

Henry P. Roybal
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

**CASE NO. S15-5050
ESTANCIAS UNIT III PRELIMINARY AND FINAL PLAT AND DEVELOPMENT PLAN
AMENDMENT
CIENDA PARTNERS, APPLICANTS
SANTA FE PLANNING GROUP (SCOTT HOEFT), AGENT**

ORDER

THIS MATTER came before the Board of County Commissioners (BCC) for hearing on June 9, 2015, on the Application of Cienda Partners, (Applicant) and Scott Hoeft (Agent) for Preliminary Plat, Final Plat and Development Plan Amendment to Sub-Phase the previously approved Estancias Unit III residential subdivision (37 lots on 117 acres) into two phases. Phase 1 consisting of 23 lots and Phase 2 consisting of 14 lots. The BCC, having reviewed the Application, supplemental materials, staff reports, and having conducted a public hearing, finds that the Application is well taken and should be granted subject to certain conditions, and makes the following findings of fact and conclusions of law:

1. On August 14, 2001, the BCC granted Preliminary Plat, Final Plat and Development Plan approval for the Estancias at Las Campanas, formerly Tesoro Enclaves, which consisted of a 128 lot residential subdivision on 432-acres.

2. On August 12, 2003, the BCC approved a Final Plat and Development Plan Amendment to phase the Estancias at Las Campanas Subdivision into three (3) phases of Development, Estancias Unit I, Estancias Unit II, and Estancias Unit III. Estancias Unit I, which

consisted of 24 lots, was recorded in 2003 and Estancias Unit II, which consisted of 67 lots, was recorded in 2004. Unit I and Unit II have been completed.

3. On May 14, 2013, the BCC granted a 24-month time extension for Unit III of the Estancias at Las Campanas residential subdivision consisting of the remaining 37 lots.

4. On April 16, 2015, the County Development Review Committee (CDRC) met and recommended approval of a request for the Preliminary Plat, Final Plat and Development Plan Amendment to sub-phase the previously approved Estancias Unit III residential subdivision into two (2) phases by a unanimous vote of 6-0.

5. In support of the Application, the Applicant's agent submitted a letter of request, a development plan report including proof of legal lot of record and proof of ownership, a development plan set of drawings, and survey plat. The Applicant authorized Santa Fe Planning Group to act on behalf of Cienda Partners in making the application.

6. Notice requirements were met as per Article II, Section 2.4.2, of the Code. In advance of a hearing on the Application, the Applicant provided a certification of posting of notice of the hearing, confirming that public notice posting regarding the Application was made for twenty-one (21) days on the property, beginning May 19, 2015. Additionally, notice of hearing was published in the legal notice section of the Santa Fe New Mexican on May 19, 2015, as evidenced by a copy of that legal notice contained in the record.

7. At the time the original Preliminary Plat, Final Plat and Development Plan was approved, the subject property was located in the 5-mile Extraterritorial Zoning District and therefore subject to the Extraterritorial Subdivision Regulations (ESR).

8. As a result of the elimination of the Extraterritorial Zoning District in 2009, this development now falls under the regulations of the Santa Fe County Land Development Code, Ordinance No. 1996-10 (Code).

9. The applicable requirements of the Code which govern this amendment are:

a. Article V, Section 4.5, General Policy Requirements – Staging/Phasing:

“For large scale development and large subdivisions, the County Development Review Committee and Board may grant approval of an initial development stage only; and further, the County Development Review Committee may set criteria for development of the first stage as a condition for approval of subsequent stages. However, a subdivider may propose, and the County Development Review Committee and Board may approve a phasing schedule which permits flexibility in the sequential development of the various stages as to timing and order of development.”

b. Article V, Section 5.3.6.b, Preliminary Plat Procedure– Phased Development:

“If the preliminary plat was approved for phased development, the subdivider may file final plats for portions of the development, and expiration date of preliminary plat shall be extended for an additional thirty-six (36) months after the date of the filing of each final plat. The number of phased final plats shall be determined by the Board at the time of the approval or conditional approval of the Master Plan.

10. The project lies within the Basin Hydrologic Zone. The minimum lot size in the Basin is 10 acres per dwelling. The density can be reduced to 2.5 acres per dwelling unit with .25 acre foot per year per dwelling with signed and recorded water restrictions.

11. The Applicant requests an amendment to the Preliminary Plat, Final Plat and Development Plan to sub-phase the previously approved Estancias Unit III into two (2) phases, Phase 1 consisting of 23 lots and Phase 2 consisting of the remaining 14 lots.

12. The Applicant states, “[t]his adjustment of two phases will make it more financially palpable for Cienda Partners to move forward with the construction of the Estancias Unit III subdivision this summer, with subsequent series of lots in Phase 2 to commence within 2 years.”

13. At the public hearing before the BCC on June 9, 2015, staff recommended approval of the Amendment to the Preliminary Plat, Final Plat and Development Plan to sub-phase the previously approved Estancias Unit III into two (2) phases, subject to the following conditions:

- a. The driving surface of the turnarounds at the end of the Camino Rosillo and Camino Alazon shall have a minimum width of 26-feet and a 50-foot radius which meets the requirements of the Santa Fe County Fire Department.
- b. The driving surface of the cul-de-sac at the end of Via Del Caballo shall have a minimum width of 20- feet and a 50-foot radius.

14. At public hearing no one from the public spoke either in support or opposition to the Application.

WHEREFORE, THE BCC HEREBY APPROVES subject to the conditions set forth in paragraph 13 above, the Application for Preliminary Plat, Final Plat and Development Plan Amendment to Sub-Phase the previously approved Estancias Unit III residential subdivision (37 lots on 117 acres) into two phases. Phase 1 consisting of 23 lots and Phase 2 consisting of 14 lots. The motion to approve passed by unanimous (4-0) voice vote. Commissioner Anaya was not present for this action.

IT IS SO ORDERED:

This Order was approved by the Board of County Commissioners on this _____ day of _____, 2015.

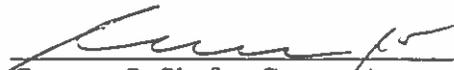
**BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY**

By: _____
Robert A. Anaya, Chair

ATTEST:

Geraldine Salazar, County Clerk

APPROVED AS TO FORM:



Gregory S. Shafer, County Attorney

VIII. B. 8. **CDRC CASE # S 15-5050 Cienda Partners (Estancias Unit III) Preliminary Plat, Final Plat, and Development Plan Amendment.** Cienda Partners, Applicant, Scott Hoeft, Agent, Requests a Preliminary Plat, Final Plat, and Development Plan Amendment to Sub-Phase the Previously Approved Estancias Unit III Residential Subdivision (37 Lots on 117 Acres) into Two Phases. Phase 1 Will Consist of 23 Lots and Phase 2 will Consist of 14 Lots. The Property is Located within the Las Campanas Subdivision, North of Las Campanas Drive at the Caja del Rio Intersection, within Sections 2 and 11, Township 17 North, Range 8 East (Commission District 2)

MR. ARCHULETA: Thank you, Mr. Chair. Cienda Partners, applicant, Scott Hoeft, agent, requests a preliminary plat, final plat, and development plan amendment to sub-phase the previously approved Estancias Unit III residential subdivision, 37 lots on 117 acres, into two phases. Phase 1 will consist of 23 lots and Phase 2 will consist of 14 lots. The property is located within the Las Campanas Subdivision, north of Las Campanas Drive at the Caja del Rio intersection, within Sections 2 and 11, Township 17 North, Range 8 East, Commission District 2.

On April 16, 2015, the CDRC met and recommended approval of the request for a preliminary plat, final plat, and development plan amendment to sub-phase the previously approved Estancias Unit III residential subdivision into two phases by a unanimous vote of 6-0.

The chronological history of the project is as follows: On August 14, 2001, the BCC granted preliminary plat, final plat, and development plan approval for the Estancias at Las Campanas, formerly Tesoro Enclaves, which consisted of a 128-lot residential subdivision on 432 acres.

On August 12, 2003, the BCC approved a final plat and development plan amendment that was redesigned for 128 residential lots in three phases of development. Estancias Unit I consists of 24 lots, recorded in 2003, and Estancias Unit II consisting of 67 lots, recorded in 2004. Unit I and Unit II homes have been completed while, Unit III needed to be recorded by 2009.

On May 14, 2013, the BCC granted a 24-month time extension for Unit III of the Estancias at Las Campanas which consists of the remaining 37 lots. Currently, the Applicants requests Preliminary Plat, Final Plat, and Development Plan Amendment to sub-phase the previously approved Estancias Unit III subdivision into two phases. The Estancias Unit III consists of 37 lots on 117 acres and was approved to be completed in one phase. The proposed Phase 1 consists of 23 lots and Phase 2 consists of the remaining 14 lots. There are no other proposed changes to the subdivision.

The applicant states, "This adjustment of two phases will make it more financially palpalbe for Cienda Partners to move forward with the construction of the Estancias III subdivision this spring/summer, with the subsequent series of lots in Phase 2 to commence within 2-years."

At the time the original approval was granted, the subject property was located in the 5-mile Extraterritorial Zoning District and therefore under the jurisdiction of the Extraterritorial Subdivision Regulations. With the elimination of the Extraterritorial Zoning District in 2009, this development now falls under the regulations of the Santa Fe County Land Development Code, Ordinance No. 1996-10.

Growth Management staff has reviewed this application for compliance with pertinent code requirements and finds the project is in compliance with County code criteria for this type of request.

Staff recommendations: Staff recommends approval of the preliminary plat, final plat, and development plan amendment to sub-phase the previously approved Estancias Unit III residential subdivision, 37 lots on 117 acres, into two phases. Phase 1 consisting of 23 lots and Phase 2 consisting of 14 lots subject to the following conditions. May I enter those into the record?

COMMISSIONER CHAVEZ: Yes, sir, you may.

[The conditions are as follows:]

1. The driving surface of the turnarounds at the end of the Camino Rosillo and Camino Alazon shall have a minimum width of 26-feet and a 50-foot radius which meets the requirements of the Santa Fe County Fire Department.
2. The driving surface of the cul-de-sac at the end of Via del Caballo shall have a minimum width of 20-feet and a 50-foot radius.

MR. ARCHULETA: Thank you, Mr. Chair.

COMMISSIONER CHAVEZ: Thank you. Any questions from staff? Thank you. So the applicant is here. Would you at this time want to add to staff's presentation?

[Duly sworn, Scott Hoest testified as follows:]

SCOTT HOEST: Scott Hoest, Santa Fe Planning Group, 109 St. Francis, Santa Fe, 87505. I just wanted to say I concur with Vicente's staff report and I concur with the conditions of approval and I stand for questions.

COMMISSIONER CHAVEZ: Any questions of the applicant at this time? This is a public hearing. I have to ask if there are any members of the public that would like to speak in support or opposition of this request? Seeing none, I'll close the public hearing portion of the meeting. What's the pleasure of the Commission?

COMMISSIONER HOLIAN: Mr. Chair.

COMMISSIONER CHAVEZ: Commissioner Holian.

COMMISSIONER HOLIAN: I move for approval of CDRC Case #S 15-5050, Cienda Partners.

COMMISSIONER ROYBAL: I'll second.

COMMISSIONER CHAVEZ: There's a motion and a second. Any further discussion? Seeing none.

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

MS. LUCERO: Mr. Chair, can I just get clarification. Did that motion include staff conditions?

COMMISSIONER HOLIAN: Yes. It included staff conditions. Sorry.
MS. LUCERO: Thank you.

IX. CONCLUDING BUSINESS

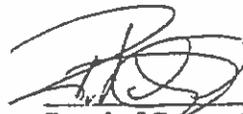
A. Announcements

None were offered.

IX. B. Adjournment

Having completed the agenda and with no further business to come before this body, and upon motion by Commissioner Holian and second by Commissioner Roybal Vice Chair Chavez declared this meeting adjourned at 8:15 p.m.

Approved by:



Board of County Commissioners
Robert A. Anaya, Chair

ATTEST TO:

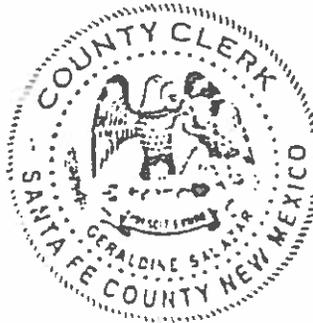


GERALDINE SALAZAR
SANTA FE COUNTY CLERK

7-14-2015

Respectfully submitted:

Karen Farrell, Wordswork
453 Cerrillos Road
Santa Fe, NM 87501



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss BCC MINUTES
PAGES: 111

I Hereby Certify That This Instrument Was Filed for
Record On The 15TH Day Of July, 2015 at 08:56:06 AM
and Was Duly Recorded as Instrument # 1769525
of The Records Of Santa Fe County

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

SFC CLERK RECORDED 07/15/2015

Henry P. Roybal
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

**CASE NO. V 14-5330
VARIANCE
FRANCISCO AND
ARLENE TERCERO**

ORDER

THIS MATTER came before the Board of County Commissioners (BCC) for a hearing on April 14, 2015, on the Application of Francisco and Arlene Tercero and the Armarante Romero Trust with Arlene Tercero as Trustee, (Applicants) for a variance of the Village of Agua Fria Zoning District Ordinance No. 2007-2 (Agua Fria Ordinance), Section 10.6, Density and Dimensional Standards, to allow a small lot family transfer of 1.53 acres (Tercero parcel) into two lots, each consisting of \pm 0.75 acres and approval of a small lot family transfer on the adjacent 2.549 acre lot (Romero parcel) to create 2 lots, each consisting of 1.25 acres more or less. The Applicants also request a variance of Article V, Section 8.2.1c, Local Roads, and Article III, Section 2.4.2b 3 (a)(1), Roads and Access, of the Santa Fe County Land Development Code Ordinance No. 1996-10 (Code) to serve the 4 proposed lots and one existing lot, for a total of five lots. The BCC, having reviewed the Application, supplemental materials, staff reports, and having conducted a public hearing on the request, finds that the Application is well-taken and should be granted, and makes the following findings of fact and conclusion of law:

1. The Applicants request a small lot family transfer, a density variance for another small lot family transfer, and two variances regarding the road Calle De Quiquido, as follows. First, Applicants request a small lot family transfer on 2.549 acres for the Romero Parcel, to create two equal lots each \pm 1.25 acres in accordance with the Agua Fria Ordinance. Second, Applicants request a density variance of the Agua Fria Ordinance, Section 10.6 is to allow a small lot family transfer of 1.53 acres for the Tercero Parcel into two equal \pm .75 acre lots. Third and fourth, the Applicants requests variances of Article V, Section 8.2.1(c), Local Roads, and Article III, Section 2.4.2b(3)(a)(1), Road and Access, of the Code to allow Calle De Quiquido to have a twenty-four (24') foot easement and an eighteen (18') foot all-weather driving surface, for a road that will access five residential lots and does not have adequate drainage control necessary to insure adequate access for emergency vehicles.
2. The properties are located at 1443 (Romero Parcel) and 1645 (Tercero Parcel) Calle De Quiquido, within Section 32, Township 17 North, Range 9 East.
3. The subject lots were both created in 1985 through a division of land and are recognized as legal lots of record.
4. Francisco and Arlene Tercero, Tercero Parcel, acquired the 1.53 acre property by warranty deed filed on the 11th day of June 1985, in Book 523, Page 112, in records of the Santa Fe County Clerk.
5. The Armarante and Emma Romero Trust, Romero Parcel, was filed and recorded in the Santa Fe County Clerk's Office on the 19th day of November

2001, in Book 2012 Page 962-964. Arlene Tercero is the Trustee for this property.

6. The property located at 1645 Calle De Quiquido, Tercero Parcel, currently has a residence on the property which was permitted by Santa Fe County as permit # 99-1369.
7. On November 20, 2014, this request went before the CDRC to allow only a Family Transfer to divide 1.53 acres, Tercero Parcel, into two lots. While on March 26, 2014, the Applicant (Arlene Tercero) applied for the Small Lot Family Transfer for the Romero Parcel, since this parcel met density requirements the Application could have been approved administratively. However since the Applicants (Francisco and Arlene Tercero) stated they were opposed to the required thirty-eight (38') foot wide easement, the Applicants joined their requests and are also requesting variances of Article V, Section 8.2.1c (Local Roads) and Article III, Section 2.4.2b 3 (a)(1) (Roads and Access) to allow an easement less than thirty-eight (38') feet wide. The Applicants assert that a variance is needed in order to leave their children with a piece of property of their own.
8. In advance of a hearing on the Application, the Applicant provided a notice of hearing that was published in the legal notice section of the Santa Fe New Mexican on January 29, 2015, evidenced by a copy of that legal notice contained in the record. Receipts for certified mailings of notices of the hearing were also contained in the record for all adjacent property owners. The noticing met all Code requirements.

9. The Agua Fria Ordinance, Section 10.6, Density and Dimensional Standards, provides that minimum lot size in this area is 2.5 acres per dwelling unit with 0.25 acre feet per year water restrictions.

10. Article III, Section 2.4.2b 3 (a)(1) states:

All onsite and offsite roads shall meet the design standards for a local roads as set forth in Appendix 5.B.3, except that the minimum width of any easement created for access purposes shall be no less than twenty (20) feet for access to two (2) lots and no less than thirty-eight (38) feet for access to three (3) or more lots. However, for off-site roads the Code Administrator may reduce the road easement width to no less than (20) feet if adequate drainage control is provided and may allow the road surface to be hard packed dirt with a compaction of 95% of the maximum density.

Calle de Quiquido does not have adequate drainage control necessary to insure appropriate access for emergency vehicles. Therefore, the roadway easement requirement cannot be reduced. If approved, Calle de Quiquido will service a total of 5 lots, which will require a thirty-eight (38) foot easement. Calle de Quiquido does not meet the specifications of Article V, Section 8.2.1c, Local Lane, Place or Cul-de-sac roads, which requires two ten foot driving lanes and six inches of base course in a thirty-eight (38') foot right-of-way.

11. Article II, Section 3.1, Variances, of the Code states,

Where in the case of proposed development, it can be shown that strict compliance with the requirements of the Code would result in extraordinary hardship to the applicant because of unusual topography or other such non-self-inflicted conditions or that these conditions would result in inhibiting the achievement of the purposes of the Code, an applicant may file a written request for a variance. A Development Review Committee may recommend to the [BCC] and the [BCC] may vary, modify or waive the requirements of the Code and upon adequate proof that compliance with Code provision at issue will result in an arbitrary and

unreasonable taking or property or exact hardship, and proof that a variance from the Code will not result in conditions injurious to health or safety.

Section 3.1 concludes that, “[i]n no event shall a variance...be recommended by [the] Development Review Committee nor granted by the [BCC] if by doing so the purpose of the Code would be nullified.”

12. Article II, § 3.2 (Variation or Modification) states, “[i]n no case shall any variation or modification be more than a minimum easing of the requirements.
13. The properties are accessed from Calle de Quiquido; the portion of Calle de Quiquido that will service the proposed lots (5 lots in total) is approximately 1400 ft. in length and ranges from 10-18 ft. in width and is a dirt driving surface with a fifteen foot access and utility easement.
14. The Applicants request that a maximum twenty-four (24') foot easement and an eighteen (18') foot all-weather driving surface be approved for the entire length of Calle de Quiquido, beginning at West Alameda to the end of Calle de Quiquido. The Applicants state that the required thirty-eight (38') foot access and utility easement is excessive and may cause problems in the future for the Applicants water wells which would be within the required thirty-eight foot access and utility easement.
15. The Applicant tabled two previously scheduled public hearings: one on December 18, 2014, to allow the Applicants to amend their Application to add any additional variances, and one on February 19, 2015.
16. Staff recommended denial of the Application, but recommended the following conditions of approval should the variance be granted:

- a. Water use shall be restricted to 0.25 acre feet per year per lot. A water meter shall be installed for each lot. Annual water meter readings shall be submitted to the Land Use Administrator by January 1st of each year. Water restrictions shall be recorded in the County Clerk's Office (As per Article III, Section 10.2.2).
- b. A Plat of Survey meeting all County Code requirements shall be submitted to the Building and Development Services Department for review and approval (As per Article III, Section 2.4.2).
- c. Further division of either tract is prohibited; unless all lots are served by community water and sewer. This shall be noted on the plat (As per Article III, Section 10).
- d. A Development Permit will be required for all grading and clearing of roadways (As per Article II, Section 2). The Applicant shall construct all necessary road improvements prior to plat recordation or submit a financial guarantee (As per Article II, Section 5.5).
- e. The Applicant shall comply with all Fire Prevention Division requirements at time of Plat review (As per Fire Code and 1997 Life Safety Code).

17. At the public hearing no one from the public spoke in opposition or in favor of the Applicant's request.

18. Granting this variance request will not result in conditions injurious to health or safety, it will not nullify the purpose of the Code, and it is a minimal easing of the Code.

WHEREFORE the Board of County Commissioners of Santa Fe County hereby approves the variance of Village of Agua Fria Zoning District Ordinance No. 2007-2, Section 10.6, Density and Dimensional Standards, to allow a small lot family transfer of 1.53 acres (Tercero parcel) into two lots, each consisting of 0.75 acres more or less and approval of an additional small lot family transfer on the adjacent 2.549 acre lot (Romero parcel) to create 2 lots, each consisting of 1.25 acres more or less. The Board of County Commissioners also approves the variance of Article V, Section 8.2.1c, Local Roads, and Article III, Section 2.4.2b 3 (a)(1), Roads and Access, of the Land Development Code to allow an eighteen (18') foot all weather driving surface within a twenty-four (24') foot easement to serve the 4 proposed lots and one existing lot, for a total of five lots, subject to the staff conditions set forth in paragraph 16. The motion to approve the variances passed by a 3-1 vote, with Commissioners Anaya, Roybal, and Holian voting in favor of the motion. Commissioner Stefanics cast the vote in opposition and Commissioner Chavez recused himself.

IT IS SO ORDERED

This Order was approved by the Board of County Commissioners of Santa Fe County on this ___ day of _____, 2015.

By: _____
Robert A. Anaya, Chair

Attest:

Geraldine Salazar, County Clerk

Approved as to form:


Gregory S. Shaffer, County Attorney

CHAIR ANAYA: Are there any questions of the applicant? Commissioner Stefanics.

COMMISSIONER STEFANICS: Thank you, Mr. Chair. How long ago were the meetings with the communities? Fourteen or 13 or 12?

MS. GUERRERORTIZ: Gee. Most of them occurred in the fall of 2014, because we were working, we were really fine-tuning things. We came to them very early on, probably July 2014 and what we're talking about is we met with a lot of the HOA board of directors and then there was a formal meeting in November at the Community College.

COMMISSIONER STEFANICS: Thank you.

CHAIR ANAYA: Any other questions of the applicant? This is a public hearing. Is there anybody here to speak in favor or against this project? This is a public hearing. Is there anybody here to speak in favor or against this project? This public hearing is closed. What's the pleasure of the Board?

CHAIR ANAYA: I'll make a motion to approve with staff conditions.

COMMISSIONER HOLIAN: Second.

CHAIR ANAYA: Is there any further discussion? Seeing none.

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

- VII. A. 6. CDRC CASE # V 14-5330 Francisco and Arlene Tercero.
Francisco and Arlene Tercero, Applicants, and the Amarante Romero Trust (Arlene Tercero, Trustee), Applicant, Request a Variance of Ordinance No. 2007-2 (Village of Agua Fria Zoning District), Section 10.6 (Density and Dimensional Standards) to Allow a Small Lot Family Transfer of 1.53 Acres (Frank and Arlene Tercero Parcel) into Two Lots, each Consisting of 0.75 Acres More or Less, and Approval of an Additional Small Lot Family Transfer on the Adjacent 2.549 Acre Lot (Amarante and Emma Romero Parcel) to Create Two Lots, each Consisting of 1.25 Acres More or Less. The Applicants also Request a Variance of Article V, Section 8.2.1c (Local Roads) and Article III, Section 2.4.2b 3(A)(1) (Roads and Access) of the Land Development Code to Serve the 4 Proposed Lots and One Existing Lot, For a Total of Five Lots. The Road that Services the Properties (Calle de Quiquido) does not meet the Specifications of Local Lane, Place or Cul-de-Sac Roads Being That the Road is too Narrow and does not Have Adequate Drainage Control Necessary to Insure Adequate Access for Emergency Vehicles. The Properties are Located at 1443 and 1645 Calle de Quiquido, within Section 32, Township 17N, Range 9 East (Commission District 2)

MIKE ROMERO (Case Manager): Good evening, Commissioners.

Francisco and Arlene Tercero, Applicants, and the Amarante Romero Trust, Arlene Tercero, Trustee, Applicant, request a variance of Ordinance No. 2007-2, Village of Agua Fria Zoning District, Section 10.6 (Density and Dimensional Standards) to allow a small lot family transfer of 1.53 acres, Frank and Arlene Tercero parcel, into two lots, each consisting of 0.75 acres more or less, and approval of an additional small lot family transfer on the adjacent 2.549-acre lot, Amarante and Emma Romero parcel, to create two lots, each consisting of 1.25 acres more or less. The Applicant also requests a variance of Article V, Section 8.2.1c, Local Roads, and Article III, Section 2.4.2b 3 (a)(1), Roads and Access, of the Land Development Code to serve the for proposed lots and one existing lot, for a total of five lots. The road that services the properties, Calle de Quiquido, does not meet the specifications of local lane, place or cul-de-sac roads being that the road is too narrow and does not have adequate drainage control necessary to insure adequate access for emergency vehicles. The properties are located at 1443 and 1645 Calle De Quiquido, within Section 32, Township 17 N, Range 9 East, Commission District 2.

On March 19, 2015, the CDRC met and acted on this case. The decision of the CDRC was to recommend approval, with staff conditions of the Applicant's request by a unanimous 6-0 vote. The subject lot was created in 1985, via Division of Land, and is recognized as a legal lot of record. Currently there is a residence on the property which was permitted by Santa Fe County, Permit# 99-1369, that the Applicant's son and his family reside in.

The Applicants request a variance of Ordinance No. 2007-2, Village of Agua Fria Zoning District, Section 10.6, Density and Dimensional Standards, to allow a Family Transfer of 1.53 acres into two lots; both lots consisting of 0.75 acres +/- . The Applicants state a variance is needed in order to leave their children with a piece of property of their own. The minimum lot size in this area is 2.5 acres with 0.25 acre-foot water restrictions as per Ordinance No. 2007-2 Village of Agua Fria Zoning District, Section 10.6, Density and Dimensional Standards.

On November 20, 2014 this request went before the CDRC to allow a Family Transfer to divide 1.53 acres into two lots. At that time the Applicants stated that they were not in agreement with County Road Standards, and the CDRC tabled the request to allow the Applicants to work with staff to address their issues or request appropriate variances.

Since that time the Applicants have modified their request and in addition to the variance to allow the Family Transfer the Applicants are now also requesting approval of an additional Small Lot Family Transfer on the adjacent 2.549-acre lot, the Amarante and Emma Romero Parcel, to create two lots, each consisting of 1.25 acres more or less. The Applicant applied for the Small Lot Family Transfer parcel which met density requirements and the Applicant agreed to the required 38-foot wide easement. The Application could have been approved administratively. However, since the Applicants stated they were opposed to the required 38-foot easement, they are also requesting a variance of Article V, Section 8.2.1c, Local Roads, and Article III, Section 2.4.2b 3 (a)(1), Roads and Access, to allow an easement less than 38-feet wide. The property is accessed from Calle de Quiquido; the portion of Calle de Quiquido that will service the proposed lots, 5 lots in total, is approximately 1400 feet in length and ranges from 10-18 feet in width and is a dirt driving surface with a fifteen foot access and utility easement.

The Applicants request that a maximum 24-foot easement and an 18-foot all-weather driving surface be approved for the entire length of Calle de Quiquido, beginning at West Alameda to the end of Calle de Quiquido. The Applicants state that the required 38-foot access and utility easement is excessive and may cause problems in the future for the Applicants' water wells which would be within the required 38-foot access and utility easement.

Staff recommendation: Denial of a variance of Ordinance No. 2007-2, Village of Agua Fria Zoning District, Section 10.6, Density and Dimensional Standards, Article V, Section 8.2.1c, Local Roads, and Article III, Section 2.4.2b 3 (a)(1), Roads and Access. If the decision of the BCC is to approve the Applicant's request, staff recommends imposition of the following conditions. May I enter these into the record?

CHAIR ANAYA: You may.

[The conditions are as follows:]

1. Water use shall be restricted to 0.25 acre feet per year per lot. A water meter shall be installed for each lot. Annual water meter readings shall be submitted to the Land Use Administrator by January 1st of each year. Water restrictions shall be recorded in the County Clerk's Office (As per Article III, § 10.2.2).
2. A Plat of Survey meeting all County Code requirements shall be submitted to the Building and Development Services Department for review and approval (As per Article III, § 2.4.2).
3. Further division of either tract is prohibited; unless all lots are served by community water and sewer. This shall be noted on the plat (As per Article III, Section 10).
4. A Development Permit will be required for all grading and clearing of roadways (As per Article II, Section 2). The Applicant shall construct all necessary road improvements prior to plat recordation or submit a financial guarantee (As per Article II, Section 5.5)
5. The Applicant shall comply with all Fire Prevention Division requirements at time of Plat review (As per 1997 Fire Code and 1997 Life Safety Code).

I stand for any questions.

CHAIR ANAYA: Are there any questions of staff? Seeing none, is the applicant present? Mr. Sommer, is there anything you'd like to add?

KARL SOMMER: I'll be very, very, very brief. Mr. Chair, Commissioners, I'm here on behalf of the trust and the applicant. The trustees is Ms. Arlene Tercero. She's Frank Tercero's wife and she is the daughter of Amarante Romero who is, I'm sure you all remember him. He was an icon in the Village of Agua Fria, a very stalwart member of the community. Ms. Tercero is his trustee for his beneficiaries including one of his grandchildren and his two daughters.

The variance to the roadway – I'll just be very brief. This is one of those *lineas* that is developed, that was old, one of the family *lineas*, and what happened was it got divided in 85 and the roadway that was built is built up against the eastern border, and it crosses and arroyo over a bridge that Mr. Romero built. That bridge is 15 feet wide. So the roadway is up against the side and it's 15 feet wide, and then it comes to that arroyo and then it goes down to the end of the property.

Then what happened was wells were built and infrastructure was built inside what

will be a 38-foot easement that the County would require, which would mean that if somebody got on inking they could try to require someone to move the well because it's an access easement. We're trying to avoid that problem. That's the purpose of the variance. I went out there with Tim Gilmore and with Buster Patty. Mr. Tercero has improved the roadway to the 18-foot width with basecourse. Mr. Patty and Mr. Gilmore were out there with me. They said this roadway is fine if you build this the same way all the way through. We agreed to do that and Mr. Patty was here at the last meeting of the CDRC and he confirmed that he was fine with the design that we had. We committed that if he changed his mind and wanted it 20 feet or wanted it modified we would do what Mr. Patty said, the whole purpose behind this being emergency access to this property and what would be created here.

That's all I'll say about that particular variance. I think it's needed to avoid a hardship that was created at a time when the code did not have these requirements.

The last thing I'd like to say is as you can see in your packets, this variance with respect to the division has the support of the community. Mr. William Mee, who is the – I don't know his exact title but I think he's the president of the Agua Fria Association and he signed a letter in support of this. That doesn't happen often and it doesn't happen lightly. I think that this variance is in keeping with what the Board's policy has been in cases such as this. I'd stand for any questions that the Board might have on this case.

CHAIR ANAYA: Thank you, Mr. Sommer. Is there any questions of the applicant? Seeing none, this is a public hearing. Is there anyone present that would like to speak in favor or against this application? Is there anyone here that would like to speak in favor or against this application? Seeing none, this public hearing is closed. What's the pleasure of the Board? I'd move for approval with staff conditions.

COMMISSIONER HOLIAN: Second.

CHAIR ANAYA: There's a motion to approve with staff conditions and a second. Is there any further discussion? Seeing none.

The motion passed by unanimous [3-1] voice vote. [Commissioner Stefanics cast the vote in opposition and Commissioner Chavez recused himself.]

VII. A. 7. ~~CDRC CASE # V/ZA/S 10-5352 Rio Santa Fe Business Park.~~
TABLED [See Page 58]

Henry P. Roybal
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

**CDRC CASE # V/ZA/S 10-5352 RIO SANTA FE BUSINESS PARK
PEÑA BLANCA PARTNERSHIP, APPLICANT**

ORDER

THIS MATTER came before the Board of County Commissioners (BCC) for hearing on May 12, 2015, on the Application of Peña Blanca Partnership (Applicant), for a Master Plan Zoning Amendment to an existing zoning approval, Preliminary Plat, Final Plat, and Development Plan approval to create four (4) commercial lots on a 31.44 ± acre parcel for commercial/industrial use. The Application included a variance to allow a cul-de-sac to exceed 500 feet in length. The BCC, having reviewed the Application, supplemental materials, staff report, and having conducted a public hearing on the request, finds that the Application is well-taken and should be granted, and makes the following findings of fact and conclusions of law:

1. The Applicant requests an amendment to an approved Master Plan to allow the use of individual onsite wells as a water source for the development as a substitute for County water, to allow individual lots to use conventional septic systems, and a decrease in the number of previously approved lots from 20 lots to 4 lots. The Applicant also requests Preliminary Plat, Final Plat, and Development Plan approval to create the four (4) commercial lots on a 31.44 ± acre parcel to be utilized for commercial/industrial uses. In addition, the Applicant requests a variance of Article V, § 8.2.1d, Cul-De-Sac, to allow a dead end road to exceed 500 feet in length.

2. The property is located at 54 Colony Drive, North West of N.M. 599, North of Paseo De River, within Section 10, Township 16 North, Range 8 East.

3. The owner of the Property acquired the Property by warranty deed recorded as Instrument # 1802560 in the Santa Fe County Clerk's records dated August 31, 2000. James W. Siebert & Associates, Inc. are authorized by the property owner to pursue the request as the Agent as evidenced by a copy of the written authorization contained in the record.

4. On December 14, 2010, the Applicant was granted Master Plan Zoning approval to allow commercial/industrial uses on 31.44 acres and the creation of 20 lots by the BCC. The conditions of approval included: water shall be supplied by Santa Fe County via an extension of service from the existing Buckman Direct Diversion (BDD) transmission line; the Business Park wastewater system shall connect to the City of Santa Fe sewer system; the site would take access via the NM 599 Frontage Road.

5. On February 19, 2015, the County Development Review Committee (CDRC) met and acted on this case. The decision of the CDRC was to recommend approval, by a 4-1 voice vote, of the Applicant's request for a Master Plan Zoning Amendment to an existing zoning approval, to allow the use of individual onsite wells as a water source for the development as a substitute for County water, to allow individual lots to use conventional septic systems, and a decrease in the number of previously approved lots from 20 lots to 4 lots, Preliminary Plat, Final Plat, and Development Plan approval to reduce the number of lots from 20 to 4, creating four (4) commercial lots on a 31.44 ± acre parcel for commercial/industrial use and a variance to allow a cul-de-sac to exceed 500 feet in length, with staff conditions subject to a modification of staff condition #8 (refer to paragraph 14).

6. Notice requirements were met as per Article II § 2.4.2, of the Land Development Code. In advance of a hearing on the Application, the Applicant provided a certification of posting of notice of the hearing, confirming that public notice posting regarding the Application was made for twenty-one days on the property, beginning on March 24, 2015. Additionally, notice of hearing was published in the legal notice section of the Santa Fe New Mexican on March 24, 2015, as evidenced by a copy of that legal notice contained in the record. Receipts for certified mailing of notices of the hearing were also contained in the record for all adjacent property owners.

7. The applicable requirements under the Santa Fe County Land Development Code, Santa Fe County Ordinance No. 1996-10, (Code), which govern this amendment are:

a. Article III, § 4.4.1.a, Submittals, states:

To zone or re-zone any parcel for a commercial or industrial non-residential district a master plan shall be submitted. Submittals and procedures for master plans are set forth in Article V, Section 5.2.

b. Article V, § 5.2.1.b states:

A Master Plan is comprehensive in establishing the scope of a project, yet is less detailed than a development plan. It provides a means for the County Development Review Committee and the Board to review projects and the sub-divider to obtain concept approval for proposed development without the necessity of expending large sums of money for the submittals required for a preliminary and final plat approval.

c. Article V, § 5.2.6, Amendments and Future Phase Approvals, states:

Approval of the master plan is intended to demonstrate that the development concept is acceptable and that further approvals are likely unless the detailed development plans cannot meet the

requirements of applicable law and County ordinances in effect at that time. Each phase of the development plan must be considered on its own merits. 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.

d. Article V, § 5.3.5.a, Preliminary Plat Approval, states:

Approval or conditional approval of a preliminary plat shall constitute approval of the proposed subdivision design and layout submitted on the preliminary plat, and shall be used as a guide to the preparation of the final plat.

e. Article V, § 5.4.1.a, Final Plat Procedure, states:

Final plats shall be submitted for Type-I, Type-II, Type-III, except Type-III subdivisions that are subject to review under summary procedure as set forth in Subsection 5.5 of this Section, and Type-IV subdivisions. Following approval or conditional approval of a preliminary plat, and before the expiration of the plat, the subdivider may prepare a final plat in substantial conformity with the approved or conditionally approved preliminary plat. At the discretion of the Code Administrator, preliminary and final plats may be reviewed for approval simultaneously. Final plats for subdivisions proposed to be phased shall be submitted as indicated on the phasing schedule submitted with the master plan as specified in Section 5.2. The final plat shall comply with the New Mexico Subdivision Act and these regulations.

f. Article V, § 7.2.1, Final Development Plan, states:

A final development plan conforming to the approved preliminary plan and approved preliminary plat, if required, and containing the same required information shall be submitted. In addition, the final development plan shall show, when applicable, and with appropriate dimensions, the locations and size of buildings, heated floor area of buildings, and minimum building setbacks from lot lines or adjoining streets. Documents to be submitted at this time are: proof of ownership including necessary title documents, articles of incorporation and by-laws of owners' association; required disclosure statements; final engineering plans and time schedule for grading, drainage, and all improvements including roads, water system, sewers, solid waste, utilities; engineering

estimates for bonding requirements; development agreements; and final subdivision plats, if required.

g. Article V, § 8.2.1d, Cul-de-sacs, states:

Cul-de-sacs (dead end roads) shall not be longer than five hundred (500) feet. At the closed end there shall be a turn around having a minimum driving surface radius of at least forty-two (42) feet for roads under 250 feet long and of at least fifty (50) feet for roads 250 feet and longer. A suitable alternative, such as a hammerhead turn around, may be acceptable if approved by the Code Administrator and the Fire Marshal. All turn around areas shall be designed to protect existing vegetation and steep terrain. There shall be a minimum right-of-way diameter at the closed end of one hundred (100) feet. In low density residential areas the length of cul-de-sacs may be adjusted by the County Development Review Committee with the changes consistent with public safety factors. For local roads designated as a lane or place and designed to a twenty foot (20') width, the turn-around area remains the same as specified above.

h. Article II, § 3, Variances, states:

Where in the case of proposed development, it can be shown that strict compliance with the requirements of the Code would result in extraordinary hardship to the applicant because of unusual topography or other such non-self-inflicted conditions or that these conditions would result in inhibiting the achievement of the purposes of the Code, an applicant may file a written request for a variance. A Development Review Committee may recommend to the Board and the Board may vary, modify or waive the requirements of the Code and upon adequate proof that compliance with Code provision at issue will result in an arbitrary and unreasonable taking of property or exact hardship, and proof that a variance from the Code will not result in conditions injurious to health or safety. In arriving at its determination, the Development Review Committee and the Board shall carefully consider the opinions of any agency requested to review and comment on the variance request. In no event shall a variance, modification or waiver be recommended by a Development Review Committee, nor granted by the Board if by doing so the purpose of the Code would be nullified.

i. Article II, § 3.2, Variation or Modification, states:

In no case shall any variation or modification be more than a minimum easing of the requirements.

8. The following facts support the request for the amendment to the existing Master Plan Zoning to allow the use of individual onsite wells as a water source for the development and to allow the use of conventional septic systems on individual lots. Water availability has been demonstrated for the proposed subdivision with submission of a water resource analysis on adjacent wells. The water analysis provided information that satisfies the requirements set forth in the Code for water service for the proposed subdivision. Upon drilling a well on the individual proposed lots, a qualified testing lab shall prepare a water quality report to satisfy the Code requirements as stated in the subdivision disclosure statement. Water use will be limited to 0.25 acre feet per year per lot. The City of Santa Fe Water and Wastewater Technical Review Committee denied the Applicant a City sewer connection; without a City sewer connection it is not feasible for the Applicant to connect to the County Water Utility.

9. The Application is comprehensive in establishing the scope of the project.

10. The Application satisfies the submittal requirements set forth in the Code.

11. The following facts support the request for compliance with pertinent Code requirements for Preliminary Plat, Final Plat, and Development Plan approval to create four (4) commercial lots on a 31.44 ± acre parcel. The proposed design and layout for the subdivision submitted on the Preliminary Plat meets the requirements of the Code. The Final Plat substantially conforms with the Preliminary Plat, the Development Plan

conforms with both the Preliminary and Final Plats, and the Application satisfies the submittal requirements set forth in the Code.

12. The review comments from the State Agencies, NMDOT, New Mexico Environmental Department (NMED), New Mexico Historic Preservation Department (SHPO), and the Office of the State Engineer (OSE), as well as County staff have established that the Application is in compliance with the following: all State requirements, and the following requirements of the Code; Article V, § 5 Master Plan Procedures, Article V, § 5.2.6 Amendments and Future Phase Approvals, Article V, § 5.3 Preliminary Plat Procedures, Article V, § 5.4 Final Plat Procedure, and Article V, § 7.2 Final Development Plan. This Application is not in compliance with Article V, § 8.2.1d Cul-de-sacs of the Code, which is the reason for the requested variance.

13. The proposed access road, Rio Abajo Road, is 1,824 feet in length from the N.M. 599 frontage road to the end of the Rio Abajo Court cul-de-sac; the distance from the intersection of Paseo de River and the end of the cul-de-sac is 1,034 feet; and from the intersection of Rio Abajo Road and Rio Abajo Court to the end of the cul-de-sac is 674 feet in length. NMDOT has indicated to the Public Works Department and the Applicant, that the Frontage Road will be blocked off and no thru traffic going east will be allowed onto Paseo de River from the Frontage Road. This action would leave the proposed site without access. The access from Paseo de River from the south via Paseo Rael does not have an all-weather crossing and would require a variance of that condition or a substantial expenditure of funds to install the all-weather crossing. A platted, one hundred foot wide, easement runs north/south through the site and connects to Caja Del

Rio and Paseo Rael. The southern portion of the easement shall require an all-weather crossing and the distance from Caja del Rio to the site is approximately 6,185 feet.

14. At public hearing before the BCC on May 12, 2015, staff recommended approval, subject to conditions, which were recommended by the CDRC with an amendment to #8 as addressed in paragraph 5, the following are the conditions recommended by both staff and the CDRC:

- 1) The Applicant shall comply with all review agency comments and conditions as per Article V, § 7.1.3.c.
- 2) Amended Master Plan with required signatures, shall be recorded with the County Clerk as per Article V, § 5.2.5.
 1. Approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board.
- 3) Final Plat with required signatures, shall be recorded with the County Clerk as per Article V, § 5.4.4. The Plat shall illustrate the portion of the property that shall be dedicated as Open Space.
 1. Any approved or conditionally approved final plat, approved after July 1, 1996 shall be recorded within twenty-four (24) months after its approval or conditional approval or the plat shall expire. Upon request by the subdivider, an additional period of no more than thirty-six (36) months may be added to the expiration date by the Board.
- 4) Final Subdivision Development Plan with required signatures, shall be recorded with the County Clerk as per Article V, § 7.2.

- 5) The Applicant shall submit a financial guarantee, in sufficient amount to assure completion of all required improvements prior to Final Plat recordation, as per Article V, § 9.9.
- 6) The Applicant shall record water restrictive covenants restricting the water use to each lot to 0.25 acre feet per year (afy). A water meter must be installed for each lot. Annual meter readings shall be submitted to the County Hydrologist by January 1st of each year. If the proposed water budget exceeds 0.25 acre foot per year for the proposed development, submission of a geohydrology report approved by the County Hydrologist demonstrating water availability as allowed by the Code, will be required, as per Article VII, Table 7.4.
- 7) Water quality documentation shall be submitted at Preliminary Development Plan, on each lot, as per Article VII, § 6.5.1.d and Table 7.4.
- 8) A Traffic Impact Study shall be required for each lot at time of Preliminary Development Plan, **unless a site threshold assessment is acceptable to NMDOT.**
- 9) The Applicant shall construct Rio Abajo Road to the most northern boundary of the property.
- 10) The Applicant shall comply with road design standards set forth in Article V, § 8.2.1d.

11) The Applicant shall submit a Plat, prior to the recordation of the Preliminary and Final Plat, which shall document the granting of easement and realignment of an easement on both private and New Mexico State Land Office property which will provide the access to the site.

12) The Applicant shall submit a New Mexico Right of Way Lease dedicated as a public easement, from the State Land Office, prior to Final Plat recordation.

15. The Applicant is in agreement with the conditions set forth in paragraph 14 above.

16. Jim Siebert, Agent, spoke in favor of the Application and addressed all questions and concerns raised by the BCC and the opposition.

17. Mathew Baca spoke against the Application and submitted a written appeal memorializing his opposition. He raised four issues. First, Mr. Baca asserted that his ranch monitors burrowing owls and he is concerned with a road on the north of the proposed Property coming across the burrowing owl habitat. Second, that there are archeological studies that have been done adjacent to the Cochiti Trail on his property that indicated sporadic use of hunting groups from as early as 4350 BC. Third, he raised a concern that a northern access road from the Property would traverse the Baca's land. Fourth, that the BCC should require 0.25 acre-feet of water for each lot.

18. Regarding the issues Mr. Baca raised, first the burrowing owl habitat is not on the Applicant's Property, the proposed road does not traverse the Baca's property, and the County does not regulate issues regarding burrowing owls—the Federal

Government does. Second, in the past an in-detail archaeological excavation study had been done to the north of this site and after the SHPO reviewed the survey and the letter addressed by Mr. Baca SHPO agreed that the another survey was not necessary. Third, none of the land surrounding the Applicant's property is owned by Mr. Baca and the northern road that is proposed to be improved in another project is not proposed for access to the Applicant's property. Fourth, staff has already incorporated a 0.25 acre-foot water limit for each proposed lot in the proposed conditions that were recommended by the CDRC.

19. The Applicants compliance with the Code would exact a hardship because NMDOT has indicated, after the Applicant received approval of the Master Plan, to the Public Works Department and to the Applicant, that the Frontage Road will be blocked off and no thru traffic going east will be allowed onto Paseo de River from the Frontage Road. This action would leave the proposed site without access. The access from Paseo de River from the south via Paseo Rael does not have an all-weather crossing and would require a variance of that condition or a substantial expenditure of funds to install the all weather crossing. A platted, one hundred foot wide, easement runs north/south through the site and connects to Caja Del Rio and Paseo Rael. The southern portion of the easement shall require an all-weather crossing and the distance from Caja del Rio to the site is approximately 6,185 feet.

20. Granting this variance request will not result in conditions injurious to health or safety, it will not nullify the purpose of the Code, and it is a minimal easing of the Code.

WHEREFORE the Board of County Commissioners of Santa Fe County hereby approves the request for an amendment to an existing zoning approval, Preliminary Plat, Final Plat, and Development Plan approval to create four (4) commercial lots on a 31.44 acre \pm site and a variance of Article V, § 8.2.1d of the Code to allow a dead end road (cul-de-sac) to exceed 500 feet in length subject to the conditions set forth in paragraph 14 above. The motion to approve the Application passed by a 3-0 vote, with Commissioners Anaya, Roybal, and Chavez voting in favor of the motion. Commissioners Holian and Stefanics were not present.

IT IS SO ORDERED

This Order was approved by the Board of County Commissioners of Santa Fe County on this ___ day of _____, 2015

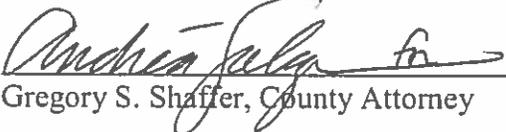
The Board of County Commissioners of Santa Fe County

By: _____
Robert A. Anaya, Chairperson

ATTEST:

Geraldine Salazar, County Clerk

APPROVED AS TO FORM:



Gregory S. Shaffer, County Attorney

~~you would like to work towards a resolution so I would like to afford that opportunity for you also to meet with Karl Sommer and the people that are opposed at this time as well. If it's something that we can find a resolution to I would also be okay with that.~~

~~CHAIR ANAYA: Thank you, Commissioner Roybal. And Commissioner Stefanics, I didn't hear you call the question. My apologies.~~

~~MR. LYSAGHT: Thank you all very much for your time and for your recommendations.~~

- X. A. 4. **CDRC CASE # V/ZA/S 10-5352 Rio Santa Fe Business Park.**
Peña Blanca Partnership, Applicant, Jim Siebert, Agent, Request a Master Plan Zoning Amendment to an Existing Zoning Approval and Preliminary and Final Plat and Development Plan Approval to Create Four (4) Commercial Lots on a 31.44 + Acre Parcel to be Utilized as a Commercial/Industrial Use. The Applicant Also Requests a Variance to Allow a Cul-de-Sac (Dead-End Road) to Exceed 500 Feet in Length. The Property is Located at 54 Colony Drive, North West of N.M. 599, North of Paseo de River, Within Section 10, Township 16 North, Range 8 East, (Commission District 20) [Exhibit 10: Baca Appeal on Rio Santa Fe Business Park; Exhibit 11: Baca Appeal on PNM Solar Center]

JOSE LARRAÑAGA (Case Manager): Thank you, Mr. Chair. Peña Blanca Partnership, Applicant, Jim Siebert, agent, request a master plan zoning amendment to an existing zoning approval and preliminary and final plat and development plan approval to create four commercial lots on a 31.44-acre Parcel for commercial/industrial use. The applicant also requests a variance to allow a cul-de-sac to exceed 500 feet in length. The property is located at 54 Colony Drive, northwest of NM 599, north of Paseo de River, within Section 10, Township 16 North, Range 8 East.

On February 19, 2015 the County Development Review Committee met and acted on this case. The decision of the CDRC was to recommend approval by a 4-1 voice vote of the applicant's request for master plan zoning amendment to an existing zoning approval, preliminary and final plat and development plan approval to create four commercial lots on a 31.44-acre parcel for commercial/industrial use and a variance to allow a cul-de-sac to exceed 500 feet in length, with staff conditions subject to modification of staff condition #8. That was to include "unless a site threshold assessment is acceptable to the New Mexico Department of Transportation."

On December 14, 2010 the Applicant was granted Master Plan Zoning approval to allow commercial/industrial uses on 31.44 acres by the Board of County Commissioners. The conditions of approval included: water shall be supplied by Santa Fe County via an extension of service from the existing Buckman Direct Diversion transmission line; the Business Park wastewater system shall connect to the City of Santa Fe sewer system; the site would take access via the NM 599 Frontage Road.

The applicant is requesting an amendment to the approved Master Plan to allow the use of individual onsite wells as a water source for the development as a substitute for

County water. The applicant states that the number of lots is proposed to decrease from 20 lots to four lots, therefore an extension of the BDD waterline is impractical for the development. The applicant also states that the water use will be limited to 0.25 acre-feet per year per lot.

The Applicant also requests that the use of conventional septic systems, on individual lots, be allowed. The applicant states that a request to the City of Santa Fe for connection to the City sewer system, was pursued and the City verbally stated that connection to the City Sewer System from outside of the City limits would not be allowed.

The Applicant is requesting Preliminary and Final Plat and Development Plan approval to create four commercial lots on a 34.44-acre parcel to be utilized for commercial and industrial uses. The lots range from 6.36 acres to 9.245 acres. The lots will take access off of Rio Abajo Road via the NM 599 Frontage Road.

The applicant also requests a variance of Article V, 8.2.1d to allow a dead end road to exceed 500 feet in length. The proposed roadway to the site is not designed with an alternate access and is therefore considered a dead-end road.

The applicant states: the excess length of the cul-de-sac is from having to maintain the existing Santa Fe County easement granted to Santa Fe County by Peña Blanca Partnership and denial by the MPO and County staff to allow for the relocation of said easement.

Building and Development Services staff has reviewed this project for compliance with pertinent Code requirements and has found the following facts presented support the request for amending the existing Master Plan Zoning to allow the use of individual onsite wells as a water source for the development and to allow the use of conventional septic systems on individual lots: water availability has been demonstrated for the proposed subdivision with submission of a water resource analysis on adjacent wells; the water analysis provided information that satisfies the requirements set forth in the code for water service for the proposed subdivision; the subdivision disclosure statement states that upon drilling a well on the individual proposed lots a qualified testing lab shall prepare a water quality report satisfying the code requirements; water use will be limited to 0.25 acre-feet per year per lot; the applicant has demonstrated that the development concepts are acceptable; the application is comprehensive in establishing the scope of the project; the application satisfies the submittal requirements set forth in the code.

Building and Development Services staff has reviewed this project for compliance with pertinent code requirements and has found the following facts presented support the request for preliminary and final plat and development plan approval to create four commercial lots on a 34.44-acre parcel: the proposed subdivision design and layout submitted on the preliminary plat meets the requirements of the Land Development Code; the final plat substantially conforms with the preliminary plat; the development plan conforms with the Preliminary and Final Plat; the application satisfies the submittal requirements set forth in the Land Development Code.

The review comments from State Agencies and County staff have established that this application for an amendment to the existing master plan zoning and for preliminary and final plat and development plan is in compliance with: State requirements; Article V, Section 5 Master Plan Procedures; Article V, Section 5.2.6 Amendments and Future Phase

Approvals; Article V, Section 5.3 Preliminary Plat Procedures; Article V, Section 5.4 Final Plat Procedure; Article V, Section 7.2 Final Development Plan. This application is not in compliance with Article V, Section 8.2.1d, Cul-de-sacs.

Building and Development Services staff has reviewed the applicant's request for a variance and has found that the following information is relevant to a recommendation by the BCC: the proposed access road is 1,824 feet in length from NM 599 Frontage Road to the end of Rio Abajo Court, the distance from the intersection of Paseo de River and the end of the cul-de-sac is 1,034 feet; from the intersection of Rio Abajo Road and Rio Abajo Court to the end of the cul-de-sac is 674 feet in length. The New Mexico Department of Transportation has indicated, to the Public Works Department and to the applicant, that the Frontage Road will be blocked off and no through traffic going east will be allowed onto Paseo de River from the Frontage Road. This action would leave the proposed site without access; the access from Paseo de River from the south via Paseo Rael does not have an all-weather crossing and would require a variance of that condition or a substantial expenditure of funds to install the all-weather crossing; a platted, 100-foot wide, easement runs north/south through the site and connects to Caja del Rio and Paseo Rael. The southern portion of the easement shall require an all-weather crossing and the distance from Caja del Rio to the site is approximately 6,185 feet.

Staff recommendation: Staff recommends denial of the applicant's request for a variance of Article V, Section 8.2.1d to allow a cul-de-sac to exceed 500 feet in length.

The Board of County Commissioners may consider the information presented by staff in determining if the request for a variance of Article V, Section 8.2.1d would be a minimum easing of the requirements. The decision of the CDRC was to recommend approval of the variance of

Article V, Section 8.2.1d and approval of the request for master plan zoning amendment to allow the use of individual onsite wells for the development and to allow the use of conventional septic systems on individual lots. Approval of preliminary and final plat and development plan to create four commercial lots on a 34.44-acre parcel subject to the following staff conditions, with a modification of staff condition #8 so that it included the following language: "unless a site threshold assessment is acceptable to the New Mexico Department of Transportation." Mr. Chair, may I enter these conditions into the record?

CHAIR ANAYA: Yes, you may.

[The conditions are as follows:]

1. The Applicant shall comply with all review agency comments and conditions as per Article V, Section 7.1.3.c.
2. Amended Master Plan with appropriate signatures, shall be recorded with the County Clerk as per Article V, Section 5.2.5.
 - a. Approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board.
3. Final Plat with appropriate signatures, shall be recorded with the County Clerk as per Article V, Section 5.4.4. The Plat shall illustrate the portion of the property that shall be dedicated as Open space.
 - a. Any approved or conditionally approved final plat, approved after July 1, 1996 shall be recorded within 24 months after its approval or conditional approval or the plat shall expire. Upon request by the subdivider, an

additional period of no more than 36 months may be added to the expiration date by the Board.

4. Final Subdivision Development Plan with appropriate signatures, shall be recorded with the County Clerk as per Article V, Section 7.2.
5. The Applicant shall submit a financial guarantee, in sufficient amount to assure completion of all required improvements prior to Final Plat recordation, as per Article V, Section 9.9.
6. The Applicant shall record water restrictive covenants restricting the water use to each lot to 0.25 acre-feet per year (afy). A water meter must be installed for each lot. Annual meter readings shall be submitted to the County Hydrologist by January 1st of each year. If the proposed water budget exceeds 0.25 acre-foot per year for the proposed development, submission of a geohydrology report approved by the County Hydrologist demonstrating water availability as allowed by the Code, will be required, as per Article VII, Table 7.4.
7. Water quality documentation shall be submitted at Preliminary Development Plan, on each lot, as per Article VII, Section 6.5.1.d and Table 7.4.
8. A Traffic Impact Study shall be required for each lot at time of Preliminary Development Plan unless a site threshold assessment is acceptable to the New Mexico Department of Transportation.
9. The Applicant shall construct Rio Abajo Road to the most northern boundary of the property.
10. The Applicant shall comply with road design standards set forth in Article V, Section 8.2.1d.
11. The Applicant shall submit a Plat, prior to the recordation of the Preliminary and Final Plat, which shall dedicate the granting of easement and realignment of an easement on both private and New Mexico State Land Office property which will provide the access to the site.
12. The applicant shall submit a New Mexico right-of-way lease dedicated as a public easement from the State Land Office prior to final plat recordation.

MR. LARRAÑAGA: Mr. Chair, I stand for any questions.

CHAIR ANAYA: Are there any questions of staff at this time? Seeing none, is the applicant present? Mr. Siebert, if you would be sworn and if you have anything to add.

[Duly sworn, Jim Siebert testified as follows]

JIM SIEBERT: My name's Jim Siebert. My address is 916 Mercer. Mr. Chair, Commissioners, to give you a little background on this, you may recall we regionally had this approved as a 27-lot subdivision. One of the conditions was that we had to approach the City and request use of City sewer. It took well over a year to get on the agenda for the Water and Wastewater Technical Review Committee. When we did that they denied the connection to City sewer and at that point it just simply wasn't feasible to bring in water without having sewer. It wouldn't make any sense.

So the applicant at that point decided to kind of go back down to four lots, to onsite wells and individual septic systems. So with that I'm going to give you –

CHAIR ANAYA: Jim, just to summarize, there were 26 lots and now it's down to four?

MR. SIEBERT: Correct.

CHAIR ANAYA: Okay. Thanks.

MR. SIEBERT: This is a drawing of our project and what we've done is this is the boundary. There is an existing easement that runs through the tract. It's a 50-foot road easement that's actually been dedicated to the County. The idea eventually as the alternate road comes off Caja del Rio it would come down and eventually connect back up to Airport Road. This is the cul-de-sac that isn't in discussion here. What's happened is, and some of you may be aware of this. I think Commissioner Chavez is aware of it on the MPO, that this is the New Mexico frontage road. Originally, we had plan to use this access here, coming down and then up the Santa Fe River and then into the project.

We've been informed by District 5 Highway Department that their plan is to at some point cut this road off because it goes across access control. [inaudible] down to Paseo del River so what the applicant has done is acquire an easement from the State Land Office for this portion here. This portion here is – an easement has been acquired. It's in your packet. It has not been recorded. It's ready to be recorded if this plat is approved. So there is an alternative access to get into the property when this is closed.

The other thing to take into consideration is at some point there will be a bridge structure here to complete that connection from the end, the [inaudible] end of the frontage road to the current end of the frontage road. And there is a study done actually by the Highway Department that it would be about \$3.2 million and that study was done in 2012 so it's a little dated, and it had a ranking for all the 599 various major improvements. This ranked kind of third down but in the meantime they had – the South Meadows interchange was constructed so [inaudible] it's right towards the top of those improvements. It is not part of the State STIP program, the Transportation Improvement Program at this time.

So long term, the advantage of acquiring these easements by the applicant, when the bridge is constructed, then there would be access to the frontage road. There wouldn't be any access from this point here, which is Paseo de River, because the frontage road, the new bridge structure would sit up so much higher than this particular roadway. So this is the long-term solution. It's a short-term solution, when they close it off. It's a long-term solution when they build the bridge.

So with that I'll answer any questions you may have.

CHAIR ANAYA: Are there questions of Mr. Siebert? Seeing none, is there anyone here that would like to speak in favor of or against this application? Mr. Baca. Mr. Larrañaga, are you going to speak in favor of or against?

MR. LARRAÑAGA: Mr. Chair, if I may. I entered the conditions. The report stated that the CDRC had approve this project with all conditions, but condition 12 was added on afterwards, just to clarify that, by staff. It reads, The applicant shall submit a New Mexico right-of-way lease dedicated as a public easement from the State Land Office prior to final plat recordation. The lease and access easement that the applicant submitted to staff, it's not in your staff report, it states that it's a private easement. So we're looking for a public easement on this. I know the applicant is working with the State Land Office on that.

CHAIR ANAYA: Thank you, Jose.

MR. SIEBERT: Mr. Chair, real quick. We're in agreement with all conditions stated by staff. We're finalizing this whole issue of the private to public easement with the State Land Office and that's forthcoming.

CHAIR ANAYA: Thank you, Mr. Siebert. Mr. Baca.
[Duly sworn, Matthew Baca testified as follows]

MATTHEW BACA: Matthew Baca. 5125 Northern Trail, Baca Ranch, also here in Santa Fe County. Mr. Chair, may I approach the bench?

CHAIR ANAYA: You can give them to Jose.

MR. BACA: Mr. Chair, what you've just been handed is an appeal of the CDRC's recommendations under final decisions of CDRC Case # V/ZA/S 10-5352, the Rio Santa Fe Business Park. I'm going to begin my comments by saying that the issues that are surrounding this application are many of the same ones that surrounded an application you heard on March 24th, which was the CDRC Case #Z/DP 14-5370, which was the PNM Caja del Rio Solar Energy Center project. Many of the key issues were also included in that one. As you recall, that was a very lengthy hearing and I know this is a quasi-judicial public hearing that forms the record for the appeal to district court.

But I don't want to take your time as well as staff's time as well as my time too, to go over a lot of that again. If I can be permitted to submit the appeal that was made to the Commission on March 24th as part of the record I can, I think, skip a lot of the things we talked about on that date.

CHAIR ANAYA: Yes, sir.

MR. BACA: As you know, in that March 24th hearing our biggest issue is the road that is coming off the Caja del Rio and it's included here in its attachment form in the appeal I just handed you for the Santa Fe Business Park. If you'll turn to Attachment 4, which approximately about 10 pages from the last page of this appeal.

This plat that you see before you was designated as Exhibit 5 in the CDRC case on February 19, 2015, this case that we are now hearing, and was shown as an access road on the northern portion of this property. This is the same road that we discussed before that is protected by federal 932 small holding claim designations and that will also we view as a taking of approximately 300, 400 acres of our grazing property if the road is built.

I want to go back to page 1 though now and just go to the very first paragraph and go to the end and I want to let Mr. Siebert know, Mr. Siebert, to let you know that in the past our family has retained Mr. Siebert, who was the agent on this and we want to put on the record that the Baca has nothing but the highest regard for his professionalism and veracity, but we just believe that some of the information provided by Peña Blanca Partnership was not provided to him prior to the hearing.

The new - I'm going to go through the new things that are here that we didn't have at the prior one, and that's the very last page. It's the easiest one, and that's attachment number 8. This is a letter from Mr. Jim Walters, who we've permitted on our ranch to monitor the burrowing owls. As you know, the burrowing owls have a special federal designation and in fact we've been inventorying for him. There is a site adjacent to this property where the proposed road enters from the north that does come across on the burrowing owl habitat. There are no owls there right now but they are there during the summertime, so I did want to point that out to you.

I also wish to go to attachment number 5 which we discussed also in the meeting of March 24th, and this is from Eric Blinman, the State Archeologist. This is to myself. Here was the preliminary report. Since this was written this is regarding archeological finds. These are the archeological finds that were brought up in the meeting of the 24th but this exhibit was not included in there so I'm providing it now. Here's the preliminary report. Since this was written we have radiocarbon and optically simulated luminescence dates from several of the features. These are adjacent to the archeology and adjacent to the road, the northern access road again. The dates indicate sporadic use of this area, probably by hunting groups as early as 4350 BC, then again circa 2900 BC, and then 2100 AD BC and finally in the 6th century CD. [sic]

This is again to reinstate that the archeological studies regarding this road have been and the area around this road to the north, at the Cochiti Trail, have sites that are approximately 6,000 years old.

And now I'm going to go to attachment 6, and first I want to say that I think the staff here has done – does a great for you. I've been sitting in these meetings now for several months and I've seen Mr. Larrañaga and Ms. Ellis-Green keep track of so many little things in regard to properties and as a property owner I know how hard that is. Everything from access roads to easements to the corners to everything else. However, in the last meeting Commissioner Stefanics did ask if the County had been aware of this at the 24th meeting, and I just have included as attachment 6 the email from March 20th, four days before to the County, to Ms. Green and the staff as well as the attorneys, with this information. We try and disclose all our information as soon as we find it. I had found out the day before. We don't wish to sandbag anybody so I did want to include that to assure the Commission that we will try and provide all information as soon as we have it to your staff.

The other portions of this has to do again with lack of public notice. This came up again also in the CDRC case related to PNM's Caja del Rio Solar Energy Center project. We believe the applicant continues to try and evade the requirements there. I won't go a lot into it.

I'm going now to the heart of the matter. Everything else – of what this is, and this is on page 5. When we brought up the road, Chairman Katz of the CDRC said – this is number 6 – as the hearing continued Chairman Katz then stated in response to my testimony regarding the road – and this was the testimony we went through on the 24 of March that you heard – he was concerned because the northern access road has nothing to do with this particular case because the applicant access is not coming from that direction. Chairman Katz then asked Mr. Siebert if there was any portion of the access coming from the north rather than the south. Mr. Siebert stated there was no access proposed on this property from the north. There will be no access whatsoever on the Baca land for this particular property – to this particular property.

This was countered. The County staff report and my testimony said this was not so and that was that map I just referenced as attachment 4 that shows the road to the north coming off the property and was in the staff report for this application. And also if you'll go to page 4, number 4, Mr. Larrañaga's testimony to the CDRC stated that access from Paseo de River from the south via Paseo Rael does not have an all-weather crossing and would require a variance of that condition or a substantial expenditure of funds to

install the all-weather crossing. A platted 100-foot wide easement runs north-south through the site and connects to Caja del Rio and Paseo Rael, not just to Paseo Rael but to Caja del Rio which is the road in Exhibit 4.

The southern portion of this easement shall require an all-weather x-ing and the distance – this is where I put my emphasis – from Caja del Rio to the site is approximately 6,185 feet, which is the road to the north.

Now, a lot of this – Mr. Siebert stated it would not be used so we've asked in our findings and – on page – I think page 8, is it. Yes. Page 8. Relief. We've asked for four different conditions on here. Four different things. But the main one that I would point you to, and this has to do with the western burrowing owl. We're asking that on the road that they require an accurate archeological study under the guidance of the Center for New Mexico Archeology, the State Archeologist be done. Which will also – we wanted with the PNM case.

But also the final one that we have in this is require that the application be amended to specifically state what Mr. Siebert testified on the record and that is that there will be no northern access to Caja del Rio as shown in Exhibit 5. Sorry, Exhibit 4, which is attachment 4. Exhibit 5 is the number that the County gave it in their staff report that you have in front of you. Exhibit 4 is what it is in my appeal, just for clarification.

So we would ask that the application be amended and that the Commission specifically direct staff that there will be, to include in there the language that there be no northern access to Caja del Rio, which is what Mr. Siebert testified in front of the CDRC. Additionally, after hearing Mr. Larrañaga's testimony regarding the water and hearing what Commissioner Chavez said earlier on the previous case, we would also request that the Commission direct staff to require meters for the 0.25 applicant's statement on water use at each lot, and that usage be reported to the Land Use Department on January 1st of each year. We're very concerned. These are very big lots that can have very big developments and we think that the quarter water acre-feet is something that could be exceeded quite easily and we would never know the difference.

We have lands and properties at Caja del Rio and 599, approximately 8, 9 different parcels recognized by the County and we worry that our water would be affected to if they were to begin pumping a great amount of water. Thank you, Mr. Chair.

CHAIR ANAYA: Thank you, Mr. Baca. Mr. Siebert, would you comment on item 4 that Mr. Baca just brought up? Referencing statements you made in the north access to Caja del Rio.

MR. SIEBERT: Yes. Let me describe that to you. First of all, let me talk about the ownership of the surrounding land. You have state land and BLM land that's surrounded by Espanola Mercantile. This is owned by [inaudible] formerly known as La Farge. So the Bacas really don't own any land that's adjacent to this particular parcel here. One of the requirements of staff and actually of City code is this road has to be improved. It would be to the northern boundary of the property. Once again, it doesn't connect to anything that has to do with the Baca Ranch.

Where I was a little confused by [inaudible] referred to as the Old Cochiti Road that this particular project somehow has an impact on that and I just – I don't see it.

CHAIR ANAYA: Let me ask it a different way, Jim. If you go back to your chart right there. At the top of that road that's going to be improved, there's nothing

as far as access is concerned with your project.

MR. SIEBERT: Correct. Correct.

CHAIR ANAYA: Okay. That's all I had. Commissioner Chavez. Is there anybody else who would like to speak in favor of or against this project? Seeing none, this public hearing is closed. Are there any questions? What's the pleasure of the Board.

COMMISSIONER CHAVEZ: Mr. Chair, I'll move for approval with all of staff's recommendations and I want to have some discussion about Mr. Baca's additional conditions of approval and I did not take note of those, but Mr. Baca, maybe you could – I think you only had two or three that you wanted to add.

MR. BACA: Well, the two biggest ones that would alleviate a lot of our concerns. We have five things. One is that the CRDC – that this be remanded to the CDRC of course and that the State Archeologist be brought in to managing any kind of activities on the road leading between the Old Cochiti Trail and the site. But the – and require that they develop a plan for protection of the western burrowing owl. But number four is the big one there, in terms of requiring that the application be amended to specifically state in the application what Mr. Siebert has again stated here, that there will be no northern access from the property to Caja del Rio as shown on that north road. As shown right here [inaudible] That would take care of –

CHAIR ANAYA: I guess what I'm going to comment on that is we're not going to, in my opinion, make pre-judgments on what potentially might come from a parcel beyond that within this decision. This decision falls within the boundaries of what's requested and I'm just saying it's the pleasure of the Board what they want to do but I wouldn't feel comfortable adding a provision that would say any potential access by anything north of this would be excluded. So I'm just saying my perspective, Mr. Vice Chair.

COMMISSIONER CHAVEZ: So I think, Mr. Baca, of the conditions of approval that you're suggesting, I think the only one that I would be willing to incorporate into a motion here tonight would be the water restriction. Would the applicant agree to that .25 acre-feet for each of those lots?

MR. SIEBERT: Commissioner, we would. I think the concern was that the well would have to be meter and water meter readings submitted to the State Engineer. We have no problem with that, just for the understanding that if each of these lot owners would wish, they could drill a well, do a geohydrologic test and they could request one acre-foot per year. So we're not giving that up. We're saying that under the current code, the way we did the reconnaissance study we're agreeing to .25 but we're not giving up on each landowner doing further hydrologic studies and getting one acre-foot of water. But we absolutely would require as part of the covenants that each landowner would have to install a meter and submit meter readings to the Office of the State Engineer.

COMMISSIONER CHAVEZ: Well, I think, Mr. Larrañaga, I think those readings would also have to be submitted to our County Land Use Administration – Administrator.

MR. LARRAÑAGA: Mr. Chair, Commissioner Chavez, that's correct and actually in condition 6 it lists all that – each lot would be meter a quarter acre-foot and they could come back and do a geohydrology study on each lot to approve.

COMMISSIONER CHAVEZ: Okay. So it's already in your staff

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recommendations.

MR. LARRAÑAGA: That's correct.

COMMISSIONER CHAVEZ: I overlooked it. I'm sorry. I apologize.

Okay, then I'm good, Mr. Chair. Thank you.

CHAIR ANAYA: So, Commissioner Chavez, you did make a motion with staff conditions including the addition condition that Jose brought up.

COMMISSIONER CHAVEZ: Yes.

CHAIR ANAYA: I think it was 12. Was it condition 12?

MR. LARRAÑAGA: That's correct, Mr. Chair.

CHAIR ANAYA: There's a motion to approve with additional condition, condition 12. Is there a second?

COMMISSIONER ROYBAL: Second.

CHAIR ANAYA: Second from Commissioner Roybal. Any further discussion?

The motion passed by unanimous [3-0] voice vote. [Commissioners Holian and Stefanics were not present for this action.]

XI. CONCLUDING BUSINESS

- A. Announcements
- B. Adjournment

CHAIR ANAYA: Ms. Lucero, do we have any other business?

MS. LUCERO: Mr. Chair, that's all for the land use items.

CHAIR ANAYA: Well, I very much thank the staff and all you present for your diligence and your work. Thank you so much

The motion to adjourn was made by Commissioner Chavez with a second from Commissioner Roybal. Having completed the agenda and with no further business to come before this body, Chair Anaya declared this meeting adjourned at 10:05 p.m.

Approved by:



Board of County Commissioners
Robert A. Anaya, Chair

ATTEST TO:



GERALDINE SALAZAR
SANTA FE COUNTY CLERK

6-9-2015





