

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

CASE NO. MIS 13-5200
OSHARA VILLAGE MASTER PLAN AMENDMENT
HOMEWISE INC. AND CENTURY BANK, APPLICANTS

ORDER

THIS MATTER came before the Board of County Commissioners ("BCC") for hearing on November 12, 2013, on the Application of Homewise Inc. and Century Bank, (herein after referred to as "the Applicants") for a Master Plan Amendment for the Oshara Village Mixed Use Development. The BCC, having reviewed the Application and supplemental materials, staff reports and having conducted a public hearing, finds that the Application is well-taken and should be granted and makes the following findings of fact and conclusions of law:

1. Article V, Section 5.2.1.b of the County Land Development Code states: "A Master Plan is comprehensive in establishing the scope of a project, yet is less detailed than a Development Plan."

2. On April 30, 2002, the Extraterritorial Zoning Authority (EZA) granted Master Plan approval for a mixed use development formerly known as Oshara Ranch, which consisted of 735 residential units and 1.7 million square feet of commercial space and 246 acres of open space/park/plaza areas on 471 acres to be developed in 8 phases.

3. On October 28, 2004, the EZA granted a Master Plan Amendment to the previously approved Oshara Ranch in order to change the phasing of the project.

4. On January 11, 2004, the Board of County Commissioners (BCC) granted Preliminary Development Plan and Plat approval for Phase I.

5. On June 14, 2005, the BCC granted Final Plat and Development Plan approval for Phase I, which consisted of 175 residential lots and 13,600 sq. ft. of commercial space on 74 lots on a total of 37.78 acres.

6. The Applicant now requests a Master Plan Amendment of the previously approved Master Plan for the Oshara Village mixed use development to rezone 26 live/work lots to 26 residential townhome lots, to rezone 10 live/work lots to 7 residential patio home lots, to rezone 17 commercial lots to 9 residential patio lots and to create 5 residential patio home lots on Tract C which was designated reserved, open space.

7. Article V, Section 5.2.6.b of the County Land Development Code states: "The Code Administrator may approve minor changes to the Master Plan. Any substantial change in land use or any increase in density or intensity of development in the approved Master Plan requires approval by the County Development Review Committee and the Board".

8. The proposed revisions to the Master Plan will not bring the Master Plan out of compliance with applicable County Land Development Code requirements for Master Plans.

9. The property is located in Oshara Village, via Richard S Avenue, within the Community College District, within Section 16, Township 16 North, Range 9 East.

10. In support of the Application, the Applicant submitted a letter of request, proof of ownership, proof of legal lot of record, amended plans and development report.

11. There was 1 member from the public that spoke in favor of this Application.

WHEREFORE, THE BCC HEREBY APPROVES the Application for a Master Plan
Amendment for the Oshara Village Mixed Use Development.

IT IS SO ORDERED:

This Order was approved by the Board of County Commissioners on this _____ day of
_____, 2013.

**BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY**

By: _____
Kathy Holian, Chair

ATTEST:

Geraldine Salazar, County Clerk

APPROVED AS TO FORM:



Stephen C. Ross, County Attorney

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7. c. **CDRC Case # MIS 13-5200 Oshara Village Master Plan Amendment.**
Homewise, Inc. and Century Bank, Applicants, Design Enginuity, Agent, Request a Master Plan Amendment to Rezone 26 Live/Work Lots Into 26 Residential Townhome Lots (Lots 76-85 and 92-107), to Rezone 10 Live/Work Lots to 7 Residential Patio Lots (Lots 145-154) and to Rezone 17 Commercial Lots to 9 Residential Patio Lots (Lots 7-15 and 20-27). The Applicants Also Request to Create 5 Residential Patio Home Lots on Tract C Which Was Designated Reserved, Open Space. The Property is Located in Oshara Village, East of Richards Avenue, within the Community College District, within Section 16, Township 16 North, Range 9 East (Commission District 5)

VICENTE ARCHULETA (Case Manager): Thank you, Madam Chair. On September 19, 2013 the County Development Review Committee recommended approval of a proposed master plan amendment. On April 30, 2002, the Extraterritorial Zoning Authority granted master plan approval for a mixed-use development formerly known as Oshara Ranch. The development consisted of 735 residential units and 1.7 million square feet of commercial space and 246 acres of open space, park plaza areas on 471 acres to be developed in eight phases.

On October 28, 2004, the EZA granted a Master Plan Amendment to the previously approved Oshara Ranch in order to change the phasing of the project. On January 11, 2005, the Board of County Commissioners granted Preliminary Development Plan and Plat approval for Phase I of the Oshara development. ~~On June 14, 2005, the~~ BCC granted Final Plat and Development Plan approval for Phase I of the Oshara Village development which consisted of 175 residential lots and 136,000 square feet of commercial space on 74 lots on a total of 37.78 acres in accordance with the previously approved Master Plan.

Since the time of approval, the necessary infrastructure, including roads and utility lines have been installed and more than 59 homes are occupied within Oshara. In 2008, the nationwide economic downturn greatly impacted the project's execution and the developers could not meet their obligations. The project mortgages were set up so that if the developer failed, the banks would take over ownership of the remaining lots.

The Applicants now request to modify the zoning on Lots 76-85 and 92-107 from 26 live/work lots to 26 residential townhome lots, Lots 145-154 from 10 live/work lots to seven residential patio home lots and Lots 7-15 and 20-27 from 17 commercial lots to nine residential patio home lots. The request also includes approval to create five residential patio home lots on Tract C which was designated as reserved, open space on the original recorded plat.

The primary reason for the request is to address changing market conditions, as they see little market for live-work units or small commercial lots in Oshara. Currently there are 42 live-work lots within Phase I, and under the proposal, 36 of those lots would be developed as 26 residential townhome lots and seven residential patio home lots. The other six would remain live-work lots.

There currently are 23 commercial lots, The Applicants state that 17 of the commercial lots which are located at the far eastern side of the Oshara development site

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are not suitable for commercial projects as they are not visible from the main traffic thoroughfares and are small lots ranging in size from 2,345 to 4,250 square feet. However, patio homebuyers have shown interest in them, given their location adjacent to Oshara's open space. Therefore, the Applicants are proposing to rezone those 17 commercial lots to nine residential patio home lots.

In addition, the Applicants request approval to create five patio home lots on Tract C which was designated as reserved open space. The tracts will front Willow Back Road which is complete with all necessary utilities in the roadway. The lots will have a minimum setback of 350 feet from Richard's Avenue. The project will still provide the required 50 percent open space.

If the requested Master Plan Amendment is granted, the development of the 26 townhomes will proceed promptly, as no lot line or infrastructure modifications would be necessary. The lots for the patio homes are larger than the existing live-work and commercial lots requiring modifications to lot lines and utilities that would require the Applicant to return to the County with a development plan and lot line adjustment plat for this portion of the project as well as a request for Preliminary and Final Plat and Development Plan approval for the five lots being created on Tract C. Overall the net result of the proposed changes would be a six lot decrease in density with respect to the original plan.

Growth Management staff has reviewed the application for compliance with pertinent code requirements and finds the project is in compliance with County criteria for this type of request. Staff and CDRC recommendation is for approval of a Master Plan Amendment to rezone 26 live/work lots to 26 residential townhome lots, rezone 10 live/work lots to seven residential patio home lots, rezone 17 commercial lots to nine residential patio home lots and create five residential patio home lots on Tract C which has been designated reserved open space, subject to the following conditions. Madam Chair, can I enter those conditions into the record?

CHAIR HOLIAN: Yes, you may.

[The conditions are as follows:]

1. The Applicant shall comply with all conditions of the original Master Plan.
2. Amend the Affordable Housing Agreement to identify an additional unit.

CHAIR HOLIAN: Are there any questions for staff? Is the applicant here?
Please be sworn in.

[Duly sworn, Orallynn Guerrerortiz testified as follows:]

ORALYNN GUERRERORTIZ: My name is Orallynn Guerrerortiz and I'm with Design Enginuity. My mailing address is P.O. Box 2758, Santa Fe, New Mexico. With me today are two representatives of my clients. That includes Rob Gibbs of Homewise and Bob Bidol of Century Bank, and we're also lucky to have Beth Detwiler, the HOA president of Oshara with us. So we're here today because I think the market and what they planned to do in Oshara in 2005 just really didn't pan out, didn't really work. There are several small, very skinny commercial lots that are about 20 feet in width on many of them. There doesn't seem to be a market for them. They've tried to market them, tried to sell them and nobody is interested.

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But people do seem to want to live in residential homes there. The original plan had some very large commercial lots up front and we're going to leave those in place. These were all live-work units, all live-work units, and then really, really small commercial back here. What we want to change that to is converting the bulk of the live-work up front into townhomes, and these are owned by Homewise and they hope to start construction right away on these homes, and then converting the live-work in this area from ten live-work to seven patio homes, matching the density in that area and then converting all the commercial lots that are owned by Century also to patio homes.

And so far Century Bank has been able to sell all the patio homes. Currently there's about seven homes under construction, patio homes under construction in Oshara. The proposal is down-zoning on the whole. The impacts on traffic is less and in general on the infrastructure is less. I'm kind of tired. I feel like I'm babbling. We agree to all conditions and we would certainly welcome any questions you might have, but hopefully it's a fairly straightforward case and we may hopefully get approval tonight.

CHAIR HOLIAN: Any questions for Ms. Guerrerortiz? Commissioner Chavez.

COMMISSIONER CHAVEZ: I don't – well, I'll just put this question out there. We have a letter that was presented to us earlier, hand-delivered from representatives of Oshara Village. I see your request as a land use case separate from their request I think, because they're asking us to – they're offering to deed over in perpetuity the Oshara wastewater collection treatment and appurtenances to Santa Fe County. Is that part of your presentation or is that part of what you're asking for?

MS. GUERRERORTIZ: No, it's not. Not this evening.

COMMISSIONER CHAVEZ: So then to our –

COMMISSIONER STEFANICS: Madam Chair.

CHAIR HOLIAN: Yes, Commissioner Stefanics.

COMMISSIONER STEFANICS: The offer – I clarified this earlier with our Attorney and Land Use that this was not related, the offer.

COMMISSIONER CHAVEZ: Okay. I just wanted to be sure for the record again, now, that the case was presented because I still saw some confusion. Then what you're saying.

COMMISSIONER STEFANICS: They could say it again.

MS. ELLIS-GREEN: Madam Chair, Commissioner Chavez, originally, it was part of this application but that's not the appropriate avenue, through a land use application to take over a wastewater treatment facility. So that is completely separate. It hasn't been noticed for this meeting. It's specifically regarding the master plan amendment.

COMMISSIONER CHAVEZ: Okay. thank you, Madam Chair.

CHAIR HOLIAN: Any further questions? Commissioner Mayfield.

COMMISSIONER MAYFIELD: Madam Chair, a question for the applicant. So are you, in this amendment are you going to provide all infrastructure?

MS. GUERRERORTIZ: Yes. Actually, all infrastructure is already in place. Because we're going down in the number of connections we'll have to actually turn off some connections and do it in a way that works for the County utility company. And then we – do you have five –

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COMMISSIONER MAYFIELD: Wait, Madam Chair. Excuse me. You said County utility company?

MS. GUERRERORTIZ: Yes, if we – it is served by County water. And the County utility department also reviews all utility plans in our county. So we'll present the plans for turning off some of the sewer lines also in this area because we're getting – we're going to have larger lots. We don't need as many connections. But all connections currently are in place except for these five units here and we've got lines in front of them, so we're going to be putting in service connections for those five.

COMMISSIONER MAYFIELD: Madam Chair, Ms. Guerrerortiz, who provides the wastewater utility out there right now?

MS. GUERRERORTIZ: It is a private utility company. I think it's called Oshara utilities or something along those lines.

COMMISSIONER MAYFIELD: And was that done by the developer?

MS. GUERRERORTIZ: Yes. It was constructed by the developer. It's a nice system. It's a sequential batch reactor. It's very well operated. It's a good system. Sorry. I'm just really tired for some reason. Anyway, it's a very well operated system. And the problems they've encountered are related to the fact that because they're regulated by the PRC they can't charge standby fees and they just don't have that many people using their services yet. In a few years they'll have more people and they'll be able to cover their expenses but right now they operate at a deficit and that's one of the reasons they're in front of you with the request that they presented today.

COMMISSIONER MAYFIELD: So, Madam Chair, on this new build-out, [inaudible]

MS. GUERRERORTIZ: Yes. Certainly. And the intention is to start construction as soon as possible with the Homewise projects. They have 25 townhomes. They don't bring everything on line immediately because they want to sell the houses as quickly as they build them but not have them sitting around for years. So they anticipate that within 24 to 30 months the 25 houses will be installed and hopefully people living in them. And then I think the Oshara wastewater treatment plant will generate enough money to completely cover its costs.

COMMISSIONER MAYFIELD: Madam Chair, and I guess for our County Attorney, are these type of plans, and maybe in the old code and maybe in the propose code we can [inaudible] but are there bonding requirements? I know we spoke about that.

MR. ROSS: Madam Chair, Commissioner Mayfield, when you file a plat there are improvement bond requirements.

COMMISSIONER MAYFIELD: So was there one on this?

MR. ROSS: There were bonds in place on this but they've all been satisfied.

COMMISSIONER MAYFIELD: So now that they're asking for an amendment will we reinstate those or re-request them?

MR. ROSS: These are just use changes, correct? There's no infrastructure proposed. No new infrastructure proposed.

COMMISSIONER MAYFIELD: I know we separated that prior letter we received earlier but there's a letter still in front of me asking for us to take over a system.

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MR. ROSS: Well, but that's not what this application is about. This application is changing live-work lots to a designation townhome lots, or something like that. There's no new infrastructure proposed for which a bond would be required.

COMMISSIONER MAYFIELD: And Madam Chair, Mr. Ross, I understand that there's no new infrastructure proposed but part of that initial build-out to sustain that development was with the past infrastructure and the past development. Now they're asking to – they're proposing to make it smaller. So how is it even going to sustain itself now if that proposal is it's smaller. Based on some of these comments I did read.

MR. ROSS: Madam Chair, Commissioner Mayfield, there's no new infrastructure being proposed that would be subject to a bonding requirement.

COMMISSIONER MAYFIELD: But there's residents that won't be able to sustain that now. There's less residents that are potentially going to buy homes out there.

MR. ROSS: Madam Chair, Commissioner Mayfield, there's nothing in our code that imposes such a requirement. Our code requires bonding for promised improvements so that the improvements actually are put there, either by the developer or by the County when a bond is pulled.

COMMISSIONER MAYFIELD: So I guess, Madam Chair, Ms. Guerrerortiz, all those improvements have been made in that area?

MS. GUERRERORTIZ: As a correction, on the townhomes, the ones that are going to yellow, all of those improvements are completely in place. We will have to shut off some water and some sewer lines on the commercial lots and the patio homes on the east side. I do think that as the infrastructure changes that would result in your wanting to have a financial guarantee. And I also think that for the five patio homes will have service connections and those would have infrastructure associated with them and you would have a financial guarantee on those. But that would be for the modifications to address the changes of the sizes of the lots and I think what your concern is, and I think it's in the new code, because I've read the new code pretty extensively, the new code provides for developers to put up monies for maintenance costs, in essence running that wastewater treatment plant is an operation and maintenance cost, and that's what they're running into trouble with.

The plant's built. It's all in place, it's all functioning, and it's functioning well. But the actual O&M costs exceed the income and they have fairly high rates. And it's just a function in fact that when you start a plant and you don't have many people living out there it's pretty expensive to run, and that's the situation they're dealing with right now. As they have more residents out there – the reason we're here is to try to get them more residents, really, to create a product that we can sell and people will move in to. Once they have more residents they'll be in better shape. And if the County owns it, the County will be in better shape. They'll have more utility customers. But at this point they're not in ideal shape, as far as the O&M costs on that plant.

COMMISSIONER MAYFIELD: Thank you. So Madam Chair, Mr. Ross, with the financial guarantee that she just brought up, what are your recommendations on that?

MR. ROSS: Madam Chair, Commissioner Mayfield, I'm sorry?

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COMMISSIONER MAYFIELD: With her statement on the financial guarantee?

MR. ROSS: I still can't hear you.

COMMISSIONER MAYFIELD: With what she just stated as far as financial guarantees on I guess the [inaudible]

MS. GUERRERORTIZ: It really would affect the purple – I mean the pink ones. The ones that we're changing that are pink.

COMMISSIONER MAYFIELD: So not the yellow.

MS. GUERRERORTIZ: And it would kick in normally when we try to record the final plat on those modifications. That's when those financial guarantees will have to be posted.

COMMISSIONER MAYFIELD: So [inaudible] now, Steve.

MR. ROSS: Madam Chair, Commissioner Mayfield, when they try and record the final plat then a financial – they'll submit an engineer's estimate of the cost of the improvements and have to also submit a bond to guarantee the construction of the improvements at the time of final plat recordation. Thank you. I guess that's all I have.

CHAIR HOLIAN: Commissioner Anaya.

COMMISSIONER ANAYA: Madam Chair and sometimes we hear so many cases I get confused as to which ones have issues or don't have issues, but was there any issues associated with the wastewater facility at Oshara at any time with EID or anyone else? It's seems like I recall there was some. Is there no issues with EID at all, with the wastewater facility at fully functional based on what it was designed for and the number of units it was built to sustain?

MS. GUERRERORTIZ: It's only at maybe a quarter of its capacity right now or less. I think it's running at 5,000 or 6,000 gallons a day. It has a 30,000 gallon a day capacity. It's got all the permits it needs. It's running and operating well. They have a level three operator out there taking care of the plant and everything seems to be operating fine. It's just the revenue stream – because there's not that many people flushing toilets out there yet.

COMMISSIONER ANAYA: Understood.

MS. GUERRERORTIZ: So we need to have more people living there.

CHAIR HOLIAN: Commissioner Stefanics.

COMMISSIONER STEFANICS: Madam Chair, I wasn't going to get into the wastewater system, but since everybody wants to talk about it, I want to ask our staff some questions. Penny or Vicente, is it true that those lines were never scoped in Oshara? I remember – and this goes back to Commissioner Anaya's question. We had an extensive discussion about the wastewater system a year or two or three or four years ago. I don't even know when it was, but I understand that there were some issues about it. And since everybody insists on talking about that in relation to this let's really get into it then.

MS. ELLIS-GREEN: Madam Chair, Commissioner Stefanics, when this was first brought up our Utility Department did look at some video of lines and determined that they didn't have a complete set of video, that some lines they couldn't determine if they had been rebuilt or if it just wasn't included in the video. I don't know that that was ever resolved. There was never a formal application. I did see the email

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come through this morning that seems to be an application to the County Manager requesting that the County take over the system. And so there would need to be a full analysis at that point by our Public Works Department as far as what is out there, how it was built, how we would operate it and how it would fit into an entire plan for wastewater treatment facility within our Community College District area.

COMMISSIONER STEFANICS: Thank you, Penny, and Madam Chair, that's exactly my point is that even though we had a letter offering us the wastewater system, really, the land use case decision really isn't going to affect if we take the wastewater system or not. It's really going to be based upon our staff talking about the viability, whether or not this fits in with a countywide plan of wanting another wastewater system, whether we have been approached in the past to take over this wastewater system, by the community and by the bank. And we did not pursue that at that time. And we wouldn't just jump to do something like this. We would do all the research that she's talking about. We would look to our Public Works engineers to say show us how this fits in.

And so right now we are looking at a land use case that is not a wastewater system. Thank you.

COMMISSIONER ANAYA: Madam Chair, if I could.

CHAIR HOLIAN: Commissioner Stefanics, are you finished?

Commissioner Anaya.

COMMISSIONER ANAYA: No, Madam Chair, Commissioner Stefanics, I understand that you're saying. I guess the reason that I asked the question is because there are subdivisions in this county that have been approved in prior decades that did not have adequate responsibility for what their commitments were and they're gone. And Commissioner Chavez has brought it up. Commissioner Mayfield has brought it up. We've all brought it up at one point or another. So my question wasn't forecasting what we may or may not do as far as the County taking over, my question was is it functional? Does it work? And is it operable to do what it's supposed to do, which many times in prior decades it wasn't the case in subdivisions and we have a huge one, Silverado Subdivision that the County has continually stepped in to adapt roads and other infrastructure to fix what wasn't done by developers back then. And so it wasn't to forecast what we may or may not do. It was to assure that subdivisions that were approved have the operations and maintenance and the facilities to care for the residents, right? That was the premise of that question. I'm done. Thanks.

COMMISSIONER MAYFIELD: Are there any other questions? Thank you. This is a public hearing. Are there any other people – I can't see behind those two charts behind me to my right.

BETH DETWILER: My name is Beth Detwiler. I live at 11 Craftsman Road in Oshara Village. That's in Santa Fe, New Mexico, 87508.
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MS. DETWILER: I'd just like to say that the residents and homeowners association board of Oshara Village are overwhelmingly in favor of this master plan amendment. We think it is going to foster the growth and development that we so badly need and I really thank you for your consideration.

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COMMISSIONER MAYFIELD: Thank you. Any other public comment?
This public hearing is closed, seeing as there's no other comments from anybody. Thank you.

COMMISSIONER STEFANICS: Mr. Chair, I move that we approve the master plan amendment with the conditions.

COMMISSIONER ANAYA: Second.

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

7. d. **BCC Case MIS 13-5310 Oshara Village Master Plan Time Extension, Greer Enterprises, Inc. (Alexis Gerard), Applicant, Requests a 24-Month Time Extension of the Previously Approved Master Plan for a Mixed Use Development (Residential, Commercial and Community) in a Village Zone, Institutional Campus Zone, Employment Center Zone and Fringe Zone Consisting of 735 Residential Units and 1.7 Million Square Feet of Commercial Space on 471 Acres. The Property is Located in Oshara Village, Via Richards Avenue, within the Community College District, within Section 16, Township 16 North, Range 9 East (Commission District 5)**

MR. ARCHULETA: Thank you, Mr. Chair. On April 30, 2002, the Extraterritorial Zoning Authority granted master plan approval for a mixed-use development formerly known as Oshara Ranch. The development consisted of 735 residential units and 1.7 million square feet of commercial space and 246 acres of open space, park plaza areas on 471 acres to be developed in eight phases.

On October 28, 2004 the EZA granted a master plan amendment to the previously approved Oshara Ranch in order to change the phasing of the project. On January 11, 2005 the Board of County Commissioners granted preliminary development plan and plat approval for Phase 1 of the Oshara development. On June 14, 2005 the BCC granted final plat and development plan approval for Phase 1 of the Oshara Village development which consisted of 175 residential lots and 136,000 square feet of commercial space on 74 lots on a total of 37.78 acres in accordance with the previously approved master plan. Since the time of approval the necessary infrastructure, including roads and utility lines have been installed and more than 59 homes are occupied within Oshara Village.

Article V, Section 5.2 of the Land Development Code states approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board. It goes on to state that the progress in the planning and development of the project shall constitute an automatic two-year renewal of the master plan. The BCC's approval of a master plan amendment, preliminary plat for Phase 1 and final plat for Phase 1 constituted automatic renewals of the master plan which extended the expiration until October 28, 2013.

Due to the market conditions and the demand for residential, commercial and mixed-use lots the owner of Oshara Village is requesting additional time to proceed with



Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

CASE NO. MIS 13-5310
OSHARA VILLAGE MASTER PLAN TIME EXTENSION
GREER ENTERPRISES, INC. (ALEXIS GERARD), APPLICANT

ORDER

THIS MATTER came before the Board of County Commissioners ("BCC") for hearing on November 12, 2013, on the Application of Greer Enterprises, Inc., (herein after referred to as "the Applicants") for a 24-month time extension of the Master Plan approval for the Oshara Village Mixed Use Development. The BCC, having reviewed the Application and supplemental materials, staff reports and having conducted a public hearing, finds that the Application is well-taken and should be granted and makes the following findings of fact and conclusions of law:

1. Article V, Section 5.2.7 of the County Land Development Code states, "Master Plan approvals may be renewed and extended for additional two year periods by the Board at the request of the Developer."

2. On April 30, 2002, the Extraterritorial Zoning Authority (EZA) granted Master Plan approval for a mixed use development formerly known as Oshara Ranch, which consisted of 735 residential units and 1.7 million square feet of commercial space and 246 acres of open space/park/plaza areas on 471 acres to be developed in 8 phases.

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5. On June 14, 2005, the BCC granted Final Plat and Development Plan approval for Phase I, which consisted of 175 residential lots and 13,600 sq. ft. of commercial space on 74 lots on a total of 37.78 acres.

6. The Applicant now requests a 24-month time extension of the previously approved Master Plan for the Oshara Village mixed use development consisting of 735 residential units and 1.7 million square feet of commercial space and 246 acres of open space/park/plaza areas on 471 acres to be developed in 8 phases in order to complete the development.

7. The Applicant seeks this time extension due to market conditions and limited demand for residential, commercial and mixed use lots.

8. The property is located in Oshara Village, via Richard's Avenue, within the Community College District, within Section 16, Township 16 North, Range 9 East.

9. In support of the Application, the Applicants submitted a letter of request, proof of ownership, proof of legal lot of record and approved plans.

WHEREFORE, THE BCC HEREBY APPROVES the Application for a 2-year time extension of the Master Plan for the Oshara Village Mixed Use Development which will now expire on October 28, 2015.

IT IS SO ORDERED:

This Order was approved by the Board of County Commissioners on this _____ day of _____, 2013.

**BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY**

By: _____
Kathy Holian, Chair

ATTEST:

Geraldine Salazar, County Clerk

APPROVED AS TO FORM:



Stephen C. Ross, County Attorney

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COMMISSIONER MAYFIELD: Thank you. Any other public comment?
This public hearing is closed, seeing as there's no other comments from anybody. Thank you.

COMMISSIONER STEFANICS: Mr. Chair, I move that we approve the master plan amendment with the conditions.

COMMISSIONER ANAYA: Second.

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

7. d. **BCC Case MIS 13-5310 Oshara Village Master Plan Time Extension.**
Greer Enterprises, Inc. (Alexis Gerard), Applicant, Requests a 24-Month Time Extension of the Previously Approved Master Plan for a Mixed Use Development (Residential, Commercial and Community) in a Village Zone, Institutional Campus Zone, Employment Center Zone and Fringe Zone Consisting of 735 Residential Units and 1.7 Million Square Feet of Commercial Space on 471 Acres. The Property is Located in Oshara Village, Via Richards Avenue, within the Community College District, within Section 16, Township 16 North, Range 9 East (Commission District 5)

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Due to the market conditions and the demand for residential, commercial and mixed-use lots the owner of Oshara Village is requesting additional time to proceed with

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the development of the land. The applicant is requesting a 24-month time extension of the Oshara Village Master Plan Approval under Article V, Section 5.2.7.b of the County Land Development Code which states master plan approvals may be renewed and extended for additional two-year periods by the Board at the request of the developer. A two-year time extension would render the master plan approval valid until October 28, 2015.

Growth Management staff has reviewed this application for compliance with pertinent code requirements and finds the project is in compliance with County criteria for this type of request. Recommendation: approval for a two-year time extension of the master plan for the Oshara Village development. Thank you, Mr. Chair.

COMMISSIONER MAYFIELD: Thank you, Mr. Archuleta.

Commissioners, are there any questions for staff? It's a public hearing. Is there anybody from the public that wished to comment on this case? I have one question for staff. Is this in the La Cienega fire district? Don't we have a – I thought we had a fire station out in that area down there?

MR. ARCHULETA: Mr. Chair, this is in the La Cienega Fire District.

Yes.

COMMISSIONER MAYFIELD: They have a closer fire station out in that area, right?

MR. ARCHULETA: Yes. The new one in Rancho Viejo.

COMMISSIONER MAYFIELD: Rancho Viejo. Seeing there are no public questions this hearing is now closed. Commissioner Stefanics.

COMMISSIONER STEFANICS: Thank you, Mr. Chair. I would move for the approval of the two-year time extension of the master plan.

COMMISSIONER ANAYA: Second.

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



Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

DATE: November 25, 2013

TO: Board of County Commissioners

FROM: Adam Leigland, Public Works Department Director *11/26/13*

VIA: Katherine Miller, County Manager *KM*

ITEM AND ISSUE: BCC Meeting December 10, 2013
RESOLUTION 2013 - A RESOLUTION REQUESTING AN INCREASE TO THE STATE SPECIAL APPROPRIATIONS FUND (318) TO BUDGET A GRANT AWARDED TO PLAN, DESIGN, CONSTRUCT, RENOVATE, FURNISH AND EQUIP THE LA CIENEGA COMMUNITY CENTER IN SANTA FE COUNTY. /\$142,500 (PUBLIC WORKS/ADAM LEIGLAND)

BACKGROUND AND SUMMARY:

Santa Fe County was awarded Grant 13-L-1766 through the Department of Finance and Administration in the 2013 Legislative Session to plan, design, construct, renovate, furnish and equip La Cienega Community Center, including site preparation and exterior improvements and equipment in Santa Fe County.

In July 2013, the Public Works Department hired an architect to design the improvements to the La Cienega Community Center. The design is completed and the project is ready to bid. The project includes an expansion of the community center area for community meetings and functions. The architect's estimate for the construction is \$450,000. The Fire Division has contributed \$70,000 from fire funds and \$250,000 has been reallocated from the Capital Outlay GRT from the Fire Training Center. The Fire Training Center will remain on the County's CIP for future funding.

ACTION REQUESTED:

Staff is requesting that Grant 13-L-1766 be budgeted for the construction of the improvements to the La Cienega Community Center in the amount of \$142,500.

STATE OF NEW MEXICO
DEPARTMENT OF FINANCE AND ADMINISTRATION
FUND 892 CAPITAL APPROPRIATION PROJECT

Received
DFA-Local Govt. Div.
2013 NOV 15 AM 11:50

THIS AGREEMENT is made and entered into as of this 18 day of ~~NOVEMBER~~ ~~2013~~ ~~AM 8:50~~ by and between the Department of Finance and Administration, State of New Mexico, acting through the Local Government Division, Bataan Memorial Building, Room 202, Santa Fe, New Mexico, 87501, hereinafter called the "Department" or abbreviation such as "DFA/LGD", and County of Santa Fe, hereinafter called the "Grantee". This Agreement shall be effective as of the date it is executed by the Department.

RECITALS

WHEREAS, in the Laws of 2013, Chapter 226, the Legislature made an appropriation to the Department, funds from which the Department is making available to the Grantee pursuant to this Agreement; and

WHEREAS, the Department is granting to Grantee, and the Grantee is accepting the grant of, funds from this appropriation, in accordance with the terms and conditions of this Agreement; and

WHEREAS, pursuant to Sections 9-6-5 and 9-6-5.1 NMSA 1978, the Secretary of the Department of Finance and Administration has the power and the authority to (i) maintain long-range estimates and plans for capital projects and develop standards for measuring the need for, and utility of, proposed projects; (ii) contract for, receive and utilize any grants or other financial assistance made available by the United States government or by any other source, public or private; (iii) provide planning and funding assistance to units of local government, council of government organizations, Indian tribal governments situated within New Mexico, and to nonprofit entities having for their purpose local, regional or community betterment; (iv) incident to any such programs, may enter into contracts and agreements with such units of local government, council of government organizations, Indian tribal governments, nonprofit entities and the federal government; and (v) delegate such authority to the Local Government Division as being necessary and appropriate to such delegation;

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained herein, the parties hereby mutually agree as follows:

ARTICLE I. PROJECT DESCRIPTION, AMOUNT OF GRANT AND REVERSION DATE

A. The project that is the subject of this Agreement is described as follows:

13-L-1766

\$142,500.00 APPROPRIATION REVERSION DATE: June 30, 2017
Laws of 2013, Chapter 226, Section 31, Para. 177, One Hundred Forty Two
Thousand Five Hundred Dollars and No Cents (\$142,500.00), to plan, design,
construct, renovate, furnish and equip La Cienega community center, including site
preparation and exterior improvements and equipment, in County of Santa Fe.

The Grantee's total reimbursements shall not exceed the appropriation amount One Hundred Forty Two Thousand Five Hundred Dollars and No Cents (\$142,500.00) (the "Appropriation Amount") minus the allocation for Art in Public Places ("AIPP amount")¹, if applicable, One Thousand Four Hundred Twenty Five Dollars and No Cents (\$1,425.00), which equals One Hundred Forty One Thousand Seventy Five Dollars and No Cents (\$141,075.00) (the "Adjusted Appropriation Amount").

In the event of a conflict among the Appropriation Amount, the Reversion Date, as defined herein and/or the purpose of the Project, as set forth in this Agreement, and the corresponding appropriation language in the laws cited above in this Article I(A), the language of the laws cited herein shall control.

This project is referred to throughout the remainder of this Agreement as the "Project"; the information contained in Article I (A) is referred to collectively throughout the remainder of this Agreement as the "Project Description. The Grantee shall reference the Project's number in all correspondence with and submissions to the Department concerning the Project, including, but not limited to, Requests for Payment and reports.

ARTICLE II. LIMITATION ON DEPARTMENT'S OBLIGATION TO MAKE GRANT DISBURSEMENT TO GRANTEE

A. Upon the Effective Date of this Agreement, for permissible purposes within the scope of the Project Description, the Grantee shall only be reimbursed monies for which the Department has issued and the Grantee has received a Notice of Department's Obligation to Reimburse² Grantee (hereinafter referred to as "Notice of Obligation"). This Grant Agreement and the disbursement of any and all amounts of the above referenced Adjusted Appropriation Amount are expressly conditioned upon the following:

- (i) Irrespective of any Notice of Obligation, the Grantee's expenditures shall be made on or before the Reversion Date and, if applicable, an Early Termination Date (i.e., the goods have been delivered and accepted or the title to the goods has been transferred to the Grantee and/or the services have been rendered for the Grantee); and

¹ The AIPP amount is "an amount of money equal to one percent or two hundred thousand dollars (\$200,000), whichever is less, of the amount of money appropriated for new construction or any major renovation exceeding one hundred thousand dollars (\$100,000)." Section 13-4A-4 NMSA 1978.

² "Reimburse" as used throughout this Agreement includes Department payments to the Grantee for invoices received, but not yet paid, by the Grantee from a third party contractor or vendor, if the invoices comply with the provisions of this Agreement and are a valid liability of the Grantee.

- (ii) The total amount received by the Grantee shall not exceed the lesser of: (a) the Adjusted Appropriation Amount identified in Article I(A) herein or (b) the total of all amounts stated in the Notice(s) of Obligation evidencing that the Department has received and accepted the Grantee's Third Party Obligation(s), as defined in subparagraph iii of this Article II(A); and
- (iii) The Grantee's expenditures were made pursuant to the Grantee's legal procurement and execution of binding written obligations or purchase orders with third party contractors or vendors for the provision of services, including professional services, or the purchase of tangible personal property and real property for the Project, hereinafter referred to as "Third Party Obligations"; and
- (iv) The Grantee's submittal of timely Requests for Payment in accordance with the procedures set forth in Article IX of this Agreement ;
- (v) In the event that capital assets acquired with Project funds are to be sold, leased, or licensed to or operated by a private entity, the sale, lease, license, or operating agreement:
 - a. must be approved by the applicable oversight entity (if any) in accordance with law; or
 - b. if no oversight entity is required to approve of the transaction, the Department must approve of the transaction as complying with law.Prior to the sale, lease, license, or operating agreement being approved pursuant to subparagraph (a) or (b) above, the Department may, in its discretion and unless inconsistent with New Mexico State Board of Finance imposed conditions, reimburse the Grantee for necessary expenditures incurred to develop the Project sufficiently to make the sale, lease, license, or operating agreement commercially feasible, such as plan and design expenditures; and
- (vi) The Grantee's submittal of documentation of all Third Party Obligations and amendments thereto (including terminations) to the Department and the Department's issuance and the Grantee's receiving of a Notice of Obligation for a particular amount in accordance with the terms of this Agreement as follows:
 - a. The Grantee shall submit to the Department one copy of all Third Party Obligations and amendments thereto (including terminations) as soon as possible after execution by the Third Party but prior to execution by the Grantee.
 - b. Grantee acknowledges and agrees that if it chooses to enter into a Third Party Obligation prior to receiving a Notice of Obligation that covers the expenditure, it is solely responsible for such expenditures.
 - c. The Department may, in its absolute discretion, issue to Grantee a Notice of Obligation for the particular amount of that Third Party Obligation that only obligates the Department to reimburse Grantee's expenditures made on or before the Reversion Date or an Early Termination Date. The current Notice of Obligation form is attached to this Agreement as Exhibit 3.
 - d. The date the Department sends, by mail or email, the Notice of Obligation is the date that the Department's Notice of Obligation is effective. After that date, the Grantee is authorized to budget the

particular amount set forth in the Notice of Obligation, execute the Third Party Obligation and request the Third Party begin work.

B. The Grantee shall implement, in all respects, the Project. The Grantee shall provide all necessary qualified personnel, material, and facilities to implement the Project. The Grantee shall finance its share (if any) of the costs of the Project, including all Project overruns.

C. Project funds shall not be used for purposes other than those specified in the Project Description.

D. Unless specifically allowed by law, Project funds cannot be used to reimburse Grantee for indirect Project costs.

ARTICLE III. NOTICE PROVISIONS AND GRANTEE AND DEPARTMENT DESIGNATED REPRESENTATIVES

Whenever written notices, including written decisions, are to be given or received, related to this Agreement, the following provisions shall apply.

The Grantee and the Department hereby designate the persons listed below as their official representative concerning all matters related to this Agreement:

Grantee: County of Santa Fe
Name: Agnes Leyba-Cruz
Title: Administration Manager
Address: P O Box 276, Santa Fe, NM 87504
Email: alopez@santafecounty.org
Telephone: 505-995-6516
FAX: 505-428-3113

Department: DFA/Local Government Division
Name: Ms. Maria Urban
Title: Project Manager
Address: Bataan Memorial Bldg, Rm 202, Santa Fe, New Mexico, 87501
Email: maria.urban@state.nm.us
Telephone: 505-827-8061
FAX: 505-827-4948

The Grantee and the Department agree that either party shall send all notices, including written decisions, related to this Agreement to the above named persons by facsimile, email, or regular mail. In the case of mailings, notices shall be deemed to have been given and received upon the date of the receiving party's actual receipt or five calendar days after mailing, whichever shall first occur. In the case of facsimile transmissions, the notice shall be deemed to have been given and received on the date reflected on the facsimile confirmation indicating a successful transmission of all pages included in the

writing. In the case of email transmissions, the notice shall be deemed to have been given and received on the date reflected on the delivery receipt of email.

ARTICLE IV. REVERSION DATE, TERM, EARLY TERMINATION

A. As referenced in Article I(A), the applicable law establishes a date by which Project funds must be expended by Grantee, which is referred to throughout the remainder of this Agreement as the "Reversion Date." Upon being duly executed by both parties, this Agreement shall be effective as of the date of execution by the Department. It shall terminate on June 30, 2017 the Reversion Date unless Terminated Before Reversion Date ("Early Termination") pursuant to Article V herein.

B. The Project's funds must be "expended" on or before the Reversion Date and, if applicable, Early Termination Date of this Agreement. For purposes of this Agreement, it is not sufficient for the Grantee to "encumber" the Project funds on its books on or before the Project's Reversion Date or Early Termination Date. Funds are "expended" and an "expenditure" has occurred as of the date that a particular quantity of goods are delivered to and received by the Grantee or title to the goods is transferred to the Grantee and/or as of the date particular services are rendered for the Grantee. Funds are *not* "expended" and an "expenditure" has *not* occurred as of the date they are "encumbered" by the Grantee pursuant to a contract or purchase order with a third party.

ARTICLE V. EARLY TERMINATION

A. Early Termination Before Reversion Date Due to Completion of the Project or Complete Expenditure of the Adjusted Appropriation or Violation of this Agreement

Early Termination includes:

- (i) Termination due to completion of the Project before the Reversion Date; or
- (ii) Termination due to complete expenditure of the Adjusted Appropriation Amount before the Reversion Date; or
- (iii) Termination for violation of the terms of this Agreement; or
- (iv) Termination for suspected mishandling of public funds, including but not limited to, fraud, waste, abuse, conflicts of interest.

Either the Department or the Grantee may early terminate this Agreement prior to the Reversion Date by providing the other party with a minimum of fifteen (15) days' advance, written notice of early termination. Grantee hereby waives any rights to assert an impairment of contract claim against the Department or the State of New Mexico in the event of Early Termination of this Agreement by the Department pursuant to Article V (A).

B. Early Termination Before Reversion Date Due to Non-appropriation

The terms of this Agreement are expressly made contingent upon sufficient appropriations and authorization being made by the Legislature of New Mexico for the performance of this Agreement. Throughout this Agreement the term "non-appropriate"

or “non-appropriation” includes the following actions by the New Mexico Legislature: deauthorization, reauthorization or revocation of a prior authorization. The Legislature may choose to non-appropriate the Appropriation referred to Article I and, if that occurs, the Department shall early terminate this Agreement for non-appropriation by giving the Grantee written notice of such termination, as of the effective date of the law making the non-appropriation. The Department’s decision as to whether sufficient appropriations or authorizations are available shall be accepted by the Grantee and shall be final. Grantee hereby waives any rights to assert an impairment of contract claim against the Department or the State of New Mexico in the event of Early Termination of this Agreement by the Department pursuant to Article V (B).

C. Limitation on Department’s Obligation to Make Grant Disbursements to Grantee in the Event of Early Termination

In the event of Early Termination of this Agreement by either party, the Department’s sole obligation to reimburse the Grantee is expressly conditioned upon the limitations set forth Article II.

ARTICLE VI. SUSPENSION OF NEW OR FURTHER OBLIGATIONS

A. The Department may choose, in its absolute discretion, to direct the Grantee to suspend entering into new and further obligations.

- (i) The Grantee shall immediately suspend entering into new or further written obligations with third parties upon the date the Grantee receives written notice given by the Department; and
- (ii) The Department is, upon the date the Grantee receives written notice given by the Department, suspending issuance of any new or further Notice of Obligation under this Agreement; and
- (iii) The Department may direct the Grantee to implement a corrective action plan in accordance with Article VI(D) herein.

B. In the event of Suspension of this Agreement, the Department’s sole obligation to reimburse the Grantee is expressly conditioned upon the limitations set forth in Article II herein.

C. A suspension of new or further obligations under this Agreement shall remain in effect unless or until the date the Grantee receives written notice given by the Department informing the Grantee that the Suspension has been lifted or that the Agreement has been Early Terminated in accordance with Article V herein. If the Suspension is lifted, the Department will consider further requests for Notice of Obligation.

D. Corrective Action Plan in the Event of Suspension

In the event that the Department chooses, in its absolute discretion to direct the Grantee to suspend entering into new or further written obligations with third parties pursuant to Article VI(A), the Department may, but is not obligated to, require the Grantee to develop and implement a written corrective action plan to remedy the grounds for the Suspension. Such corrective action plan must be approved by the Department and

be signed by the Grantee. Failure to sign a corrective action plan or meet the terms and deadlines set forth in the signed corrective action plan, is hereby deemed a violation of the terms of this Agreement for purposes of Early Termination, Article V(A)(iii). The corrective action plan is in addition to, and not in lieu of, any other equitable or legal remedy, including but not limited to Early Termination.

ARTICLE VII. AMENDMENT

This Agreement shall not be altered, changed, or amended except by instrument in writing duly executed by both the parties hereto.

ARTICLE VIII. REPORTS

A. Paper Periodic Reports

In order that the Department may adequately monitor Project activity, the Grantee shall submit to the Department Paper Periodic Reports for the Project. Paper Periodic Reports shall be submitted on a form prescribed by the Department. The Paper Periodic and Paper Final Report form are attached hereto as Exhibit 1. The Department shall provide the Grantee with a minimum of thirty (30) days' advance written notice of any change to the Periodic Report format or content.

The Paper Periodic Report shall be due monthly on the last day of each month, beginning with the first full month following execution of this Agreement by the Department and ending upon the submission of a Paper Final Report for the Project. The Department may, in its discretion, change the reporting period from time to time by giving Grantee a minimum of thirty (30) days' advance, written notice of any change to the reporting period; provided, however, that in no event shall the reporting period be less than one month.

B. Paper Final Report

The Grantee shall submit to the Department and the Department of Finance and Administration a Final Report for the Project. The Final Report shall be submitted on a form provided by the Department and contain such information as the Department may require. The Periodic and Final Report form is attached hereto as Exhibit 1. The Department shall provide Grantee with a minimum of thirty (30) days' advance, written notice of any change to the Final Report format or content. The Paper Final Report must be submitted within twenty (20) days after the Project's Reversion Date or within twenty (20) days of the date of Early Termination, which ever first occurs.

C. Paperless Reporting

In addition to the paper reports described in subparagraphs A and B of this Article, the Grantee shall report periodic and final Project activity by entering such Project information as the Department and the Department of Finance and Administration may require directly into a database maintained by the Department of Finance and Administration. The Department shall give Grantee a minimum of thirty (30) days' advance written notice of any changes to the information the Grantee is required to report

on a paperless basis. The Paperless Report shall be due monthly on the last day of each month, beginning with the first full month following execution of this Agreement by the Department and ending upon the submission of a Final Report for the Project. The Paperless Final Report along with a Paper Final Report must be submitted within twenty (20) days after the Project's Reversion Date or within twenty (20) days of the date of Early Termination, which ever first occurs.

D. Requests for Additional Information/Project Inspection

During the term of this Agreement and during the period of time during which the Grantee must maintain records pursuant to Article VIII, the Department may (i) request such additional information regarding the Project as it deems necessary and (ii) conduct, at reasonable times and upon reasonable notice, onsite inspections of the Project. Grantee shall respond to such requests for additional information within a reasonable period of time, as established by the Department. Requests made pursuant to this subparagraph D are in addition to and not in lieu of the periodic and final reporting described in subparagraphs A through C of this Article VIII.

ARTICLE IX. REQUEST FOR PAYMENT PROCEDURES AND DEADLINES

A. The Grantee shall request payment by submitting a Request for Payment, in the form attached hereto as Exhibit 2. Payment requests are subject to the following procedures:

- (i) The Grantee must submit one original and one copy of each Request for Payment; and
- (ii) Each Request for Payment must contain proof of payment by the Grantee or liabilities incurred by the Grantee in the form of a notarized certification by Grantee's designated representative in Article III herein, that the expenditures are valid or are liabilities incurred by the Grantee in the form of actual unpaid invoices received by the Grantee of services rendered by a third party or items of tangible personal property received by the Grantee for the implementation of the Project; provided, however, that the Grantee may be reimbursed for unpaid liabilities only if the Department, in its discretion, agrees to do so and in accordance with any special conditions imposed by the Department.
- (iii) In cases where the Grantee is submitting a Request for Payment to the Department based upon invoices received, but not yet paid, by the Grantee from a third party contractor or vendor, if the invoices comply with the provisions of this Agreement and are a valid liability of the Grantee, the Grantee shall make payment to those contractors or vendors within five (5) business days from the date of receiving reimbursement from the Department or such shorter period of time as the Department may prescribe in writing.

B. Deadlines

Requests for Payments shall be submitted by Grantee to the Department on the earlier of:

- (i) Twenty (20) days from the end of the calendar quarter in which the expenditure was incurred or liability of the Grantee was incurred as evidenced by an unpaid invoice received by the Grantee from a third party contractor or vendor, if total unreimbursed expenditures or liabilities at calendar quarter end exceed \$25,000; or
- (ii) July 15 of each year for all unreimbursed expenditures incurred during the previous fiscal year; or
- (iii) Twenty (20) days from date of Early Termination; or
- (iv) Twenty (20) days from the Reversion Date.

C. The Grantee's failure to abide by the requirements set forth in Article II herein will result in the denial of its Request for Payment or will delay the processing of Requests for Payment. The Department has the right to reject a payment request for the Project unless and until it is satisfied that the expenditures in the Request for Payment are for permissible purposes within the meaning of the Project Description and that the expenditures and the Grantee are otherwise in compliance with this Agreement, including but not limited to, compliance with the reporting requirements and the requirements set forth in Article II herein to provide Third Party Obligations. The Department's ability to reject any Request for Payment is in addition to, and not in lieu of, any other legal or equitable remedy available to the Department due to Grantee's violation of this Agreement.

**ARTICLE X. PROJECT CONDITIONS AND RESTRICTIONS:
REPRESENTATIONS AND WARRANTIES**

- A. The following general conditions and restrictions are applicable to the Project:
- (i) The Project's funds must be spent in accordance with all applicable state laws, regulations, policies, and guidelines, including, but not limited to, the Procurement Code (or local procurement ordinance, where applicable).
 - (ii) The Project must be implemented in accordance with the New Mexico Public Works Minimum Works Act, Section 13-4-10 through 13-4-17 NMSA 1978, if applicable. Every contract or project in excess of sixty thousand dollars (\$60,000) that the Grantee is a party to for construction, alteration, demolition or repair or any combination of these, including painting and decorating, of public buildings, public works or public roads and that requires or involves the employment of mechanics, laborers or both shall contain a provision stating the minimum wages and fringe benefits to be paid to various classes of laborers and mechanics, shall be based upon the wages and benefits that will be determined by the New Mexico Department of Workforce Solutions to be prevailing for the corresponding classes of laborers and mechanics employed on contract work of a similar nature in the locality. Further, every contract or project shall contain a stipulation that the contractor, subcontractor, employer or a person acting as a contractor shall pay all mechanics and laborers employed on the site of the project, unconditionally and not less often than once a week and without subsequent unlawful deduction or rebate on any

account, the full amounts accrued at time of payment computed at wage rates and fringe benefit rates not less than those determined pursuant to Section 13-4-11 B. NMSA 1978 to be the prevailing wage rates and prevailing fringe benefit rates issued for the project.

- (iii) The Project may only benefit private entities in accordance with applicable law, including, but not limited to, Article IX, Section 14 of the Constitution of the State of New Mexico, the so-called "Anti-Donation Clause."
- (iv) The Grantee shall not at any time convert any property acquired or developed with the Project's funds to uses other than those specified in the Project Description without the Department's express, advance, written approval.
- (v) The Grantee shall comply with all federal and state laws, rules and regulations pertaining to equal employment opportunity. In accordance with all such laws, rules and regulations the Grantee agrees to assure that no person shall, on the grounds of race, color, national origin, sex, sexual preference, age or handicap, be excluded from employment with Grantee, be excluded from participation in the Project, be denied benefits or otherwise be subject to discrimination under, any activity performed under this Agreement. If Grantee is found to be not in compliance with these requirements during the life of this Agreement, Grantee agrees to take appropriate steps to correct any deficiencies. The Grantee's failure to implement such appropriate steps within a reasonable time constitutes grounds for terminating this Agreement.

B. The Grantee hereby represents and warrants the following:

- (i) The Grantee has the legal authority to receive and expend the Project's funds.
- (ii) This Agreement has been duly authorized by the Grantee, the person executing this Agreement has authority to do so, and, once executed by the Grantee, this Agreement shall constitute a binding obligation of the Grantee, enforceable according to its terms.
- (iii) This Agreement and the Grantee's obligations hereunder do not conflict with any law or ordinance or resolution applicable to the Grantee, the Grantee's charter (if applicable), or any judgment or decree to which it is subject.
- (iv) The Grantee has independently confirmed that the Project Description, including, but not limited to, the amount and Reversion Date, is consistent with the underlying appropriation in law.
- (v) The Grantee's governing body has duly adopted or passed as an official act a resolution, motion, or similar action authorizing the person identified as the official representative of the Grantee to sign the Agreement and to sign Requests for Payment.
- (vi) The Grantee shall abide by New Mexico laws regarding Conflict of Interest and Governmental Conduct and whistleblower protection. The Grantee specifically agrees that no officer or employee of the local

jurisdiction or its designees or agents, no member of the governing body, and no other public official of the locality who exercises any function or responsibility with respect to this Grant, during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed pursuant to this Grant. Further, Grantee shall require all of its contractors to incorporate in all subcontracts the language set forth in this paragraph prohibiting conflicts of interest.

- (vii) No funds have been paid or will be paid, by or on behalf of the Grantee, to any person for influencing or attempting to influence an officer or employee of this or any agency or body in connection with the awarding of any Third Party Obligation and that the Grantee shall require certifying language prohibiting lobbying to be included in the award documents for all subawards, including subcontracts, loans and cooperative agreements. All subrecipients shall be required to certify accordingly.

ARTICLE XI. STRICT ACCOUNTABILITY OF RECEIPTS AND DISBURSEMENTS; PROJECT RECORDS

A. The Grantee shall be strictly accountable for receipts and disbursements relating to the Project's funds. The Grantee shall follow generally accepted accounting principles, and, if feasible, maintain a separate bank account or fund with a separate organizational code, for the funds to assure separate budgeting and accounting of the funds.

B. For a period of six (6) years following the Project's completion, the Grantee shall maintain all Project related records, including, but not limited to, all financial records, requests for proposals, invitations to bid, selection and award criteria, contracts and subcontracts, advertisements, minutes of pertinent meetings, as well as records sufficient to fully account for the amount and disposition of the total funds from all sources budgeted for the Project, the purpose for which such funds were used, and such other records as the Department shall prescribe.

C. The Grantee shall make all Project records available to the Department of Finance and Administration and the New Mexico State Auditor upon request. With respect to the funds that are the subject of this Agreement, if the State Auditor finds that any or all of these funds were improperly expended, the Grantee may be required to reimburse to the State of New Mexico, to the originating fund, any and all amounts found to be improperly expended.

ARTICLE XII. IMPROPERLY REIMBURSED FUNDS

If the Department determines that part or all of the Appropriation Amount was improperly reimbursed to Grantee, including but not limited to, Project funds reimbursed to Grantee based upon fraud, mismanagement, misrepresentation, misuse, violation of

law by the Grantee, or violation of this Agreement, the Grantee shall return such funds to the Department for disposition in accordance with law.

ARTICLE XIII. LIABILITY

Neither party shall be responsible for liability incurred as a result of the other party's acts or omissions in connection with this Agreement. Any liability incurred in connection with this Agreement is subject to immunities and limitations of the New Mexico Tort Claims Act.

ARTICLE XIV. SCOPE OF AGREEMENT

This Agreement constitutes the entire and exclusive agreement between the Grantee and DFA concerning the subject matter hereof. The Agreement supersedes any and all prior or contemporaneous agreements, understandings, discussions, communications, and representations, written or verbal.

ARTICLE XV. REQUIRED NON-APPROPRIATIONS CLAUSE IN CONTRACTS FUNDED IN WHOLE OR PART BY FUNDS MADE AVAILABLE UNDER THIS AGREEMENT

The Grantee acknowledges and agrees that Grantee shall include a "non-appropriations" clause in all contracts between it and other parties that are (i) funded in whole or part by funds made available under this Agreement and (ii) entered into after the effective date of this Agreement that states:

"The terms of this Agreement are contingent upon sufficient appropriations and authorization being made by the Legislature of New Mexico for the performance of this Agreement. If sufficient appropriations and authorization are not made by the Legislature, the County of Santa Fe may immediately terminate this Agreement by giving Contractor written notice of such termination. The County of Santa Fe's decision as to whether sufficient appropriations are available shall be accepted by the Contractor and shall be final. Contractor hereby waives any rights to assert an impairment of contract claim against the County of Santa Fe or the Department of Finance and Administration, Local Government Division (DFA/LGD) or the State of New Mexico in the event of immediate or Early Termination of this Agreement by the County of Santa Fe or DFA/LGD."

ARTICLE XVI. REQUIRED TERMINATION CLAUSE IN CONTRACTS FUNDED IN WHOLE OR PART BY FUNDS MADE AVAILABLE UNDER THIS AGREEMENT

Grantee acknowledges and agrees that Grantee shall include the following or a termination clause in all contracts that are (i) funded in whole or part by funds made available under this Agreement and (ii) entered into after the effective date of this Agreement:

“This contract is funded in whole or in part by funds made available under a Department of Finance and Administration, Local Government Division (DFA/LGD) Grant Agreement. Should the DFA/LGD early terminate the grant agreement, the County of Santa Fe may early terminate this contract by providing Contractor written notice of such termination. In the event of termination pursuant to this paragraph, the County of Santa Fe only liability shall be to pay Contractor for acceptable goods delivered and services rendered before the termination date.”

Grantee hereby waives any rights to assert an impairment of contract claim against the Department or the State of New Mexico in the event of Early Termination of this Agreement by the Department.

XVII. COMPLIANCE WITH UNIFORM FUNDING CRITERIA.

- A. Throughout the term of this Agreement, Grantee shall:
1. submit all reports of annual audits and agreed upon procedures required by Section 12-6-3(A)-(B) NMSA 1978 by the due dates established in 2.2.2 NMAC, reports of which must be a public record pursuant to Section 12-6-5(A) NMSA 1978 within forty-five days of delivery to the State Auditor;
 2. have a duly adopted budget for the current fiscal year approved by its budgetary oversight agency (if any);
 3. timely submit all required financial reports to its budgetary oversight agency (if any); and
 4. have adequate accounting methods and procedures to expend grant funds in accordance with applicable law and account for and safeguard grant funds and assets acquired by grant funds.

- B. In the event Grantee fails to comply with the requirements of Paragraph A of this Article XVII, the Department may take one or more of the following actions:
1. suspend new or further obligations pursuant to Article VI(A) of this Agreement;
 2. require the Grantee to develop and implement a written corrective action plan pursuant to Article VI(D) of this Agreement to remedy the non-compliance;
 3. impose special grant conditions to address the non-compliance by giving the Grantee notice of such special conditions in accordance with Article III of this Agreement; the special conditions shall be binding and effective on the date that notice is deemed to have been given pursuant to Article III; or
 4. terminate this Agreement pursuant to Article V(A) of this Agreement.

ARTICLE XVIII. SEVERANCE TAX BOND AND GENERAL OBLIGATION BOND PROJECT CLAUSES

- A. Grantee acknowledges and agrees that the underlying appropriation for the Project is a severance tax bond or general obligation bond appropriation, which is

administered by the New Mexico State Board of Finance (BOF), an entity separate and distinct from the Department. Grantee acknowledges and agrees that (i) it is Grantee's sole responsibility to determine through BOF staff what (if any) conditions are currently imposed on the Project; (ii) the Department's failure to inform Grantee of a BOF imposed condition does not affect the validity or enforceability of the condition; (iii) the BOF may in the future impose further or different conditions upon the Project; (iv) all BOF conditions are effective without amendment of this Agreement; (v) all applicable BOF conditions must be satisfied before the BOF will release to the Department funds subject to the condition(s); and (vi) the Department's obligation to reimburse Grantee from the Project is contingent upon the then current BOF conditions being satisfied.

B. Grantee acknowledges and agrees that this Agreement is subject to the BOF's Bond Project Disbursements rule, 2.61.6 NMAC, as such may be amended or re-codified.

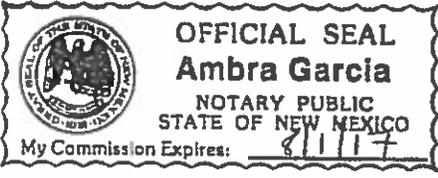
[THIS SPACE LEFT BLANK INTENTIONALLY]

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the date of execution by the Department.
County of Santa Fe

Katherine Miller
Signature of Official with Authority to Bind Grantee

By: Katherine Miller
(Type or Print Name)
Its: County Manager
(Type or Print Title)
11-13-13
Date

Approved as to form
Santa Fe County Attorney
By: Debra L. Anderson
Date: 11/13/13



STATE OF NEW MEXICO)
COUNTY OF Santa Fe)ss

The foregoing instrument was acknowledged before me this 13 day of November, 2013,

by Katherine Miller
Ambra Garcia
Notary Public
My Commission Expires: 8/1/17

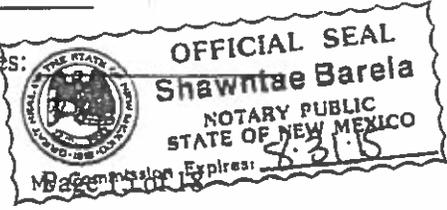
DEPARTMENT OF FINANCE AND ADMINISTRATION
LOCAL GOVERNMENT DIVISION

Wayne Savell
By: Ryan Genson
Its: Director
11/18/13
Date

STATE OF NEW MEXICO)
COUNTY OF Santa Fe)ss

The foregoing instrument was acknowledged before me this 18 day of November, 2013,

by Wayne Savell
Shawntae Barela
Notary Public
My Commission Expires: 8-31-15



**STATE OF NEW MEXICO
CAPITAL GRANT PROJECT
Request for Payment Form
Exhibit 2**

I. Grantee Information

(Make sure information is complete & accurate)

- A. Grantee: _____
 B. Address: _____
Complete Mailing, including Suite, if applicable

City State Zip
 C. Phone No: _____
 D. Grant No: _____
 E. Project Title: _____
 F. Grant Expiration Date: _____

II. Payment Computation

- A. Grant Amount: _____
 B. AIPP Amount (If Applicable) _____
 C. Funds Requested to Date: _____
 D. Amount Requested this Payment: _____
 E. Grant Balance: \$0.00
 F. GF GOB STB (attach wire if 1st draw)
 G. Payment Request No. _____

III. Fiscal Year Expenditure Period Ending:
(check one)

- (Jan-Jun) Fiscal
 (Jul-Dec) Year

IV. Certification: Under penalty of law, I hereby certify to the best of my knowledge and belief, the above information is correct; expenditures are properly documented, and are valid expenditures or actual receipts; and that the grant activity is in full compliance with Article IX, Sec. 14 of the New Mexico Constitution known as the "anti donation" clause.

Grantee Fiscal Officer

Grantee Representative

 Printed Name
 Date: _____

 Printed Name
 Date: _____

SWORN TO AND SUBSCRIBED
 before me on this _____ day
 of _____, 20____

SWORN TO AND SUBSCRIBED
 before me on this _____ day
 of _____, 20____

Notary Public _____
 My Commission expires _____

Notary Public _____
 My Commission expires _____

(Department Use Only)

Vendor Code: _____
 Loc No.: _____

Fund No.: _____

Division Fiscal Officer	Date
I certify that the Grantee financial and vendor file information agree with the above submitted information.	

Division Project Manager	Date
I certify that the Grantee records and related appropriation laws agree with the above submitted information.	

**STATE OF NEW MEXICO
CAPITAL GRANT PROJECT
NOTICE OF OBLIGATION TO REIMBURSE GRANTEE
EXHIBIT 3**

DATE: _____
TO: Grantee Representative: _____
FROM: Department Representative: _____
SUBJECT: Notice of Obligation to Reimburse Grantee
Project Number: _____

As the designated representative of the Department for Grant Agreement number 13-L-1766 entered into between Grantee and the Department, I certify that the Grantee has submitted to the Department the following third party obligation executed, in writing, by the third party's authorized representative:

Third Party Obligation (includes purchase orders and contract) #: _____
Vendor or Contractor: _____
Third Party Obligation Amount: _____
Termination Date: _____

I certify that the State is issuing this Notice of Obligation to Reimburse Grantee for permissible purposes within the scope of the project description, subject to all the terms and conditions of the above referenced Grant Agreement.

Grant Amount adjusted for AIPP if applicable: _____
The Amount of this Notice of Obligation to Reimburse: _____
The Total Amount of all Previously Issued Notices of Obligation: _____
The Total Amount of all Notices of Obligation to Reimburse as of this Date:

Department Representative: _____
Title: _____
Signature: _____
Date: _____

SANTA FE COUNTY

RESOLUTION 2013 - _____

A RESOLUTION REQUESTING AUTHORIZATION TO MAKE THE BUDGET ADJUSTMENT DETAILED ON THIS FORM

Whereas, the Board of County Commissioners meeting in regular session on December 10, 2013, did request the following budget adjustment:

Department / Division: Public Works/Project Development Fund Name: State Special Appropriations Fund (318)

Budget Adjustment Type: Budget Increase Fiscal Year: 2014 (July 1, 2013 - June 30, 2014)

BUDGETED REVENUES: (use continuation sheet, if necessary)

FUND CODE XXX	DEPARTMENT/ DIVISION XXXX	ACTIVITY BASIC/SUB XXX	ELEMENT/ OBJECT XXXX	REVENUE NAME	INCREASE AMOUNT	DECREASE AMOUNT
318	8008	371	9000	Grants/State/Other	\$142,500	
TOTAL (if SUBTOTAL, check here)					\$142,500	

BUDGETED EXPENDITURES: (use continuation sheet, if necessary)

FUND CODE XXX	DEPARTMENT/ DIVISION XXXX	ACTIVITY BASIC/SUB XXX	ELEMENT/ OBJECT XXXX	CATEGORY / LINE ITEM NAME	INCREASE AMOUNT	DECREASE AMOUNT
318	8008	422	8001	Capital Purchases/Buildings & Structures	\$142,500	
TOTAL (if SUBTOTAL, check here)					\$142,500	

Requesting Department Approval: _____ Title: _____ Date: _____

Finance Department Approval: _____ Date: _____ Entered by: _____ Date: _____

County Manager Approval: *Richard W. Nijik* Date: 12.21.13 Updated by: _____ Date: _____

SANTA FE COUNTY

RESOLUTION 2013 - _____

ATTACH ADDITIONAL SHEETS IF NECESSARY.

DEPARTMENT CONTACT: Name: Agnes Leyba-Cruz Dept/Div: Public Works/Project Development Phone No.: 995-6516

DETAILED JUSTIFICATION FOR REQUESTING BUDGET ADJUSTMENT (If applicable, cite the following authority: State Statute, grant name and award date, other laws, regulations, etc.):

- 1) Please summarize the request and its purpose.

This request is to budget funds authorized in the 2013 Legislative Session to plan, design, construct, renovate, furnish and equip La Cienega community center, including preparation and exterior improvements and equipment in Santa Fe County in the amount of \$142,500. The design is complete and the project is ready to bid.

a) Employee Actions

Line Item	Action (Add/Delete Position, Reclasse, Overtime)	Position Type (permanent, term)	Position Title

b) Professional Services (50-xx) and Capital Category (80-xx) detail:

Line Item	Detail (what specific things, contracts, or services are being added or deleted)	Amount
8001	Construction of the remodel of La Cienega Fire Station #2	\$142,500

- 2) Is the budget action for RECURRING expense _____ or for NON-RECURRING (one-time only) expense X _____

SANTA FE COUNTY

RESOLUTION 2013 - _____

ATTACH ADDITIONAL SHEETS IF NECESSARY.

DEPARTMENT CONTACT:

Name: Agnes Leyba-Cruz Dept/Div: Public Works/Project Development Phone No.: 995-6516

DETAILED JUSTIFICATION FOR REQUESTING BUDGET ADJUSTMENT (If applicable, cite the following authority: State Statute, grant name and award date, other laws, regulations, etc.):

- 3) Does this request impact a revenue source? If so, please identify (i.e. General Fund, state funds, federal funds, etc.), and address the following:
 - a) If this is a state special appropriation, YES NO
If YES, cite statute and attach a copy.

Laws of 2013, Chapter 226, Section 31, Paragraph 177, authorized \$142,500 to plan, design, construct, renovate, furnish and equip La Cienega community center, including preparation and exterior improvements and equipment in Santa Fe County.

- b) Does this include state or federal funds? YES NO
If YES, please cite and attach a copy of statute, if a special appropriation, or include grant name, number, award date and amount, and attach a copy of a award letter and proposed budget.

Grant #: 13-L-1766
Grant Name: La Cienega Community Center
Award Date: November 18, 2013
Award Amount: \$142,500

- c) Is this request is a result of Commission action? YES NO
If YES, please cite and attach a copy of supporting documentation (i.e. Minutes, Resolution, Ordinance, etc.).
- d) Please identify other funding sources used to match this request.
The fire department has allocated \$70,000 from fire funds and there is \$250,000 originally allocated through the GRT funds for the Fire Training Center.

SANTA FE COUNTY
RESOLUTION 2013 - _____

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Santa Fe County that the Local Government Division of the Department of Finance and Administration is hereby requested to grant authority to adjust budgets as detailed above.

Approved, Adopted, and Passed This _____ Day of _____, 2013.

Santa Fe Board of County Commissioners

Kathy Holian, Chairperson

ATTEST:

Geraldine Salazar, County Clerk



Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

DATE: *December 1, 2013*

TO: *Board of County Commissioners*

FROM: *Adam Leigland, Public Works Department Director*

VIA: *Katherine Miller, County Manager*

ITEM AND ISSUE: BCC Meeting December 10, 2013
RESOLUTION 2013 - A RESOLUTION REQUESTING AN INCREASE TO THE STATE SPECIAL APPROPRIATIONS FUND (318) TO BUDGET A GRANT AWARDED FOR IMPROVEMENTS TO THE SANTA FE COUNTY FAIRGROUNDS TO INCLUDE UTILITY UPGRADES AND CONSTRUCTION OF AN EXTENSION BUILDING IN SANTA FE COUNTY. /\$450,500 (PUBLIC WORKS/ADAM LEIGLAND)

BACKGROUND AND SUMMARY:

Santa Fe County was awarded Grant 13-L-1769 through the Department of Finance and Administration in the 2013 Legislative Session to plan, design, construct, equip, and furnish improvements to the Santa Fe County fairgrounds, including utilities and construction of an extension office. The cost to perform all described improvements to the site is estimated at approximately \$2 million. The Public Works Department plans to use subject grant funds to upgrade the water, sewer and power on the property to allow connection to City of Santa Fe utilities, thus eliminating a problematic well and septic tank, and for construction of ADA-required access improvements.

ACTION REQUESTED:

Grant 13-L-1769 be budgeted in the amount of \$450,500 for the utility and access improvements to the Santa Fe County Fairgrounds described above in the amount of \$450,500.

STATE OF NEW MEXICO
DEPARTMENT OF FINANCE AND ADMINISTRATION
FUND 892 CAPITAL APPROPRIATION PROJECT

Received
DFA-Local Govt. Div
2013 NOV 13 AM 11:25

BATAAN BLDG., ROOM 202
SANTA FE, NM 87501

THIS AGREEMENT is made and entered into as of this 18 day of November, 2013 by and between the Department of Finance and Administration, State of New Mexico, acting through the Local Government Division, Bataan Memorial Building, Room 202, Santa Fe, New Mexico, 87501, hereinafter called the "Department" or abbreviation such as "DFA/LGD", and County of Santa Fe, hereinafter called the "Grantee". This Agreement shall be effective as of the date it is executed by the Department.

RECITALS

WHEREAS, in the Laws of 2013, Chapter 226, the Legislature made an appropriation to the Department, funds from which the Department is making available to the Grantee pursuant to this Agreement; and

WHEREAS, the Department is granting to Grantee, and the Grantee is accepting the grant of, funds from this appropriation, in accordance with the terms and conditions of this Agreement; and

WHEREAS, pursuant to Sections 9-6-5 and 9-6-5.1 NMSA 1978, the Secretary of the Department of Finance and Administration has the power and the authority to (i) maintain long-range estimates and plans for capital projects and develop standards for measuring the need for, and utility of, proposed projects; (ii) contract for, receive and utilize any grants or other financial assistance made available by the United States government or by any other source, public or private; (iii) provide planning and funding assistance to units of local government, council of government organizations, Indian tribal governments situated within New Mexico, and to nonprofit entities having for their purpose local, regional or community betterment; (iv) incident to any such programs, may enter into contracts and agreements with such units of local government, council of government organizations, Indian tribal governments, nonprofit entities and the federal government; and (v) delegate such authority to the Local Government Division as being necessary and appropriate to such delegation;

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained herein, the parties hereby mutually agree as follows:

ARTICLE I. PROJECT DESCRIPTION, AMOUNT OF GRANT AND REVERSION DATE

A. The project that is the subject of this Agreement is described as follows:

13-L-1769

\$450,500.00 APPROPRIATION REVERSION DATE: June 30, 2017

Laws of 2013, Chapter 226, Section 31, Para. 182, Four Hundred Fifty Thousand Five Hundred Dollars and No Cents (\$450,500.00), to plan, design, construct, equip and furnish improvements to the fairgrounds, including utilities and construction of an extension office, in Santa Fe in County of Santa Fe.

The Grantee's total reimbursements shall not exceed the appropriation amount Four Hundred Fifty Thousand Five Hundred Dollars and No Cents (\$450,500.00) (the "Appropriation Amount") minus the allocation for Art in Public Places ("AIPP amount")¹, if applicable, No Dollars and No Cents (\$0.00), which equals Four Hundred Fifty Thousand Five Hundred Dollars and No Cents (\$450,500.00) (the "Adjusted Appropriation Amount").

In the event of a conflict among the Appropriation Amount, the Reversion Date, as defined herein and/or the purpose of the Project, as set forth in this Agreement, and the corresponding appropriation language in the laws cited above in this Article I(A), the language of the laws cited herein shall control.

This project is referred to throughout the remainder of this Agreement as the "Project"; the information contained in Article I (A) is referred to collectively throughout the remainder of this Agreement as the "Project Description. The Grantee shall reference the Project's number in all correspondence with and submissions to the Department concerning the Project, including, but not limited to, Requests for Payment and reports.

ARTICLE II. LIMITATION ON DEPARTMENT'S OBLIGATION TO MAKE GRANT DISBURSEMENT TO GRANTEE

A. Upon the Effective Date of this Agreement, for permissible purposes within the scope of the Project Description, the Grantee shall only be reimbursed monies for which the Department has issued and the Grantee has received a Notice of Department's Obligation to Reimburse² Grantee (hereinafter referred to as "Notice of Obligation"). This Grant Agreement and the disbursement of any and all amounts of the above referenced Adjusted Appropriation Amount are expressly conditioned upon the following:

- (i) Irrespective of any Notice of Obligation, the Grantee's expenditures shall be made on or before the Reversion Date and, if applicable, an Early Termination Date (i.e., the goods have been delivered and accepted or the title to the goods has been transferred to the Grantee and/or the services have been rendered for the Grantee); and

¹ The AIPP amount is "an amount of money equal to one percent or two hundred thousand dollars (\$200,000), whichever is less, of the amount of money appropriated for new construction or any major renovation exceeding one hundred thousand dollars (\$100,000)." Section 13-4A-4 NMSA 1978.

² "Reimburse" as used throughout this Agreement includes Department payments to the Grantee for invoices received, but not yet paid, by the Grantee from a third party contractor or vendor, if the invoices comply with the provisions of this Agreement and are a valid liability of the Grantee.

- (ii) The total amount received by the Grantee shall not exceed the lesser of: (a) the Adjusted Appropriation Amount identified in Article I(A) herein or (b) the total of all amounts stated in the Notice(s) of Obligation evidencing that the Department has received and accepted the Grantee's Third Party Obligation(s), as defined in subparagraph iii of this Article II(A); and
- (iii) The Grantee's expenditures were made pursuant to the Grantee's legal procurement and execution of binding written obligations or purchase orders with third party contractors or vendors for the provision of services, including professional services, or the purchase of tangible personal property and real property for the Project, hereinafter referred to as "Third Party Obligations"; and
- (iv) The Grantee's submittal of timely Requests for Payment in accordance with the procedures set forth in Article IX of this Agreement ;
- (v) In the event that capital assets acquired with Project funds are to be sold, leased, or licensed to or operated by a private entity, the sale, lease, license, or operating agreement:
 - a. must be approved by the applicable oversight entity (if any) in accordance with law; or
 - b. if no oversight entity is required to approve of the transaction, the Department must approve of the transaction as complying with law.Prior to the sale, lease, license, or operating agreement being approved pursuant to subparagraph (a) or (b) above, the Department may, in its discretion and unless inconsistent with New Mexico State Board of Finance imposed conditions, reimburse the Grantee for necessary expenditures incurred to develop the Project sufficiently to make the sale, lease, license, or operating agreement commercially feasible, such as plan and design expenditures; and
- (vi) The Grantee's submittal of documentation of all Third Party Obligations and amendments thereto (including terminations) to the Department and the Department's issuance and the Grantee's receiving of a Notice of Obligation for a particular amount in accordance with the terms of this Agreement as follows:
 - a. The Grantee shall submit to the Department one copy of all Third Party Obligations and amendments thereto (including terminations) as soon as possible after execution by the Third Party but prior to execution by the Grantee.
 - b. Grantee acknowledges and agrees that if it chooses to enter into a Third Party Obligation prior to receiving a Notice of Obligation that covers the expenditure, it is solely responsible for such expenditures.
 - c. The Department may, in its absolute discretion, issue to Grantee a Notice of Obligation for the particular amount of that Third Party Obligation that only obligates the Department to reimburse Grantee's expenditures made on or before the Reversion Date or an Early Termination Date. The current Notice of Obligation form is attached to this Agreement as Exhibit 3.
 - d. The date the Department sends, by mail or email, the Notice of Obligation is the date that the Department's Notice of Obligation is effective. After that date, the Grantee is authorized to budget the

particular amount set forth in the Notice of Obligation, execute the Third Party Obligation and request the Third Party begin work.

B. The Grantee shall implement, in all respects, the Project. The Grantee shall provide all necessary qualified personnel, material, and facilities to implement the Project. The Grantee shall finance its share (if any) of the costs of the Project, including all Project overruns.

C. Project funds shall not be used for purposes other than those specified in the Project Description.

D. Unless specifically allowed by law, Project funds cannot be used to reimburse Grantee for indirect Project costs.

ARTICLE III. NOTICE PROVISIONS AND GRANTEE AND DEPARTMENT DESIGNATED REPRESENTATIVES

Whenever written notices, including written decisions, are to be given or received, related to this Agreement, the following provisions shall apply.

The Grantee and the Department hereby designate the persons listed below as their official representative concerning all matters related to this Agreement:

Grantee: County of Santa Fe
Name: Agnes Leyba-Cruz
Title: Administration Manager
Address: P O Box 276, Santa Fe, NM 87504
Email: alopez@santafecounty.org
Telephone: 505-995-6516
FAX: 505-428-3113

Department: DFA/Local Government Division
Name: Ms. Maria Urban
Title: Project Manager
Address: Bataan Memorial Bldg, Rm 202, Santa Fe, New Mexico, 87501
Email: maria.urban@state.nm.us
Telephone: 505-827-8061
FAX: 505-827-4948

The Grantee and the Department agree that either party shall send all notices, including written decisions, related to this Agreement to the above named persons by facsimile, email, or regular mail. In the case of mailings, notices shall be deemed to have been given and received upon the date of the receiving party's actual receipt or five calendar days after mailing, whichever shall first occur. In the case of facsimile transmissions, the notice shall be deemed to have been given and received on the date reflected on the facsimile confirmation indicating a successful transmission of all pages included in the

writing. In the case of email transmissions, the notice shall be deemed to have been given and received on the date reflected on the delivery receipt of email.

ARTICLE IV. REVERSION DATE, TERM, EARLY TERMINATION

A. As referenced in Article I(A), the applicable law establishes a date by which Project funds must be expended by Grantee, which is referred to throughout the remainder of this Agreement as the "Reversion Date." Upon being duly executed by both parties, this Agreement shall be effective as of the date of execution by the Department. It shall terminate on June 30, 2017 the Reversion Date unless Terminated Before Reversion Date ("Early Termination") pursuant to Article V herein.

B. The Project's funds must be "expended" on or before the Reversion Date and, if applicable, Early Termination Date of this Agreement. For purposes of this Agreement, it is not sufficient for the Grantee to "encumber" the Project funds on its books on or before the Project's Reversion Date or Early Termination Date. Funds are "expended" and an "expenditure" has occurred as of the date that a particular quantity of goods are delivered to and received by the Grantee or title to the goods is transferred to the Grantee and/or as of the date particular services are rendered for the Grantee. Funds are *not* "expended" and an "expenditure" has *not* occurred as of the date they are "encumbered" by the Grantee pursuant to a contract or purchase order with a third party.

ARTICLE V. EARLY TERMINATION

A. Early Termination Before Reversion Date Due to Completion of the Project or Complete Expenditure of the Adjusted Appropriation or Violation of this Agreement

Early Termination includes:

- (i) Termination due to completion of the Project before the Reversion Date; or
- (ii) Termination due to complete expenditure of the Adjusted Appropriation Amount before the Reversion Date; or
- (iii) Termination for violation of the terms of this Agreement; or
- (iv) Termination for suspected mishandling of public funds, including but not limited to, fraud, waste, abuse, conflicts of interest.

Either the Department or the Grantee may early terminate this Agreement prior to the Reversion Date by providing the other party with a minimum of fifteen (15) days' advance, written notice of early termination. Grantee hereby waives any rights to assert an impairment of contract claim against the Department or the State of New Mexico in the event of Early Termination of this Agreement by the Department pursuant to Article V (A).

B. Early Termination Before Reversion Date Due to Non-appropriation

The terms of this Agreement are expressly made contingent upon sufficient appropriations and authorization being made by the Legislature of New Mexico for the performance of this Agreement. Throughout this Agreement the term "non-appropriate"

or “non-appropriation” includes the following actions by the New Mexico Legislature: deauthorization, reauthorization or revocation of a prior authorization. The Legislature may choose to non-appropriate the Appropriation referred to Article I and, if that occurs, the Department shall early terminate this Agreement for non-appropriation by giving the Grantee written notice of such termination, as of the effective date of the law making the non-appropriation. The Department’s decision as to whether sufficient appropriations or authorizations are available shall be accepted by the Grantee and shall be final. Grantee hereby waives any rights to assert an impairment of contract claim against the Department or the State of New Mexico in the event of Early Termination of this Agreement by the Department pursuant to Article V (B).

C. Limitation on Department’s Obligation to Make Grant Disbursements to Grantee in the Event of Early Termination

In the event of Early Termination of this Agreement by either party, the Department’s sole obligation to reimburse the Grantee is expressly conditioned upon the limitations set forth Article II.

ARTICLE VI. SUSPENSION OF NEW OR FURTHER OBLIGATIONS

A. The Department may choose, in its absolute discretion, to direct the Grantee to suspend entering into new and further obligations.

- (i) The Grantee shall immediately suspend entering into new or further written obligations with third parties upon the date the Grantee receives written notice given by the Department; and
- (ii) The Department is, upon the date the Grantee receives written notice given by the Department, suspending issuance of any new or further Notice of Obligation under this Agreement; and
- (iii) The Department may direct the Grantee to implement a corrective action plan in accordance with Article VI(D) herein.

B. In the event of Suspension of this Agreement, the Department’s sole obligation to reimburse the Grantee is expressly conditioned upon the limitations set forth in Article II herein.

C. A suspension of new or further obligations under this Agreement shall remain in effect unless or until the date the Grantee receives written notice given by the Department informing the Grantee that the Suspension has been lifted or that the Agreement has been Early Terminated in accordance with Article V herein. If the Suspension is lifted, the Department will consider further requests for Notice of Obligation.

D. Corrective Action Plan in the Event of Suspension

In the event that the Department chooses, in its absolute discretion to direct the Grantee to suspend entering into new or further written obligations with third parties pursuant to Article VI(A), the Department may, but is not obligated to, require the Grantee to develop and implement a written corrective action plan to remedy the grounds for the Suspension. Such corrective action plan must be approved by the Department and

be signed by the Grantee. Failure to sign a corrective action plan or meet the terms and deadlines set forth in the signed corrective action plan, is hereby deemed a violation of the terms of this Agreement for purposes of Early Termination, Article V(A)(iii). The corrective action plan is in addition to, and not in lieu of, any other equitable or legal remedy, including but not limited to Early Termination.

ARTICLE VII. AMENDMENT

This Agreement shall not be altered, changed, or amended except by instrument in writing duly executed by both the parties hereto.

ARTICLE VIII. REPORTS

A. Paper Periodic Reports

In order that the Department may adequately monitor Project activity, the Grantee shall submit to the Department Paper Periodic Reports for the Project. Paper Periodic Reports shall be submitted on a form prescribed by the Department. The Paper Periodic and Paper Final Report form are attached hereto as Exhibit 1. The Department shall provide the Grantee with a minimum of thirty (30) days' advance written notice of any change to the Periodic Report format or content.

The Paper Periodic Report shall be due monthly on the last day of each month, beginning with the first full month following execution of this Agreement by the Department and ending upon the submission of a Paper Final Report for the Project. The Department may, in its discretion, change the reporting period from time to time by giving Grantee a minimum of thirty (30) days' advance, written notice of any change to the reporting period; provided, however, that in no event shall the reporting period be less than one month.

B. Paper Final Report

The Grantee shall submit to the Department and the Department of Finance and Administration a Final Report for the Project. The Final Report shall be submitted on a form provided by the Department and contain such information as the Department may require. The Periodic and Final Report form is attached hereto as Exhibit 1. The Department shall provide Grantee with a minimum of thirty (30) days' advance, written notice of any change to the Final Report format or content. The Paper Final Report must be submitted within twenty (20) days after the Project's Reversion Date or within twenty (20) days of the date of Early Termination, which ever first occurs.

C. Paperless Reporting

In addition to the paper reports described in subparagraphs A and B of this Article, the Grantee shall report periodic and final Project activity by entering such Project information as the Department and the Department of Finance and Administration may require directly into a database maintained by the Department of Finance and Administration. The Department shall give Grantee a minimum of thirty (30) days' advance written notice of any changes to the information the Grantee is required to report

on a paperless basis. The Paperless Report shall be due monthly on the last day of each month, beginning with the first full month following execution of this Agreement by the Department and ending upon the submission of a Final Report for the Project. The Paperless Final Report along with a Paper Final Report must be submitted within twenty (20) days after the Project's Reversion Date or within twenty (20) days of the date of Early Termination, which ever first occurs.

D. Requests for Additional Information/Project Inspection

During the term of this Agreement and during the period of time during which the Grantee must maintain records pursuant to Article VIII, the Department may (i) request such additional information regarding the Project as it deems necessary and (ii) conduct, at reasonable times and upon reasonable notice, onsite inspections of the Project. Grantee shall respond to such requests for additional information within a reasonable period of time, as established by the Department. Requests made pursuant to this subparagraph D are in addition to and not in lieu of the periodic and final reporting described in subparagraphs A through C of this Article VIII.

ARTICLE IX. REQUEST FOR PAYMENT PROCEDURES AND DEADLINES

A. The Grantee shall request payment by submitting a Request for Payment, in the form attached hereto as Exhibit 2. Payment requests are subject to the following procedures:

- (i) The Grantee must submit one original and one copy of each Request for Payment; and
- (ii) Each Request for Payment must contain proof of payment by the Grantee or liabilities incurred by the Grantee in the form of a notarized certification by Grantee's designated representative in Article III herein, that the expenditures are valid or are liabilities incurred by the Grantee in the form of actual unpaid invoices received by the Grantee of services rendered by a third party or items of tangible personal property received by the Grantee for the implementation of the Project; provided, however, that the Grantee may be reimbursed for unpaid liabilities only if the Department, in its discretion, agrees to do so and in accordance with any special conditions imposed by the Department.
- (iii) In cases where the Grantee is submitting a Request for Payment to the Department based upon invoices received, but not yet paid, by the Grantee from a third party contractor or vendor, if the invoices comply with the provisions of this Agreement and are a valid liability of the Grantee, the Grantee shall make payment to those contractors or vendors within five (5) business days from the date of receiving reimbursement from the Department or such shorter period of time as the Department may prescribe in writing.

B. Deadlines

Requests for Payments shall be submitted by Grantee to the Department on the earlier of:

- (i) Twenty (20) days from the end of the calendar quarter in which the expenditure was incurred or liability of the Grantee was incurred as evidenced by an unpaid invoice received by the Grantee from a third party contractor or vendor, if total unreimbursed expenditures or liabilities at calendar quarter end exceed \$25,000; or
- (ii) July 15 of each year for all unreimbursed expenditures incurred during the previous fiscal year; or
- (iii) Twenty (20) days from date of Early Termination; or
- (iv) Twenty (20) days from the Reversion Date.

C. The Grantee's failure to abide by the requirements set forth in Article II herein will result in the denial of its Request for Payment or will delay the processing of Requests for Payment. The Department has the right to reject a payment request for the Project unless and until it is satisfied that the expenditures in the Request for Payment are for permissible purposes within the meaning of the Project Description and that the expenditures and the Grantee are otherwise in compliance with this Agreement, including but not limited to, compliance with the reporting requirements and the requirements set forth in Article II herein to provide Third Party Obligations. The Department's ability to reject any Request for Payment is in addition to, and not in lieu of, any other legal or equitable remedy available to the Department due to Grantee's violation of this Agreement.

ARTICLE X. PROJECT CONDITIONS AND RESTRICTIONS; REPRESENTATIONS AND WARRANTIES

- A. The following general conditions and restrictions are applicable to the Project:
- (i) The Project's funds must be spent in accordance with all applicable state laws, regulations, policies, and guidelines, including, but not limited to, the Procurement Code (or local procurement ordinance, where applicable).
 - (ii) The Project must be implemented in accordance with the New Mexico Public Works Minimum Works Act, Section 13-4-10 through 13-4-17 NMSA 1978, if applicable. Every contract or project in excess of sixty thousand dollars (\$60,000) that the Grantee is a party to for construction, alteration, demolition or repair or any combination of these, including painting and decorating, of public buildings, public works or public roads and that requires or involves the employment of mechanics, laborers or both shall contain a provision stating the minimum wages and fringe benefits to be paid to various classes of laborers and mechanics, shall be based upon the wages and benefits that will be determined by the New Mexico Department of Workforce Solutions to be prevailing for the corresponding classes of laborers and mechanics employed on contract work of a similar nature in the locality. Further, every contract or project shall contain a stipulation that the contractor, subcontractor, employer or a person acting as a contractor shall pay all mechanics and laborers employed on the site of the project, unconditionally and not less often than once a week and without subsequent unlawful deduction or rebate on any

account, the full amounts accrued at time of payment computed at wage rates and fringe benefit rates not less than those determined pursuant to Section 13-4-11 B. NMSA 1978 to be the prevailing wage rates and prevailing fringe benefit rates issued for the project.

- (iii) The Project may only benefit private entities in accordance with applicable law, including, but not limited to, Article IX, Section 14 of the Constitution of the State of New Mexico, the so-called "Anti-Donation Clause."
- (iv) The Grantee shall not at any time convert any property acquired or developed with the Project's funds to uses other than those specified in the Project Description without the Department's express, advance, written approval.
- (v) The Grantee shall comply with all federal and state laws, rules and regulations pertaining to equal employment opportunity. In accordance with all such laws, rules and regulations the Grantee agrees to assure that no person shall, on the grounds of race, color, national origin, sex, sexual preference, age or handicap, be excluded from employment with Grantee, be excluded from participation in the Project, be denied benefits or otherwise be subject to discrimination under, any activity performed under this Agreement. If Grantee is found to be not in compliance with these requirements during the life of this Agreement, Grantee agrees to take appropriate steps to correct any deficiencies. The Grantee's failure to implement such appropriate steps within a reasonable time constitutes grounds for terminating this Agreement.

B. The Grantee hereby represents and warrants the following:

- (i) The Grantee has the legal authority to receive and expend the Project's funds.
- (ii) This Agreement has been duly authorized by the Grantee, the person executing this Agreement has authority to do so, and, once executed by the Grantee, this Agreement shall constitute a binding obligation of the Grantee, enforceable according to its terms.
- (iii) This Agreement and the Grantee's obligations hereunder do not conflict with any law or ordinance or resolution applicable to the Grantee, the Grantee's charter (if applicable), or any judgment or decree to which it is subject.
- (iv) The Grantee has independently confirmed that the Project Description, including, but not limited to, the amount and Reversion Date, is consistent with the underlying appropriation in law.
- (v) The Grantee's governing body has duly adopted or passed as an official act a resolution, motion, or similar action authorizing the person identified as the official representative of the Grantee to sign the Agreement and to sign Requests for Payment.
- (vi) The Grantee shall abide by New Mexico laws regarding Conflict of Interest and Governmental Conduct and whistleblower protection. The Grantee specifically agrees that no officer or employee of the local

jurisdiction or its designees or agents, no member of the governing body, and no other public official of the locality who exercises any function or responsibility with respect to this Grant, during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed pursuant to this Grant. Further, Grantee shall require all of its contractors to incorporate in all subcontracts the language set forth in this paragraph prohibiting conflicts of interest.

- (vii) No funds have been paid or will be paid, by or on behalf of the Grantee, to any person for influencing or attempting to influence an officer or employee of this or any agency or body in connection with the awarding of any Third Party Obligation and that the Grantee shall require certifying language prohibiting lobbying to be included in the award documents for all subawards, including subcontracts, loans and cooperative agreements. All subrecipients shall be required to certify accordingly.

ARTICLE XI. STRICT ACCOUNTABILITY OF RECEIPTS AND DISBURSEMENTS; PROJECT RECORDS

A. The Grantee shall be strictly accountable for receipts and disbursements relating to the Project's funds. The Grantee shall follow generally accepted accounting principles, and, if feasible, maintain a separate bank account or fund with a separate organizational code, for the funds to assure separate budgeting and accounting of the funds.

B. For a period of six (6) years following the Project's completion, the Grantee shall maintain all Project related records, including, but not limited to, all financial records, requests for proposals, invitations to bid, selection and award criteria, contracts and subcontracts, advertisements, minutes of pertinent meetings, as well as records sufficient to fully account for the amount and disposition of the total funds from all sources budgeted for the Project, the purpose for which such funds were used, and such other records as the Department shall prescribe.

C. The Grantee shall make all Project records available to the Department of Finance and Administration and the New Mexico State Auditor upon request. With respect to the funds that are the subject of this Agreement, if the State Auditor finds that any or all of these funds were improperly expended, the Grantee may be required to reimburse to the State of New Mexico, to the originating fund, any and all amounts found to be improperly expended.

ARTICLE XII. IMPROPERLY REIMBURSED FUNDS

If the Department determines that part or all of the Appropriation Amount was improperly reimbursed to Grantee, including but not limited to, Project funds reimbursed to Grantee based upon fraud, mismanagement, misrepresentation, misuse, violation of

law by the Grantee, or violation of this Agreement, the Grantee shall return such funds to the Department for disposition in accordance with law.

ARTICLE XIII. LIABILITY

Neither party shall be responsible for liability incurred as a result of the other party's acts or omissions in connection with this Agreement. Any liability incurred in connection with this Agreement is subject to immunities and limitations of the New Mexico Tort Claims Act.

ARTICLE XIV. SCOPE OF AGREEMENT

This Agreement constitutes the entire and exclusive agreement between the Grantee and DFA concerning the subject matter hereof. The Agreement supersedes any and all prior or contemporaneous agreements, understandings, discussions, communications, and representations, written or verbal.

ARTICLE XV. REQUIRED NON-APPROPRIATIONS CLAUSE IN CONTRACTS FUNDED IN WHOLE OR PART BY FUNDS MADE AVAILABLE UNDER THIS AGREEMENT

The Grantee acknowledges and agrees that Grantee shall include a "non-appropriations" clause in all contracts between it and other parties that are (i) funded in whole or part by funds made available under this Agreement and (ii) entered into after the effective date of this Agreement that states:

"The terms of this Agreement are contingent upon sufficient appropriations and authorization being made by the Legislature of New Mexico for the performance of this Agreement. If sufficient appropriations and authorization are not made by the Legislature, the County of Santa Fe may immediately terminate this Agreement by giving Contractor written notice of such termination. The County of Santa Fe's decision as to whether sufficient appropriations are available shall be accepted by the Contractor and shall be final. Contractor hereby waives any rights to assert an impairment of contract claim against the County of Santa Fe or the Department of Finance and Administration, Local Government Division (DFA/LGD) or the State of New Mexico in the event of immediate or Early Termination of this Agreement by the County of Santa Fe or DFA/LGD."

ARTICLE XVI. REQUIRED TERMINATION CLAUSE IN CONTRACTS FUNDED IN WHOLE OR PART BY FUNDS MADE AVAILABLE UNDER THIS AGREEMENT

Grantee acknowledges and agrees that Grantee shall include the following or a termination clause in all contracts that are (i) funded in whole or part by funds made available under this Agreement and (ii) entered into after the effective date of this Agreement:

“This contract is funded in whole or in part by funds made available under a Department of Finance and Administration, Local Government Division (DFA/LGD) Grant Agreement. Should the DFA/LGD early terminate the grant agreement, the County of Santa Fe may early terminate this contract by providing Contractor written notice of such termination. In the event of termination pursuant to this paragraph, the County of Santa Fe only liability shall be to pay Contractor for acceptable goods delivered and services rendered before the termination date.”

Grantee hereby waives any rights to assert an impairment of contract claim against the Department or the State of New Mexico in the event of Early Termination of this Agreement by the Department.

XVII. COMPLIANCE WITH UNIFORM FUNDING CRITERIA.

- A. Throughout the term of this Agreement, Grantee shall:
1. submit all reports of annual audits and agreed upon procedures required by Section 12-6-3(A)-(B) NMSA 1978 by the due dates established in 2.2.2 NMAC, reports of which must be a public record pursuant to Section 12-6-5(A) NMSA 1978 within forty-five days of delivery to the State Auditor;
 2. have a duly adopted budget for the current fiscal year approved by its budgetary oversight agency (if any);
 3. timely submit all required financial reports to its budgetary oversight agency (if any); and
 4. have adequate accounting methods and procedures to expend grant funds in accordance with applicable law and account for and safeguard grant funds and assets acquired by grant funds.

- B. In the event Grantee fails to comply with the requirements of Paragraph A of this Article XVII, the Department may take one or more of the following actions:
1. suspend new or further obligations pursuant to Article VI(A) of this Agreement;
 2. require the Grantee to develop and implement a written corrective action plan pursuant to Article VI(D) of this Agreement to remedy the non-compliance;
 3. impose special grant conditions to address the non-compliance by giving the Grantee notice of such special conditions in accordance with Article III of this Agreement; the special conditions shall be binding and effective on the date that notice is deemed to have been given pursuant to Article III; or
 4. terminate this Agreement pursuant to Article V(A) of this Agreement.

ARTICLE XVIII. SEVERANCE TAX BOND AND GENERAL OBLIGATION BOND PROJECT CLAUSES

- A. Grantee acknowledges and agrees that the underlying appropriation for the Project is a severance tax bond or general obligation bond appropriation, which is

administered by the New Mexico State Board of Finance (BOF), an entity separate and distinct from the Department. Grantee acknowledges and agrees that (i) it is Grantee's sole responsibility to determine through BOF staff what (if any) conditions are currently imposed on the Project; (ii) the Department's failure to inform Grantee of a BOF imposed condition does not affect the validity or enforceability of the condition; (iii) the BOF may in the future impose further or different conditions upon the Project; (iv) all BOF conditions are effective without amendment of this Agreement; (v) all applicable BOF conditions must be satisfied before the BOF will release to the Department funds subject to the condition(s); and (vi) the Department's obligation to reimburse Grantee from the Project is contingent upon the then current BOF conditions being satisfied.

B. Grantee acknowledges and agrees that this Agreement is subject to the BOF's Bond Project Disbursements rule, 2.61.6 NMAC, as such may be amended or re-codified.

[THIS SPACE LEFT BLANK INTENTIONALLY]

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the date of execution by the Department.

County of Santa Fe

Kathleen S. Holian
Kathleen S. Holian

Signature of Official with Authority to Bind Grantee

By: _____
(Type or Print Name)

Its: Commission Chair
(Type or Print Title)

Date: 10/29/2013

Approved as to form
Santa Fe County Attorney
By: *[Signature]*
Date: 10/29/2013
[Signature] 9/10/10

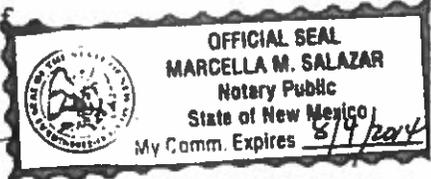
ATTEST:

STATE OF NEW MEXICO)
)ss
COUNTY OF Santa Fe)

Geraldine Salazar
GERALDINE SALAZAR
COUNTY CLERK

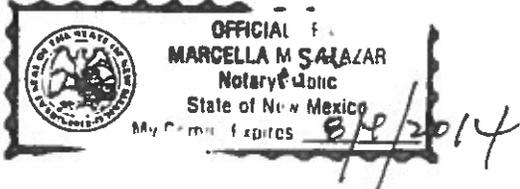
The foregoing instrument was acknowledged before me this 29 day of October, 2013, by Kathleen S. Holian

Marcella M. Salazar
seal Notary Public
My Commission Expires: 8/4/2014



DEPARTMENT OF FINANCE AND ADMINISTRATION
LOCAL GOVERNMENT DIVISION

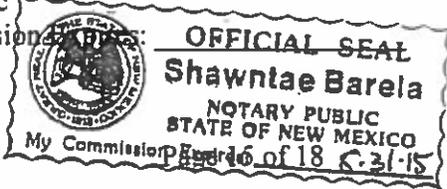
Wayne Gleason
By: Ryan Gleason
Its: Director
Date: 11/18/13



STATE OF NEW MEXICO)
)ss
COUNTY OF Santa Fe)

The foregoing instrument was acknowledged before me this 18 day of November, 2013, by Wayne Sowell

Shawntae Barela
seal Notary Public
My Commission Expires: _____



**STATE OF NEW MEXICO
CAPITAL GRANT PROJECT
PAPER PERIODIC/FINAL REPORT
EXHIBIT 1**

PERIODIC REPORT FINAL REPORT

Grantee: _____

Project Number: _____ Reporting Period: _____

1. Please provide a detailed status of project referenced above.

A. Third Party Obligations

Purchase Order or Contract # _____

Name of Contractor or Vendor: _____

Amount of Third Party Obligation: _____

Date Executed: _____

Termination Date: _____

Project Phase

Bonds Sold Plan/Design Bid Documents Construction

(provide anticipated date of commencement and completion for each phase)

Grant Amount adjusted for AIPP if applicable: _____

Total Amount of all Notices of Obligation to Reimburse: _____

Total Grant Amount Expended by Grantee to Date: _____

Grant Balance as of this Date: _____

Amount of Other Unexpended Funding Sources: _____

PERIODIC REPORT

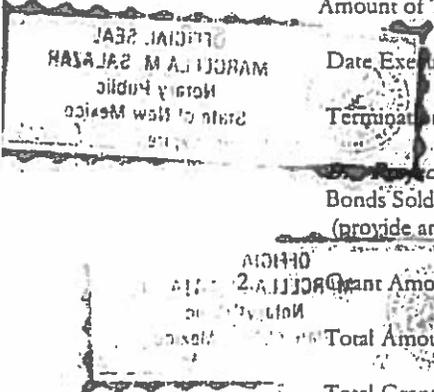
I hereby certify that the aforementioned Capital Grant Project funds are being expended in accordance with all requirements of the Grant Agreement, and in compliance with all other applicable requirements.

FINAL REPORT

I hereby certify that the aforementioned Capital Grant Project funds have been completed and funds were expended in accordance with all requirements of the Grant Agreement, and in compliance with all other applicable state/regulatory requirements.

Grantee Representative/Title

Date



**STATE OF NEW MEXICO
CAPITAL GRANT PROJECT
Request for Payment Form
Exhibit 2**

I. Grantee Information

(Make sure information is complete & accurate)

- A. Grantee: _____
 B. Address: _____
Complete Mailing, including Suite, if applicable

City State Zip
 C. Phone No: _____
 D. Grant No: _____
 E. Project Title: _____
 F. Grant Expiration Date: _____

II. Payment Computation

- A. Grant Amount: _____
 B. AIPP Amount (If Applicable) _____
 C. Funds Requested to Date: _____
 D. Amount Requested this Payment: _____
 E. Grant Balance: \$0.00
 F. GF GOB STB (attach wire if 1st draw)
 G. Payment Request No. _____

III. Fiscal Year Expenditure Period Ending:
(check one)

- (Jan-Jun) Fiscal
 (Jul-Dec) Year

IV. Certification: Under penalty of law, I hereby certify to the best of my knowledge and belief, the above information is correct; expenditures are properly documented, and are valid expenditures or actual receipts; and that the grant activity is in full compliance with Article IX, Sec. 14 of the New Mexico Constitution known as the "anti donation" clause.

Grantee Fiscal Officer

Grantee Representative

 Printed Name
 Date: _____

 Printed Name
 Date: _____

SWORN TO AND SUBSCRIBED
 before me on this _____ day
 of _____, 20____

SWORN TO AND SUBSCRIBED
 before me on this _____ day
 of _____, 20____

Notary Public _____
 My Commission expires _____

Notary Public _____
 My Commission expires _____

(Department Use Only)

Vendor Code: _____
 Loc No.: _____

Fund No.: _____

Division Fiscal Officer	Date
I certify that the Grantee financial and vendor file information agree with the above submitted information.	

Division Project Manager	Date
I certify that the Grantee records and related appropriation laws agree with the above submitted information.	

**STATE OF NEW MEXICO
CAPITAL GRANT PROJECT
NOTICE OF OBLIGATION TO REIMBURSE GRANTEE
EXHIBIT 3**

DATE: _____
TO: Grantee Representative: _____
FROM: Department Representative: _____
SUBJECT: Notice of Obligation to Reimburse Grantee

Project Number: _____

As the designated representative of the Department for Grant Agreement number 13-L-1769 entered into between Grantee and the Department, I certify that the Grantee has submitted to the Department the following third party obligation executed, in writing, by the third party's authorized representative:

Third Party Obligation (includes purchase orders and contract) #: _____
Vendor or Contractor: _____

Third Party Obligation Amount: _____
Termination Date: _____

I certify that the State is issuing this Notice of Obligation to Reimburse Grantee for permissible purposes within the scope of the project description, subject to all the terms and conditions of the above referenced Grant Agreement.

Grant Amount adjusted for AIPP if applicable: _____

The Amount of this Notice of Obligation to Reimburse: _____

The Total Amount of all Previously Issued Notices of Obligation: _____

The Total Amount of all Notices of Obligation to Reimburse as of this Date:

Department Representative: _____

Title: _____

Signature: _____

Date: _____

SANTA FE COUNTY

RESOLUTION 2013 - _____

A RESOLUTION REQUESTING AUTHORIZATION TO MAKE THE BUDGET ADJUSTMENT DETAILED ON THIS FORM

Whereas, the Board of County Commissioners meeting in regular session on December 10, 2013, did request the following budget adjustment:

Department / Division: Public Works/Project Development Fund Name: State Special Appropriations Fund (318)

Budget Adjustment Type: Budget Increase Fiscal Year: 2014 (July 1, 2013 - June 30, 2014)

BUDGETED REVENUES: (use continuation sheet, if necessary)

FUND CODE XXX	DEPARTMENT/ DIVISION XXXX	ACTIVITY BASIC/SUB XXX	ELEMENT/ OBJECT XXXX	REVENUE NAME	INCREASE AMOUNT	DECREASE AMOUNT
318	0759	371	9000	Grants/State/Other	\$450,500	
TOTAL (if SUBTOTAL, check here _____)					\$450,500	

BUDGETED EXPENDITURES: (use continuation sheet, if necessary)

FUND CODE XXX	DEPARTMENT/ DIVISION XXXX	ACTIVITY BASIC/SUB XXX	ELEMENT/ OBJECT XXXX	CATEGORY / LINE ITEM NAME	INCREASE AMOUNT	DECREASE AMOUNT
318	0759	481	8001	Capital Purchases/Buildings & Structures	\$450,500	
TOTAL (if SUBTOTAL, check here _____)					\$450,500	

Requesting Department Approval: _____ Title: _____ Date: _____

Finance Department Approval: _____ Date: _____ Entered by: _____ Date: _____

County Manager Approval: Katherine [Signature] Date: 12.2.13 Updated by: _____ Date: _____

SANTA FE COUNTY

RESOLUTION 2013 - _____

ATTACH ADDITIONAL SHEETS IF NECESSARY.

DEPARTMENT CONTACT: Name: Agnes Leyba-Cruz Dept/Div: Public Works/Project Development Phone No.: 995-6516

DETAILED JUSTIFICATION FOR REQUESTING BUDGET ADJUSTMENT (If applicable, cite the following authority: State Statute, grant name and award date, other laws, regulations, etc.):

- 1) Please summarize the request and its purpose.

This request is to budget funds authorized in the 2013 Legislative Session to plan, design, construct, equip and furnish improvements to the fairgrounds, including utilities and construction of an extension office, in Santa Fe in the County of Santa Fe. The Public Works Department will use the funds for utility upgrades, ADA improvements and the Extension Building.

a) Employee Actions

Line Item	Action (Add/Delete Position, Reclass, Overtime)	Position Type (permanent, term)	Position Title

b) Professional Services (50-xx) and Capital Category (80-xx) detail:

Line Item	Detail (what specific things, contracts, or services are being added or deleted)	Amount
8001	Construct improvements to the fairgrounds including utilities and ADA improvements.	\$450,500

- 2) Is the budget action for **RECURRING** expense _____ or for **NON-RECURRING** (one-time only) expense X _____

SANTA FE COUNTY

RESOLUTION 2013 - _____

ATTACH ADDITIONAL SHEETS IF NECESSARY.

DEPARTMENT CONTACT:

Name: Agnes Leyba-Cruz _____ Dept/Div: Public Works/Project Development _____ Phone No.: 995-6516 _____

DETAILED JUSTIFICATION FOR REQUESTING BUDGET ADJUSTMENT (If applicable, cite the following authority: State Statute, grant name and award date, other laws, regulations, etc.):

- 3) Does this request impact a revenue source? If so, please identify (i.e. General Fund, state funds, federal funds, etc.), and address the following:
 - a) If this is a state special appropriation, YES NO
If YES, cite statute and attach a copy.

Laws of 2013, Chapter 226, Section 31, Paragraph 182, Paragraph 182, authorized \$450,500 to plan, design, construct, equip and furnish improvements to the fairgrounds, including utilities and construction of an extension office in Santa Fe in the County of Santa Fe.

- b) Does this include state or federal funds? YES NO
If YES, please cite and attach a copy of statute, if a special appropriation, or include grant name, number, award date and amount, and attach a copy of a award letter and proposed budget.

Grant #: 13-L-1769
Grant Name: Santa Fe County Fairgrounds
Award Date: November 18, 2013
Award Amount: \$450,500

- c) Is this request is a result of Commission action? YES _____ NO
If YES, please cite and attach a copy of supporting documentation (i.e. Minutes, Resolution, Ordinance, etc.).
- d) Please identify other funding sources used to match this request.
NA

SANTA FE COUNTY
RESOLUTION 2013 - _____

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Santa Fe County that the Local Government Division of the Department of Finance and Administration is hereby requested to grant authority to adjust budgets as detailed above.

Approved, Adopted, and Passed This _____ Day of _____, 2013.

Santa Fe Board of County Commissioners

Kathy Holian, Chairperson

ATTEST:

Geraldine Salazar, County Clerk



Daniel "Danny" Mayfield
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Hoilan
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

DATE: November 25, 2013

TO: Board of County Commissioners

FROM: Vicki Lucero, Building and Development Services Manager 

VIA: Katherine Miller, County Manager
Penny Ellis-Green, Land Use Administrator 

REF.: County Development Review Committee Appointments/ReAppointments

SUMMARY:

Article II, Section 1.2. (County Development Review Committee) of the County Land Code Development Code, gives the BCC the authority to appoint members of the CDRC. Section 1.2 states: "The Board shall appoint a County Development Review Committee consisting of not less than seven (7) members. At least one member shall reside within the limits of the City of Santa Fe." (Exhibit A).

The terms of three of the current CDRC members will expire in January of 2014. One of the members represents Commission District 2, and the other two are at-large positions.

In October, the County advertised and sent out a press release seeking interested members of the general public to serve on the CDRC. We received responses from 17 individuals which includes 2 current members who have requested reappointment.

We received letters of interest from 3 applicants who have requested to serve on the CDRC and reside in Commission District 2. These are as follows:

Charlie Gonzales (County)
Bette Booth (City)
Richard Hawkins (City)

We also received letters of interest from 14 applicants who have requested to serve on the CDRC and reside in different areas of the County and City to fill the 2 at-large positions. Two of the

District 2 applicant that are not chosen to fill the district 2 vacancy can also be considered for the at large vacancies. These are as follows:

Susan Fry Martin (District 1-County) Current member, served for 5 years
Louis Gonzales (District 5-City)
Ralph Grosswald (District 1-City)
Michael Lackner (District 5-County)
J.J. Gonzales (District 3-County) Current member, served for 11 years
Jonelle Maison (District 3-County)
Anita Leivo (District 4-County)
Buddy Roybal (District 4-City)
Noah Berke (District 4-City)
Michael Maremont (District 1-City)
Arnold Valerio (District 4-City)
Ted Pepperas (District 4-County)
Mary Helen Follinstad (District 5-City)
John Parks (District 4-County)

The Applicants' letters of interest and resumes are included in Exhibit B. The Applicants also submitted a signed conflict of interest form, background authorization release form, and the standard County questionnaire. In addition, staff conducted telephone interviews with each of the Applicants.

STAFF RECOMMENDATION:

Staff recommends appointment of the following members to serve on the CDRC:

- **District 2 – Bette Booth- Two year term expiring Jan 2016**
- **At Large –Susan Fry Martin (Current CDRC member)-Two year term expiring Jan 2016**
- **At Large – Louis Gonzales - Two year term expiring Jan 2016**

Should the BCC decide to go with staff's recommendation, the CDRC would be comprised of 3 members who reside within the City Limits (Bette Booth, Louie Gonzales and Frank Katz) and 4 members who reside outside of the City Limits (Susan Fry Martin, Phil Anaya, Dan Drobnis, Manuel Roybal).

ATTACHMENTS:

Exhibit A— Article II, Section 1.2. (County Development Review Committee) of the County Code
Exhibit B – Applicants' Letters of Interest and Resumes

ARTICLE II - ADMINISTRATION**SECTION 1 - APPOINTMENTS AND AUTHORITY****1.1 Code Administrator****1.1.1 Appointment**

The County Manager shall recommend to the Board of County Commissioners (hereinafter referred to as the "Board") any person to be considered for employment as the Code Administrator. The Board shall appoint a Code Administrator, pursuant to the County Personnel Ordinance and Regulations, after considering the recommendations of the County Manager.

1.1.2 Duties

The Code Administrator shall:

- 1.1.2a Perform the duties that are assigned throughout the Code to the Code Administrator and such other duties as may be determined by the Board or the County Manager.
- 1.1.2b Keep copies of each application filed, each plat submitted, and each development permit issued, filed by legal description of the land to which the development permit applies and also by name of applicant.
- 1.1.2c Make recommendations to the Board for amendments to the Code.
- 1.1.2d Give written reports as directed by the Board or as requested by the County Development Review Committee and approved by the Board, listing all applications, Code Administrator decisions and recommendations, County Development Review Committee decisions, and appeals from Code Administrator or County Development Review Committee decisions that have been filed since the last Code Administrator report; provided, however, that such reports shall be made at least once a month and shall be submitted to the Board and the County Development Review Committee.

1.2 County Development Review Committee**1.2.1 Appointment**

The Board shall appoint a County Development Review Committee consisting of not less than seven (7) members. The residence requirements shall be as follows: At least one member shall reside within the limits of the City of Santa Fe. These members should reside in different areas of the County, in order to provide diversity of representation. The other six (6) members shall be residents of the County of Santa Fe. Terms of members, all appointments by the Committee, and removal of members shall be made by the Board as set forth in Section 3-19-2 N.M.S.A., 1978, as it may be amended. The County Development Review Committee shall establish policies concerning notice and conduct of its meetings and a copy of such policies shall be posted in the Code Administrator's office. Election of chairperson, meetings, and keeping of records, shall be as set forth in Section 3-19-3 N.M.S.A., 1978, as it may be amended. A majority of the members shall constitute a quorum at any meeting of the County Development Review Committee. If a quorum is present, the affirmative vote of the majority of the members present at the meeting shall be the act of the County Development Review Committee, unless otherwise required by law. There shall be no proxy voting.

November 5, 2013

Santa Fe County
Growth Management Department
Attn: Vicki Lucero
P.O. Box 276
Santa Fe, New Mexico 87504-0276

Re: Appointment to County Development Review Committee

Dear County Commissioners,

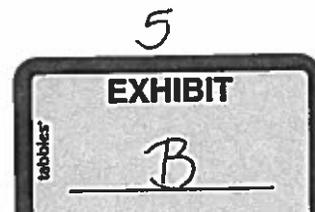
Please accept my resume for your consideration of appointment to the County Development Review Committee. I have extensive knowledge in Land Use at Santa Fe County and the City of Santa Fe and have served on the CDRC and other committees before.

Thank you for your consideration.

Sincerely,

Charlie D. Gonzales

Charlie D. Gonzales
2042 Callejon De Rita
Santa Fe, NM 87507



CHARLIE D. GONZALES / RESUME

2042 Callejon De Rita
Santa Fe, New Mexico 87507
(505) 473-2803

BRIEF PRE-SUMMARY OF QUALIFICATIONS

I retired with the City of Santa Fe in January of 2010. My title was Technical Review Coordinator for the Land Use Department. I reviewed building permit applications, developments, subdivisions and complaints for compliance with the Escarpment Overlay District, FEMA Floodplains, Terrain Management and Landscaping. I also tracked all the letters of credit and escrow agreements for approved subdivisions, developments and permits. I conducted inspections in the field for Terrain Management, FEMA Floodplains, Escarpment and Landscaping. I have attended and participated in all kinds of public and private hearings or meetings. The majority of the time I assisted the public and staff with coordination and simple explanations on technical issues. I was well liked by the public and staff. I received an Official Proclamation from the City Council on January 27, 2010 for service to the Public, the City and the County. (Copy attached)

Currently I have been working under contract with Design Enginuity as an inspector and project manager. I started sometime in April of 2011. I have inspected numerous projects which include tributaries of floodplains, erosion prevention/mitigation, bank stabilization, reseeding and re-vegetation of disturbed areas.

I recently designed and completed a Master Landscaping Plan for the Water Treatment Plant for the City of Santa Fe located in the upper watershed of the Santa Fe River, this included an irrigation plan. The design started in May of 2011 and the actual project was constructed by the middle of December of 2011. I was also responsible for the placement and inspections of the shrubs, vines, trees and irrigation system.

In 2006 and 2007 I worked under contracts for Santa Fe County, the City of Santa Fe and the New Mexico Association of Counties. I worked for the Santa Fe County Land Use Department as the Permits & Enforcement Division Director, from July 6, 1999 to March of 2006. During this time, I worked in the same capacity as mentioned below under qualifications from 1996 – 1998. Additional duties or projects completed or which I was involved with are listed under the most recent qualifications. From October of 1996 to July of 1998, I was employed by Santa Fe County as the Building & Hydrology Division Director of the Land Use Department. Prior to that, I worked for the City of Santa Fe as an Engineering Technician I, II, III, Subdivision Inspector II, III and Senior Engineering Technician from July of 1982 to September of 1996. Before that I was employed by the following companies or agencies: Capital Engineering, (drafting, surveying, project management), for three years, A-Z Engineering &

Surveying, (drafting surveying, project management), Morris Apodaca Surveying, (draftsman, surveying), New Mexico State Highway Department, District V while I was attending NMSU.

I have been involved in various working groups, committees and commissions throughout my career, including the Santa Fe River Commission, the City Policy Planning Commission (CPPC), Extra-territorial Land Use Commission (ELUC) and the County Development Review Commission (CDRC). I am currently on the City Escarpment Working Group.

QUALIFICATIONS

7/06/99 – March 2006

I was hired by the County Land Use Department on July 7, 1999, as the Code Enforcement Supervisor for the Land Use Department. I later became the Permits & Enforcement Division Director. This division was made up of three sections, development permits, code enforcement and technical review. I spent

a lot of my time with code enforcement and helped establish a Commissioner Response process. I wrote numerous letters for the code enforcement, technical review section and the development permits section. I personally took responsibility for all projects, especially controversial projects and responded accordingly and /or attended community meetings and court. I was very successful in the regulating of mining and reclamation. I left the County in 1998 and became a Project Manager for Tierra Contenta Corp. When I came back to

the County in 1999, I caught Cerrillos Gravel Products Mining out of their limits. I provided the documented information to the Board of County Commissioners and the Development Permit was revoked. I was also involved in the acquisition of the property for the new County Park at San Ysidro Crossing and the Santa Fe River. I participated in many depositions for the violations on the property before it was acquired. I have earned the respect of most of the public in the mining communities.

I maintained close communication and a great work relationship with the Army Corp. of Engineers, New Mexico Environmental Department, State of New Mexico Construction Industries Division, State of New Mexico Manufactured Housing Division, FEMA, the Office of the State Engineer's and the City of Santa Fe, which I continue to maintain. Currently, I am a Certified Floodplain Manager and a member of the New Mexico Floodplain Managers Association.

I wrote the National Pollution Discharge Elimination System (NPDES) permit submittal, which was due to the EPA by April 23, 2003. This prevented a substantial penalty fee to the County. I would also like to mention that I did this at home while I was doing my other duties at work.

I was very much involved in public hearings, writing, implementation and enforcement of the County Rainwater Harvesting Ordinance.

Staff and I created a standard County detail sheet. I was involved with writing several ordinances or amendments. I modified the height ordinances, participated in the code re-write a few times (it was never finished), the MSRD settlement amendments and numerous others as mentioned on page 3.

I represented the Land Use Department on the City Planning Policy Commission for about four years. I also sat on the City Santa Fe River Commission. At the County I was on a joint City/County Committee appointed by the County Manager for coordination of Santa Fe River Improvements in Coordination with the Army Corp. of Engineers. Was also a member of the following committees: Building Water Efficient Homes, Water Wise, Rainwater Harvesting and Greywater reuse which, were sponsored by the Office of the State Engineers.

QUALIFICATIONS
10/27/98 – 6/30/99

During this time I was employed under a professional contract with the Tierra Contenta Corporation as a construction inspector/project manager. The contract expired June 30, 1999. My job description was the following: periodic inspection of infrastructure construction of subdivision improvements, coordination of soil and materials tests, review of test results, inspection walk through with City of Santa Fe and utility companies, keeping a daily record/journal and attending/ coordinating periodic and special meetings with the owner, city and construction contractors.

QUALIFICATIONS
8/28/98 – 9/14/98

The Rio Arriba Gravel Mining Advisory Committee hired me and Rio Arriba County as a consultant to review a version of a Rio Arriba County proposed draft ordinance for "zoning for extraction of construction materials," article 12. (See attached request letter for hire)

QUALIFICATIONS 10/96 – 7/98

The County of Santa Fe for my extensive experience and knowledge of terrain management, subdivisions/developments, Environmental requirements, F.E.M.A. requirements, Army Corps of Engineers requirements as well as local, state and national codes employed me. This division was responsible for reviewing and approving development permits, subdivisions/development inspections, coordinating pre-construction conferences, and reviewing/approving/tracking financial guarantees, drainage complaints, floodplain requirements, special review districts, reviewing/approving/inspecting the mining ordinance requirements and verifying licensed contractors. These reviews were intensified, implemented or enhanced by my knowledge and expertise. A lot of the items mentioned below were not being addressed thoroughly or at all until I started working in the Land Use Department. The following is a list of some of those accomplishments:

- * Created a "General Construction Notes" policy.
- * Modified the development permit submittal requirement packet.
- * Directed Staff to verify licensed contractors and to maintain a list of licensed contractors in coordination with the State of New Mexico Construction Industries Division.
Trained staff on F.E.M.A. requirements
- * Provided retaining wall details and other standard sections for applicants.
- * Established a more cooperative relationship with Construction Industries, the State Environmental Department, the City of Santa Fe, F.E.M.A. and the Army Corp. of Engineers.
- * Established procedures and conducted numerous pre-construction conferences for subdivisions & development.
- * Created a policy for "establishing a financial guarantee with Santa Fe County."
- * Attended court on behalf of the Code Enforcement Division as an expert witness on Terrain Management Regulations and the County Code. This included illegal cuts, mining and visual impacts. We had some positive victories.
- * Directed staff to enforce the County Ordinance to require utilities to be installed underground.
- * Created a cardboard Development Permit for display, specifically for issuance by Santa Fe County for proposed improvements.
- * Obtained some of the appropriate field inspection equipment so the division could conduct thorough inspections.
- * Directed Staff to prepare letters of conditions for development permits in sensitive areas and controversial projects or developments.

Informed the Land Use Administrator and the County Manager of situations where the Public Works Department and the General Services Department also need to obtain Development Permits for improvements. The County should be setting the example.

- * I have been involved with the field and office aspects of the Mountain Special Review District, since it was adopted. Have reviewed and enforced this ordinance at the City of Santa Fe and Santa Fe County.
- * Played a major role in reviewing submittals for the Santa Fe Ski Basin, all mining submittals and the reclamation and remediation of all disturbed sites. This included follow-up inspections.
- * Started training staff on procedures and techniques for the inspections of Development and Subdivision Improvements.
- * Established contact with the New Mexico State Highway Department, in order to remind them to invite County Staff to participate in all pre-construction conferences for proposed highways throughout Santa Fe County.
- * Informed the New Mexico State Highway Department and all of their sub-contractors at that time, of the requirements of obtaining development permits for grading, cutting or filling work conducted on private property on behalf of Highway Department projects.

Another part of my job was to make presentations to various committees and commissions on behalf of the Land Use Department. This included the Extraterritorial Zoning Commission, the Extraterritorial Zoning Authority, the County Development Review Committee and the Board of County Commissioners.

QUALIFICATIONS

1986 – 9/1996

I was employed by the Public Works Department of the City of Santa Fe on July 19, 1982. My total time with the City was about fourteen years and two months. Prior to that I worked for a private firm called Capital Engineering.

Drafting: Mostly consisted of updating zoned and re-zoned parcels of property on the City of Santa Fe Zoning Atlas. Implemented a reference system for looking up zones on the atlas. Have also drawn and designed street section alternatives for proposed solutions for drainage problems, plan & profiles for roads, terrain management plans, retaining walls and sections. I am capable of conducting drafting for engineering, surveying and architectural.

Subdivisions: Maintained an accurate construction file on each subdivision or development under construction. Reviewed proposed plans and engineer's estimates for infrastructure improvements as well as redline corrections and change orders prior to final approval. Coordinated pre-construction conferences with utilities, contractors and developers. Verified quantities to release pay requests for improvements. Conducted final inspections to accept dedicated infrastructure improvements for maintenance.

Technical Assistance: Assisted the public with complaints to my office or directly from the City Manager's Office and City Councilors pertaining to Code Enforcement, Land Development, drainage problems and concerns resulting from existing or new construction. Reviewed tracts or lots for "lot of record" lot consolidations, lot line adjustments, culverts, addresses, driveways, sidewalks and easement encroachments. Helped the public in procedures for lot splits, subdivisions and various land uses. Attended many meetings on behalf of the subdivision engineer for weeks and months at a time. I have many years of experience in reading and interpreting work from field notes, land descriptions, surveys, aerial photographs, plans, specifications and computations, as well as dealing with the public and associates with respect and understanding when enforcing or explaining codes.

Experience/ Inspections: I have extensive knowledge of Terrain Management Regulations, Surveying, City and County Subdivision Regulations, all applicable local, state, federal and national statutes and regulations. I am also very familiar with chapter 70 of the Uniform Building Code. I have been conducting subdivision inspections within the two and five mile Extraterritorial boundaries during my time with the City. These inspections include from clearing and grubbing to the final street signage and releasing of the financial guarantees. I have no problem working evening and weekends to accomplish an acceptable project.

Building Permits: Reviewed building permits for compliance with Terrain Management Regulations, Escarpment Overlay District, sidewalks, driveways and anything pertaining to Planning and Land Use. I have also been involved in the Mountain Special Review District. This included numerous meetings with various contactors, developers, architects and engineers in the field and office to explain these regulations. In September of 1990, I was responsible for pushing to implement a final tag system for compliance with Terrain Management Regulations, including the Escarpment Overlay District. This inspection is tied into the final Building Inspection as well as the Certificate of Occupancy. Compliance has been very successful.

QUALIFICATIONS

07/1982 – 1986

Drafting: Performed drafting for the Public Works Department, which included new road designs, traffic plans and detail sheets, City of Santa Fe standards and specifications sheets for residential streets and drainage (which have been adopted by the City Council and are still utilized today), sanitary sewer line locations and surveys, plan and profile sheets and various computations.

Subdivisions: Implemented a construction file system for new subdivisions to include all correspondence, test results, change orders, T.V. inspections of sanitary sewer lines and a daily journal. Established a specific procedure for pre-construction conferences coordinating developers, contractors, utilities and city staff. Tracked financial guarantees and conducted field inspections (this included terrain management regulations) verified quantities for approval of pay requests for infrastructure improvements.

Technical: Assisted the public with complaints or questions pertaining to Public Works inspections, sewer lines, drainage, street cuts and anything to do within the city right-of-way. Assigned addresses for building permits,

verified "lot of record" and reviewed for easement or right-of-way encroachments. Ability to read and understand all kinds of maps, plats, engineering, architectural and landscaping plans. Researched information on new and existing building permits.

Field Work: Supervised survey crews, street cuts and Cutler repaving projects. Approved or rejected driveway cuts and sidewalk or culvert locations. Conducted numerous daily subdivision inspections under construction along with the pre-final and final subdivision inspections.

CERTIFICATES

- American Public Works Association – Public Works Construction Inspection June 1985
- Troxler Laboratories – Training course for nuclear testing equipment May 1987
- CPN Laboratories – Training course for nuclear testing equipment June 1987
- New Mexico State University – Short Surveying Course May 1990

- University of Madison, Wisconsin – Improving Public Works Construction Skills December 1990
- Federal Emergency Management Agency – Floodplain Managers Certification Workshop June 1995
- Federal Emergency Management Agency – Advanced Floodplain Managers Certification Workshop August 1995
- American Society of Civil Engineers – Applications in Storm water Management January 1998
- University of Madison, Wisconsin / Nevada Institute of Technology – Integrated Mining and Land Reclamation VII April 1998
- Santa Fe County Chamber of Commerce – Nomination for a Special Service Award, in recognition of superior performance in the area of customer service May 1993

The following is a list of courses I have completed at the Santa Fe Community College during my tenure with the City.

- Drafting 111 – 4 hours.
- Drafting 112 – 4 hours.
- Drafting 120 – 3 hours. (Building Materials)
- Drafting 125 – 3 hours. (Building Codes)
- Drafting 130 – 3 hours. (Building Structures)
- Drafting 161 – 4 hours. (Computer Aided drafting)
- Construction Technology – 3 hours. (Construction Law)



1317 Ferguson Lane
Santa Fe, New Mexico 87505

Santa Fe Country Growth Department
Attn: Vicki Lucero
P.O. Box 276
Santa Fe, NM 87504

November 4, 2013

Dear Ms. Lucero,

I would like to be considered for the Country Development Review Committee member as a resident of Santa Fe City resident member.

As professional environmental communication and marketing specialists, I have been involved in a variety of land use issues and decision-making processes for more than twenty years. I have also been a member of the City of Santa Fe Parks and Open Spaces Advisory Commission (POSAC) since its inception in 2007 and was chair until May of this year. The role of this commission is to provide ongoing advice regarding all park and open space related issues including acquisition, dedication, planning, development, operations, construction and maintenance. Similar to the Country Development Review Committee, POSAC is responsible for listening to staff recommendations, project presentations and testimony from the public and then to make recommendations to the City Council. This included coordination with the City staff to develop, advocate for and guide the implementation of the Master Plans for the 2008 thirty-million-dollar and 2012 fourteen-million-dollar Parks and Trails Bonds. An important part of this process was to facilitate public participation processes and build partnerships among City staff and Councilors and a diversity of community organizations and constituencies.

I am attaching my resume which provides more information.

I look forward to hearing from you.

Warm Regards,



Bette Booth



Bette Booth

1317 Ferguson Lane
Santa Fe, New Mexico 87505

505-424-8866
ebooth13@comcast.net

KEY QUALIFICATIONS

Bette Booth, MS, has thirty years experience in the design, management and evaluation of marketing, communications, organization development, and public participation processes in multi-cultural settings. The last twenty years, her work has focused on issues related to the environment, land-use management and sustainable development. Ms. Booth's areas of expertise include:

- Ⓢ **Culturally-sensitive, results-oriented management** working with peoples from diverse racial, ethnic and socioeconomic backgrounds in New Mexico and more than 30 countries throughout the world. This includes: staff and volunteer selection, supervision, training and mentoring; financial management tracking, reporting, accounting and procurement; evaluation design and implementation; and interfacing and working successfully with government, NGOs, private sector and civil society partners and stakeholders.
 - Ⓢ **Marketing, communications, promotion, publicity, and public and media relations:** Experience conducting market research and developing and implementing marketing strategies for a wide range of products.
 - Ⓢ **Facilitation of processes that build sustainable cross-sectoral and multi-cultural teams, partnerships, and networks:** Ms. Booth is experienced in applying a range of facilitation tools that help groups share information, find common ground solutions, and take collaborative action. Techniques include Future Search, Generative Dialogue, Open Space Technology, Community Round Tables, Charettes, Action Learning, Search for Common Ground – a Conversation about Conflict, and Scenario Planning, as well as more traditional facilitation and public participation techniques. Ms. Booth works with her clients and partners to customize processes and tools for their specific needs and context.
 - Ⓢ **Capacity Building, Training and Coaching:** Design, implementation and evaluation of a range of organizational development and social change methodologies including marketing; working effectively with the mass media; cross cultural leadership; facilitating effective meetings; conflict management and negotiation; essential interpersonal communication skills; and building teams, partnerships and coalition.
 - Ⓢ **Fluent in Spanish – speaking, reading, and writing.**
-

RELEVANT EXPERIENCE

Independent Consultant (2011– present): Provide technical assistance, training, coaching, and leadership development in marketing, communications, organization development, evaluation and facilitation. Clients have included: The Wilderness Society; New Mexico Sierra Club; Santa Fe Watershed Association; Counterpart International Community Tourism Alliance Project; University of Colorado Mortenson School in Engineering for International Development; Railyard Stewards; Cabaña Prieta National Wildlife Reserve Border Impacts Dialogue and i2i McKnight Foundation Collaborative Crop Research Project.

Santa Fe Parks and Open Spaces Advisory Commission (2007 – present): Facilitate public participation processes building partnerships among City staff and Councilors and a diversity of community organizations and constituencies to develop the Master Plan, advocate and raise funds for and guide implementation of the 2008 and 2012 44 million dollar Parks and Trails Bonds.

Project Manager, Resident Advisor and Consultant, Academy for Educational Development¹ (1980–1990, 1994–1996 and 2000– 2010): Designed, managed, evaluated and built local capacity in marketing, communications, organization development, and facilitation in more than 30 countries. Environmental and land-use projects included: Global FISH Alliance Spiny Lobster Initiative; C-Change Sustaining Community-based Natural Resource Management; Improved Management and Conservation of Critical Watersheds; Initiative for the Conservation in the Andean Amazon; and the GreenCOM Environmental Education and Communication Project.

Consultant (1990-1994): Provided technical assistance and capacity building for Kellogg Foundation, World Health Organization, Rockefeller Foundation, United States Information Service, Pan American Health Organization, Johns Hopkins University, the U.S. Peace Corps, AED and the Nutrition Institute for Central America and Panama (INCAP).

EDUCATION

1977: M.S. Ed., Instructional Systems Technology. Indiana University — Bloomington, Indiana.

1972: B.S., Journalism and Mass Communications. Kansas State University —Manhattan, Kansas.

1972: Intensive Language Training (Spanish). Peace Corps — Ponce, Puerto Rico.

2002: The Mediation Process and Conflict Management. CDR Associates — Boulder Colorado.

2003: Future Search. Future Search Network — Marin, California.

2011: Climate Masters. U.S. Environmental Protection Agency — Santa Fe, New Mexico.

2011: Practical Tools and Methods for Change Agents. International Society for Sustainability Professionals — Portland, Oregon.

¹ The Academy for Educational Development (AED) was a 501(c)(3) non-profit organization based in Washington, D.C. that focused on education, health, the environment and economic development for the least advantaged in the United States and developing countries throughout the world. In 2011, it became part of FHI 360.

November 4, 2013

Ms. Vicki Lucero
PO Box 276
Santa Fe, NM 87504-0276

Dear Ms. Lucero:

I would like to express my interest in one of the current openings on the County Development Review Committee.

My extensive experience in the private and government sectors has prepared me for a role in which the human and leadership components are just as important as the understanding of technical and historical matters. As an experienced leader, I am not afraid of making decisions, but as a relative newcomer to the Santa Fe area, I will only do so after extensive consultation. Having retired nearly three years ago, I find myself with too much time on my hands. My home is just inside the city's western limit, but I can walk a dozen yards and find myself in the county. My abiding interests include land use and water management, topics that I addressed and influenced in several assignments as a Foreign Service Officer. Earlier in my career, one of my most successful initiatives was teaching a course for supervisors in listening skills, and I hope to apply those same skills to the county's benefit.

I offer a fairly unbiased attitude and a proven willingness to serve. Please see the attached resumé for my detailed experience and qualifications.

Sincerely,


Richard S. D. Hawkins

2305 Calle Corta
Santa Fe, NM 87507



Richard S. D. Hawkins
Foreign Service Officer, Retired

2305 Calle Corta
Santa Fe, NM 87507
(505) 428-0560
RSDHawkins@aol.com

Objective: Application of practical leadership experience in nation-building and environmental affairs to local requirements.

Nutshell: Experienced leader and manager of people and projects, field-oriented and results-driven, with excellent interpersonal, diplomatic, analytic, and writing skills. Subject matter strengths in post-conflict development, environmental affairs, urban and rural planning, counternarcotics, African and Latin American affairs, business management, training and organization development. I understand not only how things work, but also how people cooperate and compete to make them happen, or not. I am non-partisan and registered as an Independent.

Qualifications:

- 15 years furthering and defending U.S. international interests
- 25 years in leadership positions in major industries, mostly manufacturing
- Extensive practical experience in urban and rural planning and projects

State Department experience:

Political Advisor to Major General Terry Wolfe, the U.S. Army officer in charge of U.S. military activities and military-to-military coordination in Central Division (Baghdad and Anbar Provinces), Iraq, 2010-11. I accompanied and advised MG Wolfe, commander of the First Armored Division, in his daily helicopter and overland trips to maintain close contact with U.S. and Iraqi Army leaders and units as well as civilian leaders. I lived at Camp Liberty, near the airport, and took part in daily executive situational briefings. I planned and coordinated unique Central Division efforts to build strong personal and informational relations with the enormous U.S. Embassy and its various components. The result was a developing and close-knit cooperation between the Army and the Embassy which mirrored the close personal relationship between the Ambassador and the four-star U.S. Army Commander. The U.S. withdrawal from Iraq commenced on our watch and was complete a year later. Working with a close personal friend, I assured a smooth transition between the civilian component of my Army unit and its successor, then retired for the second time.

Quality Assurance Inspector for UNICEF school construction/renovation and water/sanitation projects in remote Togolese villages, 2009. Following my first retirement, I volunteered as a dollar-a-year man to inspect physical construction in process and coordinate with community leaders in areas distant and ethnically distinct

from the dominant ruling population. I was able to identify and correct several areas where field expediency was out of agreement with the project specifications, due to practices adopted by several local construction grantees. Despite national and regional challenges including the general lack of hardwoods as raw materials, the in-process inspection by donor representatives of Japan and Denmark was smooth and free from surprises. Meanwhile, the projects served to reinforce community optimism and gratitude to the UN and to its donor nations. Before completion of these activities, I was asked to return to my Foreign Service duties.

Embedded Provincial Reconstruction Team Leader, Mada'in and Mahmudiyah Districts, Baghdad Province, 2008-09. I led and managed team of 40 USG civilian and military personnel, expert consultants, bilingual-bicultural advisors, and Arabic-English interpreters. We were paired and embedded with the Third Brigade of the Third Infantry and later with the Second Brigade of the First Armored Division, U.S. Army, operating in two large peri-urban and rural districts east and south of Baghdad City, in total about the size of Connecticut. We lived, traveled and worked in a dangerous region that included the notorious Triangle of Death. We assisted, advised, and indirectly led the Government of Iraq, local authorities, economic entities and Iraqi civil society in political and economic development, infrastructure rebuilding, elections, agriculture, Rule of Law, education, health, women's and family issues, essential services, and reconciliation of geographic, political and religious factions. I am proudest of our efforts to restore water service for drinking and irrigation to a modern pumping-dependent infrastructure largely destroyed by rebels. In particular, our initiatives in agriculture, civic education, health, and women's issues were widely reported and copied by other PRTs. Our relations with U.S. military and civilian counterparts were mutually supportive and well coordinated. Following this assignment, I retired from the Foreign Service for the first time.

Andean Coordinator and South America Team Leader, International Narcotics and Law Enforcement Bureau, Latin American Affairs Section, Washington, DC, 2005-08. I managed a counternarcotics budget that was gradually decreasing from \$740 million dollars to \$440M. I frequently briefed Congressional staff and served as senior INL representative in interfunctional meetings at the White House Office of Drug Control, the Andean Section and others. I worked closely with USAID/Latin America and the Department of Justice. I managed five Foreign Service and Civil Service subordinates. I led missions to major drug producing and transshipment countries in South America, including Colombia, Peru, Bolivia and Ecuador, meeting with government, military and police officials. I organized and led a 10-person multi-functional team of USG and civilian experts to Colombia, twice, to review USG counternarcotics assistance needs and give advanced warning of coming USG budget cuts.

Narcotics Affairs Section Chief, Dominican Republic and Haiti. 2002-05. Established effective working relations with Dominican police, military, and civilian leadership at all levels. I established and supported credible counternarcotics (CN) leadership, procedures, deployments, and infrastructure for specialized airport and seaport police. I rebuilt and supported the Dominican National Police canine and information technology units. We cooperated with DEA and Dutch National Police to provide specialized CN

training for Dominican law enforcement. I wrote hard-hitting speeches with counternarcotics themes for our Ambassador, a political appointee. I worked with Public Affairs to mount a national information campaign against illegal migration to Puerto Rico, a frequent drug smuggling route with many dangers to human life. I was invited by Embassy Port-au-Prince to lead Narcotics Affairs Section operations in Haiti, and I visited monthly to assist and finance U.S. Coast Guard and Haitian Coast Guard in strengthening coastal anti-smuggling efforts. I established and supported a new Haitian financial investigation unit to confront narcotics-related corruption. While non-essential Embassy personnel were sent to safety, I was asked to assist Embassy Port-au-Prince during the violent crisis surrounding Aristide's departure under rebel threat. For a dangerous week, I managed in-house Embassy activities while the Ambassador handled political negotiations from the Residence and his Deputy protected the Haitian palace and other assets from rebel threats. Following the crisis, I assisted the new Government of Haiti in rebuilding and retraining the Haitian National Police from scratch.

Regional Environmental Officer for West and Central Africa, 1999-2002. I established a new Environmental Hub based in Abidjan, Côte d'Ivoire, visiting 22 capitals and many remote sites. I advocated and supported action and cooperation to preserve natural resources, especially water and forests, and to reduce the harmful effects of pollution and environmental degradation attributable to poverty. I worked closely with national and international environmental NGOs, drawing Washington's attention to the secret rape of the Upper Guinea Rain Forest by the corrupt Taylor regime in Liberia. As a result, timber was added to the list of Liberian materials embargoed by the UN. I developed and executed projects including two regional meetings on water resource preservation and a two-week International Visitor Program on solid waste management for mayors of six major West African cities. My personal support revitalized the moribund Niger River Authority, energizing staff and successfully encouraging the nine member governments to pay their back dues and play a more active role in regional planning. In my spare time, I led Embassy Abidjan preparations for an Inspector General inspection.

Political Officer, Côte d'Ivoire, 1998-99. I reported opposition party activities, labor and human rights issues. I maintained personal contact with opposition figures, including the then-future President and Minister of Defense and, less openly, another individual sought and finally captured by the Ivoirian police, later a prominent party leader.

Political-Military Officer, Colombia, 1997-98. I drafted new bilateral agreement allowing restoration of U.S. assistance to the Colombian military, in return for human rights vetting of any unit or individual proposed to receive U.S. support or training. I reported military affairs, drafted two human rights reports on Colombia, and led field visits of U.S. Congresspersons to American units by plane, helicopter and river patrol craft.

Consular Officer, Colombia, 1996-97. I managed the counternarcotics portfolio, researching cases and revoking U.S. visas of one sitting president and 19 senators guilty

of abetting and benefitting from narcotics trafficking, plus several drug traffickers and money launderers.

Reporting Officer, U.S. Mission to the U.N., 1995. I reported activities and resolutions of the 50th U.N. General Assembly. At the same time, I managed humanitarian affairs issues for the Mission, negotiating resolutions with the Russians, the Chinese, the Group of 77 unaligned nations, the Sudanese and other challenging counterparts.

Private sector experience (25 yrs.):

Human Resource Development Director for large multinational corporations, including John Hancock Life Insurance, Wang Laboratories, Honeywell, and United Technologies, 1974-1995. Last private sector position was **Director of Quality Improvement** for the worldwide operations of Otis Elevator Company (UTC), 1987-1995, an assignment in which I gained substantial insight into architectural and practical construction issues.

President, Media Engineering Corp. d/b/a Creative Learning Group, Cambridge, MA, 1970-74. We developed and published drug education materials for K-12 schools and for the U.S. Army and Navy.

Education:

- MS International Business, Rensselaer Poly. Inst., 1991
- Business courses, Northeastern University, 1975-76
- MA Southeast Asia Studies, Yale University, 1970
- Fulbright Fellowship, Vietnam/Singapore, 1967-68
- BA English, Harvard College, 1967
- Baccalaureate, Göteborgs Högre Samskola, Sweden, 1963
- Graduate, The Pingry School, Hillside, NJ, 1961

Languages: Fluent in Spanish, French, Swedish, some German.

Organizations: Fulbright Organization, Appalachian Mountain Club, Santa Fe County League of Women Voters.

Avocations: Motorcycling, gardening, handgun shooting, non-fiction reading with a cigar.

Personal: Married to Patricia McMahon Hawkins, retired Foreign Service Officer and former U.S. Ambassador to the Togolese Republic, currently a member of the Santa Fe City Board of Adjustment. Two grown children. Lived in Santa Fe since May 2011.

References: On request.

Susan Fry Martin
31 Thistle Lane
Santa Fe, New Mexico 87506
(505) 988-5206
Smartin31@comcast.net

October 23 2013

Ms. Vicki Lucero
Building and Development Services Manager
Santa Fe County Growth Management Department
P. O. Box 276
Santa Fe, NM 87504-0276

Dear Vicky,
Please consider my application for reappointment to the County Development Review Committee. My resume is enclosed.

As a 30-year resident of Santa Fe County, I have followed the actions of the CDRC and know that it is a vital entity in determining the future of growth in our region. More recently I have served as a member of the CDRC and have done my best to serve fairly, honestly, and with a goal to represent all county residents. My experience includes working collegially on bodies such as the Youth Shelters and Family Services Board and as past chair of the Santa Fe Metropolitan Water Board, as well as the CDRC..

Thank you for your consideration of my application. Please do not hesitate to call or email if you have questions

Sincerely,

Susan Fry Martin

cc: Commission Chair Kathy Holian



Susan Fry Martin
31 Thistle Lane
Santa Fe, New Mexico 87506
(505) 988-5206 home
(505)667-0356 work
Smartin31@comcast.net

Professional Profile- Attorney licensed with the New Mexico and California bars, experienced with environmental, worker safety, water and public interest legislation and policy at state, Federal and Congressional level.

EDUCATION

University of California, Berkeley Haas School of Business
MBA

University of California, Berkeley Boalt Hall School of Law
JD Jurisprudence
Associate Editor, Ecology Law Quarterly

University of California, San Diego John Muir College
BA Economics, Magna cum Laude

WORK EXPERIENCE

LOS ALAMOS NATIONAL LABORATORY (1993-2013) Staff Member
Los Alamos, New Mexico
Industrial Hygiene and Safety Division

- Regulatory and policy development for compliance with US Occupational Safety and Health Administration and US Department of Energy requirements
- Management, Injury Illness Recordkeeping System
- Analysis of Department of Defense, DOE, Department of Labor and USEPA authorizing and appropriating legislation

ENVIRONMENT DEPARTMENT (1985-1993) Planner Director
Santa Fe, New Mexico

- Coordination of Department legislative and policy initiatives
- Liaison for Department Congressional submissions on amendments to the Clean Air Act, RCEA, Superfund, and the Clean Water Act.
- Representation of Department in interagency task forces on water and mining issues

WESTERN NETWORK (1983-1985) Research Director
Santa Fe, New Mexico

- Managed research program on resolution of natural resource issues in the American west through litigation, negotiation and mediation for nonprofit organization.
- Wrote "Western Water Flows to the Cities", chronicling the methods by which western cities secured additional water resources for their expanding populations

NATURAL RESOURCES DEFENSE COUNCIL (1982-1983) Senior Project Attorney
Washington, D.C.

- Headed "Citizens for an Effective EPA", a campaign to stop the planned Reagan Administration budget cuts and leniency for polluters at the Environmental Protection Agency
- Represented NRDC in Congressional lobbying efforts to identify the consequences of administration policies for the EPA on states, scientific research, and toxics programs.

US HOUSE OF REPRESENTATIVES,
ENERGY AND COMMERCE COMMITTEE (1975-1982) Counsel
Washington, D.C.

- Responsible for legislation at the Consumer Protection and Finance Subcommittee
- Managed legislative oversight activities at the Oversight and Investigations Subcommittee, including the first Congressional hearings on acid rain

PUBLICATIONS

"Western Water Flows to the cities", part III of the series, "Water in the West"
"Product Liability and Risk Retention Act of 1981, Report No. 97-190, US House of Representatives

MEMBERSHIPS

State Bar of New Mexico
State Bar of California
University Professional and Technical Employees, Communications Workers of America
Environmental Law Institute

VOLUNTEER PUBLIC INTEREST EXPERIENCE

Member, NM Water Resources Research Institute Advisory Committee (1991-present)
Member/Chair, Santa Fe Metropolitan Water Board publicly elected (1990-1994)
Member, Santa Fe County Open Space and Trails Advisory Committee (2001-2005)
Chair, Sierra Club, Rio Grande Chapter, (2005-present)
Mentor, Cesar Chavez Elementary School, HOSTS Program (1999- present)
Volunteer, Literacy Volunteers of Santa Fe (1998-2010)

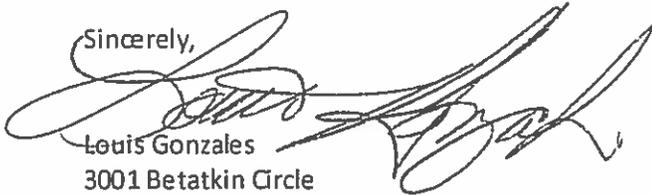
November 5, 2013

Penny Ellis-Green
Growth Management Department Director
County of Santa Fe
102 Grant Avenue
Santa Fe, New Mexico 87501

Dear Ms. Ellis-Green

I would like to apply for the vacancy on the Santa Fe County Development Review Committee (CDRC).
Enclosed is my resume.

Sincerely,

A handwritten signature in black ink, appearing to read "Louis Gonzales", written over the typed name.

Louis Gonzales
3001 Betatkin Circle
Santa Fe, New Mexico 87507

Date: November 5, 2013

Resume: Louis Gonzales

Long life resident of New Mexico, attended schools in Santa Fe and Los Alamos, graduated from Los Alamos High School, graduated from Parks School of Business, Denver, Colorado, with a degree in computer science.

Served in the New Mexico National Guard and Army Reserve from 1970 to 1976

Real estate developer. Land development, vacant land investing, water rights purchasing and selling.

Served as Chairman of the Santa Fe County Development Review Committee for 6+ years.

Served as Chairman of the Santa Fe County Airport Development District Committee for 4 years.



LOUIS GONZALES
3011 BETATKIN CIRCLE
SANTA FE, NEW MEXICO
1-505-920-3849

11-5-13
DATE

RALPH R. GROSSWALD
868 Paseo Del Sur
Santa Fe NM 87501

Phone: (505) 428-0695 Mobile: (828) 773-1115
ralph@grosswald.com

To: Ms. Vicki Lucero
Re: County Development Review Committee:

Ms. Lucero:

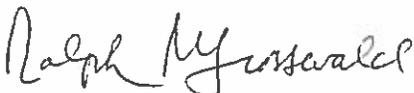
I am requesting consideration for the County Development Review Committee. Enclosed please find the Inquiry Authorization Release form, the 2013 Santa Fe County Conflict of Interest and Financial Disclosure Statement form, and a brief bio and resume reflecting my previous activities of importance for consideration for this position.

I believe I have a unique set of skills to offer my services to the committee, having been both a developer myself, and an environmental and community advocate relating to zoning issues, regulations for steep slope development, wind turbine legislation, and as an appointee by the Watauga County Board of Commissioners to the zoning study committee for Watauga County North Carolina, my previous residence.

I have also won a prestigious national business award from the US Chamber of Commerce, have built a number of successful businesses, and am currently CEO of a company based in Santa Fe and Austin TX.

Thank you.

Sincerely,



Ralph R. Grosswald

Bio and Resume

RALPH R. GROSSWALD

868 Paseo Del Sur
Santa Fe NM 87501

Education:

Graduate University of North Carolina, Chapel Hill 1968
Sophomore Honors Student
Phi Beta Kappa Graduate

Graduate Studies University of Cincinnati 190
Doctoral Studies Clinical and Community Psychology

Business Activities:

President and CEO Fairshare Gold LLC and Fairshare Exchange, Santa Fe NM and Austin TX

Managing Partner, Amplus LLC, Boone NC and McCarran NV

Other Business Experience:

Developer of luxury homes, Naples FL; developer of mountain lots and infrastructure Summit Park Estates, Boone NC; Founder and President GS Technologies, pharmaceutical manufacturer (hold national and international patents), winner both Iowa and national Blue Chip Enterprise Award from US Chamber of Commerce, written up in Nation's Business magazine and featured on USA Television Network.

Community Activities:

Appointed by Watauga County Board of Commissioners (NC) to county zoning study committee, served two years.

Founder of Citizens Against Pollution, community organization Boone NC to assure proper site development of asphalt plants in county

Partnership for Watauga's Future, served on board (6 years), environmental organization involved in community education and advocacy for steep slope legislation, zoning regulations, billboard regulation.

Advisor to technical consultants for development of wind turbine legislation, Watauga County NC.

Board Member, Heavenly Mountain development property owners association

Board Member, Manor Ridge property owners association

Precinct Chairman (8 years) Watauga County Democratic Party

Executive Committee (8 years) Watauga County Democratic Party

Comments:

I believe I have a unique combination of skill sets and experience that could serve well on the County Development Review Committee. I have been both a developer and a community and environmental advocate in serving my community. I have developed both commercial and residential property in several states, have served a leadership role on property owner association boards, and have worked to develop legislative policies regarding zoning, steep slope regulation, wind turbine regulation, and pet spay and neuter regulations in my community.

I have served on the boards and executive committees of various environmental and political organizations and have built successful businesses and consulted with dozens of other businesses. I have also won both state and national business awards for my successes in the business sphere.

Having previously been involved in development, but a keen supporter of careful land-use planning and environmental and community smart growth concerns, I believe I can serve my community well here in Santa Fe county as a member of the committee.

Thank you for your consideration.

Sincerely,


Ralph R. Grosswald



November 5, 2013

Santa Fe County Growth Management Department
P.O. Box 276
Santa Fe, NM 87504-0276
Attention: Vicki Lucero

Subject: Expression of Interest: Member Position - County Development Review Committee

Dear Vicki:

This letter is my expression of interest for one of the three member position for the County Development Review Committee.

Please find attached a copy of my resume.

Thanks for your consideration. I may be reached at 606-0494 (work)

Sincerely,

Dr. Michael Lackner

Attachment



DR. MICHAEL LACKNER, DE ME, PE, PMP, CMQ/OE

Los Alamos National Laboratory
PO Box 1663, MS E525
Los Alamos, NM 87545
(505) 606-0494
Email: mlackner@lanl.gov

CAREER OBJECTIVE:

Develop a technical and business management career through increased levels of responsibility, education and experience. Diversify management experience through Research and Development (R&D) opportunities as well as manufacturing and operations positions.

CAREER OVERVIEW:

Thirty-three years of professional experience in quality, engineering and basic research fields. Self-starting, self-directing, with excellent abilities to define, plan and execute projects. Through R&D work for dissertation development became experienced in the application of Six Sigma statistical tools and techniques in administrative and manufacturing processes - Black Belt. Developed and taught courses for many years. SME software quality assurance (SQA). Led continuous improvement teams of technical individuals in six sigma projects, quality assessment activities, metrics program definition and execution, and software quality assurance across a number of weapons manufacturing products. Quality manager at LANL; Certified Project Management and Quality Management and Project Management Professional

EDUCATION, TRAINING AND CERTIFICATIONS:

- ASQ Certified Manager of Quality and Operational Excellence (recertified) 2013
- Project Management Institute Certified Project Management Professional (PMP) 2013
(recertified)
- Certified Examiner for New Mexico Quality Award Program 2011
- Lean Manufacturing 2005
- CMU-SEI certified Capability Maturity Model Integration Evaluator(CMMI) 2004
- Doctor of Engineering in Mechanical Engineering 1999
University of Kansas – Lawrence, KS
- Certified Six Sigma Black Belt 1996
Six Sigma Associates – Boulder, CO
- Master of Science in Mechanical Engineering 1979
University of Missouri – Rolla, MO
- Bachelor of Science in Aerospace Engineering 1977
University of Missouri – Rolla, MO

PROFESSIONAL EXPERIENCE:

LOS ALAMOS NATIONAL LABORATORY (LANL) 2004-Present

Project Oversight and Quality Engineer: Weapons Quality 2011-Present

Lead quality efforts for new production and surveillance programs including interfacing with functions such as production control, process materials procurement, manufacturing procedures to assure compliance to WQAP (QC-1, Quality Standard) and management of the new production work package

New knowledge and developments in expertise area of software quality assurance. Led to a request for software assessment in FY 2012 and possible for FY13.

Group Leader: Weapons Quality

2006-2011

Manage budget of \$12 million for 50 people performing quality activities – product acceptance, quality engineering/quality assurance, dimensional inspection, and corrective actions on various manufactured, weapon parts and components.

Conduct complete cycle for performance appraisal process on direct reports and individual contributors.

Provide leadership and development for first line managers.

Have been a mentor to students and employees

Interface with peer level managers to plan and execute operations in order to accomplish a common goal.

Interface directly with NNSA LASO for product acceptance

Team Leader (1st level manager) : Continuous Improvement

2004-2006

Summary of Major Responsibilities:

Managed Six Sigma program - established new training for Green Belts and Black Belts.

Developed courses and conducted training for Six Sigma tools for Pit production personnel.

Improved Corrective Action Reporting (CAR) and Non-Conformance Reporting (NCR) systems.

Causal Analysis / Mistake Proofing (180 individuals across 7 organizations).

Established method to communicate metric results.

Applied project management skills to quality assurance assessment plans and programs.

Managed team for QC-1, Rev. 10 integration quality requirements into manufacturing processes

HONEYWELL INTERNATIONAL

1984-2004

Federal Manufacturing and Technologies Division

Kansas City, Missouri

SQA SME Plant-Wide

1988-2004

Manage plant-wide SQA implementation. Project leader for quality assurance procedures and implementation plant-wide for over 3,500 people.

Developed classes, obtained senior management buy-in, trained 300 senior management associates

SQA SME, CAD-CAM Department

1987-1988

Project leadership role. Cooperatively developed software quality assurance implementation and maintenance plans to incorporate into formal software life cycle

Product and Process Engineering, Plastic Products

1984-1987

Project leader developing new filament process techniques. Managed project development, personnel, equipment purchasing, and development budget of \$350K

Black Belt Projects:

Various projects including Slotting Process for Inert Header- savings \$100K

PROFESSIONAL LICENSE

Licensed Professional Engineer

1983-present

ADDITIONAL POSITIONS:

Chair for Nuclear Weapons Complex Software Quality Assurance Subcommittee (SQAS)

2006-2010

UNIVERSITY OF NEW MEXICO – LOS ALAMOS

2008-present

Academic Committee for New Degree Development

LANL United Way Divisional Representative

2004-2005

UNIVERSITY OF KANSAS, Overland Park, Kansas

2004

Associate Professor, Mechanical Engineering Department

UNIVERSITY OF MISSOURI-KANSAS CITY, Kansas City, Missouri

2002-2003

Adjunct Professor, Mechanical Engineering Department

LONGVIEW COMMUNITY COLLEGE, Kansas City, Missouri

1992-2004

Adjunct Professor, Science and Technology Department

JOHNSON COUNTY COMMUNITY COLLEGE, Overland Park, Kansas

1988-1995

Adjunct Professor, Engineering Department

A. P. GREEN REFRACTORIES CO.

1981-1984

Mexico, Missouri, Facilities Project Engineer
SPERRY FLIGHT SYSTEMS
Phoenix, Arizona, Project Engineer

1979-1981

PUBLICATIONS:

Lackner, M. F., Schulmeyer, G. G., Final Assessment Report: Software Development Project - NQA-1 2008/1a-2009 Assessment, November 28, 2012.

Lackner, M. F., Utilizing Machine Process Variation Information From Three-Axes Milling Processes For Defect Estimation, Dissertation, December 1, 1999.

Lackner, M. F., Building Blocks for Future Manufacturing Systems, CAM-I Conference, Gothenberg, Sweden, September 22, 1998.

Lackner, M. F., Machine Process Capability Information through Six Sigma, Honeywell FM&T KCP-613-6061, June 1998.

Lackner, M. F., Blundell, J. K., Hines, M. L., Investigative Study and Preliminary Specification for an Electronic Facsimile for Manufacturing, AlliedSignal KCP-613-5607, May 1995.

Lackner, M. F., Point/CounterPoint on Software Engineering, Process Standards, IEEE Computer, May 1993, pg. 77.

Lackner, M. F., IEEE Recommended Practice for the Evaluation and Selection of CASE Tools: IEEE Standard 1209-1992, IEEE Computer Society, February 25, 1993.

Lackner, M. F., and Look, D. C., "Semi-Infinite Adjunct Strips Radiative Interchange", Numerical Heat Transfer, Vol. 1 pp. 511-517, 1979

Lackner, M. F., and Look, D. C., "Two Dimensional Scattering in an Absorbing Medium", Letters in Heat and Mass Transfer, Vol. 6, pp. 385-395, 1979

COMMUNITY ACTIVITIES:

Villa Therese Catholic Clinic	2008-present
Rose Brooks Domestic Violence	
Auction Co-Chair	2003 – 2008
Volunteer	1995 – 1998
Children's Center for the Visually Impaired Run Committee Co-Chair	1995 – 2007
LANL United Way Divisional Representative	2004 – 2005

CLEARANCES and SPECIAL PROGRAMS:

Q-clearance	1984 – Present
Human Reliability Performance (HRP)	2008 – Present
Sigma 15	2006 – Present

AWARDS:

2005 Defense Programs Awards of Excellence	2005
2007 Defense Programs Awards of Excellence	2007



Juan Jose (J. J.) Gonzales
54 Entrada la Cienega
Santa Fe, NM 87507

Vicki Lucero
Building and Development Service Manager
102 Grant Avenue
P.O. Box 276
Santa Fe, NM 87504

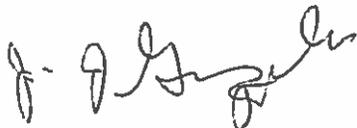
October 30, 2013

Dear Vicki,

It has been brought to my attention that my term on the County Development Review Committee will expire December 2013. It has been an honor to serve Santa Fe County in this capacity. I would like to request that I be reappointed to the *county at large position* on the CDRC.

Sincerely,

J. J. Gonzales

A handwritten signature in black ink, appearing to read "J. J. Gonzales", written in a cursive style.

encl: Resume Juan Jose (J. J. Gonzales)

Juan Jose (J.J.) Gonzales
54 Entrada La Cienega
Santa Fe, New Mexico 87507
Home Phone: (505) 471-7680
Work Phone: (505) 690-1185

Education:

- 1965 Graduated St. Michael's High School
Santa Fe, NM
- 1970 Bachelor of Arts degree in Mathematics, College of Santa Fe,
Santa Fe, NM
- 1974 Master of Arts in Teaching, New Mexico State University,
Las Cruces, NM
- 1987 - 1988 Attended University of Denver - School of Law
Denver, Colorado

Work History

- January - June 1970 Field Materials Technician
New Mexico State Highway Department
Santa Fe, NM
- August 1970 - May 1971 Mathematics Teacher
Mora High School
Mora, NM
- August 1971-May1972 Elementary Classroom Teacher
Campbell County Schools
Gillette, Wyoming
- Summer 1972-May 1974 Intern, Teacher Corp Program
New Mexico State University
Las Cruces, NM
- June 1974 - August 1975 Residential Builder
Rancho de Gonzales
La Cienega, NM

August 1975 -May 1978 Mathematics Teacher
DeVargas Junior High School
Santa Fe Public Schools
Santa Fe, NM

March 1979 - Present Plumbing and Heating Contractor, Owner
J.J. Gonzales Plumbing and Heating
Santa Fe, NM

Boards and Committees

- Past member of the Santa Fe / Pojoaque Soil and Water Conservation District Board of Supervisors
- Former commissioner of El Guicu Ditch Association
- Founding member of the La Cienega Volunteer Fire Department
- Past board member of San Jose / San Isidro Parish Council
- Past board member of La Cienega Mutual Domestic Water Association
- Member of the La Cienega / Las Cieneguilla Community Planning Committee
- Board member of the La Cienega / La Cieneguilla Valley Association
- Board member of El Rancho de Las Golondrinas Living History Museum
- Member of the County Development Review Committee

Languages

English (fluent)
Spanish (fluent)



Vicki Lucero

From: Jonelle Maison <jmaison@cybermesa.com>
Sent: Friday, October 25, 2013 2:02 PM
To: Vicki Lucero
Subject: application for at-large member of county development review committee
Attachments: RESUME.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Lucero:

I am interested in serving as the at-large member on the Santa Fe County Development Review Committee. I am retired from a public service career that spans almost 40 years, and I'm eager for the opportunity to continue serving through volunteer opportunities such as this committee. I have knowledge of state statutes pertaining to land use and subdivisions through my time as a bill drafter for the New Mexico legislature; however, I do understand that Santa Fe County has its own Land Use Code that I would have to become familiar with. I look forward to learning from county staff about this important function of county government and the duties and responsibilities of the committee. I believe I am well-suited for this position and am willing to work as required to assist the County Commissioners in their land use and growth management decisions.

If you have any questions or need personal or professional references, please contact me. If an email letter is not sufficient and you would prefer a more formal letter mailed to you, please let me know.

Thank you,

JONELLE MAISON
115 Rancho Alegre Rd
Santa Fe, NM 87508
505-424-9023
jmaison@cybermesa.com



RÉSUMÉ OF: **JONELLE MAISON**
115 Rancho Alegre Road
Santa Fe, New Mexico 87508
505-424-9023
jmaison@cybermesa.com

EDUCATION: BA, University of Central Florida, 1972, major/minor: Sociology/English

EMPLOYMENT EXPERIENCE:

LEGISLATIVE COUNCIL SERVICE

Senior Bill Drafter, 1997 - 2010 (retired); session contract drafter (2011-present)

CONSULTANT, GOVERNMENT SERVICES

Government Services, 1989 - 1996; 2011 - present

HOUSE APPROPRIATIONS AND FINANCE COMMITTEE

Staff Analyst, Chief Analyst, 1989-1996 legislative sessions

ADMINISTRATIVE OFFICE OF THE COURTS

Management Analyst, 1986-1989

LEGISLATIVE COUNCIL SERVICE

Proofreader, Research Assistant, Editor, Bill Drafter, 1975-1986

ADDITIONAL TRAINING AND EXPERIENCE:

Co-Author, *Cross-Cultural Issues in Teaching English as a Second Language*, 2012, Urals Federal University, Ekaterinburg, Russia, paper for the fifteenth anniversary conference of the department of foreign languages and translation.

International certificate, teaching English as a foreign language, ITTP-Prague, 2011.

Trainer, legislative process workshops for Sverdlovsk Oblast Duma and the Institute for Philosophy and Law (World Bank funded project), Ekaterinburg, Russia, May 2000.

Participant, Public Private Partnership Symposium (US State Dept. funded project), Ekaterinburg, Russia, May 2000 – symposium attendees included academics from the Urals region and Kazakhstan involved at various universities in business or research parks or economic development.

Author, *Civil Procedures in the New Mexico Magistrate Courts*, publication of Administrative Office of the Courts for use by litigants in the state's magistrate courts.

Author, *New Mexico Consumer's Guide to Continuing Care Communities*, joint publication of the Attorney General's Office and the State Agency on Aging.

Author, *Saints and Superstitions* (in progress); published poet.

Served as legislative liaison and document editor for the Waste Isolation Pilot Plant Consultation and Cooperation Agreement between New Mexico and the U.S. Department of Energy; served as legislative liaison during low-level waste compact negotiations with south-central states and Rocky Mountain states, as well as compact drafter and editor for Rocky Mountain Low-Level Waste Compact, compact between New Mexico, Colorado, Wyoming and Nevada, 1982-1983.

HISTORY OF WORK EXPERIENCE

Legislative Council Service (LCS)

Senior Bill Drafter (1997-2010)

Primary responsibilities included drafting legislation at the request of legislators, the governor, executive agencies, the courts and post-secondary educational institutions; researching a variety of subjects requested by legislators and interim and standing committees; writing amendments, memorials, resolutions, memoranda and speeches for legislators; training and mentoring new staff attorneys; and staffing interim committees. I provided assistance to standing committees of the legislature at the request of the chairmen or staff, particularly House Appropriations and Finance Committee, Senate Finance Committee, House and Senate Education Committees and House Health and Government Affairs Committee. I wrote and periodically updated the *New Mexico Drafting Manual*, the *Inventory of Statutory Executive Boards and Commissions* and the State Organizational Chart. From 1997 through 2004, I served as editor for the *Highlights*, the post-session publication of legislative action, which, in addition to writing my own contributions, entailed checking every other contribution for accuracy, compiling contributions and writing or overseeing the development of charts, graphs and other appendices to ensure a good historical record of that year's laws.

As chief staff for the Government Restructuring Task Force in 2010, I provided analyses and presentations on current government structure, history of government reorganization efforts in New Mexico from 1955 to the present, public education issues and other matters of interest to the task force and updated the state government organizational chart and the *Inventory of Statutory Executive Boards and Commissions* as part of my staffing functions. I coordinated the work of an interagency staff of eight and served as the primary drafter for 30+ bills, memorials and constitutional amendments recommended by the task force. I wrote the task force's two-volume annual report.

As LCS's primary drafter for public school and higher education issues, I served as chief staff for the 2005-2007 Funding Formula Study Task Force and served as contract manager of the \$800,000 plus contract with American Institutes for Research for a 16-month study to determine the cost of a sufficient educational program in New Mexico; drafted the legislation to enact the final recommendations, including legislation to raise approximately \$354 million in new revenue. I drafted the 2003 education reform measure, which required a major redesign of the Public School Code. I drafted the 1999 modernization of the Livestock Code. I was the only LCS drafter of amendments to the general appropriation acts and was the drafter of the omnibus special appropriation bill and the biennial general obligation bond bill.

Areas of drafting expertise included state government structure; public schools, including public school finance; higher education; appropriations and public finance, including general obligation, severance tax and revenue bonding, capital outlay and the state's annual general and special appropriation acts; local governments; procurement; courts and judicial administration; professional and occupational licensing; and agriculture and livestock.

Interim committee staff duties included developing the committee's work plan; developing

agendas and serving as liaison with state agencies, other governmental and public entities, the private sector and other interested persons; writing minutes and final committee reports to the legislature; drafting committee legislation; researching topics of interest to the committee; providing staff reports and testimony before the committee; and performing other duties as required by the committee. Committees staffed included: Government Structure Task Force (2010); Retirement Systems Solvency Task Force (2009); Funding Formula Study Task Force (2005, 2006, 2007); Lottery Tuition Scholarship Study Subcommittee (2005); Los Alamos National Laboratory Oversight Committee (2004); Subcommittee on Reorganization (2003); Payday Loans Subcommittee (2002); Judicial System Study Committee (2001, 2002); Education Initiatives and Accountability Task Force (2000); Land Use Committee (1999, 2000); New Mexico Finance Authority Oversight Committee (1999, 2001); Legislative Council Subcommittee on Reorganization (1999); Radioactive and Hazardous Materials Committee (1998); Public Regulation Commission Reorganization Committee (1997, 1998); and Excellence in Higher Education Committee (1997). Assigned to the Legislative Education Study Committee to provide advice on statutory questions and to draft its legislation.

Consultant, Government Services (1989-1996; 2011 - present)

Work for the Legislative Council Service (LCS) after retirement included drafting for the 2011 through 2013 legislative sessions; have contract to draft for the 2014 legislative session. 1989-1996 work for LCS included the first major rewrite of the *Legislative Drafting Manual* (1992, with periodic updates) since its origination in the 1950s, and the *Legislative Council Service Proofing Manual*, first written by me when I served as LCS editor. In particular, the drafting manual was expanded from a bare-bones rule and style manual to be a drafting "how-to" primer that includes constitutional and statutory requirements for drafting as well as philosophical underpinnings of the art and function of drafting. The proofing manual was extensively revised to correspond with the drafting manual. Compiled and wrote the *Survey of Executive Boards and Commissions* (1995; periodic updates) and compiled the State Government Organizational Chart (1994; periodic updates). Also provided bill drafting services (1992-1996 interims) and staff training for proofreaders and drafters (1989-1996). Indexed all bills, memorials and resolutions introduced in 1989 and trained LCS proofing department how to index.

Work for the Legislative Finance Committee (LFC) included *Management Audit of the Property Control Division of the General Services Department* (1989); *LFC Policies and Procedures Manual* (1991); and *General Appropriation Act Amendment Procedures Manual* and training (1990).

Work for other agencies and entities included technical writing and organizational services for Judicial Information System Council (Supreme Court, 1993); training needs analysis, technical writing and organizational services for Judicial Information Division (1994); special projects for the Administrative Office of the Courts (1994); administrative coordinator for capital improvement projects (Supreme Court, 1994-1995); *New Mexico Drivers' Manual* (Taxation and Revenue Department, 1991); *Technical Proposal for NIS (former Soviet Union) Exchanges and Training Project*, grant proposal for the Agency for International Development (USAID) RFP written for CSLA, Inc. and Georgetown University (1993); editor, documentation of USAID Honduras democratic initiatives project for Georgetown University (1991); designed and wrote architectural proposal boilerplate for Environetics, Inc. (1991); assisted Environetics in strategic planning for West Las Vegas School District master plan (1992).

**House Appropriations and Finance Committee, New Mexico legislature
Chief Analyst, Staff Analyst (1989-1996 legislative sessions)**

Analyzed legislative and executive budgets and recommendations; researched issues identified in the Legislative Finance Committee/State Budget Division difference sheets; negotiated budget differences and issues between agencies and LFC analysts; staffed two budget subcommittees each session; worked closely with committee and subcommittee chairmen and other fiscal staff during deliberations and formation of the general appropriation acts; developed legislative strategies for leadership discussions and decisions; researched and compiled house funding requests for general appropriation acts, special bills or consideration of conference committees; prepared conferees for conference committee; researched and made recommendations on agency management issues that arose during budget hearings or testimony on substantive legislation; drafted legislation and amendments for committee and members; researched legislation and legislative issues for members; negotiated substantive legislative issues at request of chairman or a member; staffed committee hearings; answered constituent correspondence for chairman; and performed other duties as needed or requested.

**Administrative Office of the Courts (AOC)
Management Analyst (1986-1989)**

Planned, coordinated, directed and implemented a wide range of projects for AOC and the judicial branch of state government. Provided work direction and supervision to various AOC or court staff on a project basis. **Primary responsibilities** included trouble-shooting in the magistrate court system; performing magistrate and district court management reviews; researching statutory, rule, policy and procedural provisions and recommending changes as necessary; performing legal and general research; researching and writing rules and guidelines and issuing memoranda regarding rules; researching and revising district and magistrate clerks' manuals; writing district and magistrate court newsletters; writing, coordinating and preparing the annual report of the judiciary; administering training and certification programs for magistrate and municipal judges and district and magistrate court clerks, including determining courses, instructors and agendas and making conference arrangements; providing legislative bill analyses and fiscal impact reports (FIR) for legislative sponsors and committees and the Department of Finance and Administration and serving as legislative coordinator during legislative sessions, including assigning bills for analysis, tracking bills of interest to the judiciary and lobbying for or against assigned bills; and staffing AOC- or court-created committees as assigned. Additional work included writing or editing AOC reports and other documents intended for external distribution. Wrote civil procedures booklet for litigants in magistrate courts.

Areas of expertise included the magistrate system, particularly clerking functions and management issues; the jury, witness and attorney payment guidelines and funds; and legislative process as it related to the judiciary.

**Legislative Council Service
Bill Drafter (1981-1986)**

Primary responsibilities included drafting legislation, amendments, memoranda and speeches; research for legislators; staffing interim committees; and answering requests for information from other legislative councils and the general public.

Areas of expertise included social services; health care and cost containment; medicaid; capital outlay; severance tax, revenue and general obligation bonding; government structure; courts and judicial administration; higher education; hazardous and radioactive materials, waste disposal and accident emergency management; and licensing boards and commissions. Additional work included editing and styling New Mexico laws as part of an office drafting assistance project.

Interim committees staffed included State Nursing Homes Study Committee (1986); Higher Education Reform Committee (1985, 1986); Human Services, Health and Aging Committee (1981-1984); and Radioactive Materials Committee (known earlier as WIPP Oversight Committee) (1981-1983). In addition I assisted or staffed the following committees when still serving as editor or research assistant: Radioactive Materials Committee (1979-1981); Public Money Statutory Revision Committee (1976); Federal Voting Rights Act Committee (1976); and Water Study Committee (1976).

Editor (1977-1981)

Supervised proofing, typing and bill assembly staffs; arranged work schedules; and hired and trained new personnel for legislative sessions. Edited bills, memorials, resolutions, memoranda, publications, speeches and correspondence of LCS and was responsible for substantive issues, content and style of all copy. Designed and executed the law index (published in session laws) and index to all introduced bills, memorials and resolutions (LCS publication); and the tables of compilation changes each year from 1977 to 1981. Indices were extensively cross-referenced and consisted of a five-point entry system with substantive inclusions.

Research Assistant (1976-1977)

Performed legal and general research on a variety of subjects and answered correspondence from other legislative councils and the general public. Assisted in staffing legislative interim committees. During legislative session, served as proofreader and night shift supervisor.

Proofreader (1975, 1976 legislative sessions)

Worked as temporary employee for two sessions prior to being hired full time; selected each year as the only temporary proofreader to remain for special sessions. Was required to provide a substantive, legal proof as well as copy proof of material submitted to the proofing department.



Vicki Lucero

Santa Fe County Growth Management Committee

P. O. Box 276

Santa Fe. NM 87504

Dear Ms. Lucero:

Attached is my brief resume in response to your solicitation for Santa Fe County Growth Management Committee members. I have been a member of the Santa Fe County community full time since 2002 and part-time since 2000. During that time I have had the opportunity to observe the many changes within the county as well as observance of those traditions which contribute to successes of Santa Fe.

As a registered voter and member of District 4, I am interested in becoming a contributing member to this very important Santa Fe committee. I think my past professional experience as well as volunteer endeavors will strongly support the group.

Please feel free to contact me if you would like additional information and thank you for your consideration of this expression of interest.

Anita Leivo

Anita B. Leivo

11/4/2013

12 Two Trails Road
(505) 986-3802 - Home
(505) 670-0308
Kleivo46@aol.com

OBJECTIVES

To provide meaningful contributions to the Santa Fe County Growth Development Committee

EDUCATION

West Texas A&M University

Bachelor's Degree

Physical Sciences and Manufacturing Methodologies

EXPERIENCE

US Department of Energy, National Nuclear Security Administration
1996-2013 -

Quality Assurance, Manager

Previous Experience as HR Manager and Medical Practice Manager-16 years

SKILLS

Leadership skills as demonstrated through effective oversight of complex technical development and manufacturing activities

Subject Matter Expert in the field of Quality Assurance

Project management oversight with emphasis on timely delivery within budget and scope

Ability to obtain collaborative solutions involving individuals at all levels with much diversity to include international participants

Vicki Lucero

From: Buddy Roybal <buddyr@coronadodecorating.com>
Sent: Thursday, October 31, 2013 8:13 AM
To: Vicki Lucero
Subject: RESUME FOR DEVELOPMENT COMMITTEE
Attachments: image2013-10-31-053828.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Ms Vicki Lucero, I would like to be considered for the Santa Fe County Development Committee. I am a lifetime resident of Santa Fe, a business owner and always been very involved in the community. I would appreciate a response to receiving this e-mail. Please call me if you have any questions. c 505-699-2687
Thank you Buddy Roybal

----- Original Message -----

Date: 31 Oct 2013 13:02:00 -0000
From: scanner@coronadodecorating.com
To: buddy@coronadodecorating.com,



RESUME

Cervantes "Buddy" Roybal

1008 Old Santa Fe Trail
Santa Fe, New Mexico 87505
(505) 850-7622 (H) (505) 699-2687 (C)
Email: buddy@coronadodecorating.com

OCCUPATION: President/Owner – Coronado Paint & Decorating Center
2929 Cerrillos Road
Santa Fe, NM 87507

OBJECTIVE: *To devote my best effort in managing and expanding my business with an atmosphere of harmony and opportunity that will benefit employees, as well as customers, based on three principles: honesty, integrity, and fairness.*

AREAS OF EXPERTISE: Strategic planning, managing projects, team building, identifying areas of strengths and weaknesses in company policies, standards and operations. Ability to motivate staff to maximum productivity to control cost through the most effective use manpower and available resources.

PROFESSIONAL COMMUNITY INVOLVEMENT:

Santa Fe Home Builders - Former Treasurer
Partners in Education - Former Board Member
Santa Fe Vintage Club – Current Vice President
Santa Fe New Mexican Ten Who Made A Difference
Santa Fe Boys & Girls Club- Former Board Member
Big Brothers & Big Sisters - Former Board Member
Century Bank – Current Board Member
Bank Of Santa Fe – Former Board Member
Wells Fargo Bank – Former Board Member
Former Selection Committee Member - Santa Fe Business Incubator
Santa Fe Chamber of Commerce - Past Chairman Of The Board
Santa Fe Alliance - Past Chairman Of The Board
City Of Santa Fe Business & Quality of Life - Former Board Member
Church Ministry – Feed The Homeless In Santa Fe
Santa Fe Rotary Club – Current - Member
St. Vincent's Hospital Foundation Current – Board Member

PROFESSIONAL AWARDS AND ACHIEVEMENTS:

1994 Who's Who Business Leader Award
1999 Sam Walton Community Leadership Award
1999 Santa Fe New Mexican 10 Who Made A Difference
2000 New Mexico Secretary of State Award For Exemplary Dedication and Service
2001 Santa Fe Chamber of Commerce Business Excellence Award
2005 City of Santa Fe Small Business of the Year award
2006 U.S. Chamber of Commerce Small Business Of The Year Award (Presented by Speaker Gingrich) Southwest & Central Region – U S Congress recognition

Buddy Roybal Resume....Cont.

- 2006 U.S. Chamber Of Commerce Small Business Blue Ribbon Award
- 2006 Santa Fe Youth Sponsor Of The Year Award
- 2007 U.S. Hispanic Business Award Nominee
- 2008 UNM Anderson School of Management Ethics in Business Award Nominee
- 2008 City Of Santa Fe's Historic Design Heritage Preservation Award

FEATURED PUBLICATIONS:

- 2000 - New Mexico The Distant Land - Published by American Historic Press
- 2006 - New Mexico Business Weekly (June Issue)
- 2006 - Paint And Decorating Retailer - A National Publication (April Issue)
- 2008 - Santa Fe Sun Monthly (September Issue)

MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS:

U.S. Chamber of Commerce; Los Alamos Chamber of Commerce; Santa Fe Home Builders Assoc.; Santa Fe Alliance; Better Business Bureau of New Mexico; Abbey Carpet Buying Group; National Federation of Independent Business; Santa Fe Chamber of Commerce, Rotary Club, Santa Fe Hispanic Chamber of Commerce.

COMMUNITY SUPPORT:

Advertise in various community periodicals, sponsor fund raising events; make financial donations to various non-profit organizations, schools year books, sports events, well as summer programs such as little leagues and little dribblers programs.

Served as Chairman of several fund raising events in Santa Fe: The Boys and Girls Clubs Ball-4 years; Partners In Education Balls-1 year; Santa Fe Chamber of Commerce Hoe Down-1 year. July 4th Car Show On the Plaza-4 years.

- EDUCATION:** 1964- Graduate Santa Fe Public Schools
1964- U. S. Navy Reserves
1970 - Received Honorable Discharge U.S. Navy Reserves
1971 - Graduate Santa Fe Police Academy
1975 - Present - Numerous Workshops, Certificates of Accomplishment
Home Decorating, Management, Finance, Public Relations and Sales

- EMPLOYMENT HISTORY:** 1970-1973 - Santa Fe City Police Officer
1974-1984 - Manager, Sherman Williams Paint Company
1984-Present: Owner/President: Coronado Paint & Decorating

Coronado Paint and Decorating Center is a home decorating center, specializing in the retail sales of stone, ceramic tile, carpet, wood flooring, paint, custom paint matching, paint sundries and natural plaster. As a member of a large national buying group, Coronado Paint And Decorating is able to provide its customers with the best possible price and product selections.

Hobbies: Driving and detailing my vintage/classic car collection; attending car shows; spending time with my family.

Letter of Interest

November 5, 2013

Santa Fe County Growth Management Department
Attention: Vicki Lucero
102 Grant Ave.
Santa Fe, NM 87501

To Whom It May Concern,

My name is Noah Berke, and I am writing this Letter of Interest for the position as member of the County Development Review Committee that was posted on your website on October 22, 2013.

With over 6 years of professional Land Use Planning experience, I believe I am an ideal candidate for the position. I have a Bachelor's of Science in Regional Development from The University of Arizona and am one semester away from having my Master's in Community and Regional Development from The University of New Mexico. I started working in Land Use at the City of Santa Fe in 2007 and continue to do so presently. I have worked on many residential and commercial projects in the City of Santa Fe. I have worked from building permit review through Planning Commission review.

If you would like to discuss my qualifications further, please don't hesitate to call me at (505) 629-9705. I am also available by email at nberke123@gmail.com

Sincerely,

Noah Berke
2220 Brillante Street
Santa Fe, NM 87505

Noah L. Berke

Permanent Address: 2220 Brillante St, Santa Fe, NM 87505
Home 505-629-9705
Email NBerke123@gmail.com

OBJECTIVES

To seek a CDRC position with the County of Santa Fe, New Mexico.

EDUCATION

Piedmont High School, Piedmont, CA

High School Diploma, June, 2002

- o Coursework in all required subjects.

University of Arizona, Tucson, AZ

Bachelor of Science in Regional Development, Business and Psychology Minor, May, 2007

- o Coursework in Regional Development, Urban Planning, Green Cities, Smart Growth, Management Information Systems, Accounting, Management and Marketing, and GIS.

University of New Mexico, Albuquerque, NM

Currently enrolled as a Master's student.

- o Graduate coursework in Community and Regional Planning.

RELATED EXPERIENCE

City of Santa Fe Planning and Land Use Dept., Santa Fe, NM, November 2007-January 2010

Project Specialist: Key responsibilities include

- Write, file, and monitor financial guarantees and escrows for development properties.
- Create and maintain databases for Financial Guarantees, Floodplain Data and Neighborhood Association Information.
- Organize files pertaining to financial guarantees and recordation and management of short-term rental properties.
- Maintain the Land Use Department website and all downloadable documents available to the general public.
- Interact with developers, the public and neighborhoods to address questions and concerns about building and land use codes and the development process.
- Assist with existing commercial, residential and historic preservation planning projects.
- Assisting with Neighborhood Planning duties.
- Assisting and facilitating Early Neighborhood Notification Meetings and registering neighborhood associations with the City.
- Projecting annexation density for areas based on zoning requirements.
- Database of current structures in the floodplain and GIS mapping of structures in floodplain.
- Extensive use of ArcMap to create, edit and analyze various types of data for Land Use purposes.
- Extensive working experience with banks and contractors.
- Review development plans and engineering documents.
- Revisions to ordinances and city codes.
- Fielding general inquires for the Plat Room and doing Plat Room research.
- Assigning addresses based on GIS information, site plans, vicinity maps and legal lots of record.

- Presenting research to various working groups and committees.
- Annexation research and analysis.
- Review and recommendation of proposed projects within the City of Santa Fe.

City of Santa Fe Planning and Land Use Dept., Santa Fe, NM, January 2010-Present

Planner Technician Senior: Key responsibilities include

- Neighborhood Planning responsibilities. Including Neighborhood plans, development proposals and working with neighborhoods on them. Database of all neighborhood associations as well as all documentation related to the associations.
- Review Grading and Drainage, Landscape, Floodplain and Escarpment building permits.
- Write Development Review Team reports for each Planning Commission case for Landscape, Escarpment Overlay and Terrain Management.
- Write, file, and monitor financial guarantees and escrows for development projects.
- Website creation and upkeep for the Land Use Department.
- Review of development and engineering plans and data.
- Planning Commission recommendations and presentation.

SKILLS

Computers: Proficiency with Microsoft Word, PowerPoint; Adobe Photoshop, Microsoft Outlook, Access, Excel and GIS

Languages: American Sign Language

Additional Skills: Knowledge of planning and land use theory and application. Escarpment Overlay District plan review and DRT review. Understanding and thorough knowledge of local government structure and process. Immense research skills. Written and oral report skills. Communication skills and the ability to interact with a diverse clientele. Detail oriented, great motivation and a strong work ethic.



MICHAEL D. MAREMONT
124 Park Avenue Unit A
Santa Fe, New Mexico 87501
505 982 1281
Cell 505 231 4074
Email mmaremont@comcast.net

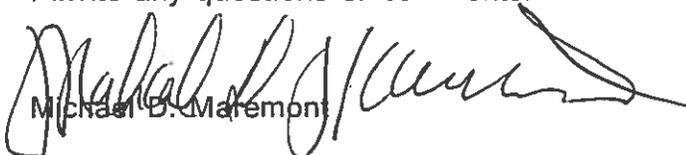
October 24, 2013

Santa Fe Growth Management Department
PO Box 276
Santa Fe, N.M. 87504-0276
Attn: Vicki Lucero

RE:County Development Review Committee

I have been a resident of Santa Fe county and now city since 2004 and live in District 3. I have had considerable experience in land planning, zoning and valuation as set forth in my resume enclosed. Although I participate in a number of civic activities land planning and development is an area where I believe my expertise could be of particular interest. Although I hold an active New Mexico Real Estate Broker's license my specialty has been almost exclusively in commercial property and would, of course recuse myself in the event any matter coming before the committee might cause any conflict of interest. I am essentially retired. Not in my resume is the fact that I have recently been asked to serve as a member of The Housing Trust's Committee to Oversee Rental Operations and am now serving on that committee.

I invite any questions or comments.


Michael D. Maremont

Michael D. Maremont

Personal

Birthplace: St. Louis, Missouri

Education: BA, University of Missouri, 1954, Major: Economics

Military: 1st Lt. U.S. Army : 1954-1956

Banking: Organizer and Director, Columbia National Bank of Chicago, 1962-1996*

Real Estate Licences Earned: Illinois, Indiana, New Mexico (currently held)

Charitable/Civic:

President, Maremont Foundation, Private Illinois Non-Profit Corp
In the 60's/70's national leader in FHA insured multi family
housing

Adjunct Lecturer in Entrepreneurship, Northwestern University
College of Arts & Sciences, Business Institutions Program,
1998-2004

Greater North Michigan Avenue Association, Officer, Director,
Chairman, Planning & Zoning Committee 1992 - 2004

Juvenile Protective Association of Illinois, Officer, 1980 -1995
Private child protective services agency

Lambda Alpha International ..Ely Chapter/1995..2004

(Chicago)

Founder/President/Director ..Zia Chapter 2005/2009

(New Mexico)#

SCORE/Santa Fe Chapter..Membership from 2010. SCORE is a National organization (Service Corps of Retired Executives) Supported by the SBA with additional local funding here by City of Santa Fe Economic Development Department to conduct a Business Education seminar/workshop series. Acts as as counselor/mentor to individuals and small companies seeking business advice. Elected to Executive Committee in 2011 and agreed to chair seminar program for Fall 2011 and Spring 2012. Elected Chapter Chair Fall 2012.

Board Member..New Mexico State Library for the Blind and Physically Handicapped...Summer 2012

Professional

Since becoming licensed in 1973,through M.D. Maremont Company, Inc., was involved in every aspect of commercial real estate including brokerage, consulting and financing in the metropolitan Chicago area, northwestern Indiana and more recently New Mexico. Representative clients in Chicago in the private sector included Equitable Life Assurance (management), U.S. Equities (brokerage), Centrum Properties Group (brokerage), Figiliulo & Silverman

(dispute resolution/ expert witness in matter involving the City of Chicago), Baker Development (brokerage and consulting), Chinese American Development Company (land sales), Miglin/Beitler Group (leasing) and the following banks: Lakeside Bank of Chicago, MidAmerica Bank of Chicago, Mid Town Bank of Chicago, NBD Bank and North Community Bank (all site acquisition for branches). Also represented both landlords and tenants in numerous leasing matters in retail, commercial and industrial transactions. National clients included Bogner USA, Starbucks, Pizza Hut , JMB Urban and Compass Realty.

Moved to New Mexico in 2004 and became an Associate Broker at Phase One Realty. In that capacity was responsible, among other in- process transactions, for leasing the original Railyard Galleries at Guadalupe and Paseo, for the transaction resulting in the move of and purchase by Stewart Title of the White Koch Kelly McCarthy's office leasehold interest on Paseo on leased land belonging to the Masons and for a consulting project for the State of New Mexico which will be described in more detail below. Represented Greer Enterprises in leasing office space in the Lensic Arcade Building, Artyard LLC in leasing retail space in the B-1 building (6 leases but developer was unable to complete the building) and the owner/redevelopers of the former La Esquina building at Lincoln and Marcy into a multi use property. The retail leasing segment of this assignment was essentially completed at the time the assignment ended.

While at Phase One Realty other representative assignments included leasing retail space for Marcy Street Shops, seeking an office/warehouse location for the Museum of New Mexico Foundation and assisting our client and the planner in rezoning a significant commercial property on Santa Fe's south side.

Lolo

Left Phase One Realty in September, 2010 and returned to private practice as Owner and Qualifying Broker of M.D. Maremont Company, now a sole proprietorship located in Santa Fe.

Public Sector/Non Profit Experience

In Chicago

Episcopal Diocese of Chicago.. Consulting engagement including disposition of long time seniors facility (purchaser: University of Chicago) and site selection, acquisition, rezoning and initial redevelopment planning for a new larger facility. Activities covered four years.

Chicago Osteopathic Medical Center..Brokerage assignment involved the disposition of a 50,000 sf building and 20,000 sf of land to a private developer. (Redeveloped for residential use)

Museum of Contemporary Art of Chicago..Competitively awarded sales assignment to dispose of its existing 33,000 sf building on the near north side of Chicago. (Purchased by a video editing company)

American College of Surgeons ..Brokerage assignment involved creating a marketing concept agreeable to the college and then disposition to a user in accordance with the concept. The buildings included a famous restaurant and the college's medical publications office and were located in a sensitive geographic area vis-à-vis the surrounding property owners and City planning.

In New Mexico

New Mexico Aging and Long Term Services Department's Division of Consumer and Elder Rights...Consulting engagement to assess the adequacy of existing Adult Protective Services field sites in light of the legislatively mandated need to cease co-location with Children, Youth and Families Department . This was a somewhat complex assignment involving a joint powers agreement between the different departments and taking into consideration the role of the GSA's Property Control Division in contemplated changes. Involved visits to 22 field sites around the state and the production of a plan for use in accomplishing the mandated changes, all within a relatively short time frame (approximately 60 days). The engagement was a sub-contract from Harris Consultants who did not participate beyond the meetings leading up to the contract award.

* Columbia's assets upon sale to ABN AMRO in 1996 were \$850,000,000

Lambda Alpha International is the honorary international land economics and land use society with 2000 members world wide. Zia Chapter has about 50 members state wide.

Arnold A. Valerio
2005 Zozobra Lane
Santa Fe, NM 87505
505-660-7648

County of Santa Fe, NM
Santa Fe County Growth Management Dept.
P.O. Box 276
Santa Fe, New Mexico 87504-0276
vlopez@santafecountynm.gov

October 24, 2013

Attn. Vicki Lucero

Dear Ms. Lucero,

After closely observing growth and development issues in and around Santa Fe County for a number of years, I feel confident that I am qualified to assist your efforts in understanding Land Development-Related issues and participating in the committee advisory process resulting in recommendations to the Board of County Commissioners.

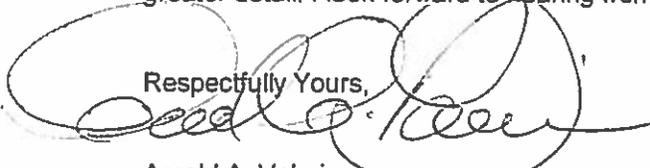
My work experiences include having been hired as a consultant performing studies and producing formal reports in the areas of land development absorption issues; apartment project viability; residential build-out projects; market feasibility studies; small and large subdivisions; long-term commercial leases; cash flow analysis and a variety of break-even point projections.

As the independent Qualifying Broker for Excel Properties, under New Mexico License # 15040, I spend the majority of my business hours helping people buy, sell, start, value, finance and improve small businesses in and around Santa Fe. During the period from 1993 through 2005 I was also licensed as an appraiser, under New Mexico License # 999-A, ending with a voluntary retirement. Additionally, my work and testimony, in district courts, both here in Santa Fe and Taos, has been accepted as expert testimony regarding business valuations and business issues. Please see the attached resume.

In conclusion, I understand the Land Development process, the necessity for professional master planning, and the need for guidance and reasonable development guidelines based on projected Community needs.

I'm immediately available to meet and discuss an appointment possibility in greater detail. I look forward to hearing from you.

Respectfully Yours,


Arnold A. Valerio

atch: Personal Resume

Arnold A, Valerio - Personal Resume

2005 Zozobra Lane, Santa Fe, NM 87505

EDUCATION AND EXPERIENCE HISTORY:

- 1997 - 2012 Qualifying Broker – Excel Properties, a New Mexico sole proprietorship, with offices at 2005 Zozobra Lane, Santa Fe, NM 87505 Phone 505-660-7648
Commercial Real Estate and Business Brokerage Email: arnoldvalerio@gmail.com.
- 1993-1997 President/Stockholder/Broker - Access Business Services, Inc
Commercial Real Estate Sales and Service, Business Valuations, Brokerage & Consulting.
- 1991-1992 Associate Broker, Commercial Division, Santa Fe Properties, Inc.,
1000 Paseo De Peralta, Santa Fe, NM 87501
- 1985-1991 Owner/Broker, Access Group, Ltd. Specializing in Commercial Real Estate Sales, Property
Management, and Select New Construction Projects. (Colorado Springs, CO)
- 1985-1991 Owner/President, (Colorado Springs, CO) Access Business Services, Inc. Specializing In Real
Estate Appraisal (286 Appraisals 1986) and Business Consulting Services. (Business Plans,
Loan Applications, Subdivision Absorption Studies, Financial Forecasts & Marketing Reports.
Appraiser - Fannie Mae REO Appraiser # ACO-4053-00
Appraiser - HUD/FHA # CHUMS 3321
- 1975-1985 Owner/President, (Woodland Park, CO), Heritage Mountain Homes, Inc. - Licensed Commercial
Contractor - 80 New Single-Family Homes, 10 Commercial Projects, and 2 Subdivisions -
General Real Estate Sales, Residential Construction and Property Management. The Company
Closed 212 Real Estate Transactions in 1979 with Six Agents. The Business sold in 1980.

EDUCATION & TRAINING

UNIVERSITY OF ALASKA - B. S. Education, (1971) - Cum Laude, Minor in Business

AMERICAN INSTITUTE OF REAL ESTATE APPRAISERS (AIREA)

MAI Candidate # M8551614
Real Estate Appraisal Principles (IAI)
Standards of Professional Practices (023)

SOCIETY OF REAL ESTATE APPRAISERS

Computer Applications for Real Estate Appraisers
Getting More Out of Your Office Computer

NATIONAL BUSINESS INSTITUTE - CONTINUING LEGAL EDUCATION

Annual Probate Institute (Real Estate, Appraisal, Business & Probate Updates)
Community Property Distribution in Divorce Settlements
Considerations in Buying and Selling a Business in New Mexico

CONTINUING PROFESSIONAL TRAINING

Legal Aspects of Real Estate	Buyer Agency
Real Estate Appraisal I	Federal Real Estate Tax Laws
Real Estate Finance	Anatomy of Contracts
Tax Factors in Real Estate	Professional Ethics & Standards
Real Estate Appraisal II	Real Estate Cert of achievement
Real Estate Trades	Broker Basics – 30 Hours, 5/19/00
Real Estate Exchanges	Broker Prep – 30 Hours, 6/10/00
Basic Licensing Preparatory	Income Property Appraisal - 30 Hours, 2/01/01
Advanced Broker Preparatory	Commercial - Investments - 30 hours, 10/03

Managing a Real Estate Office
Broker License Renewal
Broker License Renewal
Broker License Renewal
Broker License Renewal

USPAP Professional Standards - 15 hours, 11/03
Thirty (30) classroom hours 9/2004
Thirty (30) classroom hours 9/2007
Thirty (30) classroom hours 9/2010
Thirty (30) classroom hours 9/26/13

PROFESSIONAL AFFILIATIONS

Designation - Graduate Realtor Institute (GRI) - National Assoc. of Realtors
Past Member - International Business Brokers Association (IBBA)

SELECTED CONSULTING ASSIGNMENTS

El Vado Ranch - Cooper - Consulting & Appraisal (D)
Gonzales - Insurance Firm - Consulting (D)
CompuSol - No. SF 96 -211 (DM) - Court Appointed Receiver (D)
Desert Montessori School - Appraisal - IRS Non-Profit
AB-1 Locksmith Service – Appraisal, Sale & Consulting
Aspen Mortgage Co. - Deposition - Appraisal (D)
Isham - Appraisal - Testify - Appraisal (D)
McGinnis & Assc. Engineering - Appraisal (D)
Emerald Green Sound Productions - Appraisal (D)
Cliff's - Retail Liquor Store – Business Appraisal, Sale Consulting
Maywood International. Sales - Consulting
Smith - Surveying Firm - Business Appraisal
Phronesis - Appraisal (D)
Desert Moon Periodicals - Appraisal, Listing and Sale
L & R Roofing - Appraisal (D)
Airport Road Car Wash (D)
High Mountain Press - Business Appraisal
J & P Plumbing – General Contractors - Buy/Sell Valuation
Green Onion Tavern - Buy/Sell Valuation (D)
Jackson Hotel – Poncha Springs, CO – Buyer Value Consultation
Burrito Company - Santa Fe, NM - Buyer Value Consultation
Cornerstone Bar & Grill - Salida CO - Buyer Value Consultation
Mountain Moving & Storage - Value Consultation
Owl Liquors - Appraisal, Listing and Sale
Tierra Publications Buy/Sell Consultation
The Pantry Restaurant - Value Consultation
Thea Candles - Value Consultation
Lone Butte General Store - Appraisal, Listing and Sale
Java Joe's, College Plaza, Listing and Sale
Bob's Imported Auto Repair - Appraisal (D)
Art Foundry, Inc. Buy/Sell Consultation
Smith & Williamson Surveying - Business Appraisal and Consultation
Open Air Market - Business Appraisal – NM Highway Condemnation
Kelly's Liquors – De Vargas Center - Buyer Value Consultation
Stocker – Costa Rica Hotel - Appraisal (D) & Loan Application
Thai Restaurant – Business Plan & New Store Financial Projections
SF Custom Shutters – Expert Witness – Home Depot Law Suit
Anderson & Assoc. – General Contractors - Value Consultation (D)
Route 66 Sandwich Company - Appraisal, Listing and Sale
Rockrimmon Children's Center, Colorado Springs, CO – Business Valuation
Expressive Industries - Buy/Sell Consultation
Longevity Café, Emporium & Gallery - Value Consultation
Alchemy Lights & Accessories - Value Consultation



Nov. 3, 13

Nominations Consideration to Review Board

Board of Santa Fe County Commissioner's

Kathy Holman, Liz Stefanick, Miguel M. Chavez, Robert Araya, Daniel Mayfield

Reference: Request that I be considered for membership to the Santa Fe County Development Review Committee

Dear County Commissioner's:

My name is Ted Peperas and I am a life time resident of Santa Fe. I was born and raised in Santa Fe and graduated from Santa Fe High School where I lettered in football, basketball and track. I was also team captain for football and track. In addition I graduated from the College of Santa Fe, where I earned a BA Degree in K-12 physical education with a minor in Biology and Psychology. It can not go unmentioned that while attending the College of Santa Fe as a full time student, I also worked full time at the Penitentiary of New Mexico in the capacity of a Correctional officer.

I've had the opportunity of enjoying many pleasant childhood memories, including the scent of roasting green Chile, the fragrance of fresh bread and tortillas being made on a wood burning stove, and the site of hot air balloons adorning the blue skies of Santa Fe. Wow! only in Santa Fe the "city of faith," can these memories be implanted and cherished throughout a lifetime.

As a child I was raised on the east side of Santa Fe, in the neighborhood of Christo Rey Church. Where I had the pleasure of meeting, playing, and befriending the multicultural residents of Santa Fe. Because of these special relationships established, I am privileged to be entrusted with information of issues plaguing growth in the community of Santa Fe. Furthermore, this familiarity gives me the opportunity of keeping my finger on the pulse of Santa Fe, as seen through its citizens.

I have forty two years experience in government, where I have developed excellent people skills, and the ability to defuse vital situations. This is a skill set which has been developed through many years of interaction with inmates, and people that lacked, or were unable to deal with their current circumstances. I take pride, and value my ability to connect with people during their most trying times.

I look forward, and am enthusiastic about working with the members of the Santa Fe County Development Review Committee. Santa Fe County citizens, and County Commissioners. I envision a great future for our County and believe that together we can make Santa Fe a better place to live in and raise our children.

Sincerely,

Ted L. Peperas
Ted L. Peperas

Resume

Ted L. Peperas
P.O. Box 23181
Santa Fe, New Mexico 87501
Contact Phone # (505) 466-1547
(505) 501-0584

Employment Objectives:

I am currently seeking employment and look forward to working in an environment that is high paced, challenging and presents opportunities to assist others in personal and career growth.

I am highly motivated, knowledgeable of management concepts, skills, have the ability to assess programs criteria and needs. I have worked extensively in developing corrective action plans. In addition I have conducted audits of management practices and operations of facilities. I utilize good interpersonal communication skills in conveying plans. I work well independently or together in a group always focused on the goals and objectives of the mission we are attempting to accomplish.

In 1991 I was selected as an **honored member of Who's Who in Law Enforcement for 1990-1991.**

I retired in May 31, 1997 from the State of New Mexico Corrections Department but continued to work both in the private sector and public sector. Now I possess over 42 years of experience in both juvenile secure facilities, community based programs and adult corrections.

Education:

1965-1969 Santa Fe High School
Graduated with honors

1969-1976 College of Santa Fe
Bachelor of Science Degree in Education K-12, double minor in Biology and Psychology

June 29, 1996 Real Estate Appraisal License

Communication Skills:

I am fluent in both English and Spanish and enjoy working with highly motivated employees in achieving the goals at hand with minimal resistance.

Organizational Skills:

I have planned, monitored and developed informational work flow systems which include time management. In addition I have taught organizational courses, Leadership Development, Discretionary Decision Making through the correctional academy to correctional management personal. My core values are honesty, integrity, commitment and courage to do the right thing.

Experience:

➤ 01/29/07 – 05/01/12 Deputy Warden, Santa Fe County Detention Center

Key responsibilities were to manage, supervise, plan, develop and deliver daily services for inmates in the following listed categories and departments; Facility Maintenance, Food Services, Visitation, Grievances, Booking, Classification and Laundry, Fire and Safety.

The Facility had a capacity to house 642 inmates and employed 226 employees. The facility was under the oversight of the Department of Justice because of the living conditions prior to my employment. I am glad to state that operations of the facility improved to the extent that the Department Of Justice felt it was no longer necessary to have over sight supervision of the facility one year after our administration took over the operations of the facility.

Management responsibilities included financial management, fixed asset management, personnel management, update and evaluation of services provided. In addition I worked as part of team to development and implementation of policies and procedures. As is in any facility training of employees is critical to the success of the program and I was involved in providing training to staff I supervised. I worked on developing the scope of program and design programs in line with agency goals and mission statement.

➤ 08-01-05- 01-29-07 Juvenile Probation/Parole Officer was responsible for approximately 48 juvenile clients. Case management supervision, worked with parents, teachers, Judges, program intervention personal community, employers.

Prepared status reports on clients for the courts in relation client's individual progress with program rules and objectives and individual treatment plans. I was responsible to make recommendation to the courts on appropriate housing of clients. I conducted staffing meetings on clients with significant individual involved in client's life in accordance with needs assessments and judge's directives and program requirements. Worked extensively ,with client attorneys

and the District attorneys office in developing treatment programs and probation expectations.

➤ **05/19/1999-08-01-05 Cornell Corrections**

Training Coordinator -provided basic correctional officer certified training to all new employees in accordance with the American Correctional Association (ACA) standards and managements expectations. Participated in budget finance meeting, coordinated training assessments and staff need assessments, developed lesson plans and training curriculum. Coordinated training with other agencies in accordance with facility needs and management objectives.

➤ **06/01/1998- 05-19-19999 Joe Horace Car Dealership**
Car Sales Consultant -Sold cars new and used to prospective buyers.

➤ **06/1987-05/1997 Albuquerque Boys Reintegration Center**
Program Director-

The Albuquerque Boys Reintegration Center was a transitional living program for adjudicated youth. The program provides life skills training in a community setting for youth that were being considered for released from secure juvenile facilities. The program utilized a level of system responsibility in determining client participation in available programs.

The Program Director had the overall responsibility of developing programs, reviewing client treatment programs and processing information with families for the gradual release of the client. The Program Director was responsible for the overall operations of the facility to including budget, staffing, and evaluations of staff performance. The Director had one major priority in the program design, employees, community, staff, and resident safety.

➤ **11/84 to 06/87 Warden Roswell Correctional Center**
Roswell Correctional Center is an adult minimum correctional facility for approximately 120 offenders.

Key Responsibilities

- Managed and directed the total operations and services for Roswell Correctional Facility
- Chief Liaison Officer between all law enforcement agencies, news media, private citizens and the legislature
- Develop policy and procedure

- Supervise staff promoting efficiency and consistency of operations within the framework of the agency philosophy
- Develop budget requests and present proposed budgets requests to the Secretary of Corrections and on occasion testify before the legislator

➤ **03/84 to 11/84 Deputy Warden, Penitentiary of New Mexico**

The Penitentiary of New Mexico is a maximum security facility
Designed to house 1,300 of the most dangerous New Mexico
Adult offenders.

Key Responsibilities

- Supervised 410 employees
- Communicated institutional and agency philosophy of operations
- Developed organizational structure and autonomy
- Developed operational manuals in accordance with ACA standards
- Developed policy/procedure in line with ACA standards
- Provided training as needed
- Evaluated staff performance, program and operations to ensure cost effectiveness and meet objectives of the program
- Managed crisis conducted debriefings in accordance with institutional needs
- Prepared operational budgets and fiscal management

9/83 to 03/84 Acting Warden, Penitentiary of New Mexico

On August 1983 I was transferred from Southern New Mexico Correctional Facility to the Penitentiary of New Mexico by executive order of the Secretary of Corrections Michael Frankie and Governor Tony Anaya.

Key Responsibilities

- Developed, implemented, and enforced policy for the efficient operations of the penitentiary
- Served as a liaison between the Department, inmates, a court master and judges
- Planned and coordinated community relations planning over community concerns
- Prepared, analyzed, and managed budget
- Conducted meetings with inmates, staff community leaders and law enforcement agencies as necessary
- Worked and developed cross training with different local law enforcement agencies to ensure inmate, staff and community safety

➤ **01/83 to 09/83 Associate Warden for Treatment, Southern New Mexico Correctional Facility**

Southern New Mexico is a medium security facility designed to house 488 inmates.

Key Responsibilities

- Was responsible for the classification of inmates, volunteers' services inmate grievances, education, and commissary, recreational activities of inmates, training department, and compliance department.
- The scope of my responsibility included conducting meetings, providing training, supervision of staff, evaluation of staff, and program performance.

10/81 to 07/82 Training Specialists IA

Staff Development Academy, New Mexico Department of Corrections

Key Responsibilities

- Provide training to new employees through basic training program
- Developed lesson plans
- Conducted evaluations of training
- Developed needs assessments tools and conducted training needs assessments
- By Executive Order of the Secretary I was placed on special assignment to monitor management practices and make recommendations in operational procedures so that the Department could comply with the Duran/Apodaca Federal Court Order.

10/81 to 07/82 Planners IVB

Department Of Corrections

Key Responsibilities

- Wrote policies/procedures for the Penitentiary
- Wrote plan of action on how to comply with the Federal Court Order Duran Consent Decree
- Wrote Federal Grants for assistance in complying with the consent Decree
- Member of a Planning Task Force

10/81 to 11/80 Planner IIB with the Governor's Office on employment and Training Administration

Key Responsibilities

- Provide technical assistance to councils appointed by the governor on manpower training programs
- Served as liaison between Federal, State, and local manpower activities
- Coordinated the specific linkages of technical assistance information and staff support of three area planning body councils

03/78 to 08/80 Recreational Supervisor Penitentiary of New Mexico

Key Responsibilities

- Designed, developed and implemented intern intramural recreational programs for convicted felons
- Organized outside entertainment and talent performances as fund raiser
- Supervised staff and inmates in recreational activities
- Fiscal management
- Developed scope of work concerning recreational activities to include inmates in administrative segregation
- Ordered recreational equipment and maintained the recreational facilities

**12/71 to 03/78 Correctional Officer I
Penitentiary of New Mexico**

Key Responsibility

- Provided orientation of new convicted felons to prison life
- Provided supervision and the schedule of daily activities for the inmates
- Provided security to protect inmates, staff, volunteers and the community
- Created an atmosphere of harmony which is conducive to treatment



Vicki Lucero

From: Mary Helen Follingstad <mhfolingstad@gmail.com>
Sent: Tuesday, November 05, 2013 3:21 PM
To: Vicki Lucero
Subject: cdrc
Attachments: Short vita 2013.docx

Hi Vicki,

I am writing to request consideration of appointment to the CDRC. I attached a short vita for your information.

Hope you are well.

Many thanks,

Mary Helen Follingstad

Mary Helen Follingstad, AICP, has over thirty (30) years of experience in urban and regional planning. She is currently a partner in Terra Planning, LLC – a planning services consulting firm. See www.terra-planning.com. She was the Executive Director for the Santa Fe City and County Regional Planning Authority [RPA] (2006-2009), Program Manager for State and Regional Water Planning for the New Mexico Interstate Stream Commission [ISC] (1997-2006), and the Senior Community Planner for Santa Fe County (1983-1997). Mary Helen holds a Master of Community and Regional Planning from the University of New Mexico (1986), a Master of Arts from Saint John's College – Santa Fe (1983), and a Master of Fine Arts degree from the University of Colorado (1973). She completed the Leadership Santa Fe course and has been active with New Mexico First. She is a long time member of the American Institute of Certified Planners (AICP). Mary Helen was a member of the Santa Fe City and County Extraterritorial Zoning Commission and Governor Richardson's Blue Ribbon Task Force on Water and the 1000 Friends Land and Water Group. She is Chair of the American Planning Association - New Mexico Chapter (APA NM) Legislative Policy Action Committee (LPAC). She is also a member of the Museum of New Mexico Women's Board and is a past president of the Tano Road Association. Mary Helen is a fine artist and a native New Mexican.

JOHN PARKS

81 Ranch Road • Lamy, NM 87540
Phone: (505) 466-9849 • E-Mail: thetrinityranch@gmail.com

October 29th, 2013

Letter of Interest

Please consider my resume and interest in serving as a member of the County Development Review Committee (CDRC). I reside in Commission District 4.

In addition to my education and 35 years in the private practice of Anesthesia, I have extensive experience in commercial real estate development and renovation, as well as a long history of ranching and raising horses. I have had a busy and productive life. I have been very blessed with good health and good luck along the way. I loved medicine. I loved real estate. I love the horse.

I'm 71 years old, but don't feel like it. I'm still starting colts. Maybe it's because I have a young wife and a 3 year-old son. I truly believe my best years are ahead of me, that I have a lot to offer the horse, and that I have a lot to offer Santa Fe County. We have lived in Lamy for 3 years and I have had a close association with Santa Fe as my brother was here for 20+ years. Some of you were lucky to be born in New Mexico, the rest of us got here as soon as we could.

John Parks, MD

JOHN PARKS

81 Ranch Road • Lamy, NM 87540
Phone: (505) 466-8849 • E-Mail: thetrinityranch@gmail.com

Education

	Anesthesia Residency, SUI Hospitals	1971
	Anesthesia Residency, UTMB	1970
	Surgical Internship, State University of Iowa Hospitals, Iowa City IA	1969
M.D	University of Texas Medical Branch, Galveston TX	1964-1968
	University of Texas, Austin TX, Pre-Medical Studies	1964
	Texas Christian University, Fort Worth TX, Pre-Medical Studies	1961-1968

Medical Career

- United States Navy, Chief of Anesthesia, Charleston Naval Hospital, Charleston, South Carolina 1972-1978
- Private practice of Anesthesia, Cedar Rapids IA 1978-2010
- Founded the St. Luke's Pain Clinic, Cedar Rapids IA
- Founded the Mercy Medical Center Pain Clinic, Cedar Rapids IA
- Staff privileges at Mercy Medical Center, St Luke's Hospital, and Cedar Rapids Outpatient hospitals.
- Retirement from medicine 2010

Real Estate Development Experience

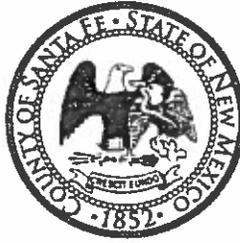
- Developed a corn research station for Novartis
- Developed a grocery distribution warehouse for Nash-Finch Foods
- Developed a drugstore/pharmacy for CVS
- Re-developed a banking and retail center
- Developed 2 strip malls for retail sales
- Built a chain restaurant for Bruegger's Bagels
- Re-developed a packing plant previously owned by Wilson Foods
- Active in development in Cedar Rapids IA since the mid 1980's

Ranching Experience

- 23 years breeding and training horses
- 20+ years of personal ranch and herd management
- Ran yearling steers, which were handled extensively on horseback
- Presently do horsemanship clinics at different facilities across the US



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, 2013

To: Board of County Commissioners

From: Erik Aaboe, County Manager's Office EA

Subject: Appointment of Alternate Member to the Santa Fe County Valuation Protest Board

The Valuation Protest Board consists of volunteers appointed by the Board of County Commissioners (BCC) to hear property tax valuation protests.

The Board consists of two members and two alternates; one member and one alternate must demonstrate experience in the field of valuation property, the other member and alternate Do not need this experience.

Members shall not be employed by the State, a political subdivision, or a school district, shall not hold an elective public office, and must be registered to vote in Santa Fe County. On August 13, 2013 the BCC appointed two members and two alternates for 2 year terms expiring Aug 13, 2015.

In November 2013, Ms. Signe Lindell, the Alternate Member for the position requiring experience resigned from the Board.

Staff advertised for interested applicants and has received Letters of Interest, Resume , and all mandatory forms from the following individuals to fill the Alternate Member position requiring experience (by alphabetical order)

Name: Stephen Hochberg
Commission District: 4

Name: Victoria Murphy
Commissioner District: 4

RECOMMENDATION:

One on one interviews were conducted with both applicants. As the Santa Fe County Protest Valuation Board currently has a Primary Member with Experience that is a Realtor, it is staff's recommendation to appoint Mr. Stephen Hochberg. Mr. Hochberg has extensive appraisal experience, he meets the requirements of the Statute and does not appear to have a conflict of interest.

Dear Ms.Roybal,

Thank you for your email relating to the Valuation Board Alternate [requiring valuation experience] vacancy.

I hereby apply for said position.

I attach my most current resume relating to appraisal/valuation experience, etc.

I am a resident of Santa Fe County since 2007 [1310 Thunder Ridge Road-Santa Fe, NM 87501].

I am not employed by the State, County , City ,or School District.

Please feel free to call me [landline 505-983-1044 or cell 505-795-1980] or email me at your convenience, should the need arise.

Thank you again, for your attention.

Sincerely,

Stephen Hochberg

CREENTIALS OF STEPHEN HOCHBERG, ESQ.

APPRAISER

- 1970 Graduate of Yale Law School; Editor and Officer, Yale Law Journal
- 1970-71 Clerk for the late Judge Abraham J. Freedman, United States Court of Appeals for the Third Circuit
- 1971-73 General Counsel, Lefrak Organization (a large individually owned residential and commercial real estate concern in Metropolitan New York with wide ranging property holdings)
- 1973-76 Assistant Professor of Law, New York Law School (area of expertise: Property and Land Use)
- 1974-77 Adjunct Professor at CCNY; Baruch College; Bloomfield College (various terms) (Business Law and Economics)
- 1976-77 Consultant on Academic Affairs, New York Law School
- 1980-91 Associate Professor of Law, Touro College School of Law (area of expertise: Property Law)
- 1992 to date Founding Professor of Law, Touro College School of Law (area of expertise: Property Law)
- Admitted to New York 1971; D.C. 1972; Florida 1974; U.S. Supreme Court 1974; many Federal Courts of Appeals; Federal District Courts Practice and specialized Federal Courts and Administrative Agencies, including the U.S. Tax Court

Affiliate Member of the Appraisal Institute

New York State Real Estate Broker Since 1971

Editor Cooperative Conversations: A Tenant's Survival Book 1980

Contributor of articles and reviews on land use and other topics in various publications including The New York Law Journal; the New York Law School Law Forum (Law Review); The Philadelphia Inquirer.

Comments to U.S. Housing and Urban Development Department on proposed Rules relating to the Implementation of the Real Property Settlement Act of 1974

Member Committee on Real Property Practice, Young Lawyers' Division of the American Bar Association 1973-75.

Member American Bar Foundation Study Group on Anti-Trust Divestiture

Cited Hulter v. Commissioner 83 T.C. no. 36 (Swift, J) (1984) as "a real estate expert and appraiser" (docket nos. 3969/81, 23116/81, 22544/82, and 20873/83)

Friesch-Groningshe Hypotheekbank Realty Credit Corp. v 123 West 88th Street Associates et al (docket no.18245/90 Sup. Ct., NY County, Frank B. Lewis, Special Referee, 1/10/97) "...Hochberg, who is a veteran New York attorney and experienced in the field of real estate appraisal, apart from his law practice, and who has had considerable experience both as appraiser of real property and as teacher of courses in the valuation of real property at various academic institutions...."

a

Co-Author [with Theodore Silver] The Glannon Guide to Contracts (copyright 2013)

Editor Medical Law Letter; and of two doctoral dissertations

Consultant U.S. Dept. of Health, Education and Welfare, Review Panel on New Drug Regulation 1976-77

IRS Experience

Conducted appraisal service in docket no. 20124/80, entailing analysis of a commercial property located in Georgia, requiring an on-site inspection and title search.

Conducted extensive appraisal service in docket nos.17084/79 and 8855/78, entailing analysis of thirteen commercial properties located in California and North Carolina, requiring on-site inspections and in-depth review of title records.

Conducted appraisal service in docket nos. 2222/78 and 2223/78 entailing detailed analysis of multi-family residential building in New York City and its surrounding neighborhood, including its Community Planning District.

Rendered an opinion in a contested brokerage appraisal matter relating to a Tax Court case which was ultimately resolved based, in part, on the opinion I gave.

Conducted extensive appraisal service in docket nos. 954/76, 955/76 and 965/76, entailing analysis of various residential, industrial and commercial properties located in six states, requiring on-site inspection and in-depth historical analysis. These properties had an aggregate value in excess of \$30 million.

Other Appraisal Experience

Prepared many appraisal reports of varying degrees of formality and have testified in support of same before various boards and tribunals. I have often, in the course of my legal practice, which includes representation of several real estate owners and entities, been called upon to evaluate real estate holdings for investment and appraisal purposes and have critiqued numerous land use and real estate investment proposals.

Current Community Activities

Board Member and Secretary of the St. Vincent's Hospital Foundation

Board Member and Chair of the Finance Committee of Temple Beth Shalom

Board Member of the Museum of New Mexico Foundation

Board Member of Life-Circle (a not-for-profit organization dedicated to bringing a facility to Santa Fe County which will offer a more humane approach to caring for the elderly and infirm)

Board Member, Emeritus of St. Joseph's College [Brooklyn and Long Island, NY]

Victoria Murphy

1803 Arroyo Chamiso
Santa Fe, NM 87505

505-660-5395
VictoriaSantaFe@gmail.com

21 November, 2013

Santa Fe County Manager

Attn: Lisa Roybal

Box 276

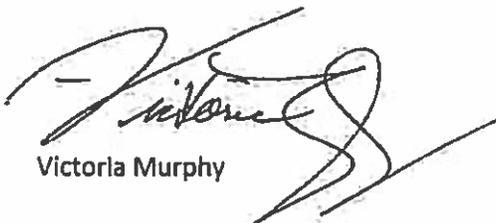
Santa Fe, NM 87504

Ms. Roybal,

I am including my resume for you and your committee's consideration on the County Valuation Protest Board as an Alternate Member Requiring Valuation Experience. I believe my work experience in the field of real estate as well as my work on various committees concerning property tax issues makes me a good candidate.

Last year I was asked to sit on a work group with a few Realtors, several County Assessors, representatives from Association of Counties, NM Taxation and Revenue, and the Governor's Office. Throughout last summer and fall we worked together to address the Tax Lightening issue, and were successful in having legislation drawn up and presented. We were unfortunate in not having the bill be presented on the floor for a vote.

Sincerely,



Victoria Murphy

Victoria Murphy

1803 Arroyo Chamiso
Santa Fe, NM 87505

505-660-5395
VictoriaSantaFe@gmail.com

WORK EXPERIENCE

Realtor with Santa Fe Properties

Licensed since 2005

Nambe Mills - Director of Retail Operation nationwide

2002-2005

COMMITTEE WORK

President of the Santa Fe Association of Realtors (SFAR) for 2013

Former Chair and current committee member of SFAR Government Affairs

NE District Vice-President of Realtors Association of New Mexico (RANM) 2013-2015

Former Chair and current member of RANM Legislative Committee

Current member of the RANM Tax Task Force

Served on the RANM Workgroup with stakeholders from throughout the State of NM to bring forth Legislation concerning the Tax Lightening issue

Lisa A. Roybal

From: Gary C. Perez
Sent: Wednesday, November 20, 2013 12:11 PM
To: Lisa A. Roybal
Subject: FW: SF County Formal Hearings Nov 12-15, 2013

Gary Pérez

Chief Deputy Assessor
Santa Fe County Assessor's Office
102 Grant Ave., Santa Fe, NM 87504
Direct Phone #: 505-986-6332
Fax #: 505-986-6316



From: Anita M. Lucero
Sent: Wednesday, November 20, 2013 12:10 PM
To: Gary C. Perez
Subject: FW: SF County Formal Hearings Nov 12-15, 2013

From: Signe Lindell [<mailto:s.lindeli@comcast.net>]
Sent: Tuesday, November 05, 2013 6:41 PM
To: Anita M. Lucero
Subject: Re: SF County Formal Hearings Nov 12-15, 2013

Greetings Anita,

My schedule is not open Tuesday or Wednesday next week.

I am currently running for City Council in District 1. I think it is appropriate for me to resign from the Board. I haven't served many days but I have enjoyed the work and all the folks I had an opportunity to meet.

Your communications are always timely and professional. Thank you for your work.

Sincerely

Signe Lindell

Sent from my iPad

On Nov 5, 2013, at 4:23 PM, "Anita M. Lucero" <alucero@co.santa-fe.nm.us> wrote:

*Hello Signe...can you fill in for Roger on Tues & Wed?
Thanks!*

Anita Lucero
Assessment Specialist
Office of the Santa Fe County Assessor
102 Grant Ave., Santa Fe, NM 87504
505-986-6352 Direct
505-986-6316 Fax
www.santafecountynm.gov
alucero@santafecountynm.gov

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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

MEMORANDUM

DATE: *December 4, 2013*

TO: *Board of County Commissioners*

FROM: *Katherine Miller, Santa Fe County Manager*

ITEM AND ISSUE: *BCC Meeting December 10, 2013*

RESOLUTION 2013-___, A RESOLUTION TO AUTHORIZE THE COUNTY MANAGER TO FINALIZE AND EXECUTE THE PURCHASE AGREEMENT AND ALL REQUIRED DOCUMENTS FOR ACQUISITION OF THE POJOAQUE BALL FIELDS PROPERTY

BACKGROUND AND SUMMARY:

On July 30, 2013, by Resolution No. 2013-65, the Board of County Commissioners authorized the County Manager to enter into negotiations with the Pojoaque Valley School District to acquire the sports fields located on the south side of County Road 84 in the vicinity of Pojoaque.

The Manager has negotiated, among others, the following terms:

- Purchase Price - \$365,000
- Acreage - 11.0430+-
- Water Rights - All consumptive use water rights as recognized under permit 02091 into RG 42923 (renumbered RG 41225-S-4).

The purchase agreement will also allow the County to inspect and investigate the property to determine details of how the property may be utilized and improved and to begin project design in accordance with the County's proposed plans.

The County Manager and the School District are finalizing specific language concerning the transfer of the water rights associated with the property that conforms with the terms above. Pursuant to its terms, the purchase agreement may be terminated if the County determines that the

water rights to be conveyed are not adequate to serve any existing and contemplated improvements on the property.

ACTION REQUESTED:

Please authorize the County Manager to finalize language in the purchase agreement related to the water rights, and to sign the purchase agreement and any other required documents needed for the purchase of the Pojoaque Ball Fields property.

THE BOARD OF COMMISSIONERS OF SANTA FE COUNTY

RESOLUTION No. 2013-

A RESOLUTION TO AUTHORIZE THE COUNTY MANAGER TO FINALIZE AND EXECUTE THE
PURCHASE AGREEMENT AND ALL REQUIRED DOCUMENTS FOR ACQUISITION OF THE
POJOAQUE BALL FIELDS PROPERTY

WHEREAS, on July 30, 2013, by Resolution No. 2013-65, the Santa Fe County Board of County Commissioners (BCC) authorized the County Manager to enter into negotiations with the Pojoaque Valley School District to acquire the sports fields located on the south side of County Road 84 in the vicinity of Pojoaque;

WHEREAS, the subject property is identified on "Plat of Survey for Pojoaque Valley School District ..." recorded on March 20, 2002, as Document No. 1197,932 in Plat Book 496, Page 009, in the records of Santa Fe County, New Mexico and is hereafter referred to as the Pojoaque Ball Fields;

WHEREAS, on November 20, 2013, the Pojoaque Valley School District approved a resolution to negotiate a purchase agreement for the sale of the Pojoaque Ball Fields;

WHEREAS, negotiations took place resulting in proposed terms for the sale of the Pojoaque Ball Fields to Santa Fe County;

WHEREAS, on December 10, 2013, the Santa Fe County Board of County Commissioners (BCC) was presented with a Memorandum (attached hereto as Exhibit A) setting forth the primary terms of the proposed purchase agreement;

WHEREAS, the County Manager is continuing to negotiate the final contract language concerning the water rights to be conveyed by the Pojoaque Valley School District;

WHEREAS, the BCC desires to delegate to the County Manager the authority to negotiate the final contract language related to the water rights and to execute a purchase agreement on the terms presented in Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the BCC that the County Manager is hereby delegated authority to negotiate the final contract language concerning the water rights and to execute a purchase agreement incorporating the terms of the purchase contained in Exhibit A and all required documents for the acquisition of the Pojoaque Ball Fields.

PASSED, APPROVED AND ADOPTED this ____ day of December, 2013

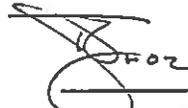
THE BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY

By: _____
Kathy Holian, Chair

Attest:

Geraldine Salazar, Santa Fe County Clerk

Approved as to Form:



Stephen Ross, County Attorney



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 26, 2013

To: Board of County Commissioners

From: Sarah Ijadi, Senior Planner, Planning Division/ Growth Management Department
Robert Griego, Planning Manager/Growth Management Department,

Via: Katherine Miller, County Manager *KM 12.2.13*
Penny Ellis-Green, Director/Growth Management Department

Issue: Resolution 2013- ____, a resolution to amend the SGMP to incorporate the Tesuque Community Plan 2013 and rescinding resolution 2000-165.

BACKGROUND

This agenda item is to present Resolution 2013-____, a resolution to amend the SGMP to incorporate the Tesuque Community Plan 2013 and rescinding resolution 2000-165 for your consideration for adoption at the Santa Fe County Board of County Commissioner's December 10th, 2013 meeting. The December 10th meeting is the second of two public hearings.

On August 30, 2011 the Village of Tesuque Planning Committee formally requested and received authorization from the Santa Fe Board of County Commissioners via Resolution 2011-134 to begin a community planning process to review and update the Rio Tesuque Community Land Use Plan approved in 2000 via Resolution 2000-165.

Over the course of 2 years the Planning Committee noticed and held several public meetings including 2 open houses on May 11th & 13th and a community presentation held on July 29th, 2013. Community outreach included stakeholder meetings, meetings with community groups, interviews, e-mails, post cards and brochures and updates to the Board of County Commissioners.

The Tesuque Community Plan fulfills the SGMP recommendations including the following plan elements:

1. Community vision statement
2. Description of how the community fits within the development patterns within the context of the overall County.
3. Analysis of current land use and zoning and creation of map depicting existing land uses.
4. Examination of local natural resources including water quality and quantity issues
5. Examination of local infrastructure including utilities, telecommunications, roads and traffic.
6. Future land use plan and implementation strategies such as a future land use map, design standards, and proposed densities, uses and recommended zoning.

The Tesuque Community Plan 2013 BCC Review Draft 09.05.2013 was presented at the November 26th BCC meeting which provided a summary of the plan and the major highlights.

Both the planning process and resulting plan are consistent with the Sustainable SGMP and anticipate the Sustainable Land Development Code (SLDC). When adopted, the plan will replace the current community plan and become an amendment to the SGMP.

RECOMMENDATION

This is the second of two public hearings. Staff recommends adoption of Santa Fe County Resolution 2013- _____, a resolution to amend the SGMP to incorporate the Tesuque Community Plan and rescinding resolution 2000-165.

Attachments:

Santa Fe County Resolution 2013- _____,

Fiscal Impact Report

Exhibit A: Tesuque Community Plan 2013 BCC Review Draft 09.05.2013

Exhibit B: Recommended Changes

**SANTA FE COUNTY
RESOLUTION NO. 2013-**

A RESOLUTION AMENDING RESOLUTION 2010-210 (A RESOLUTION ADOPTING THE SANTA FE COUNTY SUSTAINABLE GROWTH MANAGEMENT PLAN AS THE COMPREHENSIVE PLAN OF SANTA FE COUNTY) TO INCORPORATE THE TESUQUE COMMUNITY PLAN AND RESCINDING RESOLUTION 2000-165

WHEREAS, on August 30th of 2011 the Board of County Commissioners (the Board) approved Resolution 2011-135, establishing the Tesuque Community Planning Committee (the Planning Committee) and the Tesuque community planning boundaries and authorizing a community planning process for the Tesuque Traditional Historic Community;

WHEREAS, on November 9, 2010, the Board adopted the Sustainable Growth Management Plan (the SGMP) which outlines a process for communities to initiate a planning process;

WHEREAS, the Planning Committee worked within a consensus process to develop a document titled the Tesuque Community Plan, attached hereto as Exhibit A, which plan significantly updates and is proposed to replace the Rio Tesuque Community Land Use Plan adopted in 2000 by Resolution 2000-165;

WHEREAS, over the course of the past two years the Planning Committee noticed and held several public meetings including 2 open houses on May 11th & 13th and a community presentation held on July 29th, 2013 and noticed and held regular public meetings and sought community input through meetings, interviews, e-mails, post cards and brochures and outreach to community groups and updates to the Board;

WHEREAS, the Tesuque Community Plan complies with the SGMP recommendations including the following plan elements:

1. Community vision statement
2. Description of how the community fits within the development patterns within the context of the overall County
3. Analysis of current land use and zoning and creation of map depicting existing land uses
4. Examination of local natural resources including water quality and quantity issues
5. Examination of local infrastructure including utilities, telecommunications, roads and traffic
6. Future land use plan and implementation strategies such as a future land use map, design standards, and proposed densities, uses and zoning;

WHEREAS, the Tesuque Community Plan is consistent with the principles and overall goals and policies identified in the SGMP and addresses the unique needs of the community through the community plan.

NOW THEREFORE, be it resolved by the Board of County Commissions of Santa Fe County that the Tesuque Community Plan, in the form attached hereto and incorporated herein as Exhibit A, is hereby adopted as an amendment to Resolution 2010-210 and Resolution 2000-165, the Rio Tesuque Community Land Use Plan, is hereby rescinded.

PASSED, APPROVED AND ADOPTED, this __ day of _____ 2013.

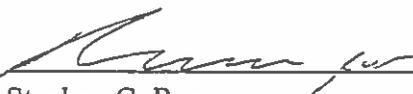
**THE BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY**

By: _____
Kathy Holian, Chair

ATTEST:

Geraldine Salazar, Santa Fe County Clerk

APPROVED AS TO FORM:



Stephen C. Ross

Santa Fe County

Fiscal Impact Report

Department / Division: Growth Management Department/ Planning Division

Action Item to be Considered: Resolution to Adopt the Tesuque Community Plan as an amendment to the Sustainable Growth Management Plan

Agreement Number:

Indicate with a <input checked="" type="checkbox"/> below	Section 1 - Identify the type of document below for BCC Consideration and Approval
<input type="checkbox"/>	Revenue, e.g. Grant, charges and fees, etc.
<input type="checkbox"/>	Contractual Services (includes change orders), e.g. Professional services agreement, construction, price agreement, joint powers agreement, lease agreement, etc.
<input type="checkbox"/>	Loan/Grant Agreement
<input checked="" type="checkbox"/>	Other: Resolution

Indicate with a <input checked="" type="checkbox"/> below	Section 2 - Funding Source Identify the item below for BCC Consideration and Approval
<input type="checkbox"/>	General Fund, e.g. property taxes, gross receipt taxes, etc.
<input type="checkbox"/>	Special Revenue Funds, e.g. Fire, Indigent, etc.
<input type="checkbox"/>	Capital Outlay GRT, (capital infrastructure only, does not include maintenance or repair costs)
<input type="checkbox"/>	Bond Proceeds (general obligation and gross receipt tax revenue bonds)
<input type="checkbox"/>	Grant Funds. If yes, indicate the percentage and amount required % and/or \$, and source. % \$ Source
<input type="checkbox"/>	Other:

Section 3 - Ongoing operations and maintenance (O&M) requirements:		
Short Term (Specify needs for the current fiscal year only)		
New FTE's #	Position	Hourly Rate \$
Current Fiscal Year Cost \$	Annual Cost \$	
Initial Costs (Vehicle, computer, office space, etc.)		

O & M (Concisely identify the recurring needs, supplies, equipment, and the resources necessary for carrying out the job duties)

Current Fiscal Year Cost \$ Annual Cost \$

Long Term (Specify the needs for the next four (4) years. This will include staff, O & M, asset renewal and replacement costs, and additional capital needs)

Salary & Benefits:

All other expenses:

Section 4 - Revenue

Short Term (Specify the revenue potential for the current fiscal year only. If a grant, specify the total grant award amount and the term. If a fee or charge for service, explain basis of revenue projection).

Current FY Estimate \$

Long Term (Specify the revenue potential for the next four (4) fiscal years. If a grant, specify the total grant award amount and the term. If a fee or charge for service, explain basis of revenue projection).

Annual Estimate \$ Total (next 4 years) \$

Additional Narrative

(Should include additional information such as significant issues, administrative issues and technical issues. What consequences, if any, may occur if this item is not acted upon):

As a policy document it recommends various projects for the Capital Improvement Plan

Prepared by Sarah Ijadi

Reviewed by

SANTA FE COUNTY & TESUQUE VALLEY PLANNING COMMITTEE

TESUQUE COMMUNITY PLAN 2013

UPDATES AND REPLACES THE RIO TESUQUE COMMUNITY LAND USE
PLAN: RESOLUTION 2000-165

BCC REVIEW DRAFT 09.05.2013

ACKNOWLEDGEMENTS

Community Members

Special thanks to the numerous community members who contributed valuable time, information and insight into the planning effort. This Plan is the product of everyone who participated.

Planning Committee Members

The Tesuque Planning Committee and the Santa Fe County Growth Management Department & Planning Division are forwarding this Plan for approval. The Committee represents those individuals who were committed to completing the directive of Resolution 2011-134 which authorized a community planning process to amend the Rio Tesuque Community Plan. The following individuals have worked consistently and tirelessly to finish the task.

Tesuque Valley Planning Committee

Margo Cutler, Chairperson
David Dougherty
Jeanne Boyles
Alfred von Bachmayr

Sue Barnum
Gretchen Goff
Cam Duncan

In Memory of Alfred von Bachmayr

Alfred's keen insights, commitment and generosity of time and spirit throughout the planning process were essential to the success of both the process and the plan. He will be greatly missed by everyone in the community.

County Officials

Daniel Mayfield, Commission District 1
Miguel Chavez, Commission District 2
Robert A. Anaya, Commission District 3

Kathy Holian, Commission District 4
Liz Stefanics, Commission District 5

County Manager
Katherine Miller

Growth Management Department & Planning Division

Penny Ellis-Green, Growth Management Director
Robert Griego, Planning Manager
Sarah Ijadi, Senior Planner
Elisabeth Salinas, Community Planner

Tim Cannon, Senior Planner
Erick Aune, Transportation Planner
David Griscom, Economic Development Manager

Public Works Department

Adam Leigland, Public Works Director
Diego Gomez, Road Maintenance Manager

Beth Mills, Community Planner, Open Space & Trails

Other Santa Fe County Staff

Juan Rios, Constituent Services Liaison

Kristine Mihelcic, Public Information Officer

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SECTION I: INTRODUCTION





EXECUTIVE SUMMARY

INTRODUCTION

One of the main goals of this community plan is to ensure that Tesuque maintains its rural agricultural character as a distinct, viable village. Tesuque residents do not want Tesuque to become a bedroom community for Santa Fe.

Tesuque has struggled to maintain its distinctive landscape and rural quality, as Santa Fe, a city of over 68,000 within a metropolitan area of 175,000, continues to grow around it. Through this community plan and past community efforts and partnerships, Tesuque continues to reinforce its historic development patterns and maintain a healthy ecosystem, enabling a sustainable future as a small distinctive rural community.

PLAN AREA DESCRIPTION

The Tesuque Valley Community Plan Update covers the Traditional Historic Community of Tesuque located just north of the City of Santa Fe in the unincorporated area of central Santa Fe County. The plan area lies between the City of Santa Fe to the south, the Santa Fe National Forest to the east, the Pueblo of Tesuque to the north and US Highway 285 to the west. The area includes approximately 2,950 acres encompassing the Rio Tesuque and surrounding foothills. This river valley, at the base of the foothills of the Sangre de Cristo Mountains, is home to over 900 residents.

DOCUMENT ORGANIZATION

The document is divided into three sections:

Section I: Introduction & Executive Summary provides a general overview of the plan and planning process. It also provides the community context including a brief history of the area; demographic, housing, and economic trends; existing land use and development patterns; and existing zoning.

Section II: Plan Elements addresses issues of particular concerns organized under the following plan elements:

- Scenic Corridor and Roads
- Land Use, Densities and Development Patterns
- Acequias, Agriculture and Riparian Areas
- Social Trails
- Public Access to Santa Fe National Forest and Trails
- Fire Safety & Prevention
- Community Facilities
- Water Supply and Waste Water

For each element, there are goals, an overview of issues and opportunities, key information and implementation strategies. Implementation strategies are action tasks such as proposed policies, regulations, partnerships, or "next steps" needed to achieve the desired goal. Policies that may be codified in the County's land development code are identified as "Zoning Recommendations".

Section III: Implementation provides a concise guide to plan implementation. This section describes strategies intended to achieve community goals, provides a timeline for implementing those strategies and identifies appropriate funding sources (when applicable), responsible parties, and potential partners to assist with plan implementation.

PURPOSE & INTENT

The purpose of the 2013 Tesuque Valley Community Plan Update is to articulate the community's vision and goals for the future, identify and document past and recent history, describe current conditions and major trends and provide recommendations and strategies for achieving the community's vision and goals. When adopted, it will amend the Santa Fe County Sustainable Growth Management Plan as a Community Plan and replace the Rio Tesuque Community Land Use Plan adopted in 2000. It is anticipated that zoning and design regulations based on this plan's recommendations will be drafted and amend the County's land development code.

New Challenges and Opportunities

This plan update documents and addresses new and continuing challenges and opportunities facing the community. These include the extended drought, the implementation of Ammodt settlement, the recession, the proliferation of second homes in the plan area, Tesuque's proximity to the City of Santa Fe and the Santa Fe National

Forest, changes to Santa Fe County growth management policy framework, and concerns regarding code enforcement.

Each of these contextual factors has significant potential impact on Tesuque. The extended drought has raised concerns about Tesuque's heightened vulnerability to wildfire and highlighted the need for Tesuque residents to take steps to prevent wildfire and enhance the Fire District's capacity to respond to a major wildfire event. Wildfire is addressed in this plan update in the "Fire Safety and Prevention" plan element.

The implementation of the Aamodt settlement has the potential to significantly alter the community. Implementation of the settlement will involve extending water infrastructure to serve Pueblo and County residents, including Tesuque residents. Tesuque residents have expressed concern that implementation of the settlement in the plan area may impact the community's roads and detract from their scenic attributes. The implementation of the Aamodt settlement is mainly addressed in the "Scenic Corridor and Roads" plan element which recommends a high level of coordination between County Public Works Department, the Planning Division and the Bureau of Reclamation to ensure that the Pojoaque Basin Regional Water System project is in alignment and supports plan goals, objectives and projects related to the preservation of scenic attributes, increased safety, quality of life improvements and enhanced fire protection.

The recent recession and concomitant reduction in development pressure has created a window of opportunity for the community to update their community plan of 2000 in light of evolving conditions and priorities. It has also given the community opportunity to observe the impact of insufficient development regulations and enforcement. Issues related to code enforcement and community impacts from development are mainly addressed in the "Land Uses, Densities & Development Patterns" plan element.

The proliferation of second homes in the plan area has highlighted the need to revisit zoning provisions of the 2000 Tesuque Valley Community Zoning District Ordinance as well as to take steps to increase cohesion among Tesuque residents. Tesuque has experienced the impact of "amenity migrators", people who move to an area because of its unique character and natural beauty and daily visitors coming to enjoy the scenery and access the forest. The recent growth in the number of second homes in the area is pronounced. According the 2010 census, between 2000 and 2010, the population of Tesuque increased by less than 2%, while the number of homes increased by 30%. The plan primarily addresses the recession and proliferation of second homes in the "Land Use, Densities and Development Patterns" plan element and addresses cohesion among residents and share space in the "Community Facilities" plan element.

Tesuque's proximity to Santa Fe and the Santa Fe National Forest has opened it to significant volumes of traffic from motorists, bikers, and hikers seeking to access public lands and other amenities. This plan primarily addresses visitor use impact in the "Public Access to Santa Fe National Forest and Trails" plan element.

The County's adoption of the Sustainable Growth Management Plan (SGMP) in 2010 and shift in zoning and regulations anticipated with the pending adoption of the Sustainable Land Development Code (SLDC) provides new tools and policy levers to influence future growth patterns. The update was developed to make use of these tools and to advance the planning objectives of the SGMP.

The plan update also addresses community concerns regarding code enforcement and education and community participation in governmental functions. Over many years, Tesuque residents have formed important community alliances to address concerns regarding the impact of continued development; unenforced regulations and development codes and to express their strong desire to maintain Tesuque's rural and cultural heritage. These alliances include Tesuque Valley Community Association, Rio Tesuque Acequia Association, the Tesuque Volunteer Fire District and several ad hoc grassroots organizations. While organized to address the concerns of the greater community, many Tesuque residents have been frustrated by the lack of representation in the development review planning and approval process. In response, the Tesuque Valley Planning Committee developed this plan update to address community needs, provide a policy framework for land use and zoning decisions by County officials as well as provide a guide for developers. The plan is founded on sound planning principles, reflects extensive citizen feedback and is in compliance with the SGMP.

MAJOR RECOMMENDATIONS

Major recommendations and strategies include:

- New Land Use Designations and Map with provisions based on topography and existing uses, lot sizes and patterns to ensure compatibility among various land uses, to reinforce historic patterns and protect scenic and natural resources.
- Allowing secondary dwelling units as a conditional use to support multi-generational households and aging in place.
- The establishment of a Rural Commercial Overlay Zone to support existing and appropriately located commercial establishments that provide neighborhood goods and services.
- Refinement of minimum lot size and gross density requirements that better reflect existing conditions and support rural lifestyles.
- Reaffirmation that minimum lot size and gross densities should not be adjusted down when community water and sewer systems are provided.
- General support for the on-going implementation of the Bishop's Lodge Master Plan.
- Strategies for proactive code enforcement and education.
- Strategies for preserving social trails.
- General provisions for home occupations, non-conforming uses, illegal driveways and dark night skies.
- Incentives for preserving contiguous agricultural lands and open space.
- A Scenic Corridor plan and provisions that ensure that improvements to Bishops Lodge Road and Tesuque Village Road reflect the current character while improving safety.
- Strategies for the provision of appropriate public parking for regional access to Santa Fe National Forest.
- Strategies to protect surface and ground water including waste water treatment system for the area associated with the village core and Griego Hill.
- Strategies to reduce wildfire vulnerability and enhance response capacity.
- Enhanced walking, biking, and transit opportunities.
- Strategies for enhancing the safety of Tesuque roads.
- Opportunity to create a community center in Tesuque.

- Recommendation for community members to form a committee to address land use and development issues in the planning area; to address code education and code enforcement issues; and to otherwise support implementation of the plan as a precursor to forming a Community Organization

PLANNING HISTORY & COMMUNITY OUTREACH

1974-78 Las Tres Villas
1998 Traditional Historic Community
2000 Rio Tesuque Community Land Use Plan

Background: Residents of Tesuque have been involved in planning efforts for many years starting with the Las Tres Villas planning effort of 1974-1978. Their dedication has resulted in both the designation of the area as a Traditional Historic Community in 1998, (via Ordinance 1998-6), and in 2000, the adoption of the Rio Tesuque Community Land Use Plan, (via Resolution 2000-165), and the associated Tesuque Valley Community Zoning District, (via Ordinance 2000-13). In 2010 residents recognized the need to revisit and update their community plan in light of new challenges brought on by extended drought, the Aamodt settlement, the recession, and by the County’s adoption in 2010 of the SGMP and the pending adoption of the SLDC.

Spring 2011- Fall 2011

Phase I: Initial Key Issues and Authorization: In the spring of 2011, a subcommittee of the Tesuque Valley Community Association formed and began meeting regularly to identify initial key issues and develop a survey. Through the survey, they gathered community input and confirmed the need to revisit, update and amend the community plan. Collaboration with the County began in the August of 2011 when members of the subcommittee and concerned citizens requested and received authorization from the Santa Fe Board of County Commissioners via Santa Fe County Resolution 2011-134, to begin a community planning process for the purposes of updating and amending their community plan.

Fall 2011- Spring 2013

Phase II: Research, Analysis & Plan Development: County planning staff and the planning committee began meeting on a regular basis to research, map and analyze initial key issues and existing conditions. In May of 2012, the planning committee organized and convened a meeting with a diverse group of community members to discuss findings, review and revise community goals and objectives and identify topics to be addressed in the plan. This led a series of meetings held over the summer, which were organized by topic and attended by key stakeholders, community partners and information providers. The outcome of these meetings established plan elements, goals and initial strategies. Over the course of the next nine months, planning staff and the committee mapped, researched and analyzed additional information, best practices and a variety of planning techniques to refine the strategies and develop a preliminary land use plan.

Spring 2013- Fall 2013

Phase III: Community Review Draft and Final Draft Approval: In early May of 2013, the committee and the county staff hosted two community workshops to present and discuss findings and major plan recommendations in order to seek community wide input and feedback. The community workshops were advertised in the paper, on the county website and invitations were mail to all property owners in the plan area. Over 50 people attended, providing valuable information and insight. The committee reviewed input from the workshops and incorporated it into a “Community Review Draft” which was distributed for community review on July 12th. On July 29th, 2013, the committee and county staff presented the draft plan at a community open house and met with individual community members to seek further input, answer questions and address

concerns. To encourage community review and attendance, county staff sent out informational brochures providing background information and a summary of the draft plan to all property owners in the plan area. The community presentation was also advertised in the paper and on the county website. Over 40 community members attended and provide positive feedback on the draft. On July 31st, county staff and the committee set up an informational table at the annual Tesuque Fire Station Barbeque where they provided copies of the draft plan, answered questions and recorded further input.

In September of 2013, after review and analysis of community input, the BCC Review Draft was completed and submitted to the Growth Management Director for an internal review and introduction to the Board of County Commissioners for approval as amendment to the County's Sustainable Growth Management Plan, (SGMP). **TBC**

Next Steps: Approve as
Amendment to SGMP Fall
2013

Next Steps:

The Tesuque Valley Community Plan will be implemented on an on-going basis through a variety of mechanisms including zoning amendments to the SLDC, capital improvement projects, community projects and programs. Implementation will be initiated and monitored by the community through a formal community organization as envisioned by the SGMP. Santa Fe County and other governmental agencies will have an important role as collaborators in implementation as well as supporting plan goals and objectives.

RELATED PLANS, POLICIES AND PROGRAMS

As part of the Tesuque Community Plan planning process, the following plans, policies, codes and programs were reviewed in order to understand the current policy and regulatory framework that guides development in the area and determine appropriate amendments to the framework:

Santa Fe County Plans and Ordinances directly related to the planning area:

- Tesuque Traditional Historic Community, Santa Fe County Ordinance 1998-6: Establishes Tesuque as a Traditional Historic Community under state law, a designation which prevents Tesuque from being annexed.
- Rio Tesuque Community Plan 2000: As an amendment to the County's Sustainable Growth Management Plan, the community plan provides a vision for future growth and development in Tesuque and provides policy direction for the 2000 Tesuque Valley Community Zoning District Ordinance.
- Tesuque Community Planning District (Resolution 2000-165): Adopts the Rio Tesuque Community Plan of 2000.
- Tesuque Valley Community Zoning District (Ordinance 2000-13): As an amendment to the County's Land Development Code (Ordinance 1996-10), the ordinance outlines zoning standards and other requirements for new development in Tesuque in accordance with the Rio Tesuque Community Plan and County policy.
- Community Planning Ordinance 2002-3: Outlines the goals, process, and standards for developing community plans.

Other relevant Santa Fe County Plans, Programs and Ordinances:

- Santa Fe County Sustainable Growth Management Plan (SGMP) Resolution 2010-10: Adopts the Santa Fe County Sustainable Growth Management Plan which provides policy direction for managing future growth across the County, including direction on creating, adopting, and implementing community plans.
- Santa Fe County Land Development Code (1996-10): Provides zoning regulations and standards for new development. The Land Development Code implements the County's Growth Management Plan of 1999 and includes the Tesuque Valley Community Zoning District as an amendment. The County is currently working on a comprehensive rewrite of the 1996 Land Development Code in order to implement the SGMP,
- Santa Fe County Ordinance 2001-05: Excludes properties in traditional communities from having to grant additional right-of-way for non-conforming road easements adjacent to proposed developments. The Ordinance was adopted as an amendment to the 1996 Land Development Code (1996-10) and its provisions may be repealed when the SLDC—the county's new land development code currently under development—is adopted unless the provisions are incorporated into the SLDC.
- Santa Fe County Open Space Program: The Santa Fe County Open Space Program currently manages about 161 acres of open space southeast of the planning boundary along Little Tesuque Creek. The area includes the La Piedra trail which provides a connection to the Dale Bale trail system.
- Santa Fe County Conservation Plan: Identifies opportunities and initiatives to conserve water.
- Santa Fe County Capital Improvement Plan: Guides public investment in projects to serve existing and future development.
- Santa Fe County Community Wildfire Protection Plan: Identifies areas at high-risk of wildfire including Tesuque; identifies fire mitigation programs and policies.

Regional Authorities:

- Regional Planning Authority (RPA)- A joint City of Santa Fe, Santa Fe County planning body. In the past, the RPA has had a critical role in land use, transit, and energy issues. However, currently the RPA is not active.
- Metropolitan Planning Organization (MPO)- A federally funded transportation policy-making organization responsible for programing federal transportation dollars and for transportation planning. The MPO planning area borders the community planning area to the south and the organization is involved in monitoring and addressing conditions on Bishop's Lodge Road south of the planning area.

Recognized Tesuque Valley Acequia Associations:

- Acequia Madre de Tesuque
- Acequia del Cajon Grande
- Acequia Chiquita
- Cy Moore Ditch
- Acequia Del Medio
- McCune Ditch (historic)

- Beaty Ditch (historic)
- Carsuelo Ditch (historic)
- Tesuque Pueblo Ditch

State and Federal Agencies:

- Office of the State Engineer and Interstate Stream Commission- Responsible for administering the state's water resources. The agency has had a major role in contributing to the following:
 - Jemez y Sangre Regional Water Plan- The Jemez y Sangre Regional Water Plan projects future water usage and identifies strategies to provide adequate water supply across Los Alamos County and portions of Santa Fe, Sandoval, and Rio Arriba County.
 - Aamodt Settlement- the Aamodt Settlement resolves water rights disputes among Nambe Pueblo, Pojoaque Pueblo, San Ildefonso Pueblo, Tesuque Pueblo and non-Indian water users in the Pojoaque Basin which includes the Tesuque Valley Community Plan Area. The settlement will provide financial resources for water infrastructure in Pojoaque Basin for Pueblo and County residents. The Bureau of Reclamation is currently preparing an environmental impact statement for the proposed design and building of the Pojoaque Basin Regional Water System, Santa Fe County, New Mexico. Details regarding the Aamodt Settlement and the environment impact statement, including opportunities for public involvement can be found here:
 - http://www.santafecountynm.gov/county_commissioners/daniel_mayfield/aamodt_outreach
- NM Environment Department- Administers programs and regulations to promote a healthy, high functioning environment. The agency's responsibilities include the administration of the Liquid Waste Program and Drinking Water Program.
- NM Department of Transportation- Responsible for planning a safe, integrated, and multi-modal transportation system. The agency's responsibilities include managing construction activities on state roads and highways.
- US Forest Service: Manages the Santa Fe National Forest.
- Bureau of Reclamation: Lead federal agency for managing and implementing the Aamodt Settlement.

Tesuque Pueblo:

- Tesuque Pueblo is located north of the planning boundary. Tesuque Pueblo's casino, commercial, and residential development have been significant sources of economic development in the region.

RELATION TO THE 2000 RIO TESUQUE COMMUNITY LAND USE PLAN AND ZONING DISTRICT ORDINANCE 2000-13

The Rio Tesuque Community Land Use Plan was adopted by the Board of County Commissioners by resolution 2000-165 as an amendment to the County Growth Management Plan and in 2000. While this plan replaces the Rio Tesuque Community

Land Use Plan, many issues, goals and strategies identified in the previous plan are still relevant today and have been brought forward in this document. Please see Appendix C for a review of the Rio Tesuque Community Land Use Plan.

The corresponding Tesuque Valley Community Zoning District Ordinance 2000-13 which was adopted and amended the County Land Development Code (1996 -10 as amended), codified much of the Rio Tesuque Community Land Use Plan and will remain in effect until a new Tesuque Community District Ordinance is adopted for this plan. Much of the 2000-13 ordinance is still relevant today. This plan identifies sections that should be brought forward as part of any new Tesuque Valley Community Zoning District Ordinance, (see Appendix A). The drafting process for a new Tesuque Valley Community Zoning District will be a collaborative effort between community members and County staff and when adopted will establish zoning and standards for the plan area.



COMMUNITY CONTEXT

This section assembles economic, demographic, land use, regulations, and historic information to provide an understanding of the community context today and how it evolved.

A BRIEF HISTORY OF TESUQUE

The name "Tesuque" is a Spanish version of the Tewa Indian '˘at' unge' onwi" which means, "cottonwood place. Tesuque Village was historically part of Tesuque Pueblo which dates back at least to 900 AD. Historically, Tesuque Pueblo is noted for its exceptional pottery and for launching the initial offensive against the Spanish Colonists in 1680, which temporarily expelled the conquerors from the region.

The first of Hispanic settlement in the Rio Tesuque area occurred in 1732 after the De Vargas 'Reconquest' of 1692. In 1732, Antonia Montoya sold Juan de Benavides a piece of land containing much of what is now Tesuque. El Rancho Benavides extended from what is now the southern boundary of Tesuque Pueblo to the junction of the Big and Little Tesuque rivers between the mountain ridges on the East and West of the river. El Rancho Benavides became known as San Ysidro (the patron saint of farmers and the name still used for the local church) and later Tesuque Village. In 1752, Juan de Gabaldon obtained much of the Rio Tesuque region in a land grant from the Spanish Territorial Governor. In 1776, Fray Francisco Dominguez visited Rio de Tesuque village and documented that it contained 17 families with 94 people.

The acequias were, and are, much more than merely a means of fairly distributing crop irrigation water. In fact, the acequias are an important cultural heritage linking the whole community. In addition to providing irrigation water, acequias also supplied the community's drinking water, served as routes connecting individual habitations and through the "mayordomos" control of water rights, provided an effective political system that structured the entire village society. Land transaction and acequia records through the Spanish and Mexican periods show continued use of the valley and its water for agricultural purposes. A number of those same acequias irrigate the valley today, with

over 150 registered water users belonging to the five acequia associations of the valley. The patterns and configurations of land division and land use in Tesuque today reflect this historic acequia network and the associated agricultural uses of the past.

The watershed that encompasses the plan area is traversed by the Rio Tesuque, which has long been used by both the Native American and Spanish settlers as a route into the nearby Sangre de Cristo Mountains, for purposes of moving herds of sheep and cattle, hunting and the gathering of firewood, piñones and other food sources and raw materials. Portions of the historic trail system remain intact today and are used by both residents and nonresidents, primarily for recreational uses.

Numerous houses and buildings used for business and residential purposes undoubtedly date back to the mid-1800s. Archdiocese records date the current San Ysidro de Tesuque sanctuary at 1886. The Tesuque Elementary School began serving this community and neighboring communities in 1930 and is one of the oldest schools in the Santa Fe Public School system. In 2005, a new school was built on the site incorporating most of the old building. Bishop's Lodge Resort and Spa, was initially purchased and developed as a personal retreat by Archbishop Lamy in the mid-1800s and many of the historic buildings, have been preserved; most notably the Archbishop Lamy Chapel which recognized on the National Register of Historic Places.

In the 1950's, 60's and 70's the community continued to flourish as a distinct rural community with a rich mix of agriculturally based uses which included:

- A Tree Nursery
- Apple Orchards
- Custom butcher shop
- Iris Farmers
- Williams Chicken Ranch
- Harvey family egg and dairy production for La Fonda
- Trout ponds for fish raised and delivered to Lamy to be served on the Santa Fe Super Chief
- Mushroom growers
- Vegetable gardens
- Irrigated pastures for livestock

Although there are fewer small farms and agricultural uses have downsized, the lives of the current area residents are still intermeshed through many of these environmental, economic, cultural and historical commonalities. Numerous rural endeavors are seen in the community today:

- Numerous beekeepers
- Apple and mixed fruit orchards
- Peacock and chicken owners
- Aspiring vintners and distillers
- Vegetable gardens
- Irrigated pastures for horses and other livestock

The late 1970s through the present brought a wave of newcomers seeking a rural lifestyle close to amenities that the City of Santa Fe offered. Contemporary subdivision began to develop on the hills that encompass the valley and new home sites were developed on the valley floor.

DEMOGRAPHICS, HOUSING AND EMPLOYMENT

According to recent census data, total population growth for the Tesuque Census Designated Place, (CDP) which is congruent with the planning area, has been relatively low for the County. Between 2000 and 2010 the population increased from 909 to 925 people representing a 2% increase over the decade. However, growth in the number of housing units is extremely high for the County. According to the census data, the numbers of residential units increased by 33% in the same period while the number of vacant housing units increased by 131%. This most likely represents a substantial increase in vacation and or second homes and the build out of homes associated with the Bishop's Lodge Resort, (see Figure 1 Census Data, page 16)

Residents of Tesuque have grown older in the last decade. In 2010, 23% of the population was 65 years or older representing a 52% increase since 2000 and less than 9% of the population was under the age of 18 representing a 41% decrease since 2000. Continued increases in the elderly population may increase the need for services in the area.

According to American Community Survey 5-year estimates, Tesuque has lower unemployment rates and a larger percentage of its residents in the workforce than Santa Fe County as a whole, including the City of Santa Fe. Tesuque's median annual household income of \$105,538 is nearly double the City and County median annual household income of \$53,698. However, although Tesuque may be regarded as affluent, an estimated 8% of households in the community have incomes of less than \$14,999. The community recognizes diversity as an indicator of a healthy, resilient community and is strongly committed to maintaining economic diversity.

The limited amount of commercial development and community services in the planning area limits employment opportunities available within the community. Most working residents travel outside the community for work. The average commute time of 24 minutes is only about 4% higher than in Santa Fe County as a whole. A higher percentage of Tesuque residents work from home (15.8%) than do all County and City residents (9.7%).

Major employers in the planning area are listed below. In addition to these employers, a number of Tesuque homes employ a significant number of people. The number of employee associated with each of the major employer s in the planning area is as follows:

- Bishops Lodge Resort- 85
- Tesuque Elementary School- 21
- Santa Fe Mountain Center- 18
- Shidoni Foundary and Galleries- 25
- Tesuque Glass Works- 4
- Tesuque Village Market- 25
- Green Galleries- 3
- Holistic Center-2-4
- Post Office- 3
- El Nido (currently closed)
- San Ysidro Church- 1

Tesuque CDP Census 2000 & 2010						
Population						
	2000		2010		Change 200-2010	
	no. of people	% of total population	no. of people	% of population	change in no. of people 2000-2010	% change 2000-2010
Total Population	909	N/A	925	N/A	16	2%

Ethnicity						
	2000		2010		Change 200-2010	
	no. of people	% of total population	no. of people	% of population	change in no. of people 2000-2010	% change 2000-2010
Hispanic or Latino	324	36%	252	27%	-72	-22%
Not-Hispanic or Latino	585	64%	673	73%	88	15%

Age						
	2000		2010		Change 200-2010	
	no. of people	% of total population	no. of people	% of population	change in no. of people 2000-2010	% change 2000-2010
Under 18	134	15%	79	9%	-55	-41%
18 & over	776	85%	846	91%	70	9%
20-24	N/A	N/A	36	4%	N/A	N/A
25-34	N/A	N/A	61	7%	N/A	N/A
35-49	N/A	N/A	149	16%	N/A	N/A
50-64	263	29%	381	41%	118	45%
65 & over	141	16%	214	23%	73	52%

Housing						
	2000		2010		Change 2000-2010	
	no. of units	% of total units	no. of units	% of total units	change in no. of units 2000-2010	% change 2000-2010
Total Housing	541	N/A	718	N/A	177	33%
Occupied Housing	455	84%	519	72%	64	14%
Vacant Housing	86	16%	199	28%	113	131%
Owner Occupied	307	67%	341	66%	34	11%
Renter Occupied	148	33%	178	34%	30	20%
Occasional Use Housing	N/A	N/A	139	27%	N/A	N/A

FIGURE 1 TESUQUE CENSUS DATA, 2000 & 2010

EXISTING LAND USE AND DEVELOPMENT PATTERNS

The planning area consists of primarily single family residential uses on rural lots ranging from less than a 1/2 acre to 40 acres, (see: Existing Land Use & Zoning Map on page 20). Most residences rely on septic systems and use domestic wells or community wells drawing on ground water. Residential development on the valley floor and on Griego Hill have remained consistent with the historic acequia development pattern that accommodates houses while preserving land for small scale farming and gardening sited for irrigation by the acequias. Lots associated with the western foothills reflect contemporary subdivisions patterns and range in size from 2.5 acres to 12.5 acres. The eastern foothills, adjacent to the Santa Fe National Forest, host several large lot estates and horse properties. There are also a limited number of condominiums scattered throughout the planning area and two trailer parks located off of Tesuque Village Rd. housing 20 - 24 units.

Commercial development is limited to Bishop's Lodge Resort and Spa in the southern portion of the plan area and a few small establishments located at or near the intersection of Bishops Lodge Road and Tesuque Valley Road:

- Green Galleries- gallery which includes an outdoor sculpture collection and art consultant service.
- Tesuque Village Market- Includes a full-service restaurant and small grocery store.
- Potential El Nido Restaurant (currently closed but potential for reopening)

There are numerous businesses and home occupations throughout the plan area. The following commercial businesses are notable:

- Shidoni Foundry- Bronze metal foundry with weekly demonstrations that are open to the public.
- Shidoni Galleries- Gallery which includes an outdoor sculpture collection.
- Tesuque Glass Works- Gallery and studio with an apprentice program for emerging glass artists and daily glass blowing demonstrations.
- Santa Fe Mountain Center- Administers a program to provide experiential learning opportunities for at risk and marginalized youth, a harm reduction, needle exchange program, STD and HIV prevention programs, and training and youth organizing for native communities.
- Holistic Center- A medical clinic which specializes in pain management, holistic cardiology and internal medicine.

Community facilities and services include the Tesuque Volunteer Fire Department, the U.S. Post Office, Tesuque Elementary School, San Ysidro Church and Cemetery, and the various acequia associations.

EXISTING ZONING

Many of the standards, guidelines and regulations from the 2000-13 Tesuque Valley Community Zoning District SF County Ordinance 2000-13, as well as new regulations &

standards needed to implement land use recommendations of this plan, will be brought forward as part of a future Tesuque Valley Community Zoning District. This section summarizes existing zoning (2013), established by the Tesuque Valley Community Zoning District 2000-13, (see complete ordinance in Appendix A). The area has two zoning classifications: The Tesuque Traditional Village Zone which covers most of the development on the valley floor including a commercial node in the village core and the Basin Fringe Zone which covers most of the residential development on the hills surrounding the valley floor.

Tesuque Traditional Village Zone

The boundaries of the Traditional Village Zone follow the general boundaries established for the Tesuque Traditional Community District in the 1980 Comprehensive Plan. (See: Existing Land Use & Zoning Map on page 20) The zoning boundary provides a generalized area covering most of the valley floor but is not tied to any geographic feature, parcel boundaries or legal description.

Permitted Uses: This a mixed-use traditional community zone with different standards for regulating residential and commercial uses:

Commercial uses are allowed anywhere in the zone with the following conditions:

- Minimum .75 acre and 1.5 acre maximum lot size.
- Maximum 20% lot coverage which includes roof area of all structures, parking areas and driveways.
- Performance standards for Rural Character, (see complete ordinance in Appendix A).

There is a preference but no requirement for commercial development to locate within the commercial node described as a 500' radius from a point on CR 73 midway between the intersections of CR 73/CR73 A and CR73/ Griego Road, (See Existing Land Use & Zoning Map page 20).

Residential uses are allowed anywhere in the zoning district with the following conditions:

- 1 dwelling unit is permitted per acre, (minimum lot size is 1 acre however in meeting performance standards density transfers are allowed which can result in smaller minimum lots sizes).
- 2 dwelling units are permitted on lots of 1.5 acres or larger with advanced liquid waste system.
- Lot coverage = 20% = total roof area of principle and accessory structures.

Minimum lot size shall not be adjusted down when community water and sewer systems are provided except:

- Protection of open space / agricultural lands (see Appendix A for full ordinance)
- Affordable housing, (see Appendix A for full ordinance)

Tesuque Basin Fringe Zone

The Tesuque Basin Fringe Zone includes the remaining areas outside of the Tesuque Traditional Village district but within the Tesuque Valley Community Zoning District. The boundaries of this zone are not parcel based and the majority lots are non-conforming under the minimum size regulation of the current ordinance.

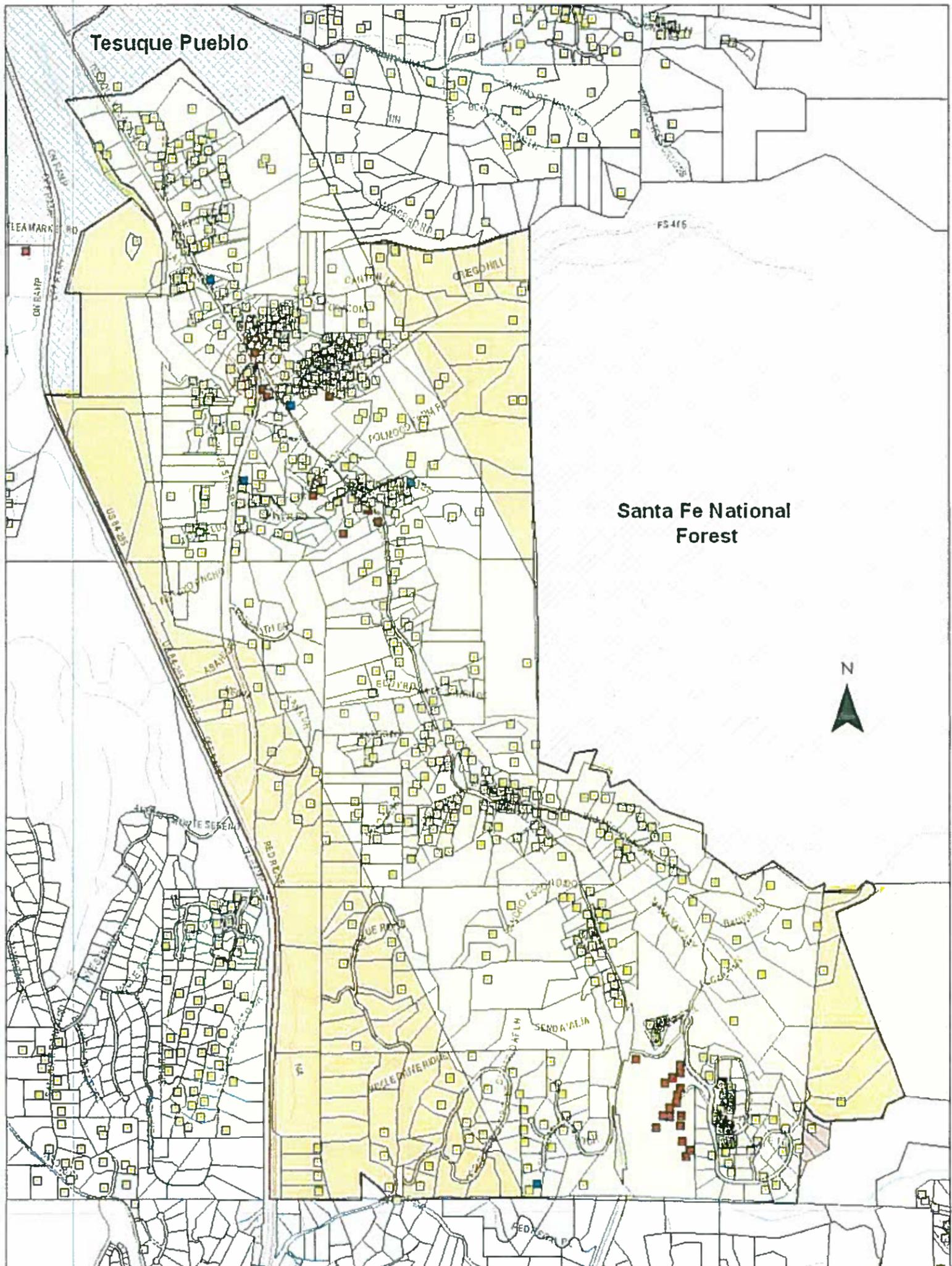
Permitted Uses: this zone is primarily residential due to its reference to the Basin Fringe Hydro Zone but it does not rule out commercial uses so it is assumed that commercial uses would follow same regulations stated above. Residential Uses are allowed anywhere in the district with the following conditions:

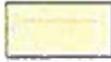
- Lot size requirements are based on Article III, Section 10 for Basin Fringe Zone
 - Min 12.5 acres
- Lot size shall not be adjusted down when community water and sewer systems are available except as noted above.

Tesuque Scenic Highway Corridor

It should be noted that the Tesuque Valley Community Zoning District (Ordinance 2000-13) also established a Tesuque Scenic Highway Corridor for lands adjacent to US 84/285 which provided standards for a 300' noise impact setback and allowed berms and landscaping to mitigate noise levels. The noise impact regulations are viewed as irrelevant due to the reconstruction of US 285 which mitigated highway noise levels.

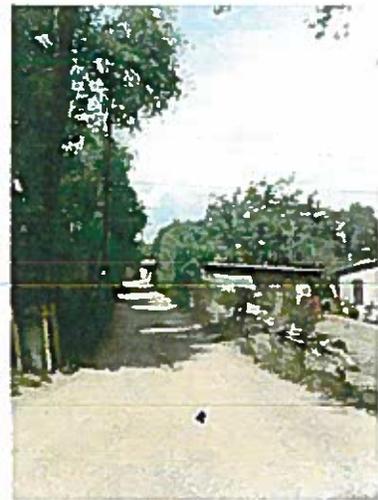
FIGURE 2 LAND USE & ZONING (EXISTING 2012)



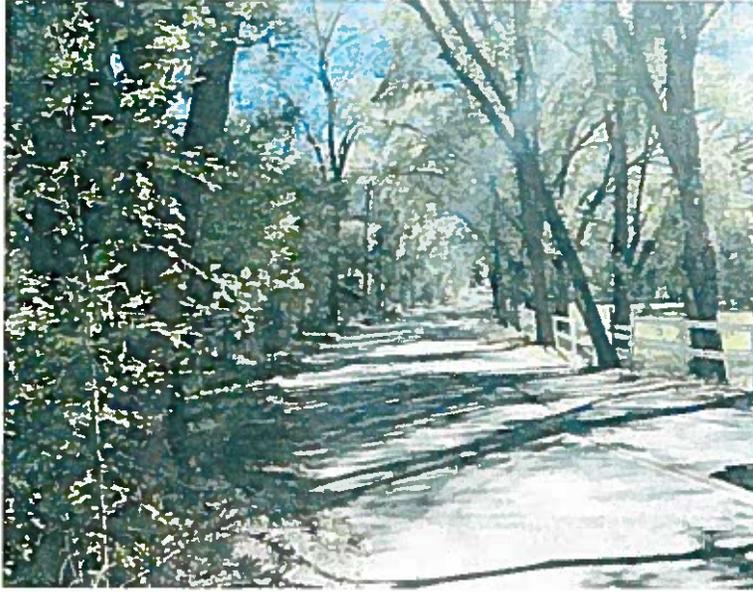
-  Basin Fringe Hydro Zone
-  Tesuque Village Zone
-  Neighborhood Commercial Node
-  RESIDENTIAL
-  OFFICE
-  COMMERCIAL
-  BUSINESS
-  UTILITIES
-  RELIGIOUS
-  GOVERNMENT

Land Use & Zoning Map (Existing 2012)

SECTION II: PLAN ELEMENTS







Scenic Corridor and Roads

Bishop's Lodge Road and Tesuque Village Road provide a scenic corridor, a spine through the community that connects us to our history and to each other. Preserving this unique corridor as well as our network of traditional narrow roads supports our rural lifestyles and the historic character of the valley.

INTRODUCTION

As with many historic roads that wind through traditional communities in northern New Mexico, Bishop's Lodge Road has all the characteristics of a winding, historic country road that could be found in Europe. Tesuque residents are committed to maintaining this aesthetic, complete with its over-arching tree canopy, narrow and curving road surface, and lack of paved road shoulders.

Bishop's Lodge Road and the Tesuque Village Road form the spine of Tesuque and connect the long narrow valley that follows the contours of the Tesuque River. Low speed limits are appropriate and necessary given the number of curves in the road, and limited sight distance in many areas.

Rights of way for acequias and the natural channels of streams, creeks and arroyos that adjoin or cross the road must also be maintained and respected. Because of visibility and safety concerns as well as the desire to maintain a visual connection to the pastures, orchards and natural features of the landscape, residents want to encourage owners of land along these roads to build appropriate walls and fences.

Equestrians, pedestrians and cyclists use the Scenic Corridor to connect with their neighbors, the post office, the market, the elementary school, the forest and even the City of Santa Fe. Increasing safety for all users while preserving the rural character of the Scenic Corridor requires low impact intervention in specific locations.

SCENIC CORRIDOR AND IMPLEMENTATION OF THE AAMODT SETTLEMENT

Protect the intrinsic qualities of the Scenic Corridor from impacts of the project.

There is concern that when the Aamodt Settlement is implemented in the planning area, the historic rural character of the Scenic Corridor will be degraded or completely lost, that the road will be widened and that the trees, acequias and natural features along the way will be destroyed.

Due to the significance of the Scenic Corridor to the community, every effort should be made to seek alternative alignments for the water lines associated with the Aamodt settlement. However, in the event that proposed alignment of the pipes through the plan area results in Tesuque Village Road and Bishop's Lodge Road being dug up and reconstructed, the objective of this plan is to affect the design and timing of the project to limit impacts to the Scenic Corridor and seek improvements that are aligned with plan goals and objectives

Implementation Strategies

- Adopt a Tesuque Scenic Corridor Road Policy and Standards that provide for the preservation and maintenance of features that contribute to the rural character of the corridor including narrow roadway with minimum paving, adjacent acequias and stream beds, and mature trees and landscaping.
- Conduct a road survey that maps cultural resources, important scenic features including heritage trees and tree canopies, existing roadway widths and rights-of-way. Develop preservation standards for implementation through a Scenic Corridor Overlay Zone which will establish permit conditions for all new road construction and improvement projects.
- Work within the existing right-of-way and maintain current narrow lane widths and limited pavement. Limited expansion should only be considered in order to provide on-road bike lanes and pedestrian paths in locations described below and identified on the Scenic Corridor Schematic Plan, (See page 30)
- Using context sensitive design principles; identify the various area types along the Scenic Corridor and draft a series of road cross sections that reflect the existing conditions in order to guide appropriate road design and maintenance standards for future County road improvements and maintenance projects.
- Reclassify Bishop's Lodge Road (73A) from the City Limits to its terminus at the intersection of Tesuque Village Road as a Major Collector Rural.

- Through the County Public Works Department and Planning Division, communicate community plan goals, objectives and projects to the Bureau of Reclamation throughout the design and construction of the Pojoaque Basin Regional Water System including their preparation of the Environmental Impact Statement (EIS).

CARS, BICYCLES, PEOPLE AND WILDLIFE

Increase safety for all users while preserving the rural character of the scenic corridor with low impact focused intervention in specific locations.

Bishop's Lodge Road and Tesuque Village Road are single purpose roads designed to serve motor vehicles. There has been an increase in pedestrians, equestrians, wildlife and particularly cyclists on the roads. They have become an expected part of the speed control and mood change for motorists. However, certain sections remain dangerous for all users. This is due to a combination of traffic exceeding the posted speeds, driveways with limited visibility, narrow road widths, unmarked and unmitigated wildlife corridors, poor road conditions and in some places steep and curvy road configuration.

Implementation Strategies

Transition Zones – Slowing Traffic Down

There is a need to slow down traffic entering Tesuque from the north and west on Tesuque Village Road and from the south on Bishop's Lodge Road and make drivers aware that they are entering into a traditional village area with slower speeds, narrow rural roads and the occasional walker, cyclist and horseback rider. Additionally there is a need to slow traffic on approach from the north to the Tesuque Elementary School.

- Analyze and implement appropriate traffic calming measures including additional signage, striping, edge treatments, at-grade reflectors and sharrows for transition zones between the higher speed areas, 50 MPH - 35MPH, associated with traffic coming into the valley on Bishop's Lodge Road and Tesuque Valley Road and the slower speed areas, 25 MPH, associated with the traditional historic community.
- Identify and implement appropriate traffic calming measures to increase safety for pedestrians and cyclists at the intersection of Bishop's Lodge Road (CR 72A) and Big Tesuque Canyon.

Bike Routes and On-Road Bike Lanes

Several options should be considered to alleviate the fear and potential danger resulting from car and cyclist sharing dangerous sections of the road.

- Connect cyclists to the City of Santa Fe and surrounding areas through a formalized bike route to follow Tesuque Village Road to US 285 west frontage to connect with Tano Road and Camino Encantado, both of which are designated bike routes.
- Support SGMP and CIP directive to establish on-road bike lane on Tesuque Village Road by "retrofit through widening" on the northern section, and "retrofit through striping" on the southern section.
- Keep speed limits low on Bishop's Lodge Road to accommodate an in-traffic bicycle route from its intersection with Tesuque Village Road to the intersection with the south entrance of Bishop's Lodge Resort.

- Support an on-road bike lane for a limited section of road on Bishop's Lodge Road to provide the ability for southbound vehicles to pass cyclists biking up the steep climb from approximately the entrance of Bishop's Lodge Resort to the top of the hill.
- Amend the SGMP to remove or change future Roadways Map and language that refers to Bishop's Lodge Road as a "priority 2" for "retrofit through widening".

Pedestrian Circulation in the Village Core

The village core is centered at the intersection of Bishop's Lodge Road and Tesuque Village Road and includes small-scaled commercial and community development. The lack of safe pedestrian connections limits community members from walking to, from and in-between the post office, the school and the village market. Currently most people walk along the very narrow shoulders of the road way and find portions of the walk particularly difficult due to the guard rails. Within the village core area, the existing road right of way associated with Tesuque Village Road varies from approximately 130' at its widest to approximately 65' at its narrowest. The right of way associated with Bishop's Lodge Road varies between approximately 25 feet and 40 feet. With appropriate design both right of ways may accommodate safe pedestrian paths.

- Develop a pedestrian circulation plan that establishes safe pedestrian connections and crossings between the elementary school, the Village Market, the RTD Blue Route Transit stops and the post office and which includes appropriate traffic calming measures.
- Analyze and implement traffic calming measures to slow down traffic as it approaches the Tesuque Elementary school from the south on Bishop's Lodge Road.

Equestrian Uses

Tesuque roads and shoulders are occasionally used by people on horseback primarily on their way to access local and Santa Fe National Forest trails. There is a need to identify specific routes that are aligned with roads and address safety concerns associated with the mix of roadway users and equestrians.

Wildlife Crossings and Corridors

There are several areas in the Scenic Corridor where wildlife crossings often result in conflict with auto traffic. Some of these locations are well-known by the community and are shown on the Scenic Corridor Schematic Plan page 30.

Minimize conflict between traffic and wildlife.

- Coordinate with wildlife conservation organizations, state and federal agencies to determine high frequency wildlife crossing areas within the plan area and adopt Best Management Practices plan for wildlife control and crossing.
- Road drainage design and improvements should consider conjunctive use by wildlife.

Dangerous Curves

Specific sections of Bishop's Lodge Road are dangerous due to sharp curves and cars driving faster than the posted speed, including the area just north of the Bishop's Lodge Property at the "S" curve and the curve at the intersection of Big Tesuque Canyon.

- Analyze a variety of approaches to increase safety without widening the road.

DRAINAGE AND EROSION

Difficult terrain, road design and lack of preventative maintenance on both county and privately maintained roads has caused or contributed to soil erosion, impaired road surface and degradation of adjacent properties, stream beds and acequias.

Reduce drainage and erosion problems along Bishop's Lodge Road, Griego Hill Road and resulting degradation of adjacent properties while maintaining the rural character of the existing road profile.

Implementation Strategies

- Develop a comprehensive storm water management plan for the village core area
- Implement Low Impact Development (LID) best practices and preventative maintenance practices on all future county road improvement and maintenance projects in the plan area.
- In general, use bar ditches in lieu of curb and gutter.

ILLEGAL AND DANGEROUS DRIVEWAYS

Existing illegal and dangerous driveways continue to pose a danger to vehicles, cyclists, pedestrians and equestrians.

Implementation Strategies

- Require all future county road improvement and maintenance projects to inventory all driveways within the project area and include improvements to mitigate existing illegal or dangerous driveways.
- Establish enforceable standards including thorough inspection processes to prevent future problem driveways, (see Enforcement page 48)

BRIDGE IMPROVEMENT/ REPLACEMENT

The bridge on Big Tesuque Canyon just beyond the intersection with 72 A may be unsafe due to its age and deteriorating condition. It should be assessed to determine its condition and provide appropriate mitigation measures.

DARK NIGHT SKY LIGHTING STANDARDS

Preserve the true natural night sky that our ancestors enjoyed.

As a rural road, road lighting in the corridor is minimal and should remain that way.

New road lighting should only be considered at key intersections and should be limited to lighting created for the purpose of enhancing pedestrian and traffic safety during evening hours.

Implementation Strategies

- All new road improvement or maintenance projects (private and public) in the plan area should exclude roadway lighting except as needed at key intersections.

Zoning Recommendations

- Develop rural roadway lighting standards that conserve energy and protect the night sky.
 - LEDs should be preferred or required over other lamp types.
 - All lighting should be shielded

REGIONAL TRANSIT STOP

Accommodate aging-in-place goals by supporting transit options for community members.

The North Central Regional Transit District (NCRTD) provides bus services to City of Santa Fe to and from many small communities in the region. Recently, NCRTD established two transit stops within the plan area: One close to the Tesuque Valley Market and another just south of the post office within county right-of-way. Both transit stops should eventually be improved to provide shade and seating and be included as important destinations in the pedestrian circulation plan.

OVERHEAD UTILITIES

Enhance the character of the Scenic Corridor and reduce the risk of accidents, fire and the danger of downed electric wires by converting overhead lines to underground.

Utility distribution lines mounted on utility poles following road alignments in the Scenic Corridor detract from the scenic quality and pose fire risks to the community. There may be opportunities to convert overhead utilities in the Scenic Corridor to underground utilities as part of the Aamodt Settlement implementation or future road and utility improvement and maintenance projects.

Implementation Strategies

- Adopt policy for the conversion of overhead utilities to underground utilities as part of new road or utility improvement or maintenance project.
- In measuring the benefits of underground utility lines, consider safety and harder to measure intangibles of quality of life concerns and scenic character. Costs should be considered from the perspectives of consumers, the utility providers, and the county. Cooperative funding should be from all entities.

Zoning Recommendation

- Require all future road and utility improvement and maintenance projects in the Scenic Corridor to inventory overhead utilities and work with utility providers to convert overhead utilities to underground utilities.

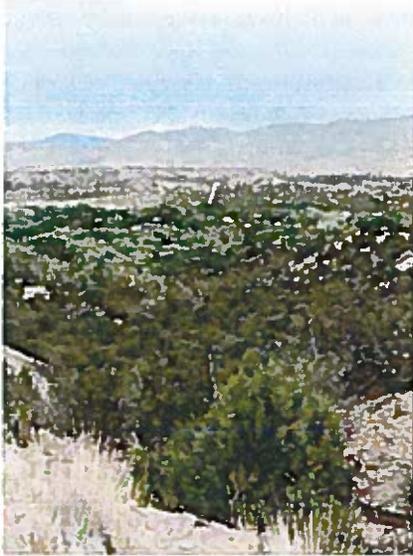
PRIVACY FENCES AND WALLS ALONG THE SCENIC CORRIDOR

Accommodate both visual privacy needs on private property and a more open scenic corridor.

The proliferation of privacy fences and walls abutting Bishop's Lodge Road and Tesuque Village Road has decreased visual connections to the scenic natural and historic agricultural landscape and detracts from rural character. Privacy fences and walls impede the view and reduce the sense of openness. However, it is important to recognize that the Scenic Corridor traverses several distinct environments distinguished by land uses, topography and historic development patterns. In some areas there is very limited setback area for walls and fences.

Implementation Strategies

- A 25 foot design overlay zone should be established on properties that abut Bishop's Lodge Road and portions of Tesuque Village Road that are in the Scenic Corridor in order to provide design standards and guidelines for new fencing, walls, building setbacks and terrain management.
- Conduct a survey to determine area types and identify unique contextual elements that influence wall and fence design. Based on the survey, develop appropriate setback and design standards for walls and fences. Resulting standards should vary depending on area type. This can be done in conjunction with recommended road survey, (see above section, "Scenic Corridor and Implementation of the Aamodt Settlement").
- Provide current and existing property owners with graphic examples of various walls, fencing, and landscaping alternatives that can accommodate both visual privacy needs on private property and a more open scenic corridor.
 - Encourage fencing and walls that do not interfere with public views.
 - Fencing and walls adjacent to the corridor should be constructed of materials that will complement the surrounding scenic resources and, where feasible, be combined with landscaping.
 - Chain link and plank board fencing is discouraged.
- Enforce current regulations pertaining to fencing and walls on properties that did not get proper permits. Note: many walls and fences may have been in existence before the code and should be legal non-conforming.



Land Uses, Densities & Development Patterns

The traditional community pattern is based on the acequia systems, small farms, rural roads, the natural terrain, small scale buildings and self-sufficiency. New development and land uses should reflect the existing unique character of Tesuque and support aging in place, rural lifestyles and the ability to enjoy the quiet tranquility of this place.

INTRODUCTION

This section identifies issues, objectives and strategies pertaining to land uses, densities, development patterns, home occupations and code enforcement. The overall goal of preserving the existing land uses, development patterns and densities stems from the consistent refrain of “we want Tesuque to remain the way it is today!”

It provides land use designations and map, (see page 42) and corresponding general provisions to address the following issues:

- Review of the land use element of the SGMP and the Rio Tesuque Community Land Use Plan revealed the need to establish and map land use designations that more closely reflect existing land uses, densities and development patterns.
- Home occupations and non-conforming uses over the years have evolved into commercial developments without appropriate oversight of impacts to adjacent property owners and the community at large.
- The lack of County oversight and enforcement of the nuisance regulations, (Ordinance 2009-11), zoning standards and terrain management regulations as led to negative impacts on the natural environment, residents and overall community welfare.

- There is an opportunity to support traditional family living arrangements, aging in place and mixed income objectives without additional land divisions by allowing “secondary dwelling units” that are appropriately located, sized and provided with high performing septic /wastewater treatment.
- There is an opportunity to encourage and incentivize the preservation and assembly of agricultural and open space lands.

LAND USE MAP & DESIGNATIONS

The land use designations as identified on the map and general provisions below are intended to provide guidance for future land use decisions and a basis for establishing zoning anticipated with the adoption of SLDC and a Tesuque Valley Community Planning District Ordinance. The map and designations delineate areas based on topography, existing lot sizes and patterns, compatible land uses, and appropriate locations for commercial and mixed-use development. General uses, densities, and development standards are described. Development types, such as family compounds, secondary dwelling units and clustered developments are identified for some of the designations with the anticipation that development standards will be drafted as part of the ordinance.



TVCP GRIEGO HILL TRADITIONAL VILLAGE DISTRICT

Griego Hill is probably the oldest continually occupied residential area in Tesuque and now its most densely settled. The elevated area comprises approximately 72 acres and is located close to the intersection of Tesuque’s two main roads, the elementary school and the small commercial area. As such it is the center of the valley and the village.

The homes on Griego Hill are served by a community water system that was established in 1974, as the result of an early planning effort that had identified the need for a clean water source as family holdings had been divided into increasingly smaller lots.

The Griego Hill Traditional Village District should continue to reflect the unique historic development patterns of the old village with a mixed pattern of lot sizes and shapes and housing types. It should remain as a primarily single-family residential district consistent with historic options for compact residential development including clustered housing, family compounds and secondary dwelling units. Community facilities, institutional uses, agricultural uses, and home occupations that are residential in scale should continue to be allowed anywhere in the district.

The average lot size is .47 acres with over 75% of the lots being less than ¾ acres; well below the minimum lot size of 1 acre prescribed for the area in the Tesuque Valley Traditional Community Zoning District (Santa Fe County Ordinance 2000-13). In order to maintain rural character and ensure that septic tanks will not contaminate ground water, new land divisions should not create lots that are less than 3/4 of an acre.

In the case of new development on an existing legal lot of less than ¾ acre,(established prior to the adoption of this plan), development permits should only be issued in conjunction with high performing septic systems or connection to a community wastewater systems, (see Water & Wastewater section page 62, for further recommendations).

Secondary dwelling units should be allowed as a conditional use on lots with $\frac{3}{4}$ acres or more limited to one secondary unit per lot. Design standards and provisions for secondary units should be developed and codified as part of the Tesuque Valley Community Zoning District, (see General Provisions, page 43 for zoning recommendations related to secondary units).

The El Nido Restaurant (closed at the time of plan draft) is the only commercial establishment located in this designation. Any new commercial uses or expansion of the establishment should meet objectives of the Tesuque Rural Commercial Overlay, (see below).

Structure height up to 26 feet on slopes less than 15% should be permitted with the following conditions:

- Second story area limited to 65% of ground floor footprint.

Structure height on slopes greater than 15% and/or on ridgetops; as regulated per Rio Tesuque Ordinance 2000-13, (see General Provisions, page 43).

Performance based setbacks reflecting the historic patterns of Griego Hill should be established as part of the future zoning regulations.



TVCP TESUQUE VALLEY DISTRICT

The area along both the Big and Little Tesuque Rivers is recognized as the green heart of the plan area and the feature that differentiates Tesuque from other areas. It encompasses more than 850 acres and represents much of Tesuque's historic and agricultural past, as well as the community's hopes for continued agricultural use in the future. Preservation of this area as rural and open is tied to the need to keep the lands available and suitable for pastures, orchards and other agricultural uses; and to the preservation of the acequias.

Uses should be limited to single-family residential development, agricultural related uses, home occupations and small scale commercial uses centrally located near the intersection of Bishop's Lodge Road and Tesuque Village Road. This central location should continue as a neighborhood scaled commercial node. New commercial uses or expansion of existing uses should meet objectives and requirements of the Tesuque Rural Commercial Overlay, (see below).

Average lots size is approximately 2.42 acres with the majority of lots 51% being greater than 1.5 acres.

A minimum lot size of 1.5 acres should be established with incentives for the preservation of contiguous open space or agricultural lands of 3 acres and larger, (see Acequia and Agriculture section, page 49)

Options for clustering involving density transfers should not exceed the gross density of 1 dwelling unit per 1.5 acres. Design standards and provisions for clustering should be developed and codified as part of the future Tesuque Valley Community Zoning District.

Secondary dwelling units should be allowed as a conditional use on lots with 1.5 acres or more limited to one secondary unit per lot. Design standards and provisions for secondary units should be developed and codified as part of the Tesuque Valley Community Zoning District, (see General Provisions, page 45 for zoning recommendations related to secondary units).

Structure height up to 26 feet on slopes less than 15% should be permitted with the following conditions:

- Second story area limited to 65% of ground floor footprint.

Structure height on slopes greater than 15% and/or on ridgetops; as regulated per Rio Tesuque Ordinance 2000-13, (see General Provisions, page 45).

Performance based setbacks reflecting the historic patterns of Griego Hill should be established as part of the future zoning regulations.



TVCP RESIDENTIAL ESTATE DISTRICT

The Residential Estate District is designated for properties in the Planning Area that are situated on a flat ridge above the valley floor adjacent to Bishop's Lodge Hills Subdivision and accessed by either Mama Kay Way or Eccola or Bauer.

The area is comprised of residential properties which have recently been subdivided through the family transfer process. Lot sizes currently range between 1.4 acres to 7.5 acres with an average lot size of approximately 3.2 acres.

This area should continue to evolve as a primarily low-density single-family residential district with appropriate infrastructure and options for clustering in conjunction with contiguous common areas or conservation easements.

A minimum lot size of 2.5 acres should be established to reflect the existing development pattern and recognize this area as a transition zone from the denser Tesuque Valley and Rural Resort designations to the larger lots of the Foothills designation.

Building envelopes and setbacks should be established on parcels to minimize the visibility of development from the valley floor and Bishop's Lodge Road and to provide a natural buffer between developments.

Structure height up to 26 feet on slopes less than 15% should be permitted with the following conditions:

- Second story area limited to 65% of ground floor footprint.

Structure height on slopes greater than 15% and/or on ridgetops; as regulated per Rio Tesuque Ordinance 2000-13, (see General Provisions, page 45).



TVCP EAST AND WEST RIDGE DISTRICTS

The East and West Ridge Districts are designated for areas associated primarily with contemporary residential subdivisions that were established off the valley floor in the surrounding piñon/juniper covered hills. Most of these subdivisions have covenants covering minimum lot sizes, buildable areas, utility easements, egress and ingress easements, building heights and setbacks. The East Ridge District encompasses approximately 185 acres in the northeast portion of the plan area and abutting the Santa Fe National Forest. The West Ridge District encompasses approximately 1025 acres along the western boundary of the plan area abutting highway US 285.

Uses should continue to be limited to single-family residential development, agricultural related uses and home occupations that are residential in scale.

Gross density for new residential development should reflect the average lot size of approximately 5 acres. Compact residential development in conjunction with contiguous common areas or conservation easements should be encouraged.

Options for clustering involving density transfers should not exceed the gross density of 1 dwelling unit per 5 acres. Design standards and provisions for clustering should be developed and codified as part of the Tesuque Valley Community Zoning District.

Secondary dwelling units should be allowed as a conditional use for on lots with 5 acres or more limited to one secondary unit per lot. Design standards and provisions for secondary units should be developed and codified as part of the Tesuque Valley Community Zoning District.

Structure height up to 26 feet on slopes less than 15% should be permitted with the following conditions:

- Second story area limited to 65% of ground floor footprint.

Structure height on slopes greater than 15% and/or on ridgetops; as regulated per Rio Tesuque Ordinance 2000-13, (see General Provisions, page 45).

Building envelopes and setbacks should be established on parcels to provide a natural buffer between developments.

West Ridge District

The West Ridge District encompasses approximately 1025 acres on lands that lie between the Tesuque Valley District and US Highway 285. More than the other districts, properties have major terrain management challenges; slopes are steeper, there is less tree cover and perhaps as a result of erosion there are more exposed sub-soils. Extra care should be given to the planning of driveways and buildable areas in this zone so as to prevent future erosion. Average lot size is approximately 6.7 acres with the majority of lots, 64% being greater than 5 acres.

East Ridge District

The East Ridge District encompasses approximately 185 acres on lands that lie between Griego Hill and the Plan area boundary on the north are similar development pattern, soils and vegetation as the West Ridge but slopes are not as steep. Average lot size is approximately 6.3 acres with the majority of lots, 63% being greater than 5 acres.



TVCP FOOTHILLS DISTRICT

This designation applies to two areas encompassing approximately 420 acres that cover large residential lots located in the foothills which border Santa Fe National Forest. There is less level, buildable area and more sloping terrain. Most of the area has good tree cover, with piñon and juniper trees predominant in the landscape.

Average lots size is approximately 12 acres with 46% of the lots being greater than 10 acres. Many of the residential lots that are less than 10 acres are associated with land set aside as conservation easements or permanent open space. In order to reflect existing development patterns and natural transition area from the valley floor to the Santa Fe National Forest, new land divisions and development should have a maximum density of 1 unit per 10 acres or greater.

Uses should continue to be limited to single-family residential development, agricultural related uses and home occupations that are residential in scale.

Options for clustering involving density transfers should not exceed the gross density of 1 dwelling unit per 10 acres. Design standards and provisions for clustering should be developed and codified as part of the Tesuque Valley Community Zoning District.

Secondary dwelling units should be allowed as a conditional use for on lots with 10 acres or more limited to one secondary unit per lot. Design standards and provisions for secondary units should be developed and codified as part of the Tesuque Valley Community Zoning District.

Structure height up to 26 feet on slopes less than 15% should be permitted with the following conditions:

- Second story area limited to 65% of ground floor footprint.

Structure height on slopes greater than 15% and/or on ridgetops; as regulated per Rio Tesuque Ordinance 2000-13, (see General Provisions, page 45).

Building envelopes and setbacks should be established on parcels to provide a natural buffer between developments.



TVCP RURAL COMMERCIAL OVERLAY

The TVCP Rural Commercial Overlay accommodates the expansion or new development of business, commercial, higher density residential and service-related activities in the Village Core area. It covers properties that are appropriately located and have adequate frontage and access onto public roads with existing capacity to accommodate more intensive development. The intent of the overlay is to supplement standards of the

underlying land use designation for mixed-uses in order to support community goals for economic development, self-sufficiency, sustainability and aging in place while maintaining residential scale and rural character of the plan area.

This category is designated for two different areas:

Area A:

Approx. 17 acres

This area is centrally located and covers lots or portions of lots with established/ historic commercial land uses, and/or frontage on Bishop's Lodge Road and/or Tesuque Village Road within the village core. The area is envisioned to continue as mixed-use village center supporting neighborhood scale retail and commercial uses, community facilities and open space as well as higher density residential development – up to 6 dwelling units per acre. Due to the higher density and intensity of the area, the following improvements are recommended:

- Improved wastewater treatment: This may be in conjunction with a future community wastewater treatment facility, sanitation district or satellite system that serves the elementary school and homes located in the Griego Hill Traditional Village District.
- Shared parking and circulation plan: A shared parking and circulation master plan should be developed so that traffic and parking from existing and new businesses is efficient, organized and limits impacts to surrounding areas.
- Improvements to the RTD Blue Route: A transit stop for the RTD Blue route has recently been established in Area A providing convenient public transit options to and from Santa Fe for plan area residents. Improvements to the transit stop that provide shade and seating are needed and should be addressed as part of the pedestrian circulation plan: See Cars, Bicycles, People beginning on page 25.
- Community Center: See Community Facilities page 60
- Community outdoor space and / or small passive park: See Community Facilities page 60

Area B:

Approx. 9 acres

This area is located along Tesuque Village Road just east of the interchange with US 285 on approximately 9 acres of vacant land that abuts public right-of-way on three sides; Tesuque Village Rd. on the south and east and Highway US 285 on the west. This area functions as a gateway to Tesuque. As such, future development of the area must be scaled to its rural setting. The area is envisioned to be appropriate for neighborhood-scaled and neighborhood-oriented mixed uses, including commercial offices, live work units, studios, restaurants, retail of primarily locally produced goods, community services, recreation amenities and higher density residential – up to 6 dwelling units per acre. It is not appropriate for travel services, highway oriented development or retail where the majority of goods are not produced locally. It should be noted that there are likely major constraints to development due to steep slopes and a large arroyo cutting through the site. On-site density transfer should be considered for areas primarily left in a natural state.

General Provisions for Areas A & B:

Although this category allows a mixture of land uses, there should be controls intended to minimize or buffer any nuisances caused by new or expanded development.

In order to fit in with surrounding residential development, dimensional standards of underlying designation should be applied except as identified below.

Permitted uses: In addition to those uses allowed by the underlying designation, the following uses should be allowed:

- Neighborhood scaled business, services, commercial establishments including restaurants and community facilities, provided maximum floor area for each establishment does not exceed 5,000 sq. feet.
- Residential uses up to 6 dwelling units per acre

Due to the rural and residential character of the village core and its proximity to both the Tesuque Elementary School and the Rio Tesuque; industrial, manufacturing, processing or storage activities are inappropriate and should be prohibited.



TVCP COMMUNITY FACILITIES OVERLAY

The Tesuque Elementary School, the Tesuque Volunteer Fire Station, the US Post Office and San Ysidro Mission Church are vital community facilities that provide essential services to our rural community. Expansion and redevelopment that meets community needs should be allowed but limited to, (except for school and the fire station), less than 3,000 square feet of gross floor area.

In order to fit in with surrounding residential development, dimensional standards of underlying designation should be applied.



TVCP RURAL RESORT PLANNED DEVELOPMENT DISTRICT

This designation applies to the master planned development district of Bishop's Lodge Resort and Spa and associated residential development of Bishop's Lodge Hills Subdivision and the Villas at Bishop's Lodge Condominiums in the southern portion of the plan area abutting the City of Santa Fe boundary. Bishop's Lodge Ranch, Resort, Hotel and Spa have served as a resort and lodge since 1918. Most recently, this area has been planned, developed and operated in accordance with a master plan that was first approved by Santa Fe County in 1984 and last amended in December of 2002. The process included public hearings before the Board of County Commissioners, the County Development Review Committee as well as the Tesuque Development Review Board. The master plan, as amended and recorded, provides for the development and operation of resort facilities on approximately 93 acres, including lodging facilities, a restaurant, a spa and pool, equestrian facilities and other recreational and resort amenities, as well as approximately 225 acres of open space owned by the resort and used for hiking, mountain biking, horseback riding and similar outdoor recreational activities. The amended master plan also provides for residential development on approximately 136 acres to the east, now known as the Hills and Villas at Bishop's Lodge, which are not a part of the resort.

With respect to the resort property, the amended master plan, as well as final development plans that were approved through a public hearing process and recorded in 2000 and 2002, provide for 144 guest units, resort and recreational facilities, equestrian facilities, and 30,270 square feet of buildings to include guest units, a health and wellness center and pool, a salon, a meeting hall and tack room. Thirty-three of the guest units, as well as the health and wellness facility and the salon, remain to be built.

Development on the resort property has historically occurred on both the east and west sides of Little Tesuque Creek, including various uses on the western side of the creek such as the waste water facilities, parking, equestrian facilities, shipping, receiving and laundry facilities, solid waste storage, a children's activities center, tack room and the resort entrance. Area B of the amended master plan is located west of Little Tesuque Creek and is currently used by resort guests for skeet shooting, horseshoe pitching and evening barbeques. This area has been approved as part of the aforementioned master plan as amended and final development plans for other uses that have yet to be constructed, including a horse paddock, a corral, and a building to include a club room, tack room, swimming pool and hot tub, as well as recreational activities and amenities.

With respect to the residential development of Bishop's Lodge Hills Subdivision and the Villas at Bishop's Lodge Condominiums, the amended master plan, as well as final development plans provides for 48 single family homes, 34 condominiums and common open-space of 136 acres. The gross density of the area is approximately 1.6 acres per unit. As of 2012 all of the condominium units and about half of the single family residential units were completed.

In accordance with the existing Santa Fe County Land Development Code (1996-10 as amended) as well as the proposed Santa Fe County Sustainable Land Development Code, the Bishop's Lodge is entitled to complete its development, seek amendments and continue its operations, in accordance with the amended master plan and approved final development plans.

This plan supports entitlements associated with the approved master plan and final development plans recorded in 2000 and 2002 and acknowledges a history of planned development and approval process that included extensive public hearings going back to the 1980's. This property has a long and stable history of use as a resort, and it has the entitlements that reflect that history and its intended continuation. The entire area should continue to evolve as a planned development district as a resort and future subdivision should be limited and in accordance with the approved master plan. Approved but yet to be constructed development should continue in accordance with the approved master plan as amended and final development plans.

Any new development, uses or land division **not approved** as part of the master plan as amended and/or final development plan should meet the following objectives:

- The designated open space tracts should remain undeveloped and in their natural state and used for passive recreation only.
- New uses should be compatible with the rural character of Tesuque and be planned and approved holistically as a planned development district.

- Uses that generate excessive traffic and noise particularly at night should be prohibited.
- Minimize impact on any adjacent rural residential or open space lands;
- Meet all county standards for proper installation and operation of water supply and sewage disposal systems, siting requirements determined for proper ingress and egress, buffers, setbacks and terrain management particularly in regards to road gradients and slope.
- No building or other structure should exceed 40 feet in height above finished grade.
- No building or structure should exceed three stories above grade.
- The total number of acres devoted to the built environment (including streets and parking) should not exceed entitlements of the master plan and final development plans approved in 2002,
- Any new retail or service establishments' accessory to the resort and visitor-oriented accommodations should not exceed the intensities identified in the master plan and final development plans approved in 2002,
- Structural expansion of the lodges and accessory uses should not exceed entitlements of the master plan and final development plans approved in 2002.
- Portions of the site that are west of the Little Tesuque Creek should remain substantially undeveloped with the exception of intensities and uses similar to those approved via the approved master plan as amended and final development plans.
- Transfer of development rights from Area B should be considered:
 - Area B is located on a distinctive mesa that dramatizes Tesuque's high mountain, scenic setting. This plan supports the consideration of a transfer of development rights in order to preserve existing views from Bishop's Lodge Road and to provide a natural buffer between rural residential development and the resort.

The community would like to see Bishop's Lodge Resort & Spa first and foremost continue as a rural resort. However, over the course of the next 25 years external forces such as market preferences may require new uses be considered in order for establishment to remain viable. New uses, (that are not identified on the approved master plan) should be compatible with the rural character of Tesuque and be planned and approved holistically as a planned development district. Appropriate alternative land uses include:

- Continuum of care facilities, nursing homes, assisted living facilities boarding schools and medical facilities requiring a campus setting.

Historic, Cultural and Natural Resources

The site also hosts important historic, cultural and natural resources that should continue to be preserved and maintained:

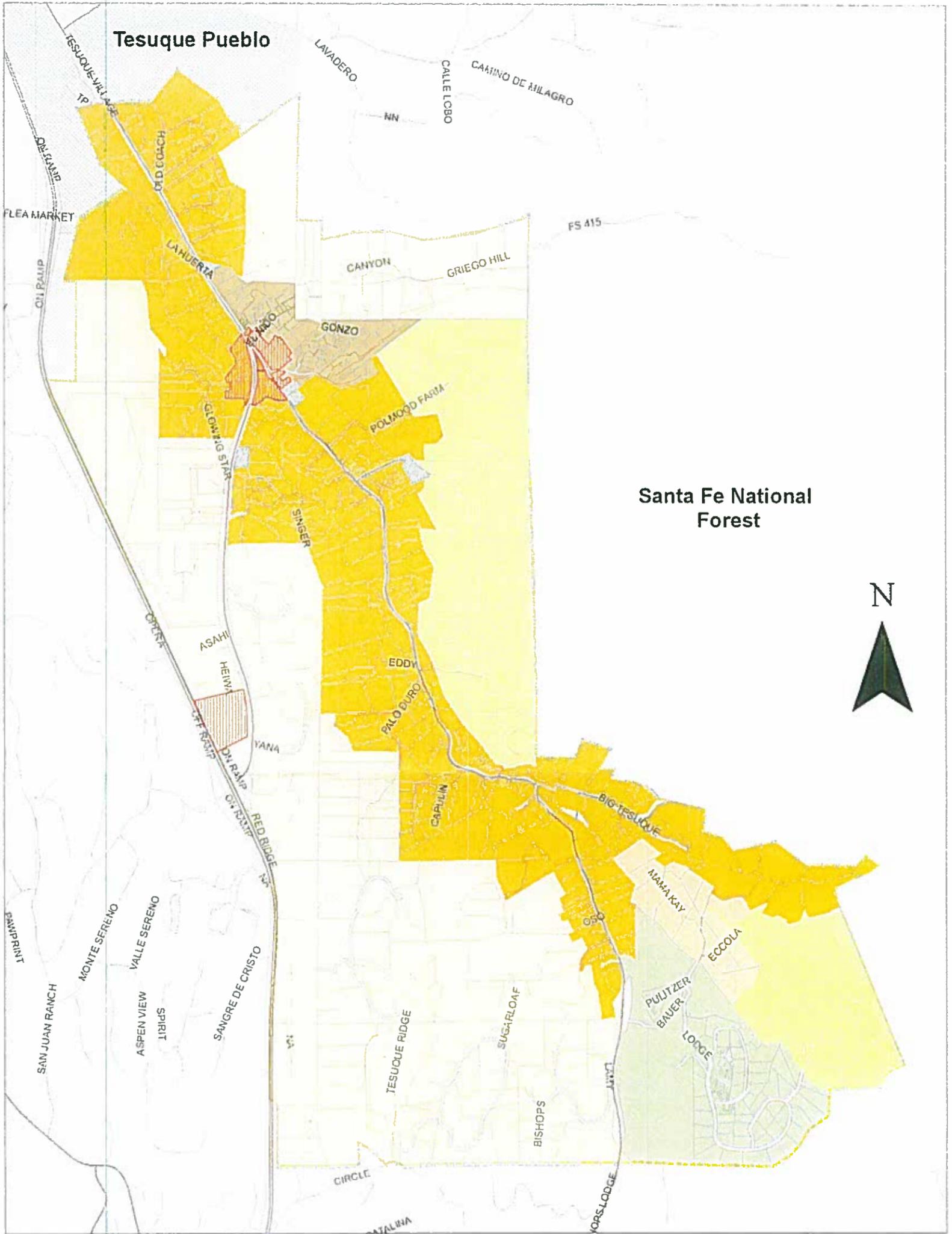
- Archbishop Lamy Chapel which is recognized on the National Register of Historic Places.
- Portions of the site associated with the historic acequia irrigated lands and are currently used as gardens and orchards.
- Freshwater marshes along the Little Tesuque which are home to an abundance of vegetation, including highly valued historic cotton trees.

Water & Wastewater

The resort and the residential development are both served by central water and waste water facilities. The resort has an on-property water reclamation system filter and recycles all of their water.

Sustainable Management Practices

This plan supports and encourages the resort's sustainable management practices particularly as they are related to water conservation.



Tesuque Valley Community Plan 2013 Land Use Map & Designations

GENERAL PROVISIONS

The purpose of the following general provisions is to ensure new development in all land use designations fits in with existing development and contributes to the rural character of the plan area. The provisions are intended to guide future development as well as the regulations and standards to be created as part of the anticipated Tesuque Valley Community Zoning District. Many of the provisions are brought forward from the Santa Fe County Rio Tesuque Valley Community Zoning District Ordinance 2000-03.

DENSITY AND MINIMUM LOT SIZES

New development and land uses should reflect the existing unique character of Tesuque. The existing densities and lot sizes are based on topography and historic patterns and greatly contribute to our rural lifestyles and the ability to enjoy the quiet tranquility of this place. The minimum lot size and gross densities recommended for each land use designation should not be adjusted down when community water and sewer systems are provided except:

- Where density transfers are used to protect sensitive lands or preserve open space or agricultural lands and gross density is maintained.

HOME OCCUPATIONS

Home occupations in Tesuque contribute to making Tesuque a self-sufficient and lively community. Existing home occupations include but are not limited to:

- Bookkeeping services
- Counseling
- Construction company home office
- Consulting businesses
- Photographers studios
- Artists' studios
- Craft production
- Architects offices
- Septic services home office
- Horse boarding services
- Distillers and vintners

Most home occupations in Tesuque are residential in scale and have little impact on their neighbors. Increased traffic from home occupations that have daily deliveries or patron visits is inappropriate due to the narrow roads and the primarily residential and/or agricultural character of the plan area.

Goal: Maintain compatibility between home occupations and neighboring residential uses.

Goal: Ensure that septic systems have the capacity to provide sufficient treatment for all activities on the property.

No-impact and low-impact home occupations should be allowed in all land use designations.

- This plan supports draft regulations/standards for no-impact and low-impact home occupations of the SLDC Public Review Draft Sept 2012. Medium-impact home occupations should only be allowed if daily patron/deliveries are limited to 4 visits a day, or if it is located within the rural commercial overlay, (Appendix B page 77, SLDC Public Review Draft Sept 2012 section 10.6.4- Table 10-1).
- In addition to state requirements for septic inspection at time of sale or transfer of ownership, the County should require that applicants for business licenses and / or home occupations demonstrate sufficient septic treatment capacity either by requiring inspection or self-certification as part of the application and license renewal process.

PRIVATE ROADS AND DRIVEWAYS

Due to the steep slopes and soil types in the plan area road design and construction must be carefully reviewed and monitored. Several recent road projects leading to residential developments have not complied with county regulations or sound engineering practices. In general new developments should design narrow roads and driveways that follow the natural terrain without creating large cut and fill areas; roads should be designed with more natural edges, using shoulders, ditches and grassy swales rather than curb and gutter.

Design standards and regulations should meet or exceed provisions of Santa Fe County Ordinance 2000-13 Rio Tesuque Valley Community Zoning District including references to the Santa Fe County Land Development Code Terrain Management standards and regulations that ensure gradients do not exceed 11% and that the calculation of disturbed area includes area required for site-preparation.

Currently Santa Fe County and the Fire Marshall require 20' wide fire access roads to new residential structures. These roads are appropriate for large subdivisions, but are out of scale for small subdivisions or residences. There is a the need for adequate access to buildings for fire protection, but to make every site accessible by the largest trucks seems impractical and expensive for the homeowner, when there smaller trucks that can be used that require less road width and turn around space. In order to find less impacting solutions for fire access, a provisions need to allow for solutions to be developed for each individual site owner, developer, County and Fire Marshall working in collaboration.

Procedures should be adopted along with appropriate staffing levels to increase County oversight needed to ensure road construction adheres to regulations and design standards.

SECONDARY DWELLING UNITS

To support aging in place, multi-generational family living arrangements and traditional development patterns, secondary dwelling units should be allowed in land use designations as a conditional use limited to one "secondary unit" per lot and conforming to standards and regulations (to be developed as part of future Tesuque Valley Community Zoning District), that control for size, location, relation to primary unit and hook up to advanced septic systems or community wastewater systems.

Zoning recommendations:

- Require that primary dwelling units must be owner-occupied
- Require shared driveways
- Maximum allowable size:
 - 30% of the primary dwelling unit with a maximum allowable size of 1,200 square feet.
 - When primary dwelling unit is less than 1500 square feet, maximum allowable size shall be 500 square feet.

TERRAIN MANAGEMENT, SLOPE & RIDGETOPS

Due to steep slopes, high risks associated with fire and highly valued views that characterize large portions of the plan area, this plan supports regulations and design standards that assure that buildings, roads, driveways, utilities, and other development blend into the natural landscape and conform to the existing natural topography, vegetation, and soils characteristics of Tesuque. The natural form, color, slope, and texture of the hills or mountains should be the dominant feature, not the built environment.

Design standards and regulations should meet or exceed provisions of Santa Fe County Ordinance 2000-13 Rio Tesuque Valley Community Zoning District including references to the Santa Fe County Land Development Code Terrain Management standards and regulations and incorporating standards that help to mitigate fire risk including:

- Prohibiting construction on land where slope is thirty percent (30%) or greater in all circumstances, (See also Fire Safety & Prevention page 58).

FLOODPLAIN

Floodplains are defined by the Federal Emergency Management Agency (FEMA) via their Flood Insurance Rate Maps as lands that are subject to a 1% annual risk of flooding. Santa Fe County Flood Damage Prevention and Stormwater Management Ordinance 2008-10 restricts development in the floodplain. The Santa Fe County floodplain boundaries were recently redrawn during a multi-year planning process. The new boundaries were adopted by the County on October 30, 2012 for the purpose of administering flood damage prevention and stormwater management requirements. For Tesuque, the change in boundaries meant that in some areas the floodplain expanded, in some areas it retracted, and in some areas the hazard level increased or decreased. Some property owners in Tesuque have suggested that their land has been mistakenly identified as part of the floodplain. Those property owners may file a Letter of Map Change with FEMA to revise the Flood Insurance Rate Map. Property owners who demonstrate that their

properties are not in the floodplain will not be subject to the County's flood damage prevention and stormwater management requirements.

- A collective approach to revising the Flood Insurance Rate Map is needed to reduce cost to individual property owners.

INTERCONNECTING SET ASIDES

Design standards and regulations should meet or exceed provisions of Santa Fe County Ordinance 2000-13 Rio Tesuque Valley Community Zoning District:

- Interconnecting set asides and other easements for the preservation of agricultural land, protection of river, arroyos or trail corridors shall interconnect to such sites or potential sites on adjacent properties, as practicable.

DARK NIGHT SKY

Provide regulations for outdoor lighting that will:

- Permit use of outdoor lighting that does not exceed the minimum levels specified in IES recommended practices for nighttime safety, utility, security productivity and enjoyment
- Minimize adverse offsite impacts lighting such as trespass, and obtrusive light.
- Curtail light pollution; reduce sky glow and improve the nighttime environment for astronomy.
- Conserve energy and resources to the greatest extent possible. ((IDA & IESNA), 2013)

LOT COVERAGE

Lot coverage's for residential uses in the plan area vary quite a bit. In general the smaller the lots size the higher the lot coverage. To support the traditional development pattern, rural character and a healthy watershed, regulations for lot coverage should vary with lot size and pertain to permeable surfaces. The following ratios between permeable surfaces and lot area are recommended and should be incorporated into the Tesuque Valley Community Zoning District:

For residential and commercial uses in all land use designations:

- For lots that are less than 12,000 square feet, permeable surface area should not be less than 50% of lot area.
- For lots that are greater than 12,000 square feet and up to 5 acres, permeable surface area should not be less than 80% of lot area.
- For lots that are greater than 5 acres, permeable surface area should not be less than 90% of lot area.

PROTECTION OF RIVER CORRIDORS, STREAMS, ARROYOS AND ACEQUIAS

Design standards and regulations should meet or exceed provisions of Santa Fe County Ordinance 2000-13 Rio Tesuque Valley Community Zoning District:

- Development shall be set back a minimum of fifty feet (50') from the natural edge of the Little Tesuque and the Big Tesuque rivers.

- A minimum of twenty five feet (25') setback is required from the natural edge of all other stream arroyos waterways, drainage ways that may convey a discharge ("Q") of one hundred cubic feet per second (100 cfs) or more, generated by a design storm, (100 year recurrence, 24 hour duration).
- Applications for development within twenty-five feet (25') of an acequia shall be reviewed by the affected acequia association before any Development Permits are issued.

NATURAL LANDSCAPING

Design standards and regulations should meet or exceed provisions of Santa Fe County Ordinance 2000-13 Rio Tesuque Valley Community Zoning District with adjustments to meet fire safety and prevention objectives:

- Native vegetation shall be preserved on development sites and local native plants used for landscape buffers and screening.

NON-CONFORMING USES

Non-conforming uses that are residential in scale and do not negatively impact surrounding properties, traffic flow or water quality, are envisioned to continue "as is". Any proposed development expansions or new uses associated with non-conforming uses should be required to conform to the land use designation recommendations and /or established base zoning district.

Some non-conforming uses have evolved over the years into commercial developments without appropriate oversight of impacts to water quality, adjacent property owners and the community at large. In general they are permitted as "businesses" through approved business licenses but do not have commercial zoning or conditional use permits.

The County in collaboration with the community should identify non-conforming uses that, due to the intensity of use and/or commercial nature of activities, are negatively impacting water quality, traffic flow and/or the surrounding residential properties. These non-conforming land uses should be required, within a reasonable time period after the adoption of the SLDC and Tesuque Community District, to comply with underlying residential zoning, home occupation regulations or seek conditional use permits fulfilling associated approval processes and regulations, including notification requirements, adequate water and wastewater infrastructure, and standards related to access, ingress and egress, fire code regulations and buffering, landscaping and parking standards that eliminate impacts to the surrounding rural residential lands and ground and/or surface water.

ENFORCEMENT

A proactive approach versus a reactive to enforcement is needed to avoid prolonged conflicts between and among properties owners and the County.

Strategy: The Tesuque Valley Community Association will schedule standing quarterly or biannual meetings with Santa Fe County Code Enforcement Division to proactively address code enforcement and educational issues as well as permit application processes.

Strategy: The Tesuque Valley Community Association will apply to the Board of County Commissioners for registration as a Community Organization in order to receive notice and provide recommendations for any discretionary development application, including conditional use permits for medium impact home occupations.



Agriculture, Acequias & Riparian Areas

The farms, orchards, gardens, lush river bosque, tree lined roads and functioning acequia systems provide connections to Tesuque's rural roots. Preserving and enhancing this aspect of the plan area continues to be a priority.

INTRODUCTION

Tesuque's history and contemporary identity are deeply rooted in the traditions and practices surrounding acequias and agriculture lands as well as the riparian areas associated with the river bosque. They help identify Tesuque, support a variety of plants and animals and evoke the village's history. Poorly sited development and the overgrowth of invasive species are threats to the health of acequia irrigated lands and riparian areas.

Programs and incentives are needed to preserve the acequias, restore the riparian areas and encourage the assembly of contiguous land for agriculture and open space.

The plan recommends a three-pronged approach to enhancing opportunities for agriculture production and riparian restoration:

An education-based approach:

Strategy: The Tesuque Valley Community Association will form a Stewardship Committee to educate and work with property owners on establishing conservation and/or agricultural easements on their property.

An interagency and community collaborative approach:

Strategy: Stewardship Committee will work with property owners to implement federal, state, local and tribal initiatives that are actively working to remove or control select invasive species such as elms and tamarisk and regenerate the vegetation native to the bosque and acequia irrigated lands.

An incentive-based zoning approach:

Strategy: Create new zoning incentives and provisions for parcels measuring at least three acres that would allow qualifying lands to receive density bonuses for transfer or compact development in exchange for setting aside a prescribed minimum percentage of their lot area for agriculture production or open space.

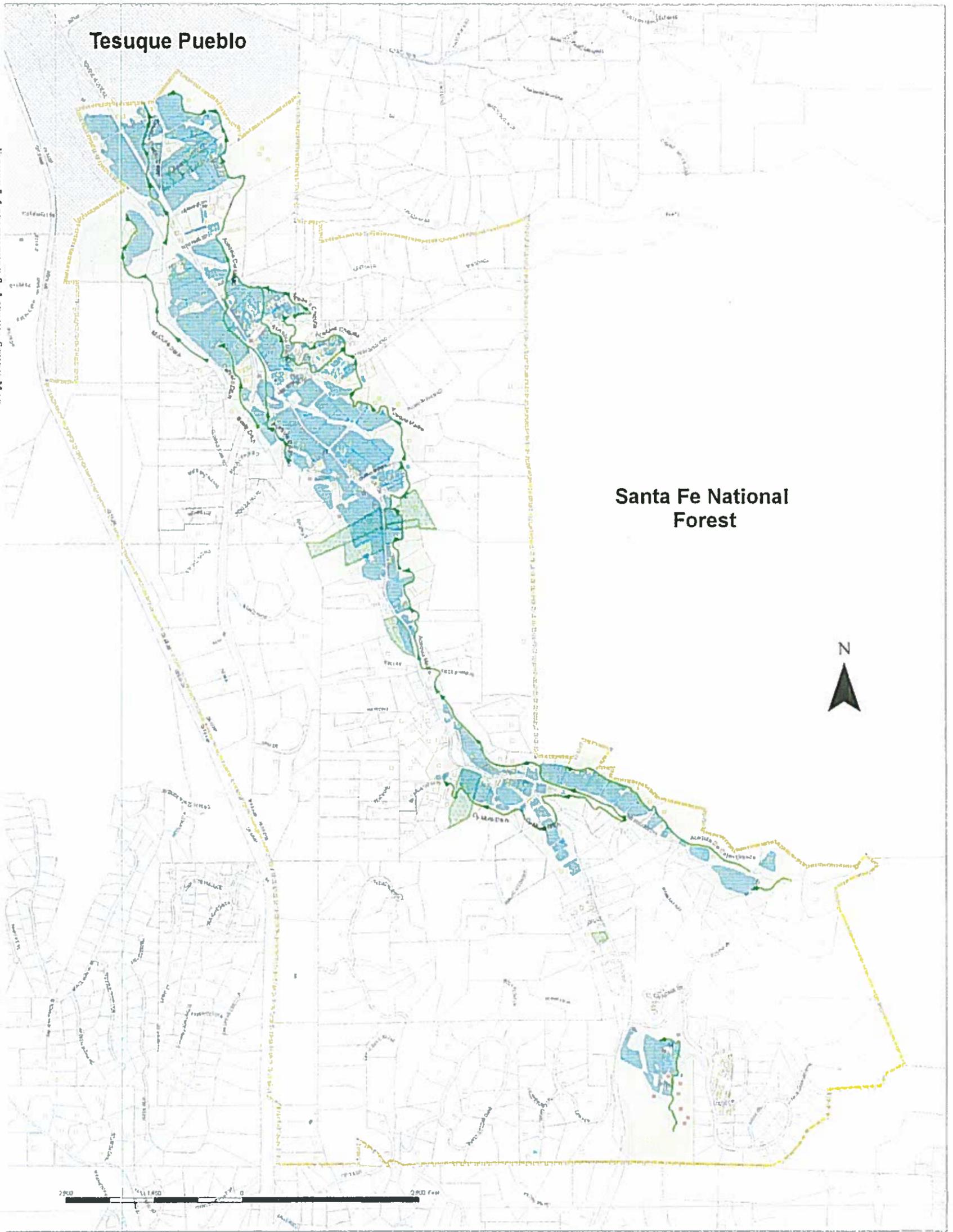


FIGURE 5 AGRICULTURE & ACEQUIA STUDY MAP

-  TVCP PLAN AREA BOUNDARY
-  Ditches & Acequias Existing & Historic
-  Historic Acequia Irrigated Ag Lands
-  Cultivation-Classified Property Tax Parcels

Tesuque Valley Community Plan 2013 Agriculture & Acequia Study Map



Social Trails

For generations, walking & horseback riding are ways we connect with our natural surroundings and neighbors. The historic network of community trails and paths is a part of our rural lifestyle that needs protection.

INTRODUCTION

In addition to roads and public trails, the village of Tesuque is connected by historic social trails. Such trails were established over time through historic use. They have significant community value. They facilitate land management, provide access to natural resources, support recreation, reflect village tradition, and connect neighbors to one another. Although Tesuque's social trails have long since been established by historic use, these trails are generally not documented or officially recorded. There are concerns that as property ownership changes in Tesuque, access to social trails may be inadvertently and irretrievably lost. To preserve social trails and the values associated with them, the community plan outlines strategies that inform property owners and County development review staff of the location of these historic social as an initial step to protect those trails.

OFFICIAL MAP

Goal: Preserve Tesuque's historic social trails.

Strategy: The Community with assistance from the County will map social trails in order to produce an "Official Map" that will be adopted as part of the Tesuque Valley Community District.

Strategy: Santa Fe County Building and Development Services will advise applicants seeking subdivision or development permits in the Tesuque area of potential impacts to social trails based on the official Tesuque social trails map. County Development Review will encourage property owners and developers to work with neighbors and the Tesuque Valley Community Association to preserve and enhance social trails and access.

Strategy: The Tesuque Valley Community Association will work with property owners to record easements for the social trails with the County Clerk so that easements, points of access, and allowable uses are on record for title searches and are disclosed to new property owners.

FOREST ROAD 415

Goal: Preserve Tesuque's historic access to Santa Fe National Forest via Forest Road 415

Strategy: The Community will work with the County and Santa Fe National Forest to re-establish access via Forest Road 415 from Griego Hill Rd (SF County Road 72 C) to SF National Forest Boundary.



Public Access to Forest Land & Trails

Manage visitor use impacts associated with public trailheads.

Public lands and trails within and surrounding Tesuque Valley are valued by the community and broader region. These amenities also generate visitor use impacts that should be managed more appropriately than they are at present. The Santa Fe National Forest lands adjacent to the planning area include a vast system of trails through the Sangre de Cristo Mountains. These lands have high scenic, recreation, and habitat value. Tesuque Creek Trail, the Chamisa Trail, and Winsor Trails cross the Santa Fe National Forest and may all be accessed from trailheads in the plan area including trails associated with Bishop's Lodge Resort and Spa.

As significant recreation amenities for the entire region, these trails attract more visitors than there are safe and convenient parking spaces to accommodate them. Parking on the sides of the road may impede traffic and emergency vehicle access. To enhance access to public land adjacent to the planning area, the community plan outlines strategies to develop additional parking facilities and to identify locations of "overflow parking".

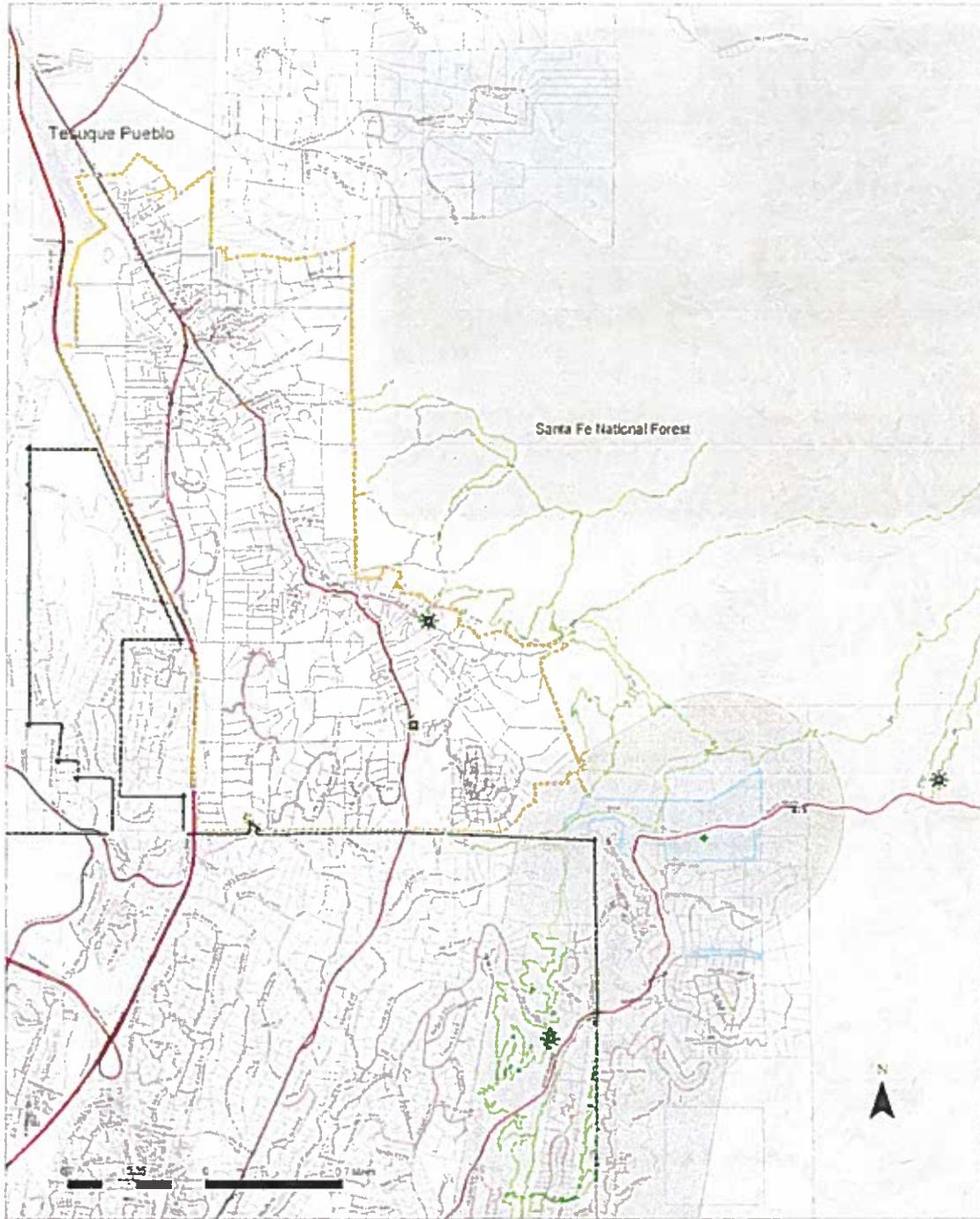
Strategy: The Tesuque Valley Community Association will work with Bishop's Lodge and Santa Fe County Public Works to explore the possibility of creating parking spaces and trailhead signage on the public right of way north of the entrance to Bishop's Lodge and/or within the Bishop's Lodge facility, as appropriate, in order to provide additional parking for cyclists using the Windsor trail and alleviate parking congestion at existing trailheads, (see Forest Trails and Access Study Map page 57)

Strategy: The Tesuque Valley Community Association will work with Bishop's Lodge to explore the possibility of providing public access to the Windsor Trail using existing resort trails and road network.

Strategy: Currently County Road 72A provides a trailhead with limited parking for the Tesuque Creek Trail and Windsor Trail. The Tesuque Valley Community Association will work with Santa Fe County Public Works to develop signage at the trailhead that alerts hikers of trailheads off of Hyde Parke Road that provide access to the Windsor trail and Tesuque Creek Trail with more plentiful parking, (see Forest Trails and Access Study Map page 57)

Strategy: The Tesuque Valley Community Association will work with Santa Fe County Public Works and the Tesuque Valley Volunteer Fire District to provide signage at the County Road 72A trailhead that describes penalties and the hazards of parking beyond stated limits.

FIGURE 6 FOREST TRAILS & ACCESS STUDY MAP



- | | | |
|---------------------------------|------------------------------------|---------------------------------------|
| Santa Fe National Forest Trails | Santa Fe County Open Space | City of Santa Fe |
| Existing Trails | Potential Trail Corridor SGMP 2010 | TVCP_Community_Planning_District_2012 |
| Contours - 20 Feet | Existing Trail Access Parking | |
| Minor Roads | Proposed Trail Access Parking | |
| Major Roads | | |

TVCP Regional Trails Study Map



Fire Safety & Prevention

Fire will continue threaten the plan area. Having a proactive approach through prevention as well as being prepared for both are priorities of the community.

Tesuque is highly vulnerable to wildfire. Most of the Tesuque Planning area is located in the County's Urban Wildlife Interface Area—a geography that encompasses areas of the County that are at the highest risk of experiencing wildfire.

Wildfire risk increases during drought conditions and may intensify as drought continues. The 2011 wildfire season was particularly horrendous. It included the human caused Las Conchas Fire in the Jemez Mountains which burned over acres 245 square miles and closer to home, the Pacheco Fire which came within 5 miles of the plan area and burned over 16 square miles. Currently in 2013 wildfire season, the ongoing Joroso Fire, 12 miles northwest of the plan area, has burned over 11,000 acres of the Santa Fe National Forest.

Increase Response Capacity

Fire protection in the village is provided by the Tesuque Volunteer Fire District which consists of three volunteer fire stations located in Tesuque Village, Tesuque Pueblo, and Chupadero. The Volunteer Fire District serves Tesuque Village, Tesuque Pueblo, Chupadero, Rio El Medio, Tano, Casa De San Juan, Sundance Estates, Vista Redondo, Los Camonitos, and Hyde Park Estates. Participants in the community planning process have expressed concern that water supply to support fire protection in Tesuque Village may not be sufficient. At present, the Tesuque Village fire station draws water from a 20,000 gallon tank associated with the Tesuque Mutual Domestic Water Consumer Association, a 90,000 gallon water tank at Bishop's Lodge, and has access to a 97,000 gallon tank outside

of the plan area at Rancho Encantado as well as the ability to draw water from two outdoor swimming pools in the community. In years past, the village fire station has had the ability to draw water from two ponds in Tesuque Pueblo, but this supplemental source is not considered reliable as they are currently dry. Of further concern, is the possibility that a complete drawdown of the Mutual may collapse the system due to its age.

Strategy: Purchase and locate supplemental water tanks on suitable sites that supports the volunteer fire district's operational readiness and that minimizes visual/aesthetic impact. Locations that have been discussed with the community and the fire district include: elevated land just west of Tesuque Village Road across from the existing fire station, and a suitable site between Tesuque Elementary School and Bishop's Lodge Resort.

Mitigate wildfire vulnerability.

Most of Tesuque carries an Urban Wildfire Interface Area classification of 1 indicating that wildfire risk is extreme or very high fire, or a classification of 2 indicating that wildfire risk is high. These classifications require that any new construction, or reconstruction that affects or increases 49% of a structure's floor area, mitigate wildfire risk by requiring certain structure design standards; road, driveway, and gate standards; and in cases of subdivisions involving 12 lots or more, terrain management.

Strategy: As the rate of fire spread increases as slope increases, the Tesuque community plan supports the County prohibiting construction on land where slope is thirty percent (30%) or greater in all circumstances.

Strategy: The community plan encourages residents to take advantage of the County's free service to assess household wildfire vulnerability. This service provides information to fire districts regarding how to effectively fight fires that may affect households and educates households as to steps they can take to mitigate their wildfire vulnerability.

Establish provisions for fire access roads that don't detract from the historic and rural character of the area.

Currently Santa Fe County and the Fire Marshall require 20' wide fire access roads to new residential structures. These roads are appropriate for large subdivisions, but are out of scale for small subdivisions or residences. There is a the need for adequate access to buildings for fire protection, but to make every site accessible by the largest trucks seems impractical and expensive for the homeowner, when there smaller trucks that can be used that require less road width and turn around space. In order to find less impacting solutions for fire access, a provisions need to allow for solutions to be developed for each individual site owner, developer, County and Fire Marshall working in collaboration.



Community Facilities

Increase community cohesion and dedicated community space in Tesuque.

Key Observations:

Tesuque has a public elementary school located on Bishop's Lodge Road. The school serves about 147 students between kindergarten and sixth grade from Tesuque, Chupadero, Rio en Medio, Tesuque Pueblo, Espanola, and the City of Santa Fe. In addition to providing educational and recreational opportunities to Tesuque children, the school is also available to community members interested in using the facility, although fees for opening and closing the facility outside of normal business hours apply and community groups interested in using the school facility must either accept all risk and liability associated with their event or purchase insurance through which offers one-time coverage for about \$75-\$150.

The elementary school is highly valued and its continued function as a school is a priority in the community. In the event that it can no longer function as a school, this plan supports its repurposing as a multi-purpose community center.

The Tesuque Fire Station located on Senda del Fuego road is one of three volunteer fire stations that services the communities of Tesuque Village, Chupadero, Rio El Medio, Tano, Casa De San Juan, Sundance Estates, Vista Redondo, Los Caminitos, Hyde Park Estates. While the space is occasionally used for community events, its main purpose is to support emergency response so opportunities for community events are limited.

The Tesuque Village Market, El Nido Restaurant (when it was in operation) and San Ysidro Mission, although not public establishments, function as important community gathering spaces for community members.

The San Ysidro Mission Cemetery and the Tesuque Elementary School playground are important open spaces that provide very different functions and specific community needs.

Tesuque does not have a community center or village park although its population is greater than several other communities with those amenities. The closest community center to Tesuque is the Santa Fe County Rio en Medio Senior and Community Center.

As a way of increasing cohesion in the community and facilitating implementation of this plan, the community has identified a need for a multi-purpose community facility, a small passive village park and a community website.

Policy: Create a community website that has an interactive community announcement page as well as an information kiosk at the post office.

Strategy: The TVCA will develop and maintain a community website.

Policy: Develop a multi-purpose community center.

Strategy: In collaboration with the county, the community will identify developed and undeveloped properties in the Village core area that should be considered as potential sites for conversion as a community center

Strategy: The community in collaboration with the County will conduct a needs assessment and develop a preliminary program to use as a basis for siting and design of a community center.

Strategy: Tesuque will work with State Representatives of House District 46 and Senate District 25 to secure a state appropriation or other means of funding to support the siting and development of a community center.

Policy: Increase community outdoor space in the heart of the village.

Strategy: Tesuque will work with the County to evaluate a variety of sites within the village core area and explore the possibility of establishing and maintaining a small passive village park in conjunction with proposed pedestrian paths.



Water Supply and Wastewater Treatment

Tesuque's quality of life depends on adequate water quality and water quantity.

All residents and businesses in the plan area currently use ground water either drawn from private wells or community wells for their domestic water supply and to certain extent fire suppression. Their direct experience with wells and irrigation flows have led to the general agreement that ground and surface water in the plan area “is not a constant, abundant, unchanging source”¹.

Since the Rio Tesuque Plan was adopted in 2000, the Aamodt litigation has been settled and implementation of a regional water system in the Pojoaque Basin has begun with completion projected for 2024. The project will involve extending water infrastructure to serve Pueblo and County residents, including residents in the plan area, with surface water from the Rio Grande. It is important to note that residents have expressed concern that the implementation of the Aamodt settlement has the potential to significantly alter the community. This plan addresses concerns that the proposed alignment of the pipes which are congruent with the Scenic Corridor may cause the roads to be widened and detract from the scenic quality and unique character. (See Scenic Corridor Section beginning on page Introduction). This plan does not address the terms of the settlement parties' water entitlement and use which were established under state and Federal law through the Settlement Agreement.

¹ Rio Tesuque Community Land Use Plan 2000

Key Facts:

Domestic Wells- There are approximately 440 wells in the plan area. The majority are domestic wells serving individual and multiple households (shared wells). Approximately 24 wells are used for irrigation.

Community Water - The Tesuque Mutual Domestic Water Consumers Association provides water services to 107 service connections or a population of about 370. Bishop's Lodge and Shidoni have their own water systems. Notably, no water system in Tesuque has had any violations for exceeding federal contaminant standards in recent years.

Wastewater Infrastructure- Most households in Tesuque rely on individual septic tanks to manage their wastewater. Tesuque's unique geographic characteristics, including soil depth to bedrock, percolation rate, depth to shallowest water table, slope, and flooding potential mean that many households in Tesuque are required to treat wastewater to higher standards than are achieved with a conventional septic systems and must purchase more expensive septic tank systems. Bishop's Lodge, Sol y Sombra Trailer Park, Riverside Mobile Home Park, and Tesuque Elementary school each have small wastewater facilities to serve their populations.

Goal: *Develop more centralized approaches to managing wastewater.*

Strategy: Santa Fe County and the Tesuque Valley Community Association will explore the feasibility of developing central community waste water facility for the Village Core area and Griego Hill to include the Tesuque Elementary School, commercial uses, the mobile home parks and homes, (See Water & Wastewater Study Map, page 62).

Goal: *Increase County oversight of liquid waste disposal systems, including septic tanks to reduce ground water and surface water pollution due to failing systems.*

Policy: County should determine the efficacy of liquid waste disposal systems by requiring inspection and implementation of improvements as needed as part of development permit application for new development, change in use or increase in the intensity of activity.

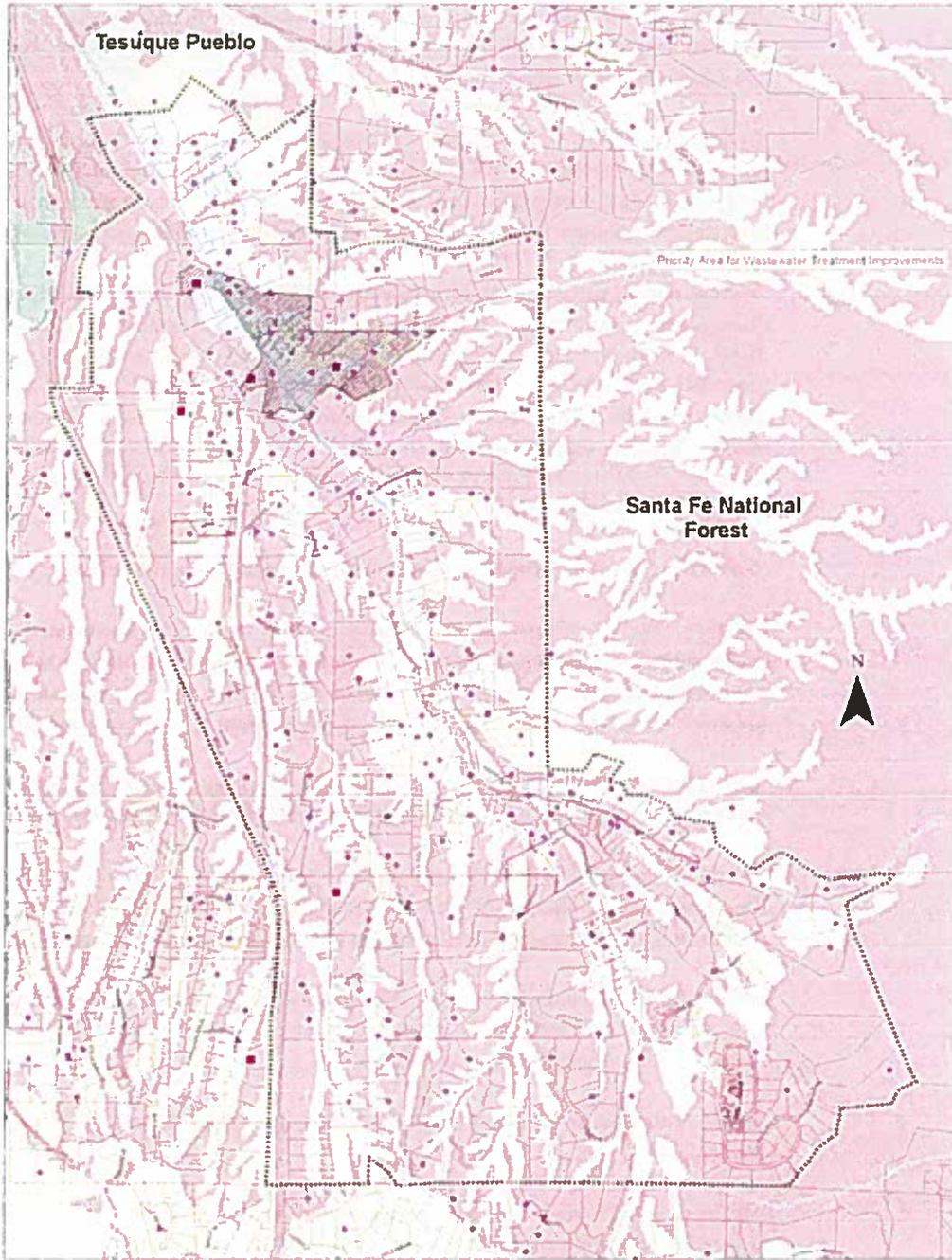
Policy: County should determine the efficacy of liquid waste disposal systems by requiring inspection and implementation of improvements as needed as part of business license and/or home occupation permit application.

Goal: *Increase awareness of Tesuque water quality and means of enhancing water quality.*

Strategy: The Tesuque Valley Community Association will reach out to a technical assistance organization such as Amigos Bravos to explore ways for Tesuque residents to monitor the presence of contaminants that aren't already by the New Mexico Environment Department and if appropriate, develop a strategy to address water contaminants.

Strategy: The Tesuque Valley Community Association will form a subcommittee to develop educational materials documenting how individual households can minimize their impact on water resources. Please see Appendix D Protecting Our Water and Ourselves for educational information that identifies household supplies and building materials that are commonly used but pose risks to the environment and residents.

FIGURE 7 WATER & WASTEWATER STUDY MAP



TVCP PLAN AREA BOUNDARY

Water Wells

Water Well Locations, July, 2011

Soils Septic Tank Suitability

Very Limited

Somewhat limited

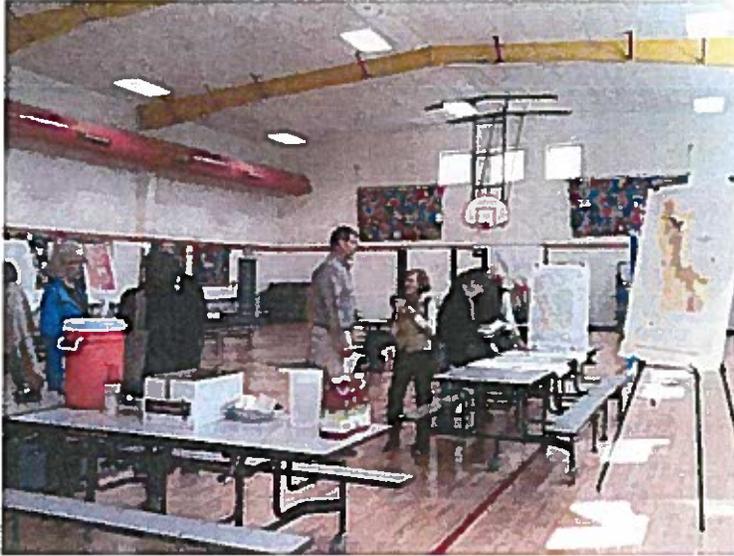
Not limited

Not rated or not available

**Tesuque Valley Community Plan 2013
Water & Wastewater Study Map**

SECTION III: IMPLEMENTATION





Strategic Work Plan

INTRODUCTION

The spirit of collaboration and cooperation that carried Tesuque through the plan update process will be vital to implementing the updated community plan. The process of collaborating to implement the community goals established in this plan is as important as the goals themselves.

IMPLEMENTATION MATRIX

The Implementation Matrix lists many of the strategies of the plan, and lays out the responsible entity, timing of implementation and potential funding sources, where relevant. Recommended zoning regulations will be implemented with adoption of Sustainable Land Development Code. Capital Improvement Projects will follow the standard process for submittal, evaluation and adoption by the County. The remaining strategies are voluntary initiatives, and may involve collaboration of the community groups, Tesuque Valley Association with County departments, other public agencies or organizations. The Tesuque Valley Association should create an Implementation Task Force to organize committees to be responsible for coordinating the implementation of each of these strategies and activities.

1. Element: Land Uses, Densities, & Development Patterns	Page (s) #	Responsible Organizations/ Partners	Time Frame	Potential Funding Sources
1.1. Develop and codify a land use plan that reflects Tesuque's unique characteristics and community vision.	32-48	SFCP;TVCP	Summer 2014	
1.2. Inventory public nuisances in the community which are currently causing undue community impacts and which may warrant county code enforcement action according to the land development code, or Ordinance 2009-11 to prohibit unnecessary and unreasonable noise and public nuisances, or other county policy.	48	TVCA; SFCP; SFCB&DS: Enforcement Division	2013	
1.3. Schedule standing biannual meetings with Santa Fe County code enforcement to proactively address code enforcement and educational issues as well as permit application processes.	48	TVCA; SFCB&DS Enforcement Division	2014	
1.4. When the opportunity becomes available, apply to the Board of County Commissioners for registration as a Community Organization in order to receive notice and provide recommendations for any discretionary development application, including conditional use permits for medium impact home occupations.	67	TVCA		
1.5. As part of a "welcome packet" for new property owners, provide an overview community plan future land use recommendations of the community plan.	Begin page 32	TVCA	Winter 2013	

1. Element: Land Uses, Densities, & Development Patterns	Page (s) #	Responsible Organizations/ Partners	Time Frame	Potential Funding Sources
1.6. As part of a "welcome packet" for new property owners, the Tesuque Valley Association should assemble information about the opportunity for property owners who believe that their property has mistakenly been identified as a flood hazard area to file a Letter of Map Change with FEMA to revise the Flood Insurance Rate Map. The Association should encourage property owners interested in filing a Letter of Map Change to coordinate with their neighbors to identify opportunities for coordination of efforts and reduction of costs.	45	TVCA	Winter 2013	
1.7. Provide information to properties that were incorporated into the floodplain for the first time in 2008 on how this designation affects their ability to modify, expand, and develop their property.	45	SFCBDS	Winter, 2013	

2. Element: Scenic Corridor & Roads	Page (s) #	Responsible Organizations/Partners	Time Frame	Potential Funding Sources
2.1. Conduct a road survey that maps cultural resources, important scenic features including heritage trees and tree canopies, existing roadway widths and rights-of-way.	24-27	SFCPW; SFCP; TVCA	Spring 2014	County Operating Budget
2.2. Develop preservation standards in the form of a Scenic Corridor Overlay Zone which will establish permit conditions for all new road construction and improvement projects, utilizing context-sensitive design principles and the recommendations of this plan. The Overlay Zone should address lighting, utilities, and fences according to the recommendations of this plan.	24-27 Figure 3 Scenic Corridor Schematic Plan 30	SFCPW; SFCP; TVCA Review	Winter 2014	County Operating Budget
2.3. Assess the condition of Bishops Lodge's Road and rehabilitate all deficient or dangerous roadway sections to standards that are in character with the Scenic Corridor. This will apply to roadway surface, edge treatment, bike lanes and drainage facilities within the right-of-way.	25-27 Figure 3 Scenic Corridor Schematic Plan 30	SFCPW; SFCP; NMDOT; TVCA	2015	County Operating Budget; NMDOT Safety Programs (safety components)
2.4. Bridge safety assessment/ improvements. The bridge on Big Tesuque Canyon Rd. just beyond the intersection with 72 A may be unsafe due to its age and deteriorating condition.	27	SFCPW; NMDOT; TVCA	Spring 2014	County Operating Budget; RPA ; NMDOT Safety Programs (safety components)
2.5. Analyze and implement appropriate traffic calming measures including additional signage, striping, edge treatments, at-grade reflectors and sharrows for transition zones between the higher speed areas, 50 MPH - 35MPH, associated with traffic coming into the valley on Bishop's Lodge Road and Tesuque Valley Road and the slower speed areas, 25 MPH, associated with the traditional historic community.	25-27	SFCPW; SFCP; NMDOT; TVCA	2015	County Operating Budget; RPA ; NMDOT Safety Programs (safety components)

2. Element: Scenic Corridor & Roads	Page (s) #	Responsible Organizations/Partners	Time Frame	Potential Funding Sources
2.6. Connect cyclists to the City of Santa Fe and surrounding areas through a normalized bike route to follow Tesuque Village Road to US 285 west frontage to connect with Tano Rd and Camino Encantado, both of which are designated bike routes.	25-27 Figure 3 Scenic Corridor Schematic Plan 30	SFCPW; SFCP; NMDOT; TVCA	2015	County Operating Budget; RPA; NMDOT Transportation Enhancement Program
2.7. Develop an on-road bike lane for a limited section of road on Bishop's Lodge Road to provide the ability for southbound vehicles to pass cyclists biking up the steep climb from approximately the entrance of Bishop's Lodge Resort to the top of the hill.	25-27 See Figure 3 Scenic Corridor Schematic Plan 30	SFCPW; SFCP; NMDOT; TVCA	2015	County Operating Budget; RPA; NMDOT Transportation Enhancement Program
2.8. Develop a master plan for the village core that establishes: 2.8.1. Storm Water Management Plan 2.8.2. Safe pedestrian connections and crossings between the elementary school, the Village Market and the post office and which includes appropriate traffic calming measures, 2.8.3. Efficient parking and a management plan that improves parking for existing and future businesses 2.8.4. An improved RTD stop that provides seating and shade for transit riders 2.8.5. Small passive park (see 5. Element : Community Facilities)	25-27, 36 Figure 3 Scenic Corridor Schematic Plan 30 Figure 4 Land Use Map page 40	SFCPW; SFCP; SFPS; NMDOT; TVCA	Winter 2014	County Operating Budget; RPA; NMDOT Safe Routes to School
2.9. Amend the SGMP to remove or change future Roadways Map and language that refers to Bishop's Lodge Road as a "priority 2" for "retrofit through widening".	25	SFCP	2013	
2.10. As part of a "welcome packet" for new property owners, provide graphic examples of various walls, fencing, and landscaping alternatives that can accommodate both visual privacy needs on private property and a more open scenic corridor.	29	TVCASFCP	Winter 2013 Ongoing	

3. Element: Wildfire	Page(s) #	Responsible Organizations/Partners	Time Frame	Potential Funding Sources
3.1. Purchase and locate supplemental water tanks.	58	Tesuque Volunteer Fire District	2014	Volunteer Fire Assistance grant program; State Hazard Mitigation Grant Program funds; County Operating Budget
3.2. As part of a "welcome packet" for new property owners, encourage Tesuque residents to take advantage of the County's free service to assess household wildfire vulnerability.	58	TVCA	Winter 2013	

4. Element: Trails	Page(s) #	Responsible Organizations/Partners	Time Frame	Potential Funding Sources
4.1. Develop, as appropriate, parking in the public right of way near the north entrance of Bishop's Lodge along with signage describing how to access the Winsor Trail.	55-55	TVCA; SFCPW; Bishop's Lodge; SF National Forest	2015	County Operating Budget
4.2. Explore opportunities to create parking and signage, as appropriate, to provide access to the Winsor Trail for hiker and bikers.	55-55	TVCA; SFCPW; Bishop's Lodge; SF National Forest	2014	County Operating Budget
4.3. Develop signage at the trailhead on Big Tesuque Canyon Rd./County Road 72A that alerts hikers of other locations off of Hyde Park Road to access the Winsor trail and Tesuque Creek trail with more plentiful parking.	55-55	TVCA; SFCPW	2013	County Operating Budget
4.4. Develop signage at the trailhead on Big Tesuque Canyon Rd./County Road 72A that describes the hazards of parking outside of formal parking area.	55-55	TVCA; TVFD; SFCPW	Ongoing	County Operating Budget
4.5. Create an official social trails map that will be adopted as part of the Tesuque Valley Community District.	53	TVCA; SFCP; SFCB&DS	Winter 2014	
4.6. Work with property owners to record easements for the social trails with the County Clerk so that easements, points of access, and allowable uses are on record for title searches and are disclosed to new property owners.	53	TVCA	Ongoing	
4.7. Re-establish access to the Santa Fe National Forest via Forest Road 415 from Griego Hill Road/(SF County Road 72C.	54	TVCA; SFCPW;SFCPD; SF National Forest	2014	

5. Element: Community Facilities	Page(s) #	Responsible Organizations/Partners	Time Frame	Potential Funding Sources
5.1. Identify developed and undeveloped properties in the Village core area that should be considered as potential sites for a community center and/or a small passive village park. (see 2.7)	60-60	TVCA	Fall 2013	
5.2. Conduct a needs assessment and develop a preliminary program to use as a basis for siting and design of a community center. (see 2.7)	60-60	TVCA; SFCHHS	2015	
5.3. Conduct a needs assessment and develop a preliminary program to use as a basis for siting and design of a small passive village park. (see 2.7)	60-60	TVCA; SFCP	2015	
5.4. Develop a community center and/or small passive village park. (see 2.7)	60-60	TVCA; SFCPW	2016	State Appropriation (community center); Land and Water Conservation Fund Grants (park)

6. Element: Agriculture & Acequia	Page(s) #	Responsible Organizations/Partners	Time Frame	Potential Funding Sources
6.1. Form a Stewardship Committee to educate and work with property owners to establishing conservation easements on their property.	49	TVA; SFCP; New Mexico Land Conservancy; Santa Fe Conservation Trust	2014	County Operating Budget; USDA
6.2. Create new zoning provisions for parcels measuring at least three acres that would allow qualifying land to receive density bonuses in exchange for setting aside minimum percentage of a lot area for agriculture production or open space.	49	SFCP; TVA Review	Winter 2014	

7. Element: Water quantity and water quality	Page(s) #	Responsible Organizations/Partners	Time Frame	Potential Funding Sources
7.1. Provide information to new property owners as part of a "welcome packet" on means for reducing the impacts of individual households on community water sources.	62-63	TVCA	Winter 2013	
7.2. Explore ways for Tesuque residents to monitor the presence of contaminants that aren't already monitored by the New Mexico Environment Department and if appropriate, develop a strategy to address water contaminants.	62-64	TVCA; Amigos Bravos; NMED	Ongoing	
7.3. Explore the feasibility of developing central community waste water facility for Tesuque's commercial core and Griego Hill to include the Tesuque Elementary School, commercial uses, the mobile home parks and homes.	62-64 Figure 7 Water & Wastewater Study Map 64	SFCPD; SFCPW; TVCA Review	2015	County Operating Budget

Appendix

Appendix A- 2000 Tesuque Valley Community Zoning District Ordinance

Appendix B- Draft Home Occupation Regulations in the 2012 Draft SLDC

Appendix C- 2000 Tesuque Community Land Use Plan

Appendix D- Tesuque Plan 2013 – Protecting Our Water and Ourselves

Appendix A- 2000 Tesuque Valley Community Zoning District Ordinance

<http://www.santafecountynm.gov/documents/ordinances/2000-13TESUQUEZONING.pdf>

Appendix C- 2000 Tesuque Community Land Use Plan

<http://www.santafecountvnm.gov/userfiles/RioTesuquePlan.pdf>

Appendix B- Draft Home Occupation Regulations in the 2012 Draft SLDC



Table 10-1: Home Occupation Requirements*			
	No Impact	Low Impact	Medium Impact
Permit type	Business Registration	Development Permit	Conditional Use Permit
Non-resident employees (maximum)	1	3	5
Area used for business (maximum)	25% of heated square footage	35% of heated square footage	50% of heated square footage
Accessory building storage	minimal	600 SF	1,500 SF
Appointments/patron visits (maximum/day)	none	4	12
Business traffic	none	Requirements regarding onsite parking, use of commercial-scale vehicles, and maximum traffic volumes apply. See §10.6.5	
Signage	not permitted	One sign measuring no more than 4 square feet will be allowed per road frontage.	
Parking and access	no impact	Requirements regarding onsite parking, use of commercial-scale vehicles, and maximum traffic volumes apply. See	

*From Santa Fe County Sustainable Land Development Code Public Review Draft, September 2012

Appendix D- Tesuque Plan 2013 – Protecting Our Water and Ourselves

TESUQUE PLAN 2013 – PROTECTING OUR WATER AND OURSELVES

This section of the Plan is meant to be simply educational. Most of us do not realize that our household cleaning products, our yard fertilizers and weed killers, our building materials and many other things we encounter on a daily basis, contain toxic chemicals that affect our health and eventually our water. We've grown accustomed to the chlorine bleach advertisements and we all know that chlorine bleach does indeed whiten our clothing. But chlorine is one of the many chemicals that wreaks havoc with our septic systems, killing the "good" bacteria that work to break down waste. We are going to give you a list of chemicals that are toxic and have healthy alternatives. (For example, a tiny drop of chlorine bleach . It on a Q-tip can be used in those few times that oxygen bleach doesn't work.)

Chlorine also is found, according to the American Lung Association, in most conventional cleaning products. Inhalation can lead to respiratory irritation and prolonged exposure to lung disease and asthma. There is recent research suggesting that this and other chemicals on this list may be neurotoxins. Healthier choice: Oxygen bleach does the job of whitening clothes, plus brightening colors, 99% of the time and is non-toxic. A scrubbing powder can be made from baking soda and water; and white, distilled vinegar with a little lemon for scent makes an excellent window cleaner, especially when used with newspaper to scrub with!

Formaldehyde is in cleaning products, cosmetics, fake wood furniture, conventional plywood and causes eye, nose, throat and skin irritation at the very least; at its worst, it can cause asthma, infertility and lymphoma, according to the Illinois Department of Health.

Polyvinyl chloride is omnipresent and dangerous. Most plastics contain it (water bottles, nylon backpacks, PVC pipe that carries our water to our houses, insulation and most things that are waterproofed (baby changing mats, mattress covers, e.g.). It contains plasticizers called phthalates, which are released over time and can chemically combine with other organic materials to produce toxic dioxin byproducts. According to Greenpeace and the Natural Resources Defense Council (NRDC), PVC byproducts and vapors are endocrine disruptors that can mimic or block hormones in the body. Additionally, the EPA has linked PVC to serious respiratory problems, immune suppression and cancer. Healthier choice: look for PVC-free plastics. Choose waterproofed items with coatings made from polyurethane or polyester.

Phthalates, according to a 2007 report by the NRDC, are in 12 out of 14 common brands of household air fresheners and room sprays which are inhaled by users. In studies by the World Health Organization, consistent exposure to phthalates may increase the risk of endocrine, reproductive and developmental problems. The majority of synthetic air fresheners were found to also emit significant amounts of terpene, a volatile organic compound (VOC) that can react with naturally occurring ozone to create formaldehyde. Healthier choice: put boxes of baking soda in cabinets to absorb odors and scent interiors with all-natural oils and potpourri.

Volatile organic compounds (VOCs) are found in a wide array of products on the market (carpet and furniture, paint, lacquer, paint thinners/strippers, cleaning supplies, office copiers and printers, fabric sizing, correction fluid and carbonless copy paper, glues and adhesives used in many craft products,

permanent markers) and off-gas when exposed to the air and are inhaled by humans. Healthier choices: look for VOC-free products and consider using organic clay paint which has the added benefit of absorbing toxic gases and making the environment quieter. Indoor air quality has been found to be up to 10 times more toxic than outdoor and we know how poor that is. Open windows and allow fresh air in each day or night.

Why are we concerned about things we inhale and their effect on our aquifers? Because our bodies excrete the chemicals and they are found in our water supply. The Environmental Working Group did a study of tap water in cities around the country in 2009. Santa Fe's city water was found to exceed not only healthy limits but also the legal limit for the following chemicals: arsenic, haloacetic acid, dichloroacetic acid, thallium, copper, and trichloroacetic acid. Another 20 chemicals exceeded the health limit but were just under the legal limit.

A ground-breaking study was released last year in the journal of Analytical and Bioanalytical Chemistry that found that glyphosate, the active ingredient in that infamous patented herbicide that a well-known chemical company has modified seeds to resist, is found to be flowing freely in groundwater in areas where it is used. The researchers found that 41% of groundwater had levels beyond the limits of quantification, indicating that glyphosate does not break down quickly in the environment as the manufacturer claims and is accumulating there in concerning quantities. Environmental exposure to humans via groundwater is inevitable. The EPA considers glyphosate to be a Class III toxic substance, fatal to an adult at 30 grams.

In addition, a study in the journal Environmental Toxicology and Chemistry published in March of 2011 found the chemical in 60-100% of air and rain sample tested, indicating that glyphosate pollution and exposure is now omnipresent in the U.S. In fact, glyphosate's broad-spectrum toxicity has been identified to be one potential cause for the disturbing loss of indispensable food-starter bacteria from soils and cultured foods within certain regions of the world, indicating that its use may be depleting the microbial biodiversity of the soil and ultimately its ability to remain fertile.

According to Organic Consumers Association in May 2013, glyphosate has been linked to over 20 adverse health effects in peer-reviewed biomedical literature. These include infertility, immune problems, allergies, faulty insulin regulation (diabetes), changes in major organs and the gastrointestinal system, neurotoxicity, liver toxicity and kidney toxicity.

And this is just one of the many chemicals we use on our yards and gardens. A recent report from the 31st National Beyond Pesticides Forum suggests a further list of chemicals that are being linked to autism and other 21st century diseases that are spiraling in numbers.

Lastly, we excrete the anti-depressants we take and they are being found not only in groundwater but in mothers' milk. Clearly we need more information about the chemicals that pervade our daily life and must learn to manage them in a way that is not dangerous to human beings.

Recommended changes in red

SECONDARY DWELLING UNITS

To support aging in place, multi-generational family living arrangements and traditional development patterns, secondary dwelling units should be allowed in land use designations as a conditional use limited to one “secondary unit” per lot and conforming to standards and regulations (to be developed as part of future Tesuque Valley Community Zoning District), that control for size, location, relation to primary unit and hook up to advanced septic systems or community wastewater systems.

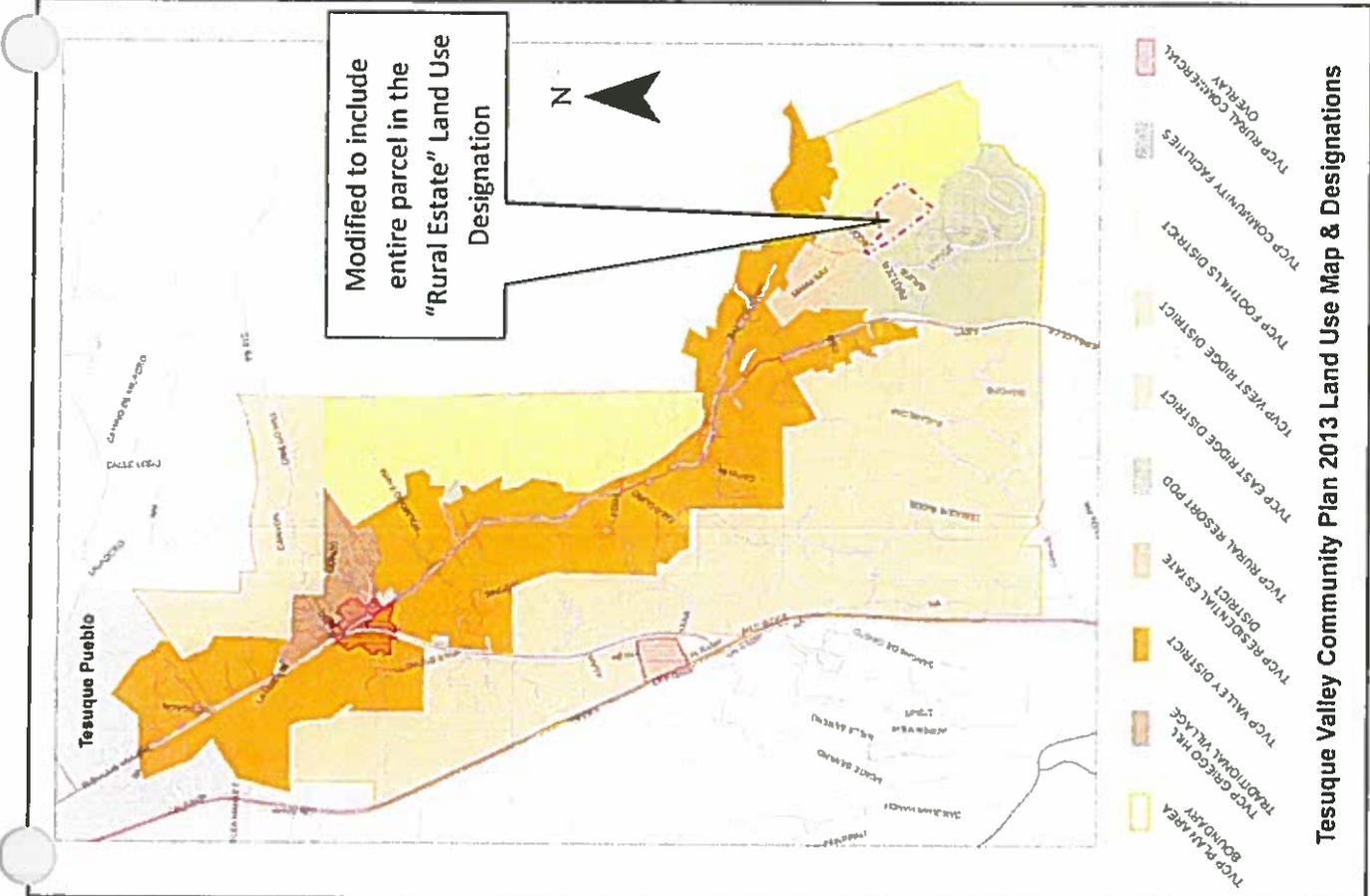
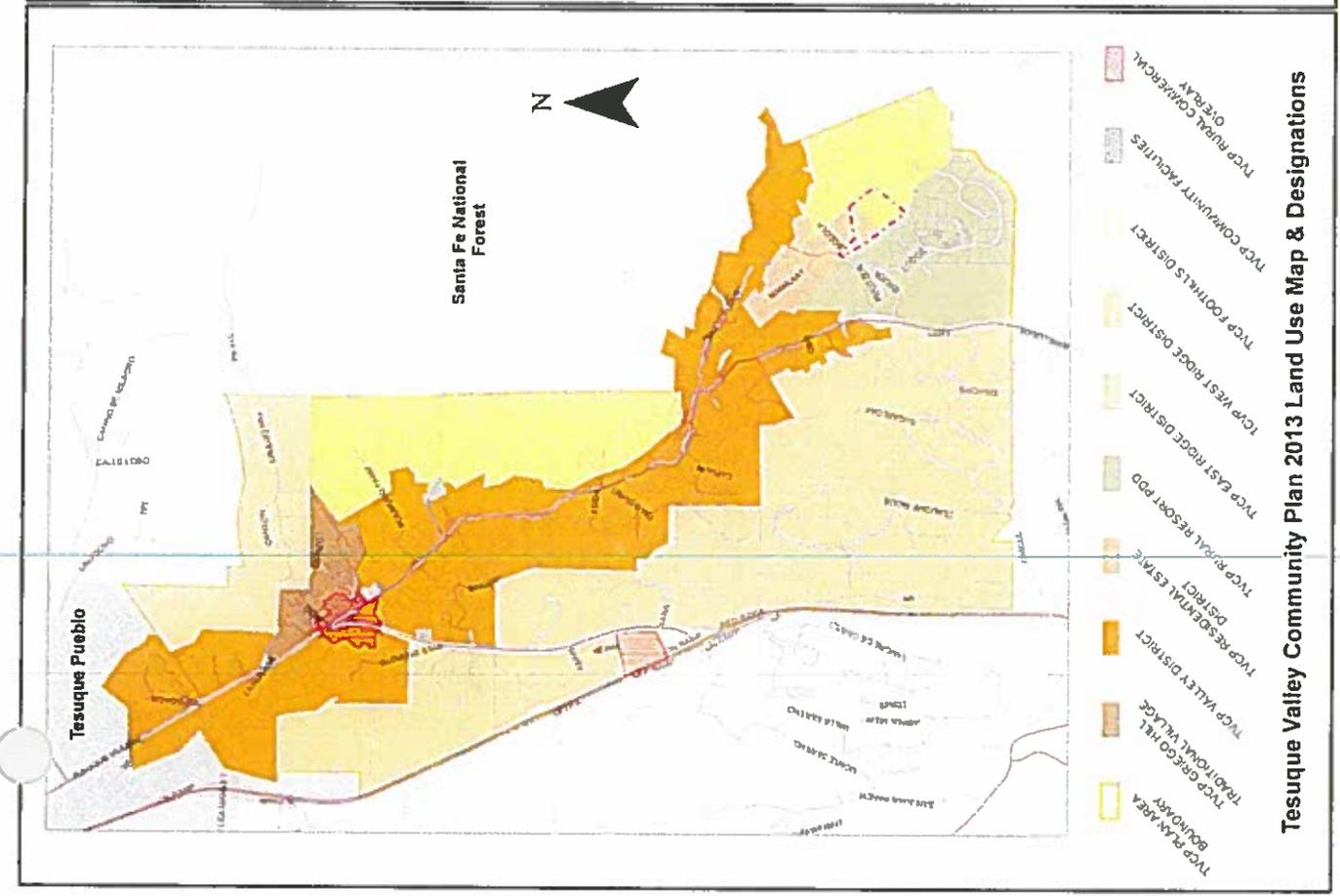
Zoning recommendations:

Require that primary dwelling units must be owner-occupied

Require shared driveways

Maximum allowable size:

- 30% of the primary dwelling unit with a maximum allowable size of 1,200 square feet.
- ~~When primary dwelling unit is less than 1500 square feet, maximum allowable size shall be 500 square feet.~~
 - When primary dwelling unit is less than 1800 square feet, secondary dwelling unit may be greater than 30% of the primary dwelling unit with a maximum allowable size of 600 square feet.



Tesuque Valley Community Plan 2013 Land Use Map & Designations

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