

MINUTES OF THE
SANTA FE COUNTY
PLANNING COMMISSION

Santa Fe, New Mexico

October 15, 2020

1. A. This meeting of the Santa Fe County Planning Commission called to order by Chair Charlie Gonzales on the above-cited date at approximately 4:00 p.m.

In accordance with the Public Health Emergency Order issued by the State of New Mexico, this meeting was conducted on a platform for audio/video meetings.

[For clarity purposes, repetitive identification and confirmations of those on the phone have been eliminated and/or condensed in this transcript.]

- B. Roll call preceded the Pledge of Allegiance and indicated the presence of a quorum as follows:

Members Present:

Charlie Gonzales, Chair
Frank Katz, Vice Chair
J. J. Gonzales
Leroy Lopez
Susan Martin
Fred Raznick

Member(s) Excused:

Steve Krenz

Staff Present:

Vicki Lucero, Building & Development Services Manager
Paul Kavanaugh, Building & Development Services Supervisor
Jose Larrañaga, Development Review Specialist
Roger Prucino, Assistant County Attorney

2. **Approval of Agenda**

Vicki Lucero noted there were changes to the published agenda and both items under Old Business were tabled.

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Upon motion by Member Katz and second by Member Martin the agenda was unanimously [6-0] approved by roll call vote.

3. **Approval of Minutes: September 17, 2020**

Member Raznick moved to approve and Member Katz seconded. The motion passed by [5-0] voice vote with Member Martin abstaining.

4. **OLD BUSINESS**

- A. Case #18- 5180 Gerald Ohlsen Variance. POSTPONED
- B. Mark and Jack Ellvinger Variances. POSTPONED

5. **NEW BUSINESS**

- A. **Case # 20-5090 Cañoncito-Eldorado Waterline Project, Hondo II Booster Station & Water Tank Conditional Use Permit. Santa Fe County, Applicant, Steven Morrow, Project Manager (MolzenCorbin) request approval to construct a 12" water transmission line from the Rancho Viejo Tank Service Area to the Hondo II Fire Station. The waterline (31,771 linear feet) will traverse through the Community College District, through Eldorado and the U.S. 285 South Highway Corridor District Overlay, within the US 285 R.O.W. and will terminate at the Hondo II Fire Station. The applicant also requests approval to install a Booster Station and Water Tank at Building will be 14 feet in height and will be unmanned. The proposed Water Tank (1,885 square feet in area) will be constructed 23 feet in height and at full capacity will hold 340,000 gallons of water. The proposed Booster Station, Water Tank, and transmission line will ultimately feed distribution lines to serve the Cañoncito at Apache Canyon Mutual Domestic Water Consumers and Sewage Works Association. The proposed development traverses T16N, R9E, Section 20, 21, 22, 23, 27, 34, & 35, & T15N, R9E, Section 2, SDA-1 & 2 (Commission Districts 4 & 5)**

JOSE LARRAÑAGA: Mr. Chair and Planning Commissioners, before I start with the summary I would like you to turn to Exhibit 1 of your packet which has the water lines as I go through the summary color coded and that way it might be easier to follow the summary.

Santa Fe County proposes to construct approximately 31,771 linear feet of water transmission line and the proposed Hondo II Booster Station and Water Tank. The waterline will traverse through the Community College District, through Eldorado and the U.S. 285 South Highway Corridor District Overlay, within the US 285 ROW and will terminate at the Hondo II Fire Station. The proposed Booster Station, Water Tank, and transmission line will ultimately feed distribution lines to serve the Cañoncito at Apache Canyon Mutual Domestic Water Consumers and Sewage Works Association.

Santa Fe County plans to extend a 12-inch potable waterline from the Rancho Viejo Tank service area south to other nearby water systems. The 12-inch PVC pipeline

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will be installed within a 20-foot easement within a 100-foot wide utility easement owned by the Public Service Company of New Mexico. The pipeline will also traverse property owned by the New Mexico State Land Office and leased to Santa Fe County as a Right-of-Way Easement. The line will tie into a Master Meter Vault located within the Eldorado Area Water and Sanitation District easement and will enter the EAWSD Water Infrastructure and provide water to the residents of Eldorado. Once the 12-inch waterline is operational, the EAWSD will purchase water from Santa Fe County to supplement the existing water system.

A Memorandum of Understanding between the Eldorado Area Water and Sanitation District and the Board of County Commissioners regarding mutual water service cooperation was approved on October 9, 2012. The approval of the Easement Agreement will take place once a Revised Water Service Agreement has been finalized and approved by the EAWSD and Santa Fe County.

The Master Meter Vault will be located adjacent to Alcalde Road within the Eldorado Subdivision. The Master Meter Vault will connect to the proposed EAWSD Booster Pump and Chlorination Building through a 10-inch PVC waterline approximately 80-feet long. From the proposed EAWSD Booster Pump and Chlorination Building a new 10-inch water transmission line will connect to an existing 10-inch waterline that provides service to EAWSD Tank No. 4. The Booster Pump and Chlorination Building will be owned and operated by EAWSD per a MOU between EAWSD and the BCC. The EAWSD 10-inch waterline is approximately 6,200 linear feet. The connection from the Master Meter Vault to the EAWSD Tank No. 4 will allow Eldorado to obtain water from the BDD through the Cañoncito Eldorado Waterline, for both potable and fire protection use.

The County intends to construct an 8-inch PVC pipeline which will tie into the EAWSD Master Meter Vault located on Avenida Amistad. The pipeline will then run parallel to US Highway 84/285 until it reaches the northbound on-ramp of I-25 where it will then pass under Interstate 25 using a directional drilling process to drill below the northbound on-ramp to I-25, both north and southbound lanes of I-25 and the southbound off-ramp of I-25 terminating at the southwest corner of the Hondo II Fire Station.

The 8-inch waterline will enter the southwest corner of the Hondo II Fire Station and connect to the proposed Hondo II Booster Station and Water Tank. The 720 square foot Booster Pump Station Building will be 14 feet in height and will be unmanned. The proposed Water Tank will be constructed 23 feet in height and at full capacity will hold 340,000 gallons of water. A 10-inch waterline will be constructed from the Hondo II Booster Station and Water Tank Site to a point of connection located in front of the Apache Canyon Church. The waterline will serve the existing Cañoncito at Apache Canyon Mutual Domestic Water Consumers and Sewage Works Association Water System Infrastructure. The 10-inch pipeline will be installed within the New Mexico Department of Transportation Right-of-Way along the Old Las Vegas Highway. The County will install 34 fire hydrants within NMDOT Right-of-Way.

The Applicant has secured all easements and right-of-way from EAWSD, PNM, New Mexico State Land Office, and private property owners for the installation of the proposed water transmission line. Santa Fe County does not have zoning jurisdiction on State owned property and/or NMDOT right-of-way. The Applicant states, Santa Fe County initiated the waterline extension project as a means of extending the benefits of

the City and County's Buckman Direct Diversion project to the Community of Eldorado and the Village of Cañoncito.

The Applicant has addressed the conditional use permit criteria per Section 4.9.6.5 and staff has responded to the Applicant's response. The Applicant conducted a geotechnical engineering report and a water line hydrologic report. The application for the water tank and booster station met the requirements set forth in Table 9-10-9, dimensional standards of the US 285 Highway Corridor District Overlay. The Applicant addressed the applicable design standards outlined in Chapter 7 of the SLDC. The Applicant addressed access, right-of-way and easement acquisition, fire protection, landscaping and buffering, lighting, protection of historic and archaeological resources and terrain management. Staff has determined that the above mentioned design standards as addressed by the Applicant meet the criteria set forth in Chapter 7 of the SLDC.

The Building and Development Services staff has reviewed this project for compliance with pertinent SLDC requirements and has found that the facts presented support the request for a Conditional Use Permit to construct a water transmission line from the Rancho Viejo Tank Service Area to the Hondo II Fire Station, and to construct a Booster Station and Water Tank at the Hondo II Fire Station. The use is compatible with the current development within the affected Zoning Districts; the use will not impact adjacent land uses; and the Application satisfies the submittal requirements set forth in the SLDC inclusive of the Conditional Use Criteria set forth in Chapter 4, Section 4.9.6.5.

The review comments from the State Historic Preservation Office and County staff have established findings that this application to construct a water transmission line from the Rancho Viejo Tank Service Area to the Hondo II Fire Station and to construct a Booster Station and Water Tank at the Hondo II Fire Station is in compliance with State requirements and design standards set forth in the SLDC.

On September 10, 2020, this request was presented to the Sustainable Land Development Hearing Officer. The Hearing Officer memorialized findings of fact and conclusions of law in a written order on this request. The Hearing Officer, based on the evidence presented recommended approval of the request for a Conditional Use Permit to allow a water transmission line commencing from the Rancho Viejo Tank Service Area to the Hondo II Fire Station meandering through the Community College District, through Eldorado and the U.S. 285 South Highway Corridor District Overlay, within the US 285 R.O.W. and to construct a Booster Station and Water Tank at the Hondo II Fire Station with the conditions recommended by staff and that consideration be given to the potential impact of the Project on existing County land use policies.

At the September 10, 2020, Hearing, Steve King, the general manager of the EAWSD, testified in support of the Application. William Mee, President of the Agua Fria Well Owners' Association, testified in support of the emergency nature of the waterline, but expressed concern about the potential impact of the Project on future development in the County.

The recommendation of the Hearing Officer and staff's recommendation is for approval of a Conditional Use Permit to allow the subject water transmission line with associated booster station and water tank subject to the following conditions. Mr. Chair, may I enter these conditions into the record?

CHAIR GONZALES: Yes, you may.

Conditions:

1. The CUP showing the site layout and any other conditions that may be imposed through the approval process shall be recorded at the expense of the applicant in the office of the County Clerk in accordance with Chapter 4, Section 4.9.6.8.
2. Prior to recording the CUP the Applicant shall submit, to staff for the record, the documentation of the acquisition of easements, Encroachment Agreement, and Right of Way utilized by the water transmission line.
3. A qualified archaeologist shall monitor all earth disturbance construction activities where the project intersects with the following historic properties that are listed on/or eligible for the National Register of Historic Places: LA 110357 (the Gurule Homestead); SR 49/NR 66000486 (original Santa Fe Trail alignment); and areas of the project that are adjacent to the Glorieta Pass Battlefield National Historic Landmark. All mitigation recommended by the Historic Preservation Division (HPD) shall be documented and the findings submitted to staff for the record.
4. The Applicant shall be subject to all conditions set forth in the Excavation/Restoration Ordinance 2003-1 for any road cuts across and Santa Fe County Maintained Roads.
5. An amended NMDOT access permit, via the Old Las Vegas Highway, shall be submitted for the access to the Hondo II Fire Station.
6. NMDOT approved Utility Crossing Permits shall be submitted for this project prior to construction.
7. All areas of disturbance shall be reclaimed with the requisite stabilization, reseeding and restoration as required by the Engineered Design Specifications.
8. An approved Stormwater Pollution Prevention Plan (SWPP) shall be submitted for this project prior to construction.

MR. LARRAÑAGA: Thank you, Mr. Chair. This report and the exhibits listed below are hereby submitted as part of the hearing record. Mr. Chair, staff received a letter from Mr. Carl Dickens, president of the La Cienega Valley Association, in regards to this application. This letter was posted on the County website and staff would like to submit this letter for the record. And, Mr. Chair, I stand for any questions.

CHAIR GONZALES: Thank you, Jose. Does the Commission have any questions of Jose?

MEMBER RAZNICK: Mr. Chair.

CHAIR GONZALES: Yes, Fred, go ahead.

MEMBER RAZNICK: I just wanted to note that in this week's paper in Eldorado there was a Water Note, it comes out monthly from Eldorado Area Water and Sanitation District, and it was included in everybody's billing talking about this project. I take it from the application that Mr. King, Steve King, who is the general manager of the Water and Sanitation District is in support of it. I'm also under the impression that if there is a need for further assistance in Eldorado that by accomplishing this project that Eldorado could purchase water from the Santa Fe County Water System; is that not correct?

MR. LARRAÑAGA: Mr. Chair, my understanding in talking to the Utility is yes, the water right now is to connect to Cañoncito at Amistad and once the 12-inch line is connected to the Eldorado system, Eldorado can purchase water from Santa Fe County.

MEMBER RAZNICK: Okay.

STEVE KING: Hello, this is Steve King the general manager with Eldorado Water District. I'm participating by phone and would be glad to elaborate if someone is interested.

CHAIR GONZALES: Hold on, Mr. King. We are still listening to questions from the Commission to staff. Thank you. Any other questions from the Commission to staff; J.J. did you have something?

MEMBER J.J. GONZALES: Yes, I have something for Jose. Who is going to be the point person for the Cañoncito water system?

MR. LARRAÑAGA: Mr. Chair, Commissioner Gonzales right now it Steve Morrow will be the project manager. And then in another couple of weeks it will be somebody from the Utilities Department that and I'll be working to complete my end of the project.

MEMBER J.J. GONZALES: Is Cañoncito in full support of this project? Have you heard any comments from Cañoncito?

MR. LARRAÑAGA: Mr. Chair, Commissioner Gonzales, no, I didn't hear any comments from Cañoncito. But, of course, I haven't been involved with that – the project manager that was involved with this before now was involved with the community and had several community meetings as far as getting the water out to Cañoncito.

MEMBER J.J. GONZALES: Another question that I have is what is it going to cost the members of the Cañoncito water system to tie into this water line? Are they going to have a surcharge for the construction of the line and is the County going to take over the Cañoncito water system?

MR. LARRAÑAGA: Mr. Chair, Commissioner Gonzales, I have no information on that. What I've been working on is what's been presented today. I don't know if Steve Morrow has more information on that and I do not know if John Dupuis is on the line – he was going to try to make it to this meeting. He would be able to answer those questions.

CHAIR GONZALES: Those questions can be answered during the presentation. Fred, did I cut you off?

MEMBER RAZNICK: No, and I am glad that Steve King is on line.

MEMBER J.J. GONZALES: I certainly support this project.

CHAIR GONZALES: Anymore questions for Jose? Who will be presenting for Santa Fe County Utilities?

[Duly sworn, Steve Morrow testified as follows:]

STEVE MORROW (Molzen Corbin): We have several of our design team members present here. This is a project that has been a long time developing and there were some questions earlier about Cañoncito so I'll try to address that. I know that I've been involved in this project since 2012. It was initially conceived because the water quality in Cañoncito which has its own mutual domestic water system was questionable. Most notably there were radionuclides in their water and so the residents of Cañoncito are

very enthusiastic about this project. They've been very involved and they've been very patient also.

The idea behind this project is that water will be taken from the Buckman Direct Diversion and piped through the Santa Fe County networks to the vicinity – it will run through existing pipes to the vicinity of the Santa Fe Community College. And then a new pipeline will be constructed from the vicinity of the Santa Fe Community College to Eldorado. The Eldorado association will construct some improvements in order to move the water to the east boundary of Eldorado and then a new water line will be constructed along Old Las Vegas Highway all the way out to Cañoncito.

There are several needs being met by what is a very important project. First of all, there's an entirely new water system being built in Cañoncito and the residents of Cañoncito have been very involved in that for a long time. That's under construction and it's nearly completed and the whole intent of building that new system is so that this new water will be used in that new system. In other words, that project that is almost completed in Cañoncito will not function without the project that we're talking about today.

I have Casey Cook here who is one of our engineers and he's the engineer on the Eldorado portion of the project. Casey recently did a water master plan for the community of Eldorado and one of his conclusions was that the Eldorado aquifer was being dangerously drawn down and Eldorado was looking at a possible water shortage out there.

So not only will this project bring quality water to Cañoncito which has the radionuclide problem, but it will also supplement Eldorado's water supply when needed. And Eldorado is very near to completing the agreement that was discussed earlier between the County and Eldorado and how the County will be compensated for that water when it is needed. And then a third really important purpose of this project is fire protection. People in that area and it's particularly on the Old Las Vegas corridor all the way out to Cañoncito are very concerned about fire protection. This water line will have hydrants that will provide fire protection to an area that does not have protection now. In fact, the fire station at the corner of the US 285 and I-25 interchange doesn't actually have a decent water supply right now. So the Fire Department is very excited that they're going to get a connection at the fire station.

That's kind of the project in a nutshell. As I said, it has been going on since 2012. There are quite a few players that are involved and I think – Rancho Viejo is involved and they're supportive. Cañoncito is very supportive and I think everyone is looking forward to seeing this move ahead.

Are there any specific question I can answer?

CHAIR GONZALES: Steve, if your presentation is over, I can ask the Commission if they have any questions; are you finished with your presentation?

MR. MORROW: Yes.

MEMBER RAZNICK: Mr. Chair.

CHAIR GONZALES: Okay, Fred, go ahead.

MEMBER RAZNICK: I've been aware of decisions of the Water and Sanitation District which is not just a subdivision of Eldorado but again includes a multitude of subdivisions surrounding Eldorado and the 285 Corridor. Back as early as 2005, there was a question raised about the compatibility of the water that would be

delivered to Eldorado in relationship to the quality of the water that Eldorado has. Is there any concern that mixing the two systems would compromise the infrastructure or Eldorado water lines.

CASEY COOK: This is Casey Cook with Molzen Corbin, I'm sure Steve King can also jump in and answer this question. But I'll go ahead and take it for the moment. The district commissioned a study by there –

[Duly sworn, Casey Cook continued his testimony]

-- the district commissioned a study by their operations contractor, Jacob's Engineering, to do a mixing study and find out the exact question that was asked about compatibility between the water. They found – and Steve may want to elaborate on this – there's really no issue with the two waters but before the water is delivered to Eldorado there needs to be some flushing down some of the lines that are going to encounter the water entering them to clean out some of the material that is built up over the years on those lines that will have this new water.

STEVE KING: I would be glad to elaborate on that. I guess I need to be sworn in.

[Duly sworn, Steve King of Santa Fe testified as follows:]

MR. KING: That was an excellent question, Fred, and we appreciate that. The whole compatibility of these different sources of water supply, particularly a surface water source and ground water source is an area that I have some expertise and experience that goes back to the Stone Age when I was a graduate student at the University of Arizona and they were bringing Colorado River water in to supplement the groundwater supply there for the City of Tucson. I was pretty acutely aware of this as a potential issue and we've all heard the horror stories. So that's right, as Casey said, we engaged a nationally recognized expert, Rich Arbour, who actually wrote an AWWA, American Water Works Association, manual practice that addresses this issue so we really tried to do our homework on this.

Generally what we found out, Rich's assessment, was that by in large water quality from the Buckman Diversion, which is a state-of-the-art facility, is generally of a very high quality and generally compatible with the groundwater that we generate here at the district.

There were two issues that we're going to intend to proactively address. With any change in water chemistry one of the potential issues is that you could destabilize. As these pipes get old there is always the potential that there is always some level of an accumulation of scale. And one of the things you don't want to do is destabilize that scale because you introduce that and you introduce some water quality issues. We did that analysis and part of the analysis identified that there's one particular area of the district – we're very fortunate that the accumulation of scale in our system overall is very low. So it's a low issue. But just to be very conservative about the approach what we will do in preparation of this service water delivery from Santa Fe County, we will do some high velocity flushing of one part of our system where they might be concern that there might be some scale that could get destabilized so we're going to proactively remove and flush that.

The only other water chemistry issue that we had some concern about is a particular contaminant called disinfection byproducts and I don't want to get into all the chemistry here but suffice it to say that we had identified that constituent as a low

potential but it was a potential concern to us. So in the system improvements we have designed – part of which we have already constructed – it includes additional treatment for the removal of those disinfection byproducts.

We have a high degree of confidence that we're taking every measure possible to ensure that we don't have a problem once we introduce this surface water into our system. Does that help?

MEMBER RAZNICK: Thank you, Steve. The reason why I raised it is because action was raised years and years ago. And while you're still with us, I just wanted to compliment you on the October issue of the Water Notes especially how you identified to the community, the water users of what was going on. Thank you.

MR. KING: You're sure welcome. And that was the first of a series so we have a series of articles that we're drafting to try and get the information out as comprehensively as we can to the community. Somebody expressed an interest or I guess Steve Morrow you indicated – just a status report, I have what I would call a draft final of what we're calling the Temporary Service Agreement. We've been engaged with the County Attorney and staff level for the last two or three months and I think we're very, very close. I think John Dupuis might be on this call or he may not be but we feel like, and obviously I'm speaking for myself and for the board, we're very excited about 1) participating in this process because it addresses a need that this community has but, 2) just to point out that working together, working collaboratively with the County, we've realized some real savings. The estimate that we've got is that we reduced the cost to the go it alone plan to the County by as much as \$3 million. A portion of that savings the Eldorado water district will be benefitting from. But all of the taxpayers from the County will be benefitting from the fact that we could accomplish both objectives, supplementing our supply and serving the community of Cañoncito and do it at a significantly lower cost than was previously contemplated. So we're pretty excited about it.

CHAIR GONZALES: Thank you. Does the Commission have any further questions of the applicant? I have a couple myself. Steve, who is the contractor going to be? Is the County going to do it themselves or are they going to bid it out?

MR. MORROW: So there are actually three projects that we're talking about right now. One the contractor has already – the contract has not been signed but the contractor has been selected and that's TLC.

MOLZEN CORBIN REPRESENTATIVE: -- well the project that we've been discussing which is the water line extension. Is being discussed and should be wrapping up. The booster station to move water to the destination tank to carry water up to the system [away from microphone]

CHAIR GONZALES: How many services or how many services and backflow prevention valves are you installing? Are you doing any at this time?

MR. MORROW: So, Jonah Ruybalid is the project manager for the new Cañoncito water system and –

[Duly sworn, Jonah Ruybalid testified as follows]

JONAH RUYBALID: For the Cañoncito regional water improvements which is currently under construction but I believe there are going to end up being 113 service connections as part of that project –

MR. MORROW: And there are an additional 29; right?

MR. RUYBALID: Sorry, that includes the 29. That's the total number.

CHAIR GONZALES: Okay. I would assume that you guys are going to run the required testing, the pressure tests, hydrostatic tests and all that?

MR. MORROW: Correct.

CHAIR GONZALES: Do you know what color the Hondo II fire tank is going to be? I didn't see a color on there?

MR. MORROW: We passed that over to John Dupuis yesterday. The contractor provided us with color samples yesterday. So that hasn't been determined.

[Internet connection breaking up]

CHAIR GONZALES: Please, make sure you get that information to staff to make sure it's an accepted color.

Also, I have a question about staging areas; are you going to set up any staging areas for this work?

MR. MORROW: There are no designated staging areas on our construction drawings. It's up to the contractor to negotiate with the landowner to determine where staging areas are going to be – the contractor has not told where the staging areas are going to be.

CHAIR GONZALES: Just make sure that wherever the staging areas are that if they're on private property and there is any grading involved, they need to get permits from the County as well.

MR. MORROW: Okay, I'll make sure of that.

CHAIR GONZALES: I notice that you're proposing eight arroyo crossing. Could you please explain to the Commission what directional drilling is?

MR. MORROW: Yes, that would be Ken Muller. He's our engineer on the project and he can discuss that.

[Duly sworn, Ken Muller testified as follows:]

KEN MULLER: -- [weak audio connection] about 6 inches in diameter – that hole and have sensors on the ground, dive down in the ground, then they'll pop up at the other side of the arroyo – the water pipe – pulling the pipes back through the hole. This is a plus in the arroyo without disturbing the ground and creating erosion problems. The pipe material that – for drilling is a flexi plastic high density polyethylene that adheres it together so that the final product is a single-fused piece of pipe.

CHAIR GONZALES: How deep under the flow line are you going to be, your bores?

MR. MULLER: I need to look that up.

MR. MORROW: I've got it right here. The whole reason we [inaudible] is to minimize environmental disturbance, otherwise we'd have to open cut trench across these arroyos which could create all kinds of impacts to that whole system and we'd have to – and all sorts of things. But this is a very benign way of crossing the arroyos.

CHAIR GONZALES: My last question is do you have any intention of using any kind of erosion control matting or anything after the fact?

MR. MULLER: Erosion control what?

CHAIR GONZALES: Erosion control blankets on any of your slopes or arroyo banks.

MR. MORROW: Well, we won't be disturbing the arroyo banks because we're underneath them.

MR. MULLER: The disadvantage of the traditional – cut where you need to do that sort of erosion protection because the trench would – [weak audio connection]

CHAIR GONZALES: Are there any more questions of the applicant? I'll open this to the public. Does anyone in the public have anything to say on behalf or against it? Carl.

[Duly sworn, Carl Dickens, 347 B West I-25 West Frontage Rd, Santa Fe, testified as follows:]

CARL DICKENS: We're the little community on the other side of I-25 that's directly impacted by the Eldorado production wells. So when I hear that Eldorado is considering using County water it is something that is very good for us to hear.

I want to reference the Bureau of Geology and Mineral Resources study that was done in 2015, that demonstrated a direct link between the wells in Eldorado and what's happening to our springs. Now we've seen a significant reduction in our springs over the last 40 to 50 years. That reduction has resulted in the Acequia de La Cienega seeing almost a 60 percent reduction in the amount of water they have available for their irrigation purposes. The LCV ditch association has also been impacted and is now considering a well. The Acequia de La Cienega has actually gone to a well to be able to supplement their water.

These are things that we want to see changed and work toward restoring our springs. Our agricultural history goes way back. We can talk about Spanish starting in the 1600s or we can talk about the Ancestral Pueblo Indians who first farmed this area around 300 AD. It is our lifeblood. And in this day in time, it is becoming especially important for us to restore these springs so we can maximize our local agricultural production. We understand that Eldorado isn't the omni-source of our diminished water but it is a significant one. So we really want to encourage the Eldorado district to look at reducing their use of the wells that they currently as production and to start to look at County water. We're also aware that the Eldorado district was considering adding/drilling an additional well. The Bureau of Geology and Mineral Resources, Stacy Timmons has identified initially a location for a well that would not affect our springs. We would readily encourage the district to consider that location for their new well.

We understand that water is a concern for everyone. Obviously, our little community has suffered a lot. We've had wells go dry. We've had springs go dry and we're at a point now that we're really trying to restore our springs and change that pattern and get back to the point where we can maximize our agriculture production. I think we all realize during these times that local agriculture, locally produced foods are going to be increasingly important. We've got farm land. We've got the knowledge and expertise. We've got some really superb farmers. We have two organic farms; the Green Tractor Farm and Tres Rios Organic Farms. The only thing that we have to have is water. So anything that the Eldorado district or the Planning Commission can do to help support that will be deeply appreciated. I would answer any questions that people may have.

CHAIR GONZALES: Thank you, Carl. Any other people that may want to speak? Now is the time. I have one last thing to say to the Applicant; Steve, tell me about your dust control?

MR. MORROW: This project is required to have a SWPPP, stormwater pollution preventive plan and actually I was told it was going to be delivered today – but

that will address dust control and I can provide the details of how that contract document will require dust control to County staff is you'd like me to.

CHAIR GONZALES: Okay, so you do not have your NOI yet?

MR. MORROW: No, the contractor has not filed that yet. We're going to review the SWPPP. That may be one of our comments if they have not adequately addressed dust control. Our specs do include some language about dust control. There will be that SWPPP and I will make sure that they have dust control measures in there before I approve it.

CHAIR GONZALES: Okay, thank you very much. Does anybody else on the Commission want to speak? Any other questions? I'll close the public hearing. Is there any further discussion from the Commission? Comments or discussion?

MEMBER RAZNICK: Mr. Chair.

CHAIR GONZALES: Fred, please.

MEMBER RAZNICK: I move that the application be approved as recommended.

MEMBER MARTIN: Second.

MS. LUCERO: Mr. Chair, I just want to clarify that motion includes conditions?

MEMBER RAZNICK: Is that the dust control you're talking about Vicki?

MS. LUCERO: Mr. Chair, Member Raznick there are I believe eight conditions that were recommended in the staff report.

MEMBER RAZNICK: Yes, in my motion I'm including that, in accordance with staff recommendations.

MS. LUCERO: Thank you.

The motion passed by unanimous [6-0] roll call vote.

7. Petitions from the Floor – None were offered.

8. Communications from the Commission

CHAIR GONZALES: I have a question for Vicki. Have you had a chance to talk to the GIS guys yet about the topo maps?

MS. LUCERO: Mr. Chair, I did and he is aware of it and will prepare a presentation to bring forward either in November or December.

CHAIR GONZALES: Please tell him to call me if he has any questions.

MS. LUCERO: I will, Mr. Chair, thank you.

9. Communications from the Attorney - None were presented

10. Matters from Land Use Staff

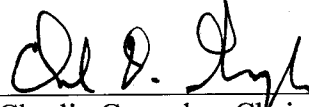
Chair Gonzales commended Mr. Larrañaga for the maps he presented with the application.

11. Next Planning Commission Meeting: November 19, 2020

12. Adjournment

Upon motion by Member Raznick and second by Member Katz, Chair Gonzales declared this meeting adjourned at approximately 4:55.

Approved by:



Charlie Gonzales, Chair
Planning Commission



GERALDINE SALAZAR
SANTA FE COUNTY CLERK

Submitted by:



Karen Farrell, Wordswork

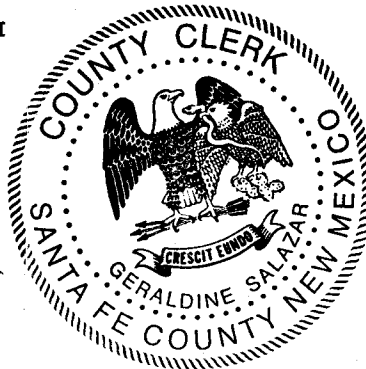
COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

PLANNING COMMISSION MI
PAGES: 13

I Hereby Certify That This Instrument Was Filed for
Record On The 20TH Day Of November, 2020 at 03:23:25 PM
and Was Duly Recorded as Instrument # 1935161
Of The Records Of Santa Fe County

Deputy

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



SFC CLERK RECORDED 11/20/2020