

MINUTES OF THE
SANTA FE COUNTY
LA BAJADA RANCH STEERING COMMITTEE

March 28, 2013

This meeting of the Santa Fe County La Bajada Ranch Steering Committee was called to order on the above-cited date in the La Cienega Community Center at approximately 3:15 p.m. by Vice Chair Maria DeAnda-Hay.

Roll call indicated the presence of a quorum with the following Board members present:

Members Present:

- Maria DeAnda-Hay, Vice Chair
- Commissioner Kathy Holian
- Eric Blinman
- Jill Cliburn
- Richard Czoski
- Claire Fulenwider
- Jay Lazarus
- John Nye
- Peter Weiss
- Paul White

Member(s) Excused:

- Commissioner Robert Anaya, Chair
- Camilla Bustamante
- Kenneth Pin
- Scott Pittman

Staff Present:

- Mark Hogan, Projects & Facilities Director
- Steve Ross, County Attorney
- Penny Ellis-Green, Growth Management Director
- Beth Mills, Open Space Staff
- Robert Griego, Planning Manager
- Sarah Ijadi, Planning Staff
- Tim Cannon, Planning Staff
- David Griscom, Economic Development Staff
- Steve Brugger, Affordable Housing Coordinator

Others Present:

- J.J. Gonzales
- Carl Dickens
- Linda Grill
- Diane Strauss
- Carmen Quintana
- Charlie C de Baca
- Ross Lockhart
- Anne Murray

[Exhibit 1: Sign-in Sheet]

V. Review Board of County Commission Resolution**VI. Discuss Conceptual Work Plan**

Mr. Hogan read through Resolution No. 2012-106, the enabling resolution that brought the task force into being. He distributed a summary of the master plan. *[Exhibit 2]*

Referring to conservation and development goals, Ms. Fulenwider asked if there were to be differing weights to the criteria listed: Of the 12 factors, which are to have priority?

Mr. White said he understood a survey was done and that 66 percent of the respondents spoke in favor of open space. Ms. Fulenwider said that was not clearly reflected in the criteria.

Ms. Cliburn stated at the previous meeting the steering committee was instructed to take a leadership role. She said providing weights for scoring could be part of that.

Chair DeAnda-Hay agreed that reviewing the survey results was an important task. The La Cienega Community Plan also needs to be taken into account. There is a conceptual work plan but she noticed there was no ranking on the list of goals. Mr. Weiss agreed that should be in their purview. Mr. Ross said everything is open at this point and they can do the weighting. Ms. Fulenwider said that should be done before any RFPs are issued.

Mr. Czoski suggested using the existing master plan as a starting point. Chair DeAnda-Hay reminded the committee that a preliminary report for the Commission is due in August.

Ms. Fulenwider indicated the project can't be viewed in isolation; things like Las Golondrinas should be considered as well.

Mr. White asked if the old master plan of the original potential developers carried over and Mr. Ross said it did.

Mr. Lazarus pointed out that the master plan expires in September and discussion ensued as to whether that was the correct deadline, and whether it would be preferable to renew the plan, amend it first, or start from scratch. Mr. Lazarus mentioned the water portion has changed substantially since the County did not buy the water rights from the developers. Mr. Ross explained that the developers were charging a great deal of money for the rights and since the County has considerable basin rights in its portfolio it was decided not to participate in that part of the purchase.

Mr. Ross noted extensions of master plans are generally granted by the BCC and he recommended not delaying in pursuing that as a priority. An extension would require about 60 days lead-up for noticing whereas an amended master plan could take over six months.

Mr. Czoski summarized the options as starting with the master plan as a baseline, or going by the survey results. Mr. Weiss added they could have a new master plan put in place.

Mr. Ross advised the committee against letting the currently approved plan expire.

Chair DeAnda-Hay suggested extending the plan, becoming familiar with the master plan and survey, and then working on weighting the criteria. Amendments will depend on what the committee sees the property becoming. A timeline can be delineated at the next meeting.

Ms. Cliburn recommended extending the plan then engaging in discussions about amendments.

Mr. Lazarus pointed out that the original master plan was for residential development and it didn't sound like that's what was going to be pursued in the future.

Mr. Blinman asked about the expiration date and Mr. Ross said he would look into it. The possibilities were September 2013 or March 2014.

Mr. Hogan noted that entitlements with intrinsic value come with the previous master plan; therefore it was important not to let that expire.

In response to Mr. Lazarus' question Mr. Ross said the extension could be done without water. Mr. Lazarus said residential is still an option and the water issue needs to be worked out.

Mr. Nye asked if there was a downside to extension and Mr. Ross replied there was not.

It was agreed to have a presentation on the previous master plan at the next meeting. Mr. Blinman stated it would be beneficial to understand what is not possible and which entitlements carry over.

Mr. White asked about how the Sustainable Growth Management Plan and new zoning map figured in. Chair DeAnda-Hay said anything would have to be consistent with those and the pending new code.

Mr. Griego said the area is listed as SDA-2 (Sustainable Development Area-2) and also falls within the La Cienega Community Planning Area. He volunteered to bring maps to the next meeting. Mr. Czoski stated that having maps and overlays was important in getting to know the "universe of issues." Mr. Griego said he and Land Use Administrator Ellis-Green can make a presentation. Mr. Nye indicated it would be good to see what is here and now and what is planned.

Mr. Weiss asked to see the La Cienega Community Plan.

For the benefit of Mr. Nye Mr. Ross explained that the County has sufficient water rights available and chose not to purchase those of the previous owners. He said any transfer is subject to State Engineer approval.

Mr. Lazarus outlined what occurred with the previous application: A deal was struck between the parties and it was subsequently approved.

Chair DeAnda-Hay described the consensus that the committee will review the planning documents, the survey results, previous master plan, La Cienega community plan, and pin down the expiration date deadline. All this will be necessary before starting to gather suggestions and

ideas for use. The conceptual work plan will entail deciding on criteria weighting, soliciting proposals and evaluation.

Mr. Hogan stated \$200,000 has been put aside for programming and design. There are line items for this committee and for remediation, but not for implementation. He noted the County did a land suitability analysis leading to an outline of zoning. Specialists can be consulted if necessary. Mr. White suggested having a consultant on solar farms. Mr. Hogan said that will depend on what the committee decides, adding he has material regarding how proposals will come in.

Mr. Hogan gave a brief overview of the property and environs with findings from the previous master plan, which had roads and utilities mapped in. At some point decisions about infrastructure will have to be made and he encouraged the committee to acquaint themselves with the area to see what is suitable where. Assumptions will come into play and he speculated there could be a design competition.

Referring to the public survey, Chair DeAnda-Hay said four or five items jump out, although the committee can add more as they see fit. Along with the timeline there will need to be estimates of how much staff time will be required.

A discussion ensued about when the next and subsequent meetings should be held. It was decided to hold the next meeting at the same location. Ms. Fulenwider noted that since they are charged with analyzing countywide impacts at some point they should meet at other locales as well. Mr. C de Baca asked that he be consulted in order to reserve the venue.

VII. Matters from the Public

Diane Strauss from the Coalition to Protect Gateways, a state and national organization, asked to be put on the next agenda to give a 15-minute power point presentation. She said she has crossed the property 65 to 80 times and can assist in showing people around and educating them. Mr. Blinman opined that such a presentation would be more appropriate after they had reviewed all the pertinent material, and Chair DeAnda-Hay said it would be more appropriate in a larger, central arena.

Carmen Quintana stated she was a founder of La Herencia, an organization that works with land grants and water rights. She lamented there were no La Cienega natives on the steering committee and urged everyone to read *Trespassers on Our Own Land* by Mike Scarborough. She expressed her opinion that water rights should be adjudicated before any new development takes place, adding she envisioned a place where school children could come as part of a partnership.

La Cienega Valley Association President Carl Dickens mentioned an adjoining property, the Tres Rio Ranch (formerly Gallegos Ranch) is in the process of putting together a master plan and would like to speak to the committee.

Mr. Blinman recommended there be a forum for thematic presentations following establishments of quasi-legal constraints. Ms. Strauss stated there should be a request for national monument status to protect views and culture.

Mr. Lazarus said the committee needs to get traction first, then schedule the information providers.

Ms. Cliburn asked if there could be a blog or website with links to appropriate groups. Mr. Hogan said this is not up yet. Ms. Fulenwider suggested that Ms. Strauss could provide a written summary of her suggestions relative to the project that they could review as soon as possible.

Mr. Weiss suggested more meetings might be necessary since so many people want to provide input.

Mr. Czoski asked if there was a revenue threshold the finished product was expected to meet. Mr. Nye asked if the property was being listed on the MLS and Ms. Strauss said that listing was for the remaining acreage.

Linda Grill thanked all the participants for coming.

IX. Adjournment

Having completed the items on the agenda, declared the meeting adjourned at 5:00 p.m.



Approved by:

Commissioner Robert A. Anaya, Chair
La Bajada Ranch Steering Committee

Geraldine Salazar 6/11/2013
GERALDINE SALAZAR
COUNTY CLERK

Respectfully submitted,
Debbie Doyle
Debbie Doyle, Wordswork



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

LA BAJADA RANCH STEERI
PAGES: 5

I Hereby Certify That This Instrument Was Filed for
Record On The 17TH Day Of June, 2013 at 09:54:38 AM
And Was Duly Recorded as Instrument # 1708991
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Macelle Salazar
Deputy, Geraldine Salazar
County Clerk, Santa Fe, NM