SANTA FE COUNTY

BOARD OF COUNTY COMMISSIONERS

REGULAR MEETING

June 9, 2026

Justin Greene, Chair - District 1
Camilla Bustamante - District 3
Hank Hughes - District 5
Lisa Cacari Stone - District 2

Adam Johnson, Vice Chair - District 4 - Excused

SFC CLERK RECORDED 07/02/2026

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June 9, 2026

1. A. This regular meeting of the Santa Fe Board of County Commissioners was called to order at approximately 2:00 p.m. by Chair Justin Greene in the County Commission Chambers, 102 Grant Avenue, Santa Fe, New Mexico.

B. Roll Call

Roll was called by Celeste Garcia of the County Clerk's Office and indicated the presence of a quorum as follows:

Members Present:
Commissioner Justin Greene, Chair
Commissioner Camilla Bustamante
Commissioner Hank Hughes
Commissioner Lisa Cacari Stone

Members Excused:
Commissioner Adam Johnson

C. Pledge of Allegiance
D. State Pledge
E. O'ga P'ogeh Owingeh Land Acknowledgement
F. Moment of Reflection

The Pledge of Allegiance and the State Pledge were led by Chair Greene. He also provided the land acknowledgement, stated that this place now known as Santa Fe is also known as O'ga P'ogeh Owingeh, "White Shell Watering Place" and that we recognize that it is the ancestral land of the Tewa people and part of the larger sovereign landscape of the Jicarilla Apache, Navajo and surrounding pueblos who have cared for this land for thousands of years and continue to do so today. The Moment of Reflection was led by Daniel Fresquez of the County IT Department.

[Chair Greene read the agenda captions throughout the meeting.]

G. Approval of Agenda

CHAIR GREENE: Manager Shaffer, any changes from staff of the Commission?

SFC CLERK RECORDED 07/02/2026

GREG SHAFFER (County Manager): Thank you, Chair Greene and Commissioners, there are no recommended changes to the agenda as presented from staff. I would note for purposes of our meeting minutes that the initial agenda for today's meeting was published on Tuesday, June 2nd and the amended agenda before you for approval was posted on Friday June 5th at approximately 2:32 p.m. which is more than 72 hours before today's meeting as required by the Open Meetings Act. The only substantive differences between the specific items of business appearing on the two agendas is that agenda item 3C, approval of meeting minutes from the May 19, 2026 Board of County Commissioners special meeting was added as was agenda miscellaneous action item 7E. Thank you, Chair.

CHAIR GREENE: Thank you, Greg. Commissioners, any other changes in the order? Any comments? No? What is the pleasure of the Board?

Commissioner Hughes moved to approve the agenda. Commissioner Bustamante seconded and the motion passed by unanimous [4-0] voice vote.

CHAIR GREENE: We have an agenda. Thank you so much.

2. Matters of Public Concern

CHAIR GREENE: Daniel, do we have anybody online, and is there anybody in the chambers that would wish to speak?

DANIEL FRESQUEZ (Media Coordinator): Mr. Chair, we have one person online.

CHAIR GREENE: And let me go to the people in the room. Is there anybody in the chambers? I see none, so let's go online.

MR. FRESQUEZ: All right. Our speaker online is Mr. Mechels.

CHRIS MECHELS: Okay, now that you've unmuted me. Okay. Yes. Good day to you all. There a couple of items. First off, minor items, is first off, this meeting is being held in violation of the Open Meetings Act. That's just to remind you, because you have been in violation of this continually, going back to the fact to the first part of April when you've disabled the touch screen, which is a part of your open meetings resolution. You really need, and I keep encouraging you, to come up to have a new OMA – violate – OMA resolution approved, because right now it's every meeting you're having is in violation of OMA.

The other OMA violation today is that you failed to have the meeting of the 20th minutes. Those were due under OMA. They were -- those were due to be presented today. You presented the 19th. The there is no explanation as to why you failed to present the 20th. It's an outright OMA violation. You're getting bad advice from counsel. Think about this. Read, get familiar with the law. You're getting bad advice from counsel and the County Manager continuously. He's got you just commonly violating the law.

The other item which is extremely important is you make, you need to make a very close look at the Independent Salary Commission. They are running around doing mischief, and nobody seems to be aware of it. They had a recent meeting in which they decided that they, that they in their wisdom, should set standards and requirements for

SFC CLERK RECORDED 07/02/2026

elected officials. They have no right to even consider this. The legislature never chose to do that over a period of decades. These people have decided that they are brighter, and they want to put standards on elected officials. This is absolutely ridiculous. And part of that ridiculousness, which makes it a bit painful, I believe, is the people from The County Manager's staff. Park is one of them. She's the head of HR. Sara Smith, who's the office manager. Walker Boyd, who's the county attorney. They are all in that room and part of this rewriting the laws of our state about the qualifications for elected officials. And the meetings of the ISC have never been legal because they're in constant violation of the Open Meetings Act, and they're in constant violation of the rules of order.

Come on, please take a look at the ISC. They're running around rewriting the law for you, and they're trying to impose requirements on elected officials that they have absolutely no right to do that, and there's never been an intention on the part of the state legislatures to do that. So these are just making mischief, and the County Manager's staff are part of the mischief. This should be a great concern to you. They're absolutely undercutting your position and your authority. So please look at that and look at the OMA violations. We need to fix some of this stuff. Thanks for your attention.

CHAIR GREENE: Thank you, Mr. Mechels. Daniel, anybody else online?

MR. FRESQUEZ: Mr. Chair, there are no other users online.

CHAIR GREENE: Thank you very much. And once again, anybody in the chambers that might want to come speak? Okay we are done with matters of public concern.

3. Approval of Meeting Minutes

A. Request Approval of the May 12, 2026, Board of County Commissioners Meeting Minutes.

Commissioner Hughes moved to approve the May 12th minutes. Commissioner Cacari Stone seconded. The motion passed by unanimous [4-0] voice vote.

B. Request Approval of the May 14, 2026, Board of County Commissioners Special Meeting Minutes.

Commissioner Hughes moved to approve the May 14, 2026 Special Meeting minutes as presented. Commissioner Bustamante seconded and the motion passed by unanimous [4-0] voice vote.

C. Request Approval of the May 19, 2026, Board of County Commissioners Special Meeting Minutes.

Commissioner Cacari Stone moved to approve the May 19, 2026 Special Meeting minutes as presented. Commissioner Hughes seconded and the motion passed by unanimous [4-0] voice vote.

SFC CLERK RECORDED 07/02/2026

4. Consent Agenda (Action Items)

Commissioner Hughes moved to approve the consent agenda items A-G as presented. Commissioner Bustamante seconded and the motion passed by unanimous [4-0] voice vote.

[The Clerk's Office provided resolution numbers throughout the meeting.]

A. **Resolution No. 2026-075, a Resolution Requesting a Budget Increase to the Road Maintenance Fund (204) and Road Projects Fund (311) in the Total Amount of $421,321 for Previously Approved Local Government Road Fund Projects.**

B. **Resolution No. 2026-076, a Resolution Requesting a Budget Increase to the EMS Health Care Fund (232) in the Amount of $2,000,000 for Region One Behavioral Health Early Access Regional Funding.**

C. **Request (1) Approval of Agreement No. 2026-0380-PSD with IT Connect for Public Safety Network Infrastructure Upgrades for a Total Contract Sum of $870,459.37, Exclusive of NM GRT; and (2) Delegation of Authority to the County Manager to Sign the Purchase Orders.**

D. **Request (1) Approval of the 11th Supplement to Addendum to Master Agreement No. 2016-0377-AO/BT and Schedule NM 2016-001.01 with TRTA Gov. Inc. for Licensed Software, Hardware, and Support Services, Increasing Compensation by $77,060.02, Exclusive of NM GRT, for a Total Contract Amount of $1,171,988.83, and Extending the Term Through January 20, 2027; and (2) Delegation of Authority to the County Manager to Sign the Purchase Order.**

E. **Request (1) Approval of Amendment No. 11 to Agreement No. 2018-0077-IT/IC with Superion, LLC, for Continued Licensing, Maintenance, and Support of County Software Applications, Extending the Term through June 30, 2027, Increasing the Compensation by $167,474.47 for a Total Contract Sum of $1,771,816.20, Exclusive of NM GRT; and (2) Delegation of Authority to the County Manager to Sign the Purchase Order.**

F. **Request (1) Approval of Amendment No. 1 to Agreement No. 2025-0352-CSD with Behavioral Healthcare Services dba New Mexico Solutions (NMS), Extending the Term of the Agreement through June 24, 2027, Increasing the Compensation by $950,000, for a Total Contract Sum of $1,910,000, Inclusive of NM GRT, and Modifying the Scope of Services; and (2) Delegation of Authority to the County Manager to Sign the Purchase Order.**

G. **Request (1) Approval of the Intergovernmental Data Sharing Agreement between Santa Fe County and the New Mexico**

SFC CLERK RECORDED 07/02/2026

Environment Department and (2) Delegation of Signature Authority to the County Manager to Execute the Agreement and Any Amendments Thereto

5. **Appointments and Reappointments** – None were presented

6. **Consideration of Commissioner Proclamations, Resolutions, Recognitions, and/or Other Items**
   A. **Request Approval of a Proclamation Proclaiming June 2026 as "LGBTQIA2S+ Pride Month: Standing Strong, Living Proud."** (Commissioner Camilla Bustamante and Commissioner Lisa Cacari Stone)

COMMISSIONER BUSTAMANTE: Thank you, Commissioner. Today is important because we're going affirm the simple but profound truth that everybody deserves dignity, respect, quality of life, safety, and a freedom to be exactly who they are on this planet when they're here. So in that I want to thank Commissioner Cacari Stone for co-sponsoring this with me. And we have Alejandro and Kevin to speak to the importance. What was important this year was to reaffirm that times are difficult again, not that they were ever not difficult, but people's safety has been threatened. It's always been threatened, but I think that we're learning that there's a lot of hate that's more ready to speak than had been in the last maybe, I don't know, I don't want to give it too many years. But hate's making a voice again, and we really need to – in my first year here, we saw someone who just didn't want to have this in their face at all. And let's talk about the difficulty of being who we are, where we are, when we're going to have enough difficult times on this planet.

So I'm very grateful to Kevin and Alejandro and Alejandro who's going to speak to the importance of Pride, why it's important for us to be visible and to share with community what we deserve. So thank you both, and go ahead and share with us. Thank you.

KEVIN BOWEN: Good afternoon, Commissioners. My name is Kevin Bowen. I am the executive director of the Human Rights Alliance here in Santa Fe, and we produce the annual Pride celebration. The County does support us through the Lodgers Tax Grant and through a security grant, and it's a very important event. We're expecting 14,000 people on Saturday, June 27th and about five years ago, I think it was, Alejandro showed up as a Pride volunteer, and he's been with us ever since. Alejandro is now our volunteer coordinator, and he has some really important things that are meaningful to him and why Pride is important to him.

ALEJANDRO FERNANDEZ: Good evening, everyone. Thank you for having me here. Certainly Pride has taken on this really important role in our community of being visible, the major one, but also recognizing everything we've gone through and the family that we've formed with everyone, the LGBTQIA2S+ community. We want to represent everyone, and during these difficult times, I think this is really important for us to have.

SFC CLERK RECORDED 07/02/2026

COMMISSIONER BUSTAMANTE: Thank you. Thank you, Alejandro. All right. Commissioner Cacari Stone will start reading the proclamation.

COMMISSIONER CACARI STONE: Commissioner Bustamante, thank you for inviting me to join you. Could I mention a few things?

COMMISSIONER BUSTAMANTE: Absolutely, please.

COMMISSIONER CACARI STONE: Thank you, Kevin, and thank you, Alejandro, for your leadership. I think it's important to have safe space in every community, a sense of belonging, and for all of us to fight and combat violence, structural violence. And we definitely want to support community well-being. This is particularly important because I look at our community services folks and that we have a new multi-use youth behavioral center that'll be opening hopefully in December or early 2027. I want to be sure that everyone knows that the County is reserving space and opportunity for celebration. I also support an ICIP that went in for a Pride center in Santa Fe. We see a growing number of folks moving to the area. But mostly how do we protect to make sure all are well? And I just want to mention that our Youth Behavioral Risk Survey shows that many youth identify as lesbian, gay, or bisexual, 4.5 percent were questioning, 4.1 identified as transgender or gender non-conforming, and 3.5 percent were not sure of their gender identity, which means it's really important to have space for mentoring and community support as folks develop and form as whole and complete human beings.

I also want to mention that the data also shows that LGBTQIA2S+ youth and adults continue to face elevated risk for mental disease, suicide, tobacco use, alcohol use, and substance use harms. We've talked about others harming LGBTQI S2+, but I want to talk about the self-harm that comes from community hatred and why it's important we have mentors, and that youth in Santa Fe County and in New Mexico know we support them, and that their parents feel supported and their families and their networks as well.

I also want to share as electeds, it's important for me to sit here with Commissioner Bustamante because we are also targets with multi identities and positionalities being out queer and gay. And my own family, my sister and my two brothers are LGBTQI, and that's important to notice that family and parental support are really important. And so I carry that. It's not something that's a choice And so I stand firmly in supporting this and it's just really critical that we all speak out and be out and know that we're safe when we are so that others can feel safe. Thank you.

COMMISSIONER BUSTAMANTE: Thank you, Commissioner.

CHAIR GREENE: Thank you, Commissioner. Are we going to read it? Would you like to read it, please? Oh, actually, Commissioner Hughes.

COMMISSIONER HUGHES: I support this and I look forward to hear you read it.

CHAIR GREENE: I too support this, and thank you for taking the lead on this. This is one of those probably all five of us would love to sponsor this, but we can only have two at a time, but thank you so much for leading the charge and helping show that Santa Fe County's besides everybody.

COMMISSIONER BUSTAMANTE: Thank you.

SFC CLERK RECORDED 07/02/2026

COMMISSIONER CACARI STONE: Okay. Santa Fe County proclamation proclaiming June as LGBTQIA2S+ Pride Month, standing strong, living proud.

Whereas, our lesbian, gay, bisexual, transgender, queer, questioning, intersex, and asexual, two-spirit, and all other persons of diverse sexual orientations community members serve our Santa Fe County as educators, healthcare workers, first responders, public servants, business owners, and community leaders.

And, whereas Santa Fe's history is deeply rooted in the rich traditions of multicultural communities whose understandings of gender and sexuality have long reflected a fluid and inclusive spectrum predating modern constructs and affirming diverse identities through cultural, spiritual, and social practices that build strong communities when every person is welcome, valued, and empowered to participate fully and authentically.

And, whereas throughout history, LGBTQIA2S+ individuals have demonstrated extraordinary courage and resilience in the face of discrimination, exclusion, violence, and injustice.

And, whereas periods of social and political uncertainty often test our collective commitment to fairness, inclusion, and equal protection under the law.

And, whereas even during times of uncertainty and heightened social division, LGBTQIA2S+ communities have repeatedly met these challenges with perseverance, compassion, and unwavering advocacy for human being and dignity.

COMMISSIONER BUSTAMANTE: Whereas Pride began as a movement for visibility, justice, and human dignity, and remains a powerful reminder that courage often emerges in the face of adversity.

And, whereas the observance of June as Pride Month is a dynamic but continuous reminder of our collective responsibility to defend the civil liberties and human dignity of LGBTQIA2S+ residents, and to ensure that Santa Fe remains safe, affirming, and a welcoming home for all.

And, whereas the active and engaged LGBTQIA2S+ communities of Santa Fe have an enduring impact on the quality of life in our city and county, and Pride Month serves as a reminder to us all to persist in the ongoing fight against prejudice and discrimination wherever it may exist.

And, whereas at a time when fundamental questions of belonging, equality, and civil rights continue to shape public discourse across our nation, Santa Fe County affirms its commitment to safeguarding the dignity, safety, and humanity, and constitutional rights of all people, and to strengthen an inclusive democracy for future generations in which every person is respected, valued, and able to participate fully in a civic life.

And I'm going to I'm going to do something we haven't done before, if you don't mind, Chair, because we say now therefore let us proclaim, and if we can do our vote and then proclaim, I think we can stand firm on our decision to do this. Is that okay?

CHAIR GREENE: Of course.

COMMISSIONER BUSTAMANTE: Thank you. I appreciate it.

CHAIR GREENE: My pleasure.

SFC CLERK RECORDED 07/02/2026

COMMISSIONER BUSTAMANTE: Just call the vote.

CHAIR GREENE: All right. Can I get a motion?

COMMISSIONER BUSTAMANTE: I'd like to make the motion to adopt this proclamation.

COMMISSIONER CACARI STONE: I second it.

CHAIR GREENE: We have a motion from Commissioner Bustamante and a second from Commissioner Cacari Stone. All in favor say aye.

The motion passed by unanimous [4-0] voice vote.

COMMISSIONER BUSTAMANTE: Now therefore, let it be resolved that we, the Board of County Commissioners of Santa Fe County, honor the resilience of LGBTQIA2S+ individuals whose determination, leadership, and hope continue to strengthen our community, our county, and democracy, and do hereby proclaim the month of June as LGBTQIA2S+
Pride Month, standing strong and living proud.

CHAIR GREENE: Hear, Hear.

COMMISSIONER BUSTAMANTE: Thank you.

CHAIR GREENE: You're welcome and thank you.

COMMISSIONER BUSTAMANTE: Thank you very much, and thank you for being here.

COMMISSIONER CACARI STONE: May we take a photo?

COMMISSIONER BUSTAMANTE: We'll take a photo with the proclamation. Do you have any closing words for this?

MR. BOWEN: The thing that comes to mind is when I told you how Alejandro came to us is he's from Española, and we support a lot of members of this community that are not just within the city proper or the county proper. And that is a way that we can create light and acceptance for all of them. So thank you very much.

COMMISSIONER BUSTAMANTE: Thank you, Kevin.

MR. FERNANDEZ: Thank you, guys.

COMMISSIONER BUSTAMANTE: Thank you. Let's take a picture together.

[Applause and photos were taken]

7. Miscellaneous Action Items

A. Request (1) Designation of Census Tract for Nomination to the Governor as an Opportunity Zone and (2) Authorization for the County Manager to Convey the Designation Via Letter. (Community Development Department/Juan Torres)

CHAIR GREENE: Juan Torres, please.

JUAN TORRES: Good afternoon, Commissioners. My name is Juan

SFC CLERK RECORDED 07/02/2026

Torres. I'm the economic development manager in the Community Development Department.

The 2025 Reconciliation Act, also known as the One Big Beautiful Bill Act, allows governors to nominate twenty-five percent of their qualified low-income census tracts for opportunity zones status over a 90-day period. Opportunity zone designations guide tens of billions of dollars in private sector investments each year.

The New Mexico Economic Development Department, now known as Economic Development New Mexico, recently established a timeline that requires Opportunity Zone 2.0 designation requests to be delivered through EDNM by June 15, 2026. There are ten qualified census tracts eligible for Opportunity Zone 2.0 designation within Santa Fe County, but only two of those are outside the city of Santa Fe limits. Twenty-five percent of that set of eligible tracts represents a selection of three tracts for designation. The City of Santa Fe has selected two census tracts for nomination within the city limits, and that's contained in Exhibit C.

This item requests Board of County Commissioners' approval, direction regarding which of the two eligible census tracts outside the city should be nominated to the governor for Opportunity Zone 2.0 designation.

In 2017, the federal government created the Opportunity Zone program to address economically distressed communities designated by the U.S. government to spur economic development and job creation. They allow investors to roll their capital gains from other investments into specialized funds offering significant tax deferral and exclusions in exchange for funding local business and real estate. Based on federal eligibility criteria in 2020-24 American Community Survey data released by the Census Bureau, there are 257 census tracts that meet the statutory criteria, poverty rates or median income levels to qualify for Opportunity Zone Designation 2.0. Out of these eligible areas, the governor can officially nominate 25 percent or up to 65 specific tracts for the federal program. Based on the 2020-24 American Survey data released by the census, Santa Fe County has ten qualified census tracts that meet the updated federal statutory criteria to be eligible for Opportunity Zone 2.0 designation.

Based on the criteria established by EDNM, Census Tract 107 GO code 35049010308 is the preferred candidate among the two qualified census tracts located outside the city limits. Census tracts 102 and 106 are those two tracts. Because it most directly aligns with the investment-ready priorities identified by EDNM, and the development framework established under Opportunity Zones 2.0.

Proximity to economic anchors. The tract encompasses the Santa Fe County, Santa Fe Community College District and the growing corporate institutional footprint along Highway I-25. Proximity to a major educational and workforce hub provides a built-in catalyst for public-private partnerships. Infrastructure and development potential. Unlike more restrictive areas, tract 106 contains master plan districts like Rancho Viejo and massive master planned land allocations under the Santa Fe Community College District plan. It features a clearer inventory of developable and sub-dividable land with active supportive local zoning. It's aligned with existing incentives. Opportunity Zones 2.0 emphasizes pairing designations with localized growth strategies. Tract 106 is poised to absorb this county's projected southern expansion, aligning seamlessly with localized

SFC CLERK RECORDED 07/02/2026

affordable/workforce housing initiatives and community infrastructure goals.

The New Mexico Economic Development Department developed a submission process that began before staff could provide Bard with background information and recommendations for input. This process began on April 6 with a request from the Council of Governments to provide outreach and input from local governments. Staff has been in communication with Economic Development Department and North Central Economic Development District to inform them that we will provide the County's request as soon as this body makes a determination on requesting specific qualified census tract designation.

The City of Santa Fe has provided its request for designation via letter, and it's also, it's attached as Exhibit C.

The federal nomination window opens July 1, 2026, and all standard submissions must be transmitted to the U.S. Department of the Treasury by September 29, 2026.

Online, I have Mr. Brady Maxwell. He's a senior researcher associate at the Urban Institute, and they've been conducting research and analysis of the Opportunity Zone designations, and he'll provide an overview of Opportunity Zones 1.0 and 2.0.

CHAIR GREENE: Please take it away.

BRADY MAXWELL: Wonderful. Thank you, Juan. I appreciate the opportunity to be with you all today. As Juan mentioned, I'm Brady Maxwell with the Center for Local Finance and Growth at the Urban Institute. We are a nonprofit, nonpartisan research organization based in Washington, DC. And I've been researching opportunity zones in that role since the onset of the program nearly a decade ago.

So we go to the next slide. So to get things started, wanted to do a quick run-through of how the Opportunity Zone program works just so we're all on the same page. If we go to the next slide. That could be some Apple stock and then, I'm using that example –

MR. FRESQUEZ: Mr. Chair, I apologize. Your audio is cutting out.

MR. MAXWELL: Is that any better?

MR. FRESQUEZ: Yes.

MR. MAXWELL: Okay. So the way an OZ investment happens, you have a taxpayer realizing a capital gain. So that could be somebody, for instance, selling off some Apple stock, making a million dollar profit from that, right? And I'm using that example because OZ investors tend to be, in most cases, high net worth individuals, right? So then they've got 180 days to place those gains into a qualified opportunity fund, which is just an investment vehicle, and that fund then makes an equity investment into an entity within one of the nation's selected opportunity zone census tracts. And as you're going to see a little bit later, in this, in the vast majority of cases, that's a real estate investment. If we could go to the next slide.

So the reason an investor does this and how they're incentivized to do this is for three reasons. One, they get a temporary deferral on taxes on that prior capital gain. Secondly, they get a 10 percent discount on those taxes if they hold the investment for at least five years. In the old program, there was also a seven-year 15 percent. That's going to be gone in round two, so that's no longer relevant here.

SFC CLERK RECORDED 07/02/2026

And then any new profits, and this is the one that really is the most substantial of the benefits and is really driving investment, is that any new profits made on an OZ investment are not taxed at all if the investment is held for at least 10 years. If we go to the next slide.

So with the renewal of OZs under OBBA, a couple changes. The program's made permanent, so this every 10 years we're going to have this process of redesignation. The current set of OZs will sunset on December 31, 2028, and the second round of designations will take effect this coming January 1st so there is going to be a period of overlap there. And the main differences from this round to last round, this time around there's fewer tracts that are eligible, and those tracts that are eligible are slightly more economically distressed. And also there is a new benefit for rural opportunity zones as well. If we go to the next slide.

So each state is taking a different approach to how they make OZF selections. Juan, kind of went through the process of by September 28th governors got to decide. And anecdotally what we're hearing is that most governors are – they seem to be waiting until the end of this window to submit, as there's really no benefit to submitting early to Treasury. If we go to the next slide.

So what makes OZs different than other federal place-based programs? A few things. One, there's no cap. The program runs effectively as of right for capital gains investors putting their money into these designated areas. So that does mean there's less friction. But tied to that, there's no mechanism for community control, right? There's no state housing finance agency like we have in LIHTC. There's no local community development entity like with new markets tax credits. So essentially the only control a community like Santa Fe County has is whatever levers you have to control, other sorts of development in your community, right? 'Cause that's how OZ investments are landing in communities, right? There's also no use-based requirements. So there is a prohibition on sin businesses and real estate investments have to substantially improve the property 100 percent of the building value or 50 percent in rural areas. But other than that, any use can receive OZ investments within them. And finally, there's a lack of publicly reported data. So besides anecdotes, we don't actually know which projects received OZ funds and which did not.

The new round of OZs is going to have tract-level data collected and reported publicly, but we still are not going to have that project-level analysis, which would've been helpful. All right, we'll go to the next slide.

So as we consider how to approach the second round of opportunity zones, there are some lessons I think we can take from the first round, right? And like I mentioned, nationally, we don't have any publicly available project data but one state, Ohio, did include a reporting requirement in their conforming state tax benefit. Obviously every state, every county, every locality is going to look a little bit different, but this gives us a decent snapshot of the program and can give us some takeaways on it. The next slide.

So first off, it's important to note we're not living in a field of dreams. So just because you designate it doesn't mean that OZ investment will necessarily come. So out of the 328 OZs in Ohio, only one out of three actually received any OZ investment in this period that we looked at. Next slide.

SFC CLERK RECORDED 07/02/2026

Next we see that OZ investment was really concentrated in Ohio, right? So of these 328 tracts, nine of them received over 50 percent of OZ investment into Ohio in this period. And these are the OZs that were most market ready, most attractive to investors. They were deemed to, to, be likely to appreciate in value over that 10-year period. Next slide.

So in Ohio, we saw OZ investments largely concentrated in the big metros, Cleveland and Columbus, smaller metro micros, rural areas received less investment overall. Next slide.

So looking at project type now, we saw that nearly two-thirds of OZ investments went into projects with a housing component. Some of that mixed use some solely residential. And next most common were commercial and industrial real estate projects. Now, the program does allow operating businesses could get investments, but other folks have found about 94 percent of the total projects within OZs were real-- on the real estate side. And we didn't identify actually any operating businesses in Ohio. It's possible that some did occur, but we did not identify any on the operating business side. So really, this is a real estate program that we're seeing. Next slide.

But diving a little deeper into that housing that's produced, it's very important to note that this is largely market rate housing. You also see some workforce housing in there, but very little capital A affordable housing, right? So that's important to just keep in mind when you conceptualize which communities are best fit for this tool. You're going to be seeing market rate and workforce housing largely out of it.

Okay, so how can we use these findings to inform the next round of OZs? We got a few takeaways to consider for the next round of the selections. We go to the next slide. Thank you. All right, so in zone selection, we're not selecting which projects receive funding. We're instead selecting which areas projects can receive the benefit, right? So this is market driven, and the market that's being created, especially for investors seeking to maximize their returns, is one that's centered around the appreciation over the next ten years of an investment into this community, right? So we want to keep in mind that investors are looking for projects that are most reliably going to grow in value and appreciate and that's really driving their decisions of where to go. The vast majority of Ohio projects, as I talked about, were market rate housing and commercial development, right? So it's just important to think about, which communities can most benefit from those types of projects specifically. We also recommend taking a Goldilocks framing and what I mean by that is looking for areas that both need investment and are near enough to market ready to actually attract private capital, right? It may feel good to pick a tract that is very disinvested, very in need of capital, but this isn't necessarily the program that's going to drive new capital into that community. Another thing to think about is land use when considering which zones to select. So while you're not picking specific projects, you can still use land use to tilt the scales towards the outcomes you want, right? If your goal is to spur new housing production, you can look at census tracts that are zoned for multifamily or are about to go through a rezone process. You can pick ones that have vacant and underutilized sites that are well poised for new apartment buildings. And conversely, if you want to focus on the industrial development side, you can pick zones or pick areas that are zoned for the right parcels to attract this type of development.

SFC CLERK RECORDED 07/02/2026

And finally a note about data. One approach you could consider at the county level, and we're hearing some counties and cities taking, is you could place an OZ checkbox on permitting applications just asking the project sponsor if they're planning to use OZs. That way you can at least have some idea of what OZ investment is coming into the county and which projects are receiving it, and that can be useful ten years down the road, when you have to go through this process again for selection. Can we go to the next slide? Focusing on this Goldilocks framework, we created a national tool that does exactly this, right? So we sorted eligible tracts into three buckets. Too much investment, not enough investment, and just right. But I want to caveat this that these are national data, so they're not going to get the intricacies of what's happening on the ground, right? I think Juan went over, very much like why that one potential tract could be likely to receive investment outside of this national data. So this is more to encourage this Goldilocks framing, and it's not an end-all be-all, right? We've taken an overly restrictive approach to the Goldilocks tracts as well. So we're placing only the tracts that, based on the Ohio data, appear most likely to draw investment. But other tracts still did and will draw investment, but those are going to be based on more local context, what's happening on the ground, not captured in overarching data trends. You can go to the next slide.

So you can see here, and I won't spend too much time on this, but just kind of this is a background of how we modeled this Goldilocks approach of how we said if a tract is likely to receive an OZ investment versus not and what triggers we had for if a tract was likely to receive capital even without OZ investment. So we can go to the next slide.

This tool, the link here, you can go to it on your own time later if helpful. But, also you can just Google Urban Institute Opportunity Zones, and you can find both our tool and a deeper dive on some of that Ohio data. So with that, I'll conclude the presentation and happy to take any questions.

CHAIR GREENE: Thank you very much. Commissioners? Commissioner Cacari Stone

COMMISSIONER CACARI STONE: Thank you the presenter and Mr. Torres. I appreciate the work you put into, and I'd also like to thank the county management team and folks who really put this together.

I do have questions because if we looked at what... I'm sorry, what was the presenter's name again, Mr. Torres?

MR. TORRES: Mr. Brady Maxwell.

COMMISSIONER CACARI STONE: Mr. Brady Maxwell, what he discussed was I just have some clarifying questions because it doesn't make sense to me. I know we received an email about a month ago around opportunity zones. You were on it. The city was supposed to take part as well, and the governor's office. But what's identified is those zones that are the most economically distressed, and I ran the data through the American Community Survey, and the Rio Rancho I'm sorry, the Rancho Viejo and the Community College District is not the highest economically distressed in Santa Fe County. I have a tract here, 3204 percent family income ratio is about 50 percent and that's a different tract. It's 35049001202, and not this. So I, representing, again, I'm here to represent as an elected my district. That district plus Commissioner Bustamante district would have been overlaid as the most economically distressed. So I'm just a little

SFC CLERK RECORDED 07/02/2026

bit confused why the Community College District who has higher income, higher educational levels, more likely to be employed, et cetera, has been chosen.

MR. TORRES: I'll let Brady talk on the specifics, but what we end up with, as I said at the beginning of my presentation, is a set of 10 census tracts that have been identified as being qualified, and the various, the variability has to do with AMI and poverty. Those 10, and again, this is not official by the Department of the Treasury or the IRS. This is the work of a lot of different researchers. So what we have is a data set of 10 for Santa Fe County, of which the two that I mentioned are the ones that are outside the city of Santa Fe. With respects to the specific demographics or how those got to be together, I don't know if, Brady, if you have any thoughts on how those data sets were developed for qualified census tracts?

MR. MAXWELL: Yes, totally. So let me pull up the – so there's two ways that a tract could qualify. Either it was 20 percent or higher poverty and/or it had less than 70 percent area median income. So it had to tick- One of those two boxes.

COMMISSIONER CACARI STONE: Again, I looked at the numbers yesterday. I've run the analysis again, and we have five economically distressed census tracts in Santa Fe. I can email the staff the numbers you could share with Mr. Brady. But I'm again, questioning why the Community College District, no offense to our Commissioners representing that. Again, my job is to represent my district and my communities, which are very low income, and they're in higher distress. And if we're just cherry-picking and no offense to you, Mr. Torres, but if we're cherry-picking because we want to develop that area, that is not fair to the rest of the districts. And I just – it's very simple to me. That's all.

MR. TORRES: Commissioner, Mr. Chairman, and Commissioner Cacari Stone, as I mentioned, we're working off the data set that has been publicly distributed from a number of different sources, and they all seem to concur. I'm not really sure how one would approach alternate census tracts that one wants to say that they are qualified, and I don't know to what authority one issues those requests. These are coming from the IRS in some cases.

So I don't know of a method, and maybe Brady, you know of a method where a case can be made and to whom on other tracts that seemingly might be qualified.

MR. MAXWELL: Yes. And this eligibility list was put out by the US Department of Treasury. So that's the list you're selecting from. There is a process, and it's based on 2020-2024American Community Survey data. There is a process where the governor has the option to appeal if they think another tract should be eligible for whatever reason they wish to appeal for.

That process has not been set out by Treasury, nor will it be. So they can submit, and they must do so with rationale during this period. And then Treasury can come back with a yes, no, we're going to grant the appeal or not grant the appeal.

MR. TORRES: So if I might suggest, in order that we can move forward with the tract that is listed as a qualified census tract, I think we can, if it is the will of this body to submit that information to the governor's office and then follow up with these alternative tracts and the rationale and request that the governor go into deeper detail to figure out if those can be nominated. That's the only thing I can think of that would open

SFC CLERK RECORDED 07/02/2026

up the data set beyond what we have from the federal government at this time.

COMMISSIONER CACARI STONE: Thank you, Mr. Torres Chair Greene. So I'm looking at your table, and it's the same data that I ran with the ACS. But the highlighted ones show only the 20.78 percent poverty and 21 percent, but we have other census tracts, the same ones identified 35049001202 at 32 percent poverty, and the other one is 3504- the first row at almost 24 percent poverty. So why are we picking tracts with lower poverty rates and higher income rates?

MR. TORRES: The tracts that I've identified as highlighted are the two tracts outside the city limits. So the city being a home rule city has the right to select its own census tracts, and the mayor has selected the two tracts that are within the city limits for his nomination, and that's contained in Exhibit C.

CHAIR GREENE: And if I may Commissioner, ten years ago when this came through, Santa Fe County did not have any tracts. They were all within the city of Santa Fe at the time. So this would be the first tract outside of the city limits to be eligible for this. And then also, I don't actually consider the tract that you're designating as the Community College District. It's across Highway 14 from the community college. It's the area that Bonanza Creek was a part of that we heard and that D.R. Horton project a couple weeks or months ago. It's not necessarily the one that people would consider the community college, correct?

MR. TORRES: So, Mr. Chairman, committee, council I can't say exactly where it is within the Community College District. It's proximity to it and it was the analysis of the plans that are in place affect that tract even though it may not specifically be in the Community College District. So it's all the demographic work that suggests that, again, the proximity to resources, highways, and educational institutions, as well as the stated poverty level and AMI is what makes those tracts attractive but not specifically that it's in the Community College District. It could be the proximity. So I haven't gone into the detail of what the limitations are, where the physical lines are for the Community College District, but that census tract does provide the most reasonable opportunities, if you will.

CHAIR GREENE: Okay. And to Commissioner Cacari Stone's point the fifth or fourth one down ending in 1205, that straddles both city and county and pretty much takes up the entire Agua Fria Village. It would be interesting to have this map-based instead of I think all of us up here can see maps and understand how they impact our districts, but I don't keep track of my census, the census tracts in my district.

MR. TORRES: Mr. Chairman, Commissioners, so it is on a, on an internal map, and I'm happy to share that link. It's available. We had it done by GIS, and we were reviewing it in collaboration with the Growth Management Department as well as the Public Works and GIS. When we initially got the first set of tracts we had them mapped, and we looked at them in the relationship of the regional development in the area.

CHAIR GREENE: Okay. Commissioners?

JONATHAN BUTLER (Director, Community Development Division): Mr. Chair, Commissioners I'm sorry to interrupt. I just wanted to give voice to one thing. When we got together as a collective body within the departments to discuss this, I

SFC CLERK RECORDED 07/02/2026

personally expressed some challenges based on my previous experiences with the first run of opportunity zones, and we were concerned that if we weren't narrowly tailored in our recommendations, that we could potentially open up more economic segregation, depression, if you will, and create more opportunities for extensive economic gentrification. That's one thing I'll give voice to. I'll come back to that in a second.

We made a decision to think that if we were looking at targeted interventions, it made sense to think about our designated growth areas as opportunities to prevent what could eventually amount to further displacement of people in our community.

So I said I'll circle back to the point. The point that I'm making as the information that Mr. Brady gave voice to. He said the largest motivations for this product were largely residential real estate. If I look at the construction of what is being offered, it is a product that is offered to higher wealth individuals and entities in a ways that could come into communities, particularly traditionally distressed communities, acquire real estate in a way in which it might keep out those very families that we were attempting to protect, and it might increase our affordability crisis.

At the time when we had discussions about how we might approach this when Juan brought this back to our attention and we assembled as a group, we thought a prudent recommendation was to focus on growth areas and not open up potentially an opportunity for more gentrification and some taking of properties in our communities in an outsized way.

And so I do want to say that is a part of some of the motivation of the underlying recommendation as well. And we made a decision once we got the city's recommendations for what they would pursue based on what we thought was best in alignment with the county's interest and also its already designated growth areas. So I hope that does provide some context. It is not by any means a comprehensive example of the debate that went through but I did want to give some voice to those ideas for you.

CHAIR GREENE: Just to give a little bit of clarity to Commissioner Cacari Stone the one that is in your district in the Agua Fria Village is the city's designated one. Yeah. Okay.

COMMISSIONER CACARI STONE: Thank you, Chair Greene, thank you, Mr. Torres, and thank you for also speaking. I understand and I understand that it's also the same gentleman on the phone Mr. Baker, correct? Urban Institute also did research on the inequity impacts as well as Brookings Institute of opportunity zone formulas and designations. So I think what we're dealing here is I'd like to see the City's list because this is an opportunity where, as BCC members, we should be coordinating with electeds at the city level and saying, Hey, let's make sure we're picking up on our communities that get left behind. Let's make sure we coordinated on investments from the city and the county, and we're submitting something that makes sense, that fill gaps together on behalf of our constituents in the rural and the urban areas. I understand why you chose them. There are also, opportunities for existing developments. And again, I think it's the formula we're dealing with.

It's not that I lack an understanding of what's in the city or county. It's that, again, my job here is to talk about equity. And when we get opportunities for resources coming in, especially from the federal government, it's come very few these days. It's my job to

SFC CLERK RECORDED 07/02/2026

advocate on behalf of my communities, and we just had a community forum on May 19th. And the Southside community, the community of District 2, that's lower income is not feeling left behind but is experiencing being left behind. So I understand the formula. I applaud the county staff for putting so much time in meeting with the city, for bringing in the gentleman from the Urban Institute.

But I just want to state for the record. As a County, we need to start looking at an equity framework in everything we do. Thank you very much.

MR. TORRES: Commissioner, Mr. Chairman, Commissioner Cacari Stone, so the mayor's letter and designation is contained in the packet Exhibit C. It also has his analysis of why those two made sense. And I think the takeaway with Brady's participation, I think, is that there is the opportunity for the Commission to consider land use policy decisions going forward that could help limit the things that have been negative about the program so far. And I leave it to you, Brady, if you have wanted to add anything to that.

MR. MAXWELL: Yeah. I think like what we've been finding, and certainly this is only from a looking nationally, you all are making your own decisions locally, and we're not endorsing or not endorsing any localized decision. We're finding nationally that looking at the first round, there was a subset of very disinvested tracts that unfortunately did not actually get any OZ investment because they didn't have the market conditions that OZ investors wanted to invest with and even with the incentive.

The other end of the spectrum, we saw the tracts that were already seeing substantial amounts of market investment prior to designation seeing aspects of gentrification occurring. And OZ investors concentrated in those tracts because they saw the largest upside for appreciation in real estate values.

So the recommendations that we've been giving nationally is to find that Goldilocks of what's in between there, what is a tract that's close enough to market ready that this added incentive can tip the balance and make some projects happen while not, picking areas that are already receiving their fair share of investment.

CHAIR GREENE: Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: I just want to say that I completely 100 percent hear Commissioner Cacari Stone, and we briefly touched, discussed just a moment of this. I sincerely appreciate hearing that we're looking at the potential for gentrification and to not to not develop where people might be displaced.

The concern that I stated to the Commissioner with regard to these other zones is there are parts in our, in, in my area that's largely rural where people just don't want more development. They just don't. And there isn't anything that says for a community to have good economic development growth, it has to grow. That's the mentality of a cancer cell. There are ways things can grow, and there are ways things that can take care of the people where they are. That being said, when we look at providing the infrastructure in these areas specifically those in District 3 that are very common to the issues that Commissioner Cacari Stone has stated, is a lot of what happens in the development of those areas and identifying these opportunity zones, if you will, is that the community isn't involved in the understanding of what it may mean to either provide better infrastructure, what it means to develop in their area and have some input on what that

SFC CLERK RECORDED 07/02/2026

might look like. That isn't something that we do very often. And when we do, we tend to get better reception from the community that's being impacted by that growth.

I completely hear the Commissioner's concern about, other parts of the community that would want to have more services and more support as a community in need. And why we picked the ones that we have, it just blindly looks straight away of those areas that we've already had investments and growth. To use the term that the Commissioner stated, it's cherry-picked for those things that we've already put some investment into. I don't know, it's not like this particular opportunity zone was just dropped off in the last several months. It's been something that we've been working on or we've had information available for a little while.

In that, I would say that in the interest of supporting my community, again, largely rural and very much in most ways would like to stay that way, but how much are we actually surveying our communities for how they would understand, one, an opportunity zone, and two, request, and specifically for those areas that are qualified, okay? And two, how would they see that opportunity? What would really define opportunity for them in a manner that would not displace them from where they are.

So I put that out more as a statement, a concern. Anything that's pushing more development in District 3 is going to get me in trouble. They do not want more development. There isn't water right now and for some that's good news. For others it's I'm not going to be able to develop my land. But that's a conversation that the community will boil out, not the County making decisions on their behalf without having that input. And a- again, like the Commissioner was stating, I'm simply here to represent those who have elected me. So food for thought in how we're moving forward with the opportunities that we present to our community members.

I completely hear the Commissioner that it looks apparent that we're supporting something that we've already invested in, so it'll make it easier. But that's where I'll leave it. Thank you, Commissioner and Chair.

CHAIR GREENE: Commissioner Hughes.

COMMISSIONER HUGHES: Yeah, I think my constituents have the same opinion. They don't really want development in their area, and yet we're designating, potentially designating this area. So I'd be happy to give it to Lisa Cacari Stone's district. But I think it really does make sense probably to put it there because that's where the sewer and water is, and we can have some development. And hopefully, the constituents in that area will benefit from it. But if people don't – if people want to, not do this, that's fine too.

MR. TORRES: Mr. Chairman so the Commission is free to decide that you don't want an opportunity zone and relay that information to the governor outside of the City of Santa Fe. That is also an option as a decision point to, to relay that information to the governor. We don't, or you don't want an opportunity zone. I think that's a fair – if that's the decision, I think that's fair too.

COMMISSIONER BUSTAMANTE: Chair?

CHAIR GREENE: If I may, response. The other one that was put forward but was decided against was up in my district in the southern part of Española and that area. Does it extend into Rio Arriba County?

SFC CLERK RECORDED 07/02/2026

MR. TORRES: No. The answer, Mr. Chairman, is no. There is a separate census tract in Rio Arriba. In fact, I think there's three that are qualified. But the criteria was not – it was a question of how aligned those census tracts were with regards to resources highways educational institutions. So it was an attempt to do an objective analysis on the resources that would be available to make that a much more attractive census tract.

CHAIR GREENE: I would say that the Sombrio, Santa Cruz has Española infrastructure. And but did we reach out to Española to see if that was of interest to them to collaborate in that space?

MR. TORRES: I've reached out to my counterparts in Rio Arriba and Española and we didn't really get into any specific details about what they desire or not. Obviously, this has been a process that's been rolling fairly quickly, and so I don't know that they got any feedback internally from their government on what the position was with regards to their census tracts or the ones that were near there.

CHAIR GREENE: You know, this is a potentially powerful tool and I don't like the idea of missing opportunities like this. But at the same time, if we don't feel that this is ready for prime time right now, we might have to revisit this in the next 30 days or 21 days. What's the deadline?

MR. TORRES: The deadline that was established by the New Mexico Economic Development Department is June 15th. The governor's deadline is between July 1st and September 29th. The Economic Development Department established their criteria for collecting the information.

CHAIR GREENE: Yes, ma'am.

COMMISSIONER CACARI STONE: Thank you, Chair Greene. And, I think we need to move forward and submit this to the governor. You guys have done your due diligence. I do respect your leadership, Mr. Torres, and the staffs. I'm going to commit to drafting a letter for my other Commissioners to consider that would go to the governor, because under it, even the research that Mr. Brady's done and his other colleagues at Urban Institute show that the way that the formula is for Opportunity Program 2.0, it's less likely that the money goes to affordable housing, small business development, workforce development, and community-owned enterprises, and I think we're interested in that in Santa Fe County.

So I will take the initiative and the commitment to write that letter for the governor, but also to our congressional delegates. I'll put forth at the next Commission meeting to my other commissioners for a vote, and I think that's a good balance so we can move forward with this. It's not our staff's fault. What's set at the national level under the Big Beautiful Bill Act is set, and I think something that could have an opportunity for our communities might have a differential unintended consequence. And again, that's not your bind and your fault, and I recommend we just move forward.

CHAIR GREENE: Thank you. Would you like to make a motion therefore? Or Commissioner Hughes, did you have more comments?

COMMISSIONER HUGHES: No, but I'll make a motion. I just move that we approve the designation of census tracts for nomination to governor as an opportunity zone and authorize the County Manager to convey the designation letter.

SFC CLERK RECORDED 07/02/2026

MR. TORRES: And, Mr. Chairman, if I may.

COMMISSIONER HUGHES: Well, if nobody seconds it then we won't do it.

CHAIR GREENE: Hold it.

COMMISSIONER BUSTAMANTE: I'll second.

CHAIR GREENE: And I will let Juan, please.

MR. TORRES: So there is the opportunity, as I mentioned before, to address some of these issues via land use policy. And so I would revisit that, and I'll get with Growth Management and get that conversation started, continue with the Urban Institute. Maybe they have specific policy recommendations that could be considered for adoption that would mitigate some of the concerns that were brought up here today.

CHAIR GREENE: Yeah, this is a complex thing. This is just one of the parts, so we have a motion from Commissioner Hughes, a second from Commissioner Bustamante.

The motion passed by unanimous [4-0] voice vote.

CHAIR GREENE: We have a designated opportunity zone. Let's see if we can get it through the governor. Thank you.

B. Request (1) Approval of Agreement No. 2026-0234-GM with Environmental Systems Research Institute, Inc. in the Amount of $460,800, Exclusive of NM GRT, for Geographic Information Systems Software Small Government Enterprise Agreement; and (2) Delegation of Authority to the County Manager to Sign the Purchase Order. (Growth Management Department/Len Bundra and Purchasing Division/Bill Taylor)

CHAIR GREENE: Len and Bill. Len, this is, I think, your first time presenting a bill.

LEN BUNDRA: Yes, it is, Mr. Chair. Thank you. Good afternoon, Mr. Chair, Commissioners. I'm Len Bunger, GIS manager for Santa Fe County and I'm here to support the request for approval of agreement number 2026-0234-GM with Environmental Systems Research Institute, aka Esri, in the amount of $460,800 over three years exclusive of NMGRT and to authorize the county manager to sign the purchase orders.

This is in order to renew GIS software licensing for Santa Fe County and avoid any interruption. Rather than reading the entire memorandum, which I've been warned not to, I'll try to briefly review the key points that led to this agreement and this request, again, which are detailed in the packet memorandum.

First Esri has been the sole provider for geographic information systems, AKA GIS software, to Santa Fe County for the last 25 years. Esri's software plays an important role not just for Growth Management, but for Public Works, the Assessor's Office of

SFC CLERK RECORDED 07/02/2026

Emergency Management, the RECC regional computer-aided dispatch system and many other departments, number one.

Number two, what happened this year, what was announced in January was the, Santa Fe County used to purchase our software agreement with Esri riding through the state of New Mexico's Department of Information Technology, aka DoIT contract. So they have managed the Esri statewide price agreement for probably the last 20 years. This year, they have decided not to renew any statewide agreement with Esri, and this forces all New Mexico municipalities, counties, cities, all municipalities to reach their own price agreements with Esri directly. At the same time, the person who used to negotiate this statewide contract, the state geographic information officer, that position was eliminated for reasons beyond my understanding.

Number three, Esri also, this year, has ended concurrent use licensing. So this greatly affects our county particularly, in that concurrent use licensing allowed licenses to be shared amongst various different GIS users as long as they weren't using them at the same time. Now, Esri has switched to a licensing model similar to Microsoft 365, whereby every individual email requires a license that is paid for. So this increased just our desktop software license count from 26 concurrent to 85 named user licenses. And this is leaving out 10 server licenses which I won't list here. But out of this, the end of New Mexico's state contract with Esri and out of conversation with our Esri price representative who is online, Colin O'Connor, Esri considers Santa Fe a small government, meaning less than 250,000 population. Now, this provides an opportunity to the County because we are eligible to enter into a small government enterprise agreement, which is the proposal before you, which gives over the next three years, this agreement will save the county approximately $84,551 versus state agreement pricing, because the state obviously is not a small government.

So the other consideration, I have met with Avero advisors regarding future ERP integrations with our RECC director regarding integrations with our current and future E911 and NextGen911 CAD systems, as well as with our public safety data manager. And the software provided with this license agreement will meet their current and future requirements because right now we have every desktop software utilized in the county. Every license is utilized.

With this, I stand for any questions you have at this time, and the recommended action is to approve agreement 2026-023GM with Environmental Systems Research Institute.

CHAIR GREENE: Thank you. Commissioners? I love GIS. Anybody? Commissioner Cacari Stone?

COMMISSIONER CACARI STONE: I just wanted to, it was having a quarterly meeting with Growth Management has been so great, and when you brought this up, it allowed me to be prepared for this to come to the BCC and to read about it. So I appreciate the work, and I approve this. And I don't know if we want to, if there's no other comments, if we want to move to approve the request, Chair.

CHAIR GREENE: Okay. That's a motion from Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: I make a motion to approve the

SFC CLERK RECORDED 07/02/2026

request of agreement number 2026-0234 GM with Environmental Systems Research Institute in the amount of $460,800 exclusive of New Mexico GRT for geographic information system software small government enterprise agreement, and delegate the authority to the County Manager to sign the PO.

COMMISSIONER HUGHES: And I second that.

The motion passed by unanimous [4-0] voice vote.

MR. BUNDRA: Thank you, Chair, Commissioners.

CHAIR GREENE: Thank you. You've got an agreement.

C. Request Approval of the Restated County Utility Line Extension and Delivery Agreement Between Santa Fe County and Tierra Pintada LLC. (Public Works Department/Travis Soderquist)

CHAIR GREENE: Travis.

TRAVIS SODERQUIST: Good afternoon, Chair, Commissioners. My name is Travis Soderquist. I am the Utilities Division Director for Santa Fe County, and I am here to present the restated ULEDA between Santa Fe County and Tierra Pintada. A brief overview of what the difference between this restated ULEDA and the current active ULEDA is that we are allowing for the opportunity for the development to come in and purchase water through the fee in lieu process.

The current ULEDA has the developer planning on bringing their own water rights to cover their usage. But with the current case going on between City of Rio Rancho versus Sandia Pueblo, the water right transfer process is being held up and we're waiting for that determination to come out to see what's what the implications are.

And so this additional option for the developer to come in and purchase water through the fee in lieu is just providing them another avenue to provide water to the development as a backup to the water right transfer that they're ultimately pursuing. It also allows for the County to have an irrevocable letter of credit in place for the development that the County can call on in the event that water delivery needs to begin and the water right transfer has not been transferred up to the Buckman Direct Diversion at that time. I stand for any questions.

CHAIR GREENE: Thank you, Travis. Commissioners? So anything from you all? Just to clarify for my case. So this is taking it from them delivering it, going out and purchasing it on the market because the market's kind of frozen because of Rio Rancho against Sandia. We're going do the fee in lieu program, but then you added if the water isn't transferred: clarify that last part.

MR. SODERQUIST: Apologies, Chair. So what the developer is planning on doing is transferring water rights that they've already located. They're looking to enter into an agreement with the people that are selling the water rights, and then they're going to start the transfer process. The fee in lieu process is only an option in case that transfer is held up beyond what their timeline will allow.

SFC CLERK RECORDED 07/02/2026

CHAIR GREENE: Okay, great. Okay. Thank you for clarifying. So it is still to keep the plan A, but the backup is a new plan B.

MR. SODERQUIST: Correct.

CHAIR GREENE: Okay, wonderful. Thank you. Commissioners?

COMMISSIONER HUGHES: I'd like to make a motion to approve the, let's see, what is it? The restated County utility line extension and delivery agreement Et cetera, et cetera.

CHAIR GREENE: Yes. We have a motion from Commissioner Hughes.

COMMISSIONER CACARI STONE: Second it.

CHAIR GREENE: And we have a second from Commissioner Cacari Stone. All in favor say aye.

The motion passed by 3 to 1 voice vote with Commissioner Bustamante casting the no vote. [See page 27 where Commissioner Bustamante clarified her vote.]

COMMISSIONER BUSTAMANTE: I do have something that I want to say.

CHAIR GREENE: Yes, please.

COMMISSIONER BUSTAMANTE: The issue of concern when we see these and we are approving another development, and we had approved this a long – this is way back but when we shift on the water and where the water is going to come from, as we know, that is the leading question in how we move forward in assuring that people are aware of this change in how that water is going to be provided, because we did have public hearings in the interest of approving this development, and people had a chance to chime in, and now we're making a change on the water provision, and it concerns me that the community may or may not have had a different perspective given this particular change.

So we're doing we're sort of doing something that had already gone through review with public comment, and we're making a change on that. And I don't know if that creates any concern for you at the dais. For me, it does, given that we had already allowed for that input.

Do you have any explanation for that, Travis? How can we explain that best to the constituents in how it may or may not impact their concerns?

MR. SODERQUIST: Chair, Commissioner, I think that's a really good question, and I don't necessarily have the best answer for you. It's a concern that I share with you, and that's why I wanted to bring back the ULEDA with any of the changes to how the water was going to be delivered to the development for the Board of County Commissioners to review. I know that ULEDAs are outside of the hearing. It's more the final plat that is considered with the hearing. It doesn't excuse not allowing the public to have input on it, but I think your guys' judgment would be the best representation of what their concerns are. And so I think bringing it back to let you hear what the new changes are and the conditions are allows you to exercise that. I'm, sorry, that's not a great answer, but I think it's our best chance.

SFC CLERK RECORDED 07/02/2026

CHAIR GREENE: Walker is raising his hand.

WALKER BOYD (County Attorney): Chair Greene and Commissioner Bustamante, I think that the one thing to note is that if this alternative option goes forward with them paying a fee in lieu of, that would mean that these developers would be obtaining water rights from the County that the County already has located at the Buckman Diversion. And so in some sense, you can argue it's better than what the plan A is because the plan A would consist of the developer purchasing downstream rights and applying to have them transferred upstream to the Buckman Direct Diversion, which, as we're seeing in the Rio Rancho and the Sandia Pueblo case, there are objections to that process that are being litigated in the courts where folks are saying you shouldn't be allowing the transfer of downstream rights upstream.

So I think you can argue that this plan B is, I think, more responsive to the public concerns that have been expressed about this whole process. But again, I think that as I read it the plan A is, remains plan A, and it is, and is part of what you all heard and approved previously.

COMMISSIONER BUSTAMANTE: Thank you, Attorney Boyd.

CHAIR GREENE: Plan A theoretically transfers paper water into our portfolio and increases our portfolio. Plan B, which we just gave them a pass on, depletes our current paper portfolio, right? And so there is actually an impact. It may be clearer path, right?

And easier, and certainly if I were them, I'd be like, I'm not going to go through this thing. I'm just going to take these. I'm going to pay this fee in lieu. Certainly a lot easier. And I get your plan there, but it's to me, it does actually crimp a little bit of our capacity.

ATTORNEY BOYD: Chair Greene, I'm I think that the bargain that's represented by the agreement, which is the payment in lieu if that approach is followed and the developer doesn't obtain the approval of the transfer application that they're seeking then the bargain that's represented by the agreement that you've approved is a payment to the county in exchange for that diminishment. So I think that I was merely responding to I think the public input component of this, and I think that just the argument that I would add further to what Travis has said is that, that payment in fee, the fee in lieu doesn't represent the process that is being objected to by tribes and members of the public in the ongoing litigation. And so it can be arguably better from that standpoint.

CHAIR GREENE: I guess my final thought on that is, is let's not let leave that money in the bank. It's the inflation of the cost of money – of water these days. We should go secure that if they execute that fee in lieu, that we should go buy those wherever we can go find them.

Commissioner Bustamante, did you have anything else?

COMMISSIONER BUSTAMANTE: Thank you, Chair Greene. Just on the premise that the community does not have input, I would have a hard time approving this at this time, given what we've already done by way of public comment. And one opportunity that I think the County has is to provide notice and allow some community input to this decision being made, or at least allow for them to have an understanding, because I do agree with the attorney it's a better option by way of. But I also hear what you're saying, and I think the community's input matters to me.

SFC CLERK RECORDED 07/02/2026

CHAIR GREENE: I agree.

COMMISSIONER BUSTAMANTE: So this is where I stand on that issue. If there was a possibility to get that input with regard to – provide the community the information and ask for input if there's an objection. And I know that's not what people want to hear when they want to move something quickly, not you, but the developers. But I think to do that and assure that the community understands where the water is coming from and how the County is making an adjustment for to address their concern is important.

CHAIR GREENE: Commissioner Bustamante, is that a formal motion to reconsider the vote?

COMMISSIONER BUSTAMANTE: We've already had a motion, and we had a request for a vote, and I'm instead of my saying aye, so I wasn't in favor, I was saying I have a question.

CHAIR GREENE: Oh, okay.

COMMISSIONER BUSTAMANTE: And that was discussion, and this is part of that discussion in holding off that vote, is for us to possibly reconsider what this would mean in the interest of getting the community the information that they always request.

KARL SOMMER: Mr. Chair.

CHAIR GREENE: Yes, go ahead.

MR. SOMMER: My name is Karl Sommer for the record, and I'm here on behalf of the person who's going to develop the property. If I could add just one thing that's relevant to Commissioner Bustamante, is your process at the County is nobody can apply for a development without coming to get a ULEDA. A ULEDA doesn't have a public process in it. You either approve the ULEDA or you don't. And so the-- there is no public process where people stand up in front of you in a ULEDA to comment on your approval or disapproval of that. And the ULEDA goes along with the development if you approve it.

So there's no process in place for a public review of this addition. The only other thing I would add is the agreement as it's been crafted requires that we make the application for the water rights. It's not just a, Hey, we got this deal now. We have to apply. We have to bring it to the County attorneys for, to make sure that they're good with the water rights. The only thing is that process might be outstripped, and we have to follow that through to conclusion. I would just add those two things. There's no public process, and we're still required to apply.

CHAIR GREENE: Okay. Commissioner.

COMMISSIONER BUSTAMANTE: I appreciate that, and I appreciate that, Karl. Thank you, Chair. Yes, and that's true, and it's a loophole for not having to get that input because even though that in itself does not require or does not have a community input component, it is when it comes to us, part of the question that community is going to be involved in with regard to the approval.

So as much as it doesn't directly the input isn't tell us what you think about this ULEDA, it is about what do you think about the whole development. So this is, yes, a

SFC CLERK RECORDED 07/02/2026

part of it, but we made that decision based on the big picture, and this is a component of that big picture that is changing. So that's my answer. But thank you, Karl.

CHAIR GREENE: Commissioner Hughes.

COMMISSIONER HUGHES: I certainly share the concerns that Commissioner Bustamante expressed, and I guess I think to the extent we feel like we're running out of water, we should consider that at the point when people apply for a development. Once we've approved the development, we have to approve the water to go with it. You can't have a development with no water. But we'd certainly be willing to look at, and I think we should look at, how much development we're going to allow and how much water we're going to devote to that. But it's more at the development process that we have the public hearing, which we're going to have today, for example, where that really can take that into account.

CHAIR GREENE: To both of those points, that is something that came up in a conversation I had with Growth Management earlier this week and that we had with Commissioner Cacari Stone, where some of these processes need to be consolidated into public hearings. And I think I'm going to be working on some updates to the SLDC in the next few months to bring a more comprehensive and process forward so that we're not piecemealing and going back and bait and switch and all of these different things that can Oh, you've decided this. Oh, now we're moving the goalposts and doing all of these things that seem to be of concern. And water is definitely one of those issues. And I will add that to the list, and I hope you will all support these changes as they come forward.

Yes, Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Thank you, Chair Greene. Thank you, Travis, for your presentation.

And I support what Commissioner Bustamante is putting forth. And my question for our attorney Boyd is, even though the ULEDA doesn't formally recognize and require a public input process, as the BCC members, can we call for that and give it an opportunity for the public to respond to this shift in the water rights?

ATTORNEY BOYD: Chair and Commissioner Cacari Stone, I think that the point that Commissioner Hughes made is at and that I think was echoed in part by the attorney for the applicant. The resolution dictates the process for applying for these agreements, and I think it's important for the Board to treat all applicants alike and not craft rules for dealing with these applications on a kind of ad hoc basis. So that would be my recommendation to you all, is that because there is no hearing process set forth in the resolution, that you attack that issue by way of considering amendments to the resolution that governs these applications.

In terms of your handling of this particular contract, I think that the minutes need to be clear, and they may be unclear at this time, depending on what the Board is contemplating. You all, I heard, took a motion that was seconded and approved by voice vote, and so I think the Chair's point of order is correct. There would need to be a motion to reconsider that if you all are considering handling this in a different way than I think you just did.

Finally, I would just say that, as part of your consideration of this contract, you all can consider presentation from staff and certainly at every meeting you have an

SFC CLERK RECORDED 07/02/2026

opportunity for public input. The agenda for today's meeting was posted and made available to the public such that any interested member of the public could have attended today's meeting and made a statement about this or any other agenda item. So there is that public input part baked into every item that you are considering. But I take your point. There is no formal public notice requirement for this process, and I think, again, the reason for that is that these applications concern private rights to the use of water and the people who are interested in that are other water rights holders as the law is concerned, not the public at large. I know that's not directive to your conversation about the public interest in water use, but again, I think that's the reason for why there is no public hearing requirement in this case, because again, this is strictly about recognized water rights, transfers of those water rights and the use of those water rights by developers in service of their developing activities.

CHAIR GREENE: Commissioners we did vote. If you'd like a formal reconsideration based on this conversation, or if you would like your vote to be recorded as a negative as a negative. Thank you.

COMMISSIONER BUSTAMANTE: When I said I, I was asking –

CHAIR GREENE: Asking for more conversation, further conversation.

COMMISSIONER BUSTAMANTE: So I would just say nay.

CHAIR GREENE: . Okay. Those in the affirmative, do you, would you like this to be reconsidered?

COMMISSIONER CACARI STONE: In support of Commissioner Bustamante and I always stand for community input, but also the fact that Attorney Boyd was advising us on parity, treating all these the same, I'm sticking with the vote, yes.

But I want to make the comment that, yes, Chair Greene, I think many of us are looking at ways to amend and modify the sustainable development codes. And we need to have a way to do that's in cooperation with our staff because they're in the process of updating them. So I'm going ask the County Manager to help us so we don't have rolling quorums vet some of our amendments that all of us are kind of baking right now to make sure we align them and we do them in an order that makes sense, but also include the ULEDA and issues around water rights, and I know that's Commissioner Bustamante's portfolio as well. I will defer to her and what she would like to amend or think about.

So I'll stick with my vote, but I think it's important for the record we say we need a more comprehensive upstream systematic way to, to move these decisions along regarding precious water.

CHAIR GREENE: Yes. And I agree. This is a, this is an esoteric, nuanced thing that five of us up here are supposed to understand on behalf of our community. And it's complicated, and yet our community does need to understand it better. And we hear the question all the time. Where is this water coming from? And guess what? We have a presentation about that later today, so maybe we're going to hear more about this, and maybe we can all work together about incorporating better public process to understand these things.

COMMISSIONER BUSTAMANTE: I would –

CHAIR GREENE: Yes, Commissioner Bustamante.

SFC CLERK RECORDED 07/02/2026

COMMISSIONER BUSTAMANTE: Thank you Chair Greene. Absolutely. I'm glad that you noted that it is complicated, and our communities, many people don't understand the nuances. And I say that having, Okay, now I get where this is going to come from 'cause we're going to switch that. That takes a little bit of some Education and understanding of those issues. So thank you for mentioning that. That does not fall on deaf ears.

CHAIR GREENE: We certainly need to – it's becoming more and more apparent that we need to be looking at that case by case, right? This shouldn't be so easy that we just flippantly just give water away as it may be, right? Much more intentional about how we spend our water.

Travis, you have a three to one vote. Gentlemen, you've got a three to one agreement. Go get the – go drink the water. That's right

D. Resolution No. 2026-077, a Resolution to Authorize Certain Growth Management Department Staff and the Enforcement Officer for the Solid Waste Division to Issue Citations for Violations of County Ordinances; Repealing and Replacing Resolution No. 2025-060. (County Attorney's Office/Peter Valencia)

CHAIR GREENE: Peter, welcome.

PETER VALENCIA (Assistant County Attorney): Good afternoon, Chair, Commissioners. I'm here to request your approval of a resolution that is an annual requirement under the SLDC for the Commissioners and the Board to appoint certain members of the Growth Management Division to issue citations for violations of SLDC and other code enforcement violations.

New Mexico state statutes authorize certain staff members authorized by the Board to issue these citations. And this is an annual certification. We have, as I'm told from Code Enforcement, we have an eager young code enforcement officers that's ready to go, and they're ready to get out in the field and issuing citations and enforce our SLDC.

And I request your approval for the resolution authorizing the designated staff members and officers, and I stand for any questions.

CHAIR GREENE: Thank you, Peter. Commissioners? I have a question. What happens if we hire somebody mid-year?

MR. VALENCIA: We can do an updated resolution, but it does require, the SLDC does require and the state statutes do require the Board to approve someone to issue citations. They can still investigate and look at things, but they can't issue an actual citation until we get the approval.

CHAIR GREENE: Gotcha. So if somebody goes and investigates and says, Hey, I see cause, we send somebody out there who can actually write the citation.

MR. VALENCIA: That's correct.

CHAIR GREENE: Okay, great. Because we are short-staffed in code enforcement, so I would hope that we would have fill those positions and have people ready to do that. Okay, great. Commissioners?

SFC CLERK RECORDED 07/02/2026

COMMISSIONER BUSTAMANTE: I'd like to make a motion to approve the resolution.

COMMISSIONER CACARI STONE: I second it.

CHAIR GREENE: Got a motion from Commissioner Bustamante, a second from Commissioner Cacari Stone.

The motion passed by unanimous [4-0] voice vote.

E. Resolution No. 2026-078, a Resolution Authorizing the County Manager to Acquire Real Property Interests for the SR-14 Sewer Interceptor and Abajo Lift Station Project. (Public Works Department/Michele Caskey and Mike Hart)

CHAIR GREENE: Hi, Michele.

MICHELE CASKEY (Public Works): Thank you, Chair Greene. Hello. So this sewer interconnect project has come before you in some different phases. This is not the first you've heard of this. But it has three main parts, and we are now at the part where we're needing to wrap up all the property acquisitions necessary to build the project.

So originally, the project was designed by a developer, and at some point, the County took over the project to construct it, and we're at that stage now. We have a few permanent utility easements that we still require, and then also we need to acquire this 3.5-acre parcel where we're going to build the Abajo Lift Station.

So the first part of the project is the sewer infrastructure. The second part is the lift station expansion, and then the third part will be expansion of the Quill Sewage Treatment Plant. I think that I'm trying to see if there was something else I wanted to tell you. I think that's all I have to say. I'm here with Mike Hart, who's the project manager, and we can stand for any questions that you have.

CHAIR GREENE: Thank you very much. And just for the record, it appears that items Exhibit B and C are reversed. B is the site map and C is the appraisal report, just so that people – but they're both up there in the cloud and attached to this. Commissioners? No questions? What is the pleasure of the Board?

COMMISSIONER HUGHES: I move to approve the resolution authorizing the County Manager to acquire real property interests for the SR14 sewer interceptor and Abajo Lift Station project.

COMMISSIONER CACARI STONE: I second it.

CHAIR GREENE: We have a motion from Commissioner Hughes, a second from Commissioner Cacari Stone. All in favor say aye.

The motion passed by unanimous [4-0] voice vote.

CHAIR GREENE: We'll take a break and be back in 15, 14 minutes at 4:00.

SFC CLERK RECORDED 07/02/2026

Thank you, everybody.

[This meeting paused from 3:46 to 4:00]

8. Presentations

A. Presentation of the Santa Fe County BRAIN Energy Management System. (Community Development Department/Will Donahoo)

CHAIR GREENE: We're talking about the BRAINS. Thank you. Thank you for making us much smarter with our energy use in our buildings. Will Donahoo has our presentation on the County's BRAIN energy management system. Take it away.

WILL DONAHOO: Mr. Chair, Commissioners, thank you for the opportunity to speak to the Santa Fe County BRAIN. We have been working on this since the beginning of 2025, and the initial sort of funding and scope of the project will be complete at the end of the fiscal year. So I'm excited to share this presentation with you.

So just a little bit of background on kind of the initial motivation for the program. The County maintains over 100 different facilities, and associated with those are 250, over 250 separate utility accounts with four electric providers, two natural gas providers, six propane providers, and numerous mutual domestic water associations and, of course, the City and the County water utilities. And prior to the BRAIN, aggregating that utility information alongside building specific information and documents, building functions that would produce alerts was time-consuming. Just, a short example, I would, if I was looking to determine the number or what are the electricity use of, say, all the lift stations in 2025, I would have to figure out what those lift stations are, figure out what the utility accounts associated with them, find the password for the portal, take that data, download it, and aggregate it together. And now with the BRAIN, that's all done automatically. So from that kind of foundation, we partnered with Paradise Power Company and Gridwatch to implement the BRAIN, which stands for the Balanced Resource Acquisition and Information Network, and it was first established in the City of Albuquerque in 2022, so we're building on that platform established with them

We were fortunate to receive a $350,000 grant from the Energy Minerals and Natural Resources Department, Energy Conservation and Management Division through their grid modernization grant. And some of the objectives of the grid modernization program are to improve county efficiency, facilitate the collection of monthly and real-time energy data and utility data, inform building optimization, different decisions about how we manage our buildings, identify errors, maintenance issues, and answer questions related to how does having real-time data allow us to more effectively interact with the grid. And, we have good other organizations that are doing the same thing, including the City of Albuquerque, the New Mexico General Services Department, and of course, the City, they have all received a grid modernization grants to integrate the BRAIN within their operations.

Some of the key project areas, as I mentioned, utility data aggregation and

SFC CLERK RECORDED 07/02/2026

analysis, automating the collection and recording and analysis of utility data, displaying it by facility and by groups of facilities, along with PV production, and being able to see how our buildings are performing against a baseline and allowing us to see, okay, these buildings are high-performing, these buildings are low-performing and could be characterized for new energy efficiency interventions.

The other big component of this is integrating building alerts. And so this is still an ongoing process, but really trying to take in building control systems. Things like smart thermostats are two we're working on right now. We have the electric vehicle stations, we have our city water alerts, and then we also have energy use alerts. And so trying to aggregate all those data that's on different platforms, having it all in one location, and using that information to inform and make our sort of maintenance operations more efficient.

And then the final component is the collection of real-time electricity data. And so as part of this PPC installed eight eGauge energy monitors at our eight of our highest use County facilities, and that provides a real-time data which will allow us to identify billing errors if we're being overbilled by, say, PNM. It also allows us to really see in real time the impact of different changes to our building HVAC, different improvements at that same time.

So I will have a short four-minute presentation on the dashboard, and you can see it in action.

Narrative of presentation: *Which displays an icon for every County facility that has an electricity, natural gas, propane, or water utility account associated with it. You can navigate by zooming around the map, or you can use the search bar to search for the facility you're interested in, typing in the name, address, or utility account number. Let's navigate to the Public Works Complex. This is the facility page. From here, you can see specific information on each facility. You have a map of the facility on the top left corner, and below, each utility account associated with the facility. On the right, you'll see utility-specific data with total, average, minimum, and maximum usage. You can toggle between the spend and usage. For this account, we have electricity, water, natural gas, and PV production. You can sort between annual, fiscal, and calendar year. And you can also export this data and have a full report of facility usage by utility. If you go to information, you can see building-specific information on the top, and then you can click over to documents.*

The Brain allows facility-specific information to be stored in a single location that is easily retrievable. For facilities that are leased by the County or leased to a service provider, such as Youth Shelters and Family Services, lease information can be viewed on the left. Here, you can view lease details such as the expiration date, set up alerts to inform key staff members, and access any associated documents.

Moving to the groups page, you can see the same information but for groups of facilities. Here, they are broken down by department, with subgroups such as community centers. Looking at Fire Departments, as with the facilities, you can sort by calendar or fiscal year, toggle between spend and usage, and export group-level reports.
Moving to group analysis, you can see the energy use intensity for each facility within a

SFC CLERK RECORDED 07/02/2026

group compared to a baseline facility, in this case, a fire station. Red indicates instances of poor performance against a baseline, and green shows positive performance. This allows you to quickly identify facilities for intervention.

This is the alerting page, which aggregates a range of different platform alerts within a single dashboard organized by facility. If you zoom into a facility, you can see the date the alert was created and the type. Here at 102 Grant, we are receiving alerts for charge point and water usage. The table on the right shows all active alerts, such as for the EV charging station at 949 West Alameda, which is currently unreachable. Notes can be added and individuals can be notified of the issue, and the issue can be snoozed for a user-determined number of days.

Currently, alerting is active for the City of Santa Fe Water Utility accounts, County facilities with real-time electricity monitoring, and EV charging stations. Efforts are underway to integrate additional systems such as building control systems and Wi-Fi thermostats.

Additional tabs include Comparison, which allows you to compare usage between facilities. Reporting, which allows you to produce additional facility, group, and portfolio-level reports. Emissions, which provides up-to-date facility and portfolio-level emissions calculations. Energy Star, which allows for integration within the Energy Star portfolio manager, and eStream, which is a separate platform integrating real-time electricity data from the eight high-use County facilities where eGauge is installed. This allows staff to quickly identify usage spikes, monitor PV performance, and compare facility energy use and production against utility-provided bills.

MR. DONOHOO: So that's a good short preview of where we are now, and really just looking at where we can look to expand the project in the future. One of those areas is smart water metering, which in speaking with Public Works, there's a real need of, say you're at Edgewood Senior Center, there's a leak on a Tuesday at 3:00 in the morning or something, and it may not be known until that, the end, beginning of the next day. And during that period of time, a lot of damage could be done. So really trying to integrate water metering that will allow us to see that issue immediately and integrating that with the BRAIN. This would also have the benefit of allowing us to capture water data from mutual domestics where we don't have that data coming in now and any facility that's on well water. Another one is working on adding Matterport 3D walkthroughs, allowing, some issues can be done, without a physical site visit, conserving driving time. Another one would be just expanding the kind of learning capability. We've seen we're in the process of trying to integrate our building control systems within the BRAIN.

Also looking at smart thermostats, which are being installed currently as part of our IGA program. And then finally, of especial importance to ECAM is really looking at increasing our grid demand, grid response, and really tying that with our eGauge real-time monitoring. And as we build sort of capacity for our building control systems, future battery storage, being able to really either decrease facility demand and create what the battery is putting out during periods of grid disruption if there's a, an event that we're notified of, really making these facilities a lot more interoperable with the grid are just four examples of where this program can head.

SFC CLERK RECORDED 07/02/2026

And I just want to bring up that in working with Gridwatch and PPC, we've seen a lot of upgrades to the BRAIN platform just in the time that we've developed this. And it really is something that they're very good about working with us to really figure out what our needs are and find a way to integrate that within the system.

And to that, I just really want to say that, this program would not be possible without a tremendous contributions from a vast array of people at the County Public Works, and especially just we have a lot of great meetings and going to on-site visits and Finance and IT and, it's really is a big collaborative effort and I really envision – I hope the BRAIN can be of as use to as greatest number of people in the county working as possible. I think there's a lot of flexibility for different use cases, different needs, and different kind of desires to make our work more efficient. So with that, I stand for questions, and we have Gary Gunthorpe with PPC online as well.

CHAIR GREENE: Go ahead, yes Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: Thank you, Chair. The question I have, so we have a mutual domestic opportunity, but they're not accountable to the County. They report to the state. Do we have input from mutual domestics that they would want to participate in this?

MR. DONOHOO: Chairman Greene, Commissioner Bustamante, I don't know if I can answer that completely. I've reached out to mutual domestics, especially concerning what their data collection capacity is. And, even with Chimayo, Greater Chimayo, which I think is one of the largest ones we work with they really didn't have that capacity to really take meter data and especially convey it to the county at this time. But I have not spoken specifically with them gauging their interest in collaborating on this project.

MANAGER SHAFFER: If I could, Chair and Commissioner Bustamante, and I might have misunderstood the question, but just for clarity, this is with regard to our facilities. So if they're selling water to the County, that was the extent of us getting information into the system. It wasn't a regulatory overreach or anything. It was just integrating our billing information for the water that we purchased, if I understood it correctly.

COMMISSIONER BUSTAMANTE: I understand. Thank you. And just as a follow-up, because I see and I know that it is difficult oftentimes, they do have to get their readings, and then they report them. But that's also an opportunity for them to make that a whole lot easier. So that's why I asked. Thank you.

CHAIR GREENE: And I agree because we have an economy of scale. We have people that are doing it, and some of these smaller organizations, it's so tough for them to keep all of those operations there. And if we've got best practices that we can help them with that they wouldn't be able to otherwise do, this is a great opportunity.

Commissioners, Commissioner Hughes.

COMMISSIONER HUGHES: In the presentation, they went briefly over solar panels, do you keep track how much energy we get from our solar panels?

MR. DONOHOO: Chair Greene, Commissioner Hughes. Yes. So we can get that kind of a few ways. One is just through the bills, so that is tracking what is

SFC CLERK RECORDED 07/02/2026

logged by, say, PNM. So all of that data is in the BRAIN. Another one is looking at data from our inverters which is ongoing. And then the third is for those eight facilities where we have real-time monitoring, we can see in real time where that PV is coming in, when, and if it's being used or not. So there's a few different ways to capture that data.

COMMISSIONER HUGHES: Okay. And then you said something about batteries. Do we have batteries?

MR. DONOHOO: Commissioner Hughes not currently. Okay. Except for at a transfer station.

COMMISSIONER HUGHES: Oh, okay. That's it for me. Thank you.

CHAIR GREENE: Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: I just want to thank you for the work. It seems like a lot of work for 350k more kudos to you and then the large team that's involved with the County. It's very impressive. Thank you.

CHAIR GREENE: Thanks. I do also recognize this is a lot of brain power. Ba-dum-bump. And it's great. It's great data for us, and one of the things that I really love about Santa Fe County is for the most part, we lead by example, right? We're doing it, we're not preachy about telling our constituents to do things. We're trying to do it ourselves at least in this place, in our modernizing our buildings and our water use and stuff. We try to do that. And so if there are ways that we can turn other people onto it or put them into our system that we can create a master system for county anchor institutions, right? If you're a medical complex or La Familia, right? We give them money. They're in our facility. Maybe we should, they may already be on here, so that may be a great example that that I'm missing. But there are other anchor institutions it would be great to say, if only you put this little gadget on your electrical meter and this thing here, and we can help you as a partner be energy conscious. Those are the best practices that we've figured out that we can extend to people that are especially those big users out here. Would be great to see. But great work. I appreciate this.

Jacqueline is standing up and is going to chastise me for giving ideas that are way beyond the scope of what we wanted.

JACQUELINE BEAM (Sustainability): No, Mr. Chair, Commissioners, I just wanted to say for the record that and thank Will for wrangling our utility systems because they were to put it lightly, a beast. And Will has accomplished that so successfully and smoothly throughout the entire county and all the facilities. And so I just want to say thank you, and thank you for having the opportunity to share this program.

CHAIR GREENE: Fabulous. And just as a follow-up to Commissioner Hughes, are we, how close are we in renewable energy from solar panels compared to our energy uses every month? Don't have to answer that right now, but next time. Okay. But that's like a great scorecard, right? That's part of to show those, seasonality differences, those, here we are in 1995, we had zero. Here we are in 2025, the last year that we have complete year, and look at what we've done. And this is something we can be proud of and show that we've accomplished these things.

MS. BEAM: I will also add, Commissioner that this will allow us to do our own inventory of our greenhouse gas emissions as well. So you bring up a great point, and that is one of our next projects.

SFC CLERK RECORDED 07/02/2026

CHAIR GREENE: Great. Thank you. Commissioners, anything else? Excellent. Great job. Really, thanks for the update, and thanks for the great work

B. Presentation Regarding Water Rights, Water Allocations, Physical Water Supply, and Water Deliveries Pursuant to Resolution No. 2006-

CHAIR GREENE: Brandt, hi. Welcome.

BRANDT GEIST: Thank you, Chair.

CHAIR GREENE: I think this is your first time up here.

MR. GEIST: It is. It's nice to meet all of you. So just a little bit of context. My name is Brandt Geist. I started with the County a few months ago as a water resources manager. Was previously working in North Carolina as a research fellow. I have an educational background in earth and environmental sciences. I had my master's from Vanderbilt University and bachelor's from Cornell University, just to give a little bit of context about myself.

I am here to talk about the Water Accounting and Availability report. This is to follow up on last year's report from Travis Soderquist, and I will be talking about several key things.

These are the purpose of our update today. So this includes water rights accounting for 2025 in regard to what has changed in terms of acquisitions of water rights since our last update from last year, talking about our updated current supply, demand, and allocations. And then based on an Excel spreadsheet that we were working with, projecting supply and demand through 2040 to think long term and bigger picture as to what our portfolio stands as a County. And then we will also lastly talk about our water supply work that's occurring throughout the calendar year of 2026, and I'll briefly touch on the work that has been done in the past year and how this will build off of that work.

And to start with, I wanted to give a few key takeaways. So the County, based on our analysis and work we've done, we feel confident we are well-positioned to meet projected demand. Our water rights and supply capacity are adequate based on the numbers for supply allocation and what actual demand is for twenty twenty-five based on the Buckman Direct Diversion dashboard that we collaborate with the City and other stakeholders on. But this is a very positive outcome, but it is all contingent on continued infrastructure investment, timing of capital projects, as well as continued planning and foresight all remain very critical to ensuring that we continue to be well-positioned moving forward based on projected demand in our current water rights portfolio and inventory. And as you can see here on the right, I included a photo of the Rio Grande to give a little bit, a bit of context for constituents who might not be as familiar. The Rio Grande is one of the resources that provide a vast majority of our water in the area in terms of serving the County utility customers. So as you can see in that photo there, the water that makes up that Rio Grande River primarily consists of snowmelt that comes from mountains within the southern Colorado, as well as other watersheds that fall along and near the Rio Grande River itself. And so that forms the tributaries that make up the water supply that ultimately enters the Rio Grande. And from that water, we have the Buckman Direct Diversion which is nearby us, that takes our allocated water to the

SFC CLERK RECORDED 07/02/2026

Buckman Regional Water Treatment Plant, where we treat that water and we can transmit it to our customers. And of course, along with that surface water that I'm speaking about, we also have groundwater in the area that serves our mutual domestic water consumer associations. So those are our primary water sources that we rely on, just to give a little bit of context for those that might not be as familiar.

And so this first table here comes directly from the memo. And so the memo was quite lengthy, so process was to extract the most relevant material and include it here in a concise presentation for you all. And so a lot of these tables will inform the takeaways that I shared at the beginning in support of them. And so this first one here is the Buckman Direct Diversion river amounts in acre-feet per year. And so as you can see here, this table has not changed since last year's update. And so we have our original Buckman Direct Diversion capacity, which is 1,700 acre-feet per year. We also have County purchase capacity from Las Campanas LLC, which is 541 acre-feet. And then lastly, we have Las Campanas 2009 Water Co-op bulk water agreement in the amount of 332 acre feet to give us a total current supply of 2,573 that can be diverted from the Buckman Direct Diversion. In addition, we have the Club at Las Campanas and the Las Campanas Water and Sewer Cooperative that if they experience increased supply needs, the County would be able to use this dedicated water to supply them, and that totals 550 acre-feet for the Las Campanas, the Club, as well as the Co-op has another 377 to give us a total potential of 3,500. And so the key take away from this slide is that diversion capacity remains well above what our current annual demand is, which I will show on a later table, and we also have this additional potential capacity provided by future flexibility through those additional sources as well.

And so for table two here, we're looking at treatment plant for the BDD the 2-25 versus what capacity was in million gallons per day. And this is all based off of the 2006 Facility Operations and Procedures Agreement. And so what you can notice here is in the County current column, the max value reached is 1.87 million gallons per day, and this was calculated based off taking the monthly amount of water deliveries that were sent to the County and dividing by the number of days in the month and getting what a million gallons per day would look like. And as you can tell, the max was 1.87 in August, and our current County capacity is up to 3.7 so we are only using a fraction of our allocated capacity for the Buckman Direct Diversion Treatment Plant. And similar is found with the City using approximately half of what their allotted capacity is to what they're currently using in terms of actual demand. And so this provides significant unused peak capacity, which should support operational flexibility moving forward and continued ability to use additional water from the treatment plant.

And then for table 3 here, we have our current water rights and contracts. And if you notice, this will look pretty similar to last year's 2024 report as well. The only updates are a few water rights purchases that have occurred and been added to our County acquired water rights tab you can see there. And just to run through it real quick, the Buckman Direct Diversion water rights available for County deliveries include our County San Juan-Chama permit, which is 367 acre-feet per year, and this is going to be imported water as part of the agreement we have as part of the drainage basin that serves the San Juan-Chama water. And it's part of the San Juan-Chama project through a series of diversions and tunnels that bring that water down to us to use as surface water. Then

SFC CLERK RECORDED 07/02/2026

second, we have our County acquired water rights. This includes water rights that we purchase from entities that we purchase them from, and this is 1,194 acre-feet per year. And then lastly, we have developer acquired water rights, which as you're probably familiar, the developers commonly either pay a fee in lieu for the water rights, and the County purchases them, or they bring the water rights, and they will have a transfer like was mentioned earlier, and those would be the developer acquired water rights in a total of 1,226 acre-feet per year, giving us a total of 2,787 acre-feet per year. And then I also want to mention the 2016 Water Resources Agreement with the City of Santa Fe. That remains an additional water source for us and that is 1,350 acre-feet. It provides a backup source for us, a contingency plan, and a flexibility because they also rely on different water sources than us, so it gives us a diversification that can be very valuable for the County.

And so we continue to remain in the process of transferring water rights and purchasing doing the purchasing process for those, and that will continue to strengthen the County's supply portfolio moving forward.

In terms of current demand and future allocations, table 4 here first shows what County water deliveries in 2025 actually were in terms of what the demand from our customers were. And so you'll see the breakdown here where we have the Las Campanas Co-op using 332 acre-feet per year. We have Eldorado Area and Water Sanitation District using 181 acre-feet of water per year that we provide supplemental water to. And then as well as Cañoncito which is nearby, where they use 15 acre-feet per year. And then all other customers use 877 acre-feet per year of water, giving us a subtotal for potable water, meaning water that is for drinking standards and consumption, to 1,405 and then lastly, we have The Club at Las Campanas, which is going to be non-potable water for the golf course. It is well water that is delivered from the Buckman Direct Diversion directly. That is just over 300 acre-feet, giving us a total 1,706 acre-feet per year.

And then as you can see, table 5 is the current and potential County allocations based on ULEDA and other documentation for developments. You can see pre-2018 allocation total, it was just over 2,500 acre-feet per year. From 2018 to present in the developments that are completed, it is 1,571 acre-feet giving us a total of just over 4,000 acre-feet per year. And then one change I did make was basically giving more clarification to delineate potential future allocations based on conceptual plans or other developments that are not nearly as further along to help give more clarity and a better picture as to what current and potential future allocations could look like.

And so the big takeaways from this is that 2025 deliveries remain significantly below existing allocation totals. And in terms of allocations, these will build out over many years and only become demand when projects are constructed, connected, and placed into service. And so in addition with the way our water budgets are structured when we're considering approving developments, we're very strategic and thoughtful about how we are doing that. So our water budgets are designed in a way that are quite conservative based on the analysis I've done comparing what actual water usage is for a single-family residence to what's allocated for one. But I think that conservatism is for a good reason to help protect our system and make sure that we have ample water for the foreseeable future.

SFC CLERK RECORDED 07/02/2026

And so based in consultation with staff as well, given I have only been around a few months, I wanted to get a bigger picture as to what some of the key constraints and risks are in the lens of the county. And so a big one is continued infrastructure capacity by service area because as you Commissioners know, we're covering a very diverse area, and the County's utility service area is quite spread out around the different districts that you represent. And so we want to make sure if we have aging infrastructure, we're making sure we're maintaining it, improving it, and having those investments to it to make sure not that we have the water, but we can deliver it to where and when it needs to go. And secondly, with the BDD being an important component of our water delivery, making sure any sort of turbidity issues or issues with pumps, for example, making sure that the treatment plant can operate at a high capacity is important long term for us so we can transmit the water we need to. And as I said earlier, timing of capital projects is important because things are often time sensitive. So now that we're staffed up on Utilities, we're doing a, an improved job of keeping track of deadlines when grants or other materials need to be submitted or completed in order to effectively reach milestones and goals for the County for Public Works as a whole, as well as utilities specifically.

And then for OSE approvals and water rights transfers I went down to OSE a few weeks ago actually, and submitted change of ownership applications on behalf of the County to continue moving forward and strengthening our water rights portfolio, initiating different transfers for points of diversion, for example, to really strengthen our water rights portfolio. And that has been alluded to earlier, it's becoming more challenging to move water rights and do different OSE applications. So that is one thing we want to stay on top of and make sure we're doing our due diligence to execute those properly.

And then the last one, which is very relevant to this year in particular in the summer, is drought and long-term reliability. So we're actively staff working on a drought mitigation plan, water conservation plan, and other materials that'll help give us a better picture as to how we can ensure we have ample water supply available to constituents within the County for the foreseeable future.

And our work plan, this is just a few items that I pulled, but there's definitely a lot more that we're working on. But these were some of the most important, in my opinion, was a cost of service and rate study. We haven't done one since 2018, and this will help from a financial side provide a lot more insight and up-to-date numbers to inform the utility and how we are operating financially for allocating money for infrastructure improvements, reserve funding, and making sure we are a self-sustaining entity. And in terms of reuse and reclaimed water planning, a big one is our aquifer storage and recovery work. We're working extensively on that to try to optimize our water use so we can hopefully use less potable water and instead use treated effluent from the wastewater treatment plant to use for non-potable purposes such as construction intent for the bulk water station is a good one, or the Las Campanas Club, their golf course, for example, can use treated effluent. So trying to find ways in which we can lower the amount of potable drinking water quality water that we're using, and instead using treated effluent to use that more effectively.

And leading into that is our 40-year water planning that we are also collaborating

SFC CLERK RECORDED 07/02/2026

with the city on for Santa Fe 2100, and we will have a workshop with them next Monday, which will be great. And so we're looking forward to that, to collaborating and continuing to strengthen staff-level relations now that myself and other utility staff are on board. So that's an exciting thing. And feeding into that is the water conservation plan, which will be an interdepartmental effort with Growth Management, Community Services and Development, and thinking holistically about our water conservation plan to most effectively serve our constituents

And then another one is the Pojoaque interconnection. That Pojoaque Basin Regional Water System is still very fluid. I've been in the loop somewhat on that, and we're having ongoing operators agreement meetings and a whole host of other meetings that will include that project. And that's important to mention because that will serve as another water supply opportunity for us with the interconnection between the Pojoaque Basin and the Santa Fe Basin. And so that is something in our peripheral as well that we continue to prepare for and contribute to the efforts of that project.

And lastly, is the water rights accounting and transfers. And so that is definitely one thing that I am working on, is helping the County get up to speed with some of the transfers that need to be executed for changes of ownership and other documentation. So I've been working closely with OSE for that as well. And so with that, I will stand for questions. Thank you very much.

CHAIR GREENE: That was great. Thank you, and congratulations. You made it past your first presentation. Well, almost, let's see how you deal with the questions.

MR. GEIST: Thank you.

CHAIR GREENE: Commissioners? Commissioner Hughes.

COMMISSIONER HUGHES: Yeah, just real quick, I went to Cornell also and I was a water resource specialist at Cornell.

MR. GEIST: Very cool.

COMMISSIONER HUGHES: I didn't understand it. [laughter] I was wondering if you considered at all seasonal water availability. I know when you look at it on paper, we have enough water, but maybe during the summer when there's a drought and the Rio Grande goes low, did you look at that?

MR. GEIST: Commissioner Hughes, yes, that's a great question, and that is something in collaboration with the City. I attend their water operations meeting weekly, and that is something we've discussed, especially for the summer, because the Rio Grande, their surface flows are becoming quite low and to a point where we won't be able to potentially divert native water from there, and we would be limited to just San Juan-Chama Project water. And so a big consideration in an ongoing dialogue we have with them is having conversations about how we would use wells or backup water supplies that involve the City. And so under our conjunctive management, our priority is to use surface water when available, and when it is not available, resort to the groundwater. And when that juxtaposition changes and we can resort back to surface water, we can replenish the groundwater and try to replenish that system accordingly. So especially for this summer, it's definitely a paramount question we're tackling. And so we try to have an adaptive management mindset where we're constantly in communication

SFC CLERK RECORDED 07/02/2026

and adapting as to how we can best handle the situation.

COMMISSIONER HUGHES: Thank you. I look forward to this summer, and hopefully we get lots of rain, but we'll also just see how it goes. And thank you for your presentation.

MR. GEIST: Thank you.

CHAIR GREENE: Thank you, Commissioner Hughes. Commissioner Bustamante, Commissioner Cacari Stone. Commissioner Bustamante.

COMMISSIONER BUSTAMANTE: Thank you. And thank you for the presentation. So the vulnerabilities, how much are you – is it through modeling? What kind of system are we using to evaluate the impacts of climate change that have a potential to deplete water from all sources? So our greatest on the Tesuque Ancho , if we had a forest fire, what types of measures would we be taking to assure that the groundwater was protected? And I'm saying that's not a real question, and when we get to the types of winters that we had in Colorado this past year, San Juan-Chama even the Rio Grande, we're counting on water coming from Colorado. And just last week, I saw that they have they settled on the Elephant Butte-Texas water commitment. And the question that I had during that whole discussion, because it was a presentation, what does that mean for our use up north? So when we look at what's happening between Santa Fe and Albuquerque, and the Rio Grande is completely dry. So I think there are probably like 16 questions in there. But modeling for all of those we're going to rely on groundwater, but the groundwater might be affected by fires or whatever. So I just want to hear that process from you. Yep.

MR. GEIST: Commissioner Bustamante, you bring up a lot of really good points, and it's things that in the back of my mind I have been considering as well now that I've been with the County a few months. And like you said, I think the Santa Fe 2100 workshop next Monday with the City, who has been a major player in addressing some of the longer term and bigger picture items you're talking about in terms of climate modeling, that's a big thing that will be a topic of discussion between us.

And so you're right, it is a lot of modeling-based work that occurs to try to forecast the somewhat unpredictable because nobody can predict the future completely accurately. But we do have a good gauge based on the science that's available to us as well as the technology that we will have diminished returns moving forward. And so we're trying to continue to factor that in when we look at how much San Juan-Chama project water we're getting today and how much it will be 50 years from now, and not banking on getting that same 367 acre-feet and trying to factor in diminishing returns. But on a bright side, it's not going to happen overnight where we have suddenly no water from the San Juan-Chama, for example, from those Colorado sources you're mentioning. It will be a very gradual process where we experience this diminishing return for water. And so as long as we have the mindset and people in place to think and hedge and use human ingenuity and innovation to think of alternative water supply sources like treating brackish water within the aquifers underneath us using the treated effluent for potable uses to instead of the potable sources we're using now, are all ways we can alleviate those concerns. So I think it's a matter of continuing to work with our stakeholders and thinking critically about how we can continue to optimize our water resource use.

SFC CLERK RECORDED 07/02/2026

COMMISSIONER BUSTAMANTE: Thank you. And then the last question was about our commitment to the, that Texas agreement. If you can help me understand that, I really appreciate it.

MR. GEIST: Thank you, Commissioner Bustamante. Yes, I have not had as much familiarity with this, and I would prefer to probably take a closer look and talk with a few other staff as well so we have more of a unified understanding. But long term, it is something that would definitely be a consideration as to when things occur on the Lower Rio Grande, how that could impact the Upper Rio Grande. So it's definitely something in the back of our minds, but I probably don't have the best answer at the moment now.

COMMISSIONER BUSTAMANTE: Thank you. I appreciate that. Thank you.

CHAIR GREENE: Yes, there's always more information out there, so yes, we can add that to your knowledge base there. Commissioner Cacari Stone?

COMMISSIONER CACARI STONE: Thank you, Chair Greene. Brandt, it's a pleasure to have you with the County. I appreciate your presentation. You did an excellent job.

MR. GEIST: Thank you.

COMMISSIONER CACARI STONE: It was your first one. I did have some questions just to help me understand. Communities often ask, and we might even get some testimonies tonight around there's more developments happening, housing, affordable housing is what we need. And how do we weigh that up against some of the climate change? If you could choose the top scientist or organization that could help us with modeling, with developments and future developments placed on the terrain and the climate of where we are, live now, who would that be that we could bring in?

MR. GEIST: Commissioner Cacari Stone, that's another great point you're bringing up as well. I have experience reading some of the reports from the Intergovernmental Panel for Climate Change, where they bring renowned scientists, hundreds of them, thousands of them from around the globe, from all different perspectives to share their opinion and also research efforts for modeling in particular that tries to give insight into what the climate impacts will be for different regions, but all the way up to globally as well. It's a very comprehensive report and document that can be accessed online, and it's free and open to the public, which is a great thing. And so I would recommend that.

And to answer your question earlier it is a balancing act in terms of wanting to allow development to enhance affordable housing. That's very important because as we have population increase, we're going to need more housing. So if we do not have any growth, then it would become more and more expensive and unaffordable if we don't have any growth with population growth in tandem. So that is why the utilities division and public works department we're trying to be very strategic and thoughtful with the developments that we bring online.

And as mentioned earlier, we continue to improve the ULEDA process and the language within it to make sure it is best, in the best interest of our existing constituents while still serving future constituents in an equitable manner. And so that is something

SFC CLERK RECORDED 07/02/2026

that is definitely an important part for the process.

COMMISSIONER CACARI STONE: I appreciate that. Personally, I'd like to read the report if you can send that to myself and Olivia Padilla, my constituent service liaison.

I'd like to see given that we're growing a good expertise with you and Travis and others, a policy brief that looks at pros and cons. As you know, I led the moratorium on data centers and with Commissioner Hughes and really looked at that as a water guzzling system, right? And, how do we think about solar and the use that solar needs and the pros and cons of the benefit of renewable energy? How do we think about affordable housing versus water? And to look at our trends since you guys are meeting with the City, to look at our trends that we've had and how much we've used but with these modeling.

So personally, I'd like to – I don't have the time to put in to kind of think about the hard questions, but given you, you have the expertise, maybe just run something and do some a brief for us to understand a little bit more. So I want to also add, we have a lot of what I call tesoros in Santa Fe County treasures. We have retired hydrologists, water engineers, indigenous water protectors. We have a lot of folks who – the watershed, I walked on the Santa Fe River Trail with them just last week and with our Public Works to talk about the phase that we're finishing and to think about the river and how it flows and water conservation. So how can you all tap into our community knowledge. Because we just don't want it to come from government or, quote unquote, academic experts.

MR. GEIST: Yeah. Great question, Commissioner Cacari Stone. I am in agreement with you. I think we want to take it from a lens of a holistic approach. And so now that I've got my feet wet with the County a bit, I think we will, especially this summer, given the drought concerns and the predicament we are in just with the climate this summer, we want to be more engaged with other stakeholders and especially that starts Monday with the City and also this Next Gen Water Summit this week, which the County will be presenting Friday at 2 PM, where we will have an opportunity to interact and engage with the public, not just in that presentation, but also during the duration of the other presentations, where I will be in attendance to communicate with other communities in the greater New Mexico area. But there will also be national people as well attending this conference, which makes it very exciting because we will have all levels of visibility there with local, state level, as well as national scale conference attendees. So I think that'll be a great opportunity.

And at the beginning, when you mentioned incorporating energy and renewable energy, for example, I think that would be a good time, especially with the presentation before me, to connect with the sustainability group as well, and so we can make it a collaborative effort that's transdisciplinary, that takes on multiple perspectives to try to make the best outcome.

COMMISSIONER CACARI STONE: I appreciate that. And I admire and appreciate your enthusiasm and interest for this. Can you also, in a policy brief, give us the County growth management opportunities or windows of options for amending the Sustainable Development Code? And as we think about new housing developments, what would be best practices that are innovative that other counties are using? I'd like to see that because I think we need to reconsider that for future developments. Thank you so

SFC CLERK RECORDED 07/02/2026

much.

MR. GEIST: Commissioner Cacari Stone, I'd be happy to do that. And another thing I'm interested in doing is doing some predictive mapping to understand where potential pending developments are, as well as based on geographic and county utility circumstances where developments are likely headed so that everybody can have a better picture as to what the future could look like.

COMMISSIONER CACARI STONE: I just wrote that down. And Chair Greene, thank you for the time, and let's have you come back and show us what you found. Thanks.

CHAIR GREENE: Great job. I do have a couple follow-up questions. The supply and demand would be great to have it on one slide, right? And supply all the different areas of supply, but also future supply. So Pojoaque Basin Regional Water System interconnect, all the new customers that we're going to be having up there. All of the different mutual domestics that we're either pledged to take over, whether it's Hyde Park Estates One, or it's Chupadero, or it's the other ones that are out there. Honestly all of those mutual domestics should be at least put in a bucket of ones that we're going to take over and we're pledged to do that, and the ones that we're not, but there are partners out there, and to have them in a catalog to understand what their water rights are and how we may be able to help them share with that. Just again, you don't have to answer, but as a future visualization for everybody to understand.

Also the storage aspect, right? Because I don't think you mentioned it, but it is actually something that we could start to do, whether it's storage in a reservoir up north or it's actually in groundwater that we start to actively recharge our aquifer through, wastewater recharge or whatever methods we decide to do in that, to start to talk about that and give us some policy decisions as to say, do we want to be; how do we want to start to go into that? The return flow pipeline that we're partnering in with the City, I know that we're a 7 percent beneficiary of that, but honestly, I think that there's an opportunity for us to be more because if we start to have more effluent that we're bringing in, whether it's from Pojoaque Basin or from other resources that we bring online, that maybe we can turn that 7 percent into 15 percent and double our true value of that pipeline.

And really on the demand side, to really look at type of housing that we're talking about, right? So it's not just gross number of units that we think that we're going to be putting things into, that we start to list them into what part of our market space that are they solving, right? Because 700 affordable homes actually has more value to the five of us up here to pledge water to than 700 second homes for people that, maybe should be-- It's a different market space. And all of those different supply sides all broken out on the same page, look at those demand side, look at expectations of when they're going to come online, and we can start to see in one page, it may not really be able to fit on one page, but it should be on one page, where we can see next year we're going to have 700, or in the next 18 to 24 months, we're going to have 700 affordable units coming online. We've pledged water to them. This is fabulous. This is what we're here to do. That's new demand. Then we're going to have 700 other homes in that community college district. What does that mean? So those are not affordable, big A affordable, but they're going to

SFC CLERK RECORDED 07/02/2026

be affordable to somebody. Just to comprehensively, happy to work with you on that. I love this presentation. This is great to see it. It's evolving in the right direction. Happy to make this into – to help a little bit. Let me cut myself short here just so that you have the opportunity for all these people to come in behind you. But if you have any other follow-up, please.

MR. GEIST: Chair Greene, those are all great points and things I would like to incorporate when I'm back next year for the 2026 Water Accounting and Availability Report.

CHAIR GREENE: Please come back in six months, right? Before the year's end, because your learning curve is so great, and there's so much information that you can add into this. There's no need to-- for this to be a once a year thing. I love it. I'm sure all of us appreciate you coming back. Anything else, Commissioners? Great job. Thank you. Congratulations. Welcome to Santa Fe. And I was an orange man up the street from you at Syracuse. So we're all these northern New York, central New York people here.

MR. GEIST: Thank you.

CHAIR GREENE: Cheers. Welcome. All right. That was fabulous.

I hope everybody here who is coming here to talk about the fireworks ban, right? You're all here for the fireworks ban? Okay, no, just kidding. I know what you're here for. Okay, so I got news for you. This theoretically starts at 5:00, but we got a little bit of business. So you can hang out here all you want and learn about all the awesome things that we talk about here, but you can also go step outside and conspire amongst yourselves. We won't start without you. We have right now matters from the county. Let me give you a little update on where we are in the schedule so you understand where things are. We have matters from the county manager, then all of us up here will talk about ourselves for a few minutes about the things that are important to us, and Matters From County Commissioners. Then we'll also get elected officials will speak, although they rarely do. And then we're going to go into an Executive Session that is going to be as brief as humanly possible, hopefully 15 to 20 minutes. So I don't expect anything to really start here for about 45 minutes to an hour for the hearings that you are all interested in.

Fireworks, right? It's the schedule. It can't start before 5:00 PM and we're making our way through the schedule as the agenda as we can. But anyway, Commissioners, we're going to move on.

9. Matters from the County Manager

A. Miscellaneous Updates

CHAIR GREENE: Our County Manager, what do you have for us from items from the County Manager?

MANAGER SHAFFER: Thank you, Chair Greene and Commissioners. I'll be very brief. Want to remind the public and Commissioners that this Thursday and Friday from 8:00 a.m. to 5:00 p.m. will be the 2026 Next Generation Water Summit the

SFC CLERK RECORDED 07/02/2026

theme of which is increasing demand, declining realities. Encourage everyone who's interested in these topics to attend. I know several of you and County staff are planning to attend. Also wanted to recognize that Commissioner Bustamante and Jacqueline Beam recently participated in an episode of the County's Beyond County Lines podcast that highlighted the summit as well as its importance to our community.

In that vein, want to give a shout-out to our communications team and Daniel Fresquez as the County's podcast, Beyond County Lines, was recognized for the second year by Feedspot as one of the top 20 Santa Fe podcasts. I believe it ranked number 7, so appreciate Daniel's efforts to help us get information out to the community in a useful and popular format.

We continue to have free green waste disposal days and this Friday and Saturday are designated free green waste disposal days at Santa Fe County convenience centers to encourage folks to address any green waste issues and to do so in a way that is free particularly important given the current ban on open burning.

We do have three upcoming special Board of County Commissioners meetings. Friday, June 13th is a meeting of the County Canvassing Board. The Board of County Commissioners will meet as the County Canvassing Board to review and approve the report of canvas for the June 2nd primary election. Wednesday, June 24th the Board will hold a special meeting to receive presentations related to our Adult Detention Facility followed by an actual tour by the Commissioners of the facility. And finally, Friday, June 26th at 2:00 PM is a special meeting to review proposed capital budget as well as the County's Five-Year Infrastructure Capital Improvement Plan. And then finally a reminder that next Friday, June 19th County administrative offices will be closed in observance of Juneteenth. Thank you, Chair.

CHAIR GREENE: Thank you, County Manager.

10. Matters from the County Commissioners and Other Elected Officials

A. Commissioner Issues and Comments, Including but not Limited to Constituent Concerns, Recognitions, and Requests for Updates or Future Presentations.

CHAIR GREENE: Commissioners, items from you all. Commissioner Bustamante, please take it away.

COMMISSIONER BUSTAMANTE: Thank you, Chair Greene. One thing that I want to make the Commission, I want to thank first our County Manager for addressing this to the PRC, but it's important that you all are aware that we have had down, because we count on it for Wi-Fi for economic development. And along Lone Butte past Camino de los Abuelos and County Road 41 and 42, the lines were cut several weeks ago, and there are people who've been out of Wi-Fi and phone service for now at least a couple of weeks. So that's problematic for the economic development components of what we do for our community. And as mentioned we did have Manager Shaffer, thank you, send a letter to the PRC to see what's happening, but there has been nothing from Lumen, formerly Comcast, I'm sorry, CenturyLink. CenturyLink to address it at all. To the contrary, they have been ignoring the voices of the people in that area.

SFC CLERK RECORDED 07/02/2026

The other thing that we have is the consistent removal of the memorial out at Zorro Ranch and how or what we can do. It's apparent that they're not meeting the definition of a descanso because no one actually died there. Though I will tell you that one of the victims told me explicitly, My childhood died there. It's very important that whatever we can do to support action to that end. I'm working with a small group right now and will likely come forward with something to help the community have some space that acknowledges what happened there.

And then lastly, and so excitingly, I got to be at the ribbon cutting for the last leg of the microgrid at Santa Fe Community College, of which I was there for the first discussions on how we would actually have a microgrid, meaning that it's not reliant on the greater grid at all for its ability to provide service. And President Rowley flipped the switch and fireworks went off – not really, but little pieces of paper floated around. That really did happen. They went pop, and it was really cool. But what it really, really drives home, and the presentation, and I'm going to ask that they do the same presentation for us here that they did on the cost savings over the amount of time that they've had the same type of brain network. Their contract was with a different contractor, but the amazing cost savings that they have in their utility, given that it's all off of their local grid and two batteries, and the greenhouse itself is on its own battery. It was very exciting. So that's all I have for now. Thanks.

CHAIR GREENE: Thank you, Commissioner Bustamante. Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Thank you, Chair Greene. Welcome everybody. I'll try to be short because I know you're waiting. I'm just going to talk about updates in terms of some community engagement events and important deeper dives around issues in District 2. I met with the Henry – last night. I worked with Counselor Castro, and I co-hosted a meeting at the Nancy Rodriguez Center regarding a petition we received that my office received district from District 2 residents of about 100 petitioners having concerned about the roundabout. The meeting went really well. I want to thank our county staff for showing up there, and Kurt and Marvelous and who else was there? Let's see. If I forgot someone, forgive me. And also there was about five city staff and engineer as well, and we had a good discussion. While it's in motion and it's not going to be stopped because this has been going on for years, we looked at some opportunities for tweaking it. So I want to thank Gail from Plants of the Southwest to bringing community members together. We also had the Agua Fria Association meeting last night. Additionally I met with the New Mexico or Santa Fe Association of Realtors. They worked with Our Growth Management. Thank you Alexandra Ladd and others. They submitted the report that they did. They did an interview with 20 folks to look at opportunities for changing the Sustainable Development Codes for more affordable housing. I thought that was great work on their part. Toured a couple facilities that the county's looking at, including Commissioner Hughes and I were at the same time looking at a Galisteo site.

We're expanding La Sala. I commend our Community Services for staying on top of what's happening around behavioral health. Also, our Airport Road facility, the former Youth Development Center, I'm really glad we hired a great design team and engineers. It

SFC CLERK RECORDED 07/02/2026

looks like that's not really feasible for a community space, but good news, community, we have seven acres there, and we can do something there on the south side, so I'm pretty excited about that.

I was invited to serve on the steering committee for the Homeless Summit with the City, and that's at the end of the month, and I believe it's June 29th from 6:00 to 8:00 p.m. the evening. Lots of good things happening. Senator Trujillo with our state legislator is leading an early childhood working group. Commissioner Bustamante, myself, and Treasurer Manzanares were invited. The City's invited. It's excellent. We're looking at how we can have better childcare training, childcare workforce, growing it, and having more childcare centers. Thank you very much.

CHAIR GREENE: Fabulous. Commissioner Hughes. Thank you, Commissioner Cacari Stone.

COMMISSIONER HUGHES: Thank you. I just have a few comments. One is I was at the ribbon cutting for the last, or the most recent segment of the Arroyo Hondo Trail. We actually had the ribbon cutting twice because we announced it at two different times. And thank heavens Gabe actually hung around for both ribbon cuttings.

My Hour with Hank Town Hall is this Thursday at 5:30, and I've invited people to comment on the road connection between Eldorado and Route 14. People are commenting way ahead of time, including on Nextdoor Eldorado, because one of my constituent put my whole newsletter on Nextdoor Eldorado. They also put my whole newsletter on one of the HOAs for Rancho Viejo. So I'm getting lots of comments. Most people on either side of the district do not want the connection. So that's very interesting. And so let's see. And that's it for me.

CHAIR GREENE: Thank you. Commissioner Hughes. So for my part I'd like to thank the fine folks up at the Pueblo of Tesuque for inviting me to Feast Day. Feast Day was this last Saturday. It was a beautiful corn dance. They had close to 200 dancers, which I don't know if you all get to see, but it was beautiful. I took part in the Pride kickoff at the Governor's Mansion a few a few weeks ago. Also took part with Commissioner Cacari Stone and Commissioner Hughes was there as well. I took place in the Pojoaque Basin Regional Water – or the Northern Pueblos Tributary Water Rights Association meeting last month and I will be doing so again this month. We also have on tomorrow night at 6 o'clock the Pojoaque Basin Regional Water System, Santa Fe County will be hosting a public meeting tomorrow at the Pojoaque Middle School. Please attend if you are interested in this or impacted by it. You should this is a great opportunity for everybody to learn about the status of the project and how to get connected to it.

Also visited three of our senior centers up in the north, the El Rancho Senior Center, the Abedon Lopez Senior Center in Santa Cruz, and the Bennie J. Chavez Senior Center up in Chimayo. Those were great to see the seniors. The meals were fabulous and everybody loved what Santa Fe County does. So Community Services needs a great shout-out for that.

Lastly Commissioner Bustamante, I too want to help try to find a way to help with the Zorro Ranch monument whether that becomes an actual public works project so that we can create a public space that doesn't get torn down and creates a place of reflection a place that really starts to create a place in for that. So I'd love to work with you on that as

SFC CLERK RECORDED 07/02/2026

much as possible.

COMMISSIONER BUSTAMANTE: Thank you, Commissioner or Chair Greene. Very importantly, we're really taking the lead from the victims and the victims' advocates group. But to whatever end we can, and I do also have an effort in a larger picture with Commissioner Cacari Stone on the actual property itself, and we're working with the national group that is interested in seeing something happen there. But, yes, thank you for sure.

CHAIR GREENE: Yeah. I went to the meeting at the Roundhouse last Monday and was approached by a number of the victims groups and to see where we could help, and they mentioned you were a part of that, and so that was great.

COMMISSIONER BUSTAMANTE: Thank you.

CHAIR GREENE: That's it for me right now. I'll just keep it as short as humanly possible.

B. Other Elected Officials Issues and Comments, Including but not Limited to Constituent Concerns, Recognitions, and Requests for Updates or Future Presentations.

None were presented.

11. Matters from the County Attorney

During the course of an open meeting, the Board of County Commissioners (BCC) may go into Executive Session at any time to discuss any item on the agenda that falls within the enumerated exceptions to the open meetings requirement of the Open Meetings Act, upon a motion stating the authority and reason for closure (with reasonable specificity) and approval by a majority vote of a BCC quorum. NMSA 1978, §10-15-1(H). While the BCC has a practice of listing on its agendas for its open meetings specific items to be discussed during for Executive Session, the Open Meeting Act does not require executive sessions be listed on the agenda at all or that executive sessions be listed on the agenda multiple times for multiple executive sessions to occur (so long as the subject to be discussed in executive session is on the agenda). If a closed meeting is called when the BCC is not in an open meeting, the BCC will provide public notice stating the specific provision of the law authorizing the closed meeting and stating with reasonable specificity the subject to be discussed.

A. Executive Session. Limited Personnel Matters, as Allowed by Section 10-15-1(H)(2) NMSA 1978; Board Deliberations in Administrative Adjudicatory Proceedings, Including Those on the Agenda Tonight for Public Hearing, as Allowed by Section 10-15-1(H)(3) NMSA 1978; Discussion of Bargaining Strategy Preliminary to Collective Bargaining Negotiations Between the Board of County Commissioners and Collective Bargaining Units, as Allowed by Section 10-15-1(H)(5); Discussion of Contents of Competitive Sealed Proposals Pursuant to the Procurement Code During Contract Negotiations as Allowed by Section 10-15-1(H)(6); Threatened or Pending Litigation in which Santa Fe County is or May Become a

SFC CLERK RECORDED 07/02/2026

Participant, as Allowed by Section 10-15-1 (H)(7) NMSA 1978; and, Discussion of the Purchase, Acquisition or Disposal of Real Property or Water Rights, as Allowed by Section 10-15-1(H)(8) NMSA 1978, including: (1) Breach of Contract Action Concerning Agreement No. 2022-0201-CDD-KE.

CHAIR GREENE: We're going to keep this as humanly short as possible. We do have one aspect that we need to get brought into. We'll try to keep this to 15 minutes, and then we will be back for the public hearings. County Attorney Boyd.

ATTORNEY BOYD: Good afternoon, Chair Greene and members of the County Commission. As set forth on your agenda we have one item to address in closed executive session, that being a breach of contract action concerning agreement number 2022-201-CDD-KE. And the basis for the Board going into closed executive session to discuss that matter would be section 10-15-1H7, New Mexico Statutes Annotated which allows closed session discussion of threatened or pending litigation in which Santa Fe County is or may become a participant. And for that, I would just remind you all that there needs to be a roll call vote to enter executive session on that.

CHAIR GREENE: Thank you, Attorney Boyd. Can I get a motion to go into executive session, please?

COMMISSIONER BUSTAMANTE: Make a motion to go into executive session.

COMMISSIONER CACARI STONE: Second it.

The motion to go into executive session passed by unanimous roll call vote as follows:

Commissioner Bustamante	Aye
Commissioner Cacari Stone	Aye
Commissioner Hughes	Absent
Commissioner Johnson	Aye
Chair Greene	Aye

[The Commission met in executive session from 5:15 to 5:38.]

CHAIR GREENE: Okay, we're back. Thank you for your patience in this. We're going to come out of executive session. Can I get a motion from somebody, please?

COMMISSIONER HUGHES: Make a motion to come out of executive session. Nothing was discussed except for that was mentioned by the attorney.

CHAIR GREENE: Thank you. We got a motion from Commissioner Hughes.

COMMISSIONER CACARI STONE: Second it.

CHAIR GREENE: Second from Commissioner Cacari Stone.

The motion passed by unanimous [4-0] voice vote.

SFC CLERK RECORDED 07/02/2026

B. Potential Action on Items Discussed in Executive Session.
None were presented.

12. Public Hearing Pursuant to NMSA 1978, Section 60-2C-8.1(E) Concerning Firework Restrictions

A. Resolution No. 2026-079, a Resolution to Proclaim Extreme or Severe Drought Conditions Within Santa Fe County and to Ban the Sale and Use of Certain Fireworks in the Unincorporated Portions of the County and Within Wildlands in the County. (Public Safety Department/Jaome Blay) (Action Item)

CHAIR GREENE: Fire Marshal, thank you.

JAOME BLAY (Fire Marshal): Good afternoon, Chair, members of the Commission. Santa Fe County Fire Department request the Board of County Commissioners the approval of a resolution to proclaim severe drought conditions within Santa Fe County and to ban the sale and use of certain fireworks in the unincorporated portions of the county and within wildlands in the County.

This resolution bans the sale and use of certain fireworks in the unincorporated portions of the county and within wildlands in the county. Approval of these restrictions is necessitated by persistent and severe drought conditions. Due to the significant fire danger and prevailing dry conditions, the New Mexico State Forester has concurred with our decision to ban the use of fireworks because abnormally warm temperatures, low humidity, high winds, and the abundance of dry fuel material increase the chances of fire incidents.

As indicated by the United States National Integrated Drought Information System, drought conditions are forecasted to persist and deepen throughout Santa Fe County and New Mexico during the next weeks. Under these circumstances, this resolution will reduce the likelihood of an accidental human-ignited wildland fire, improve public and firefighter safety, and preserve property in Santa Fe County.

Thank you for your time and with that, I stand for any questions.

CHAIR GREENE: Thank you very much. Commissioners, any early questions? None. I have one question. Is it possible to reach out to our tribal brothers and sisters to ask them to extend that to their – one, not to sell on their properties, on their territory, and make them aware of our intent?

FIRE MARSHAL BLAY: Chair Greene yes, we'll do in collaboration with our social media office. We will reach out, and we'll post in various platforms.

CHAIR GREENE: Excellent. Okay. Thank you. This is a public hearing. We have a lot of people in the room. You don't all have to speak about this. But is there anybody here that would like to speak for or against this item? I thought you were all here for that. Okay. We will close public hearing, and we will – Oh, I'm sorry. Was there one hand up there? Please come forward and come speak for or against. No? You're done? Okay. Thank you. Is there anybody online?

MR. FRESQUEZ: Mr. Chair, there is nobody online wishing to speak on

SFC CLERK RECORDED 07/02/2026

this item.

CHAIR GREENE: Thank you so much. Okay. We will close matters public hearing portion of this. And are there any comments from the Commission? Hearing none, what's the pleasure of the Board?

COMMISSIONER BUSTAMANTE: I'd like to make the motion to approve this resolution proclaiming extreme severe drought conditions within Santa Fe County and have a fireworks plan.

COMMISSIONER CACARI STONE: I second that. Thank you.

CHAIR GREENE: Thank you. Motion from Commissioner Bustamante and second from Commissioner Cacari Stone.

The motion passed by unanimous [4-0] voice vote.

CHAIR GREENE: Thank you. Keep us safe, please.

13. Public Hearings - To Be Heard No Earlier than 5:00 P.M.

These land use cases are administrative adjudicatory proceedings. Among other things, this means that Commissioners generally may not discuss a case with the applicant or other members of the public outside of the public hearing on the case. In addition, before taking final action, the Board of County Commissioners may choose to deliberate on an administrative adjudicatory proceeding in closed or executive session, as permitted by Section 10-15-1(H)(3) NMSA 1978. Finally, the Board may not announce its decision on a land use case at the conclusion of the public hearing tonight.

A. Case No. 26-5120. Mineshaft Properties, LLC, dba The Mineshaft Tavern, Requests Approval of a Small Brewer Liquor License for a Property Located at 2 Railyard Lane Within the Unincorporated Community of Madrid. The Property is Zoned Commercial Neighborhood (CN) Within the Madrid Community District (MCD) Overlay and is Located Within Section 36, Township 14, Range 7 East, Parcel No. 76004205 (Commission District 3). (Growth Management Department/Dominic Sisneros, Case Manager)

DOMINIC SISNEROS: Good evening, Chair, Commissioners. Mineshaft Properties LLC, doing business as Mineshaft Tavern, requests approval of a small brewery liquor license for a property located at 2 Railyard Lane within the unincorporated community of Madrid. The property is zoned commercial neighborhood within the Madrid Community District overlay and is located within Section 36, Township 14 North, Range 7 East, Commission District 3.

The Mineshaft Tavern is an existing restaurant, tavern, and entertainment venue located within the unincorporated community of Madrid along the Turquoise Trail Scenic Byway. The establishment has historically operated as a tavern and gathering place within the community and is associated with Madrid's historic coal mining district.

The subject property is zoned commercial neighborhood within the Mad- Madrid

SFC CLERK RECORDED 07/02/2026

Community District Overlay pursuant to ordinance number 2016-9, the Sustainable Land Development Code, Chapter 9, Section 9.6, Table 9-6-8. The MCD use table allows bars, taverns, and nightclubs as a conditional use in the MCD commercial neighborhood zone district. The Mineshaft Tavern is an existing tavern and bar used within Madrid and is considered a legal non-conforming use that predates adoption of the current SLDC and the Madrid Community District Overlay regulations. The applicant previously received site development plan approval on May 30, 2024, for a brewery, tap room, retail, and museum use at 2 Railyard Lane. Activities associated with the request, small brewer, light liquor license, are considered incidental and subordinate to the property's existing approved uses. Because brewing activities are not specifically classified within the SLDC and the proposed in the conjunction with the approved brewery, tap room, retail, and museum uses, staff finds the proposed alcohol service component to be consistent with the property's existing legal non-conforming tavern and bar use.

The State Alcoholic Beverage Control Division has granted preliminary approval pursuant to the Liquor Control Act. The Liquor Control Act requires the Board of County Commissioners as the local option district to conduct a public hearing on the request. Under the Liquor Control Act, the Board may disapprove the license only if alcohol sales are prohibited at the location under the New Mexico law, issuance of the license would violate zoning or under other ordinances, or the use would be detrimental to public health, safety, or morals of the residents of the local option district Legal notice was published in compliance with the Liquor Control Act in *The Santa Fe New Mexican* on Friday, May 8, 2026, and Monday, May 25, 2026.

A complete application was submitted on April 29, 2026. Growth Management staff reviewed the request for compliance with the applicable code requirements and found the following facts in support of the application. The activities associated with the small brewery liquor license are considered incidental to the existing allowed use, as the manufacturing of beer is not currently addressed in the SLDC.

The applicant has satisfied the State of New Mexico's noticing requirements, and the site is located more than 1,000 feet from the nearest church and 1,000 feet from the nearest school.

Staff recommends approval of a small brewery liquor license for the Mineshaft Properties LLC, doing business as the Mineshaft Tavern, located at 2 Railyard Lane, Madrid, New Mexico. Chair, Commission, I stand for any questions.

CHAIR GREENE: Thank you, Dominic. Commissioners, any questions up front? Hearing none, this is a public hearing. We will open public comment right now. Is there anybody in the room that would like to speak for or against this? No one in the room. Is there anybody online that would like to speak for or against this? Is the applicant here? Would they like to speak for or against this?

LORI LINDSEY: I'm definitely for it.

CHAIR GREENE: Excellent. Right on.

MS. LINDSEY: I'm Lori Lindsey. I'm the owner of Mineshaft Properties LLC, DBA of the Mineshaft Tavern, DBA Madrid Brewing Company. I have to say it's been a long process, and it's been an educational process to get to this point, to be able to add this part of the business. It's very important to our business plan. It's important to the

SFC CLERK RECORDED 07/02/2026

community. And we're happy to be here, and I'm willing to answer any questions that you guys may have as well.

CHAIR GREENE: Thank you so much. Thank you. Commissioners? Commissioner Cacari Stone.

COMMISSIONER CACARI STONE: Yeah. I just want to thank you for the work of the staff, but I want to thank you for being a locally-owned business and staying open all these years, offering our communities off of Highway 14 and other communities a place to go in a historic little town there. And I know you've been through a lot to keep it open, so I just really wanted to say thank you.

MS. LINDSEY: Thank you very much.

COMMISSIONER CACARI STONE: And thank you for being LGBTQI friendly. I appreciate it.

MS. LINDSEY: Thanks again. Appreciate that.

CHAIR GREENE: Thank you. Commissioners?

COMMISSIONER BUSTAMANTE: I can only second that. Thank you for everything that the Mineshaft offers. It really is a destination for people who are going, out and going through the hills there. Appreciate it, and it's consistent with your business plan. It's only because making it there is not on the list. Otherwise, you can have a anything else. So it makes a lot of sense to approve this. I don't know how it could not, but thank you.

MS. LINDSEY: Thank you, Commissioner Bustamante. I appreciate that.

CHAIR GREENE: Thank you. Commissioner Hughes?

COMMISSIONER HUGHES: Just I third everything they said.

CHAIR GREENE: All right. Excellent. I will fourth. Sorry we don't have our fifth here today, but we love the Mineshaft. Good luck with the beer. I want to taste it soon enough, and I look forward to that.

MS. LINDSEY: Thank you, Chairman Greene.

CHAIR GREENE: Thank you. Commissioner, this is in –

COMMISSIONER BUSTAMANTE: I'd like to make the motion to approve Mineshaft Properties LLC, dba The Mineshaft Tavern request approval for the liquor license for property located at 2 Railyard Lane.

COMMISSIONER CACARI STONE: I second it.

CHAIR GREENE: We have a motion from Commissioner Bustamante, a second from Commissioner Cacari-Stone.

The motion passed by unanimous [4-0] voice vote.

CHAIR GREENE: Congratulations. All right. That was very nice, and I love the applause, but actually that's kind of out of order. But anyway, thank you guys. Yeah. Excellent

SFC CLERK RECORDED 07/02/2026

B. Case No. 26-5100. Uno Mas, LLC Subdivision. Uno Mas, LLC, Applicant, Integrity Land Planning, LLC, Agent, Request a Conceptual Plan, Affordable Housing Agreement, Preliminary Plat, and Final Plat for a 30-Lot Residential Subdivision on ±14 Acres. The property is located at 3833 Rufina Street Within the Traditional Community (TC) Zoning District of the Village of Agua Fria Overlay, SDA-2, Parcel No. 99312913 (Commission District 2). (Growth Management Department/Kenneth Quintana, Case Manager)

[*Exhibit 1: Agua Fria Village Association letter, dated 6 4 26, Exhibit 2: Eight letters in support and opposition, Exhibit 3: Integrity Land Planning Memorandum, dated 6 5 26 containing neighborhood notification, Exhibit 4: Uno Mas site plan*]

. MICHAEL VOS (Land Use Administrator): Mr. Chair and Commissioners we have some supplemental information that's since the agenda was posted that we're passing out.

ATTORNEY BOYD: And as a procedural matter. I'm sorry. Can. I think because this is a quasi-judicial hearing that we're going to need to have staff administer the oaths before we get started.

[The Clerk's Office administered the oath as follows: Please raise your right hand. Do you swear to tell the truth, the whole truth, and nothing but the truth? Before you present, if you can please state your name, address, and that you're under oath for your testimony to be valid.]

[Duly sworn, Michael Vos, testified as follows:]

MR. VOS: May name is Michael Vos. I'm the County Land Use Administrator. Address is 240 Grant Avenue, and I swear I'm under oath.

We're passing out some supplemental information. I believe all of you received the a letter from the Agua Fria Village Association requesting that this matter be withdrawn from the agenda or tabled due to the lack of a neighborhood meeting or one that was canceled. We supplied that information to the applicant as a party to this quasi-judicial case, and they responded with their own materials that we just handed out requesting that they not be tabled. They did host a virtual neighborhood meeting in February meeting the minimum code requirements. The April meeting was a follow-up that was canceled. They've been communicating with the association about that. It's before you whether or not you are going to choose to proceed tonight. The applicant and/or the community organization may want to speak to those points. And then we also passed out some letters of support that the applicant received at the last minute.

CHAIR GREENE: Thank you very much. Is the applicant here? The agent for the applicant?

[Duly sworn, Nathan Manzanares, testified as follows:]

NATHAN MANZANARES: Nathan Manzanares, Integrity Land Planning, 2536, PO Box 2536, Santa Fe, New Mexico 87504.

Commissioners, thank you for your time. I am here on behalf of Uno Mas LLC as their agent. And just to piggyback off what Michael was explaining there was an initial

SFC CLERK RECORDED 07/02/2026

meeting that was held on February 17th via Zoom. There was about 15 to 20 participants that attended that meeting. There was also members of the Village of Agua Fria Association present. I believe their president was there. Also have been in communication with Mr. Mee exchanged emails, texts, phone calls. And I believe some of the concerns that were brought up during that meeting have been addressed with our design. We took those considerations into the design and included them into our application. I have a presentation before you that will go over that in a little more detail.

But I just wanted to let you all know that we did meet the requirements of the code for noticing, and we would like to proceed forward this evening. And I don't know if staff has to come back up or you'd like me to give a presentation.

CHAIR GREENE: So the first thing is actually let's get you sworn in.

MR. MANZANARES: I got sworn in.

CHAIR GREENE: You did? Okay.

MR. MANZANARES: Yes, sir.

CHAIR GREENE: All right. We will go to a few early questions from the Board, then we will get public comment, and then we'll go back to the Board –

MR. MANZANARES: If we're going to proceed forward, I would like to give the presentation then.

CHAIR GREENE: Please.

COMMISSIONER CACARI STONE: I just had a question. You said there's 15 to 20. How many people are actually the community residents and not your team?

MR. MANZANARES: There was only myself and one other member on that call.

COMMISSIONER CACARI STONE: Okay, that's all I wanted.

MR. MANZANARES: And we didn't include ourselves in those counts.

COMMISSIONER CACARI STONE: Okay, thank you.

ATTORNEY BOYD: Chair, sorry to interrupt. One thing I'd like to address, and we communicated about this earlier, Chair, is that Commissioner Johnson's absence means that there are four commissioners today, which makes for the possibility of a tie vote on this application. And under the board's rules of procedure, I will remind you all that if there is a tie vote on a motion the Board's rules of order provide that the motion is tabled until the next meeting of the Board of County Commissioners. And I believe that the law allows Commissioner Johnson to vote on that motion after familiarizing himself with the application and the testimony at today's meeting. However, I think it would be wise to have the applicant indicate that he's that they are stipulating to that process and would not oppose Commissioner Johnson participating in a tabling.

CHAIR GREENE: Will you pose the question appropriately?

ATTORNEY BOYD: I'm happy to ask the applicant on your behalf. Would you stipulate to that process?

MR. MANZANARES: Mr. Chair, Commissioner, Attorney, yes, we do.

CHAIR GREENE: Okay, great. All right. Take it away.

SFC CLERK RECORDED 07/02/2026

MR. MANZANARES: Thank you all for your time this evening. Just want to start off by thanking staff for their thorough review of the application. We are in agreement with staff's conditions of approval. We are asking, however, for a friendly amendment to condition 5. I'd like to read that into the record and that stems around the note for mass grading. We have to grade the site to install the infrastructure needed as well as to do at-grade foundations for the homes that are being proposed in addition to the sidewalks, paved roads, water lines, sewer lines, et cetera. So we are asking that condition be amended and staff has that language verbatim in here, and I can read that into the record if you'd like. But we'd condition 5 to say, Mass grading of the site may be permitted provided that all applicable erosion control, stormwater management, dust control measures are implemented in accordance with the approved plans and regulatory requirements of the SLDC, including preparation and implementation of stormwater pollution prevention plans, known as SWPPP. All disturbed areas shall be stabilized and revegetated through seeding or other restoration methods upon completion of in-infrastructure installation and construction activities. This requirement shall be identified as a special condition building note and recorded on the final plat and carried forward to any subsequent plats associated with the development.

Okay, thank you. So as mentioned, this is located off of 3833 Rufina Street within the traditional community of the Village of Agua Fria. Our primary entrance is accessed via Rufina Street. There is a proposed secondary access/emergency access, as well as a trailhead connection to Agua Fria, but we are not going to be providing a thoroughfare from Agua Fria to Rufina for safety measures. We just don't want to create that shortcut through the neighborhood.

As mentioned, we're on approximately 14 acres. We're going to be providing 20 percent of the units will be affordable, and we're actually working with the County Affordable Housing and Economic Development and submitted for some developer assistance funds. We're hoping that we can actually provide a pretty affordable product considering the median housing prices in Santa Fe right now. Our goal is to get young families and starter homes done in this area. We are not asking for any variances. We are doing everything consistent with the requirements outlaid in the traditional community of Agua Fria's regulations.

We also will be served by City water and City sewer and have provided the documentations from the City for ready, willing, and able approvals, and we'll secure additional permitting through the city upon completion of the entitlements.

Here we have a conceptual rendering of what the entryway of the subdivision will look like. We're looking to do xeriscape landscaping, low water landscaping. The goal is to provide consistent lot sizes in the area but with a more uniform and organized development pattern. We're also going to be providing sidewalks on both sides of the street, at-grade foundation modular homes with garages that range from 1,200 square feet to 2,000 square feet.

This is just an example of what the streetscape will look like. And then also we're providing a pretty substantial open space. We have pocket parks. We have the landscaped entryway, as mentioned, off of Rufina Street. We also have an open space area at our turnaround and trailhead location, which is located directly west fronting the Agua Fria

SFC CLERK RECORDED 07/02/2026

area of the development.

As mentioned, we're looking to do some amenities for the families that will live here. We have plans for what's called party parking. We have a separate area with additional parking spaces that will allow for people to park in our open space area. There's also a plan for a basketball court, some pickleball courts, playground, some stage structures, and benches. So this will be a really nice amenity that will be provided. Just an enlarged view of the open space area and extra parking area. We also have our mailbox area as well.

This here is the proposed trail connection to Agua Fria. It'll be a all-purpose paved asphalt hard surface trail that will be accessible by bikes and pedestrians, and it'll also serve as a secondary emergency access if God forbid there's an emergency.

So with that, I stand for any questions. And once again, I thank staff for their hard work. We're in agreement with the staff report, the conditions from staff with that friendly amendment to condition #5. Thank you.

CHAIR GREENE: Thank you. Commissioners, questions up here to start? Okay, let's open for public hearing. Is there anybody in the room that would like to speak for or against this? Mr. Mee.

[Duly sworn, William Mee, testified as follows:]

WILLIAM MEE: William Mee. [Away from the mic.] We were, we just wrote to the Commission to ask for a withdrawal of this case or a tabling of this case because the applicant didn't address us as the community organization. It was just a very informal meeting that we had. We had a number of questions that we submitted to the applicant, and they only answered a few of those and didn't answer the whole thing. And then I know that we have some representatives of the community that went to the water utility committee meeting of the City of Santa Fe. And at that time, the City asked if the Agua Fria Community Water Association could provide water. They said no. They had given a letter to that effect. But then the City looked at that particular site, and because there's not a loop in their water system, the water line would deadhead in the subdivision. So the City didn't want to approve water to that subdivision. But then I see that they have a letter that says that the City is ready, willing, and able to provide water, but that's in conflict with the City's utility committee. So I don't know what happened there, but we would like that to be resolved.

And, we want to meet with the applicant. We gave them several dates in the end of June and the beginning of July that we could have the community organization convene as such. Just because I and maybe another Agua Fria Village Association member attended the, what was it, the February 10th meeting. That was in no way that it represented the whole village at that particular time. That's why we're asking the Board of County Commissioners to table this case until they can meet with the community again.

CHAIR GREENE: Thank you, Mr. Mee. Any other folks in the room that would like to speak for or against this? Yes, sir. Please come forward. Anybody who wants to speak in the room to this, if you could all come forward and be sworn in together so that we can save a little bit of time yep. But you'll be sworn in and together. Raise your right hand.

SFC CLERK RECORDED 07/02/2026

[Celeste Garcia of the County Clerk's Office administered the oath to those wishing to speak and advised that they provide their name, address and confirm they are under oath.]

[Duly sworn, Santiago Montoya, testified as follows:]

SANTIAGO MONTOYA: Santiago Montoya, 2667 Via Cabello del Norte, Santa Fe.

MR. FRESQUEZ: I apologize, Mr. Chair. Could I have everybody line up in a single file line? That way it stays fair to everybody. And speak into the mic and make sure you adjust it closer to your mouth.

CHAIR GREENE: And when you start, name, address, and acknowledge that you're under oath. Good. Acknowledge that you're under oath. Just say, I'm under oath. I know I'm under oath.

MR. MONTOYA: I'm under oath.

CHAIR GREENE: Okay, thank you.

MR. MONTOYA: Okay. All right. Santa Fe Community –

CHAIR GREENE: Limit to two minutes, please.

MR. MONTOYA: Okay. My name is Santiago Montoya, and I'm a third generation Santa Fean. Santa Fe has always been my home and important part of my family history.

At this time, I am living with my grandparents while I work and save money with a goal of purchasing my own home in the future. I have been employed at the same job for the past three years, and I continue to work hard, stay focused in building a stable future here in the community where I was raised.

My goal is to remain in Santa Fe, continue contributing to the community that has shaped me and my family for generations. I believe this subdivision represents a meaningful opportunity for local residents like myself to have a realistic path towards home ownership. For this reason, I am in support for this subdivision, and I appreciate your consideration.

CHAIR GREENE: Thank you so much.

MR. MONTOYA: Thank you.

DIEGO ORTIZ: Diego Ortiz, 110 Las Estrellas, and I swear I'm on oath.

CHAIR GREENE: Use the mic, please.

MR. ORTIZ: Can you hear me now?

CHAIR GREENE: Yes, sir.

MR. ORTIZ: Diego Ortiz, 110 Las Estrellas. And do I just say I swear on oath?

CHAIR GREENE: Yes, that's good enough. Thank you.

MR. ORTIZ: Dear Commissioner, please consider this affordable housing subdivision for approval. I am a local Santa Fe and work two jobs in order to save money so that one day I may become a homeowner like many in our community. I am working towards the goal of owning a home, but the current cost of housing makes that very difficult. At this time, I live with my family so that I can save as much as possible for a

SFC CLERK RECORDED 07/02/2026

down payment and work towards finding affordable housing opportunities like this project. I'm hopeful for a future where I can have a place of my own in Santa Fe, somewhere I can be proud to live, continue building my life.

Thank you for your consideration. Diego Ortiz.

CHAIR GREENE: Thank you very much.

MIKE BUSTAMANTE: Mike Bustamante, under oath, 02 Taylor Road, 87508. Good evening, Commissioners. I'm here tonight in support of Uno Mas subdivision. Housing affordability continues to be one of the biggest challenges facing our community. Many working families are finding it harder and harder to find housing that fits their budget.

This project will create additional housing opportunities and include an affordable housing component, which is something our community needs more of, not less. We often hear about the housing shortage in Santa Fe. This is an opportunity to be part of the solution. I respectfully ask for your approval of this project. Thank you for your time.

CHAIR GREENE: Thank you.

AMANDA ORTIZ: Amanda Ortiz, and I'm under oath. 6801 Piedras Vero. And I am in support of this subdivision. I think it's very important to encourage young families to strive to be better, encourage their kids, and they can all live together in a safe community and be able to have birthday parties graduation parties, et cetera. And those are things that people need to see as they grow old, and they have things to look forward to. And doing that in an affordable setting is very important. I am in support. Thank you.

CHAIR GREENE: Thank you

ANGELIQUE COMBS: Good afternoon. Angelique Combs, 17 Caballo Viejo, Santa Fe, New Mexico 87508, and I am under oath.

Thank you for taking the time to listen to us this evening. I am in support of this project. Just as a single mom, it's affordable to us, and I look forward to purchasing a home there myself. So please take this into consideration for us single moms, single families, and excuse me, and it's just an affordable way of living for us, and I'm excited, and hopefully it's approved.

So thank you for your time.

CHAIR GREENE: Thank you.

ANDREA SERNA PROBST: Andrea Serna Probst. I'm under oath. Okay.

I'd just like to say that I have two sons that both live at home right now because they can't afford to buy here, and we're all from here. It's pretty sad that we can't find somewhere that has trees and parks or anything like that. And it gets a little emotional when you have to see the apartments coming up in our neighborhood. Commissioner, you know exactly the ones they look like tenements in New York City. There is not any trees. There is not any greenery. There are not parks. It's sad. You are covering our mountains, the entryway that people see our city, and the way that we come in into and out of it now is just looking messy.

At least they're offering something that's affordable and people can afford to live and be proud of where they are. I'm in support.

SFC CLERK RECORDED 07/02/2026

CHAIR GREENE: Thank you. Can we get your -- did you capture her name and address?

MS. SERNA PROBST: I didn't give my address, but I will. 43B Paseo C de Baca, Santa Fe 87507.

CHAIR GREENE: Thank you so much.

SANTANA SANCHEZ: Santana Sanchez. My address is 2179 Paseo Mel Senaida, 87507. I'm in approval of this subdivision, and I would love to see it go up because a lot of my family members have had to move to Rio Rancho to get affordable housing. So I barely get to see half of my family anymore because they've all been driven out of Santa Fe.

So I am in approval, and I would love to see the community come together and approve this, so we can have people who are from Santa Fe and local be able to afford and live in the area that they grew up in.

CHAIR GREENE: Thank you.

DANIEL CHAVEZ: How's it going? My name is Daniel Chavez. I'm under oath. My address is 2179 Paseo Mel Senaida as well, and I'm also in support of this project, and I ask that the Chair and staff would also be in support.

Affordable housing is not just a matter of shelter. It is a foundation for stronger communities, healthier families, and more resilient local economy. When teachers, nurses, and retail workers and seniors can no longer afford to live near the neighborhoods they serve, entire communities risk unraveling. This project directly addresses the gap created by stable for working families, reducing homelessness, as well as easing the financial burden that forces far too many to choose between rent, groceries, or medical care. Therefore, that's why I support this. Thank you.

CHAIR GREENE: Thank you.

ORLANDO WATSON: Under oath, Orlando Watson, 60 Paseo Nopal, Santa Fe, 87507. Affordability is a big thing for these young kids, and medium housing is just outrageous. This subdivision addresses some, not all of it, but some of what needs to be e- examined by this body and by the city. I'm in support of this Uno Mas subdivision. Thank you for this consideration.

CHAIR GREENE: Thank you very much.

JOSE ORTIZ: Hello, my name is Jose Ortiz, 6508 Basket Weaver. I understand I'm under oath.

And I'm a small business owner here in New Mexico and I've watched this community be driven out. As an insurance agent here in the state, I've watched, people from all over outside of New Mexico come in and continuously build second and third houses in our community rather than seeing hardworking people from here in our community continue to pass property down in their families and be able to stay here and afford to be here.

And I've coached high school wrestling for the past seven years and watching the kids that I've coached, run out and go to other states and end up staying there because they can't come back and afford to live here is just, it's sad to see. So I am in total support of this community and hope you guys I thank you guys for your consideration.

SFC CLERK RECORDED 07/02/2026

CHAIR GREENE: Thank you very much.

MARIA SERGUERA: And I understand I'm under oath. My name is Maria Serguera. My address is 2245 Paseo de Tercero.

We live parallel to this the subdivision that's being planned to go up. I just have concerns. It's not that I'm against it, but I do have concerns because it is parallel to our property. Just that there would be a wall built on either side, I believe. I did not – I was not aware of the meeting in February, so I was not able to voice my opinion. I did get a letter about this meeting. But had I known about the meeting in February I believe it was already voiced that walls would go up, and I believe that's what William Mee was referring to as one of the things not answered whether or not they were going to build walls.

I am also concerned about the traffic. Right now, just to get out, we go right to the roundabout. Our driveway comes right out. And even with the roundabout there, it takes a long time to get out. So the fact that we're going to add at least sixty more vehicles to that roundabout is very concerning to me, and I don't know if a traffic study was done or by whom it was done and what the what came out of that, but I'd like to have those two things addressed. But I'm not in disapproval of it, but I would like those things addressed. Thank you so much.

CHAIR GREENE: Thank you so much.

OLIVIA CHAVEZ: Hello, my name is Olivia Chavez. I'm born and raised in Agua Fria Village. My address is 4883 Agua Fria, and I am here to support this project.

MATTHEW JARAMILLO: Good afternoon, Mr. Chair, members of the committee, Matthew Jaramillo 4518 Camino Placitas, Santa Fe, New Mexico 87507 under oath, representing the New Mexico Chamber of Commerce and a lifelong native Santa Fean.

As we travel the state looking for opportunities to really keep some of our next generations here in New Mexico, this is a good opportunity that is really provided to us by a local native New Mexican from a wonderful family that's trying to do the right thing. I think as we've heard, this is not the best silver bullet. It is a great silver bullet that can help us to keep folks in our community, keep our youth here in our City of Santa Fe, and I really hope that you all approve this.

CHAIR GREENE: Thank you very much, Matt.

LAWRENCE ROMERO: Good afternoon. Lawrence Romero, 2306 Calle Calibre, Santa Fe, New Mexico. I'm in support of Uno Mas subdivision. I think it's a great idea, and it's close to a property I own on Calle Andrew. I think it'll be a great asset for New Mexico and Santa Fe, and it'll be making affordable housing. And it looks like the lots are already sold. So if we can move forward, I'd really appreciate that. Thank you.

CHAIR GREENE: Thank you

EUGENE TORRES: My name's Eugene Torres, 1733 Ridge Point Loop, Santa Fe, New Mexico, 87506. Mr. Chair and fellow Commissioners, I'm here in support of the Zia Estates Subdivision. And being in the roll-off container business in Santa Fe

SFC CLERK RECORDED 07/02/2026

right now, I see a lot of just remodels and apartments going up, and I think it'd be a great asset for this subdivision to come through for Santa Fe for affordable housing. Thank you.

CHAIR GREENE: Thank you.

CARLOS GALLEGOS: Under oath. My name is Carlos Gallegos. I am the applicant, 2300 Brother Luke Place, Santa Fe, New Mexico, 87505.

Mr. Chairman, members of the Commission, thank you for allowing me to address you. This has been a very tough project to put together. I thank my team, the engineers, designers. We have complied with every code that is in the County code book. And we are trying to put together a very affordable housing project. They're going to run from right around 350,000 to 499,000 turnkey, city utilities, water, sewer, gas. We have open areas for playgrounds, pickleball courts, basketball courts, parking. It's going to be paved. It's going to have sidewalks, curbs, gutters.

Again, we have followed every code. We appreciate staff recommending approval. And I see a lot of spot zoning going on in the Agua Fria Association. This is going to be a very structured five-star subdivision that's going to provide affordable housing, and I appreciate your consideration and a yes vote. Thank you very much.

CHAIR GREENE: Thank you.

MR. FRESQUEZ: Mr. Chair?

CHAIR GREENE: Yes.

MR. FRESQUEZ: If I may, I don't want to forget about the overflow conference rooms. If there's anybody that wants to speak on this item that is in the overflow conference rooms, if you could please make your way up to the chambers. Also, if anybody online would like to speak, please raise your digital hand.

CHAIR GREENE: Thank you, Daniel. If the remaining people would like to be sworn in, that'd be great. Raise your right hand and repeat after her.

AMANDA CORNEJO CHAVEZ: Good evening. My name is Amanda Cornejo Chavez, and I live at 2219 Rancho de Chavez. Our property is exactly, it will share a fence line with this new project. My concern is the lack of communication with the developers to the neighboring housing.

I live in a historical house in the historical Agua Fria Village, so I want to know what their plans are to preserve my historical house, along with the traffic that is going to be coming and going. That poses a big concern for us as well. Our family has been within the Agua Fria Village for more than 60 years, and we have fought to preserve our property to where my children, my, their children's children will have a place to call home as well.

So I am 1,000 percent against this development

VICKY CHAVEZ y RODRIGUEZ: Hello. My name is Vicky Chavez y Rodriguez, and I have lived in Agua Fria my whole life. My address is 2225 Rancho de Chavez. Again, my father bought this property and has developed it for something for his children to have and his grandchildren.

Again, William Mee did represent us in a meeting in February 17th I was not able to attend. My husband had a stroke, and I was in the hospital with my husband. Again,

SFC CLERK RECORDED 07/02/2026

there's a lot of questions we have. We've heard that it was going to be mobile homes. We heard it was going to be two-story homes. We've heard different stories of what this project is about. I am for About Santa Fe. Again, this is my town, our town. Born and raised here, so I'm not against it. I grew up with Janet. I went to school with Janet. The kids play with my kids. I am not against this project, I just have a lot of concerns of what is going to happen. Right now, our County Commissioner asked in several meetings about the traffic flow. As of today, nobody from Agua Fria has seen that traffic flow. We, growing up, we were able to play jacks on the road, complete set of jacks, and I don't know if people play jacks, of how before the next car came through. Now, it takes 25 minutes to get out of our driveway, and that's on Agua Fria. If I decide to go through Rufina, that is a lot longer to get out.

We talk about drought. We can't do fireworks because of the drought. Yes, our city's going to give the water, but you know what? What about other people in Agua Fria who can't even put another home for their children? And we're looking at, yes, I hear these addresses, but where is the, for Agua Fria, for the family?

So yes, I'm up and down about this. At this time, I do not approve this moving forward. Thank you.

CHAIR GREENE: Thank you.

FELICIA RODRIGUEZ: Good evening. My name is Felicia Rodriguez, and I live at 2235 Rancho de Chavez, and I am under.

So I've sat here and I've listened to a lot of people that are in favor of this project. There's family members, there's employees, and there was the applicant himself. They all spoke of how in favor they are for this, and I get that. They are all going to directly benefit from it in one way or another. But I'm with Will Mee. I think that this project should be tabled for a later date so that many of the questions and concerns that still haven't been addressed to the neighborhood can be discussed. Without knowing those answers, I'm against this proposal being voted on tonight.

I've worked really hard to build a life in this historic village, as has my family, my parents, my cousins, my aunts. The idea of having this subdivision parallel to our home, my kids' backyard, raises many concerns for me.

Therefore, without any of these major components and concerns being addressed, I am in opposition at this time. Although, I would urge you to not vote resolution and table it for another meeting. Thank you.

CHAIR GREENE: Thank you.

GENE LUCERO: Good afternoon. My name is Gene Lucero. I live at 2275 Rancho de Chavez, along with the rest of my cousins and aunts, and I'm against it as well. I grew up with these guys, and we were in the historic village where we had our horses. Our grandfather raised pigs, was well-known through the village was a school teacher at Agua Fria that no longer exists.

This subdivision coming in I'm for it bringing people back to the village, but I think a lot of the people that are going to move in there aren't even going to be from the village. And who's to say how affordable these houses are? Again, with the water as well I just feel like it's more of an issue than a great idea. I think you guys should really consider it, maybe vote on it another day, but right now we're against it. Thank you.

SFC CLERK RECORDED 07/02/2026

CHAIR GREENE: Thank you.

JANET MONTANO GALLEGOS: I'm not very good at this, so I'm nervous and I'm not a public speaker. But my name is Janet Montano Gallegos. I am Carlos Gallegos's wife, and my family is also from the Village of Agua Fria. Our business was on Agua Fria. My children grew up in the village. They were born there. They were baptized at Agua Fria Church. They went to catechism. They were baptized, confirmation, first Holy Communion. My son, Daniel, who spoke, lives in the village behind the church, San Ysidro Church. I had two children, and I am fortunate enough that my son does and lives in the village. My daughter, unfortunately, was older. She passed. She lived in the village. She passed in the village. The name of the street is named for her, for my daughter, Chantel. I have worked in that village most of my adult life. My father, who is here, is Victor Montano. We owned a ready-mix company. We have helped the village. We have provided to the village, to the community of Santa Fe itself. We're just trying to help people.

I hear all the time from people, I can't afford Santa Fe. There are police officers, teachers, nurses that I know that live in Rio Rancho that commute because they can't live here. Let's keep our people here. I was born here. My dad was born here. My grandpa was born here. I am as, as local as they come. I just want to be able to provide what we can, and affordable housing is hard. What you're doing in making an infrastructure and trying to make a community, it's expensive and it's hard, but we are wanting to do that and put forth our efforts to be able to help the people, to fix what we can. It's not a solution for everybody, but it is for some.

So with that, I ask you to please consider all our efforts, what we're doing and think about the local as well, because I am as local as they come. Thank you.

CHAIR GREENE: Thank you very much Thank you. Is there anybody else in the chambers that wishes to speak to, for, or against this? Daniel, is there anybody online?

MR. FRESQUE: Mr. Chair, we currently have two people raising their hands online. Our first speaker is Joseph Maestas. Mr. Maestas, go ahead and unmute your mic.

JOSEPH MAESTAS: Yes. Can you hear me now?

MR. FRESQUEZ: Yes.

MR. MAESTAS: I assume I'm sworn in, Mr. Chairman.

CHAIR GREENE: Acknowledge that you're under oath and that'll be good enough. Yeah.

MR. MAESTAS: Okay. I'm under oath. My name's Joseph Maestas. I live at 111 West Lupita Road here in Santa Fe. I was born and raised in Santa Fe County. And as a former Santa Fe City Councilor, I've been listening to both sides and all the issues associated with those sides, and I can tell you that when it comes to affordable housing it's never easy. It's a balance. But in looking at this development, which I am calling to support, I support Uno Mas Subdivision.

I've known the applicant for decades. He is an upstanding individual who is very giving to the community, and I think this is a testament to his generosity to the place

SFC CLERK RECORDED 07/02/2026

where he makes his business and where he's living. And I realize that the village, there's a lot of, potential impacts that go with this, but no one can deny the need for affordable housing.

And in looking at this development, it provides just a wonderful balance of affordability open space. And so I, I urge the commission to take action tonight because if you table this, there's s no telling when it might be up again. We need more affordable housing in the City of Santa Fe, and this subdivision will go a long way in meeting those housing needs of our own people.

Thank you, Mr. Chair, members of the Commission. Again, I stand in support of this subdivision.

CHAIR GREENE: Thank you, Mr. Auditor. Anybody else? One more online?

MR. FRESQUEZ: Mr. Chair, we have one more, one other person online with the username CBaca. CBaca, if you can please unmute, say your name, your address, and that you understand you're under oath.

CHAIR GREENE: Please unmute yourself. Hold on. Start over. Unmute yourself.

CATHERINE BACA: Thank you, Commissioners. My name is Catherine Baca. I live at 2062 Terrezas Lane in Santa Fe 87507, and I am under oath. And I am the treasurer of the Agua Fria Village Association, and I appreciate all the comments for approval this evening. But I have concern, first of all, because we are a community organization, and we had requested this meeting from the developer to present to us, and it never happened. So none of our issues were addressed ever. And I also have concern that all these people are supporting this issue, but how many of them know about the traditional historic Village of Agua Fria, and how many of them will get involved in our village and the association and maintain the values and traditions that we strive for and within our community plan?

So I really would like this to be tabled for them to make their presentation to us as a community organization and allow a lot of the adjoining landowners who were not able to attend that February meeting. That is my request to you this evening. Thank you.

CHAIR GREENE: Thank you, Ms. Baca. Anybody else online?

MR. FRESQUEZ: Mr. Chair, there are no other users online.

CHAIR GREENE: Thank you. Is there anybody else in the chambers? Hearing none and seeing none, we will close public comment. Michael, take it away.

MR. VOZ: Chair, if I may. This is a little unorthodox, but normally there's a staff presentation, and we didn't really enter our report into the record. I'm sure you have all read it, but just for the record. The staff report does recommend approval of this application. It's a four-part application for a conceptual plan, preliminary and final plat, and their affordable housing agreement, and that recommendation comes with 16 conditions of approval as outlined in the report should you move to approve it. And we do concur with the applicant's request to amend condition #5.

CHAIR GREENE: Thank you. Commissioners, Commissioner Cacari Stone, this is in District 2.

SFC CLERK RECORDED 07/02/2026

COMMISSIONER CACARI STONE: Thank you, Chair Greene. First I want – oh, you want to say something else? Please come on up. Lower the mic. Thanks.

MR. MANZANARES: I'm not as tall as Michael. Commissioners I just wanted to thank you again, and I wanted to address the traffic concern that was brought up as a closing statement. Also just reiterate that we are code compliant, and we did host that meeting in compliance with the code. We have our traffic engineer here Steve Rodriguez, who did a comprehensive traffic impact analysis, and there are measures that are going to be taken to mitigate traffic from the intersection, the entry of the subdivision.

First and foremost, the existing intersection's not going to remain. It's going to be pushed back 170 feet, and there's going to be I don't know the technical term for it, but it's called a pork chop type curb median that only allows you to do a right in, right out. That way it there's no full left turns on that intersection. If you do want to go left, by all means, you can use that roundabout or numerous roundabouts in the Rufina Street system. But those concerns have been addressed, and they have been submitted, and ultimately a future access permit will be part of our next phase of the application.

But I just wanted to let everyone know that we did hear those concerns at the meeting, and we did change our design accordingly to help mitigate some of those concerns for traffic. Thank you, commissioners.

CHAIR GREENE: Thank you.

COMMISSIONER CACARI STONE: Thank you, Chair Greene. As the Commissioner for District 2, in which Agua Fria Village resides in, I am also a neighbor just on the other side of this proposed development. I want to say that I'm very moved and sincerely saddened by the state of our lack of affordable housing in Santa Fe. I think it breaks all of our hearts to know that our intergenerational families cannot bring their children or grandchildren back home that folks are forced to sell. So I want to say that I really listened to the 21 to 22 testimonies. I'm also hopeful by seeing the young people who want to come back and buy homes, and I think what I hear is everybody wants the same thing. We all want affordable housing.

I do have a couple questions because if it's okay, Chair Greene, I think it's, we have to do our due diligence. I've read through all the materials, and I've heard what each of you have had to say, but I have a couple questions if we can ask. I want to thank the Santa Fe County staff.

The first question is for the developer. Is it Nathan could come back up? Yes. Thanks.

CHAIR GREENE: Yes, of course.

MR. MANZANARES: Madam Chair, I'm representing the developer, but happy to answer any questions.

COMMISSIONER CACARI STONE: Thank you. We appreciate your due diligence. And in the packet with the community meeting, there's a list of typed names and addresses. Are those the people you reached out to or cause there was 15 or 20.

MR. MANZANARES: Mr. Chair, Commissioner Stone, those are actually copies of the labels that were sent out. There was first class mail sent out to

SFC CLERK RECORDED 07/02/2026

everyone within 500 feet of the development, and that's just a copy of the labels. There was also pictures submitted of the labels, and we also sent out emails to the registered ROs and COs the representatives, the heads of those organizations. We also sent them physical mail as well to attend the neighborhood meeting as well as tonight's meeting.

COMMISSIONER CACARI STONE: Okay. Thank you so much. Another point to do the due diligence here, please stay. There's it seems inconclusive. It says in one part of the application that you commit to five affordable housing units, which will be 20 percent of the base density, but the community meeting materials say 30 percent of affordable housing. How many are you actually committing to? Because these good people who testified tonight, we have the demand more than we have a supply, and I think that's what breaks all of our hearts, and we want to build communities. So which one are you committing to?

MR. MANZANARES: Mr. Chair, Commissioner Stone, we are part of this whole entitlement request is the affordable housing agreement, which is for six units. That's 20 percent and that exceeds the 15 percent requirement of the County. As stated we are going to provide housing that's well below the median housing price, and we're going to do our best to get that price as low as possible while also giving someone a pretty good sized lot for this type of home. So that also is an added benefit. But I apologize, there was you have to round up so that's why it said five. So it's actually six affordable units in accordance with the agreement before you, the affordable housing agreement, and it's a 20 percent commitment to affordable housing and hoping to achieve a little more.

CARLOS GALLEGOS: Chairman Greene fellow commissioners, or commissioners, I apologize. I have not been able to get a number what affordable housing is. In my opinion, it's going to be 100 percent affordable housing. The prices are going to be from 350,000 to 499,000. The rest of the houses that are being built on Agua Fria and Rufina, they're starting at 750,000 and up. I don't see how that could be affordable to any of these youth that gave testimony tonight.

So to answer your question, I don't know where the six came from. I've never been able to get a number out of the County. But in my opinion, it's 100 percent affordable housing, all 30 lots. Thank you, ma'am.

COMMISSIONER CACARI STONE: All right. Thank you. So I would like to ask – thank you, sir. To ask the County it's the County application, what did you determine or county staff on the number of affordable based on this application, if you can clarify? Thank you, Mr. Vos.

MR. VOS: Chair Greene and Commissioner Cacari Stone. So it is, there are, there, the affordable housing agreement includes a requirement under the county's, this is capital A affordable housing inclusionary with deed restrictions and the like, six units. The applicant is correct also in stating that all, he's proposing per his disclosure statement with the subdivision that all of the units will be under $500,000. So it's the different definitions of what is affordable, but capital A affordable inclusionary, there are six units.

COMMISSIONER CACARI STONE: Thank you so much, Mr. Vos. And for the public record, I think us as a county, it, the onus is on us to really define what

SFC CLERK RECORDED 07/02/2026

affordable is. I would say 350 to 499 is out of many people's range even, and it's sad that we've gotten to that. And I do see housing, I didn't that is in that range, maybe 550. I haven't seen in the 700 range.

So I just want to say again, I want it to be clear for the record as the Commissioner for this district, I'm a thousand percent supportive of any application that comes with affordable housing. But everybody that knows what I represent is people matter and policy for all. And if we're going to have affordable housing for all with centering people, we have to center community. So I have a few questions around for you both.

Did you review the community organization plan of the Agua Fria Traditional Village and consider that in your conceptual design?

MR. MANZANARES: Mr. Chair, Commissioner Stone, there were considerations that were taken into that plan. This is ultimately an infill project with suitable infrastructure that allows the community to not only grow, but survive. And we also took into account part of our CCNRs, our restrictive covenants, that they'll have earth tone colors. We're going to do xeriscape landscape initiatives. We have that nice entryway that was shown earlier. We provided tons of amenities for kids, and I think that's a big a big wish for the Agua Fria community is to have families and to have kids and to have, opportunities like that. We provide that in our development.

So to answer your question, Commissioner Stone, yes, we did look at some of the initiatives that were outlined in the plan, and we're also code compliant with all of the Chapter 9 regulations in the SLDC for the Agua Fria community district for the traditional community.

COMMISSIONER CACARI STONE: Thank you for answering my question. The other question is the traffic impact report. I didn't see anything around the traffic assessment in the package.

MR. MANZANARES: Mr. Chair, Commissioner Stone, that was part of our application process. It's called a SRA, study assessment and report. We provided that to staff to make our application complete. But like I stated, we have Mr. Rodriguez here, our traffic engineer, to provide any input that you may you may wish.

COMMISSIONER CACARI STONE: Thank you. But the reason why I ask is because I live just around the corner. We have the several developments happening all on Rufina Street. And every week we get complaints about the traffic. I have to listen to the constituents who live there. And you came, and there was a different development approved just near Vista Aurora, and there were traffic issues. And I would have to say it's not a complete package, and maybe it's on us as a County pulling it together. We want to see the traffic impact report. We can't just take a verbal. I want to see a professional traffic impact report that meets the standards, and I want to be able to review that to be able to be fair to the gente of our comunidad. Our gente of our comunidad wants to build community. Yes, we want affordable housing, but you know what? You all deserve better. You all deserve quality. You deserve to live in a community. We're going to hear testimonies from a community up near La Tierra on the other side. There's a divide in this community on what you get versus what other people are getting with affordable housing. So I just want to be fair to the people of this community that want affordable housing.

SFC CLERK RECORDED 07/02/2026

and I'm not trying to be tough on you, but I did want to see that traffic impact report.

MR. MANZANARES: Mr. Chair, Commissioner Stone, as stated that was provided. I can't speak on how it didn't get into the packet. But part of this whole process is we Steve, and our civil engineer, and myself, and our team had a scoping meeting. And how many, A number of intersections were identified in that scoping meeting and studied as part of the report. And like I said, Steve is more than happy to analyze the findings. But it was done

COMMISSIONER CACARI STONE: I'm not questioning that it was done. I want to see what it said because that's our due diligence as electeds. We have to consider everything. Chair Greene, I will hold for further questions, and I want to defer to my other County Commissioners. I want to say 1000 percent in support of affordable housing. I'm glad you're trying to think about our own community, and there's always a balance of how we do this, and I'll hold off.

CHAIR GREENE: Thank you. Commissioners, other questions? Commissioner Hughes? Nothing. Commissioner Bustamante. Okay. I will ask a few questions.

There were a couple questions by the community members that, whether they're rumors or things that you can dispel in this it's a good opportunity for you to say this. There was a concern about two-story homes. Are any of those planned in this?

MR. MANZANARES: Mr. Chair, there are no two-story homes proposed in this development.

CHAIR GREENE: Great. Thank you. How about the setbacks, the rear line setbacks between your units and the neighbors?

MR. MANZANARES: Mr. Chair, the code requirement is a 5-foot setback—

CHAIR GREENE: On the back line?

MR. MANZANARES: -- in the traditional community. Yes, in the back line. So there's actually an open space buffer and then an additional setback beyond that, so it exceeds the minimum requirement of the code.

CHAIR GREENE: Okay. Are you building a wall between you and your neighbors?

MR. MANZANARES: Mr. Chair, as stated, we're trying to keep this as affordable as possible. We're exploring those costs right now. It's a long run. We have talked about potential covenants that would require a wall to be built within, six months of acquiring the property. But right now, we have not ironed that out.

CHAIR GREENE: Okay. The affordability aspect of requiring somebody to do that after they've done that and then enforcing it, you guys have the economies of scale that you could build a wall.

MR. MANZANARES: Mr. Chair as I mentioned, we are actively applying for developer assistance funds, and we would – it's still under review and under consideration, but we would love to use some of that money towards those improvements. I think it'd be a net positive for the whole area.

CHAIR GREENE: Park maintenance. These amenities are great. It's

SFC CLERK RECORDED 07/02/2026

actually nice to see that you're putting in parks and pickleball and playground and so on. Is there a homeowners association?

MR. MANZANARES: Mr. Chair, yes, there will be a homeowners association that maintains the landscape. We are shooting for as much xeriscape as possible. But yes, that'll be a, an HOA maintenance.

CHAIR GREENE: But every 10 years, repainting the pickleball court or fixing the playground equipment, that will all be part of the homeowners association?

MR. MANZANARES: Mr. Chair, that is correct.

CHAIR GREENE: Okay, great. Thank you. Did you resolve the water loop with the City? Did you put a loop that connects to the mains in Agua Fria?

MR. MANZANARES: Mr. Chair, right now, there is active negotiations going on with the city on that and the County and the Agua Fria Village. Right now, we are providing – we are not providing a loop. The tap ends there, but could easily be tapped into in a future date if it's the desire of the County or the Agua Fria Association to do but no, there is no loop. We do have sufficient flows for fire hydrants and fire protection and so on and so forth.

CHAIR GREENE: And the water lines that are in Agua Fria that would provide a loop are belong to the association or to the city?

MR. MANZANARES: Mr. Chair, I believe they belong to the association, and there's a lot of active discussions long range planning initiatives that are being held between the County, the City and Agua Fria to resolve those issues. But we are going to, like I said, stub it out, and if it ever needs to be tapped into, by all means, it'll be tapped into.

CHAIR GREENE: And you would build all the way to the line there at Agua Fria, or you would do it at your property line?

MR. MANZANARES: Mr. Chair, it actually there's a 30-foot utility easement that would stub all the way out to Agua Fria, and that also would be the water line as well as the wastewater line would terminate there.

CHAIR GREENE: Okay. Thank you. And in terms of the mass grading, do you have – if you're mass grading and you're scraping and it's windy season, or are you going to put water and different things to this?

MR. MANZANARES: Mr. Chair, absolutely. We will implement SWPPP and BMPs for dust control and dust mitigation and, the goal is to actually get the construction done as soon as possible. Part of the grading plan is that we have to crown the property to have our sewer lines flow correctly. One line will flow back down to Agua Fria, and the other will flow to Rufina. So we have to manipulate the site to achieve to achieve that.

CHAIR GREENE: Okay. So you are going to be putting a utility line to Agua Fria, so at the same time you might as well be putting a water line even if you don't connect.

MR. MANZANARES: Mr. Chair, as stated the, in the plans, they do terminate at both of those public roads, and future connections will ultimately be up to those planning initiatives.

SFC CLERK RECORDED 07/02/2026

CHAIR GREENE: Two more questions before I get to the traffic stuff. The public meeting or the meeting that you were going to have with the community organization in April, what was the cause of the cancellation?

MR. MANZANARES: Mr. Chair, I hate to get into my personal business, but –

CHAIR GREENE: Okay, you can state just personal business, right.

MR. MANZANARES: The original meeting was held under a different firm, which no longer exists, and a new firm has since taken over the case and is now moving forward with the application.

CHAIR GREENE: Okay. I saw the new name, or your new name here okay. And then in terms of traffic, so if, Mr. Rodriguez.

[Duly sworn, Steve Rodriguez, testified as follows:]

STEVE RODRIGUEZ: My name is Steve Rodriguez. My address is 2802 Plaza Maria, Santa Fe, New Mexico 87501.

CHAIR GREENE: Question, how many vehicles, what's the traffic count on Rufina these days?

MR. RODRIGUEZ: Oh, let me check. We just do the AM and PM peak. From the east on Rufina, it's during the AM peak, it's 959 vehicles, this is from 7:00 to 9:00.

CHAIR GREENE: So in two hours, 900 and something vehicles.

MR. RODRIGUEZ: Not the whole day.

CHAIR GREENE: No, no, for two hours that morning. And a project like this would generate 30 to 60 additional vehicles.

MR. RODRIGUEZ: Thirty trips to it is what was added according to the AASHTO requirements for this type of development.

CHAIR GREENE: Is that a City-maintained road or County-maintained?

MR. RODRIGUEZ: City.

CHAIR GREENE: City. Okay.

MR. RODRIGUEZ: And we're working with the staff from the City, and like Nathan mentioned, when we first met with them, this didn't really meet the threshold for a traffic impact analysis tier two because there's not enough vehicles. However, because the City had some concerns with San Ignacio, I think it was, we studied the roundabout at Rufina and Zafarano and at San Ignacio and Zafarano as part of the study. And what we did find is as Nathan mentioned, is that we're, to alleviate the problems that may occur coming out of this development, it's going to be a right in, right out.

But when we did the traffic counts, what we found out, and did the trip distribution, the majority of traffic in the mornings goes from west to east, and in the afternoon from east to west. So what this does is that in the mornings, cars will have to turn right and get into the roundabout, which is a free flow type of facility that we have. When we did the traffic impact analysis, we do, we see what the impact of the vehicles that are coming out of this development would have AM and PM and both. In the mornings it was at level of service A, which is free flowing before, and then built out it, it was still level of service A. So we don't see any impacts as far as that coming out. And

SFC CLERK RECORDED 07/02/2026

the thing is, like I say, 75 percent of the traffic is heading east in the morning and then west in the afternoon.

CHAIR GREENE: But if people want to go east in the morning, they're going to have to turn west and double back.

MR. RODRIGUEZ: They'll go on the roundabout. They'll take a right, and then they'll just get into the roundabout.

CHAIR GREENE: And there will be barriers, physical barriers somehow to keep people from taking left turns or –

MR. RODRIGUEZ: Yes, that's that pork chop median that we talk about. So they, the only way they can come out of the development is turning right. They will not have access to turn left. For the majority of places on Rufina, they're able to make the left turn and the right turn. This one, we're forcing them just to make the right turn.

CHAIR GREENE: Okay. I guess my next question would be for Mr. Mee and the Agua Fria Village.

Yes, Michael. And just as a thank you for clarifying maybe why the traffic study wasn't in there, it didn't rise to that level, but you did study it.

MR. RODRIGUEZ: Mr. Chairman, we, yes, we did. We did, we finalized the report. The City has a couple more aesthetic-type things of how they want to see the report, but they accepted it as what all the conclusions that were made.

CHAIR GREENE: Okay. Thank you.

MR. VOS: Chair and Commissioners, to that point we did find the traffic study that was submitted, so if you want to accept that into the record, we can have that uploaded to the case materials.

CHAIR GREENE: Okay. There may be some questions about that shortly, but I guess Mr. Mee, as the mayor of the Agua Fria Village, in some respect, I ask what questions can we have asked, right? I understand the need to have them all answered, and part of this, leadership position is to try to accumulate all of them and have that opportunity because, this could be tabled, but you may not have – we've closed public comment this is a, you could have a meeting between there and the next meeting or something. But I ask you now, what are those lingering issues in your mind that could be answered now, both, to dispel rumors or to get commitments?

MR. MEE: Yeah, I think, it has to come back to the community organization, and then we need to discuss all of these things that are presented here today which were never shared with the community. And then there's the people on both the east and the west side want the walls, and the developer was hedging on whether or not they would do it or they would have the new homeowner build it or. And we've never seen the CCRs, the conditions and restrictions.

I mean, there's so many things that are up in the air. I had just talked to Nathan and he was saying the homes would be 300 to 350,000 which is much more affordable than the owner is saying. So I think there's enough confusion in this proposal that it should be tabled and brought back to the community.

CHAIR GREENE: Delays don't make things any cheaper, right?

MR. MEE: Yeah, but we're talking – I offered him June 24th, the 25th, so

SFC CLERK RECORDED 07/02/2026

he's out for, on a vacation, so we couldn't do it next week or anything like that. All the way up to June or July 1st, 2nd It's not like a deadly delay or something that's going to kill the project. It's just a few days. And we'll do a public notice of the community organization meeting and we'll have the meeting, and hopefully they can bring all this extra information that they have on providing here tonight, and we could have some formal studies or at least some semblance of where they're going with this because, if the four things are approved tonight, like the conceptual plan goes five years and you can't, and the County can't take it back.

So we want to make sure that this project's done right. I don't think that they should have asked for all four things tonight. It should be more phased in. But that's just an opinion.

CHAIR GREENE: Thank you. I've always valued your opinion, so thank you. Commissioner Cacari Stone, Commissioner Hughes.

COMMISSIONER HUGHES: I was going to say, I think this is generally a good project, but I want to defer to Commissioner Cacari Stone as to whether or not we table it for consideration of a few things.

COMMISSIONER CACARI STONE: Thank you, Chair Greene, and thank you, Commissioner Hughes. I think we all sit here in support of affordable housing, and we're definitely appreciative that you've chosen District 2. That area, does have some open spaces. It's a tight space. I drive by it, I'm thinking, How are you going to fit all that? I'm just curious how many people who testified in favor of it, have you been out to the lot itself? Okay, so that, that's good. We have the codes, and you've met the codes, and our County team is excellent. They go through applications. But there's the code of community and relationship, and that's a code as a county, as part of our vision, a part of our strategic plan, a part of our core principles, is to have a code of building community and quality of life for all our residents. And part of the code of building relationship is not just checking a box and having a meeting on Zoom. Yes, you met the box, but as a commissioner, I've pushed before and we've delayed a project maybe by a week or two to say, Let's go back. Let's make it proper. Let's give people the dignity and the respect. Even the people in support of this, everyone's in support of it. I want to see a community meeting.

We have – I want to ask Attorney Boyd, we have a meeting on June 30th is it possible to get it on the record as soon as June 30th and come back and vote on this?

ATTORNEY BOYD: Chair, Commissioner Cacari Stone, I would defer to land use staff and the applicant. I don't control, the ability to present something like this.

COMMISSIONER CACARI STONE: Okay. Land use staff, is it possible to bring it back on the agenda and that they have the opportunity to build a relationship, to get more buy-in and input from the traditional village, as well as the good people that testified tonight? Everybody dig in together and look how it could be a win-win for all. And I think the win-win is just taking a moment to have a meaningful meeting and not just checking a box.

MR. VOS: Chair and Commissioner Cacari Stone, Commissioners, making the materials available for the 30th is not a problem from staff's perspective. If

SFC CLERK RECORDED 07/02/2026

that's enough time for the applicant and the neighborhood to meet in the next couple weeks, we can certainly pull the materials together for another agenda item.

COMMISSIONER CACARI STONE: Thank you so much. And Mr. Vos, can we get the traffic impact report in there for the 30th as well?

MR. VOS: And we will ensure that the traffic impact report is in the material as well.

COMMISSIONER CACARI STONE: We know it's not your fault, so thank you.

MR. MANZANARES: Mr. Chair, Commissioner Stone, in the spirit of collaboration and community we will table till June 30th and meet with the Agua Fria Association. A lot of the material, all the material that was presented tonight will be presented before the community. I will work with Mr. Mee to get something scheduled as soon as possible. We tried to coordinate something last night. There was a meeting last night, but unfortunately we just ran out of time. That would've been an ideal situation, but it just didn't pan out. So we will voluntarily table for June 30th meet with Mr. Mee and the Agua Fria Village, and come back on the 30th. Thank you, Mr. Chair.

COMMISSIONER CACARI STONE: Thank you. I really appreciate that, and I think what I heard is everybody wants the same thing, and our community and the community that grew up here, and people intergenerationally, let's all come together and let's make it right for each other.

And I'm really happy that you're building there, but I'm also really happy to hear the testimony, and I'm happy for the support of the Agua Fria Village. Our Nancy Rodriguez Center is free, and hopefully we can get it some time for you all to meet, and I look forward to seeing you on the 30th . This is not an easy decision.

I'm making a motion to table it until a meeting with a larger community's done, more extensive outreach soon, and that we come back for a vote on June 30th and look at that traffic impact report. And I see my Commissioner on the left here wanting to say something.

COMMISSIONER BUSTAMANTE: No, I will second that. The only thing I want to follow up with Nathan, and you're representing a lot of folks, my concern sitting here, and I know it's something for the Sustainable Development Code, but or in ordinance, is that we really still respect the traditional historic communities and not just the neighborhood association. I get that you're going to have a neighborhood association, but I also have seen entities try to bypass it, and then they don't go to the community organization, and that's just like foul to timeout. You know better. And I hope that this delay is something that we'll try to avoid whenever we have something in a traditional historic community because it matters, and it clearly matters to the community that showed up.

So thank you, and I think an element of that with the neighborhood association that'll work to meet the rules for that association will recognize the traditional historic community that they're in. So any questions, changes, concerns should be addressed to the traditional historic community.

MR. MANZANARES: Mr. Chair, Commissioner Bustamante I have deep roots here, and I have family here, so I do respect Santa Fe.

SFC CLERK RECORDED 07/02/2026

COMMISSIONER BUSTAMANTE: Thank you. I appreciate that.

MR. MANZANARES: And I think that since you're looking at code changes you may want to retweak your neighborhood meeting requirements. Thank you.

COMMISSIONER BUSTAMANTE: That's fair.

CHAIR GREENE: Thank you, Nathan. That's good advice. That was something we're, we were talking about earlier today.

We have a motion. We have a second motion from Commissioner Cacari Stone to table to the June 30th meeting. Thank you for, working together, both of you. And we have a second by Commissioner Bustamante.

The motion passed by unanimous [4-0] voice vote.

CHAIR GREENE: We'll see you on the 30th. Thank you, guys.

COMMISSIONER CACARI STONE: Thank you to the public that came.

C. Case No. 26-5050. Camino Verde Conceptual Plan. Samara Real Property, Applicant, JenkinsGavin, Agent, Request Approval of a Conceptual Plan for a Proposed 158-Lot Subdivision to be Completed in Four Phases. The Property Consists of 304.54 Acres on Two Vacant Parcels Within the Residential Estate Zoning District (RES-E) Located at 25 Blue Canyon Trail and 36 Camino la Tierra North of Highway 599. The Site is Within Township 17 North, Range 9 East, Sections 16 and 17, SDA-2, Parcel ID Nos. 990003348 and 990003350 (Commission Districts 1 and 2). (Growth Management Department/Kenneth Quintana, Case Manager) [

[*Exhibit 5: Packet of email letters; Exhibit 6: Letter of opposition from Tom Starke and Yvonne Chicoine, dated 6 2 26, Exhibit 7: Submission by Y. Chicoine, photo from Santa Fe New Mexican of La Tierra and NM 599, dated 4 21 26, Exhibit 8: Letter from Danielle Laurent letter, dated 6 9 26, Email from Jay Feldman, dated 6 9 26, Exhibit 10: Handout from Mary Jane Hale, dated 6 9 26; Exhibit 11: Letter from Milu Valardi, dated 6 9 26, and, Exhibit 12: Camino Verde Aerial Tree Census Report, dated 6 1 26*]

CHAIR GREENE: What you've all been waiting for, you're going to make me bang my gavel harder than I have this year. So all right, everybody, thank you for your patience. We are moving on to the case that I think you've all been waiting for. If not, you're here the wrong day.

Michael, you're up again. Thank you.

MR. VOS: Should I be sworn again for this case?

CHAIR GREENE: You are already sworn in is my understanding.

MR. VOS: I swear I'm under oath.

Thank you, Chair and commissioners. The case before you, 26-5050, is Samara Real Property, applicant, with Jenkins Gavin acting as agent, requesting approval of a conceptual plan for a proposed 158-lot subdivision that will be completed in four phases. The subject site consists of two vacant lots totaling just over 304 acres. It is zoned a

SFC CLERK RECORDED 07/02/2026

residential estate located on either side of Camino la Tierra, north of Highway 599 as shown on this map on the screen right now.

Today's request is for approval of a conceptual plan, which is required pursuant to the Sustainable Land Development Code, Table 4-1, which requires a conceptual plan for subdivisions that are phased or over 24 lots. Pursuant to that table, this conceptual plan only requires a BCC public hearing before you all with no recommendations from the SLDC Hearing Officer or the Planning Commission. On the screen is the purpose of a conceptual plan, that it's comprehensive in establishing the scope of a project yet it is less detailed than a site development plan. It provides a means to review projects to obtain conceptual approval of a proposed development without the necessity of expending large sums of money for the submittals required for preliminary plats and final plats. The conceptual plan consists of both plans and written reports, which are a part of the record before you also including the SLDC as a definition of a conceptual plan. The previous one was the purpose statement. It's to show the general layout of a project to include things like acreage, number of lots, phasing, density access, traffic impacts, et cetera. The applicant will, in this case, this is only a conceptual plan, unlike the case that was just discussed that had multiple parts. So future applications will be required to study this more, present more details, and to actually make the subdivision come to fruition through a preliminary plat and a final plat that ultimately gets recorded. And that needs to happen before there's construction on the property.

So what about the variances? There's lots of discussion in the application, in the materials about variances. We've received lots of public comment about variances. The original application that was submitted to the Growth Management Department did include three variance requests. There's three are highlighted here on the screen. The applicant withdrew those requests prior to any decision being made.

So tonight, the applicant has revised the conceptual plan to meet the Sustainable Land Development Code without any variances. That's just to say there are no variances. The SLDC Hearing Officer's recommended order on the variances is in the attachments that were uploaded with the agenda. That was just put there for a complete record of the proceedings that have happened so far. That recommended order has no bearing on this and it was made after the variances were withdrawn. So despite it saying the word denial, it really has no substantive connection to the merits of this case.

On the screen is a proposed conceptual plan showing 158 lots split between the two sides of the property. The conceptual plan has three review criteria under which you will make your decision in Section 4.9.9.6. Those are conformance to the Sustainable Growth Management Plan, the viability of the proposed phases to function as completed developments in case subsequent phases are not approved or completed, and conformance to applicable law and county ordinances, including required improvements in community facilities and construction standards. And you may impose conditions in addition to any general standards specified as may be deemed necessary.

So staff has analyzed this report or the development report from the applicant and the proposed plans in detail in our staff memorandum. So I'm going to just go through those criteria and our analysis.

So for number one, conformance to the Sustainable Growth Management Plan the applicant has cited several principles, goals, policies, and strategies of our growth

SFC CLERK RECORDED 07/02/2026

management plan in their development report, showing that the overall design shown is consistent with our plans and those policies. It protects cultural and scenic resources and preserves open space on the property. It creates a variety of housing types and densities while integrating affordable housing, and it encourages compact development patterns such as cluster development and utilization of density bonuses. Our Planning Division staff also reviewed this proposed plan and provided comments supporting the plan's conformance to the SGMP as shown in their agency comments. They stated that it was consistent with the future land use map as residential estate, which is described as predominantly single-family large residential development consistent with contemporary community development. It is also located in Sustainable Development Area 2, which supports future development, including infill within 20 years of adoption of the SGMP.

For the viability of the proposed phases to function as complete developments, the conceptual plan shows four phases. Each phase includes open space dedication and appropriate access. Cumulative as the phases go along, they maintain above 50 percent of the site as open space as required by their choice to go through the density bonus of the SLDC. And so staff finds that each phase as shown can function as those completed developments. On the screen in the four different colors are there for proposed phasing" phase one being the yellow lots and moving into blue, then the green, and finally the sort of orange-ish peach color.

Regarding approval criteria number three this property is zoned residential estate which allows for a base density of one dwelling per every 2.5 acres of gross land area. The SLDC does not regulate lot size. It is density is defined as the gross acreage, so in this case, 304 acres divided by 2.5 equals 121 lots. Those lots can be clustered to avoid the open space and like throughout the project. Single-family residential is a use permitted by right in the zoning district, and all of the proposed lots meet the minimum width and frontage requirements of the code of 100 feet. Future homes will be a maximum of 24-feet tall per the SLDC. Pursuant to section 8.12, the applicant is pursuing the preservation of greater than 50 percent of the site as open space in exchange for a density bonus of basically an extra third of the units to bring their total allowable units to 160.

The plan also provides for the required affordable housing from Chapter 13, which is 18 units, 15 percent minimum of the base density. And the affordable housing section allows a density bonus as well as an incentive to provide those units, which is up to 12 based on the 18 required, bringing the total allowable density to 172 of which they're only proposing to build 158.

Some other standards that I'll highlight, the whole – all these different sections of the SLDC are highlighted in our staff memo, but some critical ones are the access and easements. The project includes the required access roads to each proposed lot. The applicant provided a traffic impact analysis showing sufficient capacity at the affected intersections to handle the traffic of this proposed development. There are improvements identified in that study and their plans to mitigate impacts I believe such as a right-turn lane, the installation of a roundabout and some stop signs, et cetera. The Department of Transportation and the Public Works Department have reviewed the plans and have recommended approval with conditions. Staff in Growth Management is recommending a condition of approval to update the traffic study as the applicant proceeds through each

SFC CLERK RECORDED 07/02/2026

phase of subdivision to make sure that the traffic analysis and mitigation is correct as this project moves into the future, because it won't all get built at once.

The applicant is also pr-proposing trail easements across the property, which maintain public access to adjacent open space and trails

Regarding water supply, wastewater, and water conservation this project is proposed to be served by the Santa Fe County utilities for water service. The County in the application materials, they state that they're not ready or able to provide wastewater services because there is no infrastructure for the County for wastewater located nearby. The site is also not located within the Las Campanas Water Cooperative service area, so the applicant is proposing a private on-site community wastewater system and they've provided a preliminary engineering report for two alternatives as shown on their plans. Staff is recommending a condition of approval that this further study and the required permitting from the New Mexico Environment Department happen prior to approval of a preliminary plat.

Regarding open space, the code requires a minimum of 30 percent. This project is proposing to set aside 51.7 percent of the property as open space. Our Open Space Trails and Parks staff reviewed the application and also recommended approval with conditions. The applicant has actually already made some of the recommended changes in their revised plan, such as reducing the vehicular crossings of the Chili Line Railbed from two to one. And regarding protection of historic and archaeological resources, the applicant commissioned a cultural resources survey which found several isolated occurrences on the site, but recommended no further investigation. While the Chili Line Railbed is a cultural resource that should be preserved, it's eligible for the historic register, and the plan incorporates a preservation easement along that alignment

So staff, after reviewing all of the application materials, submitted materials from the public and interested parties, is recommending approval of this conceptual plan subject to the conditions in the report and highlighted up here on the screen. Again, number 1, update that traffic study as the project progresses through the development phases that they shall install the roundabout during phase one. The affordable housing plan will be updated as they go along to reflect final lot counts for in the distribution. The plan that was studied or submitted originally, it was a draft. It, through this process, went to the Affordable Housing Administrator who reviewed the plan has with some tweaks recommended approval of the proposed affordable housing plan, and then condition number 4, the Affordable Housing Agreement which locks it in, will be submitted and approved prior to the first final plat approval of phase one. Those affordable units will be integrated throughout the development, not clustered into a single area. The applicant will comply with all of the agency conditions of approval, which include those of the fire marshal the open space and trails that I mentioned and other agencies. A utility line extension agreement must be approved by the Board, you all. And the chosen wastewater solution must be permitted by the Environment Department prior to final plat approval for phase one. I highlight that one because there were lots of public comments about the wastewater preliminary engineering report and proposed two options. So we're being very clear that we will require them to show us that it's feasible before we will approve the subdivision plat. The applicant will address all other red line comments from staff. They will submit their finalized grading and drainage plan with the

SFC CLERK RECORDED 07/02/2026

preliminary plat. The roads in the subdivision shall not be gated. They'll submit a geotechnical report for each phase. Their water use restriction for .25-acre per the code. And inspections for drainage structures. And with that, I'll stand for any questions.

CHAIR GREENE: Thank you, Michael. First questions from Commissioners? Not yet, Commissioner Hughes.

COMMISSIONER HUGHES: Yes, could you show us on a map where the Chili Line goes?

MR. VOS: Can you see my cursor now? The Chili Line runs through the site this one. Up through here. So you can see the line is preserved with an easement. These lots are set away from it where proposed houses would be, and there's only one roadway crossing of it.

COMMISSIONER HUGHES: Okay. And is that a trail as well as a cultural resource?

MR. VOS: The applicant is nodding their heads yes. They can speak more, I'm sure, to how they've proposed the trail network within the site.

COMMISSIONER HUGHES: That's my main – that's it for now.

CHAIR GREENE: Excellent. Commissioners, other early questions? Sure, the applicant is here. Please take the stage.

ATTORNEY BOYD: Chair?

CHAIR GREENE: Yes.

ATTORNEY BOYD: I'd like to, before the applicant gets started, address the same issue that we addressed with the previous applicant, if I may.

CHAIR GREENE: Please. Hold on, Jennifer.

ATTORNEY BOYD: Chair, just so everyone's aware Commissioner Johnson is absent, which creates the potential for a tie vote on any motion regarding this application. And under the Board's rules of order that motion would be tabled until the next meeting of the Board of County Commissioners. And, in my view, and according to research, the law would allow Commissioner Johnson to vote on the motion after familiarizing himself with the application and reviewing the evidence presented today. However, I think it's wise for the applicant to stipulate to that before we proceed with this quasi-judicial hearing.

JENNIFER JENKINS: The applicant is in agreement.

CHAIR GREENE: Great. Thank you very much. Please go ahead, Michael.

MR. VOS: I forgot to mention, so the public comment that was uploaded was the public comment through posting of the agenda last week. We have continued to receive lots of public comment, and I know some of you have forwarded that to us. So Kenneth is passing out the additional materials that have been submitted since last week Thursday.

CHAIR GREENE: Thank you. Ms. Jenkins, would you get sworn in, please? And if any of your professionals in this can be sworn in at the same time.

[The Clerk's Office administered the oath throughout the meeting to those wishing to speak.]

SFC CLERK RECORDED 07/02/2026

[Duly sworn, Jennifer Jenkins, testified as follows:]

JENNIFER JENKINS: Good evening, Chair Greene and Commissioners. I'm Jennifer Jenkins. I'm at 130 Grant Avenue, Santa Fe, and I can confirm that I am under oath.

So I am so happy to be here this evening. It has been it's been a long road of a lot of concerted effort, and so I am actually delighted to be able to present the Camino Verde conceptual plan to you this evening. Just going to make a few quick introductions. I'm here on behalf of Samara Real Property, who's the applicant in the case. We have an amazing group of professionals that have worked on putting this together. We have planning and landscape through locally through Surroundings, civil engineering provided by Oralynn Guerrerortiz with Design Ingenuity, who is here this evening, traffic engineering provided by Burt Thomas with Bohannan & Houston, who's also with us, and wastewater engineering provided by Biohabitats, and we are joined this evening by Shayla Woodhouse, who can also address any questions that may arise.

So this – I have to remember I have to use the very giant cursor. So the subject property comprises two parcels. It is a little over 304 acres. It is located north of 599 at the intersection of Camino la Tierra. We are to our east is the Camino la Tierra Trails, the City of Santa Fe la Tierra Trails open space and trail network. To our north directly is the Tierra de Oro community, and as you head further in on Camino la Tierra, you're into other la Tierra subdivisions as well as the Las Campanas community. And there's an existing roadway, Blue Canyon Trail, that bisects Tract A that that serves an existing residential neighborhood to our west. And then we have the Tessera community, and you can see the Aldea community here. And then on the other side of 599 we're getting into City of Santa Fe kind of territory.

So zooming in on the subject property here, you can see there's the 599 Camino la Tierra interchange. We have Camino la Tierra, and this is the Arroyo de los Frijoles, which is a designated 100-year floodplain.

So a little bit of background on this property. It has a little bit of a history. So back in 1986, there was actually a very significant development plan approved for this property that included; it was a mixed-use project. It was called the Santa Fe Center. It included a resort hotel, a corporate campus, residential development, a park. It covered a lot of things. That project was approved but did not move forward. And then over the years, the property was on the market at various times for sale. And back – it was listed kind of more recently again in 2019. The current property owner acquired it in 2022. And then that property owner, the current property owner decided to also divest themselves of the property, and it went back on the market in '24, and then Samara Real Property is now under contract to acquire the property.

So the Camino Verde application was submitted back in February, and as Mr. Vos pointed out, that original application did include some variance requests, but we subsequently withdrew those requests prior to the Hearing Officer making any recommendations. And then we did hold a series of three community meetings regarding the project, the first back in December. And then in February, we did an in-person meeting with the Northwest Santa Fe Association, which is a community I'm not sure if they're a community organization or a registered organization, but I think they're a community organization. And then we had another community meeting in March of this

SFC CLERK RECORDED 07/02/2026

year.

So the property is zoned residential estate, and so that's everything you see here in gold. And then what in pink is planned development district. So that would be the Las Campanas, you see the kind of the edge of Las Campanas here, and then Tessera as well. As you can see the edge of Aldea right here is also planned development district.

So let's talk about the zonings. I think this is really critical to this conversation and dialogue we're having this evening. What is the purpose of Res E? What is Res E here to accomplish? The purpose of it is to designate areas suitable for a combination of large lot and suburban type residential development, ranchettes, and other compatible uses. The Res E district supports single-family homes on medium-sized lots consistent with contemporary community development. Generally, the district applies to low to medium density residential development in established neighborhoods. This category may include limited agricultural use, density transfers, and clustered development shall be allowed in order to support continued farming and ranching activities, conserve open space, and protect scenic features and environmentally sensitive areas.

So the density that is permissible in residential estate is one dwelling per 2.5 acres of land area. Now, it's very important point, the SLDC does not establish a minimum required lot size. Under the former Land Development Code prior to 2016, the code absolutely governed that. If you were in an area with 2.5 acre lots, that meant every lot had to be 2.5 acres. And guess what that did? You didn't get any open space. And so with the SGMP and the SLDC, there was a recognition of the law of unintended consequences. So we're going to, now Santa Fe County says, We're going to require open space, but we're not going to regulate lot size anymore. So there's a requirement for 30 percent open space already on the books for any subdivision over 24 lots. So you can do the math. If you have thirty percent open space, you have only seventy percent of your land area to divide up into your permissible number of lots and your roads and, all the other elements that you may need in a subdivision. So these are the dimensional standards. As you can see, lot size is not one of them. This is the density factor and then the lot dimensions and the structure height.

This is our conceptual plan. So I'm going to spend a few minutes just walking through the various elements. So coming from the interchange coming north on Camino la Tierra, this is our main access, which we are proposing a roundabout to provide the requisite access control. The proposed roundabout has been reviewed by Santa Fe County Public Works, as well as the Department of Transportation, and conceptually, it has been approved as an appropriate means of intersection control. This aligns with the existing Blue Canyon Trail roadway, so that will-- that roadway is preserved, and then obviously we will be making significant improvements to the road itself. But that will be preserved and remain open, obviously, to continue to serve our neighbors to the west. And we are proposing 103 lots here, and then over here we are proposing, do the math, is 55 lots. And as stated, we are preserving over 157 acres of permanent open space. Not only are we preserving open space, but we also are dedicating over four miles of public trails: four miles. Currently, today, as we all know, there are a lot of existing trails which we have overlaid with these easements. But currently, today, there are no easements on this property. There are trails, but there are no easements. We want to fix that. We want to preserve public access through this property forever. And everything in orange is a

SFC CLERK RECORDED 07/02/2026

proposed trail easement that we are connecting, obviously the Arroyo de los Frijoles is a very well-used corridor for pedestrians and cyclists as well. And we also and then we also have, this a gas line easement here that also is well used, and it's already a gas line easement, but it's not a pedestrian easement. We're going to be overlaying that with a pedestrian easement. And then we're showing the two connection points here over to the La Tierra trails. And this is the Chili Line. Commissioner Hughes, this is a rail to trail program here. And we have an easement through this area that is 75- to 100-feet wide because there are some berms through there that we want to preserve that that where the rail bed had to be built up to accommodate the terrain. And so we wanted to preserve those berms as well. So that is all being preserved in easement, and also public access provided there. And then we also have one access point off of the 599 frontage road for this collection of lots in our southwest corner. And then we have an access point up here, and then we have our north access here.

And I also want to point out that we also, and I'm going to touch on this in detail, we are also creating safe pedestrian crossings across Camino la Tierra, which currently don't exist today. So our north access aligns with the driveway into the mailboxes, which also that area doubles as a trailhead. And then obviously the roundabout provides for safe pedestrian crossings at that location as well.

And one of the great things about the open space, and the Sustainable Growth Management Plan really touches on this, is when we create new open space, where we have opportunities to connect to existing open space, we should look to that. So obviously the La Tierra Trail open space is significant, and we have a lot of connectivity there. But we also, just kind of behind the mailboxes, there's this parcel of County open space. So we are connecting to that as well. That effectively enlarges that entire open space area.

As I mentioned, the property's 300 a little over 304 acres. So our base density, as I described previously, is you take your 304 acres, you divide it by 2.5, and that tells you how many dwellings or lots you are permitted, which we arrive at 121, which is what we call the base density figure. We are proposing 158 homes inclusive of density bonus, which I'm going to touch on. Our lot sizes range from about a third of an acre to 3.13 acres. So we have a nice variety of lot sizes, which also will support a variety of home sizes and home types. And so that is a really big part of our of the applicant's mission with respect to this community. So as I mentioned 30 percent open space is required. We are providing 51.7 percent, or over 157 acres. And an important point, as Mr. Vos mentioned, we are proposing community wastewater treatment as required by the SLDC. With a centralized – we have a couple options, couple of ways to achieve that. With the centralized system, we would be setting aside about 25,000 square feet for that facility. It includes just a small structure and the equipment associated with that. So this 157 acres is exclusive of that area, but you can't put a building in open space unless it's some sort of like recreational structure or something. So that's a very important point. So we are not counting the 25,000 square foot potential wastewater treatment area toward our open space.

And then in accordance with requirements, 15 percent of the base density will be provided as affordable housing, so that comprises 18 homes So let's talk about the density bonuses just a little bit. This is very similar. There's a project just up the road called Terra

SFC CLERK RECORDED 07/02/2026

Antigua, and a smaller project, it was a 23-lot project, but very similar. Also provided 50 percent open space, also did affordable housing, and availed itself of density bonus with respect to both of those provisions, so very similar situation. With respect to the open space density bonus, it states that the purpose of the density bonus is to support continued farming or ranching activities, conserve open space, and protect scenic features in environmentally sensitive areas that are not already protected by clustering development to allow the remaining land to be protected. So we are providing 50 percent, so this is how we arrive at it. So you take your base density and it's basically you get a third of a bump, and so that re- results in 39 bonus lots. Similarly, with respect to the affordable housing, for every affordable home you provide, you get two-thirds of a home as a bonus. So we're providing 18, and so that results in 12 bonus lots. So the total permissible density per the SLDC for this community is actually 172 lots. We're proposing 158 lots this evening as part of the conceptual plan.

A lot of questions about what does the County's affordable housing actually look like? What are the numbers? We are going to be offering homes in three income ranges, starting at 60 percent of area median income as established by HUD, all the way up to 120 percent. So under current pricing, this shows you the price points for those homes, which we are we are really delighted that this is being incorporated as part of this community. So they will be spread out among the phases. Our largest phase is phase one, so obviously phase one will have more homes, and then the balance of them are spread out among the remaining phases. And in the Affordable Housing Administrator's review memo, they did state the plan calculates 15 percent from a stated base density of 121 units, yielding 18 units, and the Office of Affordable Housing concurs with this calculation.

During our interactions with the community, there were questions and concerns expressed about what are we going to see when we drive down Camino la Tierra? Because obviously accustomed to undeveloped land moving through that area. So a couple of things that I think are really important to point out. First of all, what you see here in the green through here is a 100-foot buffer, and the buffer starts at the back of a lot line up to the Camino la Tierra right-of-way, okay? And the Camino la Tierra right-of-way is, I think, 200 feet. I think that's correct. It's big, and it's accommodated with a two-lane road. So we have 100-foot buffer of native open space along the roadway at a minimum. And then when you actually measure from where you're going to be driving in terms because like I said, it's a big right-of-way with a two-lane road in the middle. So from the edge of the actual roadway, at our narrowest point on the west side, the nearest lot is 180 feet away from the road, and you go up here, we're at 284 feet at the north end. And then on the east side, we're 500 feet away up to about 176 feet to the north. So there is a really significant visual buffer as you travel Camino la Tierra.

I want to touch on, I'm zooming in on our northernmost access. That access is the west side of the project. Per our traffic impact analysis, we are going to be constructing a new left-turn lane. So as you're heading north on Camino la Tierra, there will be a dedicated left-turn lane in order to turn into the community. And there is also an existing a dedicated right-turn lane into the mailboxes, and then there is a through lane for those cars continuing onward to the north. And there's also, as you can see here, we have a dedicated left-turn lane into the mailboxes as well. So this is a very robust intersection

SFC CLERK RECORDED 07/02/2026

with the appropriate turn lanes to ensure proper flow and proper safety measures. And also just a little south of here, as I mentioned previously, we are proposing a pedestrian crossing here that gets you over to the trail system, and that will include a median refuge. So I'm going to touch on that here right now. So over here on the right, so this is zooming in on the pedestrian crossing, and we have reviewed this with County Public Works. And this conforms with all standard engineering practices. So we will have a crossing, and then the key here is the median refuge. No cars are coming northbound, so you cross, you have a safe place to wait, and then look to the left for any southbound vehicles before you continue on your way. And similarly, further south at our roundabout, you can see the trail coming up here, and then there is also a median refuge to cross here and then work your way back into. So part of our connectivity and the trail system that we are creating here is to create those opportunities to safely cross Camino la Tierra.

As Mr. Voss mentioned, we are proposing to develop the project in four phases. So everything in yellow is our first phase. So that will occur on both the west and east sides of Camino la Tierra and includes significant open space and trail improvements. And then we move over to phase two, and then phase three, and then phase four up in our northeast corner. And as is required, each phase has to be able to stand on its own relative to access, affordable housing, open space and – yes, all those things. So this was laid out to ensure that that we are achieving that. So if for some reason the first two phases are built and the other phases don't move forward in proper timing, then that property just remains undeveloped for the time being.

And so this just touches on the areas in each phase. And what's important to point out here is that we maintain a minimum of 50 percent open space as each phase is developed. So we never dip below that.

So neighborhood context and character is important, and we all know that it's important. So this map is actually straight out of the County Assessor's database. So if you wanted to go to the County Assessor's website and you wanted to look up a property and you wanted to find out who owns that piece of property, or you wanted to look up your own property and get any data, that's where you would go. So this is directly out of the Assessor's database. So what we did, it was an internal exercise for us, just a point of curiosity, but we dropped our site plan in here So in so many years when the subdivision is developed and these lots are created, this is what the database would look like. And what is interesting to me is this progression and how just visually this community serves as a transition. And because when we talk, when we're looking at pl- land planning principles, it is important to provide transition for more intense land uses to less intense land uses. So from 599, which is a well-traveled state highway, we are transitioning through this community into Tierra de Oro and communities further north. So looking along our frontage road and our neighbors along the frontage road, the Aldea community has dedicated 0.65 acres per dwelling Next door, the Tessera community has dedicated eight-tenths, almost nine-tenths of an acre per lot. Camino Verde has dedicated 1.92 acres per dwelling. Tierra de Oro is 2.2 acres per lot. So as you move east and then as you move north, the density is gradually decreasing and then as you move up Camino la Tierra. This is an appropriate and proper transition from a state highway system into a residential community

As mentioned, and as you saw in your materials, we will be served by Santa Fe

SFC CLERK RECORDED 07/02/2026

County Utilities. They have issued a ready, willing, and able letter to serve the project with water. So we will be doing a pretty extensive improvement to the county water system, providing a loop in this area that does not currently exist. So we will be extending from up at the intersection of Wildflower and Camino la Tierra, and then we will be connecting to the line that serves the Tessera community going down the frontage road. So this, again, is a significant loop system which really improves functionality, fire flow, all of the things that a water system, that a water system demands. And then the water, of course, will be extended into the community at these locations. As required by the SLDC, we have a water budget of .25 acre-foot of water annually per dwelling, and that works out to about 39.5 acre-feet per year. We have already secured water rights to offset this demand and in working with Santa Fe County on our utility line extension agreement. And that is already in the works and in process.

Because Santa Fe County does not have sewer infrastructure in the area and we are outside the Las Campanas service area, we will be constructing an on-site community wastewater treatment system. We submitted a preliminary engineering report prepared by our wastewater engineers that we did review with the New Mexico Environment Department with both the Liquid Waste Division as well as the Groundwater Bureau. We have two options for how the community can be served, and we did this purposefully because we wanted to understand what all of the options were that were permissible and permittable. So one is a traditional system where – let me back up. So each home, regardless of which system we select, each home will have a septic tank, but only a tank, not a leach field. It'll be a contained tank where their wastewater will be collected. Solids will settle. The water the wastewater from those tanks will be sent through a pressurized wastewater system through the community to whichever system we are going to construct to manage the wastewater. And this is an important point because let's say in 15 years or 20 years, there is municipal or public sewer infrastructure that becomes available to this community. The pressurized system we are building with this community could absolutely connect to a municipal system. So again, that was intentional to make sure that at some point in the future, if there's an opportunity to connect to a municipal system, we would be in a position to avail ourselves of that, or the future neighborhood could avail themselves of that. We would have a kind of a centralized treatment plant with associated leach field. Or alternatively, we have what is called a clustered septic system, where we would have leach fields that would be scattered throughout the community, serving around 15 to 20 homes each. And all of that would be managed by the homeowners association through licensed service providers. So any pumping of tanks, any long-term maintenance, all of it is centrally managed, so there's no burden on any of the direct homeowners.

So with respect to that so groundwater in this area is 300- to 350-feet deep, which is plenty deep in order to ensure there are no contamination issues. There's also a requirement that you have to have a separation from existing wells, which is a 100 feet for private wells and 200 feet from public wells. As you can see, the distances are listed here. We are at least ten times further away from any existing wells in the vicinity.

I think fire risk is on everybody's mind right now. And so we really drilled down on this and really wanted to understand what are the absolute best practices, not the minimum code requirements. What are the best practices to create a fire resilient

SFC CLERK RECORDED 07/02/2026

community? And we wanted to understand this piece very deeply. I learned a ton going through this exercise. The US Forest Service, the Colorado State Forest Service, the NFPA or National Fire Protection Association they actually advocate for clustered subdivisions to enhance fire resilience. By concentrating homes, the designs allow for protected open space buffers, reduced infrastructure exposure, and easier implementation of collective defensible space rather than sprawl development you create protective open space buffers, you reduce landscaping fuel. So concentrating homes limits the area of home ignition zones that require intense ongoing vegetation management compared to large lot suburban sprawl, where every house is surrounded by wildland fuel. Compact developments are easier to defend for firefighters to protect than scattered homes in the wildland-urban interface, and fewer resources are needed to cover a smaller area.

And then also this type of clustered subdivision, as is encouraged by the Sustainable Growth Management Plan, often they adopt stricter building codes such as Class A roofing and ignition-resistant siding, which is exactly what we're doing. So these elements are going to be embedded on the conceptual plan, all future subdivision plats, and in the restrictive covenants that govern this community, belt and suspenders. So obviously, full compliance with Santa Fe County's vegetation management plan in terms of how vegetation is managed around structures. We are requiring a five-foot area around every structure, whether it's a home, a studio, a detached garage, whatever it might be, free of vegetation. This could be a sidewalk, a walkway, it could be a gravel area, a crusher fines path, but zero vegetation.

We are requiring Class A fire-rated roof assemblies, which goes above and beyond building code requirements. Obviously, non-combustible siding. These will be stuccoed homes, so that's a good thing. Installation of ember-resistant vents. Only non-combustible walls and fencing within five feet of each home. So let's say you have a coyote fence around your yard for your dog or your children. That coyote fence cannot terminate into the side of your house or into the side of your garage. What terminates that has to either be wrought iron or a stuccoed wall, some sort of non-combustible material, and then of course, spark arrestors installed at chimneys. We really see this as a model. Again, we've been talking about potential upcoming updates to the SLDC. I think this has to be part of the conversation, is the fire resiliency.

So we are in the Agua Fria Fire District. We're served by Station 2, which is a little over a mile and a quarter away from the project, so very close. The station is staffed 24-7. And I looked up what would the ISO rating be for this community once it's constructed. And the ISO rating for Camino Verde is a rating of 5. And that is largely due to the fact that this community is served by a series of 18 fire hydrants. So every home has great accessibility to a fire hydrant.

We've heard a lot about concerns of what if there's an emergency? How do, the addition of these new homes and the additional vehicles that come with these homes, how are we going to get out of the neighborhood in the event of an emergency? So we studied this too. Wanted to understand it. It felt very important to understand this. So this is Camino Verde right here. So that's Blue Canyon Trail, the existing roadway that does extend down and connect down to the frontage road there. So what in blue is 599 as well as 285 over here, and everything in green are roadway connectivity through this larger community. And we start at Caja del Rio and its connection to 599 all the way through,

SFC CLERK RECORDED 07/02/2026

looping through Las Campanas. There's another connection here out to the frontage road. You can loop through here on the other side of 599. These roadways connect, and they connect here. This also takes you out to the frontage road. You can even go up Fin del Sendero and work your way back. I think it would be a misrepresentation to say that there's one way in and one way out of this larger community. I'd be happy to come back to this slide or any other slides with any questions.

Of course, we conducted a traffic impact analysis. We met with Santa Fe County Public Works and the New Mexico Department of Transportation to what we call to scope the study. So they tell – we don't get to decide which intersections we analyze. They tell us which intersections we analyze. So starting at the north, we going down Camino la Tierra, we analyze Fin del Sendero, Wildflower, the mailbox access, Blue Canyon Trail, the 599 Frontage Road, and the westbound and eastbound ramps. And as Mr. Voss pointed out, we absolutely will be updating the traffic study with every single subdivision plat, every phase of development. So this is really just the first step. This is obviously going to be an organic document that will be updated so it is fresh and it is taking into account existing conditions at the time of development.

When we analyze intersections, they're analyzed to determine what is the level of service at the intersection. And level of service is a function of delay, right? And there's different standards for signalized intersections and unsignalized intersections. So all of our intersections are unsignalized. So you have minimal delay at an intersection. You pull up to a stop sign, nobody's coming, you're on your way. That's a level of service A. That's a fantastic level of service. And then as the delay slightly increases, so level of service B, 10 to 15 seconds waiting for your turn to go you get to a level of service B. So it goes all the way down to F. So when you hit F, that means that intersection fails, and you have to do some sort of mitigant in order to elevate that level of service. Maybe you have to build a turn lane. Maybe you have to put in a traffic signal. Whatever is the proper engineering solution for that failure the development would need to address that. And that it's kinda like a grading system So I'm going to go through so we can look at the levels of service and delay and the existing conditions. So we count cars. We don't just count cars, we count turning movements. So we know exactly how many cars are going straight through an intersection, how many cars are turning right, how many cars are turning left. We look at all of those turning movements. We look at the existing conditions, and then we add – we project forward to the build year. So the year we're projecting forward to for when the project would be complete is 2033. So we assume 1.5 percent background growth rate in the traffic, which is based on NMDOT data and statistics. We're assuming that the population is going to grow, and the traffic on the ground today is going to increase by 1.5 percent per year from now to 2033. So the no build says this project never happens. With that growth rate, what's the traffic going to look like in 2033? So as you can see here, with the just the growth rate right now, we have great levels of service, B's and A's across the board. In the 2033 build condition, we take that background, that existing traffic, plus the growth rate, plus the traffic from the community, and that is how you arrive at your build condition. And you can see we have slight increases in delay, still a B and an A So Wildflower is a four-way stop and so you can see the levels of service. Again, if you just so of scan, you can see that in all conditions, the existing, the no build, and the build, we are maintaining levels of service of A and B. Again, excellent levels of

SFC CLERK RECORDED 07/02/2026

service. Then we go down to the mailbox access, which is our north access will align with that driveway. So in the existing conditions, Bs and As. In the no build, so just with that background traffic increase, we do see a little degradation of the going down to a C on that westbound left and but then again, still acceptable levels of service. And then in the 2033 build, we have turn lanes and like I said, it's a very well-designed, crafted intersection to allow those free-turning movements and allow the through traffic not to have to stop for turning vehicles. So again, we are maintaining excellent levels of service.

So at our primary access at Blue Canyon Trail, where we're proposing the roundabout, it's A's across the board. Now, in the no build condition, there is no roundabout, just with background traffic, and then you do see a level of service B in the PM peak hour. So again, it all works very well. And I will point out that the traffic study does state that our access at Blue Canyon does require intersection control. It is a requirement, so we had some options. We could do a four-way stop, which is probably a terrible idea. You could do a traffic signal, or you could do a roundabout as the means of intersection control as required by the traffic study. We thought a roundabout was the most appropriate means here, so that's what we presented to County Public Works as well as the DOT, and that was accepted as a means of intersection management here.

Oh, here we go. So now we're at the frontage road that comes from the west that, that serves the Aldea, Tessera communities, and many communities along that west frontage road. So that is a T intersection with Camino la Tierra. And so as you can see here, again, acceptable levels of service across the board. And then we get to the westbound ramps on the north side of 599, A's and B's across the board. And then we get to the eastbound ramps on the south side of 599, and there is an issue that shows up right here on the eastbound approach, and that is a failing condition. So our traffic engineers analyzed this and determined that the most appropriate intersection control in this would be – it's a two-way stop condition right now, but to convert that to a four-way stop condition. And I have an image I can show you of that So yes this is right now the traffic that is on the ramps stops but the through traffic does not. So the proposed mitigant here is a four-way stop. This is Department of Transportation right-of-way here. We did present this to them, and they found this an acceptable means to mitigate that failure.

This points out, so here's an interesting little tidbit about this area. So the Department of Transportation, the state right-of-way is everything you see here in purple. Kind of looks like a funny little sea creature or something. So the Camino la Tierra all the way up till you just get kind of to the south side of the mailboxes is also DOT right-of-way, which I learned that when I got involved in this project. And so that's why we have interfaced with both the County and the DOT with respect to the access program and the traffic study. So this is just a rendering of as you approach the roundabout and some of the landscaping improvements that we're proposing

And then this just touches on the agency reviews, public works, DOT, planning, fire prevention, public utilities, the New Mexico Environment Department, and affordable housing all have reviewed and accepted the application. But I think the Planning Division review is of great import here. When we're talking about a conceptual plan, compliance with Sustainable Growth Management Plan is the first criteria, the first of the approval criteria. So that, for me, is really where the rubber meets the road. So I felt it was useful, these are just direct ex-excerpts out of the memo from the County

SFC CLERK RECORDED 07/02/2026

Planning Division stating that the application is consistent with the overall goals, policies, and strategies of the SGMP. The intent of SDA2 is to accommodate future development that is likely and reasonable to occur in the next twenty years, and in some cases, as infill within existing communities in the next ten years. The SGMP was last updated in 2015. The proposed development designed a suburban-scale contemporary subdivision which is compatible with the scale and functioning of the existing surrounding community. Policy 7.2: support clustering provisions for development or conservation subdivisions. As stated above, the development is a clustered subdivision. Policy 38.4: permit cluster and higher densities only where there are community or public water systems and monitoring to limit use to .25 acre-foot per year per dwelling, which we are doing. And then the development is clustered with some lots designed at higher density. The development will connect to community water and sewer systems.

Thank you for your patience and your attention. That concludes my presentation, and I'll be happy to stand for any questions. Thank you very much.

CHAIR GREENE: Okay. Thank you, Ms. Jenkins. All right, where are we? This is a public hearing. I think we have some questions maybe from the Board just before we get to public.

COMMISSIONER CACARI STONE: Chair, I'll wait for the public. The public's been waiting, and I will defer my questions to after the hearing.

CHAIR GREENE: Fabulous. No problem. Okay. Thank you very much. So in groups of 20 or so, or you can all get sworn in one mass. If you would please rise, raise your right hand. The clerk will swear you in if you wish to testify here.

[The oath was provided to those standing and they were instructed to state name, address, and confirm they are under oath for their testimony to be considered valid.]

CHAIR GREENE: Okay, we're going to give everybody two minutes. You don't have to take all two minutes. You can agree with people. You can you can reiterate other people's things but if you have an opportunity to be repetitive -- Yes, sir? Okay. Use the mic please.

FRANK HIRSCH: Point of order. In most legal situations, there is the presenter, there are the objectors, and they are given somewhat equal time. I don't think two minutes is equal time to Miss Jenkins marvelous presentation of about an hour. I would like to add that I was a trustee of a village in Illinois, 66,000 people. I ran meetings like this. I was the zoning board, zoning commission board of appeals, and I ran meetings, and I demand that we have some sort of equal time in rebutting what this woman has presented. [applause] Do I have any kind of -- I'm not a lawyer. I'm an engineer.

CHAIR GREENE: I will slightly defer to our attorney here.

MR. HIRSCH: I'm sorry. I'm 95 and a little hard of hearing.

CHAIR GREENE: Okay. Good. Congratulations. You look great for 95. Thank you. What is appropriate in this in this case? Two minutes per person or a singular person that wants to consolidate and people cede their time?

ATTORNEY BOYD: Chair Greene, the requirement is that the Board hear comments from the public. And unfortunately, if you give more time to one person,

SFC CLERK RECORDED 07/02/2026

that is necessarily going to exclude time given to other persons. And so I recommend that you impose a uniform limitation on time for members of the public. And again, I think that the distinction here is the applicant was presenting. You could have imposed a time limit on the applicant, and you did not. But the public is not similarly situated. They are not the applicants for this approval.

CHAIR GREENE: The public's going to have easily an hour with the number of people that have stood up. I hope that you have ways of rebutting things in a coordinated fashion and ask questions. If you watched the previous hearing we took notes of every person that asked questions and asked the applicant, at least, I think some of us did specifics to that in an effort to extract information. That last case did not present nearly as comprehensively as Ms. Jenkins did, so there was more questions for us to ask on your behalf or on the public's behalf.

MR. HIRSCH: Mr. Chairman, may I get permission from the other people here to speak at least 10 minutes or less?

CHAIR GREENE: I don't think that's appropriate. So I'm going to –

MR. HIRSCH: What is appropriate?

CHAIR GREENE: We were going to do two minutes per person. We have 50 sets of your notes here. We have, I hope you all are coordinating, you're all seem to be mostly on the same side here.

MR. HIRSCH: I have some specific questions to ask Ms. Jenkins about her presentation. I have, I believe, the legal right to ask those questions

CHAIR GREENE: Yeah, I think that you should be able to give them to us very quickly. Give them to us, like state them. If you don't get it through them in two minutes, go to one of your fellow opponents and just say, Can you ask these five more questions?

And whatever you get through between 40, 50 of you, I hope we can get to all the questions, and we will ask the questions. We will ask them to rebut them and to address them as appropriately as they can and as completely as they can.

MR. HIRSCH: Do I have your permission to begin now?

CHAIR GREENE: Yes, please.

ATTORNEY BOYD: Sir, you'll need to introduce yourself.

CHAIR GREENE: Name, your address and acknowledge you're under oath.

MR. HIRSCH: My name is Frank Hirsch. I live in Las Campanas, I've been 8 years and intend to die there because I'm 95. I would hope that I can last longer. I was a trustee of village in Illinois –

CHAIR GREENE: Speak into the mic, sir.

MR. HIRSCH: Okay. Anyway I was a trustee in Northfield, Illinois for 13 years. I run meetings like this. I have a few simple questions I would like to ask you, and I'll swear –

CHAIR GREENE: Yes, you're sworn in. Please take your time. Go do your thing,

please.

MR. HIRSCH: May I have permission to –

CHAIR GREENE: Address us, and we will – it's the equivalent.

SFC CLERK RECORDED 07/02/2026

MR. HIRSCH: Okay. Traffic study. When was the traffic study taken? It was taken in September and October of last year, which is the least traffic time when the least people are here. So the traffic TIA is really invalid. Is Ms. Jenkins aware that insurance policies are being canceled in Las Campanas? You cannot get insurance because of the fire potential.

She talks of open land. In reality, the open space she's willing to give is unbuildable space. So what is she giving? I don't know. I'd like to ask her.

Under HUD, she indicated that there was an affordable housing rule. The Habitat for Humanity has 79,000 as affordable income, not 350,000. I think those figures are spurious. I'm a member of the steering committee of the Santa Fe County northern county. I never heard of a meeting. There are two other men here, too, who were on this, the steering committee. We never met. Our leader was Mona Shoup, and I have no knowledge of her meeting with Ms. Jenkins. So that, as far as I'm concerned I don't know what to say. You can determine that yourself.

CHAIR GREENE: Thank you, sir. Please, sir, if you would like to submit your questions, please feel free to submit them to us. Please approach and -

WILLIAM SCHINDLER: My name is William Schindler, 40 East Wildflower Drive, and --

CHAIR GREENE: Please bring the mic up to your face. Thank you.

MR. SCHINDLER: William Schindler, 40 East Wildflower Drive, and I know that I'm under oath.

I would like to address the erroneous open space density bonus calculation that applicant has used to try to justify the building of 158 houses on land that is zoned for only 121, and to cluster 103 of those houses on the smaller of the two parcels.

The bonuses are critical to the validity of the plan. The proposed development is not a single parcel, but two separate legal parcels, and this is an important consideration because Section 8.12.12 of the SLDC expressly states that a density bonus shall be utilized within the same parcel of land, meaning that it cannot be allocated to another parcel or aggregated with another parcel. The only way that this proposal works is if the applicant is able to combine two legal lots into a single one for purposes of computing the open space.

She claims that there's 51.7 open space over the 304 acres. That may be true, but Parcel A on its own does not qualify for open space. It only has 40 percent of its land open space. There is excess open space in Tract B, which they are trying to allocate across the road, across Camino la Tierra to make this happen.

There is no way, as a matter of law, that these two parcels can be combined. They are not adjacent. They have no common border. They are situated on opposite sides of a major thoroughfare, which as we've learned, is a 200-foot wide right-of-way owned by the State of New Mexico. They are located in different commissioner districts. Tract B is in District 1, and the other is in District 2. They are even in separate zip codes. There is no way that these two parcels can legally be combined into a single parcel for purposes of the application of the bonus densities.

CHAIR GREENE: Thank you very much. [In response to applause] Please, don't do that. We got to get through a night, and we want to be as fresh in our decision-making as possible, and we get it. Go ahead, please.

SFC CLERK RECORDED 07/02/2026

CHRIS MANN: Okay. Mr. Chairman and members of the Board, my name is Chris Mann. I live at 42 Sunflower Drive and I understand that I'm under oath.

I'm also the current chair of the COLTPAC, the County Open-Land Trails and Parks Advisory Committee. I'm here today however, strictly as a concerned citizen and neighbor. But my experience with the committee has informed my views on the nature and importance of open space in general, and the shortcomings of this proposal in particular with regards to open space.

One of the primary benefits of the 304-acre property is that it abuts the La Tierra Trails, a 1,500-acre city-owned public recreation area popular for hiking, mountain biking, and horseback riding. The public has long accessed the La Tierra Trails via the Pipeline Trail, which runs along the border of the parcel designated as Tract B in the conceptual plan. Because of its recreational value, it would be ideal if the property could be preserved as open space. However, with a responsible development plan, much of its open space character could be preserved, and quality access to La Tierra Trails, not just access could be maintained. Unfortunately, the present conceptual plan does not do that.

The proposed open space is a mishmash of highly fragmented tracts of land, many under one acre. This is hardly the expansive open space envisioned by the SLDC. We understand from science that habitat fragmentation is one of the leading causes of biodiversity loss, and this should be a consideration that the County takes when it considering development.

The proposed trail system is a contorted affair that appears more designed to maximize development space than to provide quality recreational experience. Some trails appear to lead to dead ends at barbed wire fence around the La Tierra Trails. Others pass very close to or through developed areas, the Chili Line being a good example. The easement granted along the Pipeline Trail doesn't provide meaningful protection since the trail mostly lies on County land and private property that's outsized the proposed development track. So for these and other reasons that you'll hear later this evening, I urge you to reject the plan and send it back to the applicant to produce a plan more in keeping with the character of our community and the letter and spirit of the SLDC. Thank you very much.

CHAIR GREENE: Thank you very much. Please, everybody, try to keep it to your two minutes.

WAYNE CARSON: Wayne Carson, address 37 Sunflower Drive in Santa Fe. I understand that I am under oath. I'm going to speak a little quicker than I thought I would because I was told originally I had three minutes. I only have two.

Samara's roundabout at Blue Canyon and La Tierra is their solution to the traffic problem Samara admits they create. However, that solution during its construction, which nobody seems to have addressed, is going to cut off the sole southern egress and ingress to 599 and frontage, causing the residents of Las Campanas, as well as the feeders into those communities, to use Fin del Sendero to go north to get to Tano, to get to 599, or Wildflower east to go to Aldea. By the way, Aldea's is a now heavily populated community with wicked traffic lumps in there. Or go northwest on Camino to Caja del Rio to 599. An inconvenience we did not create, and it is a safety danger, maybe deadly in the event of a wildfire, and I don't understand how the emergency people could say during this construction that it is not going to take longer to provide emergency services

SFC CLERK RECORDED 07/02/2026

to the community.

Samara claims the topography will hide most of the density eyesore and showed you a wonderful graphic presentation. However, there's going to be another presenter who will present graphically the falsity of that situation, and I urge you to take note. Oh, sorry, my time's up. Oh, one word. It's a transition according to the developer. Yeah. From open and wild to ugly. Thank you.

CHAIR GREENE: You're welcome. Thank you very much.

SARAH NOSS: Hi, my name is Sarah Noss. I live at 1012 Osage Circle, 87505. I'm the executive director at the Santa Fe Conservation Trust. We've worked very closely with Jennifer Jenkins, who represents the developers of Camino Verde. Our concern was to ensure that the trail connectivity for the neighbors to the west of La Tierra Trail System was maintained. The historic Chili Line Trail also crosses the northern part of the property, and we wanted to be sure that it was protected as a historic resource to provide opportunities to hike or bike along the rail bed. We had other concerns about preserving access to the Arroyo Frijoles Trails and being sure that the subdivision itself kept in mind hiking and biking access and crossings along Camino la Tierra and through the subdivision.

We found both Jennifer Jenkins and the developers to be very responsive and open to our concerns and suggestions. They reduced the crossings of the historic Chili Line railbed from two to one. They recognized the importance of providing connectivity for the neighbors to the west and their own residents to the La Tierra Trail System, and they preserved a northern user-made trail. They created hiking and biking corridors through the subdivision to allow their residents and the neighbors access to the Frijoles Trail and the ability to pass through the subdivision to other connections to the north and south.

So given that this is a private property that the owners have the right to develop, we feel that they nonetheless worked hard to protect the recreational and historic trail amenities in the area for the public to enjoy. Thank you.

CHAIR GREENE: Thank you, Sarah. Mr. Rogers.

TIM ROGERS: Hello, Mr. Chair, members of the Commission. Tim Rogers, 411 Cortez Place. I understand I'm under oath.

I'm the Trails Program Manager for the Santa Fe Conservation Trust. I helped Sarah write that statement of support. We have – I've had my eye as Trails Program Manager and previously working on trails in this area on this lot or this land for a couple of decades since before the La Tierra Trails master plan because of the significance of the trail connections and especially the Chili Line, which is a very little-known historic resource.

A previous conceptional plan that was begun by previous owners of this land did not even acknowledge that the Chili Line existed. When I contacted the people making the proposal, they were not aware that it was there. This would be the first subdivision that not only preserves the Chili Line but makes it available to the public. It will continues to be available. This is – I've worked all over the state, this informal trail on the Chili Line railbed is the best rail-to-trail in northern New Mexico, and it is unique. Other subdivisions have ignored it or turned it into driveways or roads. This is an opportunity to celebrate the history we have and make it available to the public.

SFC CLERK RECORDED 07/02/2026

And so that and the rest of the trail plans, they are planning trails along the Arroyo Frijoles that will add up to a mile-long trail with prospects going up and down the arroyo to connect up towards the city, down towards the rest of the county. So they are preserving and improving the trail connections that we need, and they're even preserving a lot of minor trail connections that really enhance La Tierra Trails.

So I support the concept that's being brought forward. Thank you.

CHAIR GREENE: Thank you very much.

WILLIAM FEIEREISEN: My name is William Feiereisen, and I live at 3217 Calle Celestial here in Santa Fe. And I recognize that I am under oath.

Mr. Chair, Commissioners, I'm also the emergency preparedness and fire safety chair for the La Mariposa Homeowners Association. The Camino la Tierra corridor is designated a high fire danger area with marginal fire protection. We are served by a local, small local fire station, backed by the main station on the south end of town. Our local fire station was built in 1996 as a planned response to the construction of Las Campanas, but there have been more than 1,000 homes built since then with no additional service. The ISO fire protection rating of our entire area has actually now slipped to 5, as was mentioned in the presentation, but that's on a scale of 10.

Insurance companies have already canceled many homeowner policies in our area because of this risk. Without any additional attention to fire safety, the addition of 158 homes worsens this, further diminishing our ability to insure our properties, including prospective new residents of Camino Verde.

However, Camino Verde creates a more vexing problem, a new traffic choke point astride the only viable emergency evacuation route for the more than 2,000 homes to the west. In the event of a wildfire, Camino la Tierra is already marginal as a narrow evacuation route. All traffic is funneled through the Camino Verde development and will be choked by the proposed roundabout. This is a public safety hazard and would be a liability for the County should it be approved.

I urge you to table the proposal until a plan is in place to improve our fire protection and the emergency evacuation capacity of Camino la Tierra, and under no circumstance should you allow the installation of a roundabout choke point. This endangers all of us. Thank you.

CHAIR GREENE: Thank you very much.

TOM LINTON: Hello. My name is Tom Linton. I live at 20 Chocolate Flower Circle, which is in the Las Campanas neighborhood adjacent to the proposed Camino Verde development. My property adjoins their property. I bought my lot on the eastern edge of Las Campanas Estates II in 1993, built my home in '94, and moved in '95. For over 30 years, neighbors have hiked, biked, and ridden horses through my property, which includes the huge Frijoles Arroyo. They think it's public land, but it's actually my property. This development will end all of that. Part of the attraction of the area was the welcome tranquility provided by the acres of open land one encountered driving from town on Camino la Tierra before 599 was built.

The proposed development by clustering 158 homes on lots as small as a quarter acre would irreparably scar the landscape. Allowing such a dramatic distortion of the long-standing residential estate zoning would be a breach of faith to all of us who have relied on that zoning to maintain the character of our neighborhoods and the reason why

SFC CLERK RECORDED 07/02/2026

we chose to live here.

I am not against the development of this private 300 acres. We would request that the County only approve what the existing zoning calls for, one home per 2.5 acres. As homeowners, we are concerned about flooding from the large arroyos, fire danger, like what happened in Pacific Palisades, where the houses are close traffic, traffic accidents, and substantial noise and light pollution.

Camino Verde will have a negative impact on over 2,000 homeowners that access their homes via Camino la Tierra. I am asking the Board, send this project back to the drawing board until the applicant complies with the existing zoning. Thank you.

CHAIR GREENE: Thank you.

BILL ROTH: Hi, my name's Bill Roth. I live at 1713A Montano Street. I acknowledge I'm being sworn in.

I'm one of the few here, I support this development. I'm a private individual. I use the trails they're preserving. They're actually preserving a good number of what we call cowboy trails in this property. I'm a little confused by the comment that if they're disconnected, they all go up into La Tierra. I've spoken with the developer's rep. They're really in line with trying to improve trails out there and make them more usable, more universal for more people. And I think given the fact that they're exceeding current zoning requirements by increasing the open space, this is a really good example of what good development looks like in the 21st century.

Unfortunately, the surrounding area with the 2.5 to 5 to 10 acres is really bad policy. It encourages higher water use in yards. It increases driving. It's fun listening to the people in Las Campanas complaining about having to drive through there, where I just read they're calling for 60 more homes in Las Campanas in what I think they're calling Heritage Las Campanas. I haven't heard anything about that. There's constantly more building going on in La Tierra. Haven't heard anything about that. La Mariposa is a newer subdivision. This is adding about 7 percent to the actual housing load out there. And given the fact that they're built to higher fire standards, they're built better sustainable water use, energy use, this is a vast improvement on, in the housing stock in Santa Fe.

So I strongly support this proposal.

CHAIR GREENE: Thank you, Bill

CARA GORDON POTTER: Good evening. My name is Cara Gordon Potter. I live at 73 Paseo del Paisano, and I recognize I'm under oath.

I would like to address the potential fiscal impact of this proposal on the County because in my view it will almost certainly obligate the County to undertake major infrastructure improvements both at the Route 599 Camino la Tierra interchange, and perhaps more importantly, and no one has mentioned, Buckman Road. These are not optional upgrades. I think they will become unavoidable as traffic increases.

While the traffic study has been completed, its conclusions really do not align with what residents experience every day. Northbound traffic exiting 599 already backs up on the ramps because of continuous through traffic on Camino la Tierra coming from Buckman Road. The addition of more than a 150 homes, which is probably 300 hundred vehicles, will exacerbate this congestion significantly. Driver frustration will rise, delays will increase, and the likelihood of crashes will grow. At that point, substantial

SFC CLERK RECORDED 07/02/2026

intersection redesign will be unavoidable, and the cost of these improvements will fall squarely on the County and its taxpayers. A simple traffic signal or roundabout is not going to be enough to address the problem.

Buckman Road is really a concern. In its current state, it's not capable of supporting increased traffic volumes. Portions of the road wash out regularly, potholes are persistent, and there are no shoulders to provide even minimal safety margins. Meaningful improvements would require widening and full reconstruction. This is obviously not a small project. It's a major capital expense that the County would be forced to absorb if the development proceeds.

We've mentioned fire evacuation concerns, so I won't bring that up again. But for these reasons, I request that the County consider the long-term financial and safety impacts of approving this project. The burden will ultimately fall on the taxpayers, and the risks will be borne by the community. Thank you.

CHAIR GREENE: Thank you very much. We got you.

DANYELLE VALDEZ: Thank you, Chair. Good evening, Commissioners. My name is Danyelle Valdez. I reside at 15 West Wildflower, and I also own a property directly adjacent to the subject property.

I brought an analysis. I'm also a land use professional. I brought an analysis of my testimony, if I may submit this for record, and I have copies for the Board.

CHAIR GREENE: You can give it afterwards 'cause your time has started.

MS. VALDEZ: Criterion one is not satisfied. There's no demonstrated conformance with the SGMP. The applicant and staff cite only SGMP policies that favor housing, open space, and clustering, while ignoring equal policies with compatibility, community character, scenic resources, and open space fragmentation. The SGMP must be read as an integrated document, and selective conformance is not conformance. There's an erroneous comparison to Aldea, Tessera, and Tierra Antigua by comparing them to the residential estate zoning district. These are planned developments. They are not the same as residential estate.

Criterion three, there's non-conformance with criterion three. There's no legal basis or findings under the SLDC for the density bonus that identifies 157.45 acres of aggregated open space on 21 non-contiguous tracts. There's no findings on conservation objectives. They did mention the trails now. That's wonderful that they are conserving trails. However, what about the remaining aggregated tracts of open space? How does that satisfy the actual objective of conservation within open space in the SGMP and the SDLC? Designating acreage is not the same as satisfying the ordinance.

On the 25 unit base density transfer from tract B to tract A, the only cited authority is within the residential estate purpose statement, 8.6.6.1 and associated definitions. A purpose statement is interpretive guidance. It does not create independent transfer authority. There are no procedures, no eligibility criteria, no transfer ratios, no review standards, no findings required.

Additionally, the same purpose statement emphasizes the large lots and low to medium density development. No operative SLD provision authorizes that this transfer has been identified. Because the record lacks both the required findings in criteria one and criteria three, and legal findings under criterion three, we respectfully request that the

SFC CLERK RECORDED 07/02/2026

application be denied.

CHAIR GREENE: Thank you very much. Yes, to Sara over there, thank you.

BRIAN SCHROEDER: Good evening. I'm Brian Schroeder. I recognize I'm under oath. I live at 82 Paseo Los Terrazas in Los Campanas. You've heard from residents, you've heard from me. You've got my letter in your packets. The residents are testifying about the impact of Camino Verde on water, fire safety, traffic, and open space.

I want to speak to how public policy is defined by vision and values. I want to ask how influencers and decision-makers are held accountable for their impact on the quality of life of residents. I want to speak specifically to three stakeholders and their vision for Camino la Tierra, Samara Real Property, JenkinsGavin, and the County Commissioners.

First, Samara Real Property. It's a Chicago corporation. Nothing against Chicago, it's the Pope's hometown. But I will say they want to transform 300 acres of open space into development that residents do not want. Camino Verde is marketed under the slogan, "Airport to Opera." Samara has no relationship with Santa Fe or Santa Fe culture. Its visions and values are stated on the LinkedIn profile of Jesse Levine, who is the CEO of Samara. He says the primary focus is to purchase well-located real estate, earn a significant total return, and eventual redevelopment with greater density and higher value uses. How do neighboring communities like Aldea, Tessera, Las Campanas, El Prado, and Tano benefit from Samara's plan to market properties to investors and transient opera lovers? How does Santa Fe preserve its culture when open space is destroyed?

JenkinsGavin has promoted improvements for Santa Fe Community College, Christus St. Vincent, Presbyterian Medical Group, Bishops Lodge, and others. Those projects enhanced our community. The same can't be said for Camino Verde. Their advocacy has created no enthusiasm, no excitement, and no goodwill. How will JenkinsGavin be remembered?

Finally, I get to the Commissioners. Some of you want to move up, perhaps to become mayor, serve in the state house, or go to Congress. Your websites state your priorities are belonging, health and economic opportunity, environmental sustainability, wildfire risk mitigation, artistic heritage, historical legacy, to advocate for conservation and water preservation. If you want to reflect the views of constituents with this vote and serve them in ways that will remember you, this vote will define how you'll be remembered. It's a tough vote, but it speaks directly to your vision for open space, traffic, fire control and water conservation. It speaks to your values and the future you want for this community. I ask your no vote. Thank you very much for your time.

CHAIR GREENE: Thank you very much.

CAROL FALLS: My name is Carol Falls, and I live on 3 Puma Circle in Las Campanas.

CHAIR GREENE: Bring the microphone down to your, right in front of your mouth, please.

MS. FALLS: For the record, I would like to weigh in on a couple of points made regarding fire. I'm very familiar with fire wise communities. Thirty feet is the defensible space. Spark arrestors are code in this county, so I would question the value add of those comments. My large concern is fire evacuation. You need to support 2,000 to 2,500 homes. You need to have an evacuation plan that doesn't exist. The Camino la

SFC CLERK RECORDED 07/02/2026

Tierra, there are no plans to widen it. It is insufficient to handle evacuation. A large percentage of the people in this community are seniors. Do you really want blood on your hands because those people cannot be accessed or be evacuated because of con- because of constraints on the roadways? Ask yourself that.

Fire insurance is getting canceled right and left. People cannot afford fire insurance. Therefore, they're compelled to sell their homes, which will directly affect your property tax budget. I believe that this Camino Verde development is not dissimilar to the visual abortion of the Prado development on the south side, that we need to keep our community beautiful in Santa Fe as it is today. I do question that the Samara organization has no idea of the ethos of this community. Thank you.

CHAIR GREENE: Thank you very much.

DEWEY LEDWURT: My name is Dewey Ledwurt, and I am the president of the Tierra del Oro HOA, which is a recognized organization in Santa Fe County, and I understand that I am under oath.

I'd like to speak to the mission statement. So a mission statement defines why an organization exists, what it aims to achieve, and how it serves its community. The SLDC mission statement, the first line says, To preserve the character of our existing communities and unique rural landscapes. The last line says, To address the needs and concerns of our citizens while ensuring their quality of life. I believe that they missed -- that Jenkins misrepresents the lots. She says that there are 1.92 per lot. That's an average. Forty percent of the lots are less than half an acre, and those all line Camino la Tierra. I'm not opposed to developing this property. He has a right to develop the property if he purchases it.

But I'm opposed to the dense housing lining the road. It destroys the character of our community. We're not Denver, we're not Phoenix, we're not Dallas, we're not Southern California. The tagline of this city is a city different. We are not those big cities.

As our elected officials, our expectation is that you adhere to your own mission statement, and if you do, there is no way you should approve this development as is. Thank you.

CHAIR GREENE: Thank you. We got you. Thank you. Thank you for saving us a few seconds of our lives. It's appreciated. Go for it.

TOM DEZINO: Hi, I'm Tom Dezino. I'm the director of the Colinas Verdes Homeowners Association. We're all full-time residents. I've been asked to work on a fire evacuation plan for some of the 17 homeowners associations in the 2,200 homes north of this proposed development. The reason I was asked is because I'm a veteran of the Crest Fire and of the Witch Fire. Twenty-five hundred homes built, 15 people killed, 200,000 acres burnt. I was driving a police car on I-5, which is an 18-lane highway. I couldn't see the front of my car. Google Maps does not help you in a fire. You cannot find your way. You can't see the front of your car. What we determined in our search is there is us, the 2,200 people, 17 HOAs. Here's our crisis point, the junction of 599 and the Frontage Road. The black is where the turnaround is going to be. I don't see how anybody who's in an emergency is going to vector off of their normal route, which is La Tierra, to try to find a route that they don't know. Thirty years some of the people have lived here, and they had no idea how to get out of here except for La Tierra. You have to have the county emergency services people weigh in.

SFC CLERK RECORDED 07/02/2026

It's wonderful that this development has done a fire resiliency for their own. There's 2,200 people behind you that have to get out by going by you that are not at the same place. We're the ones that are fighting to keep fire insurance. Thank you.

CHAIR GREENE: Thank you very much.

LISA PFIFER: My name is Lisa Pfifer. I live at 3 Star Splash, and I am under oath. Thank you for this opportunity to comment. I'm commenting on behalf of the La Mirada Owners Association, which is a registered organization. We were alarmed that this plan was actually being heard tonight, missing several components that would have allowed more thorough review. I think these have been addressed by other organizations, so I won't dwell on it. I will dwell on the issues of highest priority to my registered organization, and that would be the choke point on the main traffic artery, as well as associated public safety risks. With regard to traffic, we see no actual plan.

I saw the drawing earlier this evening, but no actual plan for detouring traffic around what would become a bottleneck, not only during an evacuation, but during construction. We've heard that this phased development might take seven years. During that time period, certainly Camino la Tierra would need to be closed periodically in order to finish the construction. Where is that traffic going to go? It's going to go onto privately maintained roads, winding through neighborhoods just like mine.

We believe that exponential development of the 599 corridor really should not continue without a traffic management plan that looks at the additional burden that's placed on the surrounding community as well as the public safety risks.

With regard to public safety, of course, many people here this evening have talked about exacerbating the evacuation risk by placing this roundabout but also additional traffic on Camino la Tierra area. The potential for loss of life really should not be underestimated. Earlier this evening, you approved a, an ordinance, a regulation regarding fireworks sale and fire risk. I don't have to convince you that we live in an area that's at risk. We urge the board to address the concerns that the community has raised about Camino Verde and balance that against this developer's desire to maximize profit.

CHAIR GREENE: Thank you very much.

KIM KELLY: I have some Images, is it possible to –

CHAIR GREENE: Sara, can you collect these and distribute them to us before she starts so we can look at them while she's testifying? You're going to have to trust that we're going to look at the right picture at the right time.

KIM KELLY: My name is Kim Kelly, and I live at 32 Estrada Calabasas, and I am under oath.

Good evening, Commissioners. I have lived and raised my family in La Tierra for over 25 years. I own an art gallery, and I served on the Santa Fe Sustainable Commission, the Business Quality of Life Committee, and I also volunteered for the County for their single waste plastic initiative.

My primary concern is the tract B, this parcel that is so incredibly beautiful that all of us have enjoyed. It is not just a flat parcel of tumbleweeds, but it is a treasured open space filled with old-growth juniper, pinons and has been enjoyed by residents not just in La Tierra, but the whole county. Whenever you drive by, there's at least twenty people there riding horses and hiking. The proposed high-density development could potentially be two stories, and I created an AI version of this, I added in the 100-foot

SFC CLERK RECORDED 07/02/2026

buffer. So you can see, when I Googled this building, this is 70 feet right here. Just 30 feet more, you can see this is two stories. How is anybody going to see the mountain? It is going to be a wall of houses, and I didn't add in the extra ones. This was from the original proposal. So two walls there for all of us to see while we're driving in.

It is in my understanding that the SGDP is trying, it says that it's supposed to protect our scenic views, but this is going to block all of our views and all of our enjoyment of this beautiful land.

I would also like to say that I feel that Sarah Noss and her testimony was slightly compromised because it is my understanding that both the person that is selling the land and Jenkins donated money for their film festival. So I'm sorry, but I have to say that. Thank you very much, and I hope you don't approve this.

CHAIR GREENE: Thank you very much

MARY JANE HALE: Hello. I need to do, before the time starts a little bookkeeping. I might run a little bit late because I'm having to present a letter also for a neighbor of mine who had to leave because of the length of the applicant's presentation.

CHAIR GREENE: Can you give that to somebody else to present afterwards so that, that hasn't presented?

MS. HALE: I will do my best to just submit the letter.

CELESTE GARCIA: Could you repeat your name, please?

MS. HALE: My name is Mary Jane Hale, and I live at 2 Thistle Lane, and I understand that I am under oath. I am a resident of Tierra de Oro, a registered organization of Santa Fe County, and I note that I am also a licensed professional engineer. I respectfully request this letter be submitted as part of the formal record for today's Board of County Commissioners hearing regarding case number 26-5050.

I'm here to speak about the following issues as they relate to the proposed Camino Verde development: one, consistency with community character; two, the proposed private water treatment plant; three, the traffic impact study; and four, the testimony of Leslie Giorgetti at the last, at the hearing officer meeting.

One, consistency with community character. Our neighborhood, Tierra de Oro, directly abuts the parcels that are the subject of the proposed Camino Verde development subdivision. We have serious concerns about the appropriateness of the development with respect to current zoning and the intent of Santa Fe County Growth Management Plan. The two parcels are zoned Res E with a density of one residence per 2.5 acres. Per Santa Fe County's SLDC, the intent of the zoning was to maintain a rural atmosphere in this part of the county consistent with other developments north of 599. We recognize the parcels are private property, and the owner has the right to develop the properties. However, an owner does not have the right to develop their properties in a way that would destroy the long-standing character of the surrounding communities as embodied by Res E zoning intent.

My community, Tierra de Oro, consists of 101 lots on 202 acres with a variety of lot sizes approximately one point five to three point six acres on a variety of terrains including steep slopes. The average lot size is 1.9 acres and none is less than 1.5 acres. This shows that responsible development is possible and can be consistent with good economic return.

Section 1..4.2 of the SLDC requires the following of development in Santa Fe

SFC CLERK RECORDED 07/02/2026

County, and I quote, One, enhance the physical, cultural, social, traditional, and environmental values treasured by county residents. Two, enhance the quality of life in Santa Fe County. And three, respect historical patterns and boundaries in the development approval process for new development and redevelopment.

CHAIR GREENE: Appreciate your –

MS. HALE: Okay. For the wastewater treatment plant. We have concerns regarding the fact that it, density bonus requires, the clustering with density bonus requires sewer, not a private wastewater treatment plant. The private wastewater treatment facilities in according to the preliminary engineering report show duplication of the facilities and leach fields on open space, which is not a specified use in the SLDC for open space.

And also shortcomings in the traffic impact study does not consider impact on critically affected county roads, including Buckman Road Paseo Nopal, Calle Nopal, which are all county roads and were not included for whatever reason in the traffic impact study.

CHAIR GREENE: Thank you, ma'am.

MS. HALE: Okay. And also it does not reflect peak traffic volume flow. And I also have data with this letter that shows from a survey done of residents. It shows that there is heavy pattern in their use of Buckman Road. Also I would like to address the testimony of Leslie Giorgetti.

CHAIR GREENE: Ma'am.

MS. HALE: Just let me just finish this, please. Yes. When we request that Ms. Giorgetti chooses to testify again in support of the project, that her testimony disclosed that she is the listing agent for the property and has a direct financial interest in the project's approval. Her prior testimony did not disclose that she resides more than five miles from the project area, does not live in the affected area, and stands to benefit financially from the approval of the project.

CHAIR GREENE: Thank you very much.

MS. HALE: Thank you. I appreciate your patience.

PAUL CERVAS: My name is Paul Cervas. I live at 35 East Wildfire Drive, and I understand I'm under oath.

I'm here to talk about trees a word your staff never uttered tonight, a word Ms. Jenkins never uttered. So I'd like to enlighten you. I'm an engineer, so I got an arborist, a good one, with satellite software to actually analyze the canopy. And you might be interested to know that they estimated in tract A there was five thousand four hundred and forty-eight trees, in tract B, four thousand five hundred and sixty-one trees. I'll be walking amongst them in tract B tomorrow on my way to La Tierra Trails. And, it's amazing, you go up there and you see all these trees, and it's like the 800-pound gorilla nobody talks about it. She talks about vegetation. When is a 500 or 1,000 year-old pinion tree vegetation? So there's a word I'd like to introduce, arboricide. And so what we're going to do is we're going to have a web map to show these 10,000 trees as they disappear because these open spaces, oh, they'll be open all right, because the insurance companies will want to kill these trees. And somebody want a better view, they'll cut a 500-year-old tree, and there's no limit whatsoever. None whatsoever.

And I just want the record to show, and I'd like to submit this, that this whole

SFC CLERK RECORDED 07/02/2026

process never mentioned the word tree, and you're going to kill a lot of them. And so as far as a record, it may be the biggest single instance of arboricide in the county's history, but it's certainly the biggest in a scenic corridor.

And so the other thing I have in this that I'd like to submit is I took a picture, panorama at the Tierra Trails parking lot. And it was 90 degrees, a full quarter of the compass was pristine. There wasn't one sign of human development. Not one. And boy, you should see the moon rise over it. And if that's not a scenic quarter, I don't know what is. And, what's that going to look like? She's never even talked about the cell phone towers that are going to be required on those hills. And so I think that – my time's up, but I'll just say that when you look up that hill, Hyde Park, and 88 years ago, a private owner donated 350 acres of land, and it was fantastic. And, why you couldn't have the imagination to name this after the owner once again, because I think he would have donated the land if you named it after him. The Pit in Albuquerque's named after a bank. So just, I don't know why you can't sell the naming rights.

CHAIR GREENE: Thank you.

VICKY ALARIE: My name is Vicky Alarie. I live at 12 Via Palomita, 87506, and I am under oath.

When you're at this point in the queue you're at risk of being redundant. So I will try to skip forward through this quickly. My husband and I ask that you deny the proposals for increased density because the criteria haven't been met. We found this traffic study insufficient, the solution for increased traffic to be for a road serving approximately 1,500 existing homes to be hazardous. The construction detours are absurdly insufficient. Emergency services are already stretched thin. Emergency evacuation and wildfire risk is insufficiently addressed. Insurance challenges are ignored. Recognized flood hazard zones are shrugged off. Soil erosion issues are given short shrift. Wastewater solutions are ambivalent or non-compliant. Water needs for the projected 395 residents will strain rapidly dwindling resources. And note, Albuquerque is now pumping 100 percent groundwater reserves.

The request is made by Samara, a Chicago developer with zero connection to the environment or residents of Santa Fe They are not respecting the spirit of the SLDC, whose mission statement includes to preserve the character of our existing communities and unique rural landscapes. The parcels are zoned Res E. People in the surrounding communities bought their properties with that understanding, and interestingly, Samara makes no commitment to completing all four phases of the development. It's phase one which they're interested in, the most lucrative one. Samara is not the current owner. It's a contingent commitment that they have right now, and we know how they're marketing the development. Airport to Opera.

While it is willing to add the incorrectly calculated affordable housing, what buyers are Samara really seeking to attract? The CEO describes his company as, We invest in mixed-use and multi-family workforce housing projects, primarily focused on opportunistically purchasing well-located real estate, providing a current yield and the potential to earn a significant total return and redevelopment with greater density and higher value. Major projects, he adds, are in Austin and Houston. Those cities are a far cry from the Santa Fe that captured and enraptures most of us. If your vision-- is your vision for Santa Fe County's future aligned with what is essentially an investment firm

SFC CLERK RECORDED 07/02/2026

that sees only the dollars it can extract –

CHAIR GREENE: Thank you.

MS. ALARIE: -- from a beautiful parcel of land that otherwise means nothing to it? Allowing this project to move forward is not an act of stewardship. We would rather see our fates determined by the co- contributions and vision of our neighbors, not by distant forces driven solely by profit. Please deny this. Thank you very much.

CHAIR GREENE: Please try to limit it to two minutes.

ALAN FISK WILLIAMS: I'll do my best. I had eight points to talk about, but I'll try to talk about three. I am Alan Fisk Williams. I live at I had 18 Blue Canyon Vista. My property directly abuts the development. I guess I want to start off by talking about fairness and equity. I understand how Samara's going to make a bunch of money. I understand how JenkinsGavin is going to make a lot of money. But because of the diminished view shed, the loss of natural quiet, the loss of wildlife, and congestion, I estimate that I'll probably suffer a loss of 10 to 20 percent on my property. I'm a retired public school teacher. Like most middle class people, the majority of my wealth is in my house.

So I'm going to ask you to please protect your constituents, me, okay, and not some company in Chicago. I went to Santa Fe City to try to find out if they knew what was going on with this development, and I couldn't find anybody who could. I'm specifically worried about Buckman Road and Calle Nepal. They're known hazards to cyclists and pedestrians, and I would hold this whole thing in abeyance until those two really dangerous roads can be improved. And finally on the traffic study it said that eastbound from Blue Canyon Vista had a zero wait time, and I drive that road every day, and I know that number is incorrect. You have to wait at least 50 percent of the time. So if one number is suspect, I think you have to suspect the whole traffic study. I got nine seconds to thank the County staff and the Commissioners, and the rest of the staff. It's been a long day. Thank you so much.

CHAIR GREENE: Thank you very much. Great job. Two minutes on the dot. Thank you. Please.

YVONNE CHICOINE: My name is Yvonne Chicoine. I reside at 2 Laurel Circle, and I understand that I am under oath.

I, my husband, Tom Stark, and I, and he is present and he took the oath as well, submitted a seven-page letter. It's part of Exhibit O in your packets. It's at page 151 to 157 should you wish to refer to it, because it does contain some really important pictures, and I think there's a real value in pictures. I also would like to submit for the record a photograph that is not part of that, and that is a photograph that was in the Santa Fe New Mexican on April 21st, 2026, which is, shows all the trees that were mentioned and shows what this landscape currently looks like.

The issue that – I would also ask a procedural question is, and it, is that our letter be considered under oath. Are all the submissions that are put in considered under oath so that they are considered evidence of a hearing like this? I would hope that they would be because if we have to cut our testimony short, I can't read all seven pages and it's -- The issue with this photograph, and I ask it be distributed, really points to what some of the issues are, and that's the scenic corridor. And I don't know, no one has mentioned

SFC CLERK RECORDED 07/02/2026

Ordinance 2002-1, which falls in between an area that Ms. Jenkins never mentioned, and that was developed after 599 came into play when the Santa Fe Center was discarded in favor of residential estates with a commitment to the community. My husband and I were part of that commitment 20-some years ago, that there would be one – each lot would be a minimum of 2.5 acres. That was a commitment that was made to the community. This does not combine with that commitment.

There's not enough time to talk about the lack of appropriateness for cluster development, because one of the main criteria of cluster development is that the infrastructure is in place. Not that it's part of the development, but the cluster developments come into play when the infrastructure is there. It is not. Thank you very much.

CHAIR GREENE: Thank you very much as well. Cheers.

BUCK SMITH: Hello, my name's Buck Smith. I live at 51 Violet Circle in Las Campanas. I understand that I'm under oath.

I've submitted two very detailed letters, and I hope you had a chance to read them. I'm going to let those letters speak for themselves in the interest of time. First of all, I wanted to again reiterate thank you for your service to the citizens of Santa Fe County and staff who are dutifully doing their job. We really appreciate that.

I'm not here to oppose development either, so please don't hear me to be saying that. I'm going to just address two points that are in my letter, have not been addressed yet. The one is the housing count for affordable housing. Two is the floodplain analysis. Now let me just suggest to you that the applicant seems to have miscalculated the number of affordable houses that it's supposed to supply. We would read the code to say that the applicant must provide 24 affordable homes for 158 lots, not 18 for 121 lots. All right?

Now, I want to refer you to a code section, 13.2.1.1. It says that, For subdivisions consisting, I'm quoting this, consisting of 25 or more parcels, that's us, the number of affordable dwellings shall be no less than 15 percent of the total number of parcels. Now please ask staff to clarify that. I can't understand it, okay? It's not consistent with their presentation, and we just note it for the record.

The second point I want to make is the floodplain data. This floodplain map was last updated in 2008. It's way out of date. I think all we're asking for is that an independent updated floodplain study be funded by Samara before any vote is taken on this Board. I witnessed the flooding in these arroyos in 2017, 2018. I hope you did too. It was harrowing. No Zuni bowl's going to connect stop that flooding. Thank you.

CHAIR GREENE: Thank you very much.

MONA SHOUP: Hi, where's Commissioner Hughes? He needs to hear this.

CHAIR GREENE: He's probably got an earpiece, so he probably is hearing it.

MS. SHOUP: Oh, here he is. Great.

CHAIR GREENE: And here he is.

MS. SHOUP: I didn't know about those. Hi, I didn't know about those, and I'm glad you have those. Hi, my name is Mona Shoup. I live at 7 Tecolote Circle, Santa Fe. I represent Northwest Residents United RO, and I'm under oath.

Okay, I would like to first address the conceptual plan application. It lacks needed

SFC CLERK RECORDED 07/02/2026

information for the Board to make proper decisions on the increased density. First of all, it does not meet the requirements and the criteria in accordance of Section 8.12 and Table 844 for the density bonus. It does not give anything, let me back up. The two options it submits for its sewage treatment facilities, they are not community treatment facilities. This is a requirement under these codes. This is very important. Without a community sewage treatment facility, they cannot have the density bonus. You need to look at this.

Jennifer mentioned the Tierra Antigua project that she worked on. I brought a copy of it. It followed the code. It has a community sewage treatment facility. I put that in my comments letter, and I hope that you please look at it. Also, I sent you a late email, which I'm sure that you will have. The project also failed to submit the registered – the archaeological report. This project contains or this property contains significant cultural resources. It needs a report to go along with this project before they touch the shovel to the ground. This project needs a report from the state. It needs to be incorporated into the development permit.

I'm surprised that The Land Trust wasn't aware of this. I caught up with them and I told them that. Excuse me, my allergies are bad. Also the environmental impact report was not submitted in the application. I believe this application is incomplete.

I think for these reasons and all the other reasons that this application was missing several important pieces, it should be deemed incomplete. This needs to be tabled until you get all the information that you need.

I wanted to back up a little bit on the Uno Mas project. The affordable housing plan was wrong. That's it. Thank you. Thank you for your time.

CHAIR GREENE: Thank you very much.

DEBORAH PHILLIPS: I guess I have the honor of being last.

CHAIR GREENE: There are 423 people online after you, so don't get so excited. [laughter]

DEBORAH PHILLIPS: My name is Deborah Phillips. I live at 28 Thistle Lane in Santa Fe. It abuts the proposed development. And by the way, that utility line behind my house, the private property that I own extends to the far side of that path. So that is private property, and that's true of my neighbors as well. Just a quick correction to the record.

I offered to read the letter that Mary Jane didn't have time to read, so that's what I'm here for. It is written by a homeowner who lives off of Camino la Tierra and is a certified wildlife biologist. And she states,

> The land proposed for development is not vacant or unused. It is a large expanse of intact pinon-juniper woodland that provides shelter, food, breeding habitat, and movement areas for a wide variety of native wildlife. These habitats have developed over centuries and support a diversity of species uniquely adapted to northern New Mexico's landscape. If this project proceeds as proposed, hundreds of acres of functioning wildlife habitat will be permanently lost. Native vegetation will be cleared, soils disturbed, roads constructed, and human activity introduced into an area that currently provides important ecological value. Once homes, streets, utilities, and associated infrastructure are built, the habitat that exists today cannot simply be recreated elsewhere. While wildlife may persist temporarily around development, research consistently shows that many species decline as

SFC CLERK RECORDED 07/02/2026

natural landscapes are converted to residential use. Increased traffic, noise, lighting, domestic pets, and human president, presence all reduce the suitability of habitat for native wildlife.

That loss extends beyond individual animals. We're talking about the gradual erosion of an entire ecosystem. Mature pinon-juniper woodlands take generations to develop. The trees mentioned before removed today will not be replaced within our lifetimes. The ecological functions they provide, cover nesting sites, food resources, soil stability, and watershed protection cannot be quickly restored.

I better stop because my time's up, and I do respect time, but it'll be submitted. I just want to thank you for your service, and I really want to thank you in advance because I know you will listen to all the statements that have come before me. They've been deeply informed, very passionate. And anyway, thank you for listening to all of this.

CHAIR GREENE: Thank you very much.

WILLIAM BARR: My name is William Barr, and I live at 12 West Wildflower Drive in Tierra del Oro. And excuse me, I'm getting a little old. But I was the individual that discovered the paperwork that created the zoning that currently exists for this property. I did it when I did the zoning for the whole county, and I believe you remember that, Mr. Manager. And what happened was I went to the Land Use Department and they claimed that they knew exactly what the zoning should be, and it was going to be high density. But we in our community knew that was incorrect. They insisted they were correct and refused to do any research to find out what the property zoning was.

So we hired an attorney and helped me do the research, and we finally found paperwork in storage in a box. And we were able to find the zoning map that was passed by this august body that established it at 2.5 acres. That hasn't changed. I suggest, and I'd be offended if anyone would want to allow a development to proceed and not follow the 2.5 acres. I know it exists. I've seen the zoning maps, and I'd like you to respect that. Thank you.

CHAIR GREENE: Thank you.

DANNIELLE LAURENT: My name is Danielle Laurent. My address is 16 Thistle Lane and I'm under oath.

Today I wish to speak to the concept of detrimental reliance. Hope you know what that is.

CHAIR GREENE: Say that again.

MS. LAURENT: Detrimental reliance. As it relates to the proposed Camino Verde development, detrimental reliance is a legal doctrine that applies when a person reasonably relies on a promise, a representation, or established condition. And because of that reliance, changes their position or makes investments that would not otherwise have been made. The doctrine exists as a mechanism to prevent injustice when people have reasonably relied on expectations created by others. I am exercising this legal doctrine.

I live at 16 Thistle Lane, which directly overlooks the proposed Camino Verde development. As a matter of fact, it abuts the development. I purchased my home in 2005. Like many people who choose to live in Santa Fe County, I immediately fell in

SFC CLERK RECORDED 07/02/2026

love with the open space, rural character, and undeveloped beauty of the landscape. When purchasing my home, I specifically asked my real estate agent about the status of the open land in front of my house and whether it would remain undeveloped. I was told the land was privately owned and would likely be developed in the future. However, I was also informed that because the land was zoned residential estate, the minimum lot size for development would be two point five acres each. This was designed to preserve the very character of the area and to guide future development in a manner consistent with the existing community, right?

I've invested dearly for the betterment of my neighborhood and community. During that time, I have spent a substantial amount of time and resources in remodeling and landscaping. Over 700,000 actually. I would not have bought my house if I ever expected that the 2.5 acre requirement reduced to under a third of an acre. Imagine that. I'm not alone in this.

CHAIR GREENE: Ma'am.

MS. LAURENT: Oh. Okay, okay, 3 seconds. The development as proposed will destroy the rural atmosphere for which our existing residents invested and have enjoyed for decades. The clustering of dozens of houses on lots as small as under a third of an acre is inconsistent with the existing community. Okay, I will stop.

CHAIR GREENE: Thank you. All right. Is there anybody else in the chambers that wishes to speak? Oh, I see. All right. Excellent. Daniel, do we have 233 or is it down to 200?

MR. FRESQUEZ: Mr. Chair, we currently have one person online raising their hand.

CHAIR GREENE: excellent. All right. Sorry you missed the show here. Glad you could join us online.

MR. FRESQUEZ: Mr. Chair, that speaker is Trisha Ansel.

JEFFREY BLOCK: Actually her husband, Jeffrey Block. I acknowledge I'm under oath. I live at 81 Bluestone Drive in the Colinas Verdes development off of Camino la Tierra. Prior to moving to Santa Fe in 2020, I've lived in Los Alamos for 30 years and went through two fire evacuations, and also the construction of roundabouts at choke points at the entrance and exits of Los Alamos.

Los Alamos had the advantage of a truck route entrance exit that provided timely exit. But there isn't that kind of timely entrance exit alternative for the construction of that roundabout. I'm very concerned from a safety standpoint of the time it's going to take to construct that roundabout and how much road closure is going to happen.

Also, I want to bring up that what people haven't brought up apparently the developer is making a statement about Opera to airport access. I don't know if people remember, the 599 was not built as an Opera to airport access road. It was built because of hazardous waste shipments from Los Alamos that needed to go to WIPP that had to bypass the populated portions of Santa Fe.

Putting a high density development right next to the 599 will add a safety concern if there is ever an accident on the 599 in terms of overall safety. Thank you. I'll stop there.

CHAIR GREENE: Thank you, Mr. Block That's it? Oh, wow. Good job, guys. Okay. Thank you.

SFC CLERK RECORDED 07/02/2026

Commissioners, where are we? What are we thinking? I would love discussion. I would also like five minutes, but, yes. Okay. So it is now 9:37. Please give us eight minutes. We will be back at 9:45. Please get out of my way from the bathroom. [laughter]

[The meeting paused from 9:37 to 9:48 p.m.]

CHAIR GREENE: We're going to close public comment now. Thank you very much. And we're going to go to the Commission to ask a bunch of questions of the applicant, of staff, and potentially of the community if there's specific things that need clarification. Commissioner Cacari Stone, I'm going to start with you because half of this is in your district, half of it is in my district, but I'm going to go, towards the end.

COMMISSIONER CACARI STONE: Okay. Thank you, Chair Greene. Good evening, everyone. Are we excited and still awake? I am. I really get jazzed. And I get very energized by public testimony, as well as the stellar presentation that was earlier. I just want to say, yes, we need affordable housing, and there's things that are compromised over time. I'm comparing this presentation and public testimony to the one that was given earlier, and I think even though it's very different zoning and communities, everybody wants to preserve our culture, our land, our way of living, the nature, the ecosystem, and people want to be able to have intergenerational wealth and preserve their homes. So I would just wanted to say that I heard you.

Over the weekend I want to thank Olivia Padilla, my liaison, we kept inputting. I looked at all the emails each of you sent. We had 50 unduplicated different submissions. Kenneth, thank you for doing what you did in terms of gathering them all. I want to thank our Growth Management for doing a stellar – they go through a lot of analysis. They're very dedicated workers. And then I also looked at the previous meeting that was to the Planning Commission, did analysis on that, and I took almost verbatim notes because I'm used to doing that, of all the testimony.

So here's what I came up with. I think there's two distinctive themes that came from the public. But before I go there, I want to say the presentation that we got on the proposed development in terms of open spaces, we need affordable housing, so something has to give. And I think that you're dedicating more, and you have in the different projects. Preserving the Chili Line. There were lots of pros and advantages to the conceptual plan. And a conceptual plan doesn't mean we're giving carte blanche for every single phase. It means we're just starting, yes, we can go forward. So the staff has determined, yes, but this is what I'm thinking is the yellow light for me in listening and considering everything, is first of all, I think that the density bonus eligibility question needs to be distinctive and relooked at. This is very critical. I would ask that the staff maybe if we have a little bit time, maybe, clarify how it was calculated, but it was also brought up that it was the 2.5 acres. So I'm asking for additional information and research and dive a little deeper. My eyebrows raise when I hear there were some files somewhere, put somewhere, and it was determined back then.

We had a case before us a couple weeks ago around eminent domain, and the staff, we asked for more research on that, and you guys came back really with high top insights and a deeper dive.

SFC CLERK RECORDED 07/02/2026

The other piece that is a yellow light for me is the wastewater situation. I think the New Mexico Environment Department they did an initial review. I'm not sure of the sustainability of the long-term plans.

There are some other common themes that came up, but I want to speak to safety, public safety, and fire because I want to clarify, many of us here have been part of New Mexico Association of Counties that are looking at climate change and fire mitigation strategies, but also nationally with the National Association of Counties, insurance companies are canceling policies across the board. It's due to climate change. I can't say that I've read any research if it's due to additional developments. I think recently all the major companies, Allstate, State Farm, I was on the Office of Superintendent Insurance last week for a lengthy period of time. I went also Las Campanas HOA, I meet with them regularly. They invite me. Anyone who invites me, I'll come to your meetings. But they've been looking at that as well, and they did a survey. I think we all need to be concerned about it. It's not one development that's going to cancel your insurance policies. I'm just going to tell you what's happened nationally. The biggest companies are requiring local brokers to use AI and an app to determine whether you should have coverage or not. You plug in your zip code. So OSI was plugging in addresses, La Tierra, different parts of Santa Fe. We were all determined in the high-risk area. So I think it's something we need to look at collectively in terms of the fire plan, as a theme that came up. Just give me a minute 'cause this was a lot of information, but we're here.

The wildfire egress the no variance but still a risk concern. I'm going to defer to our public safety and our fire department to relook at this. But I think what I heard was during development and construction, that access to certain roads would be cut off. That's what I heard as a possibility, so I want, and, again, I'm bringing up themes of what I heard. So we either have time tonight to clarify all those, or we bump it to another meeting on June 30th to bring back so everybody has a chance to present on the top issues that were yellow flagged to me. So I'll stop there. We have a choice as a Commission.

CHAIR GREENE: Thank you, Commissioner. Commissioner Bustamante, please.

COMMISSIONER BUSTAMANTE: Thank you. I think that we keep hearing these cases where people are concerned about safety and water and I don't think that those issues are going to go away. In fact, they're going to get more of the attention that they deserve. And when we look at new developments, and I'm really just saying this as a comment, when we look at the water issue, I do in understanding the aquifer and the distance between where the septic would run and how it would get into the water, it's not likely to contaminate that water system. But I think we really have to start thinking, Commissioners, as we look at the redevelopment of code and how we make sure that each new development has a plan for solid pure water filtration on site, water provision, whatever they're going to do with each development. We're getting to this point where the concerns for those who've been there aren't manageable in. Let's see how this one's going to go in the future.

The other thing that I know that we want to keep our neighborhoods the way we were told they were going to be when we moved in, but we also have to recognize that our ability to be where we are now was because previous generations created the

SFC CLERK RECORDED 07/02/2026

capability for new development and for things to happen. I would be lying if I said I didn't remember when Camino la Tierra was just being planned and there wasn't anything there. So it's all about the steps and what we do to take measures to protect where we are. And that's where I am on this, but I'm really going to solidly look to the two of you being the Commissioners over those particular areas. But in the long run, I really think we have to look at code and how we're going to address new development in the interest of preserving the quality of life as people have brought up, in recognizing that quality of life has changed now for many generations. So that's where I stand on this right now. Thank you.

CHAIR GREENE: Thank you very much. Commissioner Hughes.

COMMISSIONER HUGHES: Yeah, I have a number of questions about, the sewage treatment, the affordable housing, whether they calculated the number of units correctly, and the fire risk why that area is such a fire risk. I don't think it's worse than where I live, which is about the same terrain.

But anyway I think I'm going to leave it to you, Commissioner Greene and Commissioner Cacari Stone on what you want to do.

CHAIR GREENE: Okay. I'll take my stab at it for a few seconds. I think I'm going to be specific for a few minutes and ask some questions of staff and the applicant. The first one's for Michael. We had some folks questioning the interpretation of this being one parcel or two parcels and how those calculations come into play. So would you please give me your or our County interpretation of that?

MR. VOZ: Thank you, Chair. Yes. So the rules of interpretation, which is Appendix A, includes the definitions for the Sustainable Land Development Code, states that words in the singular in the code can also mean the plural and vice versa. The code defines a development site as a parcel submitted for a development. This is one application for development, and the definition of a parcel states that it is also contemplates a portion of a subdivision plat for development. There is a subdivision plat with these two lots on it, but for the purposes of this particular application, my interpretation is that they should be read as a single parcel or development site for application of the rules to this singular development project.

CHAIR GREENE: Okay. So at what point do you decide that these are two separate lots? This could be they're in two different districts, they're in two different – they're across a road, 200 feet away from each other across a road, across town, across the county, you know.

MR. VOS: This came up in the context of can you transfer the density around between those two parcels in Section 8.12. Immediately after it says that you can't transfer density between parcels, it also says that you need to place the density bonus on the same parcel. It also then in that very next section says that you need to place it in the same zone district. Not often, it's rare and not a best practice to have multiple zone districts on a single lot. The fact that this is all together I think supports the interpretation as it applies to that section. But we would draw the line as this application came in for 300 acres altogether. They could not tell us. This applicant is proposing a 158 lots. The calculations show that they're allowed 172, they cannot turn around and tell us that they're going to use those extra 14 lots somewhere else. That's what the code limits

SFC CLERK RECORDED 07/02/2026

you from doing. You cannot move those extra 14 lots that they're not planning to build, but the code says that they're entitled to, and place them in the community college district, for instance.

CHAIR GREENE: Okay. But if they had something nearby, half mile down the road that –

MR. VOS: If it is not part of contiguous part of the submittal they handed us, we, they could not transfer it to that other parcel of land.

CHAIR GREENE: And this is Tract A, Tract B, two different Commission districts, all those things don't matter. This is one submission.

MR. VOS: It's one parcel for the purposes of this singular development project.

CHAIR GREENE: Okay. So staff supports that calculation?

MR. VOS: And that supports the calculation of 160 units after the open space density bonus , yes.

CHAIR GREENE: Okay. And the questions about the affordable housing calculations of 15 percent?

MR. VOS: So Section 13.6.1.2 of the code stipulates that the affordable housing calculation for a subdivision shall be made before any bonuses are applied. So that's why the calculation is made on the 121 lots of the base density only.

CHAIR GREENE: So it's based on the lower definition there. Okay. Thank you.

One of the things that concerned me was that this all came forward in community meetings before the variances were pulled. I'm not a big fan of a sort of bait-and-switch potential of this. And I would've liked to have seen a resubmission once those changes had happened. Is there any provision for that or is there –

MR. VOS: I'm not aware of any provision for that. We could certainly look at a policy for future applications, but they're distinct applications in the SLDC. So they submitted for three variances. They submitted four total applications to us, and so they each run their course, and they pulled three of them.

CHAIR GREENE: Yeah, but you just grouped two parcels in one submission, and now you're separating four variances into four separate things. So choose one. Choose one.

MR. VOS: We can look into that as a policy, but I'm not sure that's how the –

CHAIR GREENE: I mean, you pluralized one, you aggregated one set of decisions, and you disaggregated a whole bunch of others.

MR. VOS: I guess the variance in conceptual plans are distinct types of submittals called out in separate sections of the code than how we're defining the word parcel somewhere else. I think they're distinct.

CHAIR GREENE: Okay. Having done lots of work out in Campanas and some work in La Tierra over the years, one of my favorite things to do is to avoid the biker gangs of Las Campanas, which is to say a whole bunch of guys on bikes. And, one of the most unsafe routes of that is when they're cruising around on Camino la Tierra, and

SFC CLERK RECORDED 07/02/2026

there's 40 or 50 of them, way faster than the speed limit, but, those guys can cruise. Was there any discussion about bike path and any of that for the roadways to at least for that segment where a bunch of the congestion is going to happen?

MR. VOS: So I can't speak for what the applicant has considered in discussions that have happened outside of Growth Management, but in our review those aren't listed requirements from the code. But we also have Public Works for traffic and the NMDOT review guide what the roadway improvements would end up being for any project, and those were not raised to us.

CHAIR GREENE: You know, we can't make DOT do the things that we wish they did, and it looks like most of this roadwork was punted over to DOT. So I'm concerned about the pedestrian and the and the biking along this stretch, basically from 599 to West Wildflower. By the mailboxes when I drive that now, that's one of the worst intersections I drive through and wish it was better designed. I look at the northern parts of La Tierra and the divided road there. While it's not perfect, it definitely has a much more charming and a safer feeling of not having a divided road with just a yellow, double yellow line. Instead, actually having a median and some landscaping in the middle of that. Was that design ever discussed?

MR. VOS: That design was not discussed with our department. And you can certainly, I think with this and various other things, you're allowed to place conditions on approvals, but those conditions I would caution need to be related to the impacts and, of this particular development. We don't have a specific design standard that requires that separated median roadway design. So you could certainly ask the applicant what their willingness to do additional design features on that roadway are and then use your discretion to potentially put appropriate conditions if you choose to move forward.

CHAIR GREENE: Okay. The big condition, or not condition, but concern that I have is the year or year plus that any road construction is going to do to shut down all of the 1,000 plus, 2,000 homes that use Camino la Tierra every day. And, whether it's the roundabout, haven't even gotten into where the roundabout should be in my mind, but whether there's a roundabout or not. But to have everybody having – and was there a construction mitigation plan proposed? Is there any provision for that to say, This is going to take 18 months, and everybody who lives here is going to have to deal with it, and this is how we recommend dealing with it?

MR. VOS: So, again, back to the original part of the presentation that this is only a conceptual plan approval. It's probably premature to do a full construction mitigation. Again, you could require that for the subdivision platting phase, which is when they're actually going to design construction drawings and move forward with infrastructure and those construction permits. I think that's within your purview to, to require that mitigation plan.

CHAIR GREENE: So you give them a go ahead and then the next phase of this doesn't, you know, they come up with a mitigation plan and who knows who's looking at it?

MR. VOS: Chair and Commissioners, I think if you conditioned it or as they come in with a preliminary plat approval, you could request that information as part of your approval process for the preliminary platting, the subdivision platting.

SFC CLERK RECORDED 07/02/2026

CHAIR GREENE: Okay.

MR. VOS: And use that in your decision-making for that future stage.

CHAIR GREENE: Okay. Next, the roundabout seems to be a preferential roundabout for the people who are going to live in this project and not something to fix a problem at the intersection, which I see as the real intersection of problem, which is at the frontage road, the T-intersection. The guardrail right there, every few weeks they're replacing that guardrail because somebody smacked into that, god knows how fast. That seems to be the place for the roundabout. Again, that sounds like DOT was the one to be there?

MR. VOS: Chair and Commissioners, I think the DOT certainly was involved in that discussion. I would defer that to the traffic engineers the applicant's engineer who prepared the traffic study, who analyzed the intersections and what levels of service were at each one, and therefore, and those levels of service are what lead to specific interventions for mitigation. And so if that was the intersection that needed some kind of an improvement, and then that led to the choice of a roundabout as opposed to other options that was discussed, again, yes, with DOT and the applicant's traffic engineer.

CHAIR GREENE: As we've discovered in other cases and in other venues, level of service has nothing to do with safety. It just has to do with whether you have to wait and you're getting agitated at a stop sign. Safety is first, right? The health, welfare and the, of our community is what we're up here to deal with. And so if that intersection is a bad and dangerous intersection, that should be the one where the attention is given. I guess I'll ask the applicant, was that intersection envisioned for a roundabout there? That seems to be the one that helps move traffic more safely. Ms. Jenkins, is that -- if you have some thought about that intersection, I'd love to see safety stats. Literally, whenever I drive by it, it looks like somebody else hit that guardrail over there.

MS. JENKINS: Thank you, Chair Greene, Commissioners. So I was just conferring with my traffic engineer, asking him to – I'm not sure we have any crash data at that intersection. My honest answer right now is I don't know. Do you want to? This is Bert Thomas with Bohannon Huston Engineering. He is our traffic engineer on the project.

ALBERT THOMAS: My name is Albert Thomas. Everyone calls me Bert, my nickname. My address is 7500 Jefferson Northeast, Albuquerque, New Mexico. That's my work address. My residence is 12 Camino de Fay, which is in Santa Fe County, south of Stanley. So a lifelong resident here.

In terms of the traffic analysis, we did look at that intersection, as you said, for capacity and to understand if there was any movements that were failing. We didn't identify any movements that were failing at the frontage road intersection that would require mitigation. That's why no other improvements, such as a roundabout or additional stop conditions, were actually looked at for that recommendation.

When you ask about the safety the traffic analysis did not review crash data. It is something that we could look at in terms of the state system and find out if there's been any recent crashes reported at that intersection and take that into consideration. But in

SFC CLERK RECORDED 07/02/2026

discussions with the New Mexico Department of Transportation there did not seem to be any concerns regarding safety issues at the interchange itself or at the frontage road intersections.

CHAIR GREENE: You know, I see, I drive this periodically, and when I'm coming north on Camino la Tierra and either going to -- either I'm going north on La Tierra straight through that intersection or making a left-hand turn, that backs up traffic. There's no turn lane there, and you weren't even proposing a left-turn lane for people moving north to turn onto the frontage road. So there seems to be a gap in the, you wanted to build everything for the development, but not necessarily for all of those other aspects, the mailboxes as well.

It's appears that one of the advocates has maybe some information. Is that- -- can you take 25 seconds to

UNIDENTIFIED SPEAKER: I have the crash data here on my phone of that intersection.

CHAIR GREENE: That'd be great for you to data share?

UNIDENTIFIED SPEAKER: Could I email it to Michael and Kenneth.

CHAIR GREENE: So Michael, do you want to check that.

MR. VOS: I'm absolutely happy for it to be sent to me, and then I guess we need direction. Do you want to enter this into the record or share it with the applicant so that they can provide their own analysis of it and things like that?

CHAIR GREENE: Yeah, it'd be great to be verified and to have that.

UNIDENTIFIED SPEAKER: I just emailed it to Michael.

CHAIR GREENE: Okay. Thank you. And then we didn't really talk about, you didn't present in here where the wastewater plants are. Is that something –

MS. JENKINS: Yes, I have the information. I'd be happy to share. If we could pull up the presentation. Thank you, Daniel. My presentation was long. Yes, very long.

CHAIR GREENE: Yes, long but it was missing fundamental –

MS. JENKINS: And so I saved some information for to see what it is the Board was interested in visiting about. So I'm just looking here. Let me just go down. Bear with me one moment while I find the appropriate slide. Okay, here we go.

The option A that was addressed in the preliminary engineering report is a centralized wastewater treatment system. It is going to be proposed to be located in the southwest corner of the eastern tract, so near the Camino la Tierra, near the interchange, so in that southwest corner right there. And so this is a diagram that kind of shows the basic process for wastewater treatment, which I think we're probably familiar with. So this would require a groundwater discharge permit from the New Mexico Environment Department that we would have to obtain prior to submitting our first subdivision plat application for our first phase. So that's important to note. And what we are proposing here is compliant with state regulations, which is the regulatory agency for this.

CHAIR GREENE: I guess my question is size of the leach field, geological studies to make sure that you –

SFC CLERK RECORDED 07/02/2026

MS. JENKINS: Exactly. We did do soils testing to confirm that we have proper permeability in the soil. So that testing was conducted and completed. [side bar with engineer]. The engineer is looking it up so we can confirm that. It's about an acre and a half. It's about an acre and a half, yeah.

CHAIR GREENE: Where is it on the plan?

MS. JENKINS: Let me show you. So it sits right here, the system component itself, and then the leach fields run through this open space area, and they will not be visible – it's all subterranean, so there was be nothing that will be visible.

CHAIR GREENE: Okay. If I use my memory in this, that's up on top of a hill above, you know, so you're pumping it up to a leach field on top of a hill. Does that sound right?

MS. JENKINS: there will be some, there'll be some work in the area in terms of – but we're minimizing that, and everything will be post-construction. Everything is revegetated.

CHAIR GREENE: So that whole area is going to be scraped and re – okay, anyway. Thanks.

I'm going to defer to Commissioner Cacari Stone for a few questions while I put this all together.

COMMISSIONER CACARI STONE: Chair Greene, I appreciate your questions, and Commissioners. Again, I think for decision-making for the conceptual plan, I have two things I'm moving towards. We need some more pieces of information from our staff to verify things that came up in testimony. And I consider public testimony just as equitable, valuable as your presentation and our staff's stellar research.

Chair, I'm going to propose that we hold to vote at the end of June, June 30th if it gives our staff time to validate how density bonuses were calculated and to weigh in if we have to get another opinion outside our staff. I think that's a heavy burden because I heard our staff say, my interpretation, my interpretation. We don't need a heavy burden on one person. So I think we need to get that density calculated.

I also am asking that our Fire Department do testimony on the evacuation capacity. What we need to consider here is public safety, and I heard enough from the residents during construction but also for the long term. And we need to think about the regional evacuation resilience for the area given we're adding 1,600 more homes, and it's going to become just like we have in other areas. So I'm asking that our Fire Department weigh in on it and give us some testimony on what would be required and to look at the plan, but that you as the developers, representing the developers, rethink that plan before you come back to us as well.

Those were my two major concerns.

MS. JENKINS: Sure. And I think that, Commissioner, I believe Chief Black is in the audience if you would like to hear his thoughts.

COMMISSIONER CACARI STONE: I would, but I wanted him to look at this more specifically and prepare for it.

MS. JENKINS: Okay.

CHAIR GREENE: Along those same lines, the amount of time that this

SFC CLERK RECORDED 07/02/2026

construction along Camino la Tierra will take place seems to be a burden that needs to be mitigated with some level of at least loose proposal, right? Oh, are we going to build a second lane that allows this. There are ways to do it.

MS. JENKINS: No, and I'm really glad you brought that up, Chair Greene. Because we have, and I've repeated this, and I have said this in every single community meeting interaction. We are not closing Camino la Tierra I'm going on the record. Yes, is construction inconvenient? Yes, construction is inconvenient, and we are not closing Camino la Tierra during construction.

ORALYNN GUERRERORTIZ: Oralynn Guerrerortiz and I'm under oath. Jennifer made that point to me very early on. You guys don't remember this, but when we closed Richards Avenue for 10 days, the BCC was kind enough to let me do that, to build one of those one of the entries into the community college. It took us 10 days to build a traffic circle because we on- you only granted us 10 days, and we did it. It was pretty impressive because we actually ended up having to deal with a gas line that we were unaware of when we started construction. So that was a really interesting experience, frankly.

But what I imagine is going to happen, just to give you a feel for this, is that we'll be building one of our – I could try to show you on this, but very likely we will build this road right here coming down. Through here and then build a temporary road over, and we would shut down Camino la Tierra and redirect traffic through this area while we build the roundabout. So we would just redirect traffic on the future roadways of the subdivision during the process of building the roundabout itself. But we would not shut down traffic through this corridor. We would just reroute it through some of the new roadways that we're going to be building and have some temporary roads. What I've really got to focus on is where I would build temporary roads would do the least amount of damage and that we could repair in the future to hide the fact that we did have that temporary road in place for the time that we were building the roundabout. But I've been told all along I cannot shut this road. We're not stopping the traffic on this road. Thank you.

CHAIR GREENE: I appreciate that. I do still think that the intersection, the T intersection at the frontage road is a critical one that will need something. But maybe that's just a left turn lane that deals with it, as simple as that. Maybe not a full roundabout.

COMMISSIONER CACARI STONE: Chair.

CHAIR GREENE: Yes.

COMMISSIONER CACARI STONE: Chair Greene I think we need to move towards the motion I made that we consider and vote on this. I really do appreciate the thorough – this has been very healthy and robust. This is what we need to do for huge, large developments. You've done your due diligence, our staff has, and so has the community.

And so I'm asking that we hold on the vote until June 30th and we give our staff time to verify how density bonuses were calculated, even if we have to give a third party whether it was transferred between parcels or under what authority. The other piece is I want to give our Fire Chief time to look at this plan again and rethink the evacuation

SFC CLERK RECORDED 07/02/2026

plan, not just for this new proposed subdivision, but for the for the region and all the- 13, 17 HOAs and communities all around it. I think we really need to think that through because we have to do our due diligence.

So I'm proposing we do that, we close up the night, we thank everyone, and we walk away knowing that this was very robust and healthy. This is good stuff. It wasn't a failure tonight, it's a win, and we're going to come back June 30th. We need to make a decision, and it's not whether we're going to have this housing development, it's how we have it. And frankly, for the district, it's good to see some affordable housing, and I don't think the question is whether we're going to have it or not. It's how we move forward and to get more evidence to make a decision.

So I that's where I stand. I do want to make a point that when we come back, I heard some testimony that we're killing trees and junipers, but from the people that gave that testimony and all the areas and where you live around it, I guess I'm just curious on historically: were trees killed and taken down where you live, where your homes are now? So we have a Santa Fe where there are precedents, but we can't say, Tick-tock, the game is locked. We have to move forward in a very balanced way. So I just want to challenge that because what do you think Agua Fria Village it used to be a pueblo, the Pueblo Quemado, and much of the area that has homes in that was live in the area of Las Acequias. It was all acequias and waters. So how do we preserve what we care the most about, but also allow other people to have homes as well? So we have to make some compromise and be realistic around what was destroyed to create our own homes that we live in now. So I just had to make that because that was glaring at me.

CHAIR GREENE: Thank you.

COMMISSIONER HUGHES: Is that a motion to table?

COMMISSIONER CACARI STONE: Yes, that's a motion to table.

COMMISSIONER HUGHES: I will second that then.

CHAIR GREENE: Okay. And additionally, under discussion, I would like to have DOT here and this is their road at the end of the day, so for them not to be in the room to have a discussion about this is somebody missing in this conversation. Additionally, crash and safety data on all of these intersections and just understanding how this is used.

So we have a motion to table to the next meeting on June 30th with a number of I items. You're looking at me, Walker.

ATTORNEY BOYD: Chair I would just want to make clear that the tabling motion is to continue the public hearing at the June 30th Board of County Commissioners meeting, just so that for the benefit of those present, they're aware that the Board will be reconvening and taking more evidence on this application at the June 30th meeting.

CHAIR GREENE: Absolutely. That is correct. Yes. Thank you for clarifying that. There wouldn't be public hearing per se, but there would be more evidence. That's right. We'd have DOT, we'd have fire and evacuation, Density calculations –

COMMISSIONER CACARI STONE: Density calculations verified.

SFC CLERK RECORDED 07/02/2026

CHAIR GREENE: It will not be a public hearing, but you can all hang out and watch and listen.

UNIDENTIFIED SPEAKER: Will there be more public input?

CHAIR GREENE: There wouldn't be any further public input. I think you might be able to provide letters to us, but not in a public sort of forum of that format. [in response to someone speaker in the back of the room] Sure, it's tough to fight for every tree when we all had to cut down a tree to make room for our own house. It's part of the, you want to plant two for every one you take down. So anyway, I got you.

So we've got a motion and a second here. So a motion from Commissioner Cacari Stone, a second from Commissioner Hughes to table with additional input from staff and the applicant can pipe in on this as well. All in favor say aye.

The motion to table passed by unanimous [4-0] voice vote.

14. Concluding Business

A. Announcements - None were offered

B. Adjournment

Upon motion to adjourn by Commissioner Hughes and second by Commissioner Cacari Stone, and with no further business to come before this body, Chair Greene declared this meeting adjourned at 10:30 p.m.

Approved by:

Justin Greene, Chair
Board of County Commissioners

ATTEST TO:

KATHARINE E. CLARK
SANTA FE COUNTY CLERK

SFC CLERK RECORDED 07/02/2026

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

BCC MINUTES
PAGES: 280

I Hereby Certify That This Instrument Was Filed for Record On The 2ND Day Of July, 2026 at 11:33:42 AM And Was Duly Recorded as Instrument # 2086881 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
County Clerk, Santa Fe, NM

Deputy _____

COUNTY CLERK
KATHARINE E. CLARK
SANTA FE COUNTY NEW MEXICO

Agua Fria Village Association

2073 Camino Samuel Montoya
Santa Fe, NM 87507

EXHIBIT 1

June 5, 2026

Greg Shaffer, County Manager, on behalf of the County Commission
Santa Fe County
P.O. Box 276
Santa Fe, N.M. 87504-0276

Dear Manager Shaffer, and Honorable County Commissioners:

The Agua Fria Village Association (AFVA), on behalf of the Agua Fria Village Traditional Historic Community (THC), existing since 1607, was named as a "Community Organization" by Board of County Commissioners (BCC) Resolution #2017-67, dated June 27, 2017.

Acting as the Community Organization, we are requesting that the appearance of Uno Mas Subdivision in **Case #26-5100 be withdrawn from the BCC June 9th Agenda** until such time that the Agua Fria Village Association receives a request from the Applicant to convene in a meeting as the Community Organization, as required by established precedence.

Thank you for your thorough consideration of this matter.

Sincerely,

William H. Mee

William Henry Mee, President AFVA
(505) 473-3160, WilliamHenryMee@gmail.com

Email CC:
COUNTY OF SANTA FE:
Santa Fe County
P.O. Box 276
Santa Fe, N.M. 87504-0276
gshaffer@santafecountynm.gov,
ssmith@santafecountynm.gov,
MANAGERSOFFICE@santafecountynm.gov,
Dist. 1 Com. Justin S. Greene, JSGreene@santafecountynm.gov,
aabaca@santafecountynm.gov,
Dist. 2 Com. Lisa Cacari Stone, CacariStone@santafecountynm.gov,
KVigil@santafecountynm.gov,
Dist. 3 Com. Camilla Bustamante, CBustamante@santafecountynm.gov,
BLovato@santafecountynm.gov,
Dist. 4 Com. Adam F. Johnson, AFJohnson@santafecountynm.gov,
tsalazar@santafecountynm.gov,

SFC CLERK RECORDED 07/02/2026

Dist. 5 Com. Hank Hughes, hhughes@santafecountynm.gov,
GCBustos@santafecountynm.gov,

AGUA FRIA ASSOCIATION MEMBERS:
Charlie Gonzales, Vice President AFVA, cdGonzales@comcast.net,
Catherine Baca, Treasurer AFVA; catsfe@msn.com,
Gilda Montaño, Secretary AFVA, gjmontano@msn.com,
Mel "Rubel" Gallegos, Community Representative AFVA, melrubel@gmail.com,
Lois Mee, LoisBmee@aol.com,

Other County Community Organizations:
Andrea de la Cruz Crawford, La Cienega Valley Association, a.lacruzcrawford@gmail.com,
Margo Cutler, Tesuque Village THC, Margo@MargoCutler.com,
Christi Clancy, Tesuque Village THC, ChristiClancy@gmail.com,
Lynn Pickard, Tesuque Village THC, LynnPickard1@yahoo.com,
Dennis Kurtz, San Marcos District Association, DennisDKurtz@gmail.com,
Roger Taylor, Galisteo, ClearSkyNM@gmail.com,
Ross Lockridge and Ann Murray, Cerrillos-Candella, murlock@raintreecounty.com,
Bob Baker, San Pedro Association, bill.baker@prodigy.net,
Toni Olson, Sen Pedro Association, r.n.olson@att.net,
Karen Yank, Golden, hamonyank@cybermesa.com,
Darrin Muenzberg, La Bajada THC, MUENZBERG505@msn.com,
Vicente Roybal, Pojoaque Valley, Vicente.Roybal@gmail.com,
Beverly Duran-Cash, Pojoaque Valley, durancash@yahoo.com,
Martha Trujillo, Pojoaque Valley and Acequias, almars1327@gmail.com
Devin Bent, Pojoaque Valley, devin.bent@gmail.com,
Dave and Cris Neal, Pojoaque Valley, losneals@gmail.com,
John Gutting, Pojoaque Valley, john jgutting@q.com,

OTHER:
Carl Dickens, Santa Fe River Traditional Communities Collaborative, CEDickens2@yahoo.com,
Paul White, United Communities of Santa Fe, PaulWhiteSF@gmail.com,
David Gold, former County Mediator, DaveGoldSF@gmail.com,
Helga Ancona, Pinion Hills, helgaancona@gmail.com,
Roy McKeag, Pinion Hills, santaferoy@gmail.com,
Tom Terwill, terwill@swcp.com,
Walter Isolde Wait, former San Marcos District, WaltWait@q.com,
David Bacon, tocino@cnsp.com,
Eduardo K., tortuga@cnsp.net,
Mona Shoup, Las Companas, monashoup@me.com,
Elena Guardincerri, elenaguardincerri@gmail.com,
Julie Glassmoyer, julieg2001@gmail.com,
Karen Koch, karenakoch@mac.com,
Lynne Velasco, LynneNambe@cybermesa.com,

EXHIBIT

tabbies 2

June 9, 2026

Santa Fe County Commissioners:

My name is Santiago Montoya, and I am a third-generation Santa Fean. Santa Fe has always been my home and an important part of my family's history.

At this time, I am living with my grandparents while I work and save money with the goal of purchasing my own home in the future. I have been employed at the same job for the past three years, and I continue to work hard and stay focused on building a stable future here in the community where I was raised.

My goal is to remain in Santa Fe and continue contributing to the community that has shaped me and my family for generations. I believe this subdivision represents a meaningful opportunity for local residents like myself to have a realistic path toward homeownership.

For these reasons, I am in support of this subdivision and appreciate your consideration.

Santiago Montoya
Santa Fe, NM
505-487-0857

SFC CLERK RECORDED 07/02/2026

[redacted]ne 9, 2026

Member of Santa Fe County Commission:

My name is Paul Lovato, and I have been a firefighter with Santa Fe County for the past two years. I was born and raised in Santa Fe and have always considered this community my home.

Like many working professionals in Santa Fe, I currently cannot afford to live in the city where I work and serve. As a result, I commute from Rio Rancho. After working long shifts as a firefighter, it would be a tremendous benefit to be able to drive a short distance home rather than make the lengthy commute to another city.

My goal is to one day own a home in Santa Fe and continue building my future in the community where I grew up. Unfortunately, the cost of housing and rental rates in Santa Fe have become so high that many local residents and essential workers are forced to live elsewhere.

For this reason, I support this subdivision. It offers a structured and more affordable housing opportunity that could help people like me remain in Santa Fe, close to our families, workplaces, and community. Providing additional housing options is important for retaining local workers and ensuring that those who serve Santa Fe have the opportunity to live here as well.

Thank you for considering my comments and support for this project.

Paul Lovato
505-557-9351

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June 9, 2026

Honorable County Commisioners:

My name is Juan Ortiz, and I was born and raised in Santa Fe by my mother, who is also a lifelong Santa Fean.

Recently, I moved back home after attending the University of New Mexico, where I was studying to become a Sign Language Interpreter. For financial reasons, I have shifted my focus and am now working full-time in Santa Fe. At this time, I am living with my mother while I work toward establishing greater financial stability.

My goal is to find affordable housing so I can continue to live and build my future in Santa Fe. Like many local residents, I am working and saving with the hope of one day securing a home in the community where I grew up.

For these reasons, I am in support of this subdivision and respectfully encourage approval of this project. I appreciate your time and consideration.

Juan Ortiz

Thank you,

Juan Ortiz - Phone:505-487-0857

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Santa Fe County Commissioners and members of the public:

My name is Estevan Cruz Probst and I am 21 years old. I was born and raised in Santa Fe, New Mexico.

I support affordable housing that is thoughtfully planned, with parks, trees, open spaces, and a sense of community. I believe people deserve housing that is attractive, safe, and family-oriented—not large apartment complexes along busy highways that feel crowded and disconnected from the character of Santa Fe.

I often find myself wondering what happened to the town where I grew up. Santa Fe has become increasingly difficult for young local residents to afford. Currently, I work two jobs and still live at home with my mother and brother. My brother and I are both working hard, saving money, and trying to build a future where we can eventually own homes in Santa Fe.

Unfortunately, many of our friends who grew up here have already had to move away or commute from other communities because housing costs are simply too high. We want the opportunity to stay in the city we love, close to our families, jobs, and community.

For these reasons, I support this subdivision. It provides an opportunity for more affordable housing while creating a neighborhood environment where families can live. children can play in parks, and residents can put down roots. I believe projects like this are important if Santa Fe is going to remain a place where local people can continue to live and thrive.

Thank you for considering my comments.

Cruz Probst
505-231-3917
Cruzprobst321@gmail.com

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Dear Commissioners:

Please consider this affordable housing subdivision for approval

I am a local Santa Fean and work two jobs in order to save money so that one day I may become a homeowner. Like many in our community, I am working toward the goal of owning a home, but the current cost of housing makes that very difficult.

At this time, I live with my family so that I can save as much as possible for a down payment and work toward finding affordable housing opportunities like this project. I am hopeful for a future where I can have a place of my own in Santa Fe—somewhere I can be proud to live and continue building my life.

Thank you for your consideration.

— Diego Ortiz

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My name is Carlos Quintana, and I am 22 years old. I was born and raised in Santa Fe, New Mexico. After graduating from high school, I attended New Mexico State University in Las Cruces and later completed Barber School.

I recently returned home to Santa Fe and have been working as a barber at Essential Habits) for the past year, six days a week. On my day off, I also work a second job at Santa Fe Country Club. I am committed to working hard and building a future for myself here in the community where I was raised. I have clients until 8:30 p.m. tonight or I would be here in person.

To help pay my student loans and save money, I have moved back into my family home. Like many young adults in Santa Fe, I hope to one day own a home of my own. Unfortunately, the cost of housing has become a significant challenge. Rental rates are often as high as, or even higher than, a mortgage payment, making it difficult for local residents to establish themselves independently.

For this reason, I support this subdivision and the additional housing opportunities it would provide. Increasing the availability of housing can help young local residents like myself remain in Santa Fe, stay close to our families, and continue contributing to the community we call home.

Thank you for considering my perspective.

Carlos Quintana Carlos Quintana

505-469-5468

SFC CLERK RECORDED 07/02/2026

June 9, 2026

Honorable County Commisioners:

I'm a native Santafean and proud mother of three children. I am in complete support of this subdivision because it would provide opportunities for local families and help ensure that future generations can continue to live and thrive in our community.

Currently, two of my adult sons live at home while they work hard to save money for down payments on homes. Affordable housing opportunities are extremely limited in Santa Fe, and rather than spend a significant portion of their income on rent, they have chosen to save toward homeownership. While I enjoy having them close and seeing them often, they are grown men who want the independence and pride that comes with having a place of their own. They are working diligently to achieve that goal.

Over the past several years, we have seen apartment complexes built throughout the city and county. Many of these developments offer little in the way of parks, open space, trees, or community gathering areas. They often feel crowded and disconnected from the character and beauty that have long defined Santa Fe. At times, they remind me of the dense housing developments found in much larger cities, rather than the community-oriented neighborhoods that many local families are seeking.

What is especially frustrating is that the cost of renting these apartments is often comparable to what a mortgage payment on an affordable home could be. Yet many hardworking local residents are unable to access the housing opportunities needed to make homeownership a reality.

This subdivision offers a different vision—one that provides families with the opportunity to own a home, build equity, establish roots, and remain connected to the community they love. It creates a neighborhood where families can grow, children can play, and residents can invest in their future.

I encourage our leaders to support projects like this and to continue seeking solutions that prioritize local families, affordable homeownership, and the long-term health of our community. We can and should do better for the people who live and work here.

Thank you for your consideration.

Andrea Serna Probst
505-316-7636

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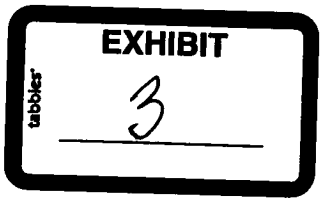
Integrity Land Planning, LLC.
P.O. Box 2536
Santa Fe, New Mexico, 87504
nathan@integritylandplanning.com
(505) 690-8603



MEMORANDUM

June 5, 2026

Michael Vos
Santa Fe County
Land Use Administrator
Growth Management Dept.
100 Catron Street
Santa Fe, NM 87504

Re: Request to Maintain Scheduled June 9, 2026, Board of County Commissioners Hearing – Uno Mas LLC. (Case #26-5100)

Purpose of Request

The Applicant respectfully requests that the Board of County Commissioners maintain the scheduled ***June 9, 2026,*** hearing date for Case #26-5100 (Uno Mas LLC.).

As demonstrated by the attached materials, the Applicant has completed all public noticing, neighborhood outreach, and community participation requirements associated with this application. The required neighborhood meeting was properly noticed, conducted, and documented, and the resulting meeting summary was submitted as part of the project record. The public participation process provided residents, community stakeholders, and representatives of the Agua Fria Village Association with a meaningful opportunity to learn about the project, ask questions, and provide input.

Public Outreach and Community Participation

The record also demonstrates that the Applicant completed all required public outreach obligations associated with this application.

On January 30, 2026, neighborhood meeting notices were distributed to surrounding property owners and community stakeholders, including the Agua Fria Village Association, Agua Fria Community Water Association, Santa Fe Association of Realtors, and Santa Fe Housing Action Coalition.

SFC CLERK RECORDED 07/02/2026

The notices invited participation in a public neighborhood meeting conducted on February 17, 2026.

The neighborhood meeting notice identified:

- The project location
- The nature of the request
- The proposed 30-lot subdivision
- The date and time of the meeting
- Zoom access information
- Contact information for the Applicant's representatives

Furthermore, the neighborhood meeting was conducted on February 17, 2026, at 5:30 PM via Zoom, and was attended by approximately 15 to 20 participants, including residents and representatives of the Agua Fria Village community.

The meeting lasted over an hour and provided an open forum for discussion and public comment regarding all aspects of the proposed subdivision.

The meeting summary prepared following the outreach effort documents extensive discussion regarding:

- Traffic and access
- Affordable housing
- Water and wastewater service
- Drainage and infrastructure
- Pedestrian connectivity
- Emergency access
- Lighting and noise impacts
- Wildlife considerations
- Community amenities and park space

These discussions demonstrate that meaningful public participation occurred and that community members were afforded a full opportunity to raise concerns and ask questions regarding the proposal.

The Applicant subsequently provided substantive responses and project information addressing the issues raised during the meeting.

Accordingly, the record reflects full compliance with the public participation objectives and requirements established by the County's land use process.

Continued Commitment to Community Engagement

Although no additional community meetings are required as part of the County's review process, the Applicant remains committed to continued dialogue with the community.

To that end, the Applicant's Agent recently contacted Mr. William Mee, President of the Agua Fria Village Association, and offered to attend and present the project at the Association's June 8, 2026, meeting.

The Applicant welcomes this opportunity to provide an additional project overview, answer questions, and continue productive discussions with community members.

The Applicant believes this voluntary outreach effort reflects a good-faith commitment to transparency and collaboration beyond the minimum requirements of the development review process.

Request to Proceed

The Applicant appreciates the important role that community organizations play in the land use process and values the feedback received throughout project review. At the same time, the public participation requirements established by the County have been completed, and the project record contains the information necessary for consideration by the Board of County Commissioners.

Because the required outreach has been completed and an additional community presentation is scheduled immediately prior to the hearing, the Applicant respectfully submits that maintaining the June 9 hearing date will allow the review process to continue in an efficient manner while still providing opportunities for community input.

Accordingly, the Applicant respectfully requests that Case #26-5100 remain on the June 9, 2026, Board of County Commissioners agenda as currently noticed.

Thank you for your consideration.

Respectfully submitted,

Nathan Manzanares
Principal
Integrity Land Planning, LLC.
Agent for Uno Mas LLC.

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INTEGRITY
— LAND PLANNING —

Integrity Land Planning, LLC.
P.O. Box 2536
Santa Fe, New Mexico, 87504
nathan@integritylandplanning.com
(505) 690-8603

To: Kenneth Quintana – Santa Fe County - Growth Management - Team Leader
From: Uno Mas LLC (Applicant)
Prepared By: Nathan Manzanares, Integrity Land Planning – Principal (Agent)
Date: February 17, 2026 (Meeting Date)

Re: Pre-Application Neighborhood / Community Meeting Summary – 3833 Rufina Street – Uno Mas LLC., Proposed 30-Lot Subdivision

Introduction / Community Outreach Efforts

In accordance with the Santa Fe County Sustainable Land Development Code (SLDC) and the County's commitment to meaningful public participation, the Applicant conducted a community outreach meeting on February 17, 2026, at 5:30 PM via Zoom to present the proposed 30-lot subdivision on approximately 14.03 acres located at 3833 Rufina Street.

The meeting was hosted by Nathan Manzanares and Wayne Dalton on behalf of the Applicant and included members of the Agua Fria Village community, including leadership from the Agua Fria Village Association. The purpose of the meeting was to present the proposed development, outline the entitlement process, and provide an open forum for community input and discussion.

Project Presentation

The meeting began with an overview of the proposed subdivision, including the site layout, infrastructure improvements, and compliance with Santa Fe County submittal requirements. The Applicant provided a detailed explanation of the development process, anticipated timelines, and opportunities for continued public engagement.

Summary of Public Comment / Input Portion

The meeting included active participation from community members, including representatives of the Agua Fria Village Association and surrounding residents. Attendees provided thoughtful and constructive feedback on a range of topics, including:

- Project approval status and entitlement process
- Site access and traffic impacts
- Affordable housing commitments

- Pedestrian connectivity and trail access
- Water and Wastewater Service
- Drainage and infrastructure design
- Lighting, noise, and neighborhood compatibility
- Wildlife considerations
- Emergency access and fire protection
- Setbacks and site design standards
- Park design, parking, and amenities

The Applicant acknowledges and appreciates the community's engagement and the consistency of concerns raised, which reflect a strong interest in preserving the character and functionality of the Agua Fria Village.

Applicant's Response

In response to community input, the Applicant provided clear and substantive responses both during the meeting and in follow-up documentation.

Key commitments and clarifications include:

- The project has not yet been submitted for County approval, ensuring that all public input can be considered prior to formal review.
- Access and Traffic: Access will be provided exclusively from Rufina Street. A Traffic Impact Analysis (TIA) will be completed to identify and implement any necessary improvements to ensure safe and efficient access.
- Affordable Housing: The project proposes approximately 30% affordable housing, significantly exceeding County requirements, thereby supporting local housing needs.
- Infrastructure and Utilities: Water and wastewater service will be provided by the City of Santa Fe, reducing impacts on local groundwater resources.
- Trail Connectivity: A pedestrian trail connection to Agua Fria is proposed via a dedicated easement, designed to be ADA-compliant.
- Lighting and Noise: Lighting will be limited, shielded, and compliant with SLDC standards. Residents will comply county's quiet hours to minimize noise impacts.
- Wildlife Protection: An Environmental Impact Report (EIR) will evaluate site conditions, with appropriate mitigation measures implemented as necessary.
- Emergency Services: The project will include emergency access and fire hydrants throughout the subdivision to ensure adequate fire protection.

SFC CLERK RECORDED 07/02/2026

- Drainage and Grading: Engineered drainage solutions will be provided to manage stormwater in accordance with County requirements.
- Community Amenities: The project includes park space, trails, and parking designed to serve both residents and the broader community.

Conclusion

The February 17, 2026, community meeting reflects the Applicant's commitment to early, transparent, and meaningful engagement with the Agua Fria Village community. The input received has been carefully considered and has informed both the project design and the Applicant's approach moving forward.

The proposed subdivision is designed to be compatible with the surrounding community, provide significant affordable housing, enhance infrastructure, and contribute positively to the long-term stability and vitality of the Agua Fria Village. The Applicant remains committed to continued collaboration with County staff, and the community throughout the entitlement process.

Sincerely,

Nathan Manzanares
Principal- Integrity Land Planning LLC.

From:	Nathan Manzanares
To:	Nathan Manzanares
Subject:	Fw: Neighborhood Meeting Notice (Uno Mas LLC., 30-lot Subdivision) 3833 Rufina Street
Date:	Friday, June 5, 2026 2:09:12 PM
Attachments:	SKMBT_C36426012611250.pdf Outlook-Logo, comp

Get Outlook for iOS

From: wayne jwsiebert.com <wayne@jwsiebert.com>
Sent: Friday, January 30, 2026 10:19 AM
To: williamhenrymee@aol.com <williamhenrymee@aol.com>; andria.duran@gmail.com <andria.duran@gmail.com>; donna@sfar.com <donna@sfar.com>; dwerwath@gmail.com <dwerwath@gmail.com>
Cc: Nathan Manzanares <nathan@jwsiebert.com>
Subject: Neighborhood Meeting Notice (Uno Mas LLC., 30-lot Subdivision) 3833 Rufina Street

William, Andria, Donna, and Daniel,

Please see the attached notice of a Neighborhood Meeting along with a vicinity map of the proposed project. The meeting will be held on Tuesday February 17, 2026, @ 5:30 pm via zoom.

Thank you,

Wayne Dalton

915 Mercer Street
Santa Fe, New Mexico 87505
Phone: 505-983-5588
E-mail: wayne@jwsiebert.com
Website: NMLandSolutions.com

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NM LAND SOLUTIONS LLC.

915 Mercer Street
Santa Fe, New Mexico 87505
Phone: 505-983-5588
E-mail: wayne@jwsiebert.com, nathan@jwsiebert.com

NEIGHBORHOOD MEETING
ATTEND VIRTUAL ON ZOOM

January 30, 2026

Dear Resident:

You are invited to a neighborhood meeting to discuss a request on behalf of Uno Mas LLC., for a Conceptual Plan, Preliminary and Final Plat for a 30-lot residential subdivision on 14.03 acres.

The property is located at 3833 Rufina Street within the Village of Agua Fria Community District Overly, Traditional Community (VAFCD-TC) Zoning District.

A neighborhood meeting will be conducted via Zoom Video Conferencing. The meeting will be held virtually via ZOOM on **Tuesday February 17, 2026, at 5:30 p.m.** and can be accessed via the instructions below:

NM Land Solutions LLC. is inviting you to a scheduled Zoom meeting.

Topic: Uno Mas LLC. (30-Lot Subdivision) Pre-Application Neighborhood Meeting
Time: February 17, 2026 @ 5:30 PM Mountain Time (US and Canada)

Join Zoom Meeting:
https://us02web.zoom.us/j/89391098885?pwd=3jtQr8EKHDMbfM11h3MVHaSmorAUCw.1

Meeting ID: 893 9109 8885
Passcode: 306856

Sincerely,

Wayne Dalton

NM Land Solutions

(Vicinity Map of Property Attached)

Cesia Pricella Villatoro Ramirez
2229 Antonio Lane
Santa Fe, NM 87507

Kayla & Robert Trujillo
2239 Antonio Lane
Santa Fe, NM 87507

Santa Teresa Holdings LLC
P.O. Box 23463
Santa Fe, NM 87502

Cuatro Siglos LLC
P.O. Box 15921
Santa Fe, NM 87592

Orlando & Thelma Lopez
1302 Amarante Rd.
Santa Fe, NM 87507

Maria Guadalupe & Pablo Cerquera
2245 Paseo De Tercero
Santa Fe, NM 87507

Connie Hoover Rev. Living Trust
26002 Primavera Ct.
Santa Fe, NM 87507

Jude & Mary Tercero
2563 Withington Peak
Rio Rancho, NM 87144

Maria, Pablo & Etal
2245 Paseo De Tercero
Santa Fe, NM 87507

Scott Mohan
4421 Santa Lucia St.
Santa Fe, NM 87507

John & Joanha Strelow
2297 Paseo De Tercero
Santa Fe, NM 87507

Oscar Rivera
4425 Santa Lucia St.
Santa Fe, NM 87507

David Ezra
7660 Beverly BLVD
Los Angeles, CA 90036

Mario Marquez & Yadira De Leon
2610 Angels Way
Santa Fe, NM 87507

Eliana Hernandez & Juan Bueno
2620 Angels Way
Santa Fe, NM 87507

Anthony Maez
2690 Angels Way
Santa Fe, NM 87507

Carlos Saldivar & Raquel
Arredondo De Saldivar
14 Delaware Lane
Santa Fe, NM 87508

Fredy Melara & Arely Galdamez
4413 Santa Lucia St.
Santa Fe, NM 87507

Anita Romero
1951 Hammond Rd.
Santa Fe, NM 87507

Mirna Montijo-Dominguez
1322 Corrida De Agua.
Santa Fe, NM 87507

Angel Luis Lares & Gabriela
Hernendez
3800 Los Milagros
Santa Fe, NM 87507

Luis Quezada Iturralde
4409 Santa Lucia St.
Santa Fe, NM 87507

Norma Torres Marquez
4412 Santa Lucia St.
Santa Fe, NM 87507

Nathan & Annissa Ortiz
4403 Santa Lucia St.
Santa Fe, NM 87507

Samuel & Gardenia Madrid
4429 Santa Lucia St.
Santa Fe, NM 87507

Chriscilla & Dwayne Joe
4408 Santa Lucia St.
Santa Fe, NM 87507

Javier & Badottie Ortega
4401 Santa Lucia St.
Santa Fe, NM 87507

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Rancho Santos Condominium Assoc.
508 W Cordova Rd.
Santa Fe, NM 87505

Cristina & Joshua Martinez
4400 Santa Lucia St.
Santa Fe, NM 87507

William & Amber Bratton
4362 Santa Lucia St.
Santa Fe, NM 87507

Robert Eichorn
4362 Santa Lucia St.
Santa Fe, NM 87507

Emmanuel & Lupita Montoya
4355 Santa Lucia St.
Santa Fe, NM 87507

Patrick Martinez
4358 Santa Lucia St.
Santa Fe, NM 87507

Sergio Baray-Perez & Gabriella Miramontes
4347 Santa Lucia St.
Santa Fe, NM 87507

Adrian Barela & Apryl Martinez
4351 Santa Lucia St.
Santa Fe, NM 87507

Jose & Michelle Melgar
4354 Santa Lucia St.
Santa Fe, NM 87507

Juanita Consuelo Chavez
45 B Lower La Joya
Glorieta, NM 87535

Centex Homes
7601 Jefferson St. NE STE 320
Albuquerque, NM 87109

Joi Holsapple & Scott Vollmar
4350 Santa Lucia St.
Santa Fe, NM 87507

David Pike & Elizabeth Saiz
P.O. Box 9311
Santa Fe, NM 87504

Lucy Chavez
01 Ortiz Ranch Rd.
Glorieta, NM 87535

Joseph Romero
2815 Emilia Ct.
Santa Fe, NM 87507

Daniel Chavez Jr.
2300 Brother Luke Pl.
Santa Fe, NM 87505

Earl & Therese Prada
2195 Paseo Mel Senaida
Santa Fe, NM 87507

Christopher Montoya & Melanie Lovato
1 Camino De Baros.
Santa Fe, NM 87507

Pamela Ramirez
2110 Pam Y Eutil650ia Ln.
Santa Fe, NM 87507

Cassidy Brothers LLC
3901 Agua Fria Rd.
Santa Fe, NM 87507

Eusebio Lopez Rev. Trust
1248 Amarante Rd.
Santa Fe, NM 87507

Daniel Matzir Sujuy & Alicia Hernandez
2161 Paseo Mel Senaida
Santa Fe, NM 87507

Danny & Judy Narvaiz
2209 Antonio Ln.
Santa Fe, NM 87507

Pricilla Montoya
2225 Antonio Ln.
Santa Fe, NM 87507

Joseph & Claudia Duran
2217 Antonio Ln.
Santa Fe, NM 87507

Pedro Montoya
2221 Antonio Ln.
Santa Fe, NM 87507

Michael & Margaret Baca
3859 A Agua Fria St.
Santa Fe, NM 87507

Jamie Lopez
1525 Center Dr. STE C
Santa Fe, NM 87507

James & Paula Perea
2233 Antonio Ln.
Santa Fe, NM 87507

RJF Properties LLC
5 Avila Rd.
Santa Fe, NM 87508

The Ruth Flanders Boyle Trust
195 Donner Ave.
Ventura, CA 93003

Rick & Claudette Romero
2239 Antonio Ln.
Santa Fe, NM 87507

Frank & Arlene Tercero Family
Rev. Trust
11 Apache Ridge Rd.
Santa Fe, NM 87505

Eligio & Emma Tercero Family
IRRV. Trust
11 Apache Ridge Rd.
Santa Fe, NM 87505

Jose & Maria Tercero
2227 Paseo De Tercero
Santa Fe, NM 87507

Leroy & Eva Gonzales
3787 Agua Fria St.
Santa Fe, NM 87501

Gilbert Tercero
7 B North Horizon Ln.
Santa Fe, NM 87507

Yvette Archuleta
3765 Agua Fria St.
Santa Fe, NM 87501

Kaylei Jones
2239 Paseo De Tercero
Santa Fe, NM 87507

Carlos Lopez-Perez
74 Mutt Nelson Rd.
Santa Fe, NM 87507

Alexander Zuniga
1100 Calle De Suenos
Santa Fe, NM 87507

Lina Chavez De Lara & Juan
Chavez-Padilla
3739 Agua Fria Rd.
Santa Fe, NM 87507

Salvador & Olivia Chavez
4883 Agua Fria Village
Santa Fe, NM 87501

Alexander Zuniga
5004 Silas Ct. NE
Albuquerque, NM 87111

Amanda Cornejo Chavez
1 Ortiz Ranch Rd.
Glorieta, NM 87535

Alexander Zuniga
2 Taylor Rd.
Santa Fe, NM 87508

Alonzo & Cathy Herrera
3764 Agua Fria St.
Santa Fe, NM 87507

Victoria Rodriquez
2225 Rancho De Chavez
Santa Fe, NM 87501

Chad & Tisha Sjostrand
2126 Pam Y Eutilia Ln.
Santa Fe, NM 87507

Philpatrick Gallegos
2110 Paseo Mel Senaida
Santa Fe, NM 87507

Martin Montes & Heidi Benoit
2212 Calle Eloisa
Santa Fe, NM 87507

Ernestina Ordonez Corral
6151 Airport Rd. TRLR 35
Santa Fe, NM 87507

Tom Romero
6916 Gregory Ct. NE
Rio Rancho, NM 87144

Maria Isabel Medina
2266 Calle Eloisa
Santa Fe, NM 87507

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Steve Pike
2038A Via Maria Albina
Santa Fe, NM 87501

Randy Ray Tapia
2133 Paseo Mel Senaida
Santa Fe, NM 87507

Joseph & Elaine Chavez Trust
2636 T Anna Ln.
Santa Fe, NM 87507

Eutilia & Pamela Ramirez
2110 Pam Y Eutilia Ln.
Santa Fe, NM 87507

Salvador & Olivia Chavez
4883 Agua Fria St.
Santa Fe, NM 87507

Ferbie Corriz
2917 Cliff Palace
Santa Fe, NM 87507

Alfonso & Marcella Armijo
P.O. Box 5977
Santa Fe, NM 87502

Horacio Guerra Correa & Hilda
Carmona De Guerra
2743 Boylan Cr. Unit 7
Santa Fe, NM 87507

Luis Chavez Herandez & Erik
Apodaka-Lujan
33 N Estrellas Rd.
Santa Fe, NM 87507

Anthony Rivera
P.O. Box 570847
Tarzana, CA 91357

Agua Fria Village Assoc.
William Mee
2073 Camino Samuel Montoya
Santa Fe, NM 87507

Agua Fria Community Water Assoc.
Andria Duran
26B Paseo de Estrellas
Santa Fe, NM 87505

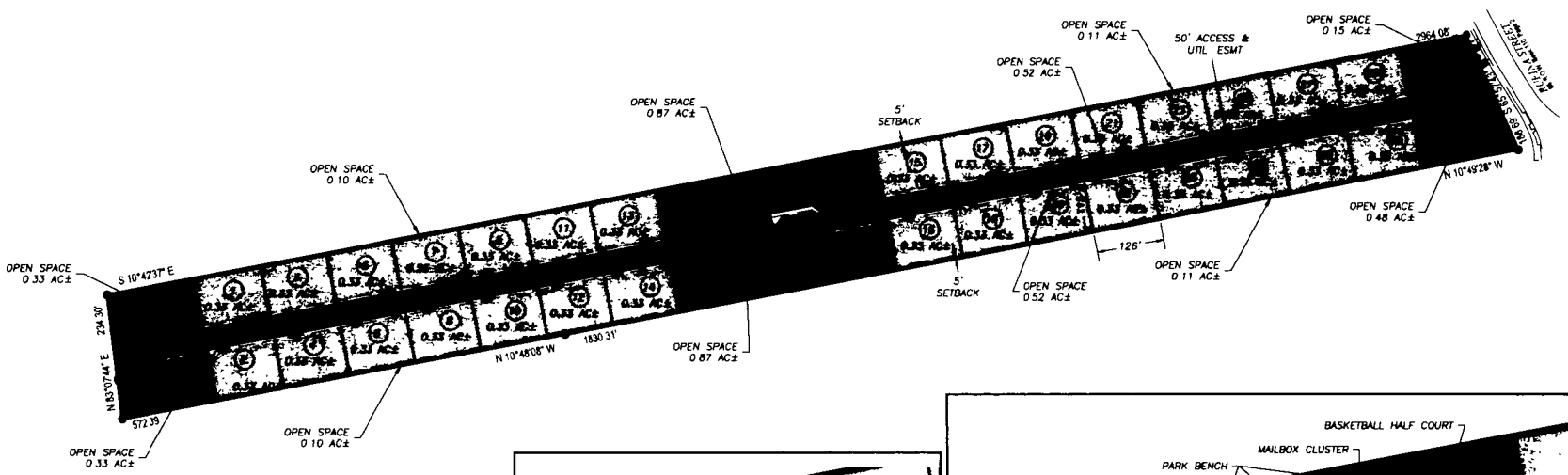
Santa Fe Assoc. of Realtors
Donna Reynolds
510 Guadalupe St.
Santa Fe, NM 87501

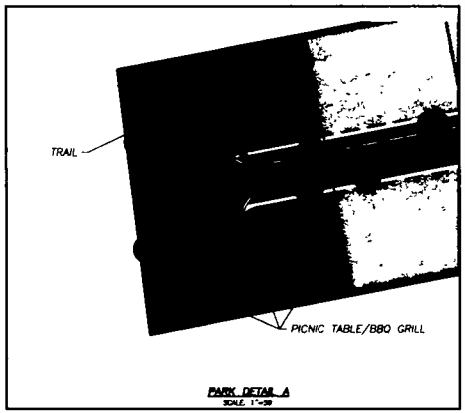
Santa Fe Housing Action Coalition
Daniel Werwath
1611 Camino Porvenir
Santa Fe, NM 87505

EXHIBIT 4

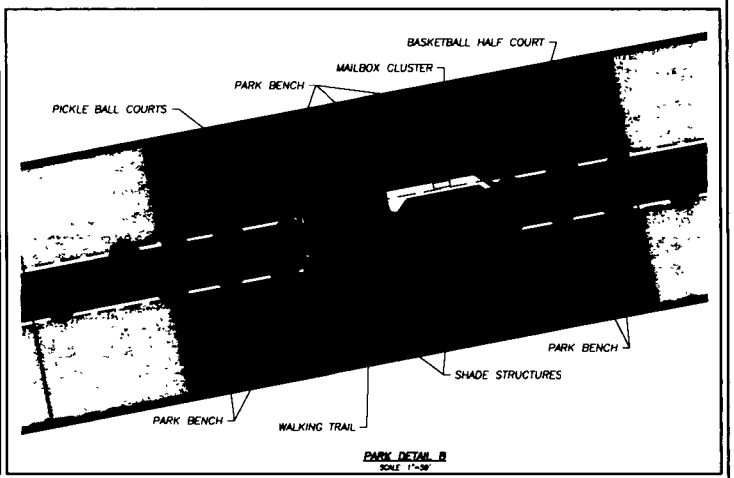
labbles

SFC CLERK RECORDED 07/02/2026

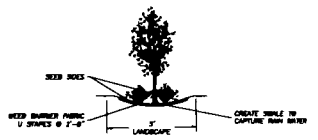


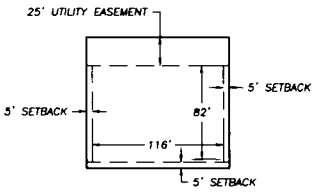


PARK DETAIL A
SCALE 1"=30'

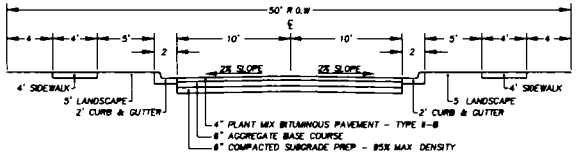


PARK DETAIL B
SCALE 1"=30'





TYPICAL LOT DETAIL
N T S



50' R.O.W. TYPICAL SECTION
N T S

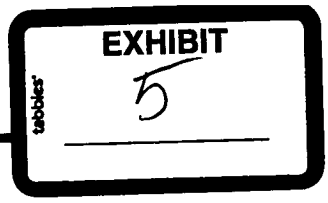
LEGEND

	TREES	TOTAL
	FRONTIER ELM	41
	BLACK LOCUST	48
	SHRUBS	
	JUNIPERUS HORIZONTALIS	41
	JAPANESE BARBERRY, BOWLES MUGHO	48

SITE DATA
TOTAL LOT AREA 14 03 AC±
NUMBER OF LOTS 30
OPEN SPACE 3 46 AC±
STREET LANDSCAPE 1 04 AC±
TOTAL OPEN SPACE 4 50 (32%)

UNO MAS LLC.	SCALE 1"=100'	DATE	NORTH	
	DRAWN BY	CHECKED BY		
CONCEPT SITE PLAN	REVISED 06/06/80	-	SHEET	
	WORKED ON	FILE NAME		

S:\Users\Brandi\Desktop\2025\25-015\25-015TT.dwg 1/29/2026 9:17:34 PM



Kenneth J. Quintana

From: Kathy Jones <kmjones1330@gmail.com>
Sent: Thursday, June 4, 2026 11:53 AM
To: Michael Vos; Kenneth J. Quintana; Hank Hughes; Adam Fulton Johnson; Camilla M. Bustamante; Justin S. Greene
Subject: Proposed Camino Verde development

Warning:

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

To Whom It May Concern,

I am a homeowner in the La Mariposa neighborhood writing to express my opposition to the proposed Camino Verde housing development on Camino La Tierra, near the Highway 599 intersection.

Specifically, I oppose any variances or optional methods that would increase the density of the development beyond the 121 housing units currently allowed under existing zoning rules for the 304-acre site. While I respect the rights of private landowners to develop within current limits, I have the following serious concerns regarding the proposal:

- Traffic Impact: The addition of approximately 240 vehicles, assuming 2 vehicles per house, will significantly affect local traffic flow. The developer's claim that this increase will not disturb current conditions is unrealistic as peak-time traffic is already delayed. This development will negatively impact Camino de la Crucita, Buckman Road, Highway 599, Fin del Sendero, Camino de la Tierra, and East and West Wildflower Drives and other streets. Some of these roads are in poor repair already.
- Community Safety: I am concerned about emergency egress. Increased congestion could hinder ambulances and other emergency vehicles needing to access Highway 599 via the Camino La Tierra intersection in order to arrive at a hospital.
I am concerned about the egress of the residents who live outside of 599 in the event of any environmental disaster but especially in the case of a wildfire. An emergency evacuation in this situation could endanger the lives of hundreds or thousands of people due to traffic backups. .
- Water shortages. I am concerned about the increased water demand also. However, 121 houses are better for water conservation issues that the 158 units proposed.

I urge the county to require the developer to adhere to current zoning limits to protect the safety and infrastructure of our community. If this proposal is approved, please require that the developer does something to ameliorate the traffic bottleneck that will occur on Camino de la Tierra and the proposed development and 599.

SFC CLERK RECORDED 07/02/2026

Sincerely,

Kathleen Jones
1330 Vista Morada.
Santa Fe, NM 87506

ROBERT MACKENZIE & JOHN THOMPSON

10 Vista de la Vida, Santa Fe, NM 87506 □ (650) 743-6552

June 4, 2026

Justin S. Greene, County Commissioner District 1 [via email jsgreene@santafecountynm.gov]

Re: Camino Verde Project, Case #26-5050

Dear Commissioner Greene,

We are residents of the Camino La Tierra community and are writing to urge you to reject the application from Samara Real Property for the Camino Verde Project.

We are aware that the variances previously requested for this project have been withdrawn. However, the Conceptual Plan being submitted to you reflects several significant issues that have not been resolved:

1. The density bonuses have been rejected for both Sewage Treatment and Affordable Housing. The wastewater treatment plan is incomplete, has not provided sufficient information for the Technical Review, and does not address compliance with future County utility standards. In presentations by JenkinsGavin, the proposal included individual septic tanks that would flow to a centralized treatment / dispersal field very close to the Camino La Tierra / Highway 599 junction. In any aspect, this simply does not "meet the smell test". In addition, later contradictory comments indicated that the smaller lots would require specific treatment systems.

2. This area is considered a High Risk Fire Area and yet the lack of wildfire analysis is a failure of compliance with the SGMP's safety goals. As residents of the area, we are acutely aware of the bottleneck for any mass evacuation, with the primary route being from Camino La Tierra and Highway 599. The only other egress would be for the much longer and convoluted road via Caja del Rio, which also exits onto Highway 599.

From the standpoint of due process, although this project has been in process for some time, timely notice for citizens and registered organizations has not been made. The Hearing Officer Report was not released to the public. To use a colloquial expression, this project is being "steamrolled" through the Commission.

While the County Code and SGMP were revised in 2015 to allow planned growth, it seems the zoning specification of RES-E of 1 dwelling unit per 2.5 acres is being completely overwritten. As residents who spent a great deal of time searching for a home that provided this kind of space (and housing expense), it is extremely frustrating to see this proposal.

Please vote no on this proposal.

Sincerely,

Robert B. Mackenzie and John M. Thompson

SFC CLERK RECORDED 07/02/2026

ROBERT MACKENZIE & JOHN THOMPSON

10 Vista de la Vida, Santa Fe, NM 87506 □ (650) 743-6552

Cc:

Michael Vos, Building & Development Manager
Kenneth Quintanna, Development Review Team Leader
Lisa Cacari Stone, County Commissioner, District 2
Camilla Bustamante, County Commissioner, District 3
Adam Johnson, County Commissioner, District 4
Hank Hughes, County Commissioner, District 5

Kenneth J. Quintana

From: Mona Shoup <MonaShoup@outlook.com>
Sent: Thursday, June 4, 2026 11:31 PM
To: Kenneth J. Quintana; Michael Vos
Cc: Nathaniel Crail; John F. Lovato; Mona Shoup
Subject: Addendum to Camino Verde Conceptual Plan Application Comments Case No. 26-5050

Importance: High

Hi Kenneth and Michael,
I wish to add these additional comments to the Camino Verde Conceptual Plan Application.
I still don't see a complete submittal, absent the review by the State Historic Preservation Office.
Thank you,
Mona Shoup

This is an addendum to my previous comments for the proposed Camino Verde development by Samara Real Property.
Case No. 26-5050.
June 4, 2026
Submitted by Mona Shoup
Northwest Residents United registered organization

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1. The Camino Verde property contains a Significant Cultural Resource which needs review by State Historic Preservation Office. Section 7.16.3.2: Development that affects in any way a Registered Cultural Property (including any removal or demolishing pursuant to the previous paragraph) is not permitted unless the applicant first submits a report concerning the proposed development for review of the Historic Preservation Office, Historic Preservation Officer.

2. The Wastewater Treatment Plan is identified on the Camino Verde Conceptual Plan as being located on the 50% Open Space. The waste treatment laterals also will be on open space dumping the treated wastewater and near the floodplain. This isn't allowed under Section 8.12.10: No buildings or structures are permitted in an open space easement.

3. The SLDC defines the proposed wastewater treatment plant as an alternative wastewater disposal system. However, if the applicant intends to pursue a Density Bonus, a Community Wastewater Treatment Facility must be installed.

###

Mona Shoup
Northwest Residents United RO
Santa Fe, NM 87506
505-216-1122
monashoup@outlook.com
monashoup@me.com

James M. Keller
1360 Vista Morada
Santa Fe NM 87506

(505) 490-1812
jamesMkeller@comcast.net

Friday, June 05, 2026

Mr. Kenneth Quintana
Lead on the Development Review Team
kenquintana@santafecountynm.gov

re: Opposing Camino Verde development proposal

Dear Mr. Quintana,

This is a follow-up to my earlier letter of March 31, 2026, in which I expressed opposition to granting variances for the proposed Camino Verde development on Camino La Tierra near Route 599.

The developer, Samara Real Property, has now resubmitted its proposal, which is to be considered at a public meeting on June 9. As best I can tell from Samara's revised materials, the company's plans still pose the same problems as before in regards to zoning variances.

The developer's plans still call for constructing twice the number of homes than the property is zoned to accommodate. A minimum lot size of 2.5 acres is required for this RES-E zoning district, but the developer wants to build many homes on lots of only 0.25 acres. On Page 2 of the company's Conceptual Plan, it states that, by averaging all of the homes in the proposed development, the overall density would be 1.92 acres per dwelling. "The overall density of one dwelling per 1.92 acres," it states, "conforms to a 'low to medium density' standard." That may be true, but it sidesteps the problem, which is that the minimum lot size, according to zoning ordinance, must be 2.5 acres. An "average" lot of 1.92 acres is still only 0.768% the size of a 2.5 acre lot—effectively ¾ of the required size—and a lot of 0.25 acres, like many of the lots in the proposed development, is a mere one-tenth of the size required.

On Page 3, Samara states, "The minimum setbacks in RES-E are as follows: Front –10 feet; Side and Rear –25 feet." It fails to say that its proposed development adheres to this. My understanding is that it did not adhere to it before, when driveways would have been much closer than allowed and with side and rear setbacks effectively eliminated; and nothing in the maps they present suggest anything different in the revised proposal.

It is possible that I have misread Samara's revised proposal. Admittedly, I am not a real-estate developer whose plan is (to quote from Samara's website) to develop Santa Fe County "from Airport to Opera."

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Zoning regulations are established to guarantee logical standards that support the safety, infrastructure, and character of a neighborhood. Most homeowners adhere rigorously to the zoning regulations. Indeed, many choose to purchase their homes because the areas in and near their homesites are guaranteed by zoning regulations to maintain a predefined character. Variances to zoning regulations should be contemplated only to deal with extraordinary unforeseen circumstances that benefit the entire community, and never to show deference to developers' wishes to maximize their own profits.

The existing zoning was created as it was for a reason, and those of us who live in the district accepted on good faith that was something we could depend on.

Please do not grant variances to this developer.

Sincerely,

James M. Keller

Gail Bass
1300 Calle Del Rey
Santa Fe, NM 87506

County Land Use Administrator
P. O. Box 276
Santa Fe, NM 87504-0276

June 1, 2026

To Whomever it May Concern:

I strongly urge you to deny the variances and building permits for the proposed Camino Verde Development at the corner of NM 599 and Camino La Tierra. Although one plot will supposedly be 6 Acres the vast Majority will be only 1/4 Acre. This combined with the setback and driveway back and driveway variances will result in tract housing that will not only be an eyesore but will seriously impact the property values of existing home owners in the area .

The noise pollution and obstruction of access to the La Tierra Trails will also reduce nearby property values . Unless the County plans on compensating the hundreds of residents whose home values will be negatively affected, the will result in an ILLEGAL TAKING WITHOUT COMPENSATION!

I urge you to deny this project.

Sincerely, Gail Bass

Gail Bass
6500 Camino La Tierra
Santa Fe, NM 87506
(505) 577-6212

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Kenneth J. Quintana

From: Lisa Cacari Stone
Sent: Friday, June 5, 2026 1:11 PM
To: Kenneth J. Quintana
Subject: Fw: Opposition to Camino Verde

Lisa Cacari Stone, PhD
County Commissioner, District 2
Email: cacaristone@santafecountynm.gov
Cell: 505-469-6851
Website: https://www.santafecountynm.gov/county-commissioners/lisa-cacari-stone

VIVA District 2! Voices, Impact, Vision & Action

VIVA D2 UNITED

SANTA FE COUNTY

SFC CLERK RECORDED 07/02/2026

From: Karol Bondy <bondy2@comcast.net>
Sent: Wednesday, June 3, 2026 8:17 AM
To: Lisa Cacari Stone <cacaristone@santafecountynm.gov>
Subject: Opposition to Camino Verde

Warning:

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Dear Commissioner Cacari-Stone

While the proposed variance have been declined, the Camino Verde development falls short of many of many requirement that should prohibit this development from being approved. Please stop this effort as you are exposing over 3000 homes and citizens to a fire hazard, potential loss of insurance, poor wastewater management and endangering residents in the event of fire evacuation due to a system is already stressed beyond limits. This area is already a fire risk. This will force people to relocate thus having a huge impact on property taxes. There are no people who are willing to fill firefighting jobs.

Additionally, you are putting seniors in harm's way who will need help to evacuate. A large percentage of the tax paying citizens are seniors. Is it worth it to allow greedy developers to put people in harms way to profit from this abortion portion.

We value our land, our right to feel safe. On another note, please to not allow this project to proceed and mimic the "Prado development" in the southside where the land has been raped for the profit of Pulte

Samara has not met conditions of SDLC. Stop this madness.

There are housing vacancies in other parts of Santa Fe to be filled and other land to be developed by this greedy company.

Wildfire, evocation, waste water management, ingress and egress have been violated at the expense of over 3000 tax paying homes.

STOP THIS PROJECT!

Karol Bondy Faules

3 Puma Circle

Kenneth J. Quintana

From: Mona Shoup <MonaShoup@outlook.com>
Sent: Friday, June 5, 2026 2:58 PM
To: Lisa Cacari Stone; Justin S. Greene; Camilla M. Bustamante; Hank Hughes; Adam Fulton Johnson; Alexandra Ladd; Greg Shaffer; Michael Vos; Sara Smith; Nathaniel Crail; Kenneth J. Quintana
Cc: Mona Shoup; Lisa Phifer La Mirada Owners Association RO; Norm George; Curtis Canada Sonrisa HOA RO; Michael "Rosey" Rosanbalm
Subject: Request for Special Condition: Samara Real Property Camino Verde development, Case No. 26-5050
Attachments: WebPage.pdf

Importance: High

Dear Manager Shaffer and Honorable County Commissioners,
I'm also sending this letter via Microsoft email in the event that Growth Management staff isn't able to review it.
Thank you for your attention to this matter,
Mona Shoup
Northwest Residents United RO
Las Campanas
Santa Fe, NM 87506

SFC CLERK RECORDED 07/02/2026

Begin forwarded message:

From: Mona Shoup <monashoup@icloud.com>
Subject: Request for Special Condition: Samara Real Property Camino Verde development, Case No. 26-5050
Date: June 5, 2026 at 2:12:57 PM MDT
To: "Lisa Cacari Stone, PhD" <cacaristone@santafecountynm.gov>, "Justin S. Greene" <JSGreene@santafecountynm.gov>, "Dist. 3 Com. Camilla Bustamante" <BLovato@santafecountynm.gov>, "Dist. 5 Com. Hank Hughes" <hhughes@santafecountynm.gov>, "Dist. 4 Com. Adam F. Johnson" <AFJohnson@santafecountynm.gov>, Alex Ladd Growth Management Department Director <aladd@santafecountynm.gov>, Greg Shaffer <gshaffer@santafecountynm.gov>, Michael Vos <mvos@santafecountynm.gov>, Sara Smith <ssmith@santafecountynm.gov>
Cc: Mona Shoup <monashoup@icloud.com>, Lisa Phifer La Mirada Owners Association RO <lisaphifer@gmail.com>, Norm George <tkrmaster85@comcast.net>, Curtis Canada Sonrisa HOA RO <curtisvcanada@mac.com>, Michael Rosey Rosanbalm <rosey777@verizon.net>

Dear Manager Shaffer and Honorable County Commissioners,

This letter concerns the proposed Samara Real Property Camino Verde development Case No. 26-5050, currently scheduled for the BCC agenda June 9, Highway 599 and Camino La Tierra. The property is riddled with arroyos and as such, locals recognize it as flood prone during rain events. During the Hearing Officer presentation, the agent showed the applicant would use a Zuni bowl for flood containment. This is concerning considering the velocity and amount of flows across this landscape.

The Santa Fe County FEMA maps haven't been updated since 2008. The Camino Verde property has several areas designated as the 100-year floodplain. This requires dwellings to be placed at least 75 feet outside the floodplain. However as upstream development occurs and impervious surface is covered, this causes more water runoff and the floodplain to grow wider. It's a common problem nationwide and the reason for repetitive flood losses. New homes built in the floodplain with a mortgage are required to carry flood insurance. As you know, the area above the property has seen tremendous growth since 2008.

We ask the Board to please place a Special Condition on the proposed Camino Verde development to require an independent updated GIS study, to be paid for by the applicant, of current floodplain conditions in light of increased development that shows increased surface water runoff and a floodplain management review of the current floodplain conditions during a 100-year (2.7 to 3 inches of rain in 24 hours), 500-year (3.5-5 inches of rain in 24 hours) and 1,000-year (3-4 inches of rainfall in a short duration) rainfall event by a certified floodplain manager.

The FIRMs and LOMRs of the FEMA maps for this area are for homes across Highway 599 (south) from the Camino Verde development in which the homeowners asked to be removed from the floodplain maps.

Thank you for your consideration of this important matter in keeping future homeowners safe in Santa Fe County.

Respectfully,

Mona Shoup
Northwest Residents United RO
Las Campanas
Association of State Flood Plain Managers member since 1996

Lisa Phifer
La Mirada Owners Association RO

Norman George, Registered Organization liaison
Salva Tierra Homeowners Association RO

Curtis Canada
Sonrisa HOA RO

Michael Rosanbalm

The video in the google drive below is from August 3, 2008, on the east section of the Camino Verde property.
The flooding in the video on Google Drive appears to be **rushing down a dirt road and not an arroyo. It doesn't appear to be a designated floodplain on the FEMA map.**

Other videos available from August 3, 2008, upon request.

[redacted]

East side of Camino Verde property; Aug. 3, 2008.

****

October 2017; West side of Camino Verde property

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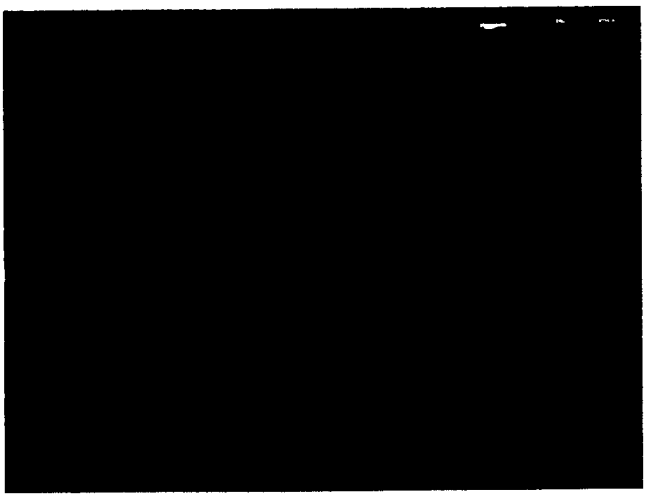
October 2017; West side of Camino Verde property.

October 2017; West side of Camino Verde property.



Community Liability and Property Rights: As Mayor or County Commissioner, should you worry about your liability in the event of flood?
Please see attached pdf from the Association of State Floodplain Managers.

###

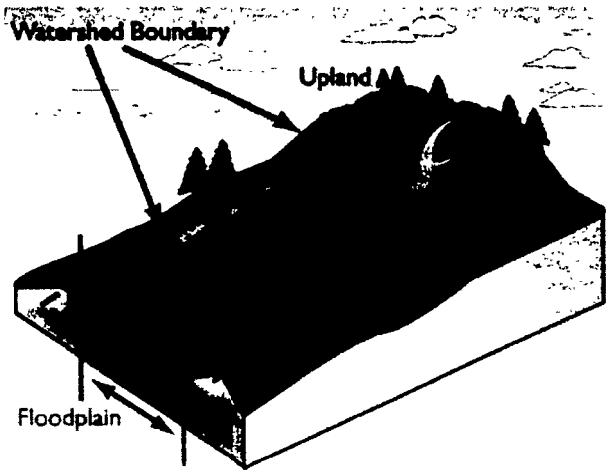
NAI
No Adverse Impact

May, 2003

Liability Under "Common Law"

Reasonable Conduct

The overall issue, in most instances, is the reasonableness of an action by the community or property owner Due to advances in technology and products, there is an increasingly high standard of care for "reasonable conduct" The "act of God" defense is seldom successful because even rare flood events are now predictable. As technology advances, the techniques and approaches also advance for "reasonable conduct" by engineers and other professionals Governments are negligent if they fail to exercise the same "reasonable conduct" expected of technical professionals



All land area in the watershed drains toward the stream channel, construction in any part of the watershed can impact other properties

Can Your Community Protect Itself From Legal Action?

Your community can protect itself from liability by incorporating the No Adverse Impact approach and making sure that the actions taken in the floodplain, and throughout the watershed, do not lead to adverse impacts on neighbors and neighboring communities Adverse impacts need to be mitigated to prevent transferring the problems to another property or community

Your community can incorporate the No Adverse Impact approach in Hazard Identification/Floodplain Mapping, Education/Outreach, Planning, Regulations/Development Standards, Corrective Actions, Infrastructure, and Emergency Services

Courts have broadly and consistently upheld performance-oriented floodplain regulations including those that exceed minimum FEMA standards Regulations that require additional freeboard, establish setbacks, impose tighter floodway restrictions, or very tightly regulate high-risk areas have consistently been upheld by the courts

Your Community May Not Be Protected, Even By Adopting the Minimum Federal Standards

Current FEMA standard for floodplain management [illegible] may result in successful [illegible]

In general, if your community permits development that results in an adverse impact, your community may be liable, even if you meet the minimum federal standards.

- [illegible]
- [illegible]
- [illegible]
- [illegible]

In general, if your community permits development that results in an adverse impact, your community may be liable, even if you meet the minimum federal standards.

"Kusler was unable to find a single case where a landowner prevailed in a regulatory takings suit against a municipality's denial of use, where the proposed use would have had any substantial offsite impacts or threatened public safety."

SEC CLERK RECORDED 07/02/2026

In Appreciation...

Contact Us...

Disclaimer: The information in this document is provided with the understanding that while we have prepared and reviewed this document with care, we do not warrant its accuracy and disclaim liability for any damages that may result from its use. Readers are advised to check appropriate laws, regulations and codes before relying on any information in this document. In no event will we be liable for any damages including direct or indirect, special or consequential damages arising out of, resulting from, or in any way connected with the use of this document or the information contained in this document. We do not endorse any products or manufacturers. Trade or manufacturers' names appear in this document only because they are considered essential to the objective of the document.

What is No Adverse Impact?

The Association of State Floodplain Managers recommends a No Adverse Impact approach as a general guide for landowner and community actions throughout the watershed, not just in the floodplain regulated by the federal standards

In essence, **No Adverse Impact floodplain management is an approach which assures that the action of one property owner or a community does not adversely impact the properties and rights of other property owners**, as measured by increased flood peaks, flood stage, flood velocity, erosion, sedimentation, and costs now and costs in the future The true strength of the No Adverse Impact approach is that it encourages local decision-making to ensure that future development impacts will be considered and mitigated - a comprehensive strategy for reducing flood losses and costs

Want the Legal Reference or More Information?

"No Adverse Impact Floodplain Management and the Courts" will be available on the ASFPM WebSite this summer (www floods org) It is a peer reviewed legal document that presents detailed information and case law supporting the concepts presented in this flyer. The document is being written as a resource and reference for attorneys

An additional reference is the NAI Tool Kit which lists specific actions that a community can take to support the No Adverse Impact approach The NAI Tool Kit will also be available on the ASFPM WebSite this summer

Other NAI material is already available on the WebSite, www floods org

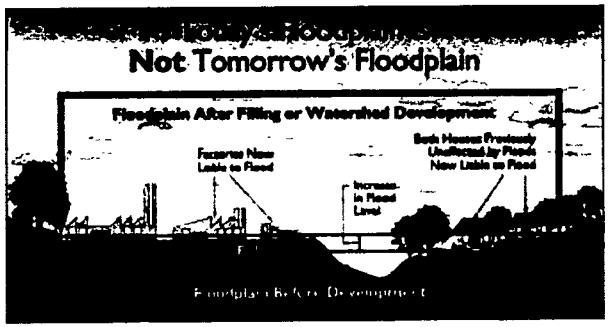
ASFPM is proud to be producing and hosting [illegible]

Is Your Community Liable?

When individuals are damaged by flooding or erosion they often file law suits against governments claiming that the government has caused the damages, knowingly allowed actions which contributed to the damages, or failed to provide adequate warnings of natural hazards

Courts and legislative bodies have expanded the basic rules of liability to make governments responsible for actions which result in, or increase, damages to others Courts have, according to common law, followed the adage "use your own property so that you do not injure another's property " This adage characterizes the overall landowner rights and duties related to common law nuisance, trespass, strict liability, negligence, riparian rights, surface water law rights, surface water law duties, and statutory liability

Most successful suits against communities result from actions such as construction or inadequate maintenance of dams, levees, roads, and bridges which increase flood damages on other lands



If large areas of the floodplain are filled or the watershed developed, then there will be an increase in the land area needed to store flood waters. This means that your home or business may be impacted

May, 2003

What is Common Law Liability?

Landowners damaged by flooding are also suing governmental entities that fail to adequately administer or enforce floodplain regulations, particularly where an issued permit resulted in damage to other lands.

Cootey v. Sun Inv., Inc., 690 P.2d 1324, 1332 (Haw., 1984): Hawaiian Supreme Court held that a county may be liable for approving a subdivision with inadequate drainage.

Case Report – OLIVIAPADILLA Print

ID	First Name	Last Name	Apt No	Address	City	Zip	Home
813416	Norman	George					

Case ID: 189794 **Date:** 06/05/2026 **Type:** Conceptual Plan for Camino Verde **Sub Type:** Email **Status:** Open
Code: Commission; Growth Management - Land Use **Source:** WQCase
Description: Fw: CAMINO VERDE DEVEOPLMENT, CASE #26-5050 **UserID:** OLIVIAPADILLA
Nature of Issue: From:tkrmaster85@comcast.net
To:cacaristone@santafecountynm.gov

From: tkrmaster85@comcast.net <tkrmaster85@comcast.net>
Sent: Friday, June 5, 2026 10:33 AM
To: Lisa Cacari Stone <cacaristone@santafecountynm.gov>
Cc: Olivia Padilla <opadilla@santafecountynm.gov>
Subject: CAMINO VERDE DEVEOPLMENT, CASE #26-5050

Warning:
EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Dear Commissioner Cacari-Stone and Ms. Padilla,

My name is Norman George I am a member of the Salva Tierra Homeowners Association which is a Registered Organization (RO) with the County, and a participant in the Northwest Santa Fe Community Organization (CO). I have been following this proposal since its origin and have written several times to County Land Use staff.

I am very troubled that the removal of the variances in the re-submission of the application has, in bypassing the Planning Commission and coming directly to the Board, resulted in a reduction of both comprehensive staff review and analysis and public input. Various documents also have not been made publicly available, as is required. All this gives the distinct impression of a desire to reduce public scrutiny and involvement in this very significant project, which I hope is not the case.

Notwithstanding the removal of the three requested variances, I believe this application still has a number of incompatibilities with the SLDC, and I hope that County staff and the Commissioners do not assume that these issues have been resolved,

The revised application of April 30 calculates the density bonus allowed by the SLDC to result in 157.45 acres of open space. However, what the application calls this "natural open space" consists of no less than 20 parcels, strips, and chunks of land including some as small as 0.24 and 0.26 acres. The SLDC requirement is for "contiguous" open space.

The revised application also claims an "overall density of one dwelling per 1.92 acres." However, this is misleading as it is calculated including the "open space" of 157 acres. The actual average density is one dwelling per 0.93 acres. (304.54 total acres less 157.45 acres "open space" is 147.09 developed acres containing 158 lots.) This is very far from the zoning of RES-E, one house per 2,5 acres. Those tiny lots of only 0.30 acre are particularly out of place in the RES-E zoning, and do not meet its standards and intent.

The conceptual plan provides 18 lots for "affordable housing." The plan does not show where they are located, but presumably these are the tiny 0.30 acre lots along Camino La Tierra. This will create an unattractive "streetscape" along that heavily-traveled County road Camino La Tierra, resembling urban neighborhoods in Tierra Contena or Rancho Viejo, rather than RES-E. This clustered placement also violates SLDC 13.2 2.1 which requires that "affordable dwellings shall be integrated into the overall design and layout of a subdivision and *shall be reasonably dispersed within the subdivision ...*" (emphasis added.)

At the initial Neighborhood Meeting in November 2025, the agent showed several slides of a sewage treatment plan involving small collection tanks at each lot with a connection from each lot to a community sewage treatment plant. That has not been discussed since. The revised application states that a Wastewater Preliminary Engineering Report has been

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submitted. However, this document has not been made publicly available for review, and there is no treatment facility shown on the conceptual plan.

The "Traffic Impact Analysis" included in the application does not adequately reflect actual traffic conditions, as it deals only with calculated delay times, and not with traffic flow or behavior, as anyone who regularly drives these roads can attest. The timing of this study which was conducted in the fall does not allow for the peak traffic seasons of summer and winter. The proposed four-way stop at the eastbound NM 599 off- and on-ramps appears to serve no purpose either in reducing delays or improving traffic flow.

The original variance request to disturb 30% slopes for erosion control has been removed, but the issues of erosion and natural drainage still have to be considered. Many of us who live in the La Tierra area have found that the original developers of our neighborhoods did not adequately plan ahead for natural erosion and runoff, and we have been left to deal with the consequences of that poor planning, questionable compliance with codes, and inadequate review by authorities

I would like to see this project rejected in its entirety, but I recognize that it is inevitable that this developable and accessible property will at some time be built out. However, this developer's proposal and conceptual plan is far too deviant from the SLDC's mandate in 1.5.1: "Promote(s) the health, safety, and welfare of the County, its residents and its environment by regulating development activities to assure that development does not create *land use and public nuisance impacts or effects upon surrounding property*, the County, and the region." (emphasis added.)

~~I understand that the duty of a County Commissioner is to represent the interests of her~~ constituency. A review of the history of this proposal shows that there is a huge amount of public opposition to it. Therefore, I respectfully request that, at the June 9 Board meeting, this proposal either be rejected outright or its final approval delayed.

A delay would provide for more comprehensive staff review and public input. This could result in significantly modifying and reducing the scale of this development with specific conditions, which could address and resolve my issues above and the many others raised in public comments. A development of significantly reduced scale and fully compliant with the SLDC I believe would be acceptable to the public interest. The County's mandate for stewardship of its sacred land, and providing for the well-being of its residents, demands additional evaluation and consideration of this proposal.

I thank the Commissioner for her attention to this critically important issue.

Very truly yours –

E Norman George

4 Lilac Circle

Santa Fe, NM 87506-8516

505-490-2983

tkrmaster85@comcast.net

ID	First Name	Last Name	Apt No	Address	City	Zip	Hom
813414	Lois	Tucker					

Case ID: 189792 **Date:** 06/05/2026 **Type:** Conceptual Plan for Camino Verde **Sub Type:** Email **Status:** Open
Code: Commission; Growth Management - Land Use **Source:** WQCase
Description: Fw: Camino Verde development **UserID:** OLIVIAPADILLA
Nature of Issue: From:tuckerlht@gmail.com
To:cacaristone@santafecountynm.gov

From: Lois Tucker <tuckerlht@gmail.com>
Sent: Friday, June 5, 2026 8:41 AM
To: Lisa Cacari Stone <cacaristone@santafecountynm.gov>
Subject: Camino Verde development

I'm a resident of La Tierra Nueva, one of the neighborhoods that would be affected to a great degree by the proposed development by the Chicago developer called Camino with the character of the area (most houses sit on at least one acre, most are 2-10 acres, some are 20+ acres). I am sure you have received an earful from folks like me, so I a lawyer, I have no financial interest in the development).

My homeowners insurance has risen nearly50% in the past two years because of the "wildfire" threat (maybe, maybe it's an excuse). There are many insurance companies t stay with my company and eat the cost. I worry that a new development will make the insurance situation worse for the current homeowners. The density of this developm representative, Jennifer Jenkins, states that dense housing stops fire spread.....where is the verification?) A recent Cal Poly Tech white paper about the Eaton and Palisades

— ***Building density was the strongest predictor of home loss in both fires.— Homes closer to neighboring buildings were more likely to be destroyed.*** https://www.calp density-was-strongest-predictor-home-loss-2025-la-fires#:~:text=Together%2C%20the%20wildfires%20killed%2030,Key%20findings%20include%3A&text=%E2%80%94%20Building%20density%20was%20the%20stro This new development is trying to put a pig in the parlor as the saying goes. Some nearby developments allow 1 house per acre, most allow 1 house per 2-5 acres, some al houses on as little as .25 acre, our infrastructure will suffer. The emergency services continually are spread thin (even with the development of homes that abide by the land an increase of residents, but not of emergency service staff or vehicles.

2. The proposed development does not "fit" in the area. They want to cram as many houses into an area to be a good investment for their investors. Let's be honest here, th to earn above average investment returns over a longer period of time." That's greed, not interest in the community. Most neighborhoods along Camino La Tierra are wi housing, Many folks bought their last home on the assumption (from the Land Use Commission) that all future buildings would abide by the original 2.5 acres per lot. I fe with this development. Some developments have 1 acre per lot, most have 2-5 acres per lotk some have 20+ acres per lot. Sticking a development that has homes on 1// for current landowners that never thought this could happen.

3. Recently I waited for 38 cars before I could turn left onto Camino La Tierra from the Frontage Road, now add another several hundred who are traveling from this deve absurd to me; a county road that travels 35+ mph must slow/yield to neighborhood one lane egresses? Logic tells me that slows most traffic down for a select few.

4. Camino La Tierra cannot handle another 300+ vehicles (150 houses x 2 vehicles, plus contractors, housekeepers, gardeners, delivery drivers, etc) merging from these roundabout seems absurd to me; a county road that travels 35+ mph must slow/yield to neighborhood one lane egresses? Logic tells me that slows traffic down for a select

5. The Land Use commendation for this development is riddled with phrases like "the developer will be advised to .., the developer will be recommended to"..., etc. There could snub. The developer is from Chicago (no ties to this state, county or town). They have not guaranteed to use local contractors, and since their most recent builds ar their own contractors and leave ours out in the cold.

6. Personally, we walk and bike on the trails off Camino La Tierra and I would hate to lose that access. Again, the buyer's agent paints a pretty picture of "it will be great addressed the parking (now there are often 15-18 cars on a weekend, 2) the access has to go through private property (what's to prevent homeowners putting obstacles on public trails, 3) they tout new trails but these new trails are so close to 599 and the Motocross park that if you used them, they would make you deaf and feel like your in they can't sell that land so they cut some trees and call it a trail.

To close, I find myself singing a Joni Mitchell tune that goes.

"Oh it seems to always go, you don't know what you've got till it's gone.....They paved Paradise and put up a parking lot".

Please refuse the request of Samara Real Property.

Lois and William Tucker
97 Chisholm Trail
Santa Fe, NM 87506
860 575 2619 Cell

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ID	First Name	Last Name	Apt No	Address	City	Zip	Home
813421	Cara	Gordon					

Case ID: 189802 **Date:** 06/05/2026 **Type:** Conceptual Plan for Camino Verde **Sub Type:** Email **Status:** Open
Code: Commission; Growth Management - Land Use **Source:** WQCase
Description: Fw: Camino Verde Proposed development **UserID:** OLIVIAPADILLA
Nature of Issue:

From: Cara Gordon Potter <cpotter@gordonelectric.com>
Sent: Thursday, June 4, 2026 9:30 PM
To: Lisa Cacari Stone <cacaristone@santafecountynm.gov>
Subject: Fw: Camino Verde Proposed development

Dear Commissioner Stone,

Please see the email below that I sent to you previously via kgivil@santafecountynm.gov. I have a feeling it did not reach you as I received no response.

In a nutshell, before approving this development, County Commissioners should carefully consider its financial consequences: it is likely to require major expenditures at the Rt. 599/Camino de la Tierra interchange, placing a significant burden on County resources.

This response by the county will be necessary not only because will there be heavy congestion on a day-to-day basis, but dangerous congestion in the event of fire

Sincere regards,

Cara Gordon Potter

73 Paseo Del Paisano

815-953-9311

From: Cara Gordon Potter <cpotter@gordonelectric.com>
Sent: Wednesday, May 27, 2026 2:12 PM
To: kgivil@santafecountynm.gov <kgivil@santafecountynm.gov>
Subject: La Tierra Proposed development

Dear Lisa Cacari Stone,

After much searching, I found this email address of Kimberly Vigil's, which I hope will reach you prior to the next Commissioner's meeting.

I trust you have become aware of the strong outpouring of concern from your constituents over this 154 home development at the intersection of Camino de la Tierra and Rt 599. There are multiple communities of organized concern from Las Campanas neighbors to those of us along and beyond Fin del Sendero, including Sundance.

While there are multiple reasons for concern, my biggest issue is traffic (given that water will be piped from the city, as I understand it). The traffic study or studies that have been done, do not reflect the reality Very frequently, traffic already backs up the ramps exiting Rt 599 due to through traffic preventing right and left turns onto Camino de la Tierra, going west. Once this development starts, there will be extreme frustration forcing a major expense for the county to widen this accessway. It is simply going to be untenable and extremely dangerous to remain as is with this major development If the County recognizes and is amenable to this soon-to-be required road widening, then I believe there would be less cause for objection I do believe the County would need to go on record, however, that they intend to create additional access and egress lanes in order to appease your constituents. In case you are not aware (because it is almost impossible to reach you), there are a lot of very angry people out there.

Best regards,

Cara

Cara Gordon Potter

73 Paseo del Paisano

Santa Fe, NM 87506

Mobile: 815-953-9311

ID	First Name	Last Name	Apt No	Address	City	Zip	Home
813408	Jenny	Brady					

Case ID: 189785 **Date:** 06/05/2026 **Type:** Conceptual Plan for Camino Verde **Sub Type:** Email **Status:** Open
Code: Commission; Growth Management - Land Use **Source:** WQCase

Description: Fw: Oppose Camino Verde development **UserID:** OLIVIAPADILLA

Nature of Issue: From:jbarsumian@gmail.com
To:cacaristone@santafecountynm.gov

From: Jenny Brady <jbarsumian@gmail.com>
Sent: Thursday, June 4, 2026 4:58 PM
To: Lisa Cacari Stone <cacaristone@santafecountynm.gov>
Subject: Oppose Camino Verde development

Warning:
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Hello, due to traffic and safety concerns and an overcrowding of this area in general I oppose this development and the rezoning it needs to proceed.

The congestion will be awful during and after construction. This is the main exit area for myself and all others near me out here. It is irresponsible and dangerous to build this much here.
It is too dense for this area and this 599 corridor already has way too many giant housing developments. These giant complexes do not fit with the beauty and soul of Santa Fe and I am wary that these homes are really needed. What about the water issues? How can we keep building?

Jenny Brady
310 Graythorn drive

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ID	First Name	Last Name	Apt No	Address	City	Zip	Ho
813412	Martha	Jay					

Case ID: 189790 **Date:** 06/05/2026 **Type:** Conceptual Plan for Camino Verde **Sub Type:** Email **Status:** Open
Code: Commission; Growth Management - Land Use **Source:** WQCase
Description: Fw: Objection to Camino Verde Project **UserID:** OLIVIAPADILLA

Nature of Issue: From:docjay@me.com
To:cacaristone@santafecountynm.gov

From: Martha Jay <docjay@me.com>
Sent: Thursday, June 4, 2026 8:49 PM
To: Justin S. Greene <jsgreene@santafecountynm.gov>
Cc: Hank Hughes <hhughes@santafecountynm.gov>; Lisa Cacari Stone <cacaristone@santafecountynm.gov>; Adam Fulton Johnson <afjohnson@santafecountynm.gov>; Camilla M. Bustamante <cbustamante@santafecountynm.gov>
Subject: Objection to Camino Verde Project

WARNING:

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To All·

Please see attached our objection to the Camino Verde project for consideration at the upcoming June 9th Santa Fe Commissioner Meeting.

Respectfully yours,
Martha & Gregory Jay
22 Chocolate Flower Circle
Santa Fe, NM 87506

ID	First Name	Last Name	Apt No	Address	City	Zip	Home
813415	Yvonne	Chicoine					

Case ID: 189793 **Date:** 06/05/2026 **Type:** Conceptual Plan for Camino Verde **Sub Type:** Email **Status:** Open
Code: Commission; Growth Management - Land Use **Source:** WQCase
Description: Fw: Objection to Proposed Camino Verde Conceptual Plan **UserID:** OLIVIAPADILLA
Nature of Issue: From:ychicoine@comcast net
To:cacaristone@santafecountynm.gov

From: Yvonne Chicoine <ychicoine@comcast net>
Sent: Friday, June 5, 2026 7:30 AM
To: Lisa Cacari Stone <cacaristone@santafecountynm.gov>
Cc: Yvonne Chicoine <ychicoine@comcast.net>; Tom Starke <tomstarke@comcast.net>
Subject: Objection to Proposed Camino Verde Conceptual Plan

Warning:
EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Good morning, Commissioner.

Please see the attached a letter expressing our Formal Objection to the Conceptual Plan for the Camino Verde development on Camino la Tierra, which will be considered on June 9. We filed this letter with the County staff on Tuesday.

We ask you to reject the application as inconsistent with the provisions and objectives of the SLDC and the SGMP. The land is zoned RES-E (minimum lot size 2.7 acres). It is not located in priority development area where cluster development like what is proposed might be suitable

In particular, we ask you to find the land is not part of an existing community or neighborhood and that the land does not qualify for the density bonuses on which the Plan relies in order to line both sides of Camino la Tierra with dozens of small lots that are .30 acres in size. Additionally, the development would irrevocably alter the character of the area, destroy the scenic gateway vistas the County has committed to maintain for many decades, endanger existing residents and visitors to the area, and unduly burden the area's aging infrastructure.

Thank you for your service and for your consideration.

Sincerely,

Yvonne Chicoine
Tom Starke
2 Laurel Circle
Santa Fe, NM 87506

ID	First Name	Last Name	Apt No	Address	City	Zip	Home
699706	Steven	Shwartz					

Case ID: 189805 **Date:** 06/05/2026 **Type:** Conceptual Plan for Camino Verde **Sub Type:** Email **Status:** Open
Code: Commission, Growth Management - Land Use **Source:** WQCase
Description: Fw: Case #26-5050 - Supplemental Letter in Opposition — Samara Real Property Variance Application **UserID:** OLIVIAPADILLA
Nature of Issue:

From:sjs123sjs@gmail.com
To:cacaristone@santafecountynm.gov

From: Steve Schwartz <sjs123sjs@gmail.com>

Sent: Tuesday, June 2, 2026 11.12 AM
To: Michael Vos <mvos@santafecountynm.gov>; Kenneth J. Quintana <kenquintana@santafecountynm.gov>; Hank Hughes <hhughes@santafecountynm.gov>; Adam Fulton Johnson <afjohnson@santafecountynm.gov>; Camilla M. Bustamante <cbustamante@santafecountynm.gov>; Justin S. Greene <jsgreene@santafecountynm.gov>; Lisa Cacari Stone <cacaristone@santafecountynm.gov>
Subject: Case #26-5050 - Supplemental Letter in Opposition — Samara Real Property Variance Application

Warning:

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VIA EMAIL

Santa Fe County Commissioners, Development Review Team Leader - Land Divisions, Santa Fe County Land Use Administrator

RE: Supplemental Letter in Opposition — Samara Real Property Variance Application

Case #26-5050 — "Camino Verde" — Hearing Date: April 9, 2026

I am writing to formally submit this supplemental letter in **STRICT OPPOSITION** to the variance requests associated with Case #26-5050. After reviewing the Development Review Team Staff Report dated March 19, 2026, it is clear that the applicant has failed to meet the heavy burden of proof required by the **Sustainable Land Development Code (SLDC)** for the granting of an "extraordinary remedy" such as a zoning variance.

Under **Section 4.9.7.4** of the SLDC, a variance cannot be granted unless all three specific findings are met. This application fails on all counts:

1. Failure to Prove Extraordinary Hardship or Uniqueness

The applicant has not demonstrated that "extraordinary and exceptional situations" exist that are inherent to the land itself. For a variance to be legally sound, the hardship must arise from the physical narrowness, shape, or topographical features of the specific property—not from a desired architectural design or a "self-imposed" hardship. If the constraints cited by the applicant are common to other lots in the area, the SLDC mandates a denial. The County must not set a precedent where a homeowner's preference overrides the community's established zoning boundaries.

2. Conflict with the Public Interest and Safety

Section 4.9.7.4 states a variance must not be "contrary to the public interest." The "Camino Verde" proposal poses a significant threat to **Public Health, Safety, and Welfare.** Specifically, the proposed deviations impact the density and ingress/egress safety for a corridor serving 1,500 homes. In the event of a wildfire or natural disaster, the margin for error regarding evacuation is zero. By encroaching upon Camino La Tierra, this development increases the density and hazard profile of a high-risk area. The Hearing Officer must prioritize the safety of 1,500 existing residents over the private development interests of a single applicant.

3. Violation of the Spirit of the Code

The SLDC was enacted to ensure orderly, safe, and environmentally conscious growth. Granting a variance for setbacks, or grading would fundamentally undermine the "spirit" of the law. The SLDC is not a set of suggestions; it is a regulatory framework designed to prevent the very type of encroachment requested in this application.

Conclusion

The applicant is seeking to bypass the rules that every other resident of Santa Fe County is required to follow. Because the applicant has failed to provide evidence of a unique physical hardship that was not self-created, and because the proposal creates a tangible safety risk regarding emergency evacuation, the County has no legal basis to approve this request.

I respectfully urge the Board to uphold the integrity of the SLDC and DENY Case #26-5050 in its entirety.

Respectfully,

Steven J. Schwartz

President, El Prado HOA

10 Coppermallow Road

Santa Fe, NM 87506

US Home Landline: +1-215-964-9189 - no texts

US Cell phone: +1-215-740-4064

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SFC CLERK RECORDED 07/02/2026

ID	First Name	Last Name	Apt No	Address	City	Zip	Home
813417	Buck	Smith					

Case ID: 189796 **Date:** 06/05/2026 **Type:** Conceptual Plan for Camino Verde **Sub Type:** Email **Status:** Open

Code: Commission; Growth Management - Land Use **Source:** WQCase

Description: Fw: Case No. 26-5050 — Written Opposition — Buck Smith **UserID:** OLIVIAPADILLA

Nature of Issue: From:buck.smith@sbcglobal.net
To:cacaristone@santafecountynm.gov

From: Buck Smith <buck.smith@sbcglobal.net>
Sent: Monday, June 1, 2026 3:49 PM
To: Lisa Cacari Stone <cacaristone@santafecountynm.gov>; Justin S. Greene <jsgreene@santafecountynm.gov>; Camilla M. Bustamante <cbustamante@santafecountynm.gov>; Adam Fulton Johnson <afjohnson@santafecountynm.gov>; Hank Hughes <hhughes@santafecountynm.gov>; Kenneth J. Quintana <kenquintana@santafecountynm.gov>
Subject: Case No. 26-5050 — Written Opposition — Buck Smith.

Warning:
EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Please see the attached opposition letter which was submitted earlier today to Messrs. Quintana and Vos.

Thank you.

Buck Smith

Begin forwarded message:

From: Buck Smith <buck.smith@sbcglobal.net>
Subject: Case No. 26-5050 — Written Opposition — Buck Smith.
Date: June 1, 2026 at 1:41:16 PM MDT
To: Michael Vos <mvos@santafecountynm.gov>, "Kenneth J Quintana" <kenquintana@santafecountynm.gov>

Dear Mr. Vos and Mr. Quintana,

Attached please find my letter opposing the April 30, 2026 Conceptual Plan Letter of Application submitted by Samara Real Property (Case No. 26-5050) for a proposed 158 lot subdivision on 304.5 acres at Camino La Tierra and Hwy 599 in Santa FeCounty.

The second document attached below is meant to be Exhibit A to my Opposition Letter. It is a copy of the Hearing Officer ruling that issued following the April 9, 2026 hearing on the variance requests originally submitted by Samara.

I would appreciate your forwarding both of these documents to the Board of County Commissioners and making the documents part of the official record in this case.

Can you please confirm your receipt of these materials by return email to me and let me know if I need to take any further actions to assure that the materials reach the appropriate parties?

Thank you for your service to Santa Fe County.

Buck Smith
51 Violet Circle

ID	First Name	Last Name	Apt No	Address	City	Zip	Home

813418 Mona Shoup

Case ID: 189807 **Date:** 06/05/2026 **Type:** Conceptual Plan for Camino Verde **Sub Type:** Email **Status:** Open

Code: Commission; Growth Management - Land Use **Source:** WQCase

Description: Fw: Request for Special Condition: Samara Real Property Camino Verde development, Case No. 26-5050 **UserID:** OLIVIAPADILLA

Nature of Issue:

From:monashoup@icloud.com
To:opadilla@santafecountynm.gov

From: Mona Shoup <monashoup@icloud com>

Sent: Friday, June 5, 2026 2:12 PM
To: Lisa Cacari Stone <cacaristone@santafecountynm.gov>; Justin S. Greene <jsgreene@santafecountynm.gov>; Brittney Lovato <blovato@santafecountynm.gov>; Hank Hughes <hhughes@santafecountynm.gov>; Adam Fulton Johnson <afjohnson@santafecountynm.gov>; Alexandra Ladd <aladd@santafecountynm.gov>; Greg Shaffer <gshaffer@santafecountynm.gov>; Michael Vos <mvos@santafecountynm.gov>; Sara Smith <ssmith@santafecountynm.gov>
Cc: Mona Shoup <monashoup@icloud com>; Lisa Phifer La Mirada Owners Association RO <lisaphifer@gmail.com>; Norm George <tkrmaster85@comcast.net>; Curtis Canada Sonrisa HOA RO <curtisvcanada@mac.com>; Michael Rosey Rosanbalm <rosey777@verizon.net>
Subject: Request for Special Condition: Samara Real Property Camino Verde development, Case No. 26-5050

Warning:

> **EXTERNAL EMAIL:** Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Dear Manager Shaffer and Honorable County Commissioners,

This letter concerns the proposed Samara Real Property Camino Verde development Case No 26-5050, currently scheduled for the BCC agenda June 9, Highway 599 and Camino La Tierra. The property is riddled with arroyos and as such, locals recognize it as flood prone during rain events During the Hearing Officer presentation, the agent showed the applicant would use a Zuni bowl for flood containment. This is concerning considering the velocity and amount of flows across this landscape.

The Santa Fe County FEMA maps haven't been updated since 2008 The Camino Verde property has several areas designated as the 100-year floodplain. This requires dwellings to be placed at least 75 feet outside the floodplain. However as upstream development occurs and impervious surface is covered, this causes more water runoff and the floodplain to grow wider. It's a common problem nationwide and the reason for repetitive flood losses. New homes built in the floodplain with a mortgage are required to carry flood insurance. As you know, the area above the property has seen tremendous growth since 2008.

We ask the Board to please place a Special Condition on the proposed Camino Verde development to require an independent updated GIS study, to be paid for by the applicant, of current floodplain conditions in light of increased development that shows increased surface water runoff and a floodplain management review of the current floodplain conditions during a 100-year (2.7 to 3 inches of rain in 24 hours), 500-year (3.5-5 inches of rain in 24 hours) and 1,000-year (3-4 inches of rainfall in a short duration) rainfall event by a certified floodplain manager.

The FIRMs and LOMRs of the FEMA maps for this area are for homes across Highway 599 (south) from the Camino Verde development in which the homeowners asked to be removed from the floodplain maps.

Thank you for your consideration of this important matter in keeping future homeowners safe in Santa Fe County.

Respectfully,

Mona Shoup

Northwest Residents United RO

Las Campanas

Association of State Flood Plain Managers member since 1996

Lisa Phifer

SFC CLERK RECORDED 07/02/2026

La Mirada Owners Association RO

Norman George, Registered Organization liaison

Salva Tierra Homeowners Association RO

Curtis Canada

Sonrisa HOA RO

Michael Rosanbalm

Las Cordilleras HOA president

The video in the google drive below is from August 3, 2008, on the east section of the Camino Verde property.

The flooding in the video on Google Drive appears to be **rushing down a dirt road and not an arroyo. It doesn't appear to be a designated floodplain on the FEMA map.**

Other videos available from August 3, 2008, upon request.

CaminoLaTierra-Flood.MOV

drive.google.com

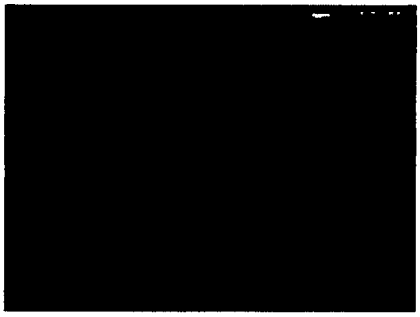
East side of Camino Verde property; Aug. 3, 2008.

****

October 2017; West side of Camino Verde property

October 2017; West side of Camino Verde property.

October 2017; West side of Camino Verde property.



Community Liability and Property Rights: As Mayor or County Commissioner, should you worry about your liability in the event of flood?

Please see attached pdf from the Association of State Floodplain Managers.

###

ID	First Name	Last Name	Apt No	Address	City	Zip	Hom
813422	Gail	Bass					

Case ID: 189803 **Date:** 06/05/2026 **Type:** Conceptual Plan for Camino Verde **Sub Type:** Email **Status:** Open

Code: Commission, Growth Management - Land Use **Source:** WQCase

Description: Fw: Formal Objection to Camino Verde Revised Conceptual Plan Application **UserID:** OLIVIAPADILLA

Nature of Issue: From:gibass@comcast.net
To:cacaristone@santafecountynm.gov

From: GI Bass <gibass@comcast.net>
Sent: Friday, June 5, 2026 9:44 AM
To: Camilla M. Bustamante <cbustamante@santafecountynm.gov>; Adam Fulton Johnson <afjohnson@santafecountynm.gov>, Justin S Greene <jsgreene@santafecountynm.gov>; Lisa Cacari Stone <cacaristone@santafecountynm.gov>; Hank Hughes <hhughes@santafecountynm.gov>
Cc: president.lamariposahoaboard@gmail.com <president.lamariposahoaboard@gmail.com>
Subject: Formal Objection to Camino Verde Revised Conceptual Plan Application

Warning:
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Dear Santa Fe County Commissioners:

As residents of La Mariposa, a Santa Fe County subdivision affected by the proposed real estate developments off of the Camino La Tierra exit from Highway 599, my husband, Dr. Alan Pearlman M.D., and I strongly urge you to **deny** the variances and building permits for the proposed Camino Verde Development at the corner of NM 599 and Camino La Tierra.

SFC CLERK RECORDED 07/02/2026

Although one lot will allegedly be 6 Acres, the vast majority will be only 1/4 Acre. Small lot sizes combined with the reduced setback and driveway variances will result in tract housing that will not only be an eyesore but will negatively impact the property values of existing home owners in the area.

The noise pollution and obstruction of access to the La Tierra Trails will further reduce nearby property values.

Unless the County plans on compensating the hundreds of residents whose home values will be negatively affected by the proposal, such development will result in an **ILLEGAL TAKING WITHOUT COMPENSATION!**

We urge you to deny this project.

Sincerely,

Gail Bass, J.D. and Alan Pearlman, M.D

6500 Camino La Tierra

Santa Fe, NM 87506

(505) 577-6212

ID	First Name	Last Name	Apt No	Address	City	Zip	Hom
813405	Arabelle	Luckhardt					

Case ID: 189782 **Date:** 06/04/2026 **Type:** Conceptual Plan for Camino Verde **Sub Type:** Email **Status:** Open
Code: Commission; Growth Management - Land Use **Source:** WQCase
Description: Fw: Camino Verde proposed development **UserID:** OLIVIAPADILLA
Nature of Issue: From:arabellesfe@comcast.net
To:cacaristone@santafecountynm.gov

From: Arabelle Luckhardt <arabellesfe@comcast.net>
Sent: Thursday, June 4, 2026 8:59 AM
To: Lisa Cacari Stone <cacaristone@santafecountynm.gov>
Subject: Camino Verde proposed development

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Dear Ms. Cacari Stone,

I am contacting you because my family and I strongly oppose the Camino Verde proposed development and hope that you will oppose the permitting of this development

We moved to 105 E Sunrise Drive in Salva Tierra in 2004. We chose this area because of the quiet, the beauty and peacefulness of the natural environment, and the minimal traffic. Two dangers that exist for this area - fire, and loss of water - were not issues that we knew about, so we did not consider them when we made our decision to move here.

If the Camino Verde proposed development is approved, the qualities that we value so much will be dramatically reduced. There will be much more noise, traffic, and a dramatically reduced natural environment. I know that these are objections that the current residents of any area raise when additional development is proposed. No one wants increased noise, traffic, and loss of natural habitat. Local governments, on the other hand, want more development to increase their revenues for providing services.

If the Camino Verde proposed development is approved and gets built, I think the County will in fact incur much higher expenses than the increased income from the taxes. The danger of fire in our area is already very high. With so many new homes, that danger will dramatically increase. We have already been told that Camino la Tierra is too small to evacuate all the current residents of this area in the case of a wildfire. If a large housing development is approved, Camino la Tierra will have to be widened. That will be a major expense for the County.

We have all been told that we are in the worst drought in 1200 years. There are no signs that it is abating. It is irresponsible to add more people to our water resources that are already overburdened

In addition to these negatives for a large development, the County will undoubtedly have to increase their permanent staffing at the local fire station. During the last decade, we have had to call for ambulance service three times for injuries. Not one of those times were the staff that arrived from our station across the street. They were from miles away. Surely this will be more expense the County will have to assume if a large development is permitted.

In summary, the building of many new houses on Camino la Tierra will be a very negative development for the current residents, who are uniformly opposed to this project, as well as expensive for the County. Please deny this application for Camino Verde.

Sincerely yours,
Arabelle Luckhardt

Sent from my iPad

ID	First Name	Last Name	Apt No	Address	City	Zip	Home
813406	Freddie	Reppond					

Case ID: 189783 **Date:** 06/04/2026 **Type:** Conceptual Plan for Camino Verde **Sub Type:** Email **Status:** Open
Code: Commission; Growth Management - Land Use **Source:** WQCase
Description: Fw: Case No. 26-5050. Camino Verde Conceptual Plan **UserID:** OLIVIAPADILLA
Nature of Issue: From:freddie.reppond@gmail.com
To:cacaristone@santafecountynm.gov

From: Freddie Reppond <freddie.reppond@gmail.com>
Sent: Thursday, June 4, 2026 10:55.22 AM
To: Lisa Cacari Stone <cacaristone@santafecountynm.gov>
Subject: Case No. 26-5050. Camino Verde Conceptual Plan

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Dear Commissioner Cacari Stone:

As a resident of the Aldea community, I am strongly opposed to the Camino Verde Conceptual Plan as it is currently being presented for the June 9th commissioners meeting

My principal concern is the impact that it will have on traffic at the intersection of Highway 599 service road and La Vida Trail and the resulting spillover to the Highway 599 itself, in both directions. As the sponsors currently present it, people who use these corridors will just have to lump it and put up with the increased traffic.

As a general comment, it seems to be that developers for a project such as this could make their plans more palatable if they were to add a commercial element to their projects. In the Camino Verde situation, I would be more inclined to support it if they included space for a food market. As it is now, everybody on the north side of 599 is forced to drive into town to buy any household goods. It's an obvious need that developers and the county commission seem to ignore.

Please vote NO on this proposed project

Respectfully,

Freddie Reppond
142 Avenida Frijoles
Santa Fe, NM 87507

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ID	First Name	Last Name	Apt No	Address	City	Zip	Home
813407	Robert	Mackenzie					

Case ID: 189784 **Date:** 06/04/2026 **Type:** Conceptual Plan for Camino Verde **Sub Type:** Email **Status:** Open
Code: Commission; Growth Management - Land Use **Source:** WQCase
Description: Fw: Camino Verde project **UserID:** OLIVIAPADILLA

Nature of Issue: From:rb_mackenzie@icloud.com
To:cacaristone@santafecountynm.gov

From: rb_mackenzie@icloud.com <rb_mackenzie@icloud.com>
Sent: Thursday, June 4, 2026 12:04:42 PM
To: Justin S. Greene <jsgreene@santafecountynm.gov>
Cc: Michael Vos <mvos@santafecountynm.gov>; Kenneth J. Quintana <kenquintana@santafecountynm.gov>; Hank Hughes <hhughes@santafecountynm.gov>; Adam Fulton Johnson <afjohnson@santafecountynm.gov>; Camilla M. Bustamante <cbustamante@santafecountynm.gov>; Lisa Cacari Stone <cacaristone@santafecountynm.gov>
Subject: FW: Camino Verde project

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Please see the attached letter. Thank you.

ID	First Name	Last Name	Apt No	Address	City	Zip	Home
690098	Karol	Bondy Faules					

Case ID: 189781 **Date:** 06/03/2026 **Type:** Conceptual Plan for Camino Verde **Sub Type:** Email **Status:** Open
Code: Commission; Growth Management - Land Use **Source:** WQCase
Description: Fw: Opposition to Camino Verde **UserID:** OLIVIAPADILLA
Nature of Issue:

From:bondy2@comcast.net
To:opadilla@santafecountynm.gov

From: Karol Bondy <bondy2@comcast.net>
Sent: Wednesday, June 3, 2026 8:17 AM
To: Lisa Cacari Stone <cacaristone@santafecountynm.gov>
Subject: Opposition to Camino Verde

Warning:

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Dear Commissioner Cacari-Stone

While the proposed variance have been declined, the Camino Verde development falls short of many of many requirement that should prohibit this development from being approved Please stop this effort as you are exposing over 3000 homes and citizens to a fire hazard, potential loss of insurance, poor wastewater management and endangering residents in the event of fire evacuation due to a system is already stressed beyond limits. This area is already a fire risk. This will force people to relocate thus having a huge impact on property taxes. There are no people who are willing to fill firefighting jobs.

Additionally, you are putting seniors in harm's way who will need help to evacuate. A large percentage of the tax paying citizens are seniors. Is it worth it to allow greedy developers to put people in harms way to profit from this abortion portion

We value our land, our right to feel safe. On another note, please to not allow this project to proceed and mimic the "Prado development" in the southside where the land has been raped for the profit of Pulte

Samara has not met conditions of SDLC. Stop this madness.

There are housing vacancies in other parts of Santa Fe to be filled and other land to be developed by this greedy company.

Wildfire, evocation, waste water management, ingress and egress have been violated at the expense of over 3000 tax paying homes.

STOP THIS PROJECT!

Karol Bondy Faules

3 Puma Circle

ID	First Name	Last Name	Apt No	Address	City	Zip	Hom
807399	Janet	Schwarz		109 E Sunrise Dr	Santa Fe	87506	

Case ID: 189800 **Date:** 06/03/2026 **Type:** Conceptual Plan for Camino Verde **Sub Type:** Email **Status:** Open
Code: Commission, Growth Management - Land Use **Source:** WQCase
Description: Fw: Camino Verde Development **UserID:** OLIVIAPADILLA
Nature of Issue:

From:janet.schwarz222@gmail.com
To:opadilla@santafecountynm.gov

From: Janet Schwarz <janet.schwarz222@gmail.com>
Sent: Wednesday, June 3, 2026 12:36 PM
To: Lisa Cacari Stone <cacaristone@santafecountynm.gov>
Subject: Camino Verde Development

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Thank you for considering the issue of the Camino Verde Development. I, along with many of the residents of the area served by Camino La Tierra, oppose this project. Because of inadequate roads and fire protection, the la Tierra neighborhood is unsuitable for a development of this size and nature.

Camino la Tierra is a two-lane country road, designed for light traffic. With one lane in and one lane out and few connections to other roads, it is vulnerable to traffic jams from even minor accidents. It serves a large area suffering under extreme drought conditions, very vulnerable to fire. The difficulty of evacuating hundreds of residents on Camino la Tierra in front of a fire cannot be exaggerated. One accident on this narrow road would stop everything, and the fire would come. If cars from 158 new residents and a roundabout at a crucial intersection are added, the danger intensifies.

The area is now protected by a small fire station, staffed by three people. Under area-wide agreements, these three can be drawn off to help other stations. There are already times when no one is available to help local residents. More people, more cars, more residences will not help the situation

I have not seen any indication that the county officials are worried about inadequate infrastructure in our area. I've heard no ideas for mitigating the problems arising from denser housing. It is not helpful to current, or future, residents to ignore the implications of a positive response to this proposal.

I urge the county commissioners to give serious thought to existing problems

exacerbated by this proposal, and to deny permission for this project. Thank you for your attention.

Janet Schwarz

109 East Sunrise Dr.

Santa Fe NM 87506

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ID	First Name	Last Name	Apt No	Address	City	Zip	Hom
813418	Mona	Shoup					

Case ID: 189798 **Date:** 06/02/2026 **Type:** Conceptual Plan for Camino Verde **Sub Type:** Email **Status:** Open
Code: Commission; Growth Management - Land Use **Source:** WQCase
Description: Fw: June 9 Camino Verde comments letters for BCC public hearing **UserID:** OLIVIAPADILLA

Nature of Issue: From:monashoup@icloud.com
To:cacaristone@santafecountynm.gov

From: Mona Shoup <monashoup@icloud.com>
Sent: Tuesday, June 2, 2026 12:23 PM
To: Lisa Cacari Stone <cacaristone@santafecountynm.gov>; Justin S. Greene <jsgreene@santafecountynm.gov>
Cc: Hank Hughes <hhughes@santafecountynm.gov>; Adam Fulton Johnson <afjohnson@santafecountynm.gov>; Camilla M. Bustamante <cbustamante@santafecountynm gov>
Subject: June 9 Camino Verde comments letters for BCC public hearing

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Dear Santa Fe County Board of County Commissioners,

Please accept this Camino Verde comments letter for the June 9, 2026, on behalf of Northwest Residents United registered organization.

Also, attached *Formal Request for Wildfire Evacuation Route Safety Assessment* letter to fire chief Jacob Black.

Respectfully,
Mona Shoup
Northwest Residents United
Las Campanas
~~Santa Fe, NM 87506~~

Begin forwarded message:

From: Mona Shoup <MonaShoup@outlook.com>
Subject: June 9 Camino Verde comments letters for BCC public hearing
Date: June 2, 2026 at 11:57:55 AM MDT
To: "Michael Voss" <mvos@santafecountynm.gov>, "Kenneth Quintana" <kenquintana@santafecountynm.gov>
Cc: "John Lovato Building & Development Services Supervisor" <jlovato@santafecountynm.gov>, Nathaniel Crail <ncrail@santafecountynm.gov>, Mona Shoup <monashoup@icloud.com>, "Dominic Sisneros Building & Development Services Supervisor" <djsisneros@santafecountynm.gov>

Dear Michael and Kenneth,
Attached is the Comments Letter submitted by Northwest Residents United registered organization to BCC for the June 9 Camino Verde public hearing.

I wish to ask for an extension until 5 pm today for residents to submit comments letters, given that ROs still haven't received required the necessary information, namely the AF Housing plan and receiving the PER at a late hour yesterday, to write significant comments for the proposed Camino Verde project.

Please acknowledge this request.

The May 22 BCC Hearing notice sent by the Applicant's agent didn't include a comments letter deadline. Nothing about the comments letter deadline was posted on the Santa Fe County website.

Thank you,
Mona Shoup

Mona Shoup
Northwest Residents United RO
Santa Fe, NM 87506
505-216-1122
monashoup@outlook.com
monashoup@me.com

From: Mona Shoup <monashoup@me com>
Date: Tuesday, June 2, 2026 at 11:34 AM
To: Mona Shoup <MonaShoup@outlook.com>
Subject: BCC letter

ID	First Name	Last Name	Apt No	Address	City	Zip	Home
813423	Vickie	Alarie					

Case ID: 189804 **Date:** 06/02/2026 **Type:** Conceptual Plan for Camino Verde **Sub Type:** Email **Status:** Open
Code: Commission; Growth Management - Land Use **Source:** WQCase
Description: Fw: Camino Verde Opposition Comments **UserID:** OLIVIAPADILLA
Nature of Issue: From:vickie@alarieconsulting.com
To:cacaristone@santafecountynm.gov

From: V Alarie <vickie@alarieconsulting.com>
Sent: Tuesday, June 2, 2026 4:37 PM
To: Michael Vos <mvos@santafecountynm.gov>; Kenneth J. Quintana <kenquintana@santafecountynm.gov>; Hank Hughes <hhughes@santafecountynm.gov>, Adam Fulton Johnson <afjohnson@santafecountynm.gov>; cbustamante@sfcountynm.gov <cbustamante@sfcountynm.gov>
Cc: Justin S. Greene <jsgreene@santafecountynm.gov>; Lisa Cacari Stone <cacaristone@santafecountynm.gov>
Subject: Camino Verde Opposition Comments

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To All Concerned,

Please find our comments opposing the proposed development at Camino La Tierra and 599 attached.

Thank you for your time and consideration.

Kind regards,

Vickie Alarie & Brandon Lawson
12 Via Palomita
Santa Fe, NM 87506

SFC CLERK RECORDED 07/02/2026

ID	First Name	Last Name	Apt No	Address	City	Zip	Home
813420	Kenneth	Schowengerdt					

Case ID: 189801 **Date:** 06/02/2026 **Type:** Conceptual Plan for Camino Verde **Sub Type:** Email **Status:** Open
Code: Commission; Growth Management - Land Use **Source:** WQCase
Description: Fw: Resident comments regarding proposed Camino Verde development **UserID:** OLIVIAPADILLA
Nature of Issue: From:schowko@earthlink.net
To:cacaristone@santafecountynm.gov

From: Kenneth Schowengerdt <schowko@earthlink.net>
Sent: Tuesday, June 2, 2026 3:21 PM
To: Michael Vos <mvos@santafecountynm.gov>; Kenneth J. Quintana <kenquintana@santafecountynm.gov>; Hank Hughes <hhughes@santafecountynm.gov>; Adam Fulton Johnson <afjohnson@santafecountynm.gov>, Camilla M. Bustamante <cbustamante@santafecountynm.gov>; Justin S. Greene <jsgreene@santafecountynm.gov>; Lisa Cacari Stone <cacaristone@santafecountynm.gov>
Subject: Resident comments regarding proposed Camino Verde development

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To the Board of County Commissioners:

We are writing to express our opposition to the Camino Verde Conceptual Plan proposed by Samara Real Property. The proposal flies in the face of a Sustainable Growth Management Plan for the reasons outlined below:

Density and Zoning: The Camino Verde Conceptual Plan proposes single family development of 158 units on 304 acres of land in the Residential Estate (RE) Zoning District in SDA-2. The base density for this zoning district allows one dwelling unit per 2.5 acres which allows for 121 units. The proposal exceeds this (158 units). Furthermore, the zoning district is RES-E, allowing for one dwelling per 2.5 acres **Apparently, over time the County has allowed developers to take advantage of an "open space loophole" to concentrate an increased number of dwellings on significantly smaller land parcels in exchange for "open space". This is likely simply an attempt to maximize number of dwellings and therefore profits.** In addition, Open Space apparently must be contiguous, and the property doesn't meet considerations for non-contiguous approval.

Wildfire Risk: Santa Fe County ranks in the top 10% of U.S. counties for wildfire risk, yet Samara's application contains no wildfire risk analysis, no fire behavior modeling, and no evacuation study. The County Fire Department review contains no analysis whatsoever of Camino La Tierra's capacity as a wildfire evacuation corridor. Camino La Tierra with egress to Highway 599 is essentially the only evacuation route serving the large community of Las Campanas as well as surrounding smaller communities. Samara proposes a roundabout intersection at the entrance to their proposed development near the already active intersection of Camino La Tierra and Highway 599. **Many residents do not feel that an adequate traffic study was performed to assess the impact of such a development if a rapid evacuation were to be necessary. Many homeowners are already facing issues with obtaining or maintaining homeowners insurance, and this concentration of new dwellings and proposed access with compound that issue.**

Flood Prevention and Soil Erosion: FEMA flood plain maps are apparently quite outdated. Reportedly, Samara has not demonstrated compliance with flood prevention and flood control regulations. The proposed plan of building a high density of homes along either side of the major roadway (Camino La Tierra) is likely to result in significant soil erosion.

Water Availability and Wastewater Management: It is no secret that we are, and will likely remain, in a significant drought situation throughout the region. Communities throughout the Southwest are dealing with limited water availability. **Santa Fe County must begin to consider the effects of unchecked development on our available water sources.** Although County water service would be "available" for the project, a detailed assessment of projected water usage and impact on future water availability (both to residents on the county water system as well as private wells) must be considered and undertaken. Reportedly, the applicant has not shown that this wastewater treatment system meets the requirements for a Density Bonus, County Wastewater County utility standards, and regulations for a Community Wastewater System.

La Tierra Trail System Access: The property in question includes portions of the La Tierra Trail System, and if developed presents the risk of eliminating trail access for the surrounding residents.

Finally, many constituents feel that it is time for Santa Fe County administration to not only consider the real and objective issues outlined above, but also to begin to consider the negative impact of unchecked development (often by out-of-state, profit driven private equity firms that have no connection to the community) on the environment, natural resources, wildlife and yes, aesthetics Do we really want a future Santa Fe with closely packed buildings lining both sides of every major thoroughfare entering the city and limiting the scenic vistas that make Santa Fe and New Mexico what it is?

Thank you for your consideration,

Kenneth Schowengerdt

Joyce Koenig

Residents, Santa Fe County District 2

ID	First Name	Last Name	Apt No	Address	City	Zip	Hom
813400	Steven	Chalupsky					

Case ID: 189775 **Date:** 06/02/2026 **Type:** Conceptual Plan for Camino Verde **Sub Type:** Email **Status:** Open
Code: Commission; Growth Management - Land Use **Source:** WQCase
Description: Fw: Camino Verde Housing Development **UserID:** OLIVIAPADILLA
Nature of Issue: From:steveinchina@gmail.com
To:cacaristone@santafecountynm.gov

From: Steve C <steveinchina@gmail.com>
Sent: Tuesday, June 2, 2026 12:00:22 PM
To: Lisa Cacari Stone <cacaristone@santafecountynm.gov>
Subject: Camino Verde Housing Development

Warning:
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Dear Ms. Stone,

We are writing to you as residents of the Camino La Tierra corridor to register our strong opposition to the proposed high-density housing development at Camino La Tierra (CLT) and Highway 599. While we recognize the ongoing discussions regarding county growth, the scale and density of this proposal present severe safety risks to both current and future residents.

Our primary concerns regarding public safety include:

- Emergency Vehicle Access and Response Times: Our existing infrastructure consists of a single, narrow two-lane road. Adding hundreds of new residents will cause significant traffic congestion, drastically delaying response times for ambulances, fire engines, and police during critical emergencies.
- Evacuation Constraints: Given the constant risk of fire in our area, funneling a high volume of vehicles onto CLT at 599 creates a dangerous bottleneck, which would impede the ability of residents along the corridor to evacuate safely.

Thank you for your time and for considering our concerns regarding this development.

Sincerely,

Liz Rawlings and Steven Chalupsky
61 Goodnight Trl E
Santa Fe, NM 87506

SFC CLERK RECORDED 07/02/2026

ID	First Name	Last Name	Apt No	Address	City	Zip	Hom
813419	Susan	Cammock					

Case ID: 189799 **Date:** 06/02/2026 **Type:** Conceptual Plan for Camino Verde **Sub Type:** Email **Status:** Open
Code: Commission; Growth Management - Land Use **Source:** WQCase
Description: Fw: Camino Verde Proposed Development **UserID:** OLIVIAPADILLA
Nature of Issue: From:susan@cammocks.com
To:cacaristone@santafecountynm.gov

From: Cammock, Susan <susan@cammocks.com>
Sent: Tuesday, June 2, 2026 3:56 PM
To: Kenneth J. Quintana <kenquintana@santafecountynm.gov>; Hank Hughes <hhughes@santafecountynm.gov>; Adam Fulton Johnson <afjohnson@santafecountynm.gov>; Camilla M. Bustamante <cbustamante@santafecountynm.gov>; Justin S. Greene <jsgreene@santafecountynm.gov>; Lisa Cacari Stone <cacaristone@santafecountynm.gov>
Cc: Bill Cammock <bill@cammocks.com>
Subject: Camino Verde Proposed Development

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We are writing to you at this late date, in part, due to the failure on the part of the Commissioners and Growth Management Staff to provide required reports in a timely manner nor to post today's deadline for submitting letters on the County website. That oversight is fairly disturbing in view the highly contentious nature of the Camino Verde proposed development from the perspective of the neighborhoods surrounding the area in question that will be directly impacted by it.

There is no need to belabor asking you to **vote no** on the Camino Verde development plan since Brian Schroeder has already expertly laid out the many valid and compelling reasons in his June 1st letter detailing why this development should not be permitted as conceived.

From our perspective, we are not opposed to thoughtful development. It is a necessary part of the sustainable growth of a community. What we find objectionable is, to put it kindly, overdevelopment It is very apparent that the out-of-town, not local developer determined the desired level of profit from the project and then backed in to how that might be best accomplished by virtue of the "need" to build 158 homes. The plot thickens since, to have this many homes in the planned area, much infrastructure would need to be built, upending the status quo of, for example, the normal daily travel on La Tierra Road for existing communities -- while a roundabout is constructed. It goes on from there like Topsy. Insufficient water resources, lack of sufficient fire protection, sewerage disposal that is still unresolved, interference with/blocking exsiting trails, etc. The profit-driven motive is undeniable in that the developer's plan to buy the properties in question is "contingent" upon acceptance of the conceptual plan to build 158 homes. So much for Samara's commitment to Santa Fe.

We are asking you to consider the "spirit" of the Santa Fe County Sustainable Land Development Code which was designed to protect the public interest, in this specific case the many communities that already exist and surround the proposed development area. We are asking you to consider what is "reasonable" as well as sustainable development in view of what already exists and the resources necessary to support an over-reaching development such as Camino Verde.

Bill & Susan Cammock
5 Lugar De Madison
Santa Fe, NM 87506
susan@cammocks.com
bill@cammocks.com

ID	First Name	Last Name	Apt No	Address	City	Zip	Home
813394	Lisa	Phifer		3 Star Splash	Santa Fe	87506	

Case ID: 189774 **Date:** 06/02/2026 **Type:** Conceptual Plan for Camino Verde **Sub Type:** Email **Status:**
Code: Commission; Growth Management - Land Use **Source:** WQCase
Description: Fw: Camino Verde public comments from La Mirada RO **UserID:** OLIVIAPADILLA

Nature of Issue: From:lisaphifer@gmail.com
To:cacaristone@santafecountynm.gov

From: Lisa Phifer <lisaphifer@gmail com>
Sent: Tuesday, June 2, 2026 9:19 AM
To: Lisa Cacari Stone <cacaristone@santafecountynm.gov>
Subject: Camino Verde public comments from La Mirada RO

Dear Commissioner Cacari Stone
cacaristone@santafecountynm.gov

The La Mirada Owners Association (LMOA), a Santa Fe County Registered Organization (RO), offers the attached public comments regarding the request by Samara Real Property, Applicant, JenkinsGavin, Agent, for a Conceptual Plan for Camino Verde, to be heard during the 6/9/26 BCC meeting. These comments were also submitted to the Growth Management/Land Use department.

Thank you for your consideration,

Lisa Phifer, submitting on behalf of the
La Mirada Owners Association
3 Star Splash, Santa Fe, NM 87506
agent@lamirada-santafe.com

ID	First Name	Last Name	Apt No	Address	City	Zip	Home

813402 SUSAN PEIRCE

Case ID: 189777 **Date:** 06/02/2026 **Type:** Conceptual Plan for Camino Verde **Sub Type:** Email **Status:** Open
Code: Commission; Growth Management - Land Use **Source:** WQCase
Description: Fw: Camino Verde Proposal **UserID:** OLIVIAPADILLA
Nature of Issue: From:speirce@prodigy.net
To:cacaristone@santafecountynm gov

From: SUSAN PEIRCE <speirce@prodigy.net>
Sent: Tuesday, June 2, 2026 5:11:44 PM
To: Michael Vos <mvos@santafecountynm.gov>; Kenneth J. Quintana <kenquintana@santafecountynm.gov>; Hank Hughes <hhughes@santafecountynm.gov>; Adam Fulton Johnson <afjohnson@santafecountynm.gov>; Camilla M. Bustamante <cbustamante@santafecountynm.gov>; Justin S. Greene <jsgreene@santafecountynm.gov>; Lisa Cacari Stone <cacaristone@santafecountynm.gov>
Subject: Camino Verde Proposal

We are writing to express strong concerns regarding the proposed Camino Verde development at the intersection of NM 599 and Camino La Tierra. As currently proposed, this project is inappropriate for this location and raises serious issues related to traffic safety, emergency access, environmental impact, and the long-term quality of life for residents of the surrounding communities.

For decades, this land has functioned as informal open space used by residents of both Santa Fe County and the City for walking, hiking, and enjoying the natural landscape. It is one of the few accessible open areas available to residents in the broader Camino La Tierra region. Rather than allowing it to be converted into dense residential development, the County should consider purchasing and preserving this property as protected open space for the benefit of the community and wildlife.

Traffic and safety concerns are particularly troubling. Camino La Tierra already carries significant daily traffic from thousands of residents living west of NM 599, including those in Las Campanas, Salva Tierra, Sundance Estates, and other nearby subdivisions. The intersection also serves residents of Aldea and Tessera, many of whom already experience difficulty turning onto Camino La Tierra to reach the NM 599 freeway entrances, Buckman Road, or Paseo Nopal.

Adding a development expected to generate at least 250 additional vehicle trips would create a dangerous bottleneck. The proposed solution of a roundabout and four-way stop raises serious questions about feasibility and safety. The physical configuration of the freeway off-ramps and surrounding roadway appears to leave space only for a three-way stop, and placing a four-way stop near the base of a freeway exit would create significant safety hazards.

Emergency evacuation is another critical concern. Camino La Tierra serves as the primary access and evacuation route for multiple neighborhoods. In the event of a wildfire or other emergency, constricting this corridor with additional traffic and a round about could severely compromise residents' ability to evacuate safely and only being served by one fire department is untenable.

The developer's suggested construction detours further illustrate the inadequacy of the surrounding road network. Routing traffic through Fin del Sendero, Lluvia del Oro, and the privately maintained roads of Sundance Estates and Paseo de Aguila to would divert construction and commuter traffic through quiet private residential streets that were never designed to function as major transportation corridors.

Beyond transportation concerns, the broader infrastructure in this area is already strained. The region has limited emergency services, with relatively few sheriff's deputies and only one fire station serving thousands of homes. There are also limited commercial services, strained medical facilities, and aging road networks not designed to support substantial new traffic volumes. Water availability is another serious concern that must be considered before approving large-scale development.

The project also appears to require significant variances from existing county standards These changes would fundamentally alter the open character of the landscape and introduce dense housing into an area historically zoned for residential estate development, which has long been intended to maintain a lower-density rural character.

Finally, the location itself presents unique risks. The site is extremely windy and lies close to several freeway entrances and exits along NM 599, a corridor that carries heavy truck traffic, including vehicles transporting hazardous and nuclear materials from Los Alamos to disposal facilities such as WIPP. Truck rollovers have occurred along this highway in recent years, underscoring the potential hazards associated with concentrating residential development near these transportation routes.

This open space is deeply valued by residents throughout the surrounding communities. We urge the County to carefully consider the long-term consequences of this proposal and to explore the possibility of purchasing and permanently protecting this land as open space instead. Doing so would preserve a cherished community resource while avoiding significant safety, infrastructure, and environmental challenges.

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Thank you for your consideration.

Susan and Roger Peirce
18 Paseo de Aguila
Santa Fe, NM 87506

ID	First Name	Last Name	Apt No	Address	City	Zip	Home
813398	Kathryn	Turpin					

Case ID: 189772 **Date:** 06/02/2026 **Type:** Conceptual Plan for Camino Verde **Sub Type:** Email **Status:** Open

Code: Commission; Growth Management - Land Use **Source:** WQCase

Description: Fw: Objection to Camino Verde Development Plan (Case No. 26-5050) **UserID:** OLIVIAPADILLA

Nature of Issue: From:kturpin@rocketmail.com
To:cacaristone@santafecountynm.gov

From: Kathryn Turpin <kturpin@rocketmail.com>
Sent: Tuesday, June 2, 2026 11:22:26 AM
To: Michael Vos <mvos@santafecountynm.gov>; kenquintana@santafecountynm.g <kenquintana@santafecountynm.g>; Hank Hughes <hhughes@santafecountynm.gov>; Adam Fulton Johnson <afjohnson@santafecountynm.gov>; Camilla M. Bustamante <cbustamante@santafecountynm.gov>; Justin S. Greene <jsgreene@santafecountynm.gov>; Lisa Cacari Stone <cacaristone@santafecountynm.gov>
Cc: kathryn turpin <kturpin@rocketmail.com>
Subject: Objection to Camino Verde Development Plan (Case No. 26-5050)

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June 2, 2026

As an owner (with my spouse, Howie Marion) of real property in the Los Suenos Development, we object to the granting of variances in connection with the Camino Verde Plan, a proposed development by Samara Real Property (Case No. 26-5050).

The Santa Fe County Sustainable Growth Management Plan (SGMP) provides the framework for development in the County. The SGMP serves as the comprehensive plan to direct growth to areas most efficiently served by adequate facilities and services.

The Camino Verde Conceptual Plan proposes single family development of 158 units on 304 acres of land in the Residential Estate (RE) Zoning District in SDA-2 The base density for this zoning district allows one dwelling unit per 2.5 acres which allows for 121 units.

The project includes a proposal for increased density through Section 8.12 Density Bonus and through an Affordable Housing density bonus

Our objections are based upon the following:

Density Bonus criteria requirement hasn't been met due to the New Mexico Environment Department rejecting the sewage treatment options for "not enough information for technical review or determination of compliance." Yet these are the sewage treatment options on the June 9 agenda.

The Affordable Housing Plan doesn't appear to have been submitted, as required, and the count is wrong.

The Density Bonus criteria requirement for Community Sewer has not been met.

The applicant has not shown that the wastewater treatment system for this development meets the requirements for a Density Bonus and County Wastewater County utility standards and regulations for a Community Wastewater System in accordance with SLDC §7.13.10.

The application does not meet the requirements for 15% affordable housing.

Wildfire Risk is documented and absent from Samara's Environmental Impact Report.

SLDC §1.4.2.1 and §1.5.2 require the Board to find that adequate fire and emergency response capacity will be available. Samara's Adequate Public Facilities Assessment (APFA) does not make this showing.

Samara has not demonstrated compliance with the flood hazard regulations per SLDC §7.18 (Flood Prevention and Flood Control). The Board should not approve a project that routes both stormwater and wastewater infrastructure into or adjacent to FEMA Zone A areas without specific regulatory clearance.

The erosive soil conditions on this site are confirmed by three independent documentary sources, all in or derived from the application record:

First, the Existing Conditions and Soils Map (Sheet 6 of the Conceptual Plan Set) identifies

multiple soil types across both tracts classified as Hydrologic Soil Group A – including the

Tanoan-Encantado complex (Soil 201) and the Lavandez-Rivermash complex (Soil 213) among others. Hydrologic Soil Group A soils are sandy, gravelly, and highly susceptible to erosion when disturbed.

- The Board is urged to place Special Conditions upon the development to require a Geotechnical Engineer to be onsite to perform sufficient review during construction of the project, observation testing to be performed during construction to confirm that suitable fill soils are placed upon competent materials and properly compacted and foundation elements penetrate the recommended soils.

In accordance with SLDC §4.4.5.2 Submittals. Before an application will be considered or processed it shall contain all required submittals.

- Registered Organizations weren't given access in a timely manner (4:22 pm, June 1, 2026) to the Wastewater PER, a significant engineering document directly bearing on NMED permitting and the density bonus.

- Nor did the Growth Management staff provide the Affordable Housing plan after repeated requests, also being used for an increased density bonus.

- §4.4.5.4 Public Access. All complete applications submitted to the Administrator shall be placed on file and made available to the public; except for information concerning the location of archeological resources, which shall be removed from the application packet pursuant to NMSA, 1978 §18-6-11.1 of the Cultural Properties Act.

- Agency Reviews and Recommendations haven't been updated following the withdrawal of variances. The agency reviews and recommendations in the record were prepared for an earlier project that included variances, which have since been dropped. On May 22, 2026, the Land Use Administrator was asked directly when agency reviews would be updated to reflect the current project configuration. His written response stated that updates were not needed. That position is disputed and preserved here for the record. SLDC §1.4.2.28 requires SRAs as a pre-condition to approval. SRAs prepared for a materially different project configuration do not satisfy this requirement. The Board should not act on this application until all relevant agencies have reviewed the April 30, 2026, version of the Conceptual Plan.

The Density Bonus requirements haven't been met for either the Community Sewage Treatment Facility or the Affordable Housing Plan.

A Density Bonus doesn't mean the Applicant is entitled to develop the property only because of its willingness to set aside 50 percent of its property.

A Density Bonus is County "assistance" to the Applicant that allows increased profit for leaving 50 percent of the property in open space but only after certain criteria is met.

The applicant hasn't met the criteria for either type of Density Bonus it seeks.

In summary, the applicant has not met any of the standards required for approval of these variances.

Thank you.

Kathryn Turpin

Kathryn L. Turpin
O: 512.476.0005
M: 512.423.2575

SFC CLERK RECORDED 07/02/2026

ID	First Name	Last Name	Apt No	Address	City	Zip	Home
813403	Craig	Bachmeier					

Case ID: 189779 **Date:** 06/02/2026 **Type:** Conceptual Plan for Camino Verde **Sub Type:** Email **Status:** E-mailed

Code: Commission; Growth Management - Land Use **Source:** WQCase

Description: Fw: Camino Verde Conceptual Plan (Case No. 26-5050) **UserID:** OLIVIAPADILLA

Nature of Issue: From:craigbachmeier@gmail.com
To:cacaristone@santafecountynm.gov

From: Craig Bachmeier <craigbachmeier@gmail com>
Sent: Tuesday, June 2, 2026 5:11:16 PM
To: Michael Vos <mvos@santafecountynm.gov>; Kenneth J. Quintana <kenquintana@santafecountynm.gov>; Hank Hughes <hhughes@santafecountynm.gov>; Adam Fulton Johnson <afjohnson@santafecountynm.gov>; Camilla M. Bustamante <cbustamante@santafecountynm.gov>; Justin S. Greene <jsgreene@santafecountynm.gov>; Lisa Cacari Stone <cacaristone@santafecountynm.gov>
Subject: Camino Verde Conceptual Plan (Case No. 26-5050)

Dear Commissioners,

As a resident and neighbor directly impacted by the proposed Camino Verde project, I am writing to express serious concerns regarding its current trajectory While I respect the rights of property owners to develop their land, such development must be held to a standard that enhances—rather than compromises—the safety, infrastructure, and character of Santa Fe County.

I urge the Commission to address the following critical points during your review·

- **Transparency in Ownership and Acquisition:** There is a significant lack of clarity regarding the current property owners and their engagement with this Commission. It is vital to determine if this conceptual approval is being used primarily to facilitate a sale to an out-of-state developer. I request that the Commission require a direct meeting with the current owners to ensure accountability throughout the transition.
- **Developer Accountability:** The principals of the development group (Samara) must demonstrate respect for our local governance by meeting directly with this body. Santa Fe should not be a "hands-off" investment for out-of-town interests; we require developers who are physically present to understand the local intent and community goals
- **Public Safety and Infrastructure (La Tierra):** La Tierra is a critical arterial street and a primary evacuation route for hundreds of homes to the west. It is currently operating near capacity. The New Mexico State Highway Department must complete essential upgrades, including roundabouts (modeled after Meadow Lane) and a continued separated roadway design to Hwy 599, *before* additional density is approved.
- **Sustainable Utilities (Municipal Sewer):** To avoid the well-documented failures of previous onsite systems (notably the Bishop's Lodge infrastructure issues), this project must be required to connect to the municipal sewer system. With a Las Campanas lift station less than a mile away, an onsite system is a step backward for water conservation and long-term environmental safety.
- **Standards for Compatible Development:** The La Antigua development serves as a successful model for an acceptable, responsible plan. We ask the County to mandate that this developer follow a similar standard of "Residential" zoned planning that respects the existing landscape.

Santa Fe deserves responsible, attractive growth that adds value to our community I ask that you exercise your authority to ensure this project serves the public interest and not just external investors.

Thank you for your service and for your careful consideration of these concerns.

Sincerely,

Craig Bachmeier

70 Sunflower Drive

Santa Fe, NM 87506

ID	First Name	Last Name	Apt No	Address	City	Zip	Home
813401	Tom	Wise					

Case ID: 189776 **Date:** 06/02/2026 **Type:** Conceptual Plan for Camino Verde **Sub Type:** Email **Status:** E-mailed

Code: Commission; Growth Management - Land Use **Source:** WQCase

Description: Fw: Case No. 26-5050 Camino Verde Conceptual Plan **UserID:** OLIVIAPADILLA

Nature of Issue: From:tomwise.santafe@gmail.com
To:cacaristone@santafecountynm.gov

From: Tom Wise <tomwise.santafe@gmail.com>
Sent: Tuesday, June 2, 2026 1:48:43 PM
To: Michael Vos <mvos@santafecountynm.gov>; Kenneth J Quintana <kenquintana@santafecountynm.gov>; Hank Hughes <hhughes@santafecountynm.gov>; Adam Fulton Johnson <afjohnson@santafecountynm.gov>; Camilla M. Bustamante <cbustamante@santafecountynm.gov>; Justin S. Greene <jsgreene@santafecountynm.gov>; Lisa Cacari Stone <cacaristone@santafecountynm.gov>
Subject: Case No. 26-5050 Camino Verde Conceptual Plan

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Greetings to All,

I strenuously object to the approval of the development proposed by Samara on Camino la Tierra for the following reasons.

The Density Bonus criteria requirement for Community Sewer has not been met.

Specifically, the Wastewater Preliminary Engineering Report provided 2 options for a private decentralized wastewater system which do not meet the requirements for a Community Wastewater System as required for the Density Bonus. Both options include a septic tank for each lot and flow to either a centralized treatment facility or to decentralized dispersal fields where treated wastewater will be dispersed across designated subsurface drainfields in each clustered system. The applicant has not shown that this wastewater treatment system meets the requirements for a Density Bonus and County Wastewater County utility standards and regulations for a Community Wastewater System in accordance with SLDC §7.13.10.

The application does not meet the requirements for 15% affordable housing.

• SLDC §13.2 clearly requires 15 % of the total parcels as Affordable Housing Units.

The applicant is proposing 18 affordable units, which is 11% of the total parcels in the 158 Lot Subdivision. 15% of the 158-lot subdivision is 24 parcels. If the density bonus is approved for a 158 subdivision, then the applicant must provide 24 affordable units to be distributed equally in 4 income ranges.

Wildfire Risk is documented but is absent from Samara's Environmental Impact Report.

This project sits in one of the highest wildfire risk areas in the United States. Samara's application contains no wildfire risk analysis, no fire behavior modeling, and no evacuation study. The Environmental Impact Report (EIR) summary concludes that cumulative environmental impacts "can be

considered small relative to the whole of development in the surrounding area." The county's own staff planning memo of March 25, 2026, confirms this characterization. Neither the EIR summary nor the staff memo mentions wildfire, WUI designation, flame length modeling, or evacuation. The complete absence of wildfire analysis is itself a failure of demonstrated compliance with the SGMP's health and safety goals.

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SLDC §1.4.2.1 and §1.5.2 require the Board to find that adequate fire and emergency response capacity will be available.

Samara's Adequate Public Facilities Assessment (APFA) does not make this showing. It addresses only fire station response time. The Santa Fe County Fire Department's Development Plan Review contains no analysis whatsoever of Camino La Tierra's capacity as a wildfire evacuation corridor.

Thank you for your consideration.

Tom Wise

114 Thundercloud Road

Santa Fe, NM 87506

.

ID	First Name	Last Name	Apt No	Address	City	Zip	Home
813404	Wendy	Heaton					

Case ID: 189780 **Date:** 06/02/2026 **Type:** Conceptual Plan for Camino Verde **Sub Type:** **Email Status:** Open

Code: Commission, Growth Management - Land Use **Source:** WQCase

Description: Fw: Formal Objection to Camino Verde Revised Conceptual Plan Application **UserID:** OLIVIAPADILLA

Nature of Issue: From:president.lamariposahoaboard@gmail.com
To:cacaristone@santafecountynm gov

From: Wendy Heaton President LMHOA Board <president.lamariposahoaboard@gmail.com>
Sent: Tuesday, June 2, 2026 4:34:23 PM
To: Lisa Cacari Stone <cacaristone@santafecountynm.gov>
Subject: Formal Objection to Camino Verde Revised Conceptual Plan Application

Dear Ms. Cacari-Stone

Tuesday, June 02, 2026

TO: Santa Fe Board of County Commissioners

TO: Santa Fe County Staff

RE: Formal Objection to Camino Verde Revised Conceptual Plan Application

I am writing both as a homeowner and as the president of the La Mariposa HOA, a neighborhood of 73 homes located off Fin del Sendero and Camino La Tierra, to express our formal objection to the revised Conceptual Plan Application submitted for the Camino Verde development. Please include this letter in the official record of the June 9, 2026 Board of County Commissioners hearing.

Let me emphasize that we are not opposed to reasonable development of this acreage. The current property owner has every right to sell their property. That said, any conceptual plan submitted for development should only be approved if it conforms to the Sustainable Land Development Code (SLDC).

Understanding that Samara Properties rescinded their request for variances, their revised conceptual plan in its current form still does not comply with the SLDC, which in its broadest interpretation is intended to preserve the rural environment, insure accessible open space and protect the interests of the 2,000+ homeowners residing along the Camino La Tierra corridor.

When driving on Camino La Tierra from our home to NM 599, the frontage road or Buckman Rd., there have been too many occasions when I have nearly been hit by vehicles exiting/entering these roads. The addition of 158 houses in such close proximity to NM 599 would only increase the risk of vehicular or pedestrian accidents and impose a public safety hazard by causing a severe choke point in the event of an emergency such as wildfire. The Applicant's solution of adding additional stop signs at the ramps would only make it worse.

Again, with respect to safety the assertion by Gavin/Jenkins that clustering homes reduces the risk of wildfire spreading is simply false. In fact, the clustering of houses close together in a wildfire danger area such as ours actually increases the risk. If homes are built too close together, a burning home can ignite neighboring homes through **radiant heat, flames, or flying embers.** Once one structure ignites, the fire can spread from house to house, similar to an urban conflagration. High-density development can increase the consequences if a wildfire breaches the community's defenses. Many recent wildfire disasters have shown that **structure-to-structure fire spread** is a threat to life and a major cause of home loss

It is therefore understandable why property insurance companies are not renewing policies or are increasing premiums by 100-200% to manage their risk. Twenty-five percent of La Mariposa homeowners have had to deal with this issue, in spite of our neighborhood having achieved Firewise Certification status due to our endeavors to create defensible space around our homes. The difficulty obtaining property insurance on newly built tightly clustered homes should be a concern

Lastly, both the Sustainable Growth Management Plan and the SLDC require that any development be consistent with community standards The proposed development is utterly inconsistent with the rural feel of adjacent communities whose neighborhoods maintain an open feeling through comfortable spacing between homes. All proposals for development should have to conform to the same relative density and character as exemplified in the existing zoning. As demonstrated by other neighboring communities, responsible development that delivers economic return is possible. If the Applicant can only make a profit by perverting existing zoning density provisions, thereby destroying the character of the surrounding Camino La Tierra communities at the expense of current residents' safety, as well denying the public easy access to the La Tierra trail system, the Board must not approve this proposal as submitted.

Please acknowledge receipt of this letter.

Respectfully yours,

Wendy Heaton and Steve Orlik

Wendy Heaton

La Mariposa HOA Board President

(650) 619-8181 (c)

president.lamariposahoaboard@gmail.com

SFC CLERK RECORDED 07/02/2026

Kenneth J. Quintana

From: Dallas Rhodes <dallasrhodes@mac.com>
Sent: Friday, June 5, 2026 6:31 PM
To: Kenneth J. Quintana
Subject: Fwd: Camino Verde Conceptual Plan
Attachments: Arroyo NM Geol Survey.pdf

Warning:

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Mr. Quintana:

I have been a resident of the Los Sueños HOA for nearly seven years. I am also a PhD geoscientist with a record of nearly 50 years of teaching and research at several accredited colleges and universities. I am submitting this letter as a formal objection to the Camino Verde Conceptual Plan Application (revised on April 30, 2026) or the Camino Verde proposed development. In what follows, I have outlined three issues that should be the cause of great concern about the Verde Development proposal.

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Open Space

The most recent proposal (April 30, 2026) makes repeated references to the amount of space that will be left undeveloped, as if this is a gift. In reality, the developers have little choice. Most of the open space is unbuildable because it is floodplain of the arroyo or part of the required set back from the floodplain. Some of the parcels include portions of the set back, so the buildable space available is much reduced (see lots 118 through 128).

Much of the remaining open space is property with steep slopes, particularly where tributary arroyos are actively incising. These areas include all the land shown in red on the slope analysis map and many other areas. Slopes of 30% are very steep and anything over 10% is a matter for concern. Several lots have much of their area in slope, greatly limiting buildable space. Look, for example, at lots 10-15, and lots 131 and 137. Any time contour lines merge and cannot be distinguished from each other, the land has steep slopes. In this case, it means that a considerable percentage of the lot would require substantial engineering work to be safely buildable.

I have attached a short paper published in 2001 by the New Mexico Bureau of Geology and Mineral Resources titled "What Decision Makers Should Know About Arroyos in New Mexico." This publication deals with the larger picture of erosion and arroyo incision across the state. I encourage you to take a few minutes to read it.

Parcel Size

Changes from the previous plan, in parcel location, size, and shape have resulted in a size reduction for the majority of the lots. Of necessity, smaller lot size means that a larger percentage of the total area will become impermeable (roofs, roads, driveways, patios, etc). The larger the amount of impermeable surface, the greater the amount of precipitation that will run off the land instead of soaking into the ground and replenishing groundwater. The total amount of impermeable surface in the development will

be offset to some degree by the increase in open space, but (and this is a big "but") the impermeable surfaces will now be concentrated in a smaller area. The result will be areas where increased runoff will be concentrated, mainly along the lots directly on either side of Camino la Tierra.

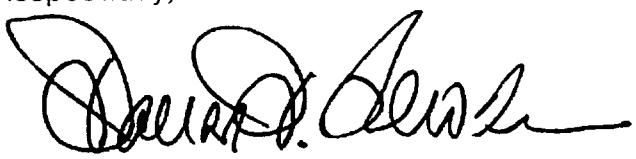
Sewage Treatment

I am concerned about the plans to handle sewage in the development. This document makes references to two possibilities for managing wastewater. The claim (p. 3) that the property is "highly suitable for development" is not supported by any evidence in this document. Repeated references to the Environmental Impact Report contain no data. Once again, the very small high-density lots will cause the most significant problems. Designing a sewage treatment system (septic tank and leach field) requires geological and hydrological analyses, but no evidence of such work was presented.

The three issues outlined above need to be addressed by experienced geoscientists and civil engineers. Please take my points seriously. Approving the plan as it stands leaves many important questions unanswered.

I am requesting that this letter be included in the official record for the June 9, 2026, Board of County Commissioners hearing. I also ask that you confirm receipt of this letter by email to my account (dallasrhodes@mac.com).

Respectfully,



Dallas D. Rhodes
6 Desert Rain
Santa Fe, NM 87506

(912) 601-1600
dallasrhodes@mac.com

Attachment

What Decision Makers Should Know About Arroyos in New Mexico

by *David W. Love*, New Mexico Bureau of Mines and Mineral Resources; and
Allen Gellis, U.S. Geological Survey

Arroyo is a Spanish term for stream, but in the Southwest the term is commonly applied to streambeds that are dry most of the time. Some geographers have tried to restrict arroyo to streambed shapes that are eroded narrow and deep as opposed to washes that are wide and shallow, but some streambeds alternate between the two shapes either from year to year or along their courses downstream. Streambeds with eroded vertical banks evoke negative reactions from most viewers, and arroyos are commonly seen as a symptom that something is wrong and that someone or something is to blame. The natural function of arroyos is complicated and depends on several independent and linked variables of landscape, climate, vegetation, and land use.

The primary reason streambeds exist is that water passes from higher in the drainage basin to the mouth of the drainage basin. Water moving downhill has energy to transport loose soil particles (sediment) and does work to do so. The size and shape of the streambed is a direct reflection of the amount of water (both quantity and duration of flow), the energy gradient, and the characteristics of the sediment along the stream channel as well as resistant features along the path, such as bedrock and vegetation. Arroyos tend to respond quickly to precipitation and have flashy flow—streamflow that rises to floodstage and wanes quickly.

Each one of these variables (such as runoff-water from rainfall) is complicated in its own natural behavior, and alterations in any one of the variables affect others in more than one way. For example, the amount of water a drainage basin processes during the year is related to the amount of precipitation and its fate across the landscape. Precipitation in New Mexico is extremely variable. It is measured in amount and duration (e.g. rainfall intensity). Intense thunderstorm rainfall may do more landscape work than melting snow, but may not aid the growth of vegetation. Vegetation depends on the amount, frequency, and sequence of precipitation as well as other landscape variables (bedrock, soils, and orientation of slopes). If vegetation is dense enough to slow overland flow downslope to the streambed, much flow may be trapped by the vegetation and seep into the ground, nurturing the vegetation. Soil is held in place. If vegetation is less dense, some flow reaches the channel and affects flow downstream. With less vegetation, runoff may increase and flow may increase downstream. If climate shifts to less precipitation, vegetation may die, affecting overland flow and flow within the channel. If soil is eroded from the hillslopes and overwhelms the ability of the channel to transport it, the channel becomes choked with sediment, and the slope in the channel may decrease, affecting the energy to transport sediment. Unsaturated loose sediment may absorb more water, reducing flow until a threshold is met, after which both water and sediment continue to move down gradient. Excess runoff leads to erosion and transport of sediment within the channels. That sediment may be redeposited downstream (such as in man-made reservoirs).

As a result of considering all these factors, one may construct a generalized pathway diagram (Fig 1) to show how adjusting different variables may result in forming the same type of arroyo channel. For example, if land use changes rainfall runoff and vegetation, increased water flow may increase sediment transport, causing erosion of the channel base and resulting in a deep, narrow channel or arroyo. A similar diagram could be used to show how arroyos could be filled in.

One drainage basin near Santa Fe, the Frijoles Basin, has been the subject of scientific scrutiny off and on for nearly 50 years to see how arroyos behave through time. The initial study applied simple monitoring techniques that have withstood the test of time. The locations of the monitors were marked with steel rebar and big nails with washers driven into the ground. Where the soil eroded, the washers followed the ground surface down. Where the ground surface aggraded, the nails and washers were buried. In the channels, 4-ft-deep (1.22 m) post-like holes were dug and loose chains were lowered into the holes to the level of the sediment surface. When streams scoured, the chains fell over to the level of scour and oriented their links downstream. Where streams aggraded, the chains were buried. The size and shape of the channels were measured in the 1950s and 1960s and have been remeasured since then more than once. In general the channels have eroded a little bit [entrenched approximately 1.2 inches (about 3 cm) on average] and gotten about 4% bigger in width and depth. The biggest changes were noted where new roads had disrupted the channels—causing deposition upstream from culverts and erosion as much as 5 ft (1.53 m) below culverts.

The banks of arroyos commonly preserve evidence to show that drainages have a history of aggrading and eroding. In the Santa Fe area, it is common to find artifacts of various ages within the sediments cut by arroyos. Some low stream banks along arroyos such as Tesuque Arroyo have developed during the 20th century and have metal cans and glass in them. Older banks contain prehistoric potsherds and fire hearths used by early Native Americans. Some stream banks show that prehistoric arroyos were eroded and later filled in before the extensive human land use changes associated with arroyo erosion of the late 19th and early 20th centuries. Some drainages have multiple episodes of arroyo cutting and filling; others have none. Clearly some drainages are more responsive to changes in climate, vegetation, and land use than others.

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What Can Property Owners Do?

Management of the natural or human-influenced landscape depends on the many variables involved in shaping that landscape. The location of the land within the drainage basin, the slope of the land, the microclimate and vegetation, soils, and bedrock all play a role in determining what the "best" management practice may be. The projected future use of the land also may determine what the best current management should be. In this semiarid climate with intense summer rains, property owners may want to keep as much precipitation and vegetation on the land as possible and to slow the erosion and movement of sediments off the land. Disturbances such as roads and overgrazing lead to more runoff and more erosion. Commonly it is prudent not to alter the gradient of slopes and stream channels with soil removal or berms. Check dams may temporarily trap sediment and decrease erosion, but after the small dams fill, the problem may be worsened by entrenchment of the dams and sediments behind the dams.

What Can Geologists, Engineers, and Soil Scientists Do?

Hydrologic engineers are developing increasingly sophisticated modeling techniques to predict runoff, stream flow, and sediment transport within drainage basins. The modelers require detailed quantitative knowledge of the landscape variables of topography, rocks, soils, vegetation, and climatic variability outlined above. Geologists, soil scientists, hydrologists, and biologists all can contribute by documenting the details of the landscape variables and gathering them into geographic information systems (GIS). Geologists and soil scientists may

FIGURE 1—Flow-chart summarizing possible antecedent conditions, climate and land-use factors, and adjustments by streams leading to increased erosion or deposition along stream valley.

also help by testing the results of the models by monitoring landscape changes in relation to weather-related events, longer-term climate fluctuations, vegetation changes, land-use changes, etc. Finally, geologists and paleobiologists can determine the longer-term record of changes by studying the sediments stored in arroyo banks and other deposits. New, more sophisticated techniques may be developed to extract the flood, vegetative, and climatic record from these deposits. More publicity about the complicated behavior of stream channels and banks may alter the present perception that all arroyos are caused by overgrazing or mining of streambeds. Greater public awareness of stream behavior may make both property sellers and buyers more apt to consider the consequences of property use in potentially erosive or flood-prone areas.

What Can Decision Makers Do?

Be aware of the complexity of drainage basins and their response to change. One can never do just one thing—there are always consequences both upstream and downstream. Once the work of a drainage basin is disrupted, humans will have to take on a workload to make up for what the stream used to do naturally. The dilemma for decision makers is how to balance the protection of would-be buyers and users of property at risk from arroyo erosion versus the undue burden of expensive engineering measures to curb runoff and erosion, regardless of the property's location. Impacts of erosion or sedimentation upstream or downstream from particular property are difficult to assess, but may lead to legal complications. Some municipalities and counties have zoning restrictions that may aid in limiting inappropriate uses of some property. All construction of public facilities should have proper evaluation before bidding takes place and should have supervision of the site during the building phase.

Where Can I Get More Information?

http://climchange.cr.usgs.gov/rio_puerco/

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Gellis, A., Emmett, W., and Leopold, L., in review, Arroyo de los Frijoles revisited after 30 years of geomorphic change in a semiarid watershed: U.S. Geological Survey.

Graf, W. L., 1983, The arroyo problem: paleohydrology and paleohydraulics in the short term; *in* Gregory, K. G. (ed.), Background to paleohydrology: New York, John Wiley, p. 279–302.

Leopold, L. B., Emmett, W. E., and Myrick, R. M., 1966, Channel and hillslope processes in a semiarid area, New Mexico: U.S. Geological Survey, Professional Paper, 352-G, p. 193–253.

Love, D. W., 1997, Historic incision of the middle Rio Puerco of the East—implications for models of arroyo entrenchment and distribution of archaeological sites; *in* Duran, M. S., and Kirkpatrick, D. T. (eds.), Layers of time, papers in honor of Robert H. Weber: Archaeological Society of New Mexico, v. 23, p. 69–84.

Schumm, S. A., and Hadley, R. F., 1957, Arroyos and the semi-arid cycle of erosion: American Journal of Science, v. 255, p. 161–174.

Meyer, D. F., 1989, The significance of sediment transport in arroyo development: U.S. Geological Survey, Water Supply Paper 2349, 61 p.

Tuan, Yi-Fu, 1966, New Mexican gullies—a critical review and some recent observations: Association of American Geographers, Annals, v. 56, p. 573–97.

Wells, S. G., Love, D. W., and Gardner, T. W., 1983, Chaco Canyon country: American Geomorphological Field Group, Field Trip Guidebook, 253 p. (several articles concerning arroyo behavior in northwestern New Mexico).

Warren, A. H., 1984, Arroyos and archaeology in New Mexico: COAS, New Mexico, Archaeology and History, v. 2, no. 2, p. 20–43.

David W. Love
Senior Environmental Geologist
New Mexico Bureau of Mines and Mineral Resources
New Mexico Institute of Mining and Technology
801 Leroy Place
Socorro, NM 87801
505-835-5146
Fax: 505-835-6333
dave@gis.nmt.edu

Education. BS 1969, Double Major Anthropology and Geology, Beloit College; MS 1971, Geology, University of New Mexico; PhD 1980, Geology, University of New Mexico.

David Love has been with New Mexico Bureau of Mines and Mineral Resources as an environmental geologist since 1980. He is working on impacts of surface and subsurface mining; shrinking, swelling, collapsing, and corrosive soils; behavior of arroyos; geology of archaeological sites; movement of contaminants in the shallow subsurface; faulting, earthquakes, and earthquake education; geology outreach for teachers and students. He has taught geology for the Southwest Institute and as a sabbatical replacement at Washington State University (1976–1978), and he has worked as a seasonal interpreter for the National Park Service.

Allen Gellis
Hydrologist
U.S. Geological Survey
8987 Yellow Brick Road
Baltimore, MD 21237
410-238-4281
Fax: 410-238-4210
agellis@usgs.gov

Education: BS, Geology, State University of New York, Albany; MS, Geology, Colorado State University; PhD, currently enrolled at Colorado State University

Gellis' research has been examining reservoir sedimentation in Puerto Rico, sources of sediment, and causes for sediment concentration changes during storm events. He has also studied 20th century arroyo changes in the southwestern United States and sediment budgets in semi-arid watersheds.

Decision makers should be asking for quantitative information on the effects of grazing on channel systems and erosion. Studies on sediment sources and the effectiveness of their control need to be accomplished.

Kenneth J. Quintana

From: Lisa Cacari Stone
Sent: Saturday, June 6, 2026 7:27 AM
To: Kenneth J. Quintana; Olivia Padilla
Subject: Fw: CAMINO VERDE DEVELOPMENT

Lisa Cacari Stone, PhD
County Commissioner, District 2
Email: cacaristone@santafecountynm.gov
Cell: 505-469-6851
Website: https://www.santafecountynm.gov/county-commissioners/lisa-cacari-stone

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SANTA FE COUNTY

SFC CLERK RECORDED 07/02/2026

From: shill91789@aol.com <shill91789@aol.com>
Sent: Saturday, June 6, 2026 6:49 AM
To: Michael Vos <mvos@santafecountynm.gov>; kenquntana@santafecountynm.gov <kenquntana@santafecountynm.gov>; hhughes@santafecountymm.gov <hhughes@santafecountymm.gov>; cbustamente@santafecountynm.gov <cbustamente@santafecountynm.gov>; Justin S. Greene <jsgreene@santafecountynm.gov>; Adam Fulton Johnson <afjohnson@santafecountynm.gov>; Lisa Cacari Stone <cacaristone@santafecountynm.gov>
Subject: CAMINO VERDE DEVELOPMENT

Warning:

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Camino Verde Project, Case #26-5050

Dear Commissioner Greene,

We are residents of the Camino La Tierra community and are writing to urge you to reject the application from Samara Real Property for the Camino Verde Project.

We are aware that the variances previously requested for this project have been withdrawn. However, the Conceptual Plan being submitted to you reflects several significant issues that have not been resolved:

1. The **density bonuses** have been rejected for both Sewage Treatment and Affordable Housing. The wastewater treatment plan is incomplete, has not provided sufficient information for the Technical Review, and does not address compliance with future County utility standards. In presentations by JenkinsGavin, the proposal included individual septic tanks that would flow to a centralized treatment/dispersal field very close to the Camino La Tierra/Highway 599 junction. This simply does not "meet the smell test." In addition, later contradictory comments indicated that the smaller lots would require specific treatment systems.

2. This area is considered a High Risk Fire Area and yet the lack of wildfire analysis is a ~~failure of compliance with the SGMP safety goals. As residents of the area, we are acutely~~ aware of the bottleneck for any mass evacuation, with the primary route being from Camino La Tierra and Highway 599. The only other egress would be for the much longer and convoluted road via Caja del Rio, which also exits onto Highway 599. The same bottleneck would impede any emergency vehicle access.

From the standpoint of due process, although this project has been in process for some time, timely notice for citizens and registered organizations has not been made. The Hearing Officer Report was not released to the public. **This project is being 'steamrolled" through the Commission.**

While the County Code and SGMP were revised in 2015 to allow planned growth, it seems the zoning specification of RES-E of 1 dwelling unit per 2.5 acres is being completely overwritten and ignored. As residents who spent a great deal of time planning and building our home that provides this kind of space, it is extremely disappointing and frustrating to see this proposal "steam rolled."

Please vote no on this proposal.

Sincerely, Rhona S. Levine and Stephen W. Hill

10 Bella Loma; Santa Fe NM 87506

Kenneth J. Quintana

From: rslevinemft@aol.com
Sent: Saturday, June 6, 2026 7:33 AM
To: Michael Vos; Kenneth J. Quintana; Hank Hughes; Adam Fulton Johnson; Camilla M. Bustamante; Justin S. Greene; Lisa Cacari Stone
Subject: Fw: CAMINO VERDE DEVELOPMENT

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SFC CLERK RECORDED 07/02/2026

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Please vote no on this proposal.

Sincerely, Rhona S. Levine and Stephen W. Hill
10 Bella Loma; Santa Fe NM 87506

On Saturday, June 6, 2026 at 06:49:48 AM MDT, shill91789@aol.com <shill91789@aol.com> wrote:

Camino Verde Project, Case #26-5050

Dear Commissioner Greene,

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Please vote no on this proposal.

Sincerely, Rhona S. Levine and Stephen W. Hill
10 Bella Loma; Santa Fe NM 87506

SFC CLERK RECORDED 07/02/2026

Kenneth J. Quintana

From: Lisa Cacari Stone
Sent: Sunday, June 7, 2026 8:20 AM
To: Olivia Padilla; Kenneth J. Quintana
Subject: Fw: Camino Verde sudivision

Hello.

Please add another email.

Thanks

Lisa Cacari Stone, PhD
County Commissioner, District 2
Email: cacaristone@santafecountynm.gov
Cell: 505-469-6851
Website: https://www.santafecountynm.gov/county-commissioners/lisa-cacari-stone

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SFC CLERK RECORDED 07/02/2026

From: GAIL SZPATURA Owner <gailsz@centurylink.net>
Sent: Saturday, June 6, 2026 10:52 AM
To: Lisa Cacari Stone <cacaristone@santafecountynm.gov>
Subject: Camino Verde sudivision

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Commissioner Stone,

I am writing to you to express my opposition to the proposed Camino Verde development. Truly, it's not a NIMBY issue but a feeling that developers are exploiting Santa Fe for profit to the detriment of the quality of life for current residents.

I live in Aldea de Santa Fe and feel very fortunate that I was able to purchase an affordable house through the Teacherwise Program that Homewise offered 22 years ago. I know there is a housing shortage in this country but the Camino Verde project does not offer housing for the median income population. Samara Real Property has a banner on their website promoting "from airport to opera parcels". My values do not support the variances requested and the destruction of our open land. Nor a high level of population growth to the Santa Fe area.

I have lived in Santa Fe for over 50 years. When I moved here Rodeo Road was dirt and the far edge of town. In all my years of living here I have not observed such growth in new housing and construction projects. Many of this new housing is unaffordable for current median income families. The Pulte Prado townhouses off of Caja del Rio Grand Road are listed at $535K+. All I can imagine is that these are being built to encourage people to move to Santa Fe. I am shocked by the amount of development happening all around Santa Fe and don't believe this area can support this level of population growth. The traffic on the major roads is increasing and I don't know if the city has a plan to address this. I would support a moratorium on new construction that has not been previously approved and sprawl into "greenfield" limited

Water is a limited resource and I totally support conservation. I attended the City of Santa Fe's "What's up with Water" presentation. I noticed that you were there as well. It was reassuring that the city has a plan - but the county isn't necessarily part of that. According to this presentation we are at 75% capacity of our water usage with plans to make more water available. But one wildfire disaster could alter water quality from our reservoirs or diversion project. When considering long range planning I would love to see Santa Fe adopt the values of a green city with a living river, birds, bees, and other wildlife. Also, neighborhood parks for children to play and interact with other kids rather than screens. As a retired teacher the future of our children is a concern for me.

I know other concerns about this development has been expressed by other residents in this area and I agree with those concerns and don't see a need to repeat them to you. I'm sure you have heard it all.

Thank you for being my County Commissioner and your care for our precious lands.

Sincerely,
Gail Szpatura

SUPPLEMENTAL WRITTEN COMMENT
Case No. 26-5050 — Camino Verde Subdivision

Submitted: June 6, 2026

To: Michael Vos, Santa Fe County Growth Management Department (mvos@santafecountynm.gov)

From: Buck Smith, 51 Violet Circle, Santa Fe, NM 87506

Re: Supplemental Opposition — New Agency Filing Received June 2, 2026; Primary Opposition Letter Dated June 1, 2026

Mr. Vos,

I submit this supplemental comment to place in the official record a new agency filing that entered the record on June 2, 2026 — the day after the written comment deadline — and that materially bears on unresolved deficiencies identified in my primary opposition letter dated June 1, 2026.

On June 2, 2026, Santa Fe County Utilities (SFCU), through Deputy Director Travis Soderquist, issued a technical memo and cover letter constituting the Ready, Willing, and Able (RWA) response for water and wastewater services for the Camino Verde development. That document is now part of the record. Its findings on sewer service confirm and deepen the wastewater deficiencies identified in my June 1 opposition letter:

- **SFCU explicitly states it is not ready, willing, and able to provide sewer service** to the Development at this time. The memo states: "Currently there is no existing Santa Fe County sewer near the Developments to provide sewer service."
- **Samara has provided no options for wastewater disposal to SFCU.** The memo states directly: "The Developer has not provided any options for wastewater disposal." This is a county agency confirming, three days before the BCC hearing, that Samara has not engaged the county utility on a foundational infrastructure requirement.
- **This independently corroborates the NMED findings.** The NMED letter of March 4, 2026 (Glenda Fred-Weahkee, NMED EHB D2) states that compliance cannot be determined, permitting has not begun, and at least 60 lots under 0.75 acres require tertiary treatment. SFCU's June 2 finding that Samara has presented no wastewater disposal options to the county utility is consistent with and confirming of NMED's conclusion that the application lacks sufficient information for technical review.
- **The density bonus remains legally unsupportable.** As argued in my June 1 letter, SLDC Table 8-44 requires Community Water and Sewer as a condition of the open space density bonus. SLDC §7.13.10.1(8) requires all development to include wastewater systems built to county utility standards regardless of sewer availability. Samara has not demonstrated compliance. The June 2 SFCU memo confirms that Samara has not even provided disposal options to the county. The 37 bonus lots above the 121-unit base entitlement are not lawfully creditable on this record.
- **The water RWA is conditional, not an unconditional approval.** The water service letter is subject to six conditions including hydraulic modeling, a Utility Line Extension and Delivery Agreement (ULEDA) before final plat, and full developer responsibility for all infrastructure costs. It is not a finding that water service is secured.

SFC CLERK RECORDED 07/02/2026

III. The Timing and Notice Surrounding the June 2 SFCU Filing Raises Serious Procedural Fairness Concerns

The Board's attention is directed to a procedural irregularity that this opposition coalition places in the record for purposes of appeal.

The SFCU Ready, Willing, and Able technical memo and cover letter were dated and filed on June 2, 2026 — the same date as the public written comment deadline for Case No. 26-5050. The document was addressed to the Santa Fe County Growth Management Department. It was not circulated to registered opponents or members of the public participating in this proceeding. No notice of its filing was provided. The undersigned obtained this document independently and is submitting this supplemental comment as a result.

The practical effect of filing a substantive agency letter on the comment deadline date — without notice to the public — is to deny registered opponents any meaningful opportunity to respond within the comment period. This is particularly significant here because the SFCU filing directly bears on two of the central unresolved issues in this proceeding: wastewater disposal and density bonus eligibility. Had this document been filed earlier in the comment period, or circulated to registered opponents upon receipt by Growth Management, the public would have had a full opportunity to address it.

The timing of this filing — coordinated to coincide with the close of the public comment window — is consistent with a pattern in which agency reviews have been managed to support the application rather than to inform independent public scrutiny. This opposition coalition does not speculate as to intent. It notes the pattern for the record: the staff report characterized the NMED letter as a "Conditional Approval" contrary to its plain language; agency reviews were not updated after the April 23 variance withdrawals despite material changes to the application; and now a county utility filing bearing directly on unresolved code compliance issues entered the record on the final day of the public comment period without notice to opponents.

This record is being preserved for appellate purposes. The Board is respectfully requested to confirm, on the record at the June 9 hearing, that the SFCU June 2 filing has been included in the official record for Case No. 26-5050, and that no additional agency communications bearing on this application have been received by Growth Management without public notice.

The Board cannot make the required finding of adequate public facilities and services under SLDC §1.4.2.1 when a county agency has filed — on the comment deadline date, without public notice — an official statement that the applicant has provided no wastewater disposal options. The burden remains with Samara. It has not been met.

Respectfully submitted,

Buck Smith
51 Violet Circle
Santa Fe, NM 87506

Kenneth J. Quintana

From: Lisa Cacari Stone
Sent: Sunday, June 7, 2026 1:48 PM
To: Olivia Padilla; Kenneth J. Quintana
Subject: Fw: Request for Special Condition: Samara Real Property Camino Verde development, Case No. 26-5050

Please add to the file of emails.

Lisa Cacari Stone, PhD
County Commissioner, District 2
Email: cacaristone@santafecountynm.gov
Cell: 505-469-6851
Website: https://www.santafecountynm.gov/county-commissioners/lisa-cacari-stone

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SANTA FE COUNTY

SFC CLERK RECORDED 07/02/2026

From: Mona Shoup <MonaShoup@outlook.com>
Sent: Sunday, June 7, 2026 12:57 PM
To: Kenneth J. Quintana <kenquintana@santafecountynm.gov>
Cc: Lisa Cacari Stone <cacaristone@santafecountynm.gov>; Justin S. Greene <jsgreene@santafecountynm.gov>; Camilla M. Bustamante <cbustamante@santafecountynm.gov>; Hank Hughes <hhughes@santafecountynm.gov>; Adam Fulton Johnson <afjohnson@santafecountynm.gov>; Alexandra Ladd <aladd@santafecountynm.gov>; Greg Shaffer <gshaffer@santafecountynm.gov>; Michael Vos <mvos@santafecountynm.gov>; Sara Smith <ssmith@santafecountynm.gov>; Nathaniel Crail <ncrail@santafecountynm.gov>; Mona Shoup <monashoup@icloud.com>; Lisa Phifer La Mirada Owners Association RO <lisaphifer@gmail.com>; George Norm

<tkrmaster85@comcast.net>; Curtis Canada Sonrisa HOA RO <curtisvcanada@mac.com>; Michael Rosey Rosanbalm <rosey777@verizon.net>
Subject: Re: Request for Special Condition: Samara Real Property Camino Verde development, Case No. 26-5050

Dear Kenneth,
I have just realized that the flood photo and flood video contained a typo for the east side of Samara Real Property's proposed Camino Verde development. **The correct year of flooding in the photo and video was 2018, not 2008.**
Thank you,

Mona Shoup
Northwest Residents United RO
Santa Fe, NM 87506
505-216-1122
monashoup@outlook.com
monashoup@me.com

From: Mona Shoup <MonaShoup@outlook.com>
Date: Friday, June 5, 2026 at 5:33 PM
To: Kenneth J. Quintana <kenquintana@santafecountynm.gov>
Cc: Lisa Cacari Stone <cacaristone@santafecountynm.gov>; Justin S. Greene <jsgreene@santafecountynm.gov>; Camilla M. Bustamante <cbustamante@santafecountynm.gov>; Hank Hughes <hhughes@santafecountynm.gov>; Adam Fulton Johnson <afjohnson@santafecountynm.gov>; Alexandra Ladd <aladd@santafecountynm.gov>; Greg Shaffer <gshaffer@santafecountynm.gov>; Michael Vos <mvos@santafecountynm.gov>; Sara Smith <ssmith@santafecountynm.gov>; Nathaniel Crail <ncrail@santafecountynm.gov>; Mona Shoup <monashoup@icloud.com>; Lisa Phifer La Mirada Owners Association RO <lisaphifer@gmail.com>; George Norm <tkrmaster85@comcast.net>; Curtis Canada Sonrisa HOA RO <curtisvcanada@mac.com>; Michael Rosey Rosanbalm <rosey777@verizon.net>
Subject: Re: Request for Special Condition: Samara Real Property Camino Verde development, Case No. 26-5050

Hi Kenny,
I didn't see my comments from yesterday in the information uploaded on the BCC website today.

Why were the Camino Verde application materials uploaded only today when the materials for other projects were uploaded a few days ago? I appreciate Mr. Vos giving residents a 5 hour extension for turning in letters, but once again this leaves little time for review.

The Camino Verde application is still incomplete and shouldn't be going to BCC without a RWA Letter for community sewage treatment, under SLDC. The applicant has had plenty of time to fix this problem.

Also the Affordable Housing Plan is still incorrect and is missing Range 1. Why hasn't the County corrected this important part of the application? The AF Housing plan was due in February but the plan is dated June 2. The agent knows the deadlines.

The development contains a Significant Cultural Resource which needs review by the State Historic Preservation Office, according to SLDC Section 7.16.3.2.

This report is still not in the application submittal. Why? Once again, the agent knows SLDC procedure.

This application submittal is incomplete. It doesn't have the information needed for the Board of County Commissioners to make any decisions, except to postpone this application until studies, reviews, reports and required engineering reports are completed.

Thank you for your assistance.
Respectfully,
Mona Shoup
Northwest Residents United RO

> On Jun 5, 2026, at 4:24 PM, Kenneth J. Quintana <kenquintana@santafecountynm.gov> wrote:
>
> Good afternoon, comments received and will be provided and made part of the record day of hearing.
>
> Thank you,
>
> Kenneth Quintana
> Development Review Team Leader
> Growth Management Department
> Building & Development Services Division
> 505-986-6345
> <image001.png>
>
> ---
>
> **From:** Mona Shoup <MonaShoup@outlook.com>
> **Sent:** Friday, June 5, 2026 2:58 PM
> **To:** Lisa Cacari Stone <cacaristone@santafecountynm.gov>; Justin S. Greene <jsgreene@santafecountynm.gov>; Camilla M. Bustamante <cbustamante@santafecountynm.gov>; Hank Hughes <hhughes@santafecountynm.gov>; Adam Fulton Johnson <afjohnson@santafecountynm.gov>; Alexandra Ladd <aladd@santafecountynm.gov>; Greg Shaffer <gshaffer@santafecountynm.gov>; Michael Vos <mvos@santafecountynm.gov>; Sara Smith <ssmith@santafecountynm.gov>; Nathaniel Crail <ncrail@santafecountynm.gov>; Kenneth J. Quintana <kenquintana@santafecountynm.gov>
> **Cc:** Mona Shoup <monashoup@icloud.com>; Lisa Phifer La Mirada Owners Association RO <lisaphifer@gmail.com>; Norm George <tkrmaster85@comcast.net>; Curtis Canada Sonrisa HOA RO <curtisvcanada@mac.com>; Michael "Rosey" Rosanbalm <rosey777@verizon.net>
> **Subject:** Request for Special Condition: Samara Real Property Camino Verde development, Case No. 26-5050
> **Importance:** High
>
> Dear Manager Shaffer and Honorable County Commissioners,
> I'm also sending this letter via Microsoft email in the event that Growth Management staff isn't able to review it.
> Thank you for your attention to this matter,
> Mona Shoup
> Northwest Residents United RO
> Las Campanas

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Santa Fe, NM 87506

Begin forwarded message:

From: Mona Shoup <monashoup@icloud.com>
Subject: Request for Special Condition: Samara Real Property Camino Verde development, Case No. 26-5050
Date: June 5, 2026 at 2:12:57 PM MDT
To: "Lisa Cacari Stone, PhD" <cacaristone@santafecountynm.gov>, "Justin S. Greene" <JSGreene@santafecountynm.gov>, "Dist. 3 Com. Camilla Bustamante" <BLovato@santafecountynm.gov>, "Dist. 5 Com. Hank Hughes" <hhughes@santafecountynm.gov>, "Dist. 4 Com. Adam F. Johnson" <AFJohnson@santafecountynm.gov>, Alex Ladd Growth Management Department Director <aladd@santafecountynm.gov>, Greg Shaffer <gshaffer@santafecountynm.gov>, Michael Vos <mvos@santafecountynm.gov>, Sara Smith <ssmith@santafecountynm.gov>
Cc: Mona Shoup <monashoup@icloud.com>, Lisa Phifer La Mirada Owners Association RO <lisaphifer@gmail.com>, Norm George <tkrmaster85@comcast.net>, Curtis Canada Sonrisa HOA RO <curtisvcanada@mac.com>, Michael Rosey Rosanbalm <rosey777@verizon.net>

Dear Manager Shaffer and Honorable County Commissioners,

This letter concerns the proposed Samara Real Property Camino Verde development Case No. 26-5050, currently scheduled for the BCC agenda June 9, Highway 599 and Camino La Tierra. The property is riddled with arroyos and as such, locals recognize it as flood prone during rain events. During the Hearing Officer presentation, the agent showed the applicant would use a Zuni bowl for flood containment. This is concerning considering the velocity and amount of flows across this landscape.

The Santa Fe County FEMA maps haven't been updated since 2008. The Camino Verde property has several areas designated as the 100-year floodplain. This requires dwellings to be placed at least 75 feet outside the floodplain. However as upstream development occurs and impervious surface is covered, this causes more water runoff and the floodplain to grow wider. It's a common problem nationwide and the reason for repetitive flood losses. New homes built in the floodplain with a mortgage are required to carry flood insurance. As you know, the area above the property has seen tremendous growth since 2008.

We ask the Board to please place a Special Condition on the proposed Camino Verde development to require an independent updated GIS study, to be paid for by the applicant, of current floodplain conditions in light of increased development that shows increased surface water runoff and a

floodplain management review of the current floodplain conditions during a 100-year (2.7 to 3 inches of rain in 24 hours), 500-year (3.5-5 inches of rain in 24 hours) and 1,000-year (3-4 inches of rainfall in a short duration) rainfall event by a certified floodplain manager.

The FIRMs and LOMRs of the FEMA maps for this area are for homes across Highway 599 (south) from the Camino Verde development in which the homeowners asked to be removed from the floodplain maps.

Thank you for your consideration of this important matter in keeping future homeowners safe in Santa Fe County.

Respectfully,

Mona Shoup
Northwest Residents United RO
Las Campanas
Association of State Flood Plain Managers member since 1996

Lisa Phifer
La Mirada Owners Association RO

Norman George, Registered Organization liaison
Salva Tierra Homeowners Association RO

Curtis Canada
Sonrisa HOA RO

Michael Rosanbalm
Las Cordilleras HOA president

The video in the google drive below is from August 3, 2018, on the east section of the Camino Verde property.
The flooding in the video on Google Drive appears to be **rushing down a dirt road and not an arroyo. It doesn't appear to be a designated floodplain on the FEMA map.**

Other videos available from August 3, 2008, upon request.

[redacted]

<image002.png>

[redacted]

<image003.jpg>

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East side of Camino Verde property; Aug. 3, 2018.

****

October 2017; West side of Camino Verde property

<image004.jpg>

October 2017; West side of Camino Verde property.

<image005.jpg>

October 2017; West side of Camino Verde property.

<image006.jpg>

Community Liability and Property Rights: As Mayor or County Commissioner, should you worry about your liability in the event of flood? Please see attached pdf from the Association of State Floodplain Managers.

###

Kenneth J. Quintana

From: Jon Wolfe <jonbob.wolfe@gmail.com>
Sent: Sunday, June 7, 2026 4:02 PM
To: Michael Vos; Kenneth J. Quintana
Subject: Proposed Samara Development Application

Warning:

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Dear County Land Use Department representatives and County Commissioners,

We are writing to strongly oppose granting any variances for the proposed Samara Real Property development near Highway 599 and Camino La Tierra. While we understand the right for people to develop their property, this proposal does not fit with the surrounding area. It involves not a single minor deviation, but a series of substantial variances that, taken together, represent a fundamental departure from the intent of the existing zoning. This part of town has always been open and semi-rural, and this development would stand in stark contrast to the rest. We feel that the citizens and government of Santa Fe should make such decisions, not Illinois developers.

We live at 18 Paseo Del Prado, which is off Fin Del Sendero and within the impacted area. We have owned this property for almost ten years, and very much appreciate its unique setting and spacious natural environment. We bought raw land and built our house, in complete accordance with all zoning laws, with the expectation that all nearby building would be required to do the same.

The request to reduce lot sizes from 2.5 acres to 0.30 acres represents an almost tenfold increase in density. This is not a modest variance; it is a transformation of the land-use framework governing the area.

Traffic and emergency access are already poor. Additional homes beyond those allowed by current zoning would make it all significantly worse.

Growth must be aligned with infrastructure capacity, environmental constraints, water sustainability, and safety considerations. When multiple standards must be reduced to make a project feasible, it is reasonable to ask whether the site is suitable for the scale of development being proposed.

We stand strongly opposed to this proposal, and respectfully request that the County deny any and all variances.

Thank you,
Maureen Perkins and Jon Wolfe
18 Paseo Del Prado
jonbob.wolfe@gmail.com
(303) 819-1680

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Kenneth J. Quintana

From: Carolina Bravo <carolina.m.bravo@gmail.com>
Sent: Sunday, June 7, 2026 10:01 PM
Subject: Letter of Opposition: Camino Verde Development

Warning:

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Dear Santa Fe County Board of County Commissioners:

My family moved to the Camino La Tierra area less than a year ago because it offered something increasingly rare: the tranquility, open space, and rural character of northern Santa Fe County while still allowing reasonable access to the opportunities and amenities of Santa Fe. My husband and I made a deliberate decision to raise our young daughter here because we wanted her to grow up surrounded by natural beauty, quiet, safety, and a strong connection to the outdoors. Preserving the character of this community was one of the primary reasons we chose to invest our family's future in this area.

The proposed Camino Verde project, as currently designed, does not appear to comply with the requirements of the Sustainable Land Development Code. The application appears to improperly combine two non-contiguous parcels to determine eligibility for density bonuses, miscalculate required open space, and rely on requested variances to overcome the 2.5-acre minimum lot size requirement within the RES-E zoning district.

The requested variances should be denied because they do not appear to result from extraordinary circumstances or unique physical constraints of the property. Rather, they seem necessary only because of the developer's chosen subdivision design, which seeks to create approximately 0.25-acre lots at a density inconsistent with the underlying zoning.

Granting variances to accommodate a preferred development layout would undermine the purpose of the County's zoning regulations and establish a troubling precedent.

I specifically oppose the following requested variances:

- Reduction of minimum side and rear setbacks from 25 feet to 5 feet
- Reduction of minimum driveway separation from 100 feet to 60 feet
- Authorization to disturb slopes exceeding 30 percent for arroyo stabilization

The requested variances are contrary to the public interest, particularly with respect to wildfire risk, water demand, traffic congestion, erosion impacts, and emergency evacuation capacity.

Wildfire Risk and Insurance Impacts

Wildfire risk in this area is already significant and is a reality that is reflected in the insurance market.

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When we purchased our home, we contacted more than eight insurance companies. All but two declined to insure the property because of the wildfire risk associated with this area. After we moved in, our original insurance carrier canceled our coverage just 45 days later following an inspection of the surrounding conditions. We eventually secured replacement coverage, but only at a substantially higher cost and with significant compromises in coverage.

This experience demonstrated to us that the fire danger here is not theoretical. Greater housing density significantly increases the likelihood of accidental ignition events and raises the potential for fire to spread between structures. Approving a development that effectively doubles the density otherwise permitted under current zoning would materially worsen an already serious risk. It may also create substantial challenges for future residents of the development in obtaining affordable insurance coverage.

Loss of Recreational and Open Space

The La Tierra trail system is a valuable community assets. It is used extensively not only by nearby residents but by people from across Santa Fe. Throughout the year, people use these trails for hiking, mountain biking, horseback riding, and other outdoor activities.

~~The area also supports local tourism, with horseback riding and bicycle tours occurring regularly. In~~ addition, the open space provides important habitat for a wide variety of wildlife.

There is no comparable nearby area that could absorb the recreational use and tourism activity currently supported by La Tierra. Development of this land would represent a significant loss for residents, visitors, and the natural environment alike.

Traffic and Commuter Impacts

Traffic conditions on Camino La Tierra already present challenges for residents traveling both north and south. Additional congestion generated by this development could push commute times beyond what many working families can reasonably sustain.

As a parent, I am particularly concerned about the long-term impacts on families. Beginning this fall, school transportation and daily drop-offs will become part of our routine. Increased traffic congestion could significantly affect our daily routines. This would fundamentally change the accessibility of the community and make it increasingly difficult for working families to remain here.

Emergency Evacuation

The intersection area where Camino La Tierra and Paseo Nopal connect to Highway 599 already functions as a bottleneck.

Adding hundreds of additional vehicle trips to this constrained access point would significantly impede evacuation during a wildfire or other emergency. Delays during an evacuation directly threaten public safety and hinder emergency response efforts.

Water Demand

The proposed development would substantially increase water consumption beyond what would occur under development consistent with existing zoning regulations.

In a region where water resources are already limited, allowing increased density is not in the public interest and raises serious concerns about long-term sustainability.

Erosion and Environmental Stability

Our property already experiences meaningful erosion issues. Additional development and land disturbance in close proximity are likely to increase runoff and exacerbate erosion impacts on neighboring properties.

For all of these reasons, I respectfully urge the County to reject the proposed Camino Verde project and, at a minimum, deny the requested variances.

The developer should be required to fully complies with existing zoning and land-use regulations rather than seeking variances to accommodate a design that exceeds what the Code permits.

Thank you for your time and consideration.

Respectfully,

Carolina Bravo

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SANTA FE CONSERVATION TRUST

May 15, 2026

Dear Board of County Commissioners,

The Santa Fe Conservation Trust has worked very closely with Jennifer Jenkins who represents the developers of Camino Verde. Our concern was to ensure that the trail connectivity for the neighbors to the west of the La Tierra trail system was maintained. The historic Chili Line Trail also crosses the northern part of the property, and we wanted to be sure it was protected as a historic resource to provide opportunities to hike or bike along the rail bed. We had other concerns about preserving access to the Arroyo Frijoles trails, and being sure that the subdivision itself kept in mind safe hiking and biking access and crossings along Camino la Tierra and through the subdivision.

We found both Jennifer Jenkins and the developers to be very open to our concerns and suggestions. They reduced the crossings of the historic Chili Line rail bed from two to one. They recognized the importance of providing connectivity for the neighbors to the west and their own residents to the La Tierra Trail System and preserved a northern user-made trail. They created hiking and biking corridors through the subdivision to allow their residents--and the neighbors--access to the Frijoles Trail and the ability to pass through the subdivision to other connections to the south and to the north.

Given that this is private property that the owners have the right to develop, we feel that they nonetheless worked hard to protect the recreational and historic trail amenities in the area for the public to enjoy.

Sincerely,

Sarah Noss
Executive Director

Tim Rogers
Trails Program Manager

PO BOX 23985 Santa Fe, NM 87502 (505) 989-7019 info@sfct.org www.sfct.org

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Kenneth J. Quintana

From: Wyn Lewis <wynlewissf@gmail.com>
Sent: Tuesday, June 9, 2026 8:44 AM
To: Michael Vos; Kenneth J. Quintana
Subject: Protect La Tierra trails

Warning:

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I'm one of the many who hikes regularly on the La Tierra trails. I go there to find my sanity while life around me is in chaos. Those trails are special. Close to the city and accessible, with healthy trees and exquisite vistas. Don't develop them!
PS I'm not a wealthy land owner! I'm an apt dweller.
Wyn Lewis
100 Rio Vista Place 87501

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Kenneth J. Quintana

From: Lisa Cacari Stone
Sent: Tuesday, June 9, 2026 9:41 AM
To: Olivia Padilla
Cc: Kenneth J. Quintana
Subject: Fw: Camino La Tierra & 599 Development

Hello,

Please add to civic track.

Thanks

Lisa Cacari Stone, PhD
County Commissioner, District 2
Email: cacaristone@santafecountynm.gov
Cell: 505-469-6851
Website: https://www.santafecountynm.gov/county-commissioners/lisa-cacari-stone

VIVA District 2! Voices, Impact, Vision & Action

VIVA D2 UNITED

SANTA FE COUNTY

SFC CLERK RECORDED 07/02/2026

From: Ann Dederer <adederer@earthlink.net>
Sent: Tuesday, June 9, 2026 9:38 AM
To: Lisa Cacari Stone <cacaristone@santafecountynm.gov>

Cc: Ann Dederer <adederer@earthlink.net>
Subject: Camino La Tierra & 599 Development

WARNING:

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Dear Ms. Cacari Stone,

My name is Ann Dederer. I reside at 34 Dayflower Drive, Santa Fe, NM 87506. We are in your District of Santa Fe County, I believe.

I am respectfully writing in regard to the proposed developed by Samara in the Camino La Tierra corridor near 599. My first concern is how the development will impact traffic safety. There are two high speed ingress and egress routes to and from 599 N/S there. In addition, there are three other roads, including Buckman, West Frontage and Calle Nopal, along with another smaller road. Residents from numerous communities in teh area in addition to Las Campanas use this road.

Recently, I read that the average household in Santa Fe County is 2 cars per household. The national average is 10 trips to and from a house per day. If those figures bear out, the addition of 158 houses could add up to 1,580 more cars there per day. In the past four years, my experience as a resident is:

1. Motorists speed on Camino La Tierra. This could be a factor in part of cars and trucks coming off high a speed highway.
2. There are already numerous accidents on the road. In March, a truck was hit so hard that its fluids leaked all over the road and an ambulance was on site. It appears it was turning onto West Frontage Road. About 4-6 weeks later, a car was badly damaged and off in teh shrubs on teh entry ramp to 599 N, also an ambulance on site. I have seen numerous accidents on the entry and exit ramps as high speed drivers merge into much slower speed roads.
3. There is often moderate to heavy traffic on Camino la Tierra.

It is concerning to think of inserting a more densely populated resident area near the highway. It is already heavily traveled by county service vehicles, construction vehicles, and Buckman transfer large trucks, as well as those using that facility daily.

My second concern is about the developer's intention. To state that it is for the benefit of affordable housing candidates while touting the investment return to developers/investors seems incongruous. While I understand everyone's right to make a legal profit on permitted space, why focus on this site given the impacts to existing County residents and the surrounding open space? Is it because of the return on investment?

It seems to me a more thoughtfully designed community could achieve a more balanced outcome for all concerned, including affordable housing. This reminds me of what happened when developers ran awry along the Front Range up in Colorado. They made a profit and left an unresolved set of infrastructure and congestion issues for those who live there. The Superior Fire is one example. The loss of open space is regrettable when there appears to be ample unrestricted land near Santa Fe for sale.

Thank you for the opportunity to write this note to you and to raise my thoughts, which I hope provide perspective for consideration. I look forward to attending this evening's hearing by video.

Thank you for your time and service.

Respectfully,

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Kenneth J. Quintana

From: Bonnie Kopp <bonnie@trueworldgallery.com>
Sent: Tuesday, June 9, 2026 10:20 AM
To: Michael Vos; Kenneth J. Quintana
Cc: jsgreene@santafecountynm.com
Subject: No on Camino Verde Proposal

Gentlemen:

I cannot attend the hearing tonight but I am writing to register my extreme opposition to the Camino Verde proposal.

It would be hard to imagine a development less in keeping with the context of the surrounding area than this one. By utilizing density bonuses granted for "affordable housing", the proposal creates a suburban subdivision in a rural area. The La Tierra Trail System will be severely impacted and it is not clear from the application how and where the public will gain access to the trails.

I am not against development, as long as it complies with the current zoning. The low density, careful siting and sweeping views are why we make our home in this area. Camino Verde does not belong here.

Sincerely,
Bonnie Kopp

Bonnie Kopp
5 Loma de Oro
Santa Fe, NM 87506
760-285-6745

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Kenneth J. Quintana

From: George Kopp <georgemkopp@gmail.com>
Sent: Tuesday, June 9, 2026 10:23 AM
To: Michael Vos; Kenneth J. Quintana; justin@justingreene.com
Subject: Oppose Camino Verde development

Warning:

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Commissioner,

This is to register my objection to the proposed Camino Verde development on Camino La Tierra.

This development is a broken promise to current homeowners who trusted the County to preserve the character of the area through 2.5 acre zoning and existing setbacks. It is also a show of contempt to the many other citizens who access the La Tierra trails and arroyos for hiking, biking, horseback riding, and even cross-country skiing.

The developer's website states: "At Samara, we always begin by asking ourselves, What is the most productive, valuable, and interesting potential for this place?" It is time to ask that question of the residents who currently live in the neighborhood, who drive Camino La Tierra every day, and for whom the open space is a healthful and joyful (not to mention productive and valuable) component of life in Santa Fe.

Send this project back to the drawing board.

--
George Kopp
5 Loma de Oro
Santa Fe, NM 87506
(818) 458-7504

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Case # 26-5050 Camino Verde Conceptual Plan
Board of County Commissioners Hearing
June 9, 2026

Objection Packet Submitted by:
Danyelle Valdez

Contents

1. Objection Outline and Hearing Testimony
2. Supporting Analysis and Basis for Objection
3. Objection Letter (submitted June1, 2026)
4. Staff Email Correspondence Regarding Density Transfer
5. Requested / Proposed Findings of Fact and Conclusions of Law

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Objection Outline & Hearing Testimony

1. Failure to Demonstrate Conformance to Sustainable Growth Management Plan (Criterion 1)

The applicant and staff provide no analysis demonstrating how the proposed density, including lots as small as 0.30 acres, is compatible with the surrounding community, where the smallest existing lot is approximately 1.5 acres. The proposed subdivision pattern is materially inconsistent with the established development fabric.

The applicant states the subject area is located in an SDA-2 development area; however, SGMP does not treat SDA-2 as authority for maximum density. SGMP states development must be reconciled with the Future Land Use designation, compatibility standards, and the SGMP's stated concerns regarding loss of community character, scenic degradation, open-space fragmentation, and wildlife corridor disruption. The Applicant and Staff cite broad SGMP policies supporting housing, clustered development, and open-space preservation, but do not provide findings showing how this specific density, lot pattern, transfer of units, and fragmented open-space configuration avoid those SGMP-identified risks. The SGMP states:

1. Compatibility is intended to preserve and protect the health, safety, and general welfare.
2. Compatibility promotes predictability and security by safeguarding property values and protecting the reasonable investment-backed expectations of existing property owners.
3. Site design is significant role in assuring compatibility and preserving established community character.

The Applicant and Staff rely heavily on selected SGMP policies encouraging housing opportunities, clustered development, and open space preservation, while not addressing related SGMP policies requiring land use compatibility, protection of community character, preservation of scenic resources, and avoidance of open-space fragmentation. As a result, neither the Applicant nor Staff demonstrates how this specific development pattern conforms to the Residential Estate (RES-E) Future Land Use designation, protects the established development fabric, or avoids the SGMP-identified risks associated with unmanaged or incompatible growth.

This selective conformance is insufficient. The SGMP must be read as an integrated growth-management document. Policies supporting housing choice, clustering, and open-space preservation do not override related policies requiring compatibility with surrounding development, protection of community character, preservation of scenic resources, and avoidance of open-space fragmentation. The record therefore does not establish that the proposed development reflects the type, scale, and character of development, and preservation of the Residential Estate development pattern contemplated by the SGMP and RES-E Future Land Use designation.

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2. Failure to Demonstrate Conformance to Applicable Law and County Ordinances (Criterion 3)

SLDC §8.12 – Open Space Density Bonus

The applicant and staff have not provided defensible justification or findings demonstrating that the proposed 39-unit open space density bonus complies with the substantive purposes, standards, and intent of the SLDC.

1. The record merely identifies 157.45 acres of aggregated open space and concludes that a 39-unit density bonus is available.
2. No findings explain why open space located on aggregated, non-contiguous tracts may be used to support density bonuses across the entire development.
3. No findings explain how the proposed open space configuration satisfies the conservation objectives underlying the open space density bonus provisions, beyond merely designating acreage as open space.
4. No findings demonstrate how the proposed open space preserves community character, protects sensitive areas, or otherwise fulfills the purposes for which the density bonus was established.

SLDC §8.6.6.1 – Base Density Transfer

The applicant and staff have not identified an operative SLDC provision authorizing the transfer of 25 dwelling units from Tract B to Tract A.

1. The only authority cited is a purpose statement describing the intent of the RES-E district.
2. A purpose statement provides interpretive guidance it does not establish procedures, eligibility criteria, transfer ratios, review standards, or required findings.
3. The same referenced RES-E purpose statement also emphasizes large-lot and low-to-medium density residential development, which must be read together with any reference to clustering or density transfers.
4. The proposed transfer concentrates density onto Tract A in a manner that departs from the larger-lot character and development pattern the RES-E district is intended to protect.
5. Neither the applicant nor staff have identified the specific SLDC section that authorizes the transfer, the standards applied to evaluate the transfer, or the findings supporting approval.
6. The record lacks both legal authority and supporting findings for the proposed 25-unit Base Density Transfer.

Because these findings are absent, the Board should conclude that the Applicant has not met its burden of demonstrating compliance with the Conceptual Plan approval criteria 1 and 3 and deny the application.

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Supporting Analysis and Basis for Objection

The following facts, code provisions, and policy considerations support the conclusions set forth in the Objection Outline & Hearing Testimony document:

1. **The proposed development does not satisfy Criterion 1. Conformance to the Sustainable Growth Management Plan (SGMP). The record fails to demonstrate conformance with the SGMP and it's community character policies.**

Compatibility cannot be satisfied merely by labeling the project "clustered development." The density and clustering produce a development pattern that does not respect the surrounding community character. In this case, the clustering produces lots that are approximately one-fifth the size of the smallest surrounding lot, which undermines rather than protects the established RES-E character.

Neither the applicant nor staff have provided substantial evidence or findings demonstrating how the proposed development is compatible with the existing community character as required by the SGMP. While both generally assert that the project is consistent with the SGMP and rely on clustering and open space preservation, neither explains how a subdivision containing lots as small as 0.30 acres remains compatible with a surrounding community where the smallest surrounding lot is approximately 1.5 acres and the prevailing development pattern consists of larger-lot residential properties.

The SGMP does not treat compatibility as a question of whether residential use is allowed. It requires analysis of site design, buffering, transitions between intensities and densities, protection of residential areas, and preservation of community character. Here, the proposed lot configuration is not a compatible transition; it is a significant departure from the established development pattern. The project may be residential in use, but its scale, density, and subdivision form are not compatible with the surrounding RES-E community.

The SGMP expressly identifies "loss of community character" as a key issue, warning that new development at inappropriate locations, densities, or intensities, together with inadequate buffering or impact mitigation, can create land-use incompatibilities that threaten the character or viability of existing residential uses. The proposed development pattern presents that exact concern.

Section 2.2.4.5 specifically emphasizes transitions between densities and intensities, protection of residential areas, buffering, site design, and preservation of community character. However, the record contains no analysis explaining how the proposed density, lot sizes, or subdivision form achieve those objectives. There are no findings evaluating the existing neighborhood character, no findings regarding an appropriate density transition, and no findings explaining how the proposed clustering preserves the character of the surrounding RES-E area.

Instead, the applicant and staff conclude that the project is compatible because it preserves open space and is located within the RES-E district. Such conclusions are not

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findings. The issue is not whether clustered development is generally allowed, but whether this particular clustered development, at this particular density and lot configuration, is compatible with the existing community. The record contains no meaningful analysis demonstrating that it is.

Absent the findings explaining how lots as small as 0.30 acres, combined with the concentration of density on Tract A through the proposed Base Density Transfer, maintain compatibility with the established large-lot character of the surrounding area, approval would be unsupported by the SGMP's land-use compatibility policies and would be arbitrary and capricious.

The SGMP provisions the record fails to address under criteria 1 extend far beyond compatibility. With respect to community character and scenic resources: SGMP §5.1.2.3 directs the County to preserve and enhance unique natural, community, and rural-area character and design features. SGMP §5.1.2.6 and SGMP §5.3.1.3 require protection of scenic vistas and natural landscapes as viewed from highways, and caution that unplanned development could easily degrade the County's scenic beauty and economic vitality. SGMP Goal 17 (Policy 17.7, Strategy 17.7.2) requires compatibility with the character and intensity of surrounding areas. SGMP Goal 18 (Policy 18.1, Strategy 18.1.1) requires new development to be compatible with the scale of surrounding uses. SGMP Goal 21 (Policies 21.1, 21.4, 21.5) requires sensitive siting and design to minimize visual and physical impacts, preservation of distinctive natural features, and prevention of light pollution. With respect to wildlife: SGMP §5.1.1.12 identifies development encroaching on wildlife habitats and migration corridors as a direct threat to endangered species and landscape connectivity. SGMP §5.1.1.13 acknowledges that wildlife habitat and corridor data are scattered among agencies with no coordinated monitoring—placing the burden on the Applicant to supply project-specific findings demonstrating corridor protection, which the record does not contain. SGMP Goal 20, Policy 20.4 directs that new development not cause significant degradation of wildlife or sensitive wildlife habitat. The record is silent on each of these provisions.

The proposed development occupies a highly visible location at the entrance to the Camino La Tierra community and will significantly influence the character and appearance of the area. The existing community is characterized by large-lot Residential Estate development, open vistas, and a rural development pattern. In contrast, the proposed clustered subdivision introduces a level of density and lot configuration that bears little resemblance to the surrounding development fabric.

Because the project will serve as the visual gateway to the community, its incompatibility is particularly significant. The concentration of development, lots as small as 0.30 acres, and urban-style subdivision pattern would fundamentally alter the scenic character of the Camino La Tierra corridor and diminish the rural Residential Estate character that the SGMP and RES-E designation are intended to preserve. The record contains no findings demonstrating that this development pattern is compatible with the existing community

SFC CLERK RECORDED 07/02/2026

character or consistent with the intent of the RES-E Future Land Use designation and zoning district.

2. **The proposed development does not satisfy Criterion 3. Conformance to applicable law and county ordinances in effect at the time of consideration. The record fails to demonstrate conformance with the SLDC, including the applicable density transfer, density bonus, and open space requirements.**

The Density Bonus for Open Space

While SLDC §8.12.8 allows non-contiguous open space areas to be approved in limited circumstances, the Code establishes contiguity as the default standard and requires consideration of specific factors, including separate irrigated lands and distinct natural, scenic, archaeological, or environmentally sensitive features. Neither the Applicant nor Staff have provided findings demonstrating why the proposed open space should be exempt from the contiguity requirement, which of the §8.12.8 considerations apply, or how the 21 aggregated non-contiguous tracts function collectively to satisfy the purposes of the open space provisions. Instead, the record merely identifies 157.45 acres of designated open space and concludes that a 39-unit density bonus is available. No findings explain why the non-contiguous open space configuration was approved, how it protects scenic or environmentally sensitive resources, or furthers the conservation objectives underlying the density bonus provisions. As a result, the record does not demonstrate that the open space density bonus was justified in accordance with the substantive standards and intent of SLDC §8.12.

Additionally, the SGMP does not treat open space as a mere acreage calculation. It identifies fragmentation of natural areas, wildlife habitat disruption, and loss of scenic and rural character as threats that must be addressed through site design and development review. The SGMP further recognizes that wildlife habitats and migration corridors are threatened when development encroaches on those areas and increases fragmentation of the landscape. Here, neither the Applicant nor Staff explains how fragmented open space located across aggregated, non-contiguous tracts functions as a meaningful conservation system, preserves connected habitat, or supports the wildlife-corridor and scenic-resource objectives underlying the SGMP.

No findings identify the legal basis for staff allowing 21 aggregated, non-contiguous open space tracts to collectively generate a project-wide density bonus. Likewise, the record contains no analysis demonstrating that the proposed open space configuration satisfies the intent, purpose, and conservation objectives of the SGMP and SLDC. Rather than evaluating whether the proposed open space meaningfully preserves natural resources or protects community character, the applicant and staff merely calculate total acreage and conclude that a density bonus is warranted.

The 25-unit Base Density Transfer

SFC CLERK RECORDED 07/02/2026

Staff and the applicant rely exclusively on the final sentence of SLDC §8.6.6.1 while ignoring the remainder of the district purpose emphasizing large-lot and low-to-medium density development. The only authority cited by the applicant or staff for this transfer is the statement contained in SLDC §8.6.6.1 that:

"Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas."

However, §8.6.6.1 is a purpose statement describing the intent of the RES-E district. It does not establish procedures, standards, eligibility criteria, transfer ratios, findings requirements, or approval criteria for density transfers. Purpose statements provide policy guidance; they do not independently grant development rights.

Staff and the applicant rely on the final sentence of the RES-E purpose statement, which provides that density transfers and clustered development may be allowed to conserve open space or protect scenic features and environmentally sensitive areas. However, that sentence cannot be read in isolation.

The same purpose statement first explains that RES-E is intended for "a combination of large-lot and suburban-type residential development" and "low to medium density residential development." The applicant's interpretation uses one sentence of the purpose statement to override the broader district purpose, resulting in lots as small as 0.30 acres and shifting 25 units onto Tract A. That result is inconsistent with the larger-lot, low-to-medium-density character the RES-E district is intended to protect.

The density-transfer language must be harmonized with the full RES-E purpose statement, including its emphasis on larger lots, low-to-medium density development, conservation of open space, and protection of scenic and environmentally sensitive areas. Here, the proposed 25-unit transfer concentrates density onto Tract A in a way that materially departs from the existing large-lot community character and from the stated purpose of the RES-E district.

A purpose statement does not create independent transfer authority. It provides interpretive guidance for applying the zoning district, but it does not establish a procedure, eligibility standard, transfer ratio, review criteria, or required findings for moving density from one tract to another. If the County intends to approve a 25-unit transfer from Tract B to Tract A, the approval must be based on an operative code provision that expressly authorizes that transfer. Reliance on general purpose language alone is insufficient, particularly where the SLDC contains separate, specific provisions governing transfers of development rights.

A detailed objection concerning the proposed Density Transfer was previously submitted into the record and is included among the public objection letters contained in the hearing exhibits. That objection letter is also included in this packet, along with email correspondence from County staff, to provide additional context regarding the

SFC CLERK RECORDED 07/02/2026

interpretation and application of the Density Transfer provisions. The correspondence is relevant to understanding the basis of the objection and the concerns raised regarding the legal authority, findings, and justification supporting the proposed transfer of density.

Conclusion

While the Applicant and Staff repeatedly conclude that the project is consistent with the SGMP and SLDC, the record contains no findings explaining how the proposed lot sizes, density concentration, Base Density Transfer, and aggregated open-space calculations satisfy the specific compatibility, community character, density, transfer, scenic-resource, wildlife-corridor, and open-space conservation provisions of those documents. Conclusions alone are not findings.

The SGMP seeks balanced growth, not maximum density. The plan identifies several threats associated with unmanaged growth, including loss of community character, fragmentation of open space, degradation of scenic resources, disruption of wildlife corridors, and erosion of the distinctions established by the Future Land Use Map. While the Applicant cites broad SGMP policies supporting housing, clustering, and open space preservation, neither the Applicant nor Staff provides findings demonstrating that the proposed density transfer, open space density bonus, and resulting subdivision pattern avoid those SGMP-identified risks.

The SGMP provisions applicable to this application include the following, none of which are addressed by findings in the record: SGMP §3.1.1 recognizes that damage to the natural, scenic, and cultural environment has significant impacts on visual and natural resources and results in reduced real estate values. SGMP §5.1.1.4 identifies new development at inappropriate locations, densities, or intensities as a direct threat to the character and viability of existing rural residential land uses. SGMP §5.1.1.6 states that open landscapes, vast panoramas, and pronounced topography are threatened by uncontrolled development patterns. SGMP §5.1.1.8 identifies erosion of gateway and corridor character by poorly planned development as a threat to economic vitality and tourism. SGMP §5.1.1.10 and §5.1.1.11 recognize that environmentally sensitive lands are not well documented and that monitoring of hydrologic regimes and wildlife lacks coordination—which makes the absence of findings regarding sensitive areas and wildlife corridors in this record particularly significant. SGMP §5.1.1.12 identifies development encroaching on wildlife habitats and migration corridors as a direct threat to endangered species and landscape connectivity. SGMP §5.1.1.13 acknowledges that wildlife habitat information is scattered, with no coordinated monitoring—placing the burden on the Applicant to supply site-specific findings, which the record does not contain.

The applicable SGMP goals and policies further underscore the deficiency of the record. SGMP §5.1.2.3 directs the County to preserve and enhance the unique natural, community, and rural-area character and design features. SGMP §5.1.2.6 requires protection of scenic vistas and the natural landscape as viewed from highways, and mandates preservation of distinctive natural features—including vistas, arroyos, significant rock outcroppings, and large trees—in the development review process. SGMP §5.3.1.3 states that Santa Fe

SFC CLERK RECORDED 07/02/2026

County's scenic quality is very vulnerable and that if development is not carefully planned it could easily degrade the County's scenic beauty and economic vitality. SGMP Goal 17 and Policy 17.7 direct the County to protect and preserve scenic resources and require that new development be compatible with the character and intensity of surrounding areas (Strategy 17.7.2). SGMP Goal 18, Policy 18.1, and Strategy 18.1.1 require new development to be compatible with the scale of surrounding uses. SGMP Goal 20 and Policy 20.4 direct that new development not cause significant degradation of wildlife or sensitive wildlife habitat. SGMP Goal 21, Policy 21.1, Policy 21.4, and Policy 21.5 require preservation of scenic viewsheds, sensitive siting and design to minimize visual and physical impacts, protection of distinctive natural features, and prevention of light pollution. The record contains no findings addressing any of these provisions in the context of this application.

Although Staff concludes that the project conforms to the SGMP and applicable laws and ordinances, including the SLDC, the findings do not address several material issues raised by the record. These include compatibility with surrounding Residential Estate development; the conservation effectiveness of the proposed aggregated open-space configuration; the impacts of additional density and the proposed transfer of 25 dwelling units from Tract B to Tract A; consistency with the current Residential Estate zoning and Future Land Use designation; protection of scenic resources; and preservation of wildlife corridors.

Because these findings are absent, the Board should conclude that the Applicant has not met its burden of demonstrating compliance with Conceptual Plan Criteria 1 and 3. The record does not establish that the proposed development conforms to the Sustainable Growth Management Plan or the Sustainable Land Development Code. Accordingly, the Board should deny the application.

SFC CLERK RECORDED 07/02/2026

June 1, 2026

Santa Fe County Board of County Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

Re: Formal Objection — Camino Verde Conceptual Plan Application

Dear Board of County Commissioners and County Staff:

This letter is submitted as a formal objection for inclusion in the record regarding the Camino Verde Conceptual Plan Application, as revised April 30, 2026, and scheduled for a Board of County Commissioners hearing on June 9, 2026.

The issue raised in this objection concerns the Applicant's proposed transfer of 25 units of base residential density from Tract B to Tract A. Specifically, the application relies upon a "Base Density Transfer" methodology that is not supported by any operative provision of the Sustainable Land Development Code ("SLDC").

I. STAFF'S POSITION AND THE LEGAL DEFICIENCY

Staff has acknowledged that it is relying on: (1) the purpose statement in SLDC §8.6.6.1; (2) the density standards in §8.6.6.3; and (3) the definitions of "Density Transfer" and "Cluster Development" to authorize the proposed 25-unit Base Density Transfer. Staff also confirmed that it is treating §8.6.6.1 as an independent source of transfer authority, separate from the formal Transfer of Development Rights process established in §12.14.

That interpretation is legally deficient for the independent reasons addressed below.

II. ARGUMENT

A. A Purpose Statement Does Not Constitute Operative Transfer Authorization.

Staff has acknowledged that SLDC §8.6.6.1 is a purpose statement describing the intent of the RES-E district and informing the density standards that follow. While a purpose statement may guide interpretation of operative code provisions, it does not independently create an approval mechanism, confer development rights, or authorize an action that is not otherwise permitted by the substantive provisions of the SLDC.

New Mexico law supports the distinction between interpretive guidance and operative regulatory authority. In *West Bluff Neighborhood Ass'n v. City of Albuquerque*, the New Mexico Court of Appeals held that broad planning language may guide land-use decisions and inform general consistency review but does not carry the same force as a statute, ordinance, or regulation unless it has been specifically and unambiguously incorporated with binding legal effect. 2002-NMCA-

SFC CLERK RECORDED 07/02/2026

075, ¶¶ 15, 26, 28. By similarity, SLDC §8.6.6.1 may guide interpretation of the RES-E district standards, but it should not be treated as an independent approval mechanism for a 25-unit density transfer where no operative provision expressly authorizes that transfer outside the formal TDR process.

The same principle applies here. Even assuming SLDC §8.6.6.1 reflects a legislative intent to allow clustering or density transfers in appropriate circumstances, that purpose language does not, by itself, establish the substantive standards necessary to approve a "Base Density Transfer" from one parcel to another. It does not identify eligible sending or receiving parcels, establish eligibility criteria, prescribe a transfer ratio, define the maximum transferable density, require specific findings, impose infrastructure or compatibility criteria, require a recorded instrument, or explain how transferred density is permanently extinguished or restricted on the sending parcel.

Accordingly, SLDC §8.6.6.1 may inform the interpretation of an ambiguous operative provision, but it cannot substitute for one. Staff has not identified any operative SLDC section that expressly authorizes a standalone "Base Density Transfer" separate from the formal TDR process or the density-bonus provisions. That omission is dispositive. Without an operative approval standard, the Board lacks a legally sufficient basis to determine eligibility, measure compliance, impose enforceable limits, or make findings capable of judicial review.

General purpose language cannot supply the operative authority missing from the SLDC. The Code provides a formal mechanism for density transfers through §12.14, but it does not contain a separate regulatory mechanism authorizing 25 units of base density generated by Tract B to be transferred to Tract A outside the TDR process.

Approval of the proposed transfer based on §8.6.6.1 alone would therefore be unsupported by the SLDC, would lack a substantial evidentiary basis, and would constitute arbitrary and capricious decision-making.

B. A Definition Cannot Create an Independent Development Right.

Staff's reliance on the SLDC definition of "Density Transfer" is misplaced. A definition may explain what a term means when it appears in an operative code section, but it does not itself grant development rights, establish approval criteria, or authorize a land-use action.

The same defect applies to the "Cluster Development" definition. That definition may describe a development pattern, but it does not independently authorize the transfer of base density from one legal tract to another or establish the standards governing such a transfer.

Even if the definition of "Density Transfer" is broad enough to describe movement of density from one tract to another, that does not answer the controlling question: what operative SLDC provision authorizes this specific 1:1 transfer of base density from Tract B to Tract A outside the formal TDR process?

The SLDC already contains an operative density-transfer mechanism in §12.14. That section establishes the formal TDR process and the applicable sending-area, receiving-area, and transfer-ratio framework. Staff cannot use a general definition to create a separate, non-TDR transfer pathway that the substantive provisions of the SLDC do not establish.

SFC CLERK RECORDED 07/02/2026

Accordingly, the proposed 25-unit "Base Density Transfer" cannot be approved based on definitional language alone. Unless the County identifies an operative SLDC provision, separate from the definition itself, authorizing a 1:1 transfer of base density from Tract B to Tract A outside the TDR process, the proposed transfer is unsupported by the SLDC and should be denied.

C. Staff's Reading Renders §12.14 Superfluous and Circumvents Procedural Safeguards.

Staff's interpretation creates a substantial ordinance-construction problem. SLDC §12.14 establishes the County's formal Transfer of Development Rights process and regulates when, where, and how development rights may be transferred. It includes specific substantive and procedural safeguards, including sending-area limitations, receiving-area eligibility, infrastructure requirements, transfer ratios, approval criteria, and recordation requirements.

Staff's proposed "Base Density Transfer" theory bypasses those safeguards entirely. Under that interpretation, an Applicant could move development capacity from one legal tract to another through administrative interpretation alone, without complying with §12.14. That reading would make §12.14 optional whenever an Applicant characterizes the transfer as an internal "Base Density Transfer" rather than a TDR.

That result is not legally defensible. Under ordinary rules of ordinance construction, a specific provision adopted to govern density transfers controls over broader purpose statements, definitions, or general policy language. Section 12.14 is the SLDC's specific mechanism for transferring development rights. A broad purpose statement, a general definition, or an implied administrative practice cannot create a parallel, process-free transfer mechanism that avoids the specific requirements adopted in §12.14.

The existence of a detailed TDR framework demonstrates that when the County intended to authorize density transfers, it did so expressly and with procedural safeguards. The absence of comparable operative language in §8.6.6.1 confirms that the RES-E purpose statement is interpretive, not an independent source of transfer authority.

The SGMP confirms this distinction. The SGMP discusses density transfers as a planning concept, including the possibility of density-transfer programs outside a formal TDR program, but it does not self-execute. Policy language identifying a planning tool is not the same as an adopted regulatory mechanism authorizing its use in a specific application. If the County intended to create a separate non-TDR "Base Density Transfer" pathway, the SLDC needed to establish that process and prescribe the standards governing eligibility, transfer ratios, receiving areas, infrastructure capacity, recordation, and permanent restriction of density from the sending tract. The absence of those standards is precisely why Staff's interpretation cannot be sustained.

The proposed 25-unit shift from Tract B to Tract A has the practical effect of transferring development capacity from one legal tract to another. If that transfer is not governed by §12.14, then Staff must identify a separate operative SLDC provision that authorizes it, establishes eligibility standards, limits the number of transferable units, and requires enforceable recordation.

Accordingly, the Board should not allow the proposed 25-unit "Base Density Transfer." Approval based on a purpose clause, a definition, or an implied administrative interpretation

SFC CLERK RECORDED 07/02/2026

would circumvent the criteria codified in §12.14, render those safeguards optional, and authorize a transfer mechanism the SLDC does not establish.

D. The Board Must Require Identification of the Specific Operative Approval Pathway.

The dispositive issue is not whether the SLDC generally encourages clustering or open-space preservation in the RES-E district. The dispositive issue is whether the Applicant has identified an operative SLDC provision authorizing 25 units of base density generated by Tract B to be transferred to Tract A.

Staff has identified §8.6.6.1 as the asserted authority for the proposed transfer. That section, however, is a purpose statement. It may guide interpretation of the RES-E district standards, but it does not establish a separate approval mechanism for transferring base density from one legal tract to another. It does not identify eligible sending or receiving parcels, establish transfer ratios, impose eligibility criteria, require recordation, extinguish density from the sending tract, or prescribe findings for Board review.

If Staff contends that the proposed transfer is not subject to the TDR process in §12.14, then Staff must identify a separate operative SLDC provision that authorizes a 1:1 transfer of base residential density from Tract B to Tract A outside that process. That provision must establish the applicable approval standards, eligibility criteria, enforceable limits, and findings necessary for Board review.

No such operative provision has been identified. Without that authority, approval of the proposed 25-unit transfer would be unsupported by the SLDC, would bypass the County's adopted density-transfer safeguards, and would leave the Board without adequate findings capable of consistent application or judicial review. For that reason, the proposed 25-unit "Base Density Transfer" should be denied.

III. SUMMARY OF LEGAL DEFICIENCIES

The proposed 25-unit "Base Density Transfer" is legally deficient for the following independent reasons:

First, SLDC §8.6.6.1 is a purpose statement, not an operative approval mechanism. It may guide interpretation of the RES-E district standards, but it does not independently authorize the transfer of base residential density from one legal tract to another.

Second, the SLDC definitions of "Density Transfer" and "Cluster Development" cannot supply the missing authority. Definitions explain how terms are used within operative code provisions; they do not grant development rights, establish approval criteria, or create a separate land-use approval pathway.

Third, SLDC §12.14 is the County's adopted mechanism for transferring development rights. Staff's interpretation would allow the Applicant to achieve the practical effect of a density transfer while bypassing §12.14's sending-area requirements, receiving-area criteria, transfer ratios, certification process, recordation requirements, and approval safeguards.

Fourth, the SGMP may discuss density transfers as a planning concept, including the possibility of non-TDR density-transfer programs, but it does not self-execute. If the County intended to

SFC CLERK RECORDED 07/02/2026

authorize a separate non-TDR "Base Density Transfer" process, that process needed to be established in the SLDC with enforceable standards, criteria, and procedures. It was not.

Accordingly, the Board lacks a legally sufficient basis to approve the proposed 25-unit "Base Density Transfer." Approval based on a purpose statement, definitions, or implied administrative interpretation would be unsupported by the SLDC, would render §12.14's safeguards optional, and would authorize a transfer mechanism the County has not adopted.

IV. REQUESTED RELIEF

It is respectfully requested that the Board of County Commissioners deny approval of the Conceptual Plan as proposed.

In the alternative, any approval should be expressly conditioned to:

1. Eliminate the proposed 25-unit "Base Density Transfer";
2. Limit development on Tract A to the density independently authorized for Tract A under the applicable SLDC provisions; and
3. Require written findings identifying the specific operative SLDC section relied upon for any density increase, density transfer, density bonus, or clustering approval.

If the Board approves the application with the proposed density transfer, we request that the Board adopt written findings identifying: (a) the operative SLDC provision authorizing the "Base Density Transfer"; (b) the standards used to evaluate eligibility, transfer limits, and compliance; and (c) how the proposed transfer differs substantively from a Transfer of Development Rights requiring compliance with §12.14.

Respectfully submitted,

Danyelle and Loren Valdez
Adjacent Property Owners and Affected Community Members

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From: Michael Vos
To: Danyelle Valdez; Kenneth J. Quintana
Cc: Walker Boyd; Roger L. Prucino
Subject: RE: Request for Clarification
Date: Thursday, May 28, 2026 9:44:06 AM
Attachments: image001.png

Good morning Danyelle,
Here are staff responses to your questions in green:

1. What specific section(s) of the SLDC staff is relying upon to authorize the proposed "Base Density Transfer";
   Staff is applying a practical reading of the referenced purpose statement in §8.6.6.1 as the intent for application of the density standards in §8.6.6.3 along with applicable definitions (see also *Cluster Development* and *Density Transfer*). The permitted *density* is explicitly defined as the number of dwelling units allowed per *gross* acre, which calculation is made prior to and without regard for any required open space, roadways, floodplains, or any other protected features on a property. The intent to allow transfers and clustering is clearly a mechanism to allow that permitted density to be built in the most appropriate way while preserving those other lands as required by the SLDC. A property owner can place those dwellings on as small of lots as needed or relocate them in the best manner given the site-specific conditions.

2. Whether staff is interpreting §8.6.6.1 as an independent transfer authorization provision separate from §12.14;
   Yes, the general allowance for a "Base Density Transfer" is independent from the provisions in §12.14. The *Density Transfer* definition states it is "the transfer of density ***or*** development rights (TDRs)" [***emphasis added***] §12.14 is entirely about the transfer of development rights (TDRs), but the definition of the term clearly encompasses more than that. A simple 1:1 transfer of allowed density within a project is also reasonable to allow for the density permitted by right while simultaneously accomplishing the purposes of the SLDC for open space preservation without requiring every project to establish both sending and receiving areas, etc. to take advantage of the allowable density (with an even greater number of units permitted in a receiving area). This allows sites that may warrant some additional open space preservation or other considerations but not fully meeting the TDR criteria to both be protected and allow the owner reasonable use of what they are entitled to under the zoning of their property.

Thanks,

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MICHAEL VOS, AICP
Land Use Administrator
Growth Management Department
o: 505.992.9866
m: 505.629.7370
e: mvos@santafecountynm.gov

SANTA FE COUNTY

From: Danyelle Valdez <danyelle.valdez@hotmail.com>
Sent: Friday, May 22, 2026 1:22 PM
To: Kenneth J. Quintana <kenquintana@santafecountynm.gov>; Michael Vos <mvos@santafecountynm.gov>
Cc: Walker Boyd <jwboyd@santafecountynm.gov>
Subject: Request for Clarification

Good afternoon, Mr. Quintana.

I am reviewing the Camino Verde Conceptual Plan materials that were resubmitted and had a question regarding the basis for the proposed "Base Density Transfer per SLDC 8.6.6.1" reflected in the applicant's density calculations.

Specifically, the application relies on SLDC §8.6.6.1 as authority for the transfer of 25 dwelling units from Tract B to Tract A. However, §8.6.6.1 appears to function as a purpose statement for the RES-E district rather than an operative procedural or calculative standard authorizing density transfers or redistribution of base density between tracts.

As written, §8.6.6.1 states that "Density transfers and clustered development shall be allowed..."; however, I was unable to identify:

* procedural standards,
* transfer methodologies,
* sending/receiving area criteria,
* approval criteria,
* or other operative provisions authorizing the proposed transfer mechanism.

Could you please clarify:

SFC CLERK RECORDED 07/02/2026

1. What specific section(s) of the SLDC staff is relying upon to authorize the proposed "Base Density Transfer";
2. Whether staff is interpreting §8.6.6.1 as an independent transfer authorization provision separate from §12.14;

I appreciate any clarification staff can provide regarding the code interpretation being applied.

Thank you,
Danyelle Valdez

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Requested / Proposed Findings of Fact and Conclusions of Law

Case #26-5050 Camino Verde Conceptual Plan

FINDINGS OF FACT

1. Criterion 1 requires the Applicant to demonstrate conformance with the Sustainable Growth Management Plan.
2. The Applicant has not demonstrated by substantial evidence that the proposed Conceptual Plan conforms to the Sustainable Growth Management Plan.
3. The record contains no project-specific findings demonstrating how the proposed subdivision pattern, including lots as small as approximately 0.30 acres, is compatible with the surrounding Residential Estate development pattern.
4. The surrounding development pattern consists primarily of substantially larger residential lots, with the smallest surrounding lot identified as approximately 1.5 acres.
5. The proposed clustered development pattern would introduce lots approximately one-fifth the size of the smallest surrounding lot.
6. The Applicant and Staff rely upon selected SGMP policies encouraging housing opportunities, clustered development, and open-space preservation.
7. The record does not contain findings demonstrating consistency with other applicable SGMP policies concerning land-use compatibility, preservation of community character, scenic resource protection, wildlife habitat and corridor protection, open-space fragmentation, and compatibility with the scale and intensity of surrounding development.
8. The proposed development occupies a highly visible location at the entrance to the Camino La Tierra community and will substantially influence the visual character of the area.
9. The record contains no findings demonstrating that the proposed density, lot configuration, and concentration of development are compatible with the existing large-lot Residential Estate development pattern.
10. The record contains no findings demonstrating that the proposed development preserves the scenic and rural character identified in the SGMP.
11. The record contains no findings demonstrating that the proposed development avoids the SGMP-identified risks associated with loss of community character, scenic degradation, wildlife habitat disruption, or fragmentation of open space.
12. The Applicant has not demonstrated compliance with Criterion 1.
13. Criterion 3 requires the Applicant to demonstrate conformance with applicable law and County ordinances in effect at the time of consideration.

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14. The Applicant has not demonstrated compliance with the applicable provisions of the Sustainable Land Development Code.
15. The Applicant seeks a 39-unit Open Space Density Bonus based upon approximately 157.45 acres of designated open space.
16. SLDC §8.12.8 establishes contiguous open space as the default standard.
17. SLDC §8.12.8 permits consideration of non-contiguous open space only under specified circumstances.
18. The record contains no findings identifying which SLDC §8.12.8 considerations justify approval of the proposed non-contiguous open-space configuration.
19. The record contains no findings demonstrating how the proposed 21 aggregated open-space tracts collectively satisfy the conservation purposes underlying the density bonus provisions.
20. The record contains no findings demonstrating that the proposed open-space configuration preserves scenic resources, protects environmentally sensitive areas, maintains connected habitat, or otherwise fulfills the objectives for which the Open Space Density Bonus was established.
21. The record does not support the requested Open Space Density Bonus.
22. The Applicant proposes to transfer 25 dwelling units from Tract B to Tract A.
23. Neither the Applicant nor Staff identified a specific operative provision of the SLDC authorizing the proposed transfer.
24. Neither the Applicant nor Staff identified SLDC approval criteria, transfer standards, eligibility requirements, or required findings applicable to the proposed transfer.
25. The principal authority cited in support of the proposed transfer is the purpose statement contained in SLDC §8.6.6.1.
26. A purpose statement provides guidance regarding legislative intent but does not independently establish procedures, approval standards, transfer ratios, eligibility criteria, or development rights.
27. The RES-E purpose statement must be read as a whole, including its emphasis on large-lot and low-to-medium density residential development, conservation of open space, and protection of scenic and environmentally sensitive resources.
28. The record does not contain findings demonstrating that the proposed 25-unit transfer is authorized by the SLDC.
29. The record does not contain findings demonstrating that the resulting concentration of density on Tract A is consistent with the purposes of the RES-E district.
30. The Applicant has not demonstrated compliance with Criterion 3.

SFC CLERK RECORDED 07/02/2026

CONCLUSIONS OF LAW

1. The Applicant bears the burden of demonstrating compliance with all applicable Conceptual Plan approval criteria.
2. The Applicant has failed to demonstrate compliance with Criterion 1 because the record does not establish conformance with the Sustainable Growth Management Plan.
3. The Applicant has failed to demonstrate compliance with Criterion 3 because the record does not establish conformance with the Sustainable Land Development Code.
4. The record lacks sufficient findings and evidence to support the proposed Open Space Density Bonus.
5. The record lacks sufficient findings and evidence to support the proposed 25-unit Base Density Transfer.
6. Because the Applicant has not met its burden of demonstrating compliance with Conceptual Plan Criteria 1 and 3, approval of the Conceptual Plan would be unsupported by the record.

DECISION

1. The Conceptual Plan application is denied.

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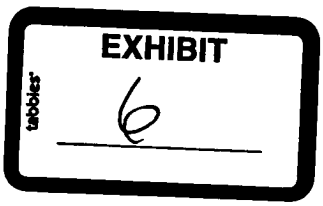

June 2, 2026

Board of County Commissioners of Santa Fe County
102 Grant Avenue
Santa Fe, NM 87501

Re: Formal Objection to Samara Real Property Conceptual Plan

Dear Commissioners:

We submit this formal objection to the Conceptual Plan submitted by Samara Real Property for the development of the 304 acres of land located at the intersection of NM 599 and Camino la Tierra. We ask you to include this written submission in the official record of the public hearing on the Conceptual Plan scheduled for June 9, 2026.

We also ask that the record of this hearing also include the record of the April 9, 2026, hearing at which Samara's requested variances were addressed and at which we and many others testified and/or submitted comments, be made part of the record. That record remains relevant because withdrawal of the requested variances did not change the overall character of the proposed development and it did not ameliorate our or our neighbor's objections to Samara's proposed development.

We have been full-time residents of Santa Fe County since 1995, when we purchased our home on West Wildflower Drive in Tierra de Oro. Tierra de Oro was formed in 1981 and our home was built in 1984. Tierra de Oro contains 101 lots sitting on 330 acres of land. The smallest lots are 1.5 acres in size, the largest are more than 3.0 acres.

Our home has been and continues to represent a substantial investment of time and resources. During the more than three decades we have lived in Tierra de Oro, we have dedicated substantial quantities of our time, treasure and talents to the betterment of Santa Fe County. Our commitment to the community is demonstrated and unconditional.

Tierra de Oro is located directly adjacent to Samara's proposed development. Like the proposed development, Tierra de Oro straddles Camino la Tierra (Districts 1 and 2). *See* Attachment 1. The County has recognized the Tierra de Oro HOA as registered organization (RO).*

SFC CLERK RECORDED 07/02/2026

* We question and ask the Commission to address the sufficiency of the notice of JenkinsGavin, Inc. (Samara's agent) provided regarding the Commission's hearing on the Plan. The notice correctly indicates that the property is "within the Residential Zoning District (RES-E)", but makes no mention of "the proposed density or building intensity" contained in the proposed plan, which represents a substantial departure from the RES-E standard establishing lot sizes of at least 2.5 acres. *See* 4.4.1.6, 4.6.8 SLDC.

By contrast, Samara is not and never has been a contributing member of the community. The only tie Samara has to our community is a *contingent* contract to purchase the 304 acres it proposes to develop. The contingency on which its contract is based is your approval of a development that is incompatible with the character of the surrounding community and is inconsistent with provisions of the SLDC and the SMGP. The condition Samara has placed on its *future* purchase of the land is contrary to basis on which countless current Santa Fe County residents *relied* by already purchasing and investing in their Santa Fe County properties – namely, that the 304 acres in question would be developed as it is zoned, i.e., RES-E property with minimum lot sizes of 2.5 acres.

In other words, we do not oppose development of the 304 acres. Rather, our opposition is based on Samara's reliance on density bonuses to transform land zoned as RES-E into an cluster development typifying urban sprawl that is anything but sustainable and which is designed to appeal to builders of short-term rental properties as evidenced by its advertising of the property to potential investors as "Airport to Opera." This is not the kind of appeal local, full-time workers and residents of the community would find attractive.

<u>Samara's proposed development is incompatible with existing, well-established development in the area and will fundamentally alter the character of the area</u>.

Tierra de Oro is directly adjacent to the proposed development. Although a well-developed, longstanding neighborhood It does not have the feel of a being part of a housing development. Our roadways are like winding, walkable trails, flanked by trees on each side, The roads feature scenic views. Unlike what Samara proposes for the majority of its lots, our roads do not serve as asphalt connectors for a string of driveways with space in front of homes for two parking spaces.

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In its March 25, 2026, report, County Development staff stated that the development represents a "contemporary community development within an established neighborhood" and that it is consistent with the purpose of RES-E zoning district because "it represents a contemporary pattern of development within an existing community." This characterization is inaccurate and misleading – the development is not part of an established neighborhood or an existing community. The land is vacant and is separated from surrounding development by ridgelines rendering those developments invisible. None of the residents of the directly adjacent neighborhoods or developments, e.g., Tierra de Oro, Blue Canyon Trail, Las Campanas, would ever consider development of this land as part of their neighborhood.

2. Samara's proposed development is antithetical to Santa Fe's stated longstanding goals in maintaining the area immediately surrounding the intersection of NM 599 and Camino la Tierra as a scenic gateway to the City of Santa Fe and northern communities.

Santa Fe's Highway Corridor Plan recognized NM 599, the Santa Fe Bypass, as providing a "key first impression" of our Santa Fe community and what it values. For this reason, the County agreed commercial development would be centralized around the NM 599/Airport Road intersection, and the residential areas to the northwest would consist of large lot county subdivisions.

Established communities along the Bypass are virtually invisible. From NM 599, the existence of developments that are almost too numerous to mention, e.g., Tierra de Oro (101 lots), Aldea (479 lots), Tessera (479 lots), Las Campanas (1,700 plus lots), La Mariposa, Salva Tierra and many others is not apparent. Generally, these developments rest behind ridgetops and do not obstruct views from public throughways. Camino la Tierra is a connector for many of these developments, and most lots are not visible from it either.

SFC CLERK RECORDED 07/02/2026

Samara's proposed development stands in stark contradiction to how the area has been developed thus far. Phase I of the project clusters nearly 30 homes on lots as small as .30 acre facing a stretch of Camino la Tierra that is about 1/3 of a mile long. Another 25 lots form a second tier adjacent to Camino la Tierra. No ridgetop or natural landscape will shield these lots from view.

View south from Wildlfower Drive of land east of Camino la Tierra. Location of Tract A:

View south from Wildflower Drive of land west of Camino la Tierra. Location of Tract B, where Phase I of Samara's plan will create ___ lots within 100 feet of roadway.

We object to Samara's design for this reason: In addition to changing the entire character of the area, it effectively transforms Camino la Tierra, which was itself intended as a gateway, into a main street surrounded by development.

3. Samara's proposed cluster development not consistent with key language of SLDC and SMGP.

a. We ask the Commission to focus Phase I of the development Samara proposes, rather than its entirety. WE ask this because, as Samara admits, Phase I may be the only part of the development that will be built. In fact, we submit Phase I would be the only part of the development that will ever be built: It is designed to return to Samara the greatest amount of profit in the shortest amount of time with the smallest amount of investment – and with the least amount of consideration – for the surrounding community. It typifies land speculation and profiteering at its worst.

SFC CLERK RECORDED 07/02/2026

Phase I is most objectionable aspect of Samara's proposed development. As stated above, it is a cluster development straddling Camino la Tierra that are *directly* accessible from Camino la Tierra.

The SGMP explicitly states higher densities *may* be "allow[ed] in designated priority growth areas to efficiently expand centralized water and wastewater systems." SGMP 1.1.1.4. More specifically, "[i]ncreased density should only be possible where centralized water and sewer are provided." SGMP 11.1.2. The 304 acres are not in a designated priority growth area (SDA-1). They are in an SDA-2, where SGMP would not allow higher density development.

Additionally. in this respect, the Conceptual Plan puts the cart before the horse – it proposes cluster development as Phase I. Proper application of the SGMP would require Phase I to be built at the end of the development, as infill *after* Phases 3 and 4 are built because "adequate public facilities and services" would already exist. At present, the land is totally undeveloped; it is without existing water or wastewater treatment infrastructure.

b. In essence, adoption of Samara's Conceptual Plan would "rezone" the 304 acres. When considering a proposal to rezone land, the SLDC states the Commission "shall consider the nature and degree of any adverse impacts on neighboring lands. Tracts, parcels, or lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive." Further, "[t]he Board shall consider the suitability or unsuitability of the tract, parcel or lot for its use as presently zoned." SLDC 1.15.6.2

c. The approval of a Density Bonus project is not a foregone conclusion simply because a developer submits calculations supporting it. SLDC 8.12.2. Moreover, as stated in Table 8-44, even after applying the density bonus, the smallest lot could not be anything less than 1.875 acres. The Conceptual Plan provides for many lots that are less than an acre in size, e.g., .30 acres.

   Moreover, the Conceptual Plan stacks the SLDC's density bonuses based on open-space and affordable-housing set asides, and that the development may not even qualify for the affordable housing density bonus because it comprises 158 lots.

d. The proposed development would rely on a non-existent community wastewater system. Under one option, this would include a 25,000 square foot wastewater treatment plant at the corner of Camino la Tierra and NM 599 – everyone driving on NM 599 or exiting from it will be driving right by it. Under the other option, several community septic systems would be constructed, with leach fields in areas identified as open spaces (something which Samara's agent explicitly stated at one community meeting) would not be the case.

   A cluster development of this size and in this location should be tied into publicly maintained sewer system. It should not be dependent on private maintenance of a large community wastewater system.

SFC CLERK RECORDED 07/02/2026

e. Water Utilities. Santa Fe County Utilities' technical memo indicates some of the water for the development would be obtained by tying into line at corner of West Wildflower and Camino la Tierra, which is substantially higher ground. There is no evidence the effect this tie-in would have on water pressure for those whose homes are located off West Wildflower, and the technical report appears to indicate the existence of some concern regarding the need for additional hydraulics. This is particularly critical because the plan front loads Phase I's cluster development in the absence of any water service to the area.

   The West Wildflower water line is an aging part of County infrastructure – it almost 50 years old. We understand other developments in the area, notably Aldea, have faced multiple service interruptions due to the condition of the infrastructure.

   Water service as a result of the proposed development is something about which we are both generally and selfishly concerned because our water meter is currently the highest one along West Wildflower. Our water line is where air gathers when there is a service interruption. The last time there was a major interruption affecting us, the air compressed caused the top of our toilet tank to jump whenever a toilet was flushed. We had air in our pipes for weeks.

   More technically, we question whether the Commission can consider Samara's application because it is not complete. The ready, willing and able letter issued by the Santa Fe County Water Utilities expired as of April 24, 2026.

f. We could find no indication that the traffic study prepared in support of the development considered the effect of traffic along Calle Nopal and West Alameda, a route used regularly by many residents, delivery personnel, and tradesmen as a "short cut" into town. Calle Nopal is a narrow, winding road, with many hidden driveways. In October 2024, Monique Maes, who was walking out with her two young children, was struck and killed by a driver on Calle Nopal. We question whether many residents along Calle Nopal are even aware of what Samara is proposing.

g. We believe the amount of open space the plan identifies is greatly exaggerated because much of the space is not visible from a public right-of-way. SLDC 8.12.9. In fact, a substantial portion of the open spaces relied upon in the Conceptual Plan would be shielded from view from Camino la Tierra by the homes built as and/or considered "back yards" for the houses built as part of Phase I.

h. Finally, we question the amount of resources the County has devoted to processing Samara's application when it does not in fact own the property. Although its Development Permit Application states it is the owner of the property, documentation submitted in connection with its application shows the owner of the property to be Santa Fe RC 3 LLC, an entity located in Berkely, CA, with Stephen T. Conley, Jr. having signed the authorization for JenkinsGavin to proceed with the application on its behalf.

SFC CLERK RECORDED 07/02/2026

Conclusion. We urge you to reject proposed development. Your vote will reflect what you, as our elected representatives, value. Your denial of Samara's application will confirm the integrity of planning process and a commitment to the principles and policies embodied in the SLDC and SMGP. It will reflect an understanding of the community's concerns and an appreciation of the character of the existing community. By contract, your approval of Samara's application of approval will elevate an outside land speculator's profiteering above the needs and interests of County residents. Doing so would not constitute substantial justice and it would not be in the public interest.

We ask that your written decision make specific factual findings and conclusions of law addressing each of the points we raise in this submission. We also ask you to provide us with written notice and a copy of your final decision.

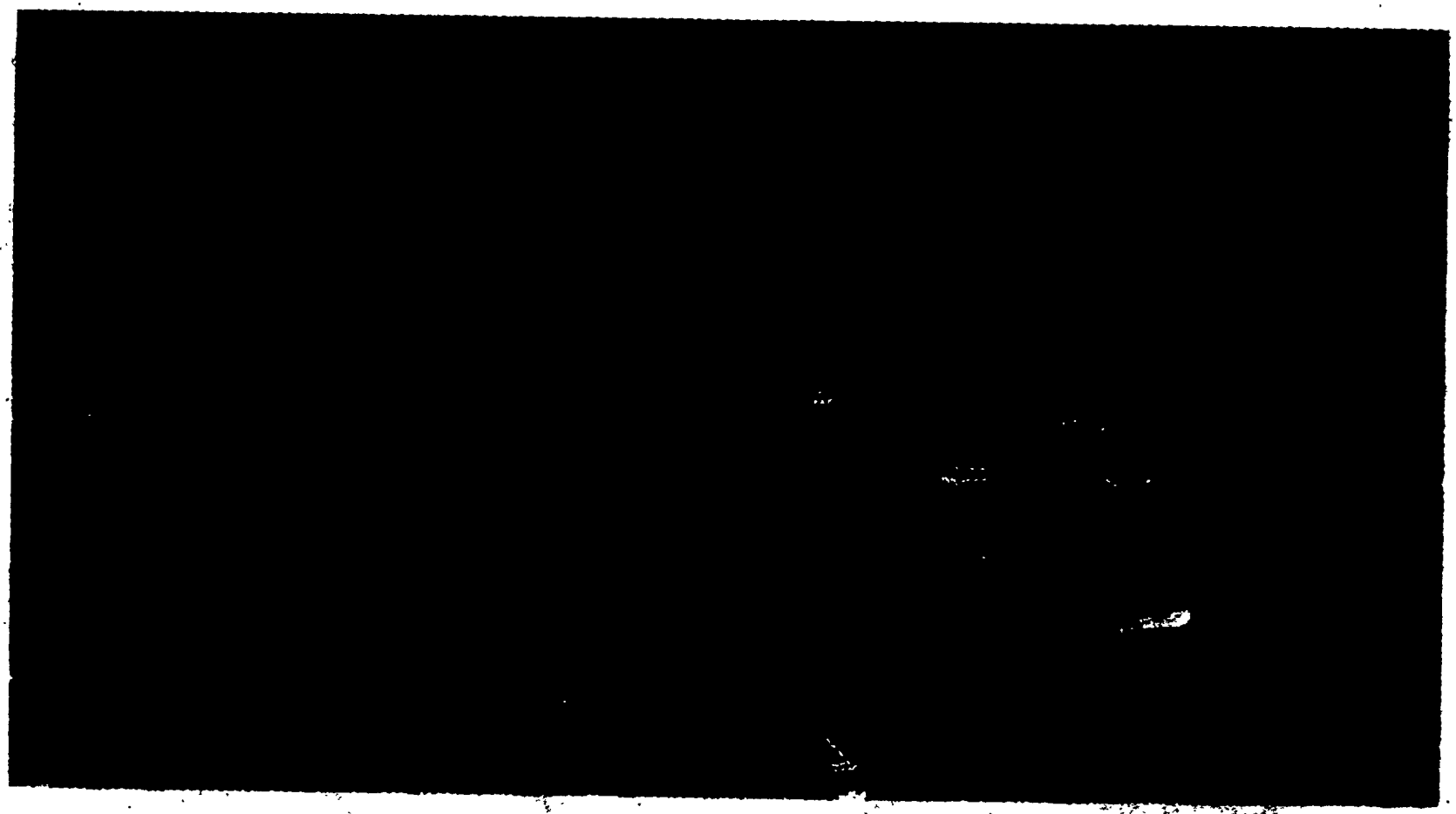
Thank you for your consideration.

Respectfully,

Thomas P. Starke
Yvonne M. Chicoine
2 Laurel Circle
Santa Fe, NM 87506

cc: Michael Vos, Building & Development Manager, Land Use Administrator
(*mvos@santafecountynm.gov*)
Kenneth Quintana, Development Review Team Leader
(*kenquintana@santafecountynm.gov*)

SFC CLERK RECORDED 07/02/2026



JIM WEBER/NEW MEXICAN FILE PHOTO

Many Santa Feans who use La Tierra Trails for hiking, horseback riding and mountain biking have joined nearby residents to rail against a proposed 158-home subdivision to be located on both sides of Camino La Tierra just north of N.M. 599, east of Las Campanas.

SFC CLERK RECORDED 07/02/2026

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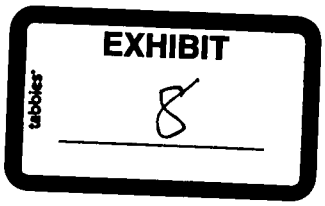


June 9, 2026

Santa Fe County Board of County Commissioners
102 Grant Avenue
Santa Fe, NM 87506

Dear Board of County Commissioner and County Staff:

My name is Danielle Laurent. I am a resident of Tierra de Oro, a Registered Organization of Santa Fe County.

I respectfully request this letter be submitted as part of the formal record for today's Board of County Commissioners hearing concerning Case No. 26-5050.

Today I wish to speak to the concept of "DETRIMENTAL RELIANCE" as it relates to the proposed Camino Verde development.

DETRIMENTAL RELIANCE is a legal doctrine that applies when a person reasonably relies on a promise, representation, or established condition and, because of that reliance, changes their position or makes investments that would not otherwise have been made. The doctrine exists as a mechanism to prevent injustice when people have reasonably relied on expectations created by others.

I am exercising this legal doctrine.

I live at 16 Thistle Lane, which directly overlooks the proposed Camino Verde development. I purchased my home in 2006. Like many people who choose to live in Santa Fe County, I immediately fell in love with the open space, rural character, and undeveloped beauty of the landscape around my home.

Before purchasing my home in 2006, I specifically asked my real estate agent about the status of the open land in front of my house, and whether it would remain undeveloped. I was told the land was privately owned and would likely be developed in the future. However, I was also informed that, because the land was zoned RESIDENTIAL ESTATE, the minimum lot size for development would be 2.5 acres each. This was designed to PRESERVE the very CHARACTER of the area and to guide future development in a manner consistent with the existing community.

Relying on this information, and the RESIDENTIAL ESTATE zoning, I purchased my house and have lived here for approximately the last 20 yrs. During that time I have spent a substantial amount of TIME and RESOURCES in remodeling and landscaping.

I've invested dearly for the BETTERMENT of my neighborhood and community.

SFC CLERK RECORDED 07/02/2026

I would NOT have bought my home, NOR improved it, if the open space lot sizes would be as low as a 0.30 acre.

I am not alone in this. Many residents throughout our community RELIED on the RESIDENTIAL ESTATE zoning when they chose to purchase homes, invest their savings, and build their lives in this community. We understood that future development on these lands would generally reflect the RESIDENTIAL ESTATE zoning with its 2.5-acre minimum lot size.

The Camino Verde development as proposed will destroy the rural atmosphere for which our existing residents invested and currently experience. The clustering of dozens of houses on lots as small as a 0.30 acre is inconsistent with the existing community character and DESTRUCTIVE to the community

The proposed Camino Verde development is incompatible with the character of the surrounding communities and is inconsistent with its provisions

The proposed development seeks to cluster the homes – typifying urban sprawl – which is designed to appeal to builders of short-term, profit-driven motives rather than the preservation enhancement of the physical, cultural, social, traditional and environmental values treasured by County residents (SLDC 1.4.2.8).

In addition to changing the entire character of the area, it would effectively transform Camino la Tierra; changing it from its original intent as a gateway to the community, into a main thoroughfare surrounded by development. Stradling Camino la Tierra with 2 story small lot homes would significantly alter viewsheds, neighborhood character, and, in the opinion of many residents and data-supported trends, property values throughout the area.

This project appears to be designed primarily to maximize the number of lots and the return on investment to Samara in the shortest amount of time with the smallest amount of investment- and with the least amount of consideration- for the surrounding community. It typifies land speculation and profiteering at its worse.

Section 1.4.2. of the Sustainable Land Development Code (SLDC) requires development in Santa Fe County (1) "enhance the physical, cultural, social, traditional and environmental values treasured by County residents", (2) "enhance the quality of life in Santa Fe County", and (3) "respect historical patterns and boundaries in the development approval process for new development and redevelopment."

The proposed Camino Verde is inconsistent with these stated purposes. Rather than enhancing the values and qualities that residents cherish, the proposed development would diminish many of the characteristics that define and sustain the unique character of this area.

SFC CLERK RECORDED 07/02/2026

For these reasons, I respectfully urge you to reject this proposed development application.

Your vote will reflect what YOU as our elected representatives, VALUE.

Your decision will reflect the values you choose to uphold as our elected representatives. Your denial of the application will confirm the integrity of the planning process and a commitment to the principles and policies embodied in the SLDC and SMGP. It will reflect an understanding of the SLDC, the community's concerns, and an appreciation of the character of the existing community.

By contrast, your approval of the application would elevate an outside land speculator's profiteering above the needs and interests of County residents. Doing so would not constitute substantial justice, would NOT be in the public interest, and would not be compliant with the SLDC.

Thank you for your time and consideration.

Respectfully,

Danielle Laurent

16 Thistel Lane, Santa Fe, NM 87506
Tierra de Oro, a Registered Organization of Santa Fe County

SFC CLERK RECORDED 07/02/2026

EXHIBIT
tabbies 9

Sara Smith

From: Michael Vos
Sent: Tuesday, June 9, 2026 7:59 PM
To: Sara Smith
Subject: [redacted]

Additional comment to add to the record.

-Michael

From: Jay Feldman <jpf2208@gmail.com>
Sent: Tuesday, June 9, 2026 7:55 PM
To: Michael Vos <mvos@santafecountynm.gov>
[redacted]

Warning:

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hey Michael,

I am sitting just to your right and need to leave. Any way this could go in the record since I can't stay to speak?

Thanks so much, Jay

Good evening Commissioners.

My name is Jay Feldman, I live at 1820 Hopi Rd, and I'm here to request an Emergency Interim Development Ordinance — a temporary moratorium — on the Camino Verde development, pending full Planning Commission review.

This Board has used this tool before — on short-term rentals, on data centers. When a proposed development raises fundamental land-use questions, a temporary pause is not obstruction. It is responsible governance.

Yes, this type of development is needed in Santa Fe County. But location matters. This location — in the scenic pinon and juniper hills — is the wrong place for this project.

The Sustainable Land Development Code exists to preserve our rural character and "protect scenic resources". 7 doesn't do that; and the density bonus and minimum lot

SFC CLERK RECORDED 07/02/2026

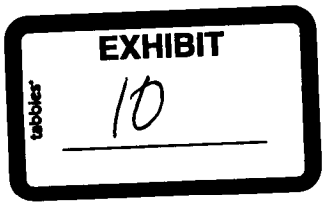
size based on parcel size don't soften the uncomfortable contrast with the surrounding natural landscape — they deepen it.

Simply preserving open space is an insufficient criterion. It must include protecting the resource. Placing more units, more impervious surface, more intensity pressed against the scenic resources actually destroys the resource.

A six-to-twelve month interim ordinance would give your planners time to examine whether the SLDC, as currently applied, is sufficient to guard against this kind of scenic destruction and fundamental character change — and to identify where this building density would be appropriate.

If you are truly serious about preserving the rural character and the scenic resources of Santa Fe County I ask that you please pause this project and give your planners the time to review the zoning language in order to do the job that the SLDC is intended to do

Jay P. Feldman
1820 Hopi Rd.
Santa Fe, NM
87505
208-596-8791



June 9, 2026

Santa Fe County Board of County Commissioners
102 Grant Avenue
Santa Fe, NM 87506

Dear Board of County Commissioner and County Staff:

My name is Mary Jane Hale. I am a resident of Tierra de Oro HOA – a Registered Organization of Santa Fe County – and I am licensed professional engineer.

I respectfully request this letter be submitted as part of the formal record for today's Board of County Commissioners hearing concerning Case No. 26-5050.

I am here to speak to the following issues as they relate to the proposed Camino Verde development (Proposed Development):

1. Consistency with Community Character
2. Private Wastewater Treatment Plant
3. Traffic Impact Study
4. Testimony of Leslie Giorgetti

1. CONSISTENCY WITH COMMUNITY CHARACTER

Our neighborhood, Tierra de Oro, directly abuts the two parcels that are the subject of the proposed Camino Verde subdivision. We have serious concerns about the appropriateness of the Development with respect to the current zoning and the intent of the Santa Fe County Growth Management Plan. The two parcels are zoned Residential Estate, RES-E, with a density of one residence per 2.5 acres. Per Santa Fe County's Sustainable Land Development Code (SLDC), the intent of this zoning was to maintain a rural atmosphere in this part of the County consistent with other developments north of NM 599.

We, like all residents of such communities, use Camino la Tierra as our sole vehicular access in and out of our neighborhoods. The open, undeveloped land on either side of Camino la Tierra is a welcome sight after exiting the busy highway and is a pleasant gateway to our communities. We recognize that the parcels are currently private property, and the owner has the right to develop the properties. However, an owner does not have the right to develop the properties in a way that would destroy the long-standing rural character of the surrounding communities as embodied in the Residential Estate zoning.

SFC CLERK RECORDED 07/02/2026

The current Applicant has obliterated this character by clustering dozens of houses on 0.30-acre lots on Tract A, and similar sized lots on Tract B, along the most visible sections of Camino la Tierra.

My community, Tierra de Oro, consists of 101 lots on 202 acres, with a variety of lot sizes from approximately 1.5 to 3.6 acres, on a variety of terrains, including steep slopes. The average lot size is 1.9 acres, and none is less than 1.5 acres. This shows that responsible development is possible and can be consistent with economic return. Although there was no requirement of a 30 percent open space set aside when our community was developed, the site plan and house placement on lots resulted in true continuous open space exceeding that amount, especially along the border with Tract B along the Pipeline Trail. Any proposal for development on the land immediately adjacent to ours should have to conform to the same relative density and character as embodied in the existing zoning. If the developer can only make a profit by distorting the existing zoning density provisions beyond all recognition, thereby destroying the character of the Camino la Tierra gateway and surrounding land at the expense of the residents of all surrounding communities who use that roadway, then the proposal should not be allowed.

None of the residents of the directly adjacent neighborhoods or developments, e.g., Tierra de Oro, Blue Canyon Trail, Las Campanas, would ever consider development of this land as consistent with the character of their neighborhood.

Section 1.4.2. of the Sustainable Land Development Code (SLDC) requires the following of development in Santa Fe County: (1) "enhance the physical, cultural, social, traditional and environmental values treasured by County residents", (2) "enhance the quality of life in Santa Fe County", and (3) "respect historical patterns and boundaries in the development approval process for new development and redevelopment."

The proposed Camino Verde is inconsistent with these stated purposes. Rather than enhancing the values and qualities that residents cherish, the proposed development would diminish many of the characteristics that define and sustain the unique character of this area.

Per the Sustainable Growth Management Plan (SGMP) §11.1.2, the 304 acres are not in a SDA-1 designated priority growth area. They are in an SDA-2, where SGMP would not allow higher density development.

2. PRIVATE WASTEWATER TREATMENT PLANT

We have multiple objections to the proposed private wastewater treatment plant as described in the Application's preliminary engineering report (PER, Wastewater Preliminary Engineer

SFC CLERK RECORDED 07/02/2026

Report, Camino Verde Conceptual Plane, NM, GavinJenkins, Design Enginuity, Biohabitats, February 6, 2026).

The PER presents two approaches for the private wastewater treatment plant:

- Option A – a centralized private wastewater treatment plant, and
- Option B - a dispersed wastewater treatment approach.

Neither option complies with the Density Bonus provision of SLDC §8.12.

SLDC and SGMP Require Sewer for Density Bonus "Clustering"

The Proposed Development conceptual plan relies heavily on the Density Bonus provision of SLDC §8.12. SLDC §8.12.4, Table 8-44, identifies "Community Water and Sewer" as a criterion for obtaining a density bonus within the RES-E zoning district. However, the Application is proposing a private wastewater treatment system, which does not qualify as a community "sewer", i.e. a public County sewer. The lack of connection to the County sewer means the Proposed Development does not meet the Density Bonus criteria as specified by the SLDC nor does it meet the requirements of SLDC §1.4.2.28 or §17.13.10.

Furthermore, the Sustainable Growth Management Plan (SGMP) explicitly states that higher densities may be "allow[ed] in designated priority growth areas to efficiently expand centralized water and wastewater systems." SGMP 1.1.1.4. More specifically, "[i]ncreased density should only be possible where centralized water and **sewer** are provided."

PER Shows Private Wastewater Treatment Facilities on Density Bonus Open Space

The PER is shows the area of the private wastewater treatment plant – including both the facilities building and leach field – is overlapping with open space designated for the qualification of the Density Bonus. SLDC §8.12.1 states the following regard the purpose of the Density Bonus: **"The purpose of the Density Bonus section is to support continued farming and/or ranching activities, conserve open space, and protect scenic features and environmentally sensitive areas."** The purpose of the Density Bonus open space does not include allowing for wastewater treatment plants. The PER shows that for Option A (the centralized private wastewater treatment plant) and Option B (the dispersed wastewater treatment approach) there is significant overlap between declared open-space acreage and wastewater treatment facilities.

Furthermore, the engineering schematic drawings appear to show numerous above-ground risers and/or valves for monitoring the leach field in sub-Tract N in Tract B. Such man-made devices are contrary to the definition of open space and disqualify the sub-Tract N acreage from

SFC CLERK RECORDED 07/02/2026

inclusion in the calculation. Without these 9.54 acres, the total open space claimed for the development falls below the required 50 percent for the open space density bonus.

Delayed Public Release of PER Did Not Allow for Thorough Independent Review

Although the PER is dated February 6, 2026, it was not made available to the public until County staff posted the Board of County Commissioners hearing agenda on June 5, 2026. As a result, the public was given insufficient time for independent review and to provide substantive comments before the hearing.

3. TRAFFIC IMPACT STUDY

Does Not Consider Impact on Critically Affected County Roads

The Application Traffic Impact Study (TIS) does not consider the traffic impact on Buckman Road and/or Paseo Nopal/Calle Nopal, all of which are in Santa Fe County and will be significantly impacted by increased traffic resulting from the proposed Camino Verde development.

On behalf of residents who regularly use Camino La Tierra and the surrounding transportation network, we would like to share the results of a recent community survey (conducted by Milu Velardi) regarding anticipated traffic impacts associated with the proposed development along Camino La Tierra. The survey received 87 responses from area residents and provides insight into current travel patterns and community concerns (see Attachment).

Does Not Account for Traffic Volume for Already Planned Projects or Peak Times of Year

Additionally, the Application TIS does not take into account the following representative traffic corresponding to:

- Already approved developments in the Las Campanas Planned Development area
- Highest traffic levels at times of year corresponding tourism and part-time residents (e.g. summer and winter holidays)
- Camino Verde phased construction traffic proposed to occur over four to seven years.

Given the importance of this corridor and the strong concerns expressed by community members, we respectfully request that the County carefully evaluate the transportation consequences of the proposed development before proceeding with approvals. Specifically, we encourage consideration of:

1. A comprehensive traffic impact analysis that accounts for projected build-out conditions.

SFC CLERK RECORDED 07/02/2026

2. Evaluation of roadway and intersection improvements necessary to maintain acceptable levels of service.
3. Assessment of pedestrian, bicycle, and trail-user safety.
4. Consideration of phased development tied to transportation infrastructure improvements.
5. Additional opportunities for public engagement and community input throughout the review process.

4. TESTIMONY OF LESLIE GIORGETTI

The record includes approximately 100 individual residents and property owners, seven registered organizations, and six homeowners associations objecting to the proposed development. Collectively, these submissions represent the interests and concerns of hundreds of residents within the surrounding communities that are directly affected by the project.

Within Exhibit L - April 9, 2026, Hearing Officer meeting minutes and Exhibit M - Hearing Officers Written Decision only one speaker testified in support of the project, Leslie Giorgetti.

We request that if Ms. Giorgetti chooses to testify again in support of the project, that her testimony disclose that she is the listing agent for the property and has a direct financial interest in the project's approval.

Ms. Giorgettis prior testimony did not disclose that she resides more than five miles from the project area, does not live in the affected community, and stands to benefit financially from approval of the project.

5. CONCLUSION

Based on the above arguments, we respectfully request you find the Proposed Development not compliant with the criteria and requirements of both the County's SLDC and SGMP.

Respectfully,

Mary Jane Hale, PE
Tierra de Oro HOA, a Registered Organization of Santa Fe County
RO Official Contact: Mary Jane Hale maryjane_hale@ymail.com

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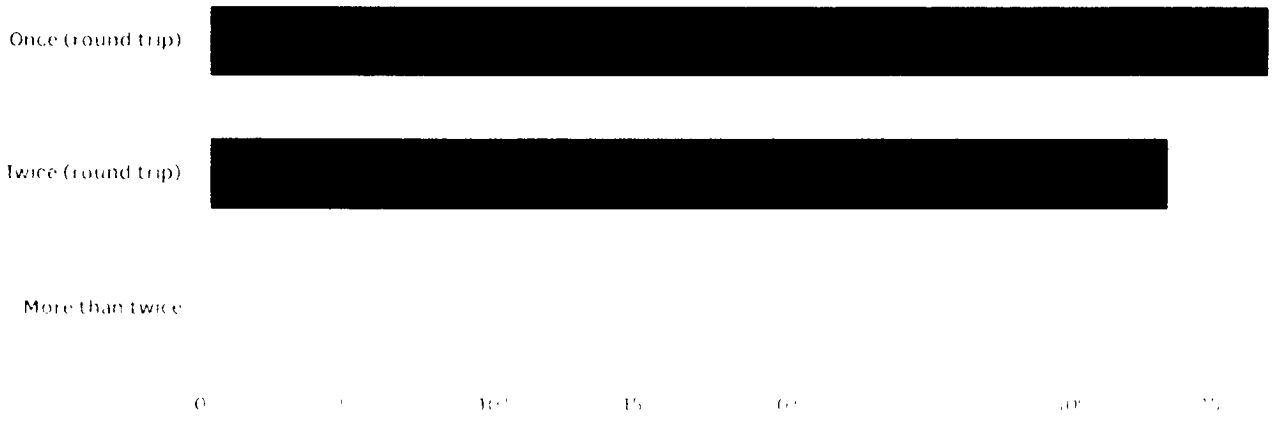
Attachment: Community Traffic Survey Results (87 Responses)

1

How many tim s per day do you travel along Camino La Tierra?



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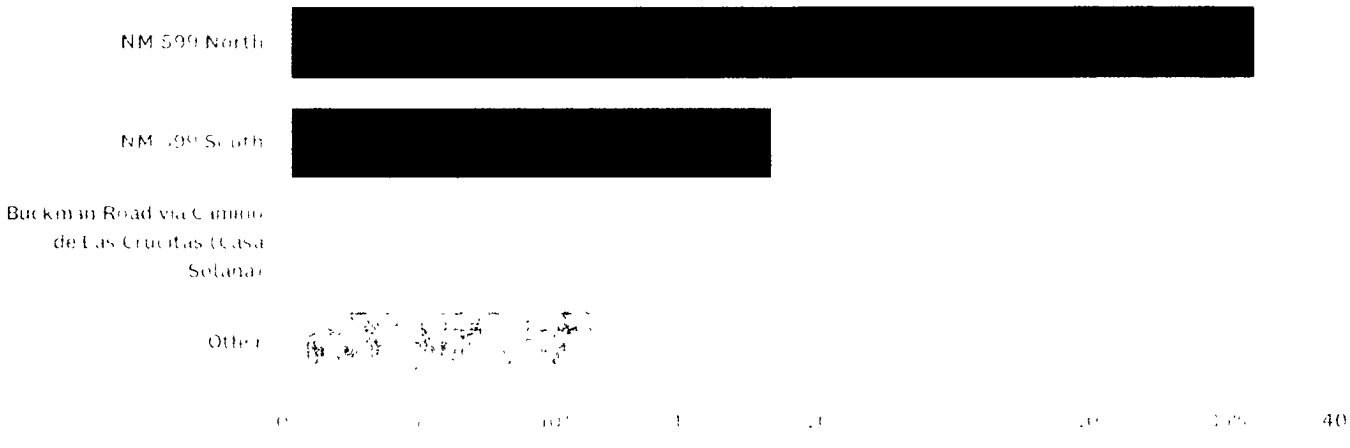
2

If you commut for work, which route do you typically take?



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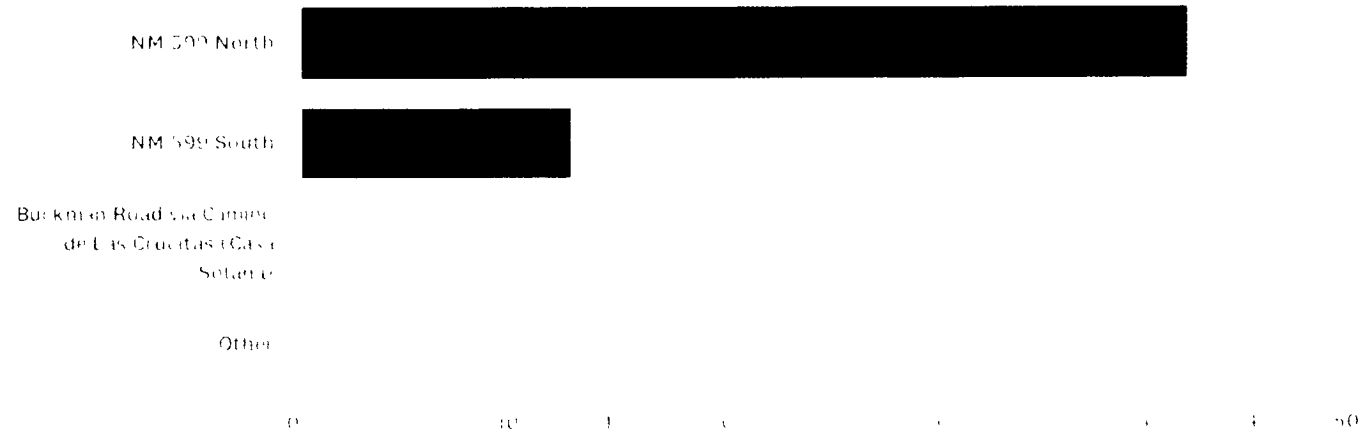
3

When you run rrands in town, which route do you most often take?



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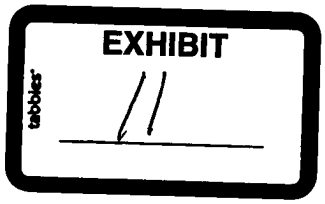
8



Santa Fe County Board of County Commissioners Meeting

June 9, 2026

Regarding: Proposed Camino Verde Development

Good afternoon and thank you for your time.

I am a homeowner off Camino La Tierra and a certified wildlife biologist with nearly 30 years of experience working throughout the American West. I grew up in Colorado, where I witnessed firsthand the long-term consequences of unchecked development and the gradual disappearance of open spaces that once supported abundant wildlife. I am here today to speak about the irreversible impacts this proposed development would have on wildlife habitat along Camino La Tierra.

The land proposed for development is not vacant or unused. It is a large expanse of intact pinyon-juniper woodland that provides shelter, food, breeding habitat, and movement areas for a wide variety of native wildlife. These habitats have developed over centuries and support a diversity of species uniquely adapted to northern New Mexico's landscape.

If this project proceeds as proposed, hundreds of acres of functioning wildlife habitat will be permanently lost. Native vegetation will be cleared, soils disturbed, roads constructed, and human activity introduced into an area that currently provides important ecological value. Once homes, streets, utilities, and associated infrastructure are built, the habitat that exists today cannot simply be recreated elsewhere.

While wildlife may persist temporarily around development, research consistently shows that many species decline as natural landscapes are converted to residential use. Increased traffic, noise, lighting, domestic pets, and human presence all reduce the suitability of habitat for native wildlife. Species that depend on quiet, undisturbed landscapes are often the first to disappear.

This loss extends beyond individual animals. We are talking about the gradual erosion of an entire ecosystem. Mature pinyon-juniper woodlands take generations to develop. The trees removed today will not be replaced within our lifetimes. The ecological functions they provide—cover, nesting sites, food resources, soil stability, and watershed protection—cannot be quickly restored.

Santa Fe has long valued its surrounding natural landscapes as part of its identity and quality of life. Residents choose to live here because of the open spaces, scenic views, dark skies, and abundant wildlife that still exist on the city's edges. Once these lands are developed, those values are diminished permanently.

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The question before you is not simply whether more housing can be built. It is whether the permanent loss of this landscape is an acceptable tradeoff. Development can occur in many places, but intact wildlife habitat, once converted to subdivisions and roads, is gone forever.

I urge you to carefully consider the long-term ecological costs of this proposal. Future generations will not have the opportunity to reclaim these habitats once they are lost. The decisions made today will shape this landscape for decades to come.

Thank you,

Milu Velardi

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EXHIBIT
tabbies
12

DIGITAL SILVA

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CAMINO VERDE AERIAL TREE CENSUS REPORT

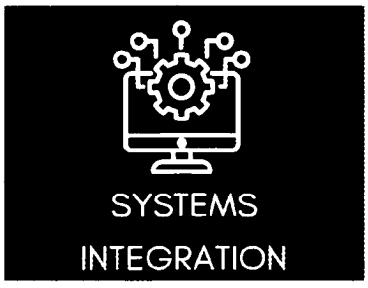
June 1st 2026

DIGITALSILVA.IO

Introduction to Digital Silva

Digital Silva is a veteran-owned technology company revolutionizing how landowners and natural resources professionals approach land management. We deploy cutting-edge drone systems such as the Deep Forestry system, and advanced remote sensing and AI technology to deliver actionable intelligence across thousands of acres. Our comprehensive suite of services spans UAS data acquisition, cloud infrastructure, network security, and expert consulting on UAS and digital remote sensing integration. As an authorized dealer for industry leaders like Deep Forestry, Freefly Systems, UnionSky Systems, Vision Aerial, and through strategic partnerships with Deep Forestry, Pix4D and ArcGIS, we transform complex environmental data into clear, decision-ready insights. With planned expansion in 2026/2027 to include fixed-wing platforms, a dedicated repair and training facility in Indianapolis, Digital Silva stands ready to meet the evolving demands of modern land management with precision, innovation, and proven forestry expertise.

Core Areas



Prepared for - Paul SerVaas, 35 E. Wildflower Drive, Santa Fe, NM 87506
Prepared by - Digital Silva LLC, West Lafayette, IN — Joe House, CEO/Founder
Project Area - Tract A (139 ac) + Tract B (167 ac); 306 acres total at the NM 599 / Camino la Tierra intersection
Report Status - First Final Report (per Section 4.2 of the Services Agreement), superseding the Draft Report issued May 14, 2026.
Date Issued - June 2, 2026

Executive Summary

Digital Silva LLC was engaged to produce a remote-sensing-based tree inventory of two adjoining parcels — Tract A and Tract B — totaling approximately 306 acres at the intersection of NM 599 and Camino la Tierra in Santa Fe County, New Mexico. This Final Report presents the tree counts, methodology, model comparison, map, and underlying data, in fulfillment of the deliverables specified in the Services Agreement.

Detection identified approximately 10,000 trees across the Project Area (5,448 in Tract A and 4,561 in Tract B). Per-tract counts and density figures are presented in Section 3. Multiple detection approaches were evaluated during the project; a tuned configuration of the DeepForest deep-learning crown detector produced the strongest results for this terrain and crown type. On operator review against the source orthoimagery, only a small number of clearly visible crowns were missed, placing detection accuracy at an estimated 90 percent.

Two items remain in progress and are addressed directly in this report: the publicly viewable web map, which is being finalized, and authoritative parcel boundary data from Santa Fe County, which had not been received as of the issue date. Section 8 sets out a recommended next phase — a full LiDAR survey using the Deep Forestry system — that would convert this imagery-based estimate into a complete, field-grade census with diameter, height, volume, and carbon outputs.

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1. Project Area

The Project Area consists of two adjoining undeveloped parcels in the high-desert piñon-juniper woodland north of Santa Fe, New Mexico, near the intersection of NM 599 (Santa Fe Relief Route) and Camino la Tierra. Tract A is approximately 139 acres and Tract B is approximately 167 acres, for a combined Project Area of approximately 306 acres.

The vegetation cover is sparse to moderate, dominated by one-seed juniper (Juniperus monosperma) and piñon pine (Pinus edulis), interspersed with bare caliche soil, native grasses, and low shrubs. Tree crowns are predominantly small (approximately 2–5 meters in diameter), discrete, and non-overlapping — characteristics that influenced the selection of imagery and detection methodology described below.

1.1 Tract boundaries and parcel data

The Client provided a PDF announcement of the pending development project as the only geospatial reference material for the Project Area; no shapefile, GeoJSON, or other authoritative vector boundary file was provided. The PDF was not georeferenced, so it could not be directly overlaid on the imagery, and no corresponding authoritative parcel layer could be located through public online sources.

Digital Silva pursued authoritative parcel boundaries directly from Santa Fe County. After several emails, the County GIS office responded on Friday, May 29, 2026, and referred the request to the County Assessor's office. As of June 1, 2026, no response had been received from the Assessor's office. The request remains open and will be pursued into the next phase of work.

To proceed and deliver within the project timeline, Digital Silva digitized the Tract A and Tract B boundaries from the Client-provided PDF map by georeferencing it against the Pictometry aerial orthoimagery, and exported the resulting polygons as KML files for use as the analytical area-of-interest (AOI). Acreage figures used throughout this report (139 ac / 167 ac / 306 ac total) are taken from the Client's PDF and are reproduced as provided; minor variation between these figures and the digitized polygons' computed areas is expected. If authoritative parcel data is subsequently obtained from Santa Fe County or from the developer, Digital Silva will re-run the analysis against those boundaries and update the counts accordingly.

2. Methodology

2.1 Imagery

Aerial imagery used in this analysis is the Santa Fe County 2021 Pictometry aerial orthomosaic, captured June 14–15, 2021, at 3-inch (≈7.6 cm) resolution in priority areas and 6-inch (≈15.2 cm) resolution elsewhere. The Project Area is covered at 3-inch resolution. The aerial imagery is publicly hosted by Santa Fe County (Growth Management Department) as an ArcGIS Image Service and was accessed directly via the service's ExportImage REST endpoint.

Note on imagery selection: while the Services Agreement contemplates commercial satellite imagery, aerial orthoimagery was selected under Digital Silva's discretion to determine imagery sources. The aerial product offers roughly four-to-ten times higher spatial resolution than the best commercially available satellite imagery (e.g., Maxar WorldView at ~30 cm), enabling reliable detection of smaller juniper crowns that would not be resolvable at satellite resolution. The Pictometry imagery is also natively orthorectified, georeferenced, and licensed for public use, eliminating licensing risk.

2.2 Model selection and comparison

Several detection methods were evaluated to identify the most accurate approach for this terrain and crown type:

• DeepForest (selected). An open-source deep-learning crown detector (Weecology, University of Florida) built on the RetinaNet object-detection architecture and pretrained on the NEON Crowns dataset. After tuning of the detection parameters described in Section 2.4, DeepForest produced the strongest results, capturing the large majority of visible crowns with only a handful missed on operator review.

• YOLO object detector. Evaluated as an alternative deep-learning detector; it did not materially outperform the tuned DeepForest configuration on this imagery.

• ArcGIS deep-learning object detection. Esri's built-in machine-learning object-detection tooling was tested and, likewise, did not yield a meaningful improvement over the tuned DeepForest result.

• Commercial platforms (including SkyLabs). Commercial vegetation-detection services were explored. The Project Area was determined to be too small to accurately train these providers' models, making them unsuitable for this engagement.

On the basis of this comparison, the tuned DeepForest configuration was adopted as the production detector for the final counts. The model returns axis-aligned bounding boxes around detected crowns, each with an associated confidence score from 0.0 to 1.0.

2.3 Processing workflow

• KML polygons for Tract A and Tract B were parsed and reprojected to UTM Zone 13N (EPSG:32613).

• Each tract's bounding box was subdivided into ~350 m tiles to remain within the imagery service's per-request size limits.

• Each tile was retrieved from the Pictometry ImageServer and assembled into a per-tract orthomosaic using rasterio.

• The tuned DeepForest model was applied to each mosaic using overlapping image patches so that crowns near patch boundaries were not missed.

• Detected bounding boxes were converted from pixel space to UTM geometries, clipped to each tract's polygon, and exported as both GeoJSON and Esri Shapefile.

2.4 Detection parameters and tuning

The pretrained DeepForest model was trained primarily on temperate deciduous and conifer forests with larger crowns than the small junipers and piñons typical of the Project Area. To adapt it to this terrain, the detection parameters were tuned — including the patch size, input resolution, and confidence threshold — to improve recovery of small crowns while controlling

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false positives. This tuning was the decisive factor in the model's performance and produced markedly better detection of small juniper and piñon crowns than the default configuration.

2.5 Accuracy assessment

Detections from the tuned model were reviewed on-screen against the Pictometry orthomosaic. The model captured the large majority of clearly visible crowns; only a small number were missed. On this basis, detection accuracy for the Project Area is estimated at approximately 90 percent. The reported count of approximately 10,000 trees should therefore be read as a close, slightly conservative estimate of the visible crown population, with the true figure modestly higher. A field-grade, complete census is addressed as a recommended next step in Section 8.

3. Results

Tree counts for the Project Area are summarized below. These figures represent the tuned DeepForest detection output adopted in Section 2.2.

Tract A	139	5448
Tract B	167	4561
Project Area Total	306	10009

These counts correspond to an apparent density of approximately 39 trees per acre in Tract A and 27 trees per acre in Tract B, consistent with the piñon-juniper woodland visible in the orthoimagery. Given the estimated 90 percent detection accuracy (Section 2.5), true densities are expected to be modestly higher.

4. Map

The figure below shows the Project Area with both tracts displayed over the Pictometry 2021 aerial orthoimagery. Each box represents a single tree crown detected by the workflow described in Section 2. The boundary of each tract reflects the digitized polygon described in Section 1.1. Reference features visible in the frame include NM 599 (Santa Fe Relief Route) along the southern edge of Tract B and E. Wildflower Drive along the northern edge of Tract A.

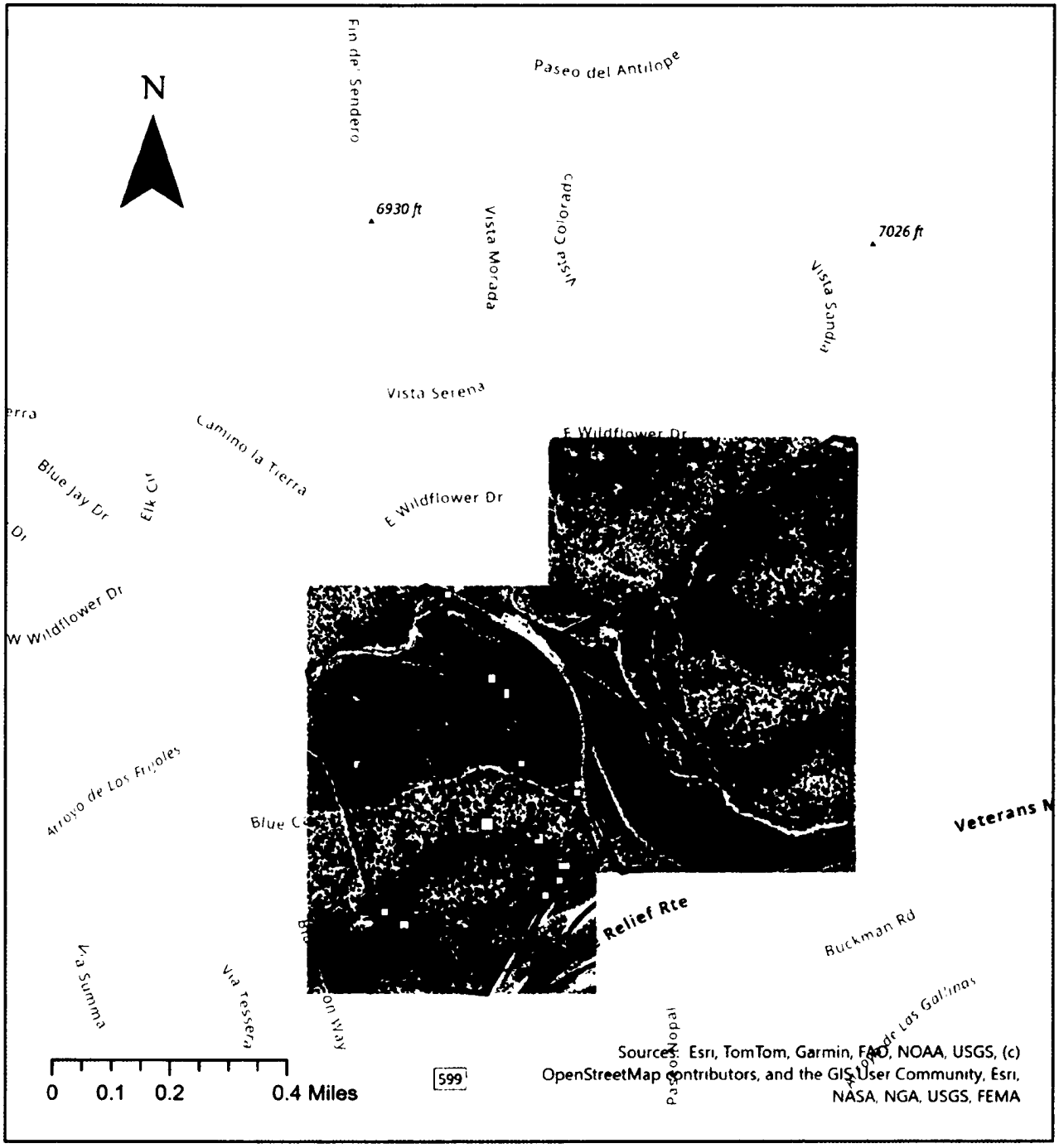

Figure 1. Detected tree crowns over Pictometry 2021 aerial imagery, Tracts A and B. Note, not all squares can be seen in this map. Many of them are too small to see on this map, but can be seen once zoomed in on in the shapefile.

A publicly viewable, interactive web map of these detections is being finalized and is not yet live. The link will be delivered to the Client as soon as it is published; the static figure above reflects the same detection dataset.

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5. Data Deliverables

The following source and derived data files accompany this report:

•Tract_A_mosaic.tif — Tract A aerial imagery mosaic, UTM Zone 13N (EPSG:32613).

•Tract_B_mosaic.tif — Tract B aerial imagery mosaic, UTM Zone 13N (EPSG:32613).

•Tract_A_trees.geojson / .shp — detected tree crown bounding boxes for Tract A with confidence scores.

•Tract_B_trees.geojson / .shp — detected tree crown bounding boxes for Tract B with confidence scores.

•Tract_A.kml, Tract_B.kml — AOI polygons digitized by Digital Silva from the Client-provided PDF announcement (see Section 1.1).

•tree_count.py — analytical Python script (Digital Silva proprietary methods retained per Section 7 of the Services Agreement).

6. Open Items

Two items remain in progress following delivery of this report:

•Interactive web map. The publicly viewable web map is being finalized and is not yet live. Digital Silva will continue to evaluate hosting and rendering options and will deliver the link upon publication.

•Authoritative parcel data. The request to Santa Fe County remains open (referred to the County Assessor's office on May 29, 2026, with no response as of June 1, 2026). If authoritative boundaries are obtained from the County or the developer, the analysis will be re-run against them and the counts updated.

7. Limitations and Accuracy

Consistent with the Services Agreement, the counts and locations reported herein are remote-sensing-derived estimates produced from aerial imagery. They are not the product of a licensed land survey, a licensed forester's cruise, or a field-verified census. Aerial Imagery date (June 2021), seasonal canopy condition, shadow, and the inherent limitations of automated crown detection all affect reported counts. Specifically excluded from this analysis pursuant to the Agreement: field-verified ground-truth surveys; species-level identification beyond what can be inferred from imagery; tree health, diameter, age, biomass, and carbon estimates; wildfire risk or fuel-load analysis; and any expert testimony or land-use advice. Several of these excluded outputs are directly addressable through the LiDAR survey recommended in Section 8.

Client assumes full responsibility for any decisions, submissions, or representations made on the basis of these deliverables.

8. Recommended Next Steps – Full Drone LIDAR Survey

To move from an aerial imagery-based remote sensing estimate to a complete, field-grade dataset, Digital Silva recommends a full LiDAR survey of the Project Area using the Deep Forestry system. Unlike imagery-based crown detection, a LiDAR survey measures the three-dimensional structure of every tree, enabling a complete census and a set of derived analytics that the current imagery method cannot produce.

8.1 What a Drone Lidar Survey Would Deliver?

- Complete (100%) tree census. Direct 3D measurement detects trees that aerial imagery-based methods miss, producing a full count rather than an estimate.
- Per-tree metrics. Diameter at breast height (DBH), total height, and stem/canopy volume for every tree.
- Carbon sequestration modeling. Per-tree volume can be used to model the carbon currently sequestered across the Project Area — a quantitative basis for environmental and permitting discussions.
- Tree-removal mapping. Once authoritative GIS data is obtained from the County — or, more accurately, the proposed development layout is obtained from the developer — the trees slated for removal can be identified against local ordinances and mapped, then overlaid on the project map.
- Digital Surface Model (DSM) for archaeological screening. The LiDAR data can be used to generate a DSM capable of revealing subtle ground features. This DSM would be delivered, together with Digital Silva, to a local archaeologist for examination to help identify potential Native American sites and areas of cultural influence within the Project Area.

8.2 Investment

The cost of the LiDAR survey and data analysis is $18,300, calculated as follows:

LiDAR Survey and Analysis ($50/acre x 306 acres)	**$15,300**
Travel/Mobilization	**$3,000**
Total	**$18,300**

The DSM examination would be coordinated and delivered jointly with a local archaeologist. Digital Silva would be glad to scope and schedule this next phase with the land owner's permission.

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DIGITAL SILVA

PREPARED BY:

(765) 559-3630

Digitalsilva.io

West Lafayette, Indiana

30°

EAST

120°

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