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Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holias
Commissioner, District 4

Liz Stefaniak
Commissioner, District 5

Katherine Miller
County Manager

**CDRC CASE # V/MP 14-5490 SALEH MASTER PLAN
MASTER PLAN
SENEMAR, LLC, APPLICANT
DESIGN ENGENUITY, AGENT**

ORDER

THIS MATTER came before the Board of County Commissioners (BCC) for hearing on April 14, 2015, on a request by Senemar, LLC (Applicant) for a Master Plan approval to allow a Phased Mixed Use Development on a 64 acre \pm site. The Application included a request for a variance of Santa Fe County Ordinance 2000-12, the Community College District Ordinance (CCDO), Section 6.E.3.c, an amendment to the Santa Fe County Land Development Code, to allow a no-outlet roadway to exceed 300 feet and a variance of the CCDO, Section 6.7, Road Design Standards, to allow deviation from design standards required of a Living Priority Road. 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 Master Plan approval in conformance with Santa Fe County Ordinance 1996-10, the Santa Fe County Land Development Code (Code) as amended by Santa Fe County Ordinance 2000-12, the Community College District Ordinance (CCDO) to allow a Phased Mixed Use Development on a 64 acre \pm site. Additionally, the Applicant requests two variances, a variance of the CCDO, Section 6.E.3.c to allow a no-outlet roadway to exceed 300 feet and a variance of the CCDO,

Section 6.7, Road Design Standards, to allow deviation from design standards required of a Living Priority Road.

2. The property is located on the south side of I-25 and east of Richards Avenue, within the Community College District, within Section 16, Township 16 North, Range 9 East.

3. The owner of the Property acquired the property by warranty deed recorded as Instrument #1403256 in the Santa Fe County Clerk's records dated November 28, 2005. Design Enginuity is authorized by the Applicant to pursue the request for Master Plan and two variances, as evidenced by a copy of the written authorization contained in the record.

4. 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 unanimous 6-0 voice vote of the Applicant's request for a Master Plan in conformance with the Code and the CCDO to allow a Phased Mixed Use Development on a 64 acre \pm site and approval the two variances of the CCDO with staff conditions. Additionally, the CDRC modified staff condition number five so that it added the following language to the existing condition: "and may seek to recover infrastructure costs from other beneficiaries of shared system infrastructure."

5. Notice requirements were met as per Article II § 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 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.

6. The CCDO was adopted December 11, 2000, modifying the Code within the Community College District. All 64 acres of the subject property are governed by the CCDO, the Land Use Zoning Map zones the subject property as follows, 31.2 acres as Employment Center, 22.3 acres as Village Fringe, and 10.5 acres as Open Space.

7. The Applicant has, pursuant to the CCDO, Section 4(B)(2)(b)(i), defined the boundaries of the landscape types and thereby determined the configuration of the various zones on the Master Plan—taking into consideration the flatlands, hillsides, pinion/junipers, grasslands and arroyos of the CCDO Land Use Map and Land Systems Map. This inventory of the land resulted in an increase in Employment Center acreage of .9 acres, an increase in Open Space of 21.6 acres, an elimination of Village Fringe, and the addition of 7.4 acres of Neighborhood Center zoning. The Applicant's proposed Master Plan for the 64 acres includes 7.4 acres of Neighborhood Center, 21.4 acres of Employment Center, 32.1 acres of Open Space, and 3.1 acres of road right-of-way.

8. The Applicant proposes two Phases for the development of this site. The use list for Phase 1, consisting of 24.16 acres, includes the following: 13.55 acres of Open Space which includes passive space, parks, plaza (.33 acres), trails, roads, drainage facilities, wastewater treatment facilities, stables, riding academies (maximum 20 horses) and cemeteries; 7.39 acres of Neighborhood Center which includes cemeteries/funeral homes (maximum 5 acre cemetery and 10,000 square foot funeral home) and churches/religious institutions (maximum seating for 125 persons); 1.82 acres of

Employment Center which includes air-conditioned storage facility with allowable caretaker unit (single building with a common entrance to all units, maximum 60,000 square feet) and RV and boat storage facility.

9. The use list for Phase 2, consisting of 35.68 acres, includes the following: 16.13 acres of Open Space which includes passive space, parks, plaza (.33 acres), playground (.25 acres), trails, roads, drainage facilities, wastewater treatment facilities, stables, riding academies and cemeteries; 7.39 acres of Neighborhood Center which includes cemeteries/funeral homes, churches/religious institutions, bank/financial services, veterinary clinic, retail sales of less than 5,000 square feet and assisted living/nursing facility; 18.97 acres of Employment Center which includes apartments, condos or townhomes, shopping center, Hotel and office/retail.

10. The applicable requirements under the Code as amended by the CCDO which govern this request are:

a. CCDO, Section 6.E.3.c states, “[n]o-outlet roadways shall be used only to preserve open space contiguity or in cases that terrain does not allow contiguity. No-outlet roadways shall not exceed three hundred feet (300’) in length and shall have a minimum fifty foot (50’) turn around.”

b. CCDO, Section 6.7, illustrates the design standards for a Living Priority Road, which include the following: 54’ R-O-W; 11’ wide paved drive lanes, striping, 10 foot minimum median, curb and gutter, on street parking on both sides, and 10’ center planting area.

c. Article II, § 3, 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 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 or 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.

d. Article II, Section 3.1 of the Code 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.”

e. Article II, § 3.2, Variation or Modification, of the Code states, “[i]n no case shall any variation or modification be more than a minimum easing of the requirements.”

f. CCDO, § 4.B.1.b states:

All lands within the Community College District are zoned for the uses allowed in the Land Use Table. The purpose of the Master Plan is to establish the extent and scope of the project including, without limitation, the uses for the project, the specific information to determine the relationship between the landscape types, the zones and the project, and the relationship of its phases and multiple components with adjacent environment and its overall needs for services and infrastructure.

g. Article V, § 5.2.1.b of the Code 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.

11. The following facts support the request for Master Plan to allow a Phased Mixed Use Development. The Application established the extent and scope of the project including, the uses for the project, the specific information to determine the relationship

between the landscape types, the zones and the project, and the relationship of its phases and multiple components with adjacent environment and its overall needs for services and infrastructure. The Application is in conformance with the Santa Fe Growth Management Plan as amended by the Community College District Plan. The Application established the viability of the proposed phases of the project to function as completed developments. The Application established conformance to the CCDO in regards to roads (with the exception of the length and design of the access), trails, community facilities, design and construction standards, and open space standards. The Applicant's proposed Master Plan conforms to the eligible uses allowed under a Neighborhood Center and Employment Center. The Application satisfies the submittal requirements set forth in the CCDO, § 4.B.2, Submittals, and the Code's submittal requirements for a Master Plan.

12. The review comments from the following State Agencies: New Mexico Department of Transportation (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 that the Application is in compliance with state requirements, the majority of CCDO requirements, and Article V, § 5, Master Plan Procedures of the Code.

13. The Applicant has asserted that a variance is needed because during the development of Phase 1 the Applicant would like to extend the existing Dinosaur Trail, a base course road for a period of two – three years until the northeast connector is built. This extension would serve very low intensity projects such as, a church, a funeral home, a cemetery, a riding stable, with the intention being that when the northeast connector is

built this road would be removed. While, if Dinosaur Trail is not moved, it will be built to County standards—with full pavement, curb, gutter, and sidewalks.

14. At public hearing before the BCC on April 14, 2015, staff recommended approval for a Master Plan to allow a Phased Mixed Use Development on a 64 acre ± site with two variances, subject to conditions, as amended by the CDRC. 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. Conditions shall be noted on the recorded Master Plan.
- 2) In order for Phase 1 of the Development to use the 3 acre-feet available under the assigned First Amended Initial Customer Contract for Commitment of Water Service (dated November 10, 1994 “Water Contract”), the Developer shall fulfill the terms and conditions of the water contract prior to Preliminary Development Plan.
- 3) Saleh shall provide water rights for any portion of the project’s total water budget that exceeds the commitment in the Water Contract. The project will be required to annually report total development water usage to SFCU and provide SFCU with additional water rights if the 5-year rolling average usage exceeds the approved estimated budget; in accordance with Resolution No. 2006-57 “adopting a Santa Fe County Water Resource Department Line Extension and Water Service Policy” or any subsequent water development policy, Saleh’s water requirements (e.g. New Water Delivery) will need to be approved by the Board of County Commissioners. Per Resolution 2006-57, Section IX.C, such approval may require justification for a water budget that exceeds 35 acre-feet/year; Saleh shall enter into a water service agreement with SFCU, which will define Saleh’s and SFCU’s commitments and obligations and specify requirements, like connection locations, hydraulic analyses, water infrastructure design approval process, cost allocation, metering requirements, construction standards, inspections, easement dedications, and acceptance prior to Preliminary Development Plan.
- 4) Saleh shall obtain a letter from the City of Santa Fe Water Division (City) that identifies what, if any, additional water utility infrastructure is needed in order to supply the proposed total 84.312

acre-feet/year demand through the City system prior to Preliminary Development Plan.

- 5) Saleh shall construct and dedicate all water infrastructure identified by the City's water utility hydraulic modeling and may seek to recover infrastructure costs from other beneficiaries of shared system infrastructure.
- 6) The design of left turn and right turn deceleration lanes on Richards Avenue shall be submitted with the Preliminary Development Plan application, as per Article V, § 7.2.
- 7) The railroad grade shall be designated as a trail and retain the appearance of a rail road grade. The rail road grade shall be maintained and remain within an open space easement.
- 8) Saleh shall seek to have the wastewater connected to the City or other wastewater treatment facility. Saleh shall connect to a community waste water system for Phase 2 and shall abandon and remove the Phase 1 septic system. Any on-site wastewater facility shall be permitted by and come under the regulation of the New Mexico Environmental Department or the Water Quality Control Commission Regulations, as appropriate.
- 9) The Applicant shall submit a financial guarantee, in sufficient amount to assure completion of all required improvements prior to Final Development Plan recordation, as per Article V, § 9.9.
- 10) Master Plan with appropriate signatures shall be recorded with the County Clerk, as per Article V, § 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 (Article V, § 5.2.7).

15. Orallynn Guerrerortiz, Agent, spoke in favor of the Application and addressed all questions and concerns raised by the BCC.

16. At the public hearing no one spoke in favor of the Application, although a letter by Bruce Krasnow was handed out at public hearing in support of the Application. No one from the public spoke in opposition to the Application.

17. The Agent stated that compliance with the CCDO would exact a hardship because, “[a]t this point it’s the County staff’s belief that Dinosaur Trail is moving and so we don’t want to use those resources for something that’s not going to last very long. So we are asking for a variance to allow this temporary road in the meantime.”

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

WHEREFORE the Board of County Commissioners of Santa Fe County hereby approves the request for Master Plan approval in conformance with the CCDO to allow a Phased Mixed Use Development on a 64 acre \pm site subject to the conditions set forth in paragraph 14 above. Additionally, the BCC approves both variances, a variance of the CCDO, Section 6.E.3.c to allow a no-outlet roadway to exceed 300 feet and a variance of the CCDO, Section 6.7 (Road Design Standards), to allow deviation from design standards required of a Living Priority Road. The motion to approve the Application passed by a 4-1 vote, with Commissioners Anaya, Roybal, Holian and Chavez voting in favor of the motion and Commissioner Stefanics voting against.

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

Gould had to leave. She was here earlier. We do agree with the staff conditions. We do ask that you approve this variance. It would enhance the neighborhood by enlarging the park, because the park is accessed elsewhere the impact to the road into the neighborhood would be minimal if at all. And I'm available for any other questions.

CHAIR ANAYA: Are there any questions of the applicant?

COMMISSIONER HOLIAN: Mr. Chair.

CHAIR ANAYA: Commissioner Holian.

COMMISSIONER HOLIAN: Thank you, Mr. Chair. Do you know what the Park Service intends to do with the 6.6-acre lot that it would take possession of if this were approved?

MR. ARMIJO: In our discussions with the Park Service they say they do not plan any development on that acreage. In fact they value it for its archeological artifacts, so they don't plan on doing anything to it.

COMMISSIONER HOLIAN: Thank you.

CHAIR ANAYA: Thank you, Commissioner Holian. Any other questions of the applicant? Seeing none, this is a public hearing. Is there anyone present that would like to speak in favor of or against this application? Is there anyone present that would like to speak in favor of or against this application? Seeing none, the public hearing is closed. What's the pleasure of the Board?

COMMISSIONER HOLIAN: Mr. Chair.

CHAIR ANAYA: Commissioner Holian.

COMMISSIONER HOLIAN: Thank you, Mr. Chair. I think that approving this lot split would not really change the character of the area at all, nor would it increase water use in any way. So therefore I move to approve CDRC Case V 14-5500, Virginia Gould and James Lauri Hakola Variance, with the conditions that were recommended by the CDRC.

COMMISSIONER CHAVEZ: Second.

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

The motion passed by unanimous [5-0] voice vote.

- VII. A. 5. **CDRC CASE # V/MP 14-5490 Saleh Master Plan**. Senemar, LLC, Applicant, Design Enginuity, Agent, Request Master Plan Approval in Conformance with the Community College District Ordinance to Allow a Phased Mixed-Use Development on a 64 Acre + Site. The Applicant also Requests a Variance of Ordinance No. 2000-12, Section 6.E.3.c to Allow a No-Outlet Roadway to Exceed 300 Feet and a Variance of Ordinance No. 2000-12, Section 6.7 Road Design Standards. The Site will take Access off of Richards Avenue. The Property is Located on the South Side of I-25 and East of Richards Avenue, within Section 16, Township 16 North, Range 9 East (Commission District 5) [Exhibit 6: Bruce Krasnow Letter]

JOSE LARRAÑAGA (Case Manager): Thank you, Mr. Chair. Senemar, LLC, applicant, Design Enginuity, agent, request master plan approval in conformance with the Community College District Ordinance to allow a phased mixed-use development on a 64 acre + site. The applicant also requests a variance of Ordinance No. 2000-12, Section 6.E.3.c to allow a no-outlet roadway to exceed 300 feet and a variance of Ordinance No. 2000-12, Section 6.7 Road Design Standards. The site will take access off of Richards Avenue. The property is located on the south side of I-25 and east of Richards Avenue, within Section 16, Township 16 North, Range 9 East, Commission District 5.

On February 19, 2015, the County Development Review Committee (CDRC) met and acted on this case. The decision of the CDRC was to: 1) Recommend approval, by a unanimous 6-0 voice vote of the Applicant's request for a Master Plan in conformance with the Code and the CCDO to allow a Phased Mixed Use Development on a 64 acre ± site. 2) Recommend approval of a variance of Ordinance No. 2000-12, § 6.E.3.c and § 6.7. 3) Recommend that the approvals be subject to staff conditions with a modification of staff condition number 5 so that it included the following language: "and may seek to recover infrastructure costs from other beneficiaries of shared system infrastructure."

The Applicant is requesting Master Plan approval in conformance with Santa Fe County Ordinance 1996-10, the Santa Fe County Land Development Code as amended by Santa Fe County Ordinance 2000-12, the Community College District Ordinance. The CCDO was adopted December 11, 2000. Within the CCDO, the Land Use Zoning Map zones 31.2 acres of the subject property as Employment Center, 22.3 acres as Village Fringe and 10.5 acres as Open Space within the 64-acre site.

The Applicant has pursuant to CCDO Section 4(B)(2)(b)(i), defined the boundaries of the landscape types and thereby determined the configuration of the various zones on the Master Plan, taking into consideration the flatlands, hillsides, piñon/junipers, grasslands and arroyos of the CCDO Land Use Map and Land Systems Map. The end result is an increase in Employment Center acreage of .9 acres, an increase in open space of 21.6 acres, an elimination of Village Fringe, and the addition of 7.4 acres of Neighborhood Center zoning. The proposed Master Plan includes 7.4 acres of Neighborhood Center, 21.4 acres of Employment Center and 32.1 acres of open space. The remaining 3.1 acres will be a road right-of-way.

The Applicant is proposing two Phases for the development of this site. The use list for Phase 1, consisting of 24.16 acres, includes the following: 13.55 acres of open space which includes passive space, parks, plaza, trails, roads, drainage facilities, wastewater treatment facilities, stables, riding academies and cemeteries; Neighborhood Center consisting of 7.39 acres, which includes cemeteries/funeral homes and churches/religious institutions; Employment Center, consisting of 1.82 acres which includes air-conditioned storage facility with allowable caretaker unit and RV and boat storage facility.

The use list for Phase 2, consisting of 35.68 acres, includes the following: 16.13 acres of open space which includes passive space, parks, plaza, playground trails, roads, drainage facilities, wastewater treatment facilities, stables, riding academies and cemeteries; Neighborhood Center, which includes cemeteries/funeral homes, churches/religious institutions, bank/financial services, veterinary clinic, retail sales of

less than 5,000 square feet and assisted living/nursing facility; Employment Center, consisting of 18.97 acres which includes apartments, condos or townhomes, shopping center, Hotel and office/retail.

The Applicant states that due to the existing traffic congestion along Richards Avenue and the Oshara neighborhood, Phase 1 development will be limited to low traffic uses. Phase 2 will not be developed until completion of the Northeast Connector.

The Applicant requests a variance of Ordinance No. 2000-12, Section 6.E.3.C to allow a no-outlet roadway to exceed 300 feet and a variance of Ordinance No. 2000-12, Section 6.7, Design Standards of a Living Priority Road. More specifically, the Applicant proposes to build a temporary east extension of Dinosaur Trail Road onto the Saleh property for Phase 1. This road will be a dead-end basecourse road, 960 feet in length. The Applicant states that at full build-out the road would be classified as a Living Priority Road.

The Applicant States: "We request two variances: one to allow a road up to 960 feet in length and to allow this road not to be constructed to the CCDO standards. Instead we propose to construct a 24-foot wide basecourse temporary road. The reason for this request is that the County intends to close off the existing Dinosaur Trail roadway and relocate it 900 feet north when they construct the Northeast Connector. The Saleh project access will then be relocated to the new NE Connector and the existing Dinosaur Trail extension roadway will be removed. Currently the County estimates that the NE Connector will be constructed in 2017. Thus at most this temporary road will be in service for two years. Paving of the temporary road would be a waste of resources and not compatible with the goals of the County's Sustainable Growth Management Plan. All permanent roads within the project will be paved. This temporary road will end in a hammerhead turnaround with 100-foot arms. The proposed design meets the County Fire Marshal requirements for a dead end road."

Building and Development Services staff have reviewed this project for compliance with pertinent code and CCDO requirements and have found that the facts presented support this request. The application has established the extent and scope of the project including the uses for the project; the specific information to determine the relationship between the landscape types, the zones and the project and the relationship of its phases and multiple components with adjacent environment and its overall needs for service and infrastructure; conformance to the Santa Fe County Growth Management Plan, as amended by the Community College District Plan.

The viability of the proposed phases of the project to function as completed developments; conformance to the CCDO with regard to roads with the exception of the length and design of the access, and trails, community facilities design and construction standards and open space standards.

The master plan conforms to the eligible uses allowed under a neighborhood center and employment center. The application satisfies the submittal requirements set forth in Ordinance 2000-12, Section 4.B.2 and the code.

The review comments from state agencies and the County staff have established findings that the application is in compliance with the state requirements, the majority of the CCDO requirements and Article V, Section 5, Master Plan Procedures of the code. This application is not in compliance with Section 6.E.3.c and Section 6.7 of the CCDO.

Building and Development Services Staff have reviewed the applicant's request for a variance of Ordinance No. 2000-12, Section 6.E.3.c and Section 6.7 for compliance with pertinent code ordinance requirements and has found that the facts presented to not support the request. Roadway circulation with the Community College District shall provide a network of roads that will integrate automobile traffic, pedestrians and other modes of transportation in a safe and controlled manner. Within each development roadway circulation shall be interconnected as shown on the circulation map. The developer shall be required to construct a portion of the roadway necessary to maintain connectivity throughout the CCD. All road construction shall conform and comply with AASHTO standards, ITE guidelines and New Mexico State Highway and Transportation Department specifications and all applicable national codes.

Staff recommendation: Staff recommends denial of the Applicant's request for a variance of CCDO, § 6.E.3.c, to allow a no-outlet road to exceed 300 feet in length and § 6.7, to allow non-compliances of design standards required of a Living Priority Road. The decision of the CDRC was to recommend approval of the variances of the CCDO § 6.E.3.c and § 6.7, and approval of the request for Master Plan, to allow a phased mixed-use development on a 64 acre ± site, subject to the following conditions with a modification of staff condition number five so that it included the following language: "and may seek to recover infrastructure costs from other beneficiaries of shared system infrastructure." Mr. Chair, may I enter the conditions into the record?

CHAIR ANAYA: Yes.

{The conditions are as follows:}

1. The Applicants shall comply with all review agency comments and conditions, as per Article V, § 7.1.3.c. Conditions shall be noted on the recorded Master Plan.
2. In order for Phase 1 of the Development to use the three acre-feet available under the assigned First Amended Initial Customer Contract for Commitment of Water Service (dated November 10, 1994 "Water Contract"), the Developer shall fulfill the terms and conditions of the water contract prior to Preliminary Development Plan.
3. Saleh shall provide water rights for any portion of the project's total water budget that exceeds the commitment in the Water Contract. The project will be required to annually report total development water usage to SFCU and provide SFCU with additional water rights if the 5-year rolling average usage exceeds the approved estimated budget; in accordance to Resolution No. 2006-57 "adopting a Santa Fe County Water Resource Department Line Extension and Water Service Policy" or any subsequent water development policy, Saleh's water requirements (e.g. New Water Delivery) will need to be approved by the Board of County Commissioners. Per Resolution 2006-57, Section IX.C, such approval may require justification for a water budget that exceeds 35 acre-feet/year; Saleh shall enter into a water service agreement with SFCU, which will define Saleh's and SFCU's commitments and obligations and specify requirements, like connection locations, hydraulic analyses, water infrastructure design approval process, cost allocation, metering requirements, construction standards, inspections, easement dedications, and acceptance prior to Preliminary Development Plan.
4. Saleh shall obtain a letter from the City of Santa Fe Water Division (City) that identifies what, if any, additional water utility infrastructure is needed in order to

- supply the proposed total 84.312 acre-feet/year demand through the City system prior to Preliminary Development Plan.
5. Saleh shall construct and dedicate all water infrastructure identified by the City's water utility hydraulic modeling and may seek to recover infrastructure costs from other beneficiaries of shared system infrastructure.
 6. The design of left turn and right turn deceleration lanes on Richards Avenue shall be submitted with the Preliminary Development Plan application, as per Article V, § 7.2.
 7. The railroad grade shall be designated as a trail and retain the appearance of a rail road grade. The railroad grade shall be maintained and remain within an open space easement.
 8. Saleh shall seek to have the wastewater connected to the City or other wastewater treatment facility. Saleh shall connect to a community waste water system for Phase 2 and shall abandon and remove the Phase 1 septic system. Any on-site wastewater facility shall be permitted by and come under the regulation of the New Mexico Environmental Department or the Water Quality Control Commission Regulations, as appropriate.
 9. The Applicant shall submit a financial guarantee, in sufficient amount to assure completion of all required improvements prior to Final Development Plan recordation, as per Article V, § 9.9.
 10. Master Plan with appropriate signatures shall be recorded with the County Clerk, as per Article V, § 5.2.5.
 11. Approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board (Article V, § 5.2.7).

Mr. Chair, I stand for any questions.

CHAIR ANAYA: Commissioner Stefanics.

COMMISSIONER STEFANICS: Thank you, Mr. Chair. Thank you, Jose. If you look at page NBF-10 and 11, could you talk about the language that was inserted about Saleh shall construct and dedicate all water infrastructure identified by the City's water utility hydraulic modeling and may seek to recover infrastructure costs from other beneficiaries of shared system infrastructure. Who are the other beneficiaries?

MR. LARRAÑAGA: Mr. Chair, Commissioner Stefanics, I believe that refers to any improvements that Saleh would make to connect to this water and if somebody else would want to connect to the water lines or the infrastructure that they've constructed would have to pay back some of the cost of that infrastructure.

COMMISSIONER STEFANICS: So, Mr. Chair, Jose, is Saleh -- am I saying the right name? Are they prepared to pay another entity to enter into the other entity's structure?

MR. LARRAÑAGA: To clarify, is that to pay the City infrastructure?

COMMISSIONER STEFANICS: For example, there's some reference here that they might hook up to Oshara or Ranchlands wastewater. Are they willing to pay into those entities to do that hookup?

MR. LARRAÑAGA: Mr. Chair, Commissioner Stefanics, I haven't discussed that but yes, they would have to pay to hook up or get into some kind of an agreement or contract with either Ranchlands or Oshara to hook up to their wastewater

treatment.

COMMISSIONER STEFANICS: Okay, so Mr. Chair and Jose, let's discuss the road situation. Where exactly is the piece of land? Is it adjacent to Oshara?

MR. LARRAÑAGA: Mr. Chair, Commissioner Stefanics, it's just north of Oshara. It's right on the intersection of Richards and Dinosaur.

COMMISSIONER STEFANICS: Is it on the Dinosaur side or on the Oshara side?

MR. LARRAÑAGA: It's on the Oshara side.

COMMISSIONER STEFANICS: Perhaps we'll hear something from Oshara later this evening, but I'd like to know what kind of outreach occurred with Oshara on this.

MR. LARRAÑAGA: Mr. Chair, Commissioner Stefanics, the agent for the applicant has had community meetings out there. There has been positive – there's a couple letters in your packet and there was just one passed out by Mr. Bruce Krasnow in support of this project. [Exhibit 6] I have not received any negative response on this project and they have noticed per code requirements for this.

COMMISSIONER STEFANICS: So Mr. Chair, Commissioners, it was either last meeting or the meeting before, Ms. Detwiler was here asking for us to complete 600 feet of road on Rabbit Road to hook up to Richards Avenue. Could you explain how that request interacts with this plan?

MR. LARRAÑAGA: Mr. Chair, Commissioner Stefanics, I'm not familiar with where that road is or where the extension of that road would go to.

COMMISSIONER STEFANICS: Well, the reason I'm bringing up this question is because this is a complicated case. This is the whole transportation flow, and I saw Mr. Baca here and he left, but – no, he left. Johnny Baca left. Our staff. The whole thing about the northeast connector and the southeast connector, we don't have anything resolved. Then we have Ms. Detwiler coming in to talk about the extension of Rabbit Road. Now we're talking about a development that's right there in that corner that could either be obstructing the Rabbit Road or putting through the Rabbit Road, or waiting for the northeast connector. I think there's a lot of unanswered questions about the traffic flow. Could you clarify for me? We have a lot of big projects that have big question marks on them. We don't know when they're going to happen. We don't know how they're going to be funded.

And it's not that I think this project is not good. I think the issue here is really about traffic and to say we should put in another development without some kind of clear traffic plan and when it's going to happen and how it interfaces with the southeast and the northeast, and Rabbit Road, we need to know all of that.

MR. LARRAÑAGA: Mr. Chair, Commissioner Stefanics, for phase 1 it was reviewed by Public Works and it was determined that the traffic would be substantial for phase 1 build-out but they would have to do some improvements at that intersection.

COMMISSIONER STEFANICS: Well, see, that's what I'm concerned about, because the northeast connector is really going to be a DOT project, state project, versus – and we're just like helping them with acquisition of right-of-way, and so are we approving something that might be interfering with some plans that are already on the table.

CHAIR ANAYA: Commissioner Stefanics, NBF – I hear what you're saying, and I guess my general question is the same notice requirements that all projects go through, this project went through. And NMDOT has a recommendation of approval on this document in front of us. So I don't contest what you're saying, but we had a notification process. DOT is part of it. They're in the packet. So I guess from my perspective, short of a moratorium, we have to afford any applicant the same opportunity and seek input from the entities listed as well as the public. So I just say that as a point, that they're on here and they have approval.

COMMISSIONER STEFANICS: So, Mr. Chair, Public Works has approval with conditions. What are the conditions? And I'm assuming those are the County roads.

CHAIR ANAYA: Interchange.

COMMISSIONER STEFANICS: And maybe, Mr. Chair, Jose, you could answer this other question; maybe this will be easier. When is phase 1 supposed to be done?

MR. LARRAÑAGA: Mr. Chair, Commissioner Stefanics, there's not really a deadline for phasing. This is master plan, so each – they'll probably have to come in through the planning process and they still come in for the development process, final development plan for each use in the project. So the master plan gives them the uses under the CCDO and then they'd have to come in for development plan. So until they get somebody that wants to use it for one of the uses listed under phase 1, then –

COMMISSIONER STEFANICS: So, Mr. Chair, I'll wait to hear from the applicant and other people.

MS. LUCERO: Mr. Chair, Commissioner Stefanics, if I could just clarify. Phase 1, they're proposing a temporary access directly off of Richards Avenue. The phase 1, development, the uses within phase 1 are low traffic type uses, and the applicant has agreed to wait to build out phase 2 until the northeast connector is actually constructed. And phase 2 is where the more extensive traffic users will occur.

COMMISSIONER STEFANICS: Well, Mr. Chair, I'm willing to hear the rest but my inkling is to say we really need Public Works here, the people who are working on the northeast and the southeast connector to get the full picture but please go on with the hearing. Thank you.

CHAIR ANAYA: Are there any questions of Mr. Larrañaga? Seeing none, the applicant is present. If the applicant would be sworn.

[Duly sworn, Oralynn Guerrerortiz testified as follows:]

ORALYNN GUERRERORTIZ: I'm Oralynn Guerrerortiz. My office is at 1421 Luisa Street here in Santa Fe, and I'm happy tonight to be presenting the proposed Saleh master plan. With me tonight is Esmail Haidari and his wife. They've been the owners of this property since 2005. Would you like me to make my presentation and then answer your questions or just jump to your questions, ma'am, Mr. Chair and Commissioners?

CHAIR ANAYA: Whatever you prefer.

MS. GUERRERORTIZ: I'll start, I think with presenting the project. I think that would be wise and then we'll go from there. Do you all get to see what we're seeing on the screen?

COMMISSIONER STEFANICS: Yes.

MS. GUERRERORTIZ: Okay. This is a picture of the property. It is a 64-acre vacant parcel that's located at the southeast intersection of I-25 and Richards Avenue. So in general, the northern portion of the property has some steeper slopes. There is an arroyo going through the middle, transects the property east to west. On the eastern boundary there is an old railroad grade that actually is as high as 14 feet higher than the surrounding property. There is some traffic noise that affects the northern third of the property and along Richards Avenue we've got two County water lines, there's no sewer there, gas, electricity, PNM.

The history of this with Mr. Haidari and this proposed Saleh project is he purchased it in 2005. We began working then on plans for developing the property. At the time, Oshara was being worked out and we integrated this project with Oshara's plans at that time. The roads for Oshara were going to pass through this development and everything was going to be interconnected. When the economy started turning we put the project on hold. Then more recently, about 2013, we started looking at it again and we were then focused on the County's plans for roads. The northeast connector will go through the Saleh property. There have been multiple plans on where those roads went through, and the Saleh master plan actually had multiple plans associated with every version that the County presented. So we kind of were working in the background trying to integrate what the County was considering.

The County actually has now come to a plan where they intend to develop the northeast connector along the northern boundary of Saleh. It will be a continuation of Rabbit Road. Their current plan has removal of the existing Dinosaur Trail-Richards Avenue and moving it 900 feet north to a roundabout. That is a current plan. That's where they've come to us showing us plans - preliminary plans, mind you - asking for permission, which we have granted, to go ahead and do survey work, bugs and bunny studies, archeology studies and so on, on this land. We've been in constant communication with the County for about a year and a half on their plans for the roadway and we fully want to work with the County on trying to develop the northeast connector because it's so important for this portion of our community.

And really, we have been focused on traffic concerns. Our project, as I hope you'll recognize tonight, has been not only been taking into consideration the neighborhood concerns for how the project actually looks and what gets developed and the use list, but very focused on how traffic will be impacted.

These are just some pretty pictures of the property. There's a lot of grassland, juniper dominate, some piñon. It has amazing views across the land. The Community College District zoning map is here and I'm going to blow up a little portion of that Community College plan right in here, and that's this next one. The Saleh property was actually shown on this Community College plan. You can kind of see this little gray line in this location, and that's the 64-acre Saleh property. The purple is employment center. It's a pretty high intensity use of development in the Community College District. The yellow, which is underneath all the green striping. The green striping is related to whether it's grassland or different types of vegetation. The yellow was village fringe. So originally, the County thought that this would be mostly employment center with some village fringe areas.

As part of the CCDO process we had to go ahead and refine this work and this is the proposed Saleh master plan. It is primarily a commercial project, which would include a mix of offices, retail, a hotel, multi-family housing, assisted living facilities, and a visually integrated project. I'm going to show a color version of this because it's easier to understand and recognize. The green is open space. More than 32 acres, more than 50 percent of the project would be open space. That open space includes the railroad grade, which we propose a district trail along, a 100-foot swath related to the arroyo. The arroyo today is maybe 20 feet wide, but we're doing a 100-foot swath through there. The setbacks from the freeway and from Richards Avenue are a minimum 200 feet, some places 600 feet, 700 feet even.

All the slopes that are steep are within the open space. All the land that is intended to be developed is mostly under 10 percent grades. A lot of it is five percent grade. What do we request to put here? Two roads. One would be an extension of Willowback Road which would ultimately connect to Oshara Village. The Oshara Village master plan – Oshara Village proper, what has actually been developed, is actually another thousand feet south of this property. Or maybe it's 600 feet. I'm sorry. I think I misspoke. But in between is a master plan which I think is going to have to be altered, because that master plan that was prepared for Oshara did not imagine that Dinosaur Trail was going to move 900 feet and the Oshara plan did not imagine the northeast connector. So the existing Oshara master plan will have to evolve just like the Saleh project has had to evolve in response to traffic changes in our community. But the intention is that the Willowback Road, this north-south road in our property would connect and line up with the existing Willowback Road in Oshara Village.

Saleh Avenue would be a primary east-west connecting road and both of these roads would connect to the northeast connector. Early discussions with the County staff suggest that these would be roundabouts. All connections to the new northeast connector would be roundabouts, including the one that's proposed at Richards Avenue. Right now, northeast connector's not in place, and we do want to move forward. We have been working more than 18 months with the existing traffic plans but we do think that we could move forward with some low traffic uses in phase 1.

Our phase line cuts through the property. Basically the third western portion of the property would be developed in phase 1 and we would like to extend off of existing Dinosaur Trail a basecourse road. Very unusual, but it may only be in service for at most two years. Maybe three years, and it would only serve very low intensity projects – church, a funeral home, a cemetery, maybe a riding stable, so it really won't have much traffic. And the intention is when the northeast connector is built this road would disappear.

There is a commitment in our report that says if Dinosaur Trail is not moved at it's a final decision that it will not move, then we will build this road to County standards, which would mean full pavement, curb and gutter, sidewalks on both sides. At this point it's the County staff belief that Dinosaur Trail is moving and so we don't want to use those resources for something that's not going to last very long. So we are asking for a variance to allow this temporary road in the meantime.

I'm going to show you the use list and I'll start with phase 1. These two brown parcels and this brown parcel here. This lower brown parcel is actually the lowest part of

our property. That site would be a storage facility. Up to three stories, an air-conditioned storage facility, a single building with a common entrance to all units and a caretaker unit. It would also have RV and boat storage surrounding – I'm sorry. RV and boat storage permitted and the thing would be surrounded by a screening fence with landscaping.

RV and boat storage was not something I came up with. That's something that the neighborhoods came up with. And you'll see, and I won't mention every time that happened but we had a lot of discussions with the neighborhoods and they explained to us what they thought their community needed and wanted, and they also told us what their community did not want, and you will not see anything in this list that at least with many people we met with that they didn't want, and that's not an easy thing to do, frankly.

Also in the open space we would like to have cemeteries, trails, drainage facilities, and riding stables. And then in the neighborhood center which was in the northwest corner, that would be allowed to have cemeteries, funeral homes, and churches and religious institutions. All of these are very low intensity uses for traffic. These are the only things that would be permitted before the northeast connector got constructed. When the northeast connector gets constructed then we've got to do some detailed traffic studies because things are going to change between now and then, and there may need to be some additional improvements. But it's our intention to do full-blown studies at the time, and then we've got a laundry list of uses and we hope that we can clarify exactly what we would be developing. But on this list what would be permitted, theoretically under phase 2 would be everything I listed previously in phase 1 but we'd also expand and allow a series of retail shopping facilities, assisted living up to 100 beds, a hotel room with up to 100 beds, 95 multi-family apartments or townhomes or condos – very likely apartments. Anyway, this is the laundry list of things that could possibly exist in phase 2.

The roadways. Let me make sure I wanted to say about that. The roadways, the main roads, the permanent roads, would all be asphalt with parking at least on one side, in some cases on two. They'd have curb and gutter, sidewalk on both sides of the road, only the temporary access road would be basecourse.

The open space. Again, more than 50 percent. There'd be two district trails, one on the east side, one on the west side. Connecting them would be a six-foot-wide village trail, paved along a good portion of it. There would be trees. There would be two parks. One would be more like a plaza and more in the center of the project, and that would actually have a basketball court. I haven't developed a basketball court yet so I want to put a basketball court here. And then the other park would be more passive with trails and benches.

If you even looked at the details of our water plan there are a lot of street trees in that water plan and the intention is street trees every 40 feet along the main roadways and then along the main paved trail. There would be one project sign at the main intersection of the two roads.

Covenants were a key issue with our neighbors and it came down to, in the end, really three issues which I've blown up here. All buildings are proposed to be in a pueblo revival style, that every lot could have two stories but some could have three stories, and the ones that could have three stories, there's actually on the plan that I had previously

shown an elevation showing the top of parapet. Those elevations were set based on the fact that if you were in College Hills, as you look towards the north, today the horizon line is the freeway, and so all of our structures would be below the freeway so that their horizon would not change. That was the intention and that was what we agreed to. And then outdoor storage would all be screened and that was one of the conditions that they also wanted.

So now I'd like to try to address some questions, Chair and Commissioners, that were raised earlier. My understanding, because I got hit with the same condition on an earlier project by Homewise of why the requirement for doing a city modeling and then paying for any costs associated with that and why we asked for it to be shared is there's always a potential that something like a water storage tank or some offsite improvement is going to be necessary that wouldn't just serve the Saleh property. It would presumably serve a greater area. Whether that would be a pump station or a water tank or some other need, I think that in most cases those things, those large infrastructure pieces usually help other projects, not just our own, and we'd like to be able to try to recoup the costs associated with something like that.

Yes, we did do a lot of outreach with Oshara and other communities in the area. We had an ENN meeting even though we're not required to at the Community College. We had private meetings in homes with as many as 12, 15 people trying to flesh out different issues on this project. I have evaluated the Oshara wastewater facilities. My professional opinion is those facilities were designed for phase 1 of Oshara and they do not have additional capacity at this time beyond what phase 1 needs and its ultimate build-out. So a connection to the Oshara wastewater treatment plant could be possible and we certainly would be more than willing to do that and help pay for expansions and pay for costs and work out a reasonable deal with them if that's possible. And so I've left it on the table. I had always hoped that the County would consider ownership of the Oshara wastewater facility. Then it's a public facility and then I'm negotiating with a public entity, and it's a different playing field. But we're still trying to negotiate in the context of what they have. But I know that it would require an expansion of their facility. And so it's certainly something that we are considering and will pursue, and if we can manage that agreement then we will choose to do that, because it would be better to have fewer wastewater treatment plants in our community than more, frankly.

On traffic in general, I think our use list was specifically taken for phase 1 to focus on very low traffic uses and we've made commitments that phase 2 will not occur until the northeast connector is in place. We've also made commitments to work with the County to help them get what they need for their northeast connector. I don't know what that is yet, exactly but we were considered one of the people, one of the two entities they need to purchase land from presumably, and we're at the table and we're willing and able to negotiate that and work those deals out.

Public Work conditions with regards to traffic are in addition to the commitments that we have made, so our commitments specifically in our proposal presented tonight is that we will not develop phase 2 of this project until the northeast connector is done. Then we'll do full-blown traffic analyses to see if additional improvements are necessary prior to the development of our projects. Thank you, and I'll stand for any questions. We agree to all conditions.

SFC CLERK RECORD05/13/2015

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 Road 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.

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

Date: October 13, 2015
To: Board of County Commissioners
From: Kathy Holian, County Commissioner
Via: Katherine Miller, County Manager
Re: A Proclamation Proclaiming October 16, 2015 to be World Food Day in Santa Fe. (Commissioner Holian)

BACKGROUND

On the agenda for your consideration is a proclamation proclaiming October 16, 2015 as "World Food Day in Santa Fe" as a celebration of the progress over the first year of implementation of the 2014 Food Plan, *Planning for Santa Fe's Food Future*, which was adopted by the Board of County Commissioners a year ago in Resolution 2014-131.

In conjunction with this resolution, the Santa Fe City and County Advisory Council on Food Policy will present a brief update of the Food Plan to the Board of County Commissioners, describing the progress over the past year toward goals laid out in the 2014 Food Plan.

The Santa Fe City and County Advisory Council on Food Policy has also planned a day of events on October 16, 2015 in celebration of World Food Day in Santa Fe. All are invited to join in conversations about our shared food system, participate in activities to learn about how to grow and access food in the County and City, and to celebrate with music and a Santa Fe chefs' potluck. All events are free and open to the public, and will take place from noon until 8:30 pm at the Santa Fe County Fairgrounds.

ACTION REQUESTED

Commissioner Holian seeks Board approval for the resolution.



SANTA FE COUNTY PROCLAMATION

PROCLAIMING OCTOBER 16, 2015 TO BE

WORLD FOOD DAY IN SANTA FE

WHEREAS, Resolution 2008-5 is a joint resolution that confirmed the commitment of the City and County of Santa Fe to improve the availability of food to persons in need and to reduce poverty as a barrier to obtaining a healthy diet for all residents of the County and created the Santa Fe City and County Advisory Council on Food Policy ("Food Policy Council");

WHEREAS, the purpose of the Food Policy Council is to integrate all departments of the City and County as well as non-profit organizations and food and farming businesses in a common effort to improve the availability of safe and nutritious food at reasonable prices for all residents, particularly those in need;

WHEREAS, the Food Policy Council makes recommendations on a variety of topics, including food policies for relating to: direct service of food, lobbying and advocacy before state and federal legislatures and agencies, referrals to social services, education, and business development;

WHEREAS, *Planning for Santa Fe's Food Future: Querencia. A Story of Food, Farming and Friends* was developed by the Food Policy Council as a guiding policy document to ensure that a safe, healthy, and affordable food supply will be available to all residents;

WHEREAS, one year ago, *Planning for Santa Fe's Food Future* was adopted by the Board of County Commissioners by Resolution 2014-131;

WHEREAS, the Food Policy Council has created an update to celebrate the successes and progress over its first year of implementation in achieving the goals set forth in *Planning for Santa Fe's Food Future*;

WHEREAS, World Food Day is an annual global celebration held on October 16 in recognition of food, agriculture, and the struggle to end hunger;

WHEREAS, the Food Policy Council, along with City and County partners, nonprofit partners, and local businesses are celebrating World Food Day in Santa Fe on Friday, October 16, 2015 at the Santa Fe County Fair Grounds from noon until 8:30 pm with community conversations, educational activities for families and children, music, and a free potluck meal provided by local chefs and local farmers;

WHEREAS, World Food Day in Santa Fe event is being held to celebrate the unique culture and agricultural tradition of our region by focusing on how we grow food, how we get food, and how we learn about food;

WHEREAS, this celebration is meant to recognize those who work to produce food, who work to help others gain access to food, and who work to end hunger in our community;



WHEREAS, *Planning for Santa Fe's Food Future* provides education about food access and affordability, nutrition education, and agricultural opportunities by recommending actions which build a food system that nourishes all people in our community in a just, sustainable and regenerative manner; and

WHEREAS, World Food Day in Santa Fe on October 16 is an excellent opportunity to celebrate our heritage of local agriculture and food, and to recognize the challenges we must continue to overcome in reaching the goals laid out in *Planning for Santa Fe's Food Future* through continued leadership from the County, City, and nonprofit partners.

NOW THEREFORE, BE IT PROCLAIMED by the Board of County Commissioners of Santa Fe County that October 16, 2015 is:

WORLD FOOD DAY IN SANTA FE

BE IT FURTHER PROCLAIMED that Santa Fe County commemorates the adoption of *Planning for Santa Fe's Food Future* and recognizes progress made during the first year of implementation towards the goals established therein.

APPROVED, ADOPTED AND PASSED ON THIS 13th DAY OF OCTOBER, 2015

Robert A. Anaya, Chair
Commissioner District 3

Miguel M. Chavez, Vice-Chair
Commissioner District 2

Henry Roybal
Commissioner District 1

Kathy Holian
Commissioner District 4

Liz Stefanics
Commissioner District 5

Katherine Miller
County Manager

APPROVED AS TO FORM:

Gregory S. Shaffer, County Attorney

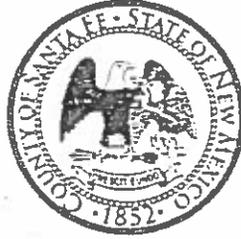
ATTEST:

Geraldine Salazar, County Clerk

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

MEMORANDUM

To: The Board of County Commission

From: Carole H. Jaramillo 

Via: Katherine Miller

Date: October 6, 2015

Subject: Resolution No. 2015-___, A Resolution Authorizing The Disposition Of Fixed Assets In Accordance With State Statute. (Finance/Carole H. Jaramillo)

ISSUE:

On an annual basis, department staff/elected officials are required to collect information related to inoperable or obsolete property and equipment of Santa Fe County in order to determine its eligibility for surplus.

BACKGROUND:

Santa Fe County follows the State of New Mexico statutory policies to dispose of surplus property and equipment pursuant to NMSA 1978, Section 13-6-1.

The Santa Fe County Clerk's Office has submitted one (1) Mega Star Storage System for disposition that is obsolete or damaged.

REQUEST ACTION:

The finance division requests the Board's consideration and approval of the attached resolution to dispose the obsolete personal property.

Upon approval of the resolution by the Board of County Commissioners, a copy of the Resolution will be submitted to the State Auditor's Office. The items will be disposed thirty days after notification to the State Auditor.

SANTA FE COUNTY
RESOLUTION NO. 2015-

**A RESOLUTION AUTHORIZING THE DISPOSITION OF FIXED ASSETS IN
ACCORDANCE WITH STATE STATUTE**

WHEREAS, Santa Fe County (County) desires to recycle certain personal property identified in Exhibit A, attached; and

WHEREAS, Exhibit A details each item of personal property by department or office, tag number, description of fixed asset, serial number, reason for surplus, condition of fixed asset, location of fixed asset, and/or estimated value; and

WHEREAS, the Board of County Commissioners (BCC) hereby determines that (i) each item of personal property on Exhibit A is worn-out, unusable, or obsolete to the extent that the item is no longer economical or safe for continued use by the County and (ii) each item on Exhibit A has an estimated current resale value of five thousand dollars (\$5,000) or less.

NOW, THEREFORE, BE IT RESOLVED that the BCC (i) approves of the disposal of the personal property listed on Exhibit A, pursuant to NMSA 1978, Section 13-6-1 (2012), and (ii) directs that, to the extent feasible, the personal property shall be recycled as scrap metal and, if that it is not feasible, that it be disposed of as otherwise allowed by law.

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF OCTOBER, 2015.

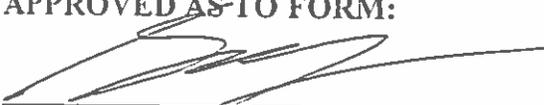
**BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY**

Robert A. Anaya, Chair

ATTEST:

Geraldine Salazar, County Clerk

APPROVED AS-TO FORM:



Gregory S. Shaffer, County Attorney



GERALDINE SALAZAR
COUNTY CLERK
(505) 986-6280
gsalazar@santafecountynm.gov

VICTORIA L. TRUJILLO
Chief Deputy Clerk
505-995-6535
vltrujillo@santafecountynm.gov

SANTA FE COUNTY CLERK'S OFFICE
MEMORANDUM

DATE: August 31, 2015
TO: Santa Fe County Board of County Commissioners
FROM: Danielle Miera, Administrative Assistant *Danielle Miera*
THROUGH: Geraldine Salazar, Santa Fe County Clerk *G.S.*
Cc: Carole Jaramillo, Santa Fe County Finance Department Director
Vicky Trujillo, Chief Deputy Clerk
Steve Fresquez, BOE Chief Deputy Clerk
Melissa Martinez, Accountant/Fixed Assets
Esther Artino, Records Manager
Theresa Atencio, Elections Administration Supervisor

SUBJECT: The Surplus/Recycle of Clerk's Office Mega Star Storage Machine

We are requesting BCC approval to proceed with the surplus and recycle of the Clerk's Office Mega Star Storage Machine. The Clerk's Office with approved budget has purchased a new Rotomat Machine to replace the outdated and costly to repair Mega Star.

Please note the fixed asset number and/or serial number is as follows: FA015585. The Mega Star machine was purchased over 13 years ago and is outdated and has been giving us problems for quite some time. The condition of this equipment is outdated/semi-functional with an estimated depreciated value of scrap metal only.

We have worked with Santa Fe County's Finance Department and followed county procedure to appropriately transfer this surplus inventory by means of recycle.

Thank you in advance for your assistance.

