs and grasses.

Adjacent Properties

The 235-acre development area for Trezza is bounded on the north by the New Moon Overlook neighborhood. The Southern Crescent neighborhood frames the proposed community's southeastern edge. Except for Lots 8 and 9, which are proposed as the location for a 60-seat outdoor amphitheater and a Green Cemetery, respectively, the other 20 lots associated with the South Crescent are not included (nor impacted by) with this Amended Master Plan application. The western boundary of Trezza is framed by vacant open space lands. The eastern edge of the project is bounded by US 84-285.

Access

Access to Trenza is available from two existing roads that intersect US 84-285 approximately five miles south of Eldorado. Primary access will be from Astral Valley Road; secondary/emergency access will be from New Moon Overlook Road. These two access points will be connected through a looped road system within the development. The original Master Plan was submitted to the State Department of Transportation (DOT) and the County Public Works Department for review. The DOT stated that no further analysis was required, however more extensive studies would be required as each phase is submitted for platting and development. The County Public Works Department had no comments.

Fire Protection

The Eldorado Fire District will provide fire protection service to Trenza's homes and residents. Commonweal has proposed to donate land to the Santa Fe County Fire Department concurrently with the development's implementation to facilitate the SFCFD's improved access and support to the project. Primary roads will be developed to a standard that will allow emergency vehicle access to residential neighborhoods from at least two directions.

In addition to its domestic water service purpose, Trenza's water system will provide fire protection to the community. Water tanks will be strategically placed along the northern boundary of the development. Water mains will be sized to supply fire hydrants at a maximum spacing of 1,000 feet in residential areas and 500 feet near commercial and community structures, as specified by the Santa Fe County Fire Department.

As required by the County Fire Department, storage tanks and lines will be sized to service fire flow and peak domestic demands. To accommodate a fire flow volume of 1,000 gpm for two hours – combined with the flow requirements for peak hour water demand – storage capacity of 750,000 gallons will be required at build out.

Liquid Waste

Commonweal is proposing to construct a centralized wastewater treatment plant that would process wastewater, as well as generate tertiary quality effluent for use in outdoor irrigation and limited indoor domestic purposes. As currently conceived, treated effluent would be delivered to lots via pressurized reuse lines. Such water sources would also be available for use in on-site drip irrigation systems.

Dry Utilities

Over the past ten years, Commonweal worked with Public Service of New Mexico to develop three-phase power and natural gas to support the adjoining community of New Moon Overlook. Three-phase power was separately developed along New Moon Overlook Road and Morningstar Ridge Road to support the electrical power needs of the project. As the project develops, a "looped system" may be constructed by PNM to

ensure that power can be assigned to different pathways within the project and across the region. Natural gas may also be extended from the New Moon Overlook to support the fuel requirements of Trenzta.

Solid Waste

Trenzta's future Homeowner's Association will contract with a solid waste removal service to serve the community.

Terrain Management/Landscaping

The terrain management plan for Trenzta is designed to mitigate the effects of stormwater runoff, soil erosion, and/or wildlife habitat loss that could otherwise result from new development.

Stormwater runoff will be addressed through a combination of "low impact design" and traditional engineering techniques. Trenzta's approach to low impact design will include a number of techniques and strategies such as the limitation of the scale and extent of impervious cover across the site, runoff dispersion, and use of pervious pavement as well as swales, constructed wetlands, and rooftop rainwater harvesting. Traditional engineered solutions could include the design and construction of gutters, drains, culverts and detention ponds.

Slopes on the property range from 0-20+%. Except in isolated instances (i.e., special lot circumstances and arroyo crossings), grading will not occur on slopes greater than 12 percent.

Archaeology

An archaeological survey was prepared and submitted to the County for review and approval. The extensive survey and analysis by Southwestern Archaeological Consultants of Santa Fe identified 39 archaeology sites within Trenzta's proposed 235-acre building envelope. Three sites were given archaeological clearance. Thirty-six sites will be overlaid with protective easements and remain undisturbed concurrently with the project's development.

Open Space

The Amended Master Plan includes a planning envelope of 3,560 acres. Trenzta's development will be clustered, however, within a 235-acre area of the larger planning envelope. A community central park is planned for Trenzta's commercial and civic area. Neighborhood parks are also planned to serve individual neighborhoods. Neighborhood parks will be connected via an internal trail and pathway network to allow residents easy access to other parks, open spaces, and natural areas associated with the project.

Trails will facilitate access throughout the village, as well as to communities located to the north, south, and east of the Preserve. At present, the Preserve's trail system supports

25 miles of publically accessible hiking, mountain biking and equestrian uses. The trail network circumscribes Trenza's planned neighborhoods – offering easy access for residents to the larger trail system and open space resources of the Preserve.

In its fullest expression, the Preserve's trail network is planned to include approximately 50 miles of publicly accessible biking, hiking, and equestrian paths. The Property's trail network is also part of a larger recreational initiative that Commonweal Conservancy is championing in central Santa Fe County for hiking, biking, wildlife viewing/bird watching, and equestrian use. This regional recreational initiative is proposed to be a 100-mile trail network that will link the Santa Fe County-owned Petroglyph Hill open space property on the southwestern edge of the Galisteo Basin Preserve, through the Preserve along its publicly accessible trails to the 18-mile Rail Trail that parallels the Santa Fe Southern rail corridor and terminates at the historic railyard in downtown Santa Fe.

Over the last six years, Commonweal has worked with Santa Fe County Open Space and Trails staff to explore opportunities to link the Santa Fe Southern Rail Trail to the Preserve's trail system. In partnership with County staff, Commonweal is committed to connecting the Preserve trails to a regional trail network that will serve Santa Fe County residents and visitors. (See attached Parks, Open Space and Trails Plan for more information.)

Affordable Housing

In conformance with Santa Fe County's Affordable Housing Ordinance, 15 percent of the community's housing -- 68 of the 450 units -- will be affordable to Santa Fe households earning up to 120 percent of SM Area Median Income (AMI). An affordable housing agreement will be required with Phase I Plat/Development Plan application. (See the attached Affordable Housing Plan for more information.)

Closing

I hope that you and your colleagues find this amended master plan application for the Village at the Galisteo Basin Preserve (aka Trenza) consistent and appropriate for the County's community development ambitions for the region. My colleagues and I hope that this narrative and its attachments demonstrate the organization's commitment to protecting the region's open space, wildlife habitat, hydrologic and cultural resources, while concurrently advancing a new model of environmentally responsible community development.

Please feel free to contact me at 505.982.0071 ext 102 or by email at ted.harrison@commonwealconservancy.org during your review of this application.

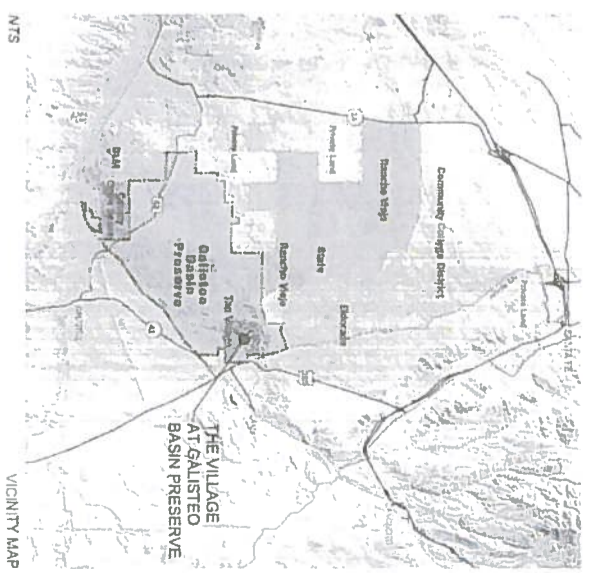
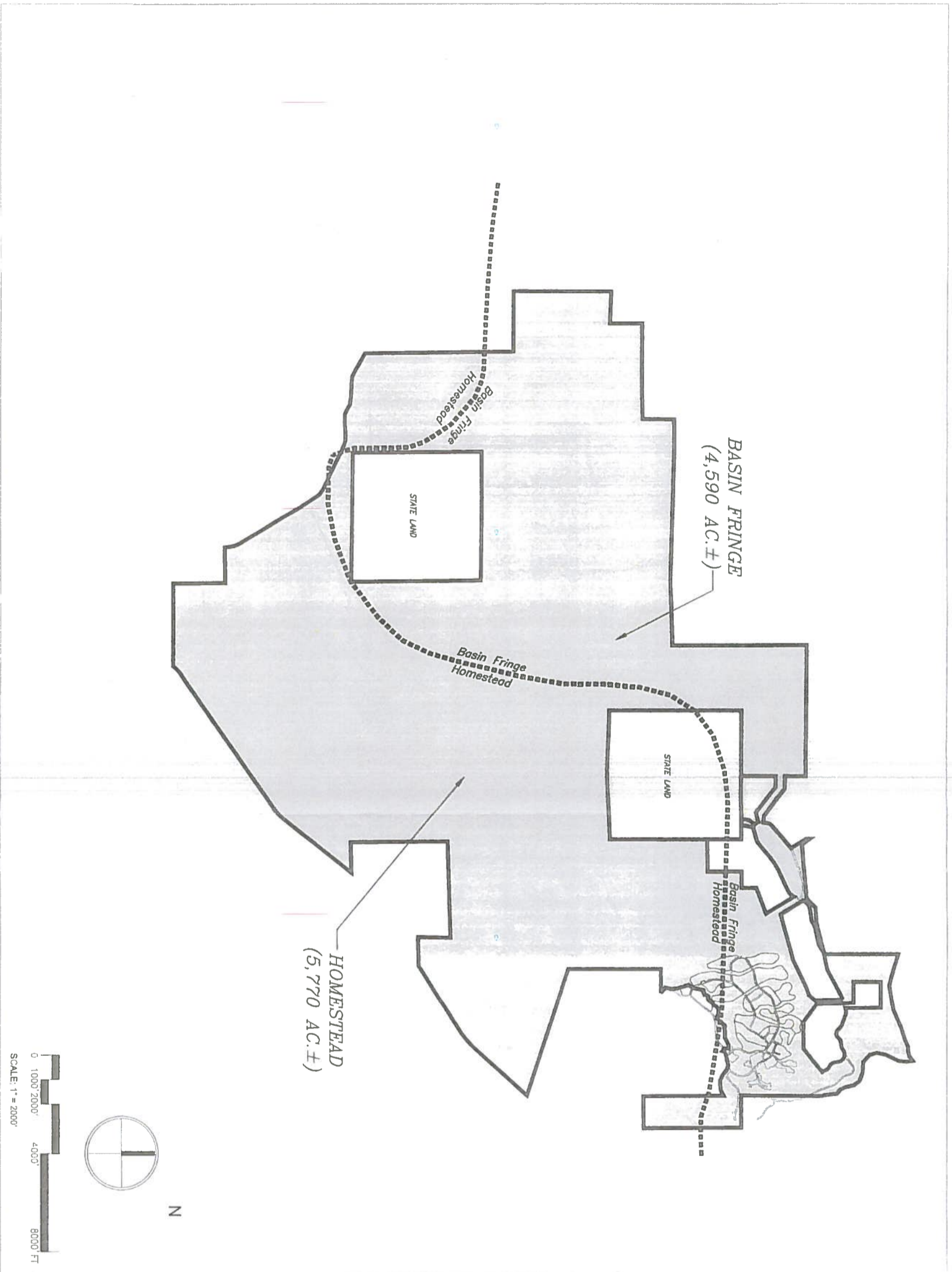
My colleagues and I look forward to presenting this amended master plan application to the Santa Fe County Development Review Committee at its November 20, 2014 hearing.

Sincerely,



Ted O. Harrison
President

ORIGINAL PLANNING ENVELOPE THE VILLAGE (AKA "TRENZA") AT GALISTEO BASIN PRESERVE



Planning Envelope	
HYDROLOGIC ZONE	ACREAGE
Basin Fringe	4,590
Homestead	5,770
TOTAL	10,360

Source: Planning envelope acreages derived from original survey plat maps from Dawson Surveys, Inc. using CAD software.

Commonweal Conservancy
 Santa Fe, New Mexico
 June 9, 2014

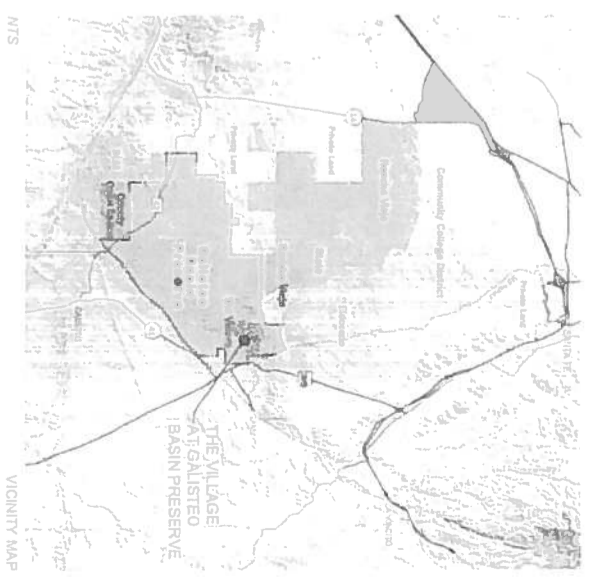
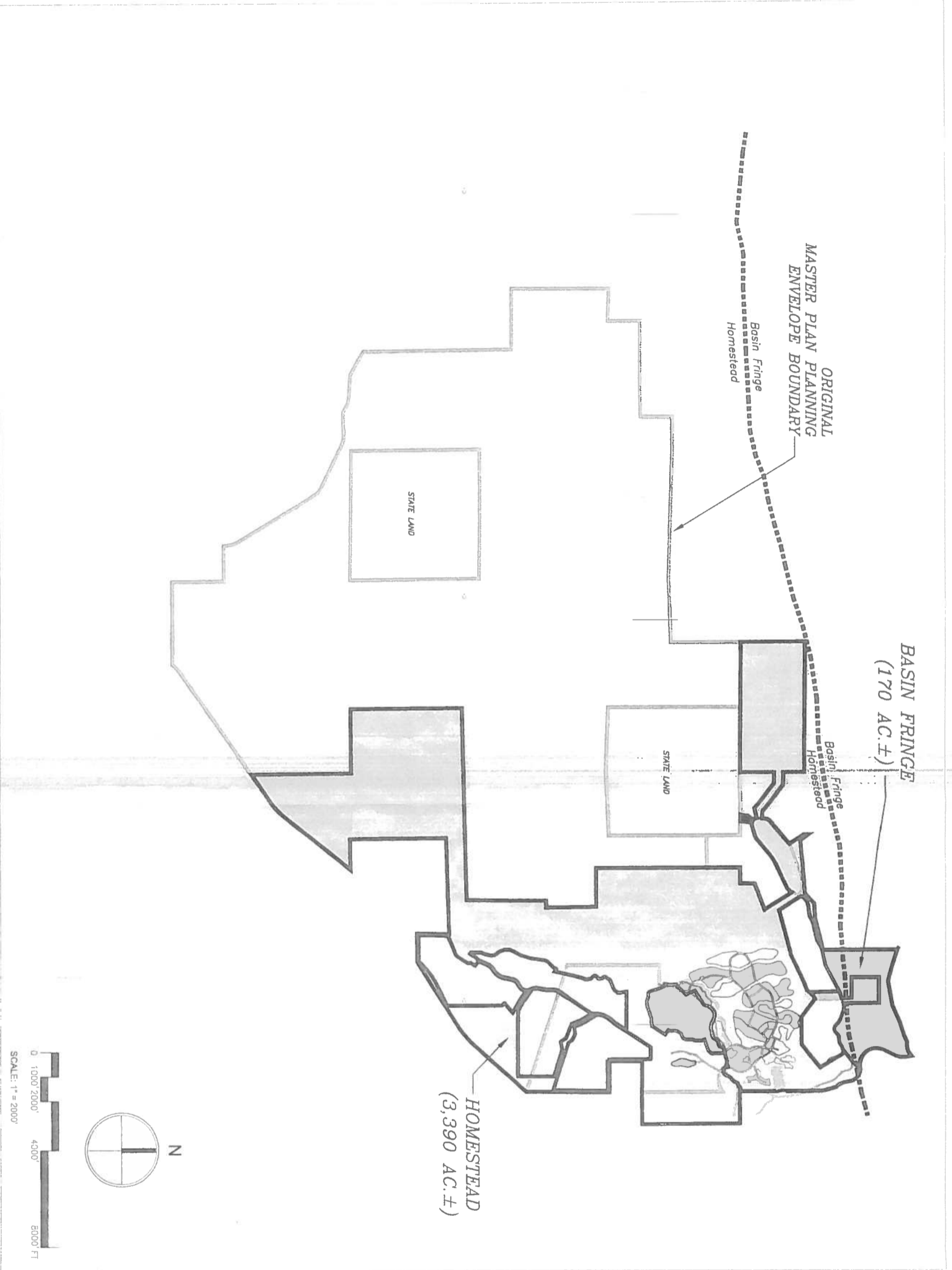
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EXHIBIT

2

NB-F18

PROPOSED PLANNING ENVELOPE THE VILLAGE (AKA "TRENZA") AT GALISTEO BASIN PRESERVE



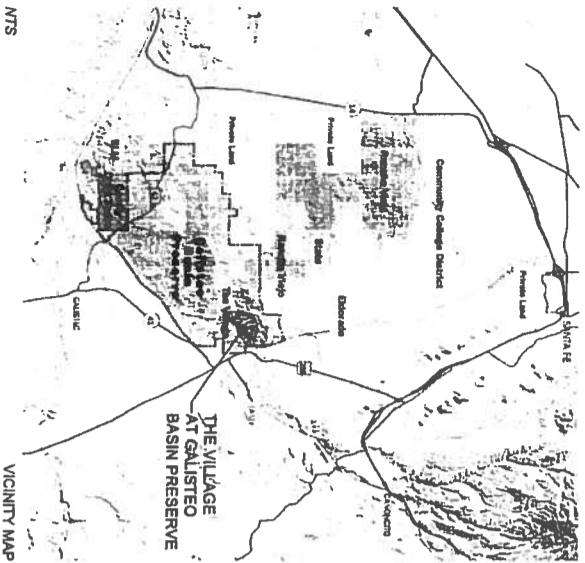
Planning Envelope	
HYDROLOGIC ZONE	ACREAGE
 Basin Fringe	170
 Homestead	3,390
TOTAL	3,560

Source: Planning envelope acreages derived from original survey plat maps from Dawson Surveys, Inc. using CAD software.

Commonweal Conservancy
Santa Fe, New Mexico
June 5, 2014

MASTER PLAN AMENDMENT FOR: THE VILLAGE (AKA "TRENZA") AT GALISTEO BASIN PRESERVE

T15N, R10E, S31

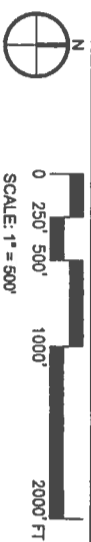
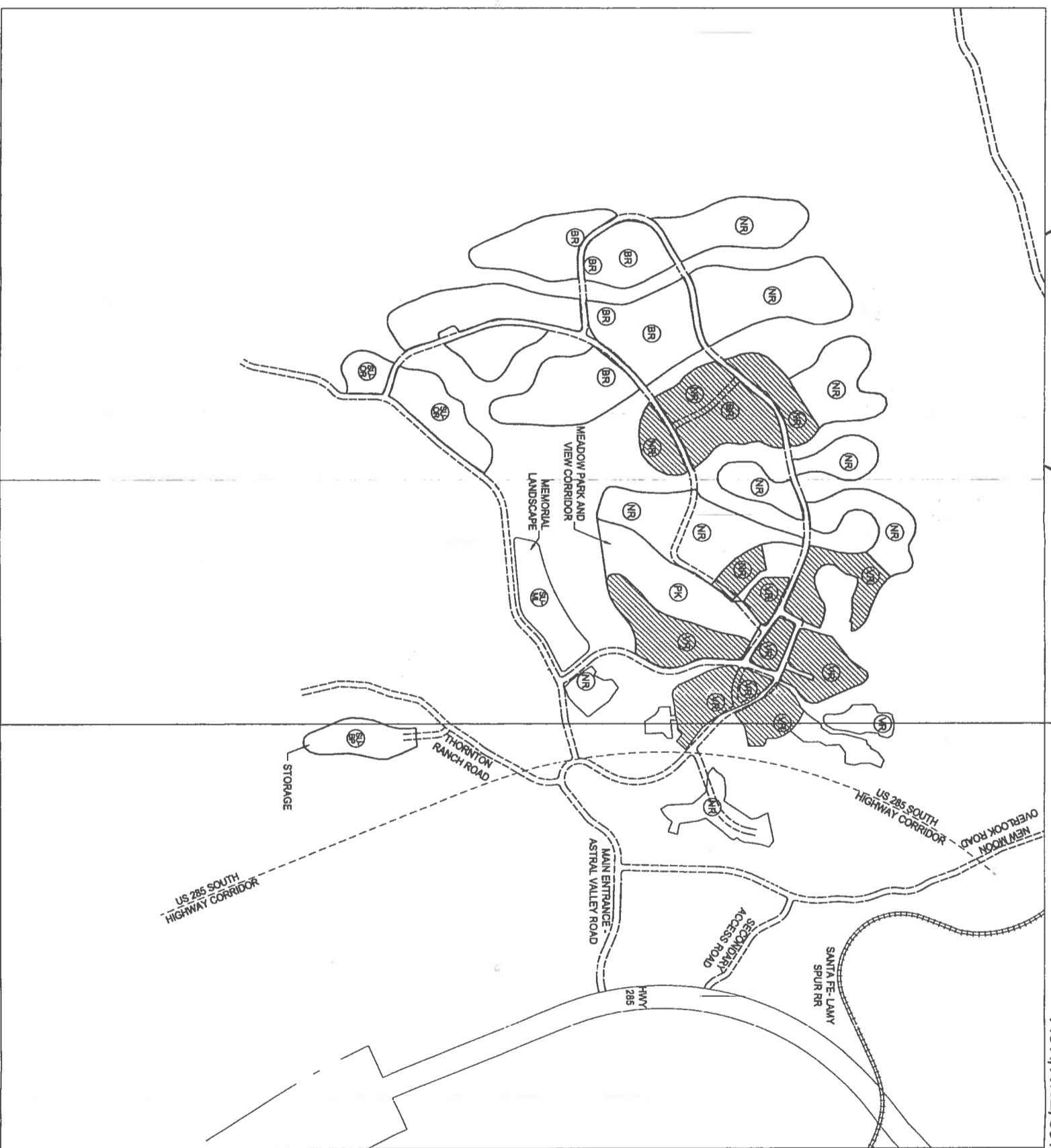


SANTA FE COUNTY NOTES AND CONDITIONS:

1. The developer shall address compliance with the County road standards with the Preliminary Plat/Development application.
2. Development within the US 84-285 Highway Corridor shall comply with the district standards of the US South Highway Corridor Ordinance (Ordinance No. 2005-08).
3. The Village at Galisteo Basin Preserve shall conform to the County's Affordable Housing Ordinance. An affordable housing agreement will be required with the Phase 1 Plat/Development Plan application.
4. A detailed signage and lighting plan will be required with the Phase 1 Plat/Development Plan Submitted.
5. Maximum building height shall not exceed 24 feet.
6. Commonweal Conservancy shall join with the Village of Galisteo in a well monitoring program.

LEGEND

- (DU/AC = Dwelling Units per acre)
- Village Residential (10-25 DU/AC)
 - Neighborhood Residential (5-15 DU/AC)
 - Basin Residential (0-10 DU/AC)
 - Mixed Use (i.e., Cafe, General Store, Post Office, Charter School 37)
 - Parks
 - Special Use Zone Commercial Uses (former borrow pit)
 - Special Use Zone Recreational Uses
 - Special Use Zone Memorial Landscape



PURPOSE STATEMENT:

This Amended Master Plan delineates the approved zoning for Trenza, a mixed use, mixed income community proposed for development in the Galisteo Basin Preserve. Trenza is planned to include 450 residential units and up to 88,500 square feet of commercial, educational and civic land uses, as well as parks, trails and open space on 3,560 acres. UPC# 1-055-085-203-111

NOTES ON MASTER PLAN REVISIONS

1. Subsequent to CDRC and BCC approvals of the Village at the Galisteo Basin Preserve's (aka Trenza) Master Plan in 2007 and the Plan's amendment in 2009, Commonweal Conservancy reconfigured the project's Planning Envelope to better document the organization's evolving land stewardship and community development ambitions for the original 10,350-acre Trenza Master Plan. The reconfigured Planning Envelope reduces the area associated with Trenza's mixed-use community development proposal from 10,350 acres to 3,560 acres.
2. A reconfigured Planning Envelope for Trenza reduces the overall development intensity of the Galisteo Basin Preserve - changing the number of home sites within Trenza's 235-acre development envelope from 955 to 450 units. Additionally, the commercial/civic land uses associated with the project are being reduced to 88,500 square feet -- instead of 150,000 square feet, as originally approved.
3. In response to a changing demand for new community development in Santa Fe County, a reconfigured Planning Envelope and Amended Master Plan will allow the Galisteo Basin Preserve's water resources to be less intensively developed. The water budget for Trenza will be limited to 98.45 acre/feet per year. By this adjustment, the water demand from the larger 10,350-acre Preserve will be reduced from the larger approved 135 acre/feet per year to a significantly lesser amount.
4. The Memorial Landscape envelope was repositioned to conform to the boundaries of an existing legal lot of record, as well as to improve access to the site from the adjoining Morning Star Ridge Road.

CDRC CASE # 2-08-5030
APPROVED BY THE CDRC AT THEIR MEETING OF
MARCH 15, 2007

CDRC CHAIR _____ DATE _____

APPROVED BY THE BCC AT THEIR MEETING OF JUNE 12,
2007

BCC CHAIR _____ DATE _____

COUNTY CLERK _____ DATE _____

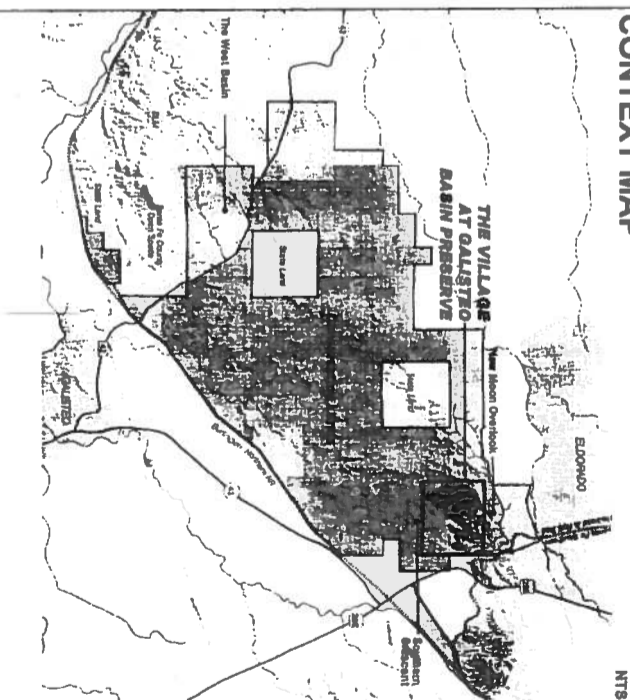
FIRE MARSHALL _____ DATE _____

LAND USE ADMINISTRATOR _____ DATE _____

THIS MASTER PLAN IS OF THE OWNER'S FREE CONSENT

OWNER'S SIGNATURE _____ DATE _____

CONTEXT MAP

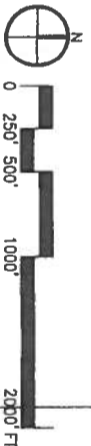


LEGEND

- DU/AC = Dwelling Units per acre)**
- VR** Village Residential (10-25 DU/AC)
- NIR** Neighborhood Residential (5-15 DU/AC)
- BR** Basin Residential (0-10 DU/AC)
- PX** Parks
- SR** Special Use Zone
- CR** Commercial Uses (former borrow pit)
- RL** Recreational Uses
- SL** Special Use Zone
- ML** Memorial Landscape
- DE** Development Envelopes
- MU** Mixed Use (eg. Cafe, General Store, Post Office, School)
- 1** Phase I Development
- 2** Phase II Development
- 3** Phase III Development
- 4** Phase IV Development
- 5** Phase V Development
- 6** Phase VI Development



1 THE VILLAGE (AKA "TRENZA") AT THE GALISTEO BASIN PRESERVE PHASING PLAN



Commonweal Conservancy
 Conservation-Based Community Development
 117 N. Guadalupe Street, Suite C
 Santa Fe, New Mexico 87501
 505.882.0071
 www.commonwealconservancy.org

SiteWorkshop LLC
 Landscape Architecture
 222 Evinia St. Suite 200
 Gretna, VA 98109
 206.285.3008
 www.siteworkshop.net

The Village at the Galisteo Basin Preserve
A Conservation-Based Community Development
 Santa Fe, New Mexico

ISSUE DATE	COUNTY PRELIMINARY REVIEW
1 9/24/07	COUNTY PRELIMINARY REVIEW
2 12/19/07	PROGRESS PRINT
3 2/08/08	PRELIMINARY PLAN SUBMITTAL
4 3/30/08	REVISED
5 8/20/14	REVISED
NO. DATE	DESCRIPTION

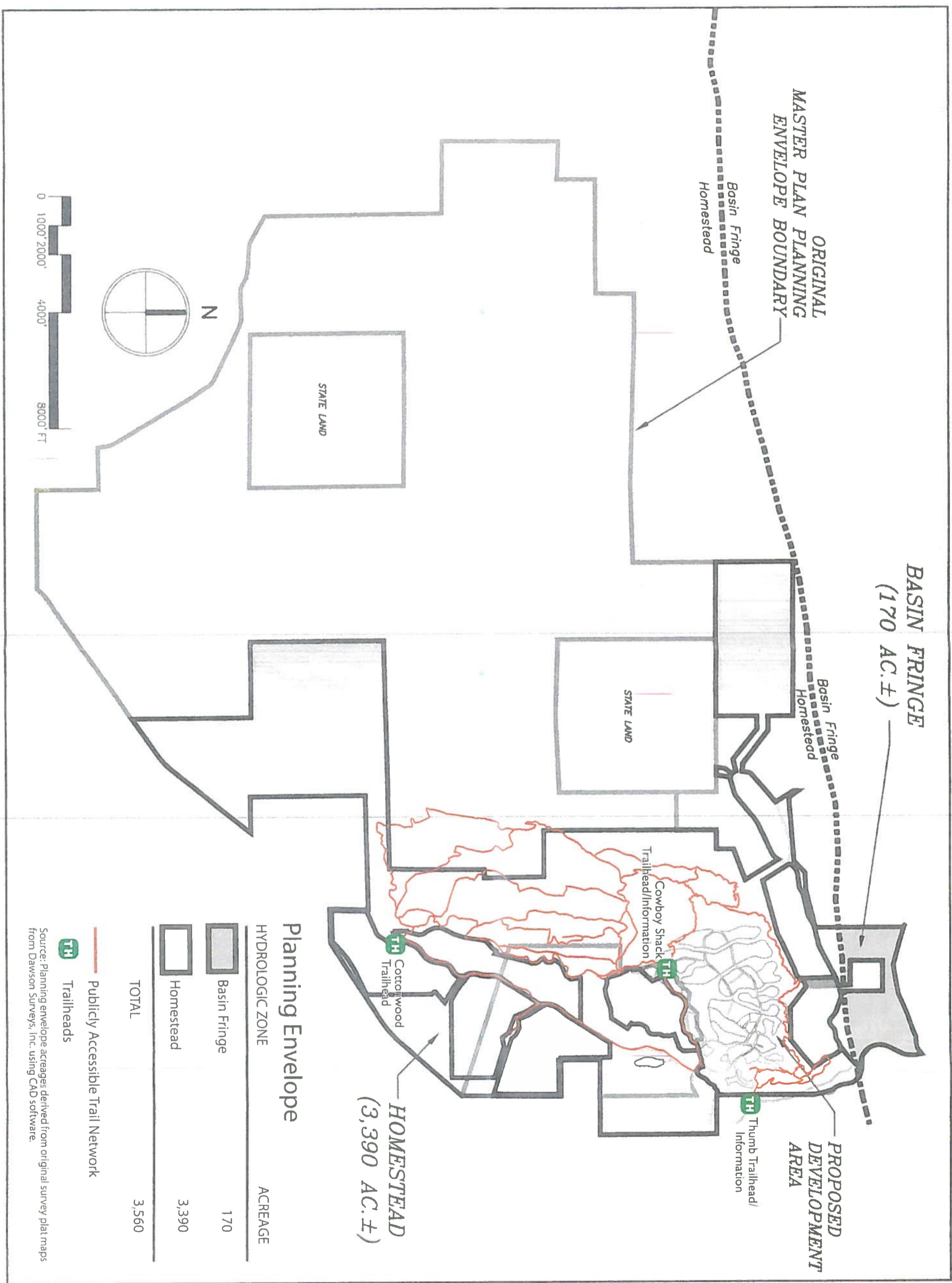
JOB NUMBER:	1094.1
DATE:	2/08/08
DESIGNED:	MB
CHECKED:	MB
DRAWN:	AO/SHE
SCALE:	

PHASING PLAN

T1.06

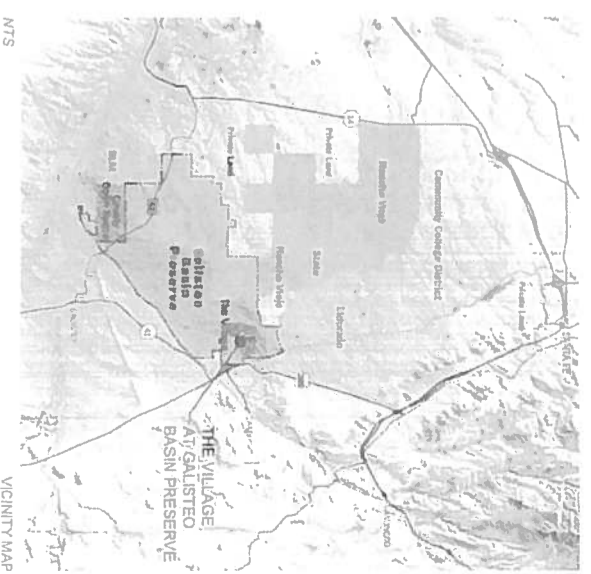
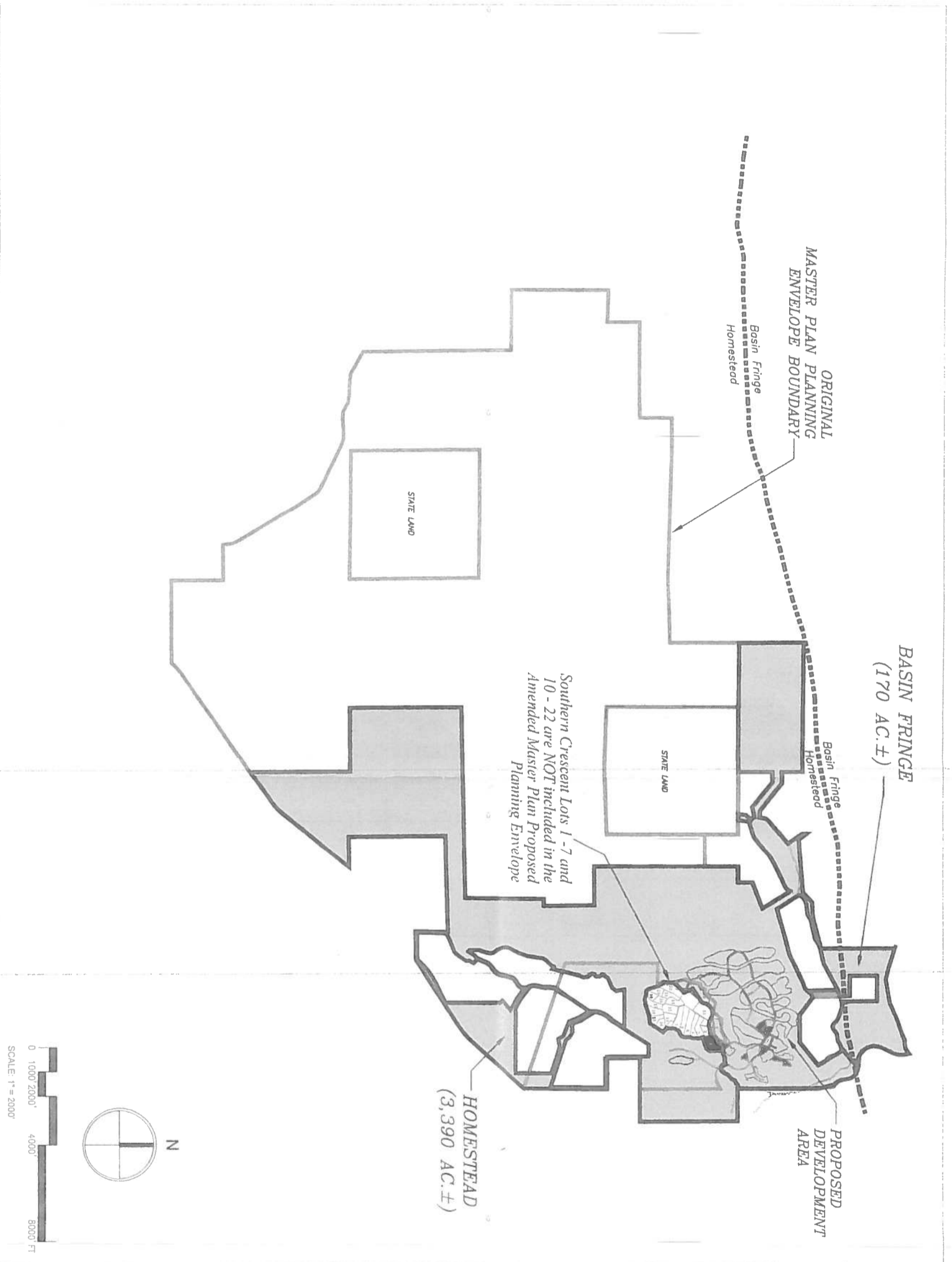
NR-F21



PUBLICLY-ACCESSIBLE TRAIL NETWORK WITHIN THE VILLAGE (AKA "TRENZ") AT GALISTEO BASIN PRESERVE'S AMENDED MASTERPLAN PROPOSED PLANNING ENVELOPE



Source: Planning envelope acreages derived from original survey plat maps from Dawson Surveys, Inc. using CAD software.

AMENDED MASTER PLAN PROPOSED PLANNING ENVELOPE FOR THE VILLAGE (AKA "TRENZA") AT GALISTEO BASIN PRESERVE



Planning Envelope	
HYDROLOGIC ZONE	ACREAGE
 Basin Fringe	170
 Homestead	3,390
TOTAL	3,560

Source: Planning envelope acreages derived from original survey plat maps from Dawson Sturtevant, Inc. using CAD software.

MEMORANDUM

DATE: August 25, 2014

TO: Vicente Archuleta, Development Review Team Leader
Vicki Lucero, Building and Development Services Manager

FROM: Robert Griego, Planning Manager

VIA: Penny Ellis-Green, Growth Management Director

FILE REF.: Village at Galisteo Basin Preserve "Trenza" Master Plan Amendment

ISSUE:

Village at Galisteo Basin Preserve received Master Plan Approval in 2007 and received a Master Plan Amendment in 2009 on 10,360 acres for a mixed-use development consisting of 965 residential units and up to 150,000 sq. ft. of commercial, institutional, educational, and recreational land uses as well as open space, parks, and trails. The Master Plan established the development project within a 235 acre development area.

The project is now identified as "Trenza Master Plan". This project is proposing to reduce the approved Master Plan from 10,360 acres to 3,560 acres and reducing the total number of residential units from 965 to 450 units within the 235 acre development area.

Staff Analysis:

1. The application to amend the master plan proposes to:
 - a. reconfigure and reduce the area, (10,360 acres), to 3,560 acres.
 - b. Develop 450 units and 88,500 sq ft of commercial/civic development within a 235 acre development envelop on the reconfigured/ reduced area of 3,560 acres. The residential gross density will be approximately 1 unit per 7 acres and the net residential density will be approx. 1 unit per .5 acres. Proposed densities within the development envelop range from 1 to 25 units per acre suggesting a variety of housing types and compact development.
2. The Proposed Master Plan Amendment would result in the remaining 6,800 acres of the existing Master Plan to be without a Master Plan. The remaining acreage without a Master Plan would revert to the underlying hydrogic zones until such time as the SLDC Zoning Map is approved
3. Affordable Housing----The developer has not submitted an affordable housing plan.
4. The adopted master plan (2007) was not concurrently amended to accommodate residential subdivisions administratively approved in 2008-2009.



NB-F24

RECOMMENDATION:

Staff recommends approval with the following conditions:

1. The Affordable Housing Plan will need to be approved as a condition for the Master Plan Amendment.
2. Any zoning request for the “remainder” areas should be submitted as a separate application following zoning procedures, (master plan process if application is made under the 1996-10 or rezoning process if application is made under the SLDC – zoning assignments on the Zone Map Adoption Draft should not be the result of individual petitions).
3. Master Plan needs to address residential subdivisions administratively approved in 2008-2009.

NB-F25

Daniel "Danny" Mayfield
Commissioner, District 1
Miguel M. Chavez
Commissioner, District 2
Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4
Liz Stefanius
Commissioner, District 5
Katherine Miller
County Manager

September 16, 2014

To: Vicente Archuleta, Development Review Team Leader
From: Karen Torres, County Hydrologist

Re: CDRRC Case # 06-5033 Village at Galisteo Basin Preserve (aka "Trenza") Master Plan Amendment.

The subject master plan amendment was reviewed for technical accuracy and compliance with the SFC Land Development Code. The applicant has met the code requirements for Master Plan. Additional submittals necessary for Preliminary and Final Development Plan are outlined in this conclusions of this memo.

Project Description

The applicant is requesting an amendment to existing master plan approved by the BCC in June of 2007. The amendment proposed a reduction in the original residential development from 965 to 450 dwelling units and a reduction in area designated as mixed use, commercial and civic land from 150,000 to 65,000 square feet. The development will be served by the creation of a new community water and sewer system. Phase I of this development includes 11 residential dwelling units, an 11 acre Memorial Landscape / Green Cemetery and a 10,000 square foot nursery /storage facility with an estimated water budget of 1.97 acre-feet.

Master Plan Requirements for Water

Article V, Section 5.2.2 g, Master Plan Procedures, as amended by Ordinance 2005-2, requires a master plan report to include the following:

1. A preliminary water supply plan and liquid waste disposal plan which identifies the source of water, water budget by phase and water conservation plan.
2. Submission of a water supply plan for the first sustainable phase of development, as required by Article VII, Section 6 of the Code. Water right permits are not required for master plan but sufficient written documentation that water rights are available for Phase I of the development is required.

Article VII, Section 6 – Phase I Only Water Supply Plan Requirements for Master Plan

Article VII, Section 6.2 entitled General Requirements and Submittals for a Water Supply Plan sets forth requirements based on the type and scale of the development. Table 7.4, entitled Required Code Sections for Water Supply, states subdivisions required to have community water systems as listed on Article V Section 9 Table 5.1, which applies to the subject development, is required to submit a water supply plan which consists of submittals compliant with the following code requirements:

1. *Article VII, Section 6.2.2 entitled "Required Water Right Permits"*
2. *Article VII, Section 6.3 Community Water Systems*
3. *Article VII, Section 6.4.1 entitled "Requirements for Water Availability Assessments"*
4. *Article VII, Section 6.5 entitled "Water Quality"*
5. *Article VII, Section 6.6 entitled "Water Conservation"*
6. *Article VII, Section 6.7 entitled "Fire Protection"*

Each code section will be addressed separately as to compliance for Phase I only. Subsequent phases will require a separate review by county staff.

Article VII, Section 6.2.2 entitled "Required Water Right Permits"

This article states for all subdivisions containing 20 or more parcels any one of which are 2 acres or less in size, the subdivider shall provide proof that the person providing water has a valid water right permit.

The Office of the State Engineer approved Permit No. SP-1121-N-A into RG-88989 et al on March 21st, 2014. This allows for the diversion of 5.0 acre-feet of water with a consumptive use of 2.1 acre-feet per year from one existing (Village Well No. 1) and three proposed wells. The Purpose of Use was approved for domestic, livestock, irrigation, municipal and commercial purposes and has a priority date of October 26, 1940. There are sufficient water rights permitted in well RG-88989 aka Village Well No. 1 to serve Phase I of this development.

This code requirement for water right permits has been met for Phase I of this development.

Article VII, Section 6.3: Water Supply Plan - Community Water Systems

This article states community water systems shall be required for subdivisions according to the number and size of lots as indicated in Article V Section 9.3, Table 5.1. From Table 5.1 developments that propose between 100+ lots between the size of less than 1 acre to 10.0 acres are required to have a community water and sewer system to serve the project. The code has specific requirements for submittals and review of community systems as follows:

Requirements for Community Water Systems under Article VII, Section 6.3.1

- 6.3.1a: When a community water system is required, the developer shall provide water from existing or proposed water supply systems for domestic use, fire protection, and any other use that the developer proposes.
- 6.3.1b: The developer shall provide for the completion of the proposed water supply systems, in accordance with applicable minimum design standards of the New Mexico Environment Department and the Construction Industries Division.
- 6.3.1c: The developer shall meet fire flow requirements set forth in Article VII Section 6.7.
- 6.3.1d: The developer shall provide sufficient potable water for full development of all properties within the proposed development.
- 6.3.1e: If the development is in a Traditional Community District, the community water system shall be designed to minimize the use of local water resources. The applicant shall obtain water rights as the State Engineer requires. The community water system shall be consistent with the Local Land Use and Utility Plan, if any.
- 6.3.1f: All distribution mains shall be a minimum of six inches in diameter
- 6.3.1g: It shall be noted on the final plat and plans and in the covenants and disclosure statement that the drilling or use of individual or shared wells is strictly prohibited.
- 6.3.1h: The developer shall meet all applicable requirements of the Public Utility Act Articles 1 through 6 and 8 through 13 of Chapter 62 NMSA 1978.

Submittals for Community Water Systems Article VII, Section 6.3.2

The applicant shall submit a water supply plan which demonstrates that the [water] system will comply with the requirements of Section 6.3.1 of Article VII. The water supply plan shall be prepared by or under the supervision of a professional engineer and shall include the following:

- 6.3.2a: Information showing the volume and peak rate of production of water required for each month to supply each use at full use of the development
- 6.3.2b: Plans and specifications for production or diversion, storage and distribution facilities and a time schedule for their completion, prepared by or under the supervision of a registered professional engineer.
- 6.3.2c: A legal description of the location of all construction easements and right-of-way necessary for the installation of the water supply system.

6.3.2d: Well plans indicating casing diameter, total depth, screened interval and proposed pump setting.

6.3.2e: An agreement providing for:

- i. The construction and operation of the water supply system as shown in the plat documents and plans
- ii. Collateral, in the form of a performance bond or other means, adequately assure the complete construction and operation of the system in accordance with design and time specifications.
- iii. Certification of the operator of the system
- iv. Involvement as prescribed in the plat documents of a Homeowner's Association, Mutual Domestic Association, or non-profit corporation for the purpose of operation and maintenance of the system.

6.3.2f: If the developer is within a declared basin, the applicant shall obtain a valid water right permit issued by the State Engineer pursuant to Section 6.2.2 of this section.

Though Article VII Section 6.3 code section is technically part of the submittal of a Water Supply Plan for Phase I of this development but it is recommended these items be addressed by the applicant at Preliminary and Final Development Plan approval.

Requirements for Water Availability Assessments - Article VII, Section 6.4.1

Article VII Section 6.4.1a states "For developments where the source of water will be a new community well and community water system permitted pursuant to Section 72-12-3 the applicant shall demonstrate a one hundred year supply and shall submit a geohydrologic report and other information in accordance with Article VII Section 6.4.2 or a reconnaissance water availability assessment in accordance with Section 6.4.6 if applicable."

Water Availability Assessments For New Community Wells and Community Water Systems - Article VII, Section 6.4.2,

Article VII, Section 6.4.2 states the applicant shall submit a water availability assessment, this is only required for the first sustainable phase of the development at Master Plan Level. Such an assessment includes the following:

6.4.2a - Geohydrologic Report Demonstration of Physical Water Overview

A comprehensive geohydrologic report entitled "Hydrologic Report for the Galisteo Basin Preserve, Santa Fe County, New Mexico September 2006" was initially submitted to demonstrate water availability. Portions of this report were subsequently amended 5 times to reflect new data and/or changes to the original master plan. Based on the June 8, 2007 letter by JS&A to Ted Harrison regarding results from drilling, construction, and testing an exploratory well full scale production well (Village Well #1) at the Galisteo Basin Preserve a production of 50 gpm and the drilling of three additional wells was recommended.

The applicant has met this requirement Article VII Section 6.4.2a for Phase I.

6.4.2b - Sufficient Exploratory Wells

For type II subdivisions, one exploratory well shall be made within the development.

The applicant has met this requirement Article VII Section 6.4.2b for Phase I.

6.4.2c – Calculated 100 year schedule of effects (Amended by Ordinance 2005-2)

Calculations of 100 year drawdown were described in the June 8, 2007 letter by JS&A to Ted Harrison regarding the Village Well #1. It appears the OSE methodology was used based on the Morrison criteria not requirements of the SFC Land Development Code. Based on this method a sustainable production of 50 gpm for 100 years was estimated. Due to the small amount of water required for Phase I (1.97 acre-foot) of this development this method is acceptable but additional calculations of regional decline, drawdown on adjoining properties and submission of model runs for staff review is requested for subsequent phases.

The applicant has met the requirement of Article VII Section 6.4.2c for Phase I but submission of model runs used to determine the regional and long-term drawdown is requested for preliminary and final development of subsequent phases.

6.4.2d – Lowest Practical Pumping Level

This section of the code requires an additional 20% reduction of the total available water column calculated in the previous section. Since the 100 year schedule of effects could not be properly verified it cannot be determined at this point if this reduction will impact the proposed production rate of this well. This is not seen as an issue for Phase I of this development due to the low amount of water required but this code section should be addressed for subsequent phases of this development.

The applicant has met the requirement of Article VII Section 6.4.2d for Phase I but updated calculations of lowest practical pumping level is requested for preliminary and final development of subsequent phases.

6.4.2e – Contents of Geohydrologic Report

Based on the original submittal in 2006 and subsequent amendments this code requirement has been met.

6.4.2 f – Density Calculation pursuant to Article III Section 10.2.

On August 8, 2014 a letter to Vicki Lucero from JS&A revised previous calculations for water storage to reflect the revised planning envelope. Through the drilling of the Village Well No. 1 (RG-88989) the applicant's consultant has used the Land Use Code water storage equation to estimate water in storage in an area called Aquifer A. A summary is as follows:

$$\text{Water in Storage} = \text{Acres of Land (340)} \times \text{Specific Yield (0.09)} \times \text{Saturated Thickness (448)} \times \text{Reliability Factor (1.0)} \times \text{Recovery Factor (0.8)} = 10,967 \text{ acre-feet}$$

Availability is defined as storage (10,967 acre-feet)/ acres of land (340) x 100 years = 0.32 acre-foot per acre per year or 109.7 acre-feet per year for 100 years.

Based on this submittal, the applicant has demonstrated sufficient water availability in Aquifer A to serve the proposed development. Water from this area will be conveyed to the development area approximately two miles to the southwest of well RG-88989.

Article VII, Section 6.5 entitled "Water Quality"

Lab report dated May 4th 2007 for the Village Well No 1 shows exceedances for EPA Secondary Drinking Water Standards for fluoride, total dissolved solids, pH.

The applicant is required to disclose in the disclosure statement on water quality the name of the contaminant, the contaminant level, the EPA SMCL, the expected adverse effects and the recommended treatment method. This can be accomplished as part of the Final Development Plan for Phase I.

Article VII, Section 6.6 entitled "Water Conservation"

A water budget by phase for the entire development was submitted for review which describes the average residential usage as 0.16 and 0.17 acre-foot per year with 20 acre-feet designated for commercial development. At master plan level this summary water budget is acceptable but a better understanding of outdoor water usage will be required for preliminary and final development approval.

For Phase I a combination of storage / nursery facility is proposed and has an estimated water usage of 0.07 acre-foot per year. Further clarification of the nursery portion of this facility is requested for review as a part of the submission of the Phase I Preliminary Plat.

Article VII, Section 6.7 entitled "Fire Protection"

This section to be addressed by the County Fire Department.

Conclusions

The applicant has met the code requirements for Master Plan. Additional submittals necessary for Preliminary and Final Development Plan are as follows:

1. **Submission of necessary submittals for Article VII Section 6.3 code section for Phase I of this development with request for Preliminary and Final Development Plat approval.**
2. **The applicant has met the requirement for Article VII Section 6.4.2c for Phase I but submission of model runs used to determine the regional and long-term drawdown is requested for preliminary and final development of subsequent phases.**
3. **The applicant has met the requirement of Article VII Section 6.4.2d for Phase I but updated calculations of lowest practical pumping level is requested for preliminary and final development of subsequent phases.**
4. **The applicant is required to disclose in the disclosure statement on water quality the name of the contaminant, the contaminant level, the EPA SMCL, the expected adverse effects and the recommended treatment method. This can be accomplished as part of the Final Development Plan for Phase I.**
5. **Further clarification of the water demand for the nursery portion of the storage facility described in Phase I is requested for review as a part of the submission of the Phase I Preliminary Plat.**

If you have any questions, please feel free to call me at 992-9871 or email at ktorres@co.santa-fe.nm.us



**Office of Affordable Housing
MEMORANDUM**

DATE: October 24, 2014

TO: Vicente Archuleta, Development Review Team Leader

FROM: Steven Brugger, Affordable Housing Administrator

SUBJECT: Case# S 06-5033 Galisteo Basin Preserve (Trenza) Master Plan Amendment

Summary of Applicant's Affordable Housing Proposal

The Applicant's Affordable Housing Plan proposes to meet the 15% affordable housing requirement for this 450 unit development by building 68 affordable units, with 17 affordable units in each of the required four income tiers: 0-65% Area Median Income (AMI); 66%-80% AMI; 81%-100% AMI and 101%-120% AMI.

The Applicant's Affordable Housing Plan meets the requirements of the Affordable Housing Ordinances 2006-02 and 2012-1 and the Affordable Housing Regulations enabled by Resolution 2010-189 in terms of number and distribution of affordable units proposed, integration, phasing, marketing and sales, product mix, and minimum square footage requirements.

This Affordable Housing Plan is acceptable to the Affordable Housing Administrator and can be integrated into an affordable housing agreement that the Applicant must provide as part of its final plat and/or development application for the first development phase of this project.

Detailed staff comments, by issue area, are presented below along with staff findings highlighted in bold text.

Staff Comments

Number of Affordable Units: Applicant is required to provide 68 affordable units; this number is calculated by applying the 15% affordable housing requirement per Ordinance 2012-1 to this 450 unit project. **In the Affordable Housing Plan, the Applicant has proposed 68 affordable units which meets this requirement.**

the Affordable Housing Plan, the Applicant has stated that each development phase will meet the 15% affordable housing requirement.

Affordable Housing Agreement: An Affordable Housing Agreement must be prepared and submitted for consideration by the Board of County Commissioners along with the final plat and/or development plan for the project's first development phase.



MEMORANDUM

DATE: November 3, 2014

TO: Vicente Archuleta, Development Review Team Leader

FROM: Maria Lohmann, Open Space and Trails Planner
Planning Division, Growth Management Department

VIA: Robert Griego, Planning Division Manager, Growth Management Department

RE: **CASE #S 06-5033 Galisteo Basin Preserve ("Trenza") Master Plan amendment**

I have reviewed the case submittal for technical accuracy and for compliance with the Sustainable Growth Management Plan (SGMP), and I have the following comments:

Background/Summary

- The Trenza Master Plan envisioned development of a New Urbanist/ Traditional Neighborhood community of residential, commercial, educational and civic land uses. It is planned to include an extensive network of trails and open space. The master plan amendment included a parks, trails, and open space plan. This plan includes a robust network of trails, open spaces and parks "designed to cultivate a culture of environmental stewardship." This is consistent with SGMP open space and trails policies.
 - Policy 22.1: New open space and park facilities should be established to match demands of population growth and expansion.
 - Policy 22.2: Protect significant lands including: scenic vistas, environmentally sensitive areas (such as flood hazard areas, hillsides above 11% grade, areas accessible or adjacent to rivers, streams, creeks and springs, acequias, wildlife habitat or migration corridors) and areas of important native vegetation, archaeological, historic, agricultural areas, and ranch lands.
 - Strategy 22.2.1: Open Space that is preserved through clustering of development will be preferentially located on the most environmentally sensitive area of the site and should be interconnected with open space

- on adjacent properties when possible.
- Policy 22.5: Support partnerships with other governmental agencies, Pueblos, non-profits, non-governmental agencies and private interests to permanently protect open space, parks, trails, recreation area, environmentally sensitive and natural resource areas.
- Policy 22.7: Establish an interconnected system of trails and parks, with regional trail and park connections for pedestrians, equestrians and cyclists.
- Policy 22.12: Support community-based stewardship of open spaces, trails and public spaces.
- Additional documents provided by Commonweal Conservancy demonstrate the continued vision for the development.
 - The deed of conservation easement demonstrates a viable connection from Commonweal Conservancy property to County-owned Thornton Ranch Open Space along the Burlington Northern/ NM DOT rail easement.
 - A letter from Ted Harrison assures County staff that while the original plans have changed due to the recession, the new scheme is largely in conformance with the founding vision, in that more than 95% of the land will remain undeveloped and conservation easements will allow for publicly accessible trails.

Recommendations

- Staff recommends approval of the master plan amendment.

XV. A. 4. BCC Case # MIS-06-5032 Trenza Time Extension.
Commonweal Conservancy, Inc., Applicant, Ted Harrison,
Agent, Request a 36-Month Time Extension of the Previously
Approved Preliminary Plat and Development Plan for Phase I
of the Trenza Development (aka the Village at Galisteo Basin
Preserve) Which Consists of 131 Single-Family Resident Lots
and Three Multi-Family Residential Lots for a Total of 149
Residential Units, and Five Non-Residential Lots within a 60
Acre Development Envelope within an Overall 10,000+ Acre
Area. The Property is Located South of Eldorado, West of US
285, within Sections 1, 3-5, 7-15, 17, 20-24, and 27 within
Township 14 North, Range 9 East; Sections 5-7, and 18 within
Township 14 North, Range 10 East; Sections 25 and 34-36,
within Township 15 North, Range 9 East; and Sections 30 and
31, within Township 15 North, Range 10 East (Commission
District 3) Vicki Lucero, Case Manager

CHAIR VIGIL: Vicki Lucero, Case Planner, it's all yours.

VICKI LUCERO (Case Planner): Thank you, Madam Chair. On June 12, 2007 the BCC granted master plan zoning approval for a mixed-use development consisting of 965 residential units, 150,000 square feet of commercial, institutional, educational and recreational land uses, and open space, parks and trails on 10.316 acres.

On February 9, 2010 the BCC granted preliminary plat and development plan approval for Phase I of the referenced subdivision which consisted of 131 single-family residential lots and three multi-family residential lots for a total of 149 residential units and five non-residential lots within a 60-acre development envelope. This approval is set to expire on February 9, 2012.

Article V, Section 5.3.6 of the County Land Development Code states: "An approved or conditionally approved preliminary plat shall expire 24 months after its approval of conditional approval. Prior to the expiration of the preliminary plat the subdivider may request from the Board an extension of the preliminary plat for a period of time not exceeding 36 months.

The Applicants state that since the BCC's approval of the preliminary plat the national and local real estate market has suffered a devastating decline in valuation and demand. Residential development, especially master planned communities have been particularly hard hit. In an effort to protect their development approvals Commonweal is requesting a 36-month extension of its preliminary plat approval. During the extension period the applicant believes that the market for Trenza will have increasingly strong market appeal and financing. A 36-month time extension will allow Commonweal to prepare a master plan amendment and final plat application for Phase I before February of 2015.

SFC CLERK RECORDED 02/02/2012



NB-F37

Recommendation: There have been no major changes in the ordinances that govern this area since the time of the previous approvals for this development. Therefore County staff recommends the BCC grant an extension of the prior approval as requested by the Applicant.

Madam Chair, I just wanted to state for the record that staff has handed out a stack of letters of support for this project. *[Exhibit 5]* Thank you, Madam Chair.

COMMISSIONER STEFANICS: Madam Chair.

CHAIR VIGIL: Commissioner Stefanics.

COMMISSIONER STEFANICS: I'd like to clarify a few things. First of all, today we passed a new ordinance, and Steve, could you clarify whether or not that new ordinance relates to this request?

MR. ROSS: Madam Chair, Commissioner Stefanics, it certainly could, because that ordinance provides for extensions of time just like this in the event of economic circumstance which by resolution we already declared exists. So yes, it could relate to that. There's been no application and there's no resolution under the ordinance to process pursuant to the ordinance, but it certainly is the same issue.

COMMISSIONER STEFANICS: So Madam Chair, Steve, could we actually make a determination tonight different than what's being requested to identify the issue of economic hardship or economic – yes, economic hardship and to grant a four-year extension?

MR. ROSS: Madam Chair, Commissioner Stefanics, we could not probably grant a four-year extension of a preliminary plat because only three years are authorized by the Subdivision Act but aside from that, yes.

CHAIR VIGIL: Steve, on that, doesn't an ordinance take effect 30 days after? Or could we actually approve this tonight?

MR. ROSS: I don't know that you could approve it on those grounds tonight, but you certainly could in 30 days, well before the expiration. And the other thing about the ordinance that was enacted today is it admits approvals to be reinstated, things that have already expired can be revived. That's the word I was looking for, even after they're expired, which is a departure from how we've handled these in the past.

CHAIR VIGIL: So, on that point, let me just finish my line of questioning. Is this case ripe for moving forward with that? And naturally, we're trying to create a larger benefit for you in terms of extension, so don't – that's where we're going. Is it?

MR. ROSS: Well, you couldn't – what we'd need is an application from the developer and a resolution prepared consistent with the resolution and ordinance we passed today. So no, it wouldn't be – you wouldn't want to grant it on those grounds tonight, but you certainly could in 30 days.

CHAIR VIGIL: Okay. Go ahead. I was responding on the point she was giving. I'll give it to you and then you.

COMMISSIONER STEFANICS: So further clarification – thank you, Madam Chair, for your questions. Steve, we could in fact proceed with the request we

SFC CLERK RECORDED 02/02/2012

NB-F38

have in front of us and the project in the future could expire, and they could approach us again with an application for economic hardship.

MR. ROSS: Correct.

COMMISSIONER STEFANICS: Based upon what we passed today.

MR. ROSS: Correct.

COMMISSIONER STEFANICS: Thank you very much. Thank you,

Madam Chair.

CHAIR VIGIL: Okay. Commissioner Holian.

COMMISSIONER HOLIAN: Thank you, Madam Chair. My question was answered.

CHAIR VIGIL: Commissioner Anaya.

COMMISSIONER ANAYA: Madam Chair, I was just going to say this request is before the expiration so it's completely different than what we talked about today because what we talked about today was when a plan expires. Right? Just for clarification.

CHAIR VIGIL: And I think wouldn't the applicant want to come to us before it expired?

COMMISSIONER ANAYA: Right. Right. That's what I'm clarifying, that they're just distinctly different because they haven't expired. I guess my other comment would be, along with what we talked about today in the previous discussion relative to expired plans, there could be other things that the Commission may want the applicant to consider as far as conditions now that might be different that what previously existed, right? We can do that, I guess is what I'm suggesting.

MS. LUCERO: Madam Chair, Commissioner Anaya, that's correct. I also wanted to mention that the applicants will have to come back to the BCC for their final plat approval. So you'll have another opportunity to see the project one more time before the first phase gets approved.

COMMISSIONER ANAYA: So Madam Chair, in our previous approval, and I think it was Commissioner Holian that brought it up. She brought up in a master plan that was claiming hardship, we could still look at the master plan and add conditions if we deemed appropriate, right?

MS. LUCERO: Madam Chair, Commissioner Anaya, and Mr. Ross can jump in and correct me if I'm wrong but it's my understanding that you can add additional conditions at this point if you so choose to as part of the master plan extension.

COMMISSIONER ANAYA: So, Madam Chair, this is a public hearing, right?

CHAIR VIGIL: Yes, it is.

COMMISSIONER ANAYA: So there's a lot of people here from Galisteo; I'd like to hear feedback from them and then I may have some more comments.

CHAIR VIGIL: Okay. Vicki, I think we're going to put you on hold for this. Is the applicant here? And would you like to address the Commission on anything. Good evening, Scott.

SFC CLERK RECORDED 02/02/2012

NB-F39

SCOTT HOEFT: Good evening.

[Duly sworn, Scott Hoeft testified as follows:]

MR. HOEFT: Scott Hoeft, Santa Fe Planning Group, 109 St. Francis, Santa Fe, 87505. Just a point of clarification. The reason why we're here tonight is because we were a little bit uncertain of the ordinance. So what we did was follow proper procedure. Before our case is expired in February of next year we've gone in with an extension, a three-year request. We do have master plan approval that dates back to 2007. We received preliminary plat approval roughly two years ago and that's why we're here this evening requesting an extension due to economic hardship reasons.

The point of clarification, before I turn it over is just simply when we went through this last time we did agree to a condition that you may or may not remember that this development will be subject to the Santa Fe County's Sustainable Development Plan and development code. So that's already one of our conditions. And then we will be back in front of you with a final development plan and plat when the project is ready to proceed. That's all I have for now.

CHAIR VIGIL: Thank you very much. This is a public hearing. Does anyone have questions for Scott?

COMMISSIONER HOLLAN: Madam Chair.

CHAIR VIGIL: Commissioner Hollan.

COMMISSIONER HOLLAN: Thank you, Scott. I just have a question about the water. What is the situation now with the water rights and so on?

MR. HOEFT: The applicant is still proceeding with the process of the water rights transfer to the well. It's still an ongoing process.

COMMISSIONER HOLLAN: Okay. Thank you.

CHAIR VIGIL: This is a public process. Is anyone here to speak on behalf of this project? Anyone against? Okay. Please state your name and address for the record, and you need to be sworn in.

[Duly sworn, J.J. Milder testified as follows:]

J.J. Milder: J.J. Milder, and I live in Galisteo on 52 West Basin Ridge, which is part of the West Basin Preserve, which is part of this larger Commonweal project. I want to speak in support of the extension. I think what you heard from the Galisteo representatives in terms of community values and principles, protecting open space, Commonweal and their plan is very consistent and one of the things that I recognize, and I've worked with Commonweal along with my husband for almost seven years from the time that we bought the land to now our building our permanent residence is that it's an organization with Ted Harrison's leadership of high integrity, very forthright, and I think does a tremendous job of balancing the economic potential gain for the ranching family, recognizing it's almost 17,000 acres of ranch land, and for them to realize their asset value, but balancing the realization of that value with a community and a program that ultimately avails the vast majority of the land to everyone, whether it's trails, what have you, with the recognition of preserving the open space providing low income housing, creating a community all the time, protecting the visual sight lines.

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So I'm very much in support. I think that through the many years and the work of this project that Ted and his team have been very forthright, very conscientious and thorough in their research and communication, obviously water is a concern, and I think there are many other potential projects that might come down the pike where Galisteo and the views are concerned that would be very disturbing. So I just hope that you'll extend.

COMMISSIONER STEFANICS: Thank you very much. This is a public hearing. Is there anyone else that would like to speak in favor of or against? How many people would like to speak? We should swear everybody in at once. Okay, would you all please stand and come forward and our recorder will swear everybody in at once.

[Those wishing to speak were placed under oath.]
[Duly sworn, Fred Milder testified as follows:]

FRED MILDER: Commissioners, I am Fred Milder. I'm the other half of the woman that you just heard speak to you, and I would also like to very strongly support the extension. We were actually the first people to buy land from Commonweal as part of the beginning of their development and ever since that time back in 2005 I believe it was they have done nothing but continue to support what we all value – the viewshed, the open space. They've committed land to hiking trails and equestrian trails in conjunction with their work and the Santa Fe Conservation Trust. They had land eventually bought by the County to help preserve Petroglyph Hill, which is over in our area.

The water testing again and again and again, so basically, I think they share all of our concerns and all of our values and they've done nothing but support those things in their continued development and their continued planning. It's a shame that it hasn't gone faster but such are the economic conditions of today, and I would just support the extension.

COMMISSIONER STEFANICS: Thank you. Next speaker please.
[Previously sworn, Muriel Fariello testified as follows:]

MUREIL FARIELLO: My name is Muriel Fariello. I'm the vice president of the Galisteo Community Association. I'm the secretary-treasurer for the Ranchitos de Galisteo Water Users Association. What I'm here for is not so much to say, don't do this extension but originally when this plan was approved the Commonweal, Ted Harrison, had gotten approval for the Buckman project to provide water for them and I wanted to know what the status of that is. Rather than drill wells up there and pump water down that could affect Galisteo.

COMMISSIONER STEFANICS: Speaking on behalf of the Commission no conditions have changed. So the conditions that were put in place on Commonweal are still in place. Okay? Next person please. There were two more.

[Previously sworn, Rod Hall testified as follows:]

ROD HALL: My name is Rod Hall. I'm the president of the Galisteo Water Association. I have two points. When the original approval happened discussion about water was cut off because the County promised to supply the development with water. We are currently before the State Engineer. A hearing has been stayed over

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technicalities. We're going into mediation Thursday, but we're still arguing about the transfer of water rights, questionable water rights from downstream to upstream. If I remember right, the conditions or the situation that originally happened when you guys approved this was that they would be on County water and not be pumping water out of an area that already has major problems.

One other point that doesn't concern water. I believe there was a condition that was put on the project to change the name and I think they agreed to drop the Galisteo part of the name. From what we've seen they've got a brand new sign that's got Galisteo Basin Preserve.

COMMISSIONER STEFANICS: We'll ask about that in a minute.

MR. HALL: Okay. Thank you.

COMMISSIONER STEFANICS: Great. Thank you. Lucy, I think you're the last person.

[Previously sworn, Lucy Lippard testified as follows:]

LUCY LIPPARD: I'm not going to get into the technicalities but I was on a committee for a couple of years that was dealing with Commonweal in terms of the water and the dangers to Galisteo, and I have never seen a developer bend over backwards to accommodate a village. We thought we had an agreement. A friend of mine that works for the OSE said he'd never heard of a developer having an agreement like that with a community. It gone done in eventually by people who didn't agree. But I just wanted to say that we are all concerned with the water. There's no question. But we couldn't have - we can't be working with a better person to be dealing with it. And I also have to say thank you for the trails, for the open space. It's fantastic. I know a lot of friends of mine spend a lot of time there and so do I. Thank you.

COMMISSIONER STEFANICS: Great. Thank you very much. Now, before I go to the developer, is there anyone else from the community or anybody else in the public who would like to speak for or against. Okay. The public hearing is not closed but what we have had is a question about one of the conditions about changing the name of the project. Could somebody address that?

[Duly sworn, Ted Harrison testified as follows:]

TED HARRISON: Ted Harrison, and my address is 117 North Guadalupe Street, Santa Fe. Madam Chair, members of the Commission, I am the founder and president of Commonweal Conservancy, which is the developer, a word that I still kind of choke on a bit. In terms of the name change, we did change the name of the community which I know was a concern, Commissioner Anaya, of your brother, who was very worried that there would be confusion by using the name as we had in our master plan approval of the Village at the Galisteo Basin Preserve. So the name was changed to Trezza, which means braid, which is an attempt to speak to the many threads of ambition and purpose that are a part of this project. It actually wasn't a condition to change the name of the entire landscape, which we were hoping was celebrating and recognizing the watershed that we're a part of and to attach the very substantial and purposeful label preserve speaks to the many thousands and thousands of acres that are part of the open space that is a driving force of this project.

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So Galisteo Basin Preserve is considered the name and it is signed this way for the larger property, the 13,000 acres, but the village is now known as Trenza. And I think it's part of our application.

COMMISSIONER STEFFANICS: Yes. Thank you very much. The public hearing part of this is now closed and we're now to the Commission for questions or comments.

CHAIR VIGIL: Questions or comments? Commissioner Anaya.

COMMISSIONER ANAYA: Madam Chair, I want to make sure I completely understand the perspectives. So Muriel, if I could ask you to come back up first. You said you have some concerns about water but you're not necessarily opposed to the project? Can you clarify what that means for me?

MS. FARELLO: Well, I'm not in favor of the entire project, because that's 2,000 houses or whatever. I don't know how many houses in the end to Phase III. But I'm in favor of their extension on the basis of the original condition. They waved that paper saying that the County is ready, willing and able to provide water to Commonweal through the Buckman project.

COMMISSIONER ANAYA: We're going to get to that. But you're in support of the master plan?

MS. FARELLO: I would be in support of it. I'm told here tonight that it will come under the Sustainable Growth Development Plan rules and regulations and that's fine with me.

COMMISSIONER ANAYA: I got you. Thanks, Muriel. And then Lucy, if you could come forward. I think I understood you to raise some concerns about water but it sounds like you were supportive of the project overall, or did I miss that?

MS. LIPPARD: Yes, I am supportive of the project overall, by all means. And I know water is always going to be a problem and I hope this gets solved to all our benefits.

COMMISSIONER ANAYA: Okay. And then Rod Hall, Mr. Hall, you commented that you have vast concerns probably about the project overall at any level. Is that appropriate? And also I guess another question for you is did the mutual domestic board take any action associated with this project previously or currently? Or are you speaking as an individual?

MR. HALL: The only action the water association took was to file a protest concerning the water transfer from downstream to upstream.

COMMISSIONER ANAYA: On the Phase I is my understanding?

MR. HALL: Yes, well, their request was for a transfer of 28.5 acre-feet of water, and that's what we filed the protest with the State Engineer.

COMMISSIONER ANAYA: Okay. And thanks, Mr. Hall. Appreciate that. So the applicant and staff, it's my understanding that there was no commitment of the County or condition on the water with Phase I, that they had adequate water. Am I wrong or could you clarify that for me? Thanks, Rod. I appreciate it.

MS. LUCERO: Madam Chair, Commissioner Anaya, Phase I was approved on the basis that the applicant would utilize a couple of onsite wells and establish their own community water system. There was a condition though that would

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require them to connect to the County system prior to preliminary plat approval of Phases II through VI. So Phase I was approved based on them utilizing a couple of onsite wells as their own community water system.

COMMISSIONER ANAYA: Okay. So is everybody clear with that? I think what Mr. Hall brought up is they're contesting the transfer of rights for that particular well but that Phase I was never required as a condition to be part of the County system. Is that right?

MS. LUCERO: That was correct. Yes.
COMMISSIONER ANAYA: And how many acre-feet are we talking about for the first phase?

SHELLEY COBAU (Building & Development Services): Madam Chair, Commissioner Anaya, 27.9 acre-feet. Rod, if I remember correctly, the Village of Galisteo gets 26 feet, or do you get more now? Twenty-six acre-feet for the traditional community system, or 42 1/2. Okay. What are we utilizing right now in Galisteo, of that allocation that we have? We're not using all 42 1/2. Thirty?

MR. HALL: It's between 20 and 30.
COMMISSIONER ANAYA: And I could restate it. There's 42 usable acre-feet within the Galisteo – not Ranchitos, right? We're just talking the traditional community. And we utilize somewhere in the range between 20 and 30 acre-feet annually, but they're still allocated hook-ups; they're not connected. Right? As of yet.

So understanding that this was a previous approval that was made by a prior Commission I can say that there is a concern associated with the aquifer at any time. It doesn't mean that I'm opposed to any project in the community but that we also – we need to be cognizant of what we have as allocated water, especially in a long-standing traditional community and what we're using and what we still have available yet to use. Because we don't know how long we're going to have it if at all. So I think that's a valid point. Was there one other item? Is everybody on the same page still? We're talking about extension of a master plan. We're talking about water that's allocated to a community system only in Phase I and subsequent phases would then have to be connected to a County system.

CHAIR VIGIL: Okay. Any further questions? Has the public hearing been closed?

COMMISSIONER STEFANICS: Yes.
CHAIR VIGIL: Okay. What's the pleasure of the Commission?

COMMISSIONER ANAYA: Madam Chair.

CHAIR VIGIL: Commissioner Anaya.

COMMISSIONER ANAYA: As I understand it, aside from the legal issue associated with what you're doing with the State Engineer which is out of the auspices of the County, are there any other considerations that the applicant would have or any other proposed amendments that could bring some of the separation closer together maybe with some of the concerns that are raised today? Do you have any thoughts? We essentially heard – the majority of what the feedback I heard was there supportive of the project generally. There's still the concern associated with water that Mr. Hall has articulated and I think all of them articulated but generally there seems to be acceptance of the project.

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In the spirit of coordination or additional cohesiveness between the two entities is there anything you would suggest, or thoughts, Mr. Harrison, that you might have?

MR. HOEFT: Commissioner, one thing that we could monitor is just simply the development of the County water line into this area and again, we don't want to make any commitments because we don't know the timing, but if we're out now a couple of years in terms of our development and when we're going to be submitting for final plat and development plan we may be able to catch up to that line at some point. And so that's one action that we need to kind of be monitoring. And I know that the County Public Works Department is beginning to proceed with the design and development of that line. And so that's something that could possibly come together. And I think that we can address that by the time we get to final development plan and plat, when we actually come back in front of this board a couple of years from now, we could kind of see where the development of that line is at.

COMMISSIONER ANAYA: Okay. I appreciate that. I'm going to ask if I could, Madam Chair, a question, and I'd like to hear from some of the residents in Gaisteo. Not just this development but the other development that was approved, the Saddleback Ranch development that was approved by the County. I participated in the discussions as an observer. I wasn't sitting in this chair that I'm sitting in now. And I understand the frustration and heard the issues associated with Saddleback and even some of the concerns articulated with this going back, as far as frustrations.

My question – because I've been getting some different feedback now, and I want to be explicit and clear and I want to hear it from some of the folks that are in this room. In the deliberations on those subdivisions I heard again and again and again that if there was a connection to County water, and if there was a way for projects like that to offset the groundwater that we're pulling out of the aquifer through another source, I heard in those meetings and I'd be happy to go and pull those meetings and pull the exact minutes and when things like that were articulated. I heard that that would be a good thing.

And I'm hearing now from staff that there was a condition and the Village residents are bringing up now that if they hook up to the County water system that that's a good thing. Well, in recent weeks and from some of you in the audience today, tonight, I haven't received that feedback. I've received feedback that's saying what are you doing extending the County water line? I've received that feedback. Why'd you do that? Which goes completely contrary to the feedback that was heard at the Board of County Commissioners and some of the deliberations for the project. So if you don't feel comfortable doing it today and Roger and Anna, maybe this is something you guys can have discussions about as a community later and then bring them back, I'm hearing the opposite now.

And with all due respect, I think we need to vet that discussion and we need to have that discussion, because before it was bringing the County water in and the County is extending a line to the village of Cañoncito because they're in dire need of that line, and I've expressed it in writing and verbally that I believe – I wasn't on the Commission when they did it and it was a bond issue that did it, but I'm supportive that that village of Cañoncito is going to have access to viable water and a water source. And I believe I articulated that to several of you in this room.

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