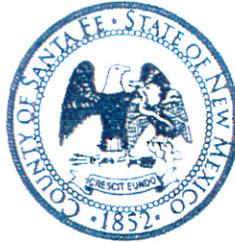


Henry P. Roybal
Commissioner, District 1

Anna Hansen
Commissioner, District 2

Rudy N. Garcia
Commissioner, District 3



Anna T. Hamilton
Commissioner, District 4

Ed Moreno
Commissioner, District 5

Katherine Miller
County Manager

DATE: February 26, 2019

TO: Board of County Commissioners

FROM: Jose E. Larrañaga, Development Review Team Leader *JEL*

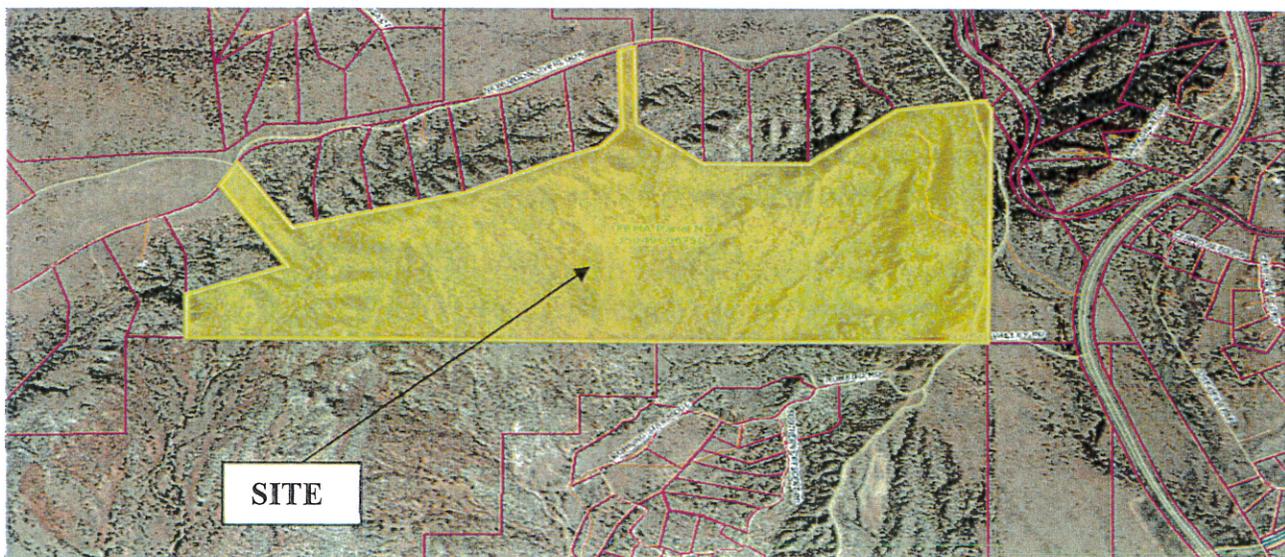
VIA: Katherine Miller, County Manager
Penny Ellis-Green, Growth Management Director *PEG*
Vicki Lucero, Building and Development Services Manager *VL*

FILE REF.: Case # SCSD 18-5190 Village at Galisteo Basin Preserve (aka "Trenza")
Conceptual Plan

ISSUE:

Commonweal Conservancy, Applicant, Ted Harrison, Agent, request approval for an amendment of a Conceptual Plan to allow a 36 foot tall communications tower (and its associated switching infrastructure) as an allowed use within the Galisteo Basin Preserve/Trenza Planned Development District (PD-2). The proposed Cell Tower will be on Lot 22 which comprises 468.08 acres. The site would take access from Astral Valley Road, via US 84-285. Lot 22 is located at 99 Astral Valley Road within T15N, R10E, Section 31, SDA-2 (Commission District 3).

Vicinity Map:



SUMMARY:

On June 12, 2007, the Village at Galisteo Basin Preserve (“Trenza Master Plan”) was approved by the Board of County Commissioners (BCC). On December 10, 2015, the BCC approved an amendment to the Master Plan to reduce the density from 965 residential units and 150,000 square feet of commercial, educational and civic land uses to allow 275 residential units and 71,000 square feet of commercial, educational and civic land uses.

The prior approvals did not address communication towers (Cell Towers) as an allowed use. On December 8, 2015, with the implementation of the Sustainable Land Development Code (SLDC), the 2,502-acre planning envelope associated with the approved Master Plan was designated as a Planned Development District (PD-2).

SLDC, Section 8.10.10. Existing Approvals Identified as Planned Districts (PDs)

Section 8.10.10.1. states, “in order to recognize existing approvals, that do not fit into a base zoning district, the following developments (Galisteo Basin Preserve) that have received master plan approval prior to the effective date of this SLDC are identified on the zoning map...”

Section 8.10.10.2. states, “... developments (inclusive of PD-2) shall be developed in accordance with, and governed by and restricted to the densities, uses and conditions identified on the approved master plan, plat or development plan.”

The Applicant is requesting approval of an amendment to the Conceptual Plan to allow a 36 foot tall (mono pine) communications tower (and its associated switching infrastructure) as an allowed use within the Galisteo Basin Preserve/Trenza Planned Development District (PD-2). The Applicant does not propose any other changes to the existing Conceptual Plan. (Exhibit 1)

SLDC, Section 8.10.10.3. Expansion of existing PDs states, “An expansion of an existing PD is a request for any enlargement, greater density or intensity of non-residential uses, relocation, decrease in a project’s size or density, or modification of any condition of a previously approved and currently valid PD.”

SLDC, Table 4-1: Procedural Requirements by Application Type, illustrates that a request for Conceptual Plan within a Planned Development District shall be presented to the Hearing Officer, Planning Commission, and the Board of County Commissioners.

SLDC, Section 4.9.9.1 (Conceptual Plan) Purpose states, “a conceptual plan is comprehensive in establishing the scope of a project, yet is less detailed than a site development plan. **It provides a means to review projects and obtain conceptual approval for proposed development without the necessity of expending large sums of money for the submittals required for a preliminary and final plat approval.** A conceptual plan submittal will consist of both plans and written reports.”

SLDC, Section 4.9.9.6. Approval Criteria. The criteria for approval of a conceptual plan are as follows:

1. conformance to the Sustainable Growth Management Plan;
2. viability of the proposed phases of the project to function as completed developments in the case that subsequent phases of the project are not approved or completed; and
3. conformance to applicable law and County ordinances in effect at the time of consideration, including required improvements and community facilities and design and/or construction standards.

The following is the applicant's response to the Conceptual Plan review criteria (Exhibit 2) as well as staff response to each of the criteria:

1. conformance to the Sustainable Growth Management Plan;

Applicant Response:

Commonweal Conservancy's amendment to its Trenza master plan/conceptual plan (aka Village at the Galisteo Basin Preserve) involves a request for development of a 36' communications tower in the northeast quadrant of Lot 22, a portion of Commonweal's approved development envelope for the proposed 275-unit mixed-use/mixed income community. The proposed communications tower will provide new and improved communications capabilities for residents and businesses located within the northern Galisteo Basin (i.e., GBP neighborhoods, Lamy, Galisteo), travelers along US 285 and County Road 41, as well as for recreational users of the Galisteo Basin Preserve trail network.

Within the larger narrative and provisions of the SLDC, Santa Fe County encourages public and private investment in communications infrastructure to: i) ensure fast, stable and robust mobile communications for residents, businesses, and county, state and federal emergency response agencies; and ii) advance the County's economic and community development goals by improving the speed and reliability of suburban and rural communications networks to bolster existing and new business development. The proposed communications tower is designed to measurably improve the quality and reach of cellular service to mobile communication customers in this critically under-served region of rural Santa Fe County.

Planned Development Districts (PDD) allows for the development of communications towers as a permitted use. In its 2008 and 2012 master plan application detailing Trenza's proposed development uses and densities, however, Commonweal neglected to specify communications tower(s) in its list of expected land uses. This application redresses that omission without compromising the intent and purposes of the original project development plan and zoning allowances therein provided.

Staff Response:

The proposed Conceptual Plan conforms to the SLDC and is consistent with the goals, policies and strategies of the SGMP. The proposed use will be accommodating the growing need and demand for wireless communication services in this area. The proposed use will not change the residential size, non-residential size, shape, intensity, or configuration of the existing Planned Development District (PD-2).

2. *viability of the proposed phases of the project to function as completed developments in the case that subsequent phases of the project are not approved or completed;*

Applicant Response:

This application for an amendment to the Trenza Master Plan (aka Conceptual Plan) can be developed independently of any other phase of the existing approved development plan. Indeed, the construction of the communication tower will provide critical communications infrastructure *in advance* of any proposed development of housing, public facilities or commercial facilities that are proposed and approved for development within the existing Trenza PDD.

Staff Response:

The proposed communications tower will function independently within the leased area and will not interfere with the development of the 275 residential units and 71,000 square feet of commercial, educational and civic land uses. The site is located a fare distance from any of the proposed PD-2 development. Other than routine maintenance of the proposed wireless communication facility no other activities or development will occur in close proximity to the site.

3. *conformance to applicable law and County ordinances in effect at the time of consideration, including required improvements and community facilities and design and/or construction standards.*

Applicant Response:

This application for an amendment to the Trenza Master Plan (aka Conceptual Plan) conforms to all state and federal laws, and existing County ordinances, with respect to communications infrastructure design and development. Separate from this Conceptual Plan Amendment application, the applicant will file all required development applications and licensing applications to the relevant federal, state and local governing bodies for review and approval. Only with those approvals secured will the development of the communications tower proceed to construction and, subsequently, operation.

Staff Response:

The proposed use is a Permitted Use (Stealth – mono pine) or a Conditional Use (mono pole) within a Planned Development District as per Appendix B: Use Matrix. The proposed use shall comply with all criteria set forth in the SLDC prior to approvals of the development. The proposed

use will not interfere with adequate provisions for schools, parks, water, sewage, transportation or other public requirements, conveniences or improvements.

CODE REQUIREMENTS:

The applicable requirements under the Santa Fe County Sustainable Land Development Code, Ordinance No. 2016-9 (SLDC), which govern this application are the following (Exhibit 8):

Section 4.9.9 Conceptual Plan.

Sections 8.10.10.1 and 8.10.10.2 Existing Approvals Identified as Planned Districts (PDs)

Section 8.10.10.3 Expansion of existing PDs.

Table 4-1 Procedural Requirements by Application Type

The current owner of the property (applicant) acquired the property by warranty deed recorded as Instrument #1377758 in the Santa Fe County Clerk's records dated April 29, 2005.

On April 21, 2016, as required by Table 4-1 and Section 4.4.3 the applicant presented the proposed Conceptual Plan to the Technical Advisory Committee (TAC) at the regularly scheduled bi-monthly meeting. (Exhibit 6)

On May 16, 2016, as required by Table 4-1 and Section 4.4.4 of the SLDC, the applicant conducted a pre-application neighborhood meeting. The Applicant notified 55 individuals by certified mail and 7 individuals attended the meeting. The applicant presented the history of the development and presented, in detail, the proposal for an amendment of the Conceptual Plan to allow a 36 foot tall communications tower (and its associated switching infrastructure). Some of the questions asked by the attendees were; is there a carrier committed to placing a cell tower at this site; timeline for cell tower construction; general question on the Trenza development as a whole. No one in attendances opposed the proposal. (Exhibit 7)

Notice requirements were met as per Section 4.6.3., General Notice of Application Requiring a Public Hearing, of the SLDC. In advance of a hearing on the Application, the applicant provided an affidavit of posting of notice of the hearing, confirming that public notice posting regarding the Application was made for fifteen days on the property, beginning on February 25, 2019. Additionally, notice of hearing was published in the legal notice section of the Santa Fe New Mexican on February 25, 2019, as evidenced by a copy of that legal notice contained in the record. Notice of the hearing was sent to owners of land within 500' of the subject property and four Registered Organizations (ROs). A list of persons and ROs sent a mailing is contained in the record.

Building and Development Services staff has reviewed this project for compliance with pertinent SLDC requirements and has found that the facts presented support the request for a Conceptual Plan to allow a communications tower (and its associated switching infrastructure) as an allowed use within the Galisteo Basin Preserve/Trenza Planned Development District (PD-2): the proposed use is a Permitted Use (Stealth – mono pine) or a Conditional Use (mono pole) within a Planned Development District as per Appendix B: Use Matrix; and the Application satisfies the submittal requirements set forth in the SLDC inclusive of Criteria set forth in Section 4.9.9 (Conceptual Plan).

Staff has established findings that this Application for an amendment of the Conceptual Plan to allow a communications tower (and its associated switching infrastructure) as an allowed use within the Galisteo Basin Preserve/Trenza Planned Development District is in compliance with criteria set forth in the SLDC.

HEARING OFFICER RECOMMENDATION:

On November 8, 2018, this request was presented to the Sustainable Land Development Hearing Officer. The Hearing Officer memorialized findings of fact and conclusions of law in a written order on this request. The Hearing Officer, based on the evidence presented recommended approval of the request for an amendment of the Conceptual Plan with the conditions recommended by staff. The written order and the minutes of the November 8th hearing are attached as Exhibit 12 & 13.

PLANNING COMMISSION RECOMMENDATION:

On December 20, 2018, this request was presented to the Santa Fe County Planning Commission. The Planning Commission memorialized findings of fact and conclusions of law in a written order on this request. The Planning Commission, based on the evidence presented recommended approval of the request for an amendment of the Conceptual Plan with the conditions recommended by staff. The written order and the minutes of the December 20th hearing are attached as Exhibit 14 & 15.

RECOMMENDATION:

The recommendation of the Planning Commission and staff's recommendation is for approval of the request for an amendment of the Conceptual Plan to allow the proposed 36 foot tall communications tower (and its associated switching infrastructure) as a Permitted Use (Stealth – mono pine) or a Conditional Use (mono pole) within the Galisteo Basin Preserve/Trenza Planned Development District (PD-2) to be located on Lot 22 which comprises 468.08 acres., with the following conditions:

1. The Conceptual Plan showing the site layout and conditions of approval shall be recorded at the expense of the applicant in the office of the County Clerk in accordance with Chapter 4, Section 4.9.9.9.

2. The proposed communications facility (and its associated switching infrastructure) shall comply with all criteria set forth in the SLDC prior to approvals of the development.
3. All conditions of approval of the prior or existing Conceptual Plan shall be complied with.

This Report and the Exhibits listed below are hereby submitted as part of the hearing record.

EXHIBITS:

1. Applicants Conceptual Plan Request
2. Applicants Conceptual Plan Criteria
3. Proposed Cell Tower Plan Set
4. Plat/Amended Master Plan
5. Aerial/Vicinity Map
6. TAC Letter
7. Neighborhood Meeting Material
8. Applicable requirements under the Santa Fe County Sustainable Land Development Code, Ordinance No. 2016-9 (SLDC), which govern this Application
9. SLDC Appendix B, Use Matrix
10. Letters of Concern
11. Hearing Officer Written Order
12. November 8, 2018 Hearing Officer Minutes
13. Planning Commission Written Order
14. December 20, 2018, Planning Commission Minutes

Commonweal Conservancy

August 28, 2018

Vicki Lucero
Building and Development Service Manager
Santa Fe County
102 Grant Street
Santa Fe, NM 87501

**RE: Letter of Intent for the Village at Galisteo Basin Preserve (aka
"Trenza") Conceptual Plan Amendment**

Dear Vicki:

This serves as a "letter of intent" for Commonweal Conservancy's Conceptual Plan Amendment application for the Village at the Galisteo Basin Preserve (aka "Trenza").

More specifically, this proposal requests consideration and approval for development of a 36-foot tall communications tower (and its associated switching infrastructure) in the northeastern quadrant of the Trenza development envelope.

On November 10, 2015, the Board of County Commissioners approved an amendment to the original Trenza master plan. On December 8, 2015, the 2,502-acre planning envelope associated with Trenza was designated as a Planned Development District (PDD). Communication's towers are a permitted use within the PDD.

This letter of intent is accompanied by a Conceptual Plan "Bubble Diagram," dated July 2, 2015 with notes that reflect the access ROW and building envelope that would be associated with the Conceptual Plan Amendment.

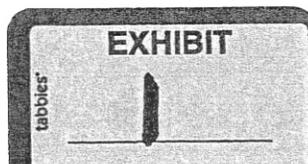
In addition, this letter of intent and its attachments offer background and context for a set of illustrative plans that were submitted to Santa Fe County on June 9, August 20, 2014, October 15, 2015 and September 2018. Collectively, these reports, letters and illustrations constitute Commonweal's Conceptual Plan Amendment application for your consideration and use.

Development Approval History

Since 2003, Commonweal Conservancy has advanced an ambitious conservation-based community development initiative known as the Galisteo Basin Preserve.

The Galisteo Basin Preserve is designed to conserve and restore more than 9,000 acres of open space along the northern rim of the Galisteo Basin. Concurrently, the project

117 N. Guadalupe Street, Suite C, Santa Fe, NM 87501
505.982.0071 voice · 505.982.0270 fax
www.commonwealconservancy.org



NBA-8

aspires to demonstrate a new model of environmentally responsible community building – one that incorporates best practices of site planning, low impact engineering, green building and efficient water and energy use.

The Village at the Galisteo Basin Preserve, known as “Trenza,” incorporates a mixed-income, mixed-use development program within a 235-acre development envelope. The tightly configured village development plan proposes a variety of housing types and neighborhoods along with a mix of pedestrian-scale commercial and civic land uses.

On June 12, 2007, the Village at the Galisteo Basin Preserve master plan (hereafter, “Trenza Master Plan”) won approval from the Board of County Commissioners (BCC).

On December 10, 2015, the Trenza Master Plan was approved for amendment by the BCC to reduce the development density of the project from 965 residential units and 150,000 square feet of commercial, educational and civic land uses, to include 275 residential units and 71,000 square feet of commercial, educational and civic land uses.

The proposed community adjoins an extensive network of trails and open spaces within a 2,502-acre planning envelope.

Conceptual Plan Amendment Rationale

In an effort to facilitate improved broadband Internet access to the emergent neighborhoods of the Galisteo Basin Preserve – as well as to enhance public safety within the open space and recreational trails of the property – Commonweal invited Verizon Wireless, and subsequently, Hemphill LLC to identify a site for a 36-foot tall communications tower immediately northeast of the proposed village site.

Following more than four years of due diligence investigation, engineering and planning, Verizon Wireless and Hemphill targeted a site within a property known as Lot 22 New Moon Overlook that would substantially improve their signal coverage for the benefit of property owners and recreationalists in the region. According to Verizon and Hemphill engineers, the proposed facility will enhance the speed and stability of its wireless signal throughout the US 285 corridor, including the community of Lamy and, possibly, areas of Galisteo.

Conceptual Plan Impacts

The proposed communications facility will have *no impact* on the Trenza Master Plan’s existing approved water, sewer, transportation, fire and public safety, open space, affordable housing, terrain management, or fiscal impacts.

Elements of the Conceptual Plan Remaining Unchanged

The following elements of the Trenza Master Plan are not changing with the Conceptual Plan Amendment application.

Existing Conditions

The development site has not been developed and is still vegetated with piñon and juniper trees, native shrubs and grasses.

Adjacent Properties

The 235-acre development area for Trenza is bounded on the north by the New Moon Overlook neighborhood. The Southern Crescent neighborhood frames the proposed community's southeastern edge. The western boundary of Trenza is framed by vacant open space lands. The eastern edge of the project is bounded by US 84-285.

Access

Access to Trenza is available from two existing roads that intersect US 84-285 approximately five miles south of Eldorado. Primary access will be from Astral Valley Road; secondary/emergency access will be from New Moon Overlook Road. These two access points will be connected through a looped road system within the development.

The Trenza Master Plan was submitted to the State Department of Transportation (DOT) and the County Public Works Department for review. The DOT stated that no further analysis was required although more extensive studies will be required as each phase is submitted for platting and development. The County Public Works Department had no comments.

Access to the communications tower will be available via a two-track dirt road that services two water tanks associated with the Southern Crescent community water system. The existing road will be extended approximately 500 feet to facilitate the development of the facility. Traffic to the communications facility is not expected to exceed 2.0 vehicle trips per month to ensure the tower's proper operation and functioning.

Fire Protection

The Eldorado Fire District will provide fire protection service to Trenza's homes and residents. Commonweal has proposed to donate land to the Santa Fe County Fire Department concurrently with the development's implementation to facilitate SFCFD's improved access and support to the project. Primary roads will be developed to a standard that will allow emergency vehicle access to residential neighborhoods from at least two directions.

In addition to its domestic water service purpose, Trenza's water system will provide fire protection to the community. Water tanks will be strategically placed along the northern boundary of the development. Water mains will be sized to supply fire hydrants at a maximum spacing of 1,000 feet in residential areas and 500 feet near commercial and community structures, as specified by SFCFD.

As required by SFCFD, storage tanks and lines will be sized to service fire flow and peak domestic demands. To accommodate a fire flow volume of 1,000 gpm for two hours –

combined with the flow requirements for peak hour water demand – storage capacity of 750,000 gallons will be required at build out.

Water resources

The annual water budget for Trenza's development uses will involve a 46.40-acre/feet allocation for residential uses and 18.73-acre/feet for mixed commercial and civic uses, as compared to the 78-acre/foot allocation for residential uses and 20.45-acre/feet for mixed commercial and civic land uses included in the Master Plan Amendment submittal. By this allocation, Trenza's projected water demand at full build out in 2023 would total 65.13-acre/feet.

As presented in JSAI's letter report to you and Karen Torres dated August 8, 2014, the available water resources associated with the Master Plan Amendment closely reflect the development approvals communicated to the CDRC and BCC in 2007. Drawing from JSAI's August 8, 2014 report, the empirically established water resources and hydrological zone sources available to the 275 residential units and 71,000 square feet of commercial and civic uses included in the Revised Master Plan Amendment include the following:

- 109.7 ac/ft per year of demonstrated supply from test well data in Zone A from Village Well No. 1 and Lot 18 test well, and
- 16.6 ac/ft per year of supply from the Lot 6 test well
- 1.1 ac/ft per year of supply from the Southern Crescent Lot 1 test well
- 127.4 ac/ft per year of combined available water resources from test well data

The proposed inclusion of a wireless communications facility *will not impose any new demand on water resources relative to the existing approved master plan*. Accordingly, the hydrological studies that were presented by Commonweal – and approved by Santa Fe County – in 2015 continue to inform the project's larger development.

Liquid Waste

Commonweal has proposed constructing a centralized wastewater treatment plant that would process wastewater, as well as generate tertiary quality effluent for use in outdoor irrigation and limited indoor domestic purposes. As currently conceived, treated effluent would be delivered to lots via pressurized reuse lines. Such water sources would also be available for use in on-site drip irrigation systems.

Dry Utilities

Over the past ten years, Commonweal has worked with PNM to develop three-phase power and natural gas to support the adjoining community of New Moon Overlook. Three-phase power was separately developed along New Moon Overlook Road and Morningstar Ridge Road to support Trenza's electrical power needs. As the project develops, a "looped system" may be constructed by PNM to ensure that power can be assigned to different pathways within the project and across the region. Natural gas may also be extended from the New Moon Overlook to support Trenza's fuel requirements.

Solid Waste

Trenza's future Homeowner's Association will contract with a solid waste removal service to serve the community.

Terrain Management/Landscaping

Trenza's terrain management plan is designed to mitigate the effects of storm water runoff, soil erosion, and/or wildlife habitat loss that could otherwise result from new development.

Storm water runoff will be managed through a combination of "low impact design" and traditional engineering techniques. Trenza's approach to low impact design will include a number of techniques and strategies such as the limitation of the scale and extent of impervious cover across the site, runoff dispersion, and use of pervious pavement as well as swales, constructed wetlands, and rooftop rainwater harvesting. Traditional engineered solutions could include the design and construction of gutters, drains, culverts and detention ponds.

Slopes on the property range from 0-20+%. Except in isolated instances (i.e., special lot circumstances and arroyo crossings), grading will not occur on slopes greater than 12 percent.

Archaeology

An archaeological survey was prepared and submitted to the County for review and approval. The extensive survey and analysis by Southwestern Archaeological Consultants of Santa Fe identified 39 archaeology sites within Trenza's proposed 235-acre building envelope. Three sites were given archaeological clearance. Thirty-six sites will be overlaid with protective easements and remain undisturbed concurrently with the project's development.

Open Space

This Conceptual Plan Amendment encompasses a planning envelope of 2,502 acres. Trenza's development would be clustered, however, within a 235-acre area of the larger planning envelope. A community central park is planned for Trenza's commercial and civic area. Neighborhood parks are also planned to serve individual neighborhoods. Neighborhood parks will be connected via an internal trail and pathway network to allow residents easy access to other parks, open spaces, and natural areas associated with the project.

Trails will facilitate access throughout the village, as well as to communities located to the north, south, and east of the Preserve. At present, the Preserve's trail system supports 26 miles of publically accessible hiking, mountain biking and equestrian uses. The trail

network circumscribes Trenza's planned neighborhoods – offering easy access for residents to the larger trail system and open space resources of the Preserve.

In its fullest expression, the Preserve's trail network is planned to include approximately 50 miles of publicly accessible biking, hiking, and equestrian paths. The trail network is also part of a larger recreational initiative that Commonwealth Conservancy is championing in central Santa Fe County for hiking, biking, wildlife viewing/bird watching, and equestrian use. This regional recreational initiative is proposed to be a 100-mile trail network that will link the Santa Fe County-owned Petroglyph Hill open space property on the southwestern edge of the Galisteo Basin Preserve, through the Preserve along its publicly accessible trails to the 18-mile Rail Trail that parallels the Santa Fe Southern rail corridor and terminates at the historic railyard in downtown Santa Fe.

Over the past six years, Commonwealth has worked with Santa Fe County Open Space and Trails staff to explore opportunities to link the Santa Fe Southern Rail Trail to the Preserve's trail system. In partnership with County staff, Commonwealth is committed to connecting the Preserve trails to a regional trail network that will serve Santa Fe County residents and visitors. (See attached Parks, Open Space and Trails Plan for more information.)

Affordable Housing

In conformance with Santa Fe County's Affordable Housing Ordinance, 15 percent of the community's housing – 42 of the 275 units -- will be affordable to Santa Fe households earning up to 120 percent of SM Area Median Income (AMI). An affordable housing agreement will be required with the Phase I Plat/Development Plan application. (See the Affordable Housing Plan for more information.)

Closing

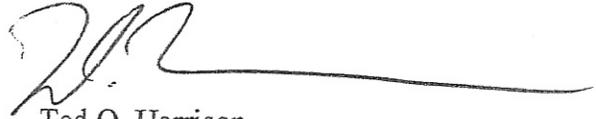
I hope that you and your colleagues find this Conceptual Plan Amendment application for the Village at the Galisteo Basin Preserve (aka Trenza) consistent with and appropriate for the County's community development ambitions for the region.

My colleagues and I trust that this narrative and its attachments demonstrate the organization's commitment to protecting the region's open space, wildlife habitat, hydrologic and cultural resources, while concurrently advancing a new model of environmentally responsible community development.

Please feel free to contact me at 505.690.3094 or by email at ted.harrison@commonwealconservancy.org during your review of this application.

My colleagues and I look forward to presenting this Revised Master Plan Amendment application to the Hearing Officer, Santa Fe County Planning Commission, and Board of County Commissioners through the fall of 2018.

Sincerely,

A handwritten signature in black ink, appearing to be 'T. Harrison', followed by a long horizontal line extending to the right.

Ted O. Harrison
President

Enclosures

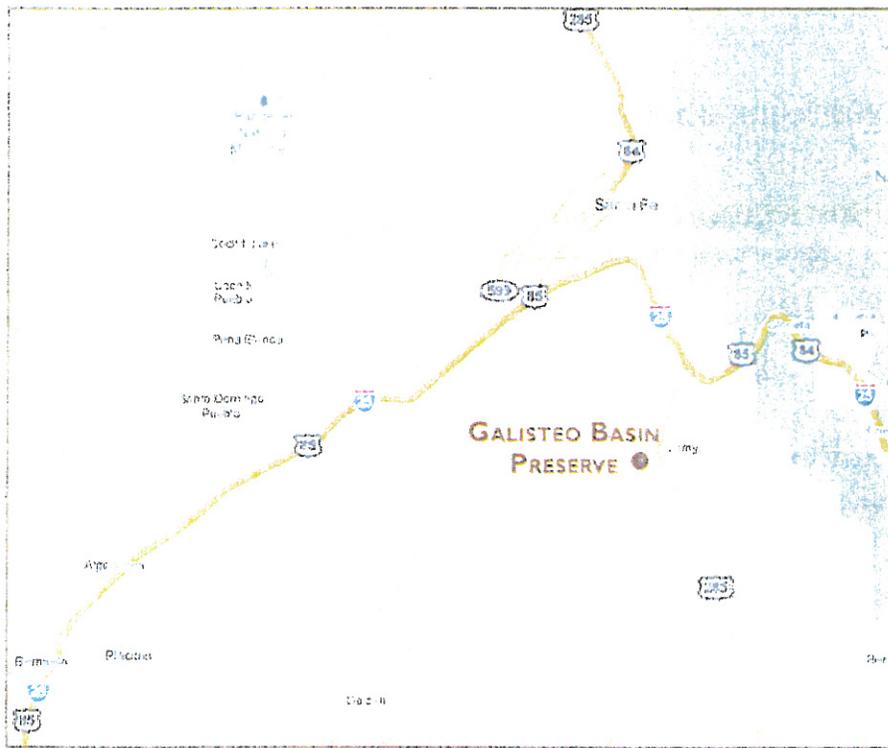
LEGAL DESCRIPTION FOR
VERIZON COMMUNICATIONS TOWER/TRENZA
CONCEPTUAL PLAN AMENDMENT

Lot 22 comprising 468.08 acres as shown and delineated on that certain plat entitled "Lot Line Adjustment Plat prepared for the owners of the Thornton Ranch, showing Boundary Adjustments within Sec.1&3, T14N, R9E; Sec. 5&6, T14N, R10E; Sec. 34, 35 & 36, T15N, R9E; Sec. 30 & 31, T15N, R10E; NMPM, Santa Fe County, N.M.", prepared by Gary E. Dawson, NMPLS #7014, dated April 15, 2005, filed as Document No. 1377,356, and recorded in Plat Book 586, Page 27-29 in the records of Santa Fe County, New Mexico.

NBA-15

GALISTEO BASIN PRESERVE

A Stewardship Community in Santa Fe, New Mexico



Directions to the Galisteo Basin Preserve:

From Albuquerque: Take I-25 North, past all Santa Fe exits, until you reach Exit 290 (US Highway 285 South, labeled Clines Corners / Eldorado).

From Santa Fe: Take Old Pecos Trail to I-25 North. Take I-25 North approximately 5 miles to Exit 290 (labeled Clines Corners / Eldorado).

Travel south on US 285 approximately 5.5 miles. Along the way, you will pass the Eldorado community, come over the crest of the "Lamy Hill," and cross a set of railroad tracks. After crossing the tracks, continue south about 1/4 of a mile. The entrance to the Galisteo Basin Preserve is on the right, just after mile marker #285. It is marked with a large Galisteo Basin Preserve sign and a street sign labeled Astral Valley Road.

We look forward to seeing you!

Addendum

Conceptual Plan Amendment – Trenza/Galisteo Basin Preserve

As a supplement to Commonwealth Conservancy's application for an amendment to its Trenza Conceptual Plan, this addendum responds to three submittal requirements associated with Section 4.9.9.6 of the SLDC.

1. Conformance to the Sustainable Growth Management Plan

Commonwealth Conservancy's amendment to its Trenza master plan/conceptual plan (aka Village at the Galisteo Basin Preserve) involves a request for development of a 36' communications tower in the northeast quadrant of Lot 22, a portion of Commonwealth's approved development envelope for the proposed 275-unit mixed-use/mixed income community. The proposed communications tower will provide new and improved communications capabilities for residents and businesses located within the northern Galisteo Basin (i.e., GBP neighborhoods, Lamy, Galisteo), travelers along US 285 and County Road 41, as well as for recreational users of the Galisteo Basin Preserve trail network.

Within the larger narrative and provisions of the SLDC, Santa Fe County encourages public and private investment in communications infrastructure to: i) ensure fast, stable and robust mobile communications for residents, businesses, and county, state and federal emergency response agencies; and ii) advance the County's economic and community development goals by improving the speed and reliability of suburban and rural communications networks to bolster existing and new business development. The proposed communications tower is designed to measurably improve the quality and reach of cellular service to mobile communication customers in this critically under-served region of rural Santa Fe County.

Planned Development Districts (PDD) allow for the development of communications towers as a permitted use. In its 2008 and 2012 master plan application detailing Trenza's proposed development uses and densities, however, Commonwealth neglected to specify communications tower(s) in its list of expected land uses. This application redresses that omission without compromising the intent and purposes of the original project development plan and zoning allowances therein provided.

2. Viability of the proposed amendment as a discrete development component of the larger project

This application for an amendment to the Trenza Master Plan (aka Conceptual Plan) can be developed independently of any other phase of the existing approved development plan. Indeed, the construction of the communication tower will provide critical communications infrastructure *in advance* of any proposed development of housing, public facilities or



NBA-17

commercial facilities that are proposed and approved for development within the existing Trenza PDD.

3. *Conformance to applicable law and County ordinances.*

This application for an amendment to the Trenza Master Plan (aka Conceptual Plan) conforms to all state and federal laws, and existing County ordinances, with respect to communications infrastructure design and development. Separate from this Conceptual Plan Amendment application, the applicant will file all required development applications and licensing applications to the relevant federal, state and local governing bodies for review and approval. Only with those approvals secured will the development of the communications tower proceed to construction and, subsequently, operation.

NBA-19