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SUSTAINABLE SANTA FE COMMISSION

Wednesday, August 17, 2016, 4:00 p.m.

Councilors' Conference Room, City Hall (200 Lincoln Avenue)

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: July 20, 2016
- E. COMMUNICATIONS FROM THE FLOOR
- F. REPORT FROM, AND ASSIGNMENT OF, ACTIONEER
- G. DISCUSSION/ACTION ITEMS
 - 1. Presentation: Santa Fe County Agriculture & Ranching Implementation Plan (Erin Ortigoza, SF County)
 - 2. AN ORDINANCE AMENDING SECTION 7-4.2 SFCC 1987, RESIDENTIAL GREEN BUILDING CODE BY REPEALING EXHIBIT A TO CHAPTER VII SFCC 1987; ADDING A REQUIREMENTS SECTION; AND AMENDING SECTION 14-8.2(D) BEST MANAGEMENT PRACTICES FOR GRADING BEFORE AND DURING CONSTRUCTION. (Councilors Ives, Dominguez and Villarreal) (Katherine Mortimer)
 - a. A RESOLUTION ESTABLISHING TARGET GOALS FOR THE CITY'S GREEN BUILDING CODE TO MEET THE GOALS SET FORTH IN THE U.S. MAYORS CLIMATE CHANGE PROTECTION AGREEMENT, THE CITY'S GOAL OF BECOMING CARBON NEUTRAL BY 2040, AND THE NEED TO CONSERVE WATER RESOURCES DUE TO THE PROJECTED EFFECTS OF CLIMATE CHANGE. (Councilors Ives, Dominguez and Villarreal) (Katherine Mortimer)
 - 3. 25-Year Plan Update (Beth Beloff)
- H. ITEMS FROM THE CHAIR & CO-CHAIR
- I. ITEMS FROM THE COMMISSION
- J. ITEMS FROM STAFF
- K. ITEMS FROM THE PUBLIC
- L. ITEMS FOR NEXT AGENDA
- M. ADJOURNMENT

Next Meeting: September 21, 2016

NOTE: Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6520, five (5) working days prior to meeting date.

**SUSTAINABLE SANTA FE COMMISSION
MEETING MINUTES-INDEX
August 17, 2016**

Cover Page		0
A. Call to Order	The Sustainable Santa Fe Commission meeting was called to order by Ms. Beth Beloff, Chair at 4:05 p.m.	1
B. Roll Call	A quorum was declared by roll call.	1
C. Approval of the Agenda	Mr. McGowan moved to approve the Agenda as presented with a second from Mr. Hirsch which passed by voice vote.	1
D. Approval of the Minutes of July 20, 2016	Mr. Hirsch moved to approve the minutes as presented with a second from Mr. Schiffbauer which passed by voice vote.	1
E. Communications from the Floor	Discussion Only	2
F. Report from and Assignment of Actioneer	Discussion Only	2,3
G. Discussion/Action Items:		
1. Presentation: Santa Fe County Agriculture & ranching Implementation Plan (Eric Ortigoza, SF County)	Discussion Only	3
2. An Ordinance Amending Section 7-4.2 SFCC 1987, Residential Green Building Code By Repealing Exhibit A to Chapter VII SFCC 1987; Adding a Requirements Section' ad Amending section 148.2 (D) Best Management Practices for Grading Before and During Construction. (Councilors Ives, Dominguez and Villareal) (Kathrine Mortimer)		3
a.) A Resolution Establishing Target Goals for the City's Green Building Code to Meet the Goals set forth in the US Mayors Climate Change Protection Agreement, the City's Goal of Becoming Carbon Neutral by 2040, and the Need to Conserve water resources due to the projected effects of Climate Change. (Councilors Ives, Dominguez and Villareal) (Katherine Mortimer)	Chair Beloff moved to recommend the ordinance be approved by the Sustainable Santa Fe Commission, that will include applying the model to new commercial and take home remodel to the next stage with a second from Mr. McGowan which passed by voice vote.	3,4
3. 25-year Plan Update (Beth Beloff)	Discussion Only	4,5
H. Items from the Chair & Co-Chair	Discussion Only	5
I. Items from the Commission	Discussion Only	5
J. Items from the Staff	Discussion Only	5
K. Items from the Public	Discussion Only	5
L. Items or the Next Agenda	Discussion Only	5
M. Adjournment	There being no further business to come before the Sustainable Santa Fe Commission adjourned at 6:19 p.m.	6
Signatures		6

SUSTAINABLE SANTA FE COMMISSION
Wednesday August 17, 2016 4:00 p.m. to 6:00 p.m.
200 Lincoln Ave. Santa Fe, NM
City Councilor's Conference Room

A. CALL TO ORDER

The Sustainable Santa Fe Commission meeting was called to order by Ms. Beth Beloff, Chair at 4:05 p.m.
A quorum was declared by roll call.

B. ROLL CALL

Present:

Beth Beloff, Chair
Christian Casillas
Linda Smith
Glenn Schiffbauer
Jack McGowan
Robb Young Hirsch
Commissioner Kathleen S. Holian, Vice Chair

Not Present/Excused:

Amanda Hatherly
Tejinder Ciano

Others Present:

John Alejandro, Staff Liaison City of Santa Fe
Joel Eignor, 285 Recyclables
Seth Roffman, Green Fire Times
Katherine Mortimer, City Land Use Department
Erin Ortigoza, Santa Fe County
Jesse Guillen, City of Santa Fe Legislative Liaison
Lisa Martinez, City of Santa Fe Land Use Director
Linda Vigil for Fran Lucero, Stenographer

C. APPROVAL OF THE AGENDA

Mr. Alejandro announced that Ms. Ortigoza may be late

MOTION: *Mr. McGowan moved to approve the Agenda as presented with a second from Mr. Hirsch which passed by voice vote.*

D. APPROVAL OF MINUTES: JULY 20, 2016

MOTION: *Mr. Hirsch moved to approve the minutes as presented with a second from Mr. Schiffbauer which passed by voice vote.*

E. COMMUNICATIONS FROM THE FLOOR

Introductions were made by those present.

F. REPORT FROM AND ASSIGNMENT OF ACTIONEER

Chair Beloff sent the Actioneer report via email (See Exhibit A). Ms. Smith volunteered to act as Actioneer.

Chair Beloff reviewed the report and updated the Commission under ongoing and new items.

Ongoing

Item 1- Mr. Alejandro has just returned but will continue to complete.

Item 2-Mr. Alejandro spoke to Ms. Lisa Randall from SFPS and it was decided to hold a meeting with a school board member and Councilor Ives to discuss.

New

Item 1- Chair Beloff reported the SFI panel very successful. There was good attendance a summary was emailed with a slideshow.

Item 2-The energy report card template is a draft and ready to review.

Item 3-Commissioner Holian will update the Commission at the next meeting on the Water Plan.

Item 4- Mr. Victor Lucero will make the September meeting.

Item 5- Chair Beloff emailed the City Facilities Department to inquire about the BOC Certification today. As soon as a response is given a copy will be sent via email.

Item 6-Chair Beloff will wait for the water report to incorporate the recommendations in it.

Item 7-Mr. Casillas will discuss the SFCC meeting in Items from the Commission.

Item 8- Mr. Casillas stated there are 2 people from the SF National Forest Service who are willing to give a presentation. Mr. Casillas would like to invite members of the Commission to attend the discussion on best practices of emission accounting. Chair Beloff stated she and the Mayor presented to the Verde Fund and informed the Women's League of Voters about the presentation. Mr. Alejandro will help secure a venue once they know how many attendees there will be.

Item 9-Ms. Ortigoza will present tonight.

Item 10- Mr. Hirsch will confirm dates tomorrow about the workshop that the social equity group would like to attend.

Item 11- Mr. Alejandro will work to create the sustainability plan outline for feedback once he collaborates with the Brendle foundation.

Item 12- Mr. Alejandro reported the meeting was a success and the summary was sent out via email.

Item 13- Chair Beloff explained all members would like to remain on the Commission. Mr. Alejandro will open it up to the public for nominations, the Mayor will appoint members.

G. DISCUSSION / ACTION ITEMS

1. Presentation: Santa Fe County Agriculture & Ranching Implementation Plan (Erin Ortigoza, SF County)

Ms. Ortigoza is a Senior Planner with Santa Fe County. She reviewed the Agriculture and Ranching Plan (See Exhibit B). They have met with community members and have gained a sense of the challenges. There is a lot of excitement to continue the discussions.

The plan is divided into 4 focus areas: Protecting Land and Natural Resources, Supporting Agricultural Operations, Promoting Innovative Approaches to Agriculture Use of County Properties, and Understanding the Capacity of Our Local Food System.

Ms. Ortigoza explained the matrix created it will help prioritize the plan based on internal review and community comments. The plan is to help growers produce and promote more local purchasing. They will be interviewing small and large stores to see if they are willing to buy from small growers. Mr. Hirsch briefly discussed the plan could help them supplement their income.

Ms. Ortigoza states the acequia mayordomos will be contacted to determine who uses the water for growing food to sell and for personal use. Mr. Hirsch states maybe there can be start up loans to help them.

Ms. Ortigoza states they will use new models for urban agriculture. A discussion was held about the geographic boundary and if the plan will include surrounding areas. Ms. Ortigoza stated that is a possibility.

Ms. Ortigoza gave her contact information for those who would need any more information.

2. AN ORDINANCE AMENDING SECTION 7-4.2 SFCC 1987, RESIDENTIAL GREEN BUILDING CODE BY REPEALING EXHIBIT A TO CHAPTER VII SFCC 1987; ADDING A REQUIREMENTS SECTION; AND AMENDING SECTION 14-8.2 (D) BEST MANAGEMENT PRACTICES FOR GRADING BEFORE AND DURING CONSTRUCTION.

a.) A RESOLUTION ESTABLISHING TARGET GOALS FOR THE CITY'S GREEN BUILDING CODE TO MEET THE GOALS SET FORTH IN THE US MAYORS CLIMATE CHANGE PROTECTION AGREEMENT, THE CITY'S GOAL OF BECOMING CARBON NEUTRAL BY 2040, AND THE NEED TO CONSERVE WATER RESOURCES DUE TO THE PROJECTION EFFECTS OF CLIMATE CHANGE.

Ms. Mortimer presented the history of the original ordinance and the proposed amendments (See Exhibit C). Ms. Mortimer explained the code and the new ratings that builders are to work on lowering. The water efficiency score is now on a computer model. The new model helped streamline the process. The checklist and point system is easier for those builders who often build however for those who remodel the system is difficult. Mr. McGowan briefly discussed his experience with the checklist.

Ms. Mortimer discussed the WERS and HERS national rating program. A discussion was held about new commercial projects and also older projects. There is an even mix of residential and commercial projects.

Mr. Hirsch asked if building managers are required to report the efficiencies. Ms. Mortimer stated not at this time, perhaps in the future.

A brief discussion was held about the building density in the City and the emissions. Ms. Mortimer explained there is talk with the Planning Commission about more urban shared amenities.

Chair Beloff asked about a feedback loop for the builders. Ms. Mortimer explained there is a Green Building Council made up of people from different Green association that hold a monthly lunch and give presentations and updates.

A discussion was held about other avenues some legislators may be taking on tax credits and so forth.

MOTION: Chair Beloff moved to recommend the ordinance be approved by the Sustainable Santa Fe Commission, that will include applying the model to new commercial and take home remodel to the next stage with a second from Mr. McGowan which passed by voice vote.

3. 25-Year Plan Update

Chair Beloff discussed the kickoff meeting and emailed the summary earlier. (See Exhibit D) The Mayor to Mayor trip to Fr. Collins will be determined. The Greenhouse draft inventory will be ready by September

The benchmark and SWAT analysis in September may be included as part of a visit. However it may be at the same time Mr. Casillas has the panel discussions.

Mr. Hirsch discussed the social equity group is excited to work with the Brendle Foundation and try to implement strategies. The working group has a number of recommendations. A workshop will be scheduled and an email will be sent to pick a date. Mr. Alejandro and Chair Beloff have a phone conference scheduled for Friday and will work on it.

A survey will not be conducted due to budget issues but they may be able to help with some focus groups in the community. It is important to include the community on the water issues.

Working Groups:

Water. Commissioner Holian explained there weren't enough people to form a working group on water and hold separate meetings. There is a current City and County projects and plans that have recommendations. Mr. Andrew Erdmann from the City and Andy Otto from the Watershed Association have each written up their take on it and have started to work on that collectively. At the next meeting Commissioner Holian will present the overall write ups and get feedback and see what should be prioritized.

Chair Beloff discussed growth issues and water scarcity, when those issues arise a working group may be formed. Commissioner Holian suggests the issues be discussed in a public format as well. Mr. Hirsch discussed the potential for water reuse. Mr. Alejandro suggested setting up a meeting with the City Water Division and the City Manager.

Commissioner Holian will gather the information and present it at the next meeting.

Transportation: Mr. Schiffbauer reported he is working on pulling existing plans from MPO and has a meeting with NMRTD coming up. Chair Beloff suggested urban planning might prompt a discussion with Land Use for transit corridors.

Energy: Ms. Smith reported it has been difficult to meet but they will start to gather information. They have downsized the matrix significantly. A brief discussion was held about High Speed Internet.

Environmental: Will meet next week, and email will be sent out. A new member will be included to contribute to nuclear hazards. Commissioner Holian suggested reaching out to a contact she has that has knowledge about the proposed Plutonium Pit Factory.

Chair Beloff reported Mr. McGowan will be attending an Energy Summit next week.

H. ITEMS FROM THE CHAIR & CO CHAIR

Chair Beloff suggested the Sustainable Santa Fe Commission become paperless. Either bring your electronic device or print your own packets for meeting to reduce paper. Paper copies will be provided to the public.

I. ITEMS FROM THE COMMISSION

Mr. Casillas explained the Santa Fe Community College will have a series of panels at a seminar in September. Mr. Casillas is helping put together the panels. He reviewed the topics and asked for suggestions for the panel. Mr. Alejandro suggested reaching out the Energy directors at Ft. Collins or Longmont. Mr. Casillas will keep the Commission updated on speakers and ideas.

Mr. Schiffbauer announced the Mayor's Sustainability Awards needs nominations. The date will be October 13, 2016 tentatively starting at 5:30 p.m. followed by a speech at 7:10 p.m. by Nell Newman. Mr. Alejandro emailed the Chair about a venue that needs to be secured immediately.

Mr. Schiffbauer also announced there will be a water conference scheduled to be held in Santa Fe in June 2017. Santa Fe Green Chamber and the Green Building Coalition will be presenting.

J. ITEMS FROM STAFF

There were no items from the staff.

K. ITEMS FROM THE PUBLIC

Mr. Roffman stated the October edition of Green Fire Times will focus on building a regional system.

L. ITEMS FOR THE NEXT AGENDA

Chair Beloff will add the awards to the agenda. Mr. Schiffbauer suggested that a subcommittee be formed. A brief discussion was held about the categories for the awards. They are in line with the working groups in place.

M. ADJOURNMENT

MOTION: There being no further business to come before the Sustainable Santa Fe Commission adjourned at 6:19 p.m.

SIGNATURES



Beth Beloff, Chair



Linda Vigil for ~~Fran~~ Lucero, Stenographer

Actioneer's Report July 20, 2016
Submitted by Amanda Hatherly

Ongoing

- Very futuristic: John will copy the commission on the energy report cards that are in development for city facilities when they are sent to city staff to us as they become ready.
- John will work with Katrina Rosa to conduct a survey of what sustainability curriculum is being taught at the public schools.

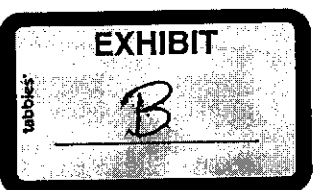
New

- Beth was asked by SFI to moderate a panel of experts on urban sustainability, including the LA Chief Sustainability Officer, on **August 4 at 7:30PM. 25 people can attend, and Beth would like the whole commission to be there to ask questions that are relevant to our planning effort. Additionally, she would like this invitation to be extended to the working groups. Please respond ASAP about attending.**
- John will send a draft template for the energy report cards, after discussion with Nick Schiavo, City Facilities Manager, Waste Water Director and Water Manager.
- Presentation from Andrew Erdman or Commissioner Holian about the Jemez y Sangre Regional Water plan – this next agenda or the following one.
- Victor Lucero to be asked to present at next meeting on the state of IPM and pesticide use in the city. August or September Commission meeting.
- Beth to send email to City Facilities, cc John, Amanda, Councilor Ives, City Manager, Mayor about BOC certification. Then Amanda to offer a presentation to City facilities about BOC
- Email to be sent from Commission (Beth) to Brian Snyder, Nick Schiavo, Councilor Ives, Commissioner Holian to explore what interest there is at the city for city-county regional water planning, leading to a city-council water authority.
- Christian to send education/outreach info for September solar/energy-efficiency educational events through SF Community College.
- Christian to invite presenter on carbon stocks/offsets for future meeting aligned with SSFC monthly meeting.



- John to schedule Erin Ortigoza of SF County for August SSFC meeting about County's agricultural plan.
- Robb to send the Commission information about a 2-hour workshop that the social equity group would like us to attend. Commission to give feed-back by the next meeting.
- John to send out a template for working groups to use for their information.
- John to create an outline for the Sustainability Plan and then send it to us for feedback. Also to create a written example of a section.
- The kickoff meeting with the consultants has been changed. John to send out WebEx info for the Sustainability Consultant meeting kickoff on **August 3rd FROM 2:00-4:00.**
- John to explore with the legal department what steps to take with respect to expired terms of 4 commissioners (which expired in May!).

THE AGRICULTURE & RANCHING IMPLEMENTATION PLAN



JULY 2016



La Cieneguilla Field
circa 1955

Santa Fe County has a rich agricultural heritage. The valleys and ranges have been in production for thousands of years, supporting diverse populations throughout history. Farming and ranching are profoundly embedded in the local culture and economy, and have shaped lives and landscapes for generations. This deeply forged connection to place fuels a passion and a lifestyle that continues to the present day.

The first permanent settlements in Santa Fe County were villages with distinct settlement patterns and agricultural/mixed community land uses. Today, there are multiple acequia-based communities whose cultures are intrinsically tied to agriculture. There is a long history of families growing their own food. Currently, demand and economic opportunity are on the rise for fresh, local agricultural products which are increasingly incorporated into restaurant menus, school lunch programs, and highlighted in grocery stores.

Agricultural sustainability requires the protection of existing farm and ranch land. Agricultural and ranching land uses are in competition with non-agricultural development and special land use designations. Fewer land owners are able to keep their land in production due to environmental, social and economic factors such as limited water supply for irrigation, advanced age, lack of resources, other job commitments, and children leaving rural communities. These factors undermine the capacity of the local food system, and yet they have inspired work to maintain and enhance the local agricultural economy which is seen as essential to the health, economic well-being and quality of life for county residents.

The Agriculture and Ranching Implementation (ARI) Plan is a guide to build a collective awareness of agricultural lands, resources, challenges and economic opportunities within Santa Fe County.

TABLE OF CONTENTS

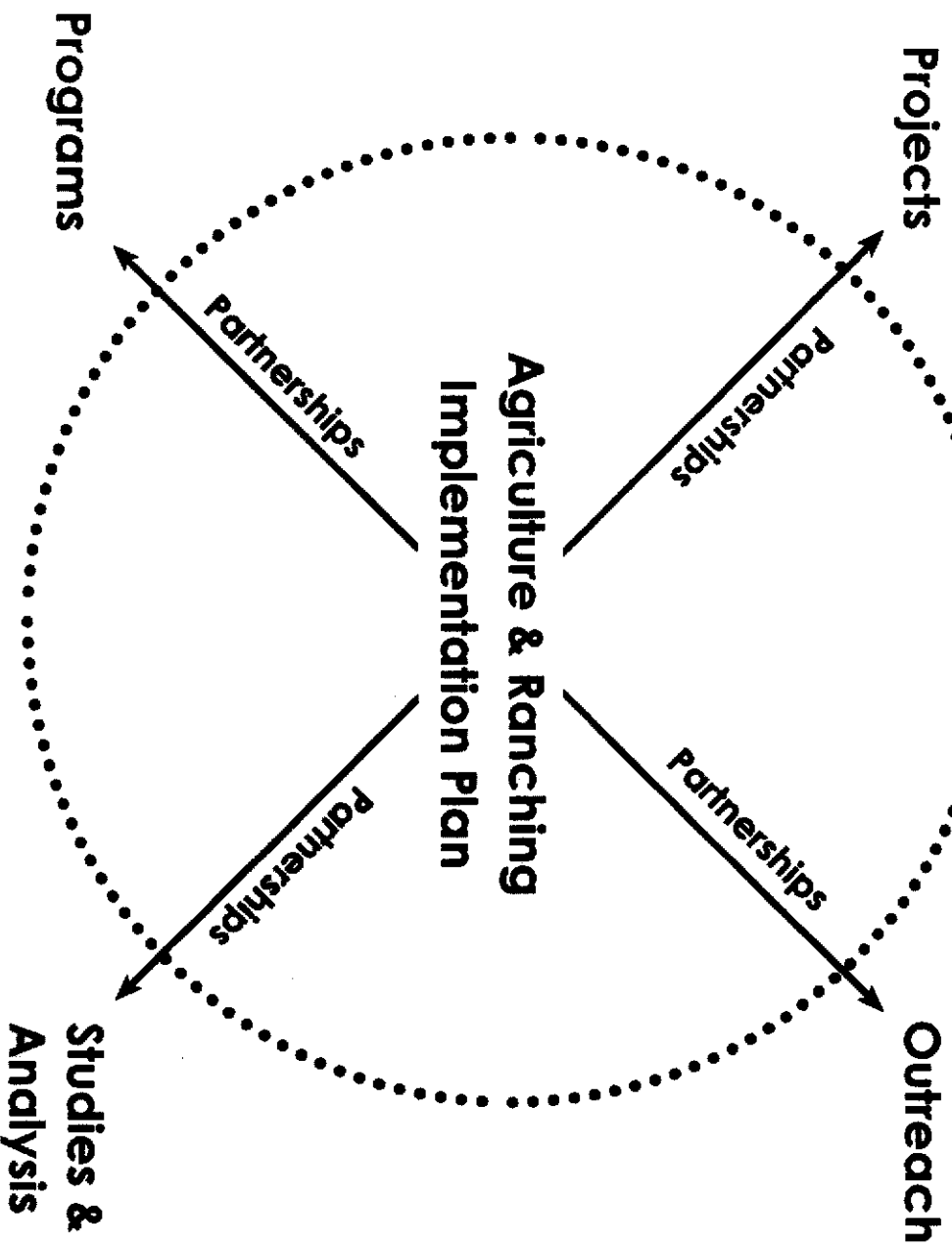
Intro: The Agriculture and Ranching Implementation Plan.....	1
Agriculture Policy and Regulatory Element.....	3
Public Participation Element.....	9
Partnerships Element.....	15
Focus Areas Element:	
1. Protecting Land and Natural Resources.....	29
2. Supporting Agricultural Operations.....	33
3. Promoting Innovative Approaches to Agricultural Use on County Properties.....	37
4. Understanding the Capacity of Our Local Food System.....	43
Agriculture and Ranching Implementation Matrix.....	47

INTRO: THE AGRICULTURE & RANCHING IMPLEMENTATION PLAN

In 2016, the Board of County Commissioners passed Resolution 2016-5 to develop an Agriculture and Ranching Implementation (ARI) Plan. The ARI Plan includes extensive community input and builds upon past efforts and partnerships in the County. This plan is a guide for work being done through the Agriculture Revitalization Initiative which is an on-going effort to build a collective awareness of the importance of protecting agricultural resources, along with the challenges and opportunities in the County.

Implementing concepts and policies to revitalize agriculture requires a multi-faceted, action-oriented approach. The Agriculture and Ranching Implementation (ARI) Plan plays an important role in the Agriculture Revitalization Initiative, as it is designed with 'Focus Areas' which implement all twelve Agriculture and Ranching policies of the 2015 Sustainable Growth Management Plan. The ARI Plan outlines the actions necessary to enhance agricultural opportunity in Santa Fe County by:

- Promoting awareness of agricultural programs, incentives, financial and technical support;
- Connecting farmers and ranchers to resources;
- Demonstrating agricultural and ecological projects;
- Establishing baseline information regarding Santa Fe's capacity to produce food;
- Identifying market niches to strengthen the local food supply and demand chain; and
- Developing economic opportunity in the Agricultural sector.



AGRICULTURE POLICY AND REGULATORY ELEMENT

Santa Fe County has established an extensive policy and regulatory framework to support agriculture and ranching. The following documents contain the foundational goals and policies which have informed the Focus Areas of the Agriculture and Ranching Implementation Plan.

2015 Sustainable Growth Management Plan (SGMP): The Agriculture and Ranching Element of the SGMP establishes several goals for the County to preserve and revitalize agriculture and ranching as critical components to local culture, economy and character. These goals are further articulated in policies and strategies for implementation of programs that will support and enhance agricultural opportunity in Santa Fe County. The agricultural goals of the SGMP include:

- Preserve, support, promote, and revitalize agriculture and ranching as critical components of the local economy, culture and character.
- Support local food systems and food security.
- Preserve and support community-based agriculture and the acequia system as an important part of the County's heritage and agricultural sustainability.

The Santa Fe County Economic Development Plan identifies agriculture as one of six target industries for economic growth. The Plan outlines key directions for progress in this sector, including:

- Maintain and augment agricultural infrastructure;
- Continue policy and advocacy;
- Allocate capital resources; and
- Coordinate regional leadership initiatives

Santa Fe County Health Action Plan FY 2015-2017 has made increasing the consumption of healthy food a priority area of focus, and proposes community-wide actions and County Government Planned Actions. Several actions include increasing access to and awareness of fresh food for various demographics, for example:

- Increase the availability of local food provided in school lunches;
- Enhance the regional food economy through 'buy local' education and initiatives;
- Develop food and agriculture business resource guides; and
- Support community gardens at senior centers

The Santa Fe Food Plan: Planning for Santa Fe's Food Future 'Querencia, a Story of Food, Farming and Friends' identifies goals in 3 categories: Getting Food, Learning About Food, and Growing Food. The following are examples of actions identified in the Food Plan to protect local agricultural production capacity in order to expand residents' access to fresh food, and to meet increasing demand for locally grown/raised food:

- Increase the amount of local fresh food provided through City and County operated institutions and schools;
- Promote self-reliance, family gardening and food preservation techniques;
- Increase the viability and presence of local gardens, farms and ranches; and
- Develop agricultural incentives and innovative programs to support small farmers and maximize food production in our regional foodshed.

The 2015 Sustainable Land Development Code (SLDC) implements the policy framework outlined in the SGMF. The SLDC contains sections that were designed to facilitate continued agricultural land uses in the County, including:

- Section 8.5.2 Grazing and Ranching of Livestock allowed anywhere in the County
- Section 8.11.2 Rural Commercial Overlay
- Section 8.11.7 Agriculture Overlay (to be developed)
- Section 10.3.2.4 Agricultural, Grazing and/or Ranching Structures
- Section 12.14 Transfer of Development Rights
- The Agricultural, Forestry, and Conservation/Open Space Section of the Use Matrix



Community Plans have been developed over the years and have emphasized the importance of agriculture. The following communities have identified important agricultural challenges and opportunities:

The Agua Fria Community Plan was adopted in 2006, updated in 2015, and includes a vision to honor the area's historical, agricultural, livestock, and residential traditions. The Plan envisions land use and growth management practices which preserve the rural character and enhance farming and agricultural activities.

- A majority of agricultural land uses are permitted within the community.
- The community is interested in developing historical maps of acequias and diversion points of the Santa Fe River.

The Pojoaque Valley Strategic Plan was adopted in 2007, and was updated in 2015. The Plan includes 3 themes which were distilled through an analysis of strengths, weakness, opportunities, and threats. Through the Plan update, the community specified several action items relating to agriculture:

- The 'rural character' theme includes topics of acequias, agriculture, history and culture.
- Create agricultural demonstration initiatives, community farms, markets, and classes;
- Design a formalized "land exchange" program;
- Conserve open space and contiguous irrigated agricultural land; and
- Develop preservation techniques such as an Agricultural Overlay to prioritize the protection of agricultural resources.

The Tesuque Community Plan was adopted in 2013, and contains an entire section dedicated to agriculture, acequias, and riparian areas. The plan recommends a three-pronged approach to enhancing opportunities for agricultural production and riparian restoration:

- Form a Stewardship Committee to educate and work with property owners to establish conservation and/or agricultural easements on their properties;

- Stewardship Committee will also work with property owners to implement existing programs to remove or control invasive species, such as elms, tamarisk, and restore the native vegetation in the Bosque and acequia irrigated lands; and
- Create incentives and provisions for parcels measuring at least 3 acres to receive density bonuses for transfer or compact development in exchange for setting aside a percentage of the lot for agricultural production or open space.

The Chimayo Community Plan was adopted in 2015 and contains several specific action items relating to agriculture, including:

- Agricultural Conservation Easements- Secure and/or purchase conservation easements that enable continuation of crop production;
- Agricultural Land Directory- Create a local directory for agricultural land owners and farmers looking for land to farm in order to keep agricultural land in production; and
- Agricultural Demonstration/Environmental Education Sites- Assess locations for agricultural demonstration sites and/or natural environment interpretive parks that are within walking distance of the Chimayo Elementary School such as the Chimayo Conservation Corps Tree Nursery Site and prepare strategic master plan.

The La Cienega and La Cieneguilla Community Plan was adopted in 2002 and updated in 2015. The plan includes an overarching goal to maintain and expand agriculture in the plan area, by limiting the conversion of agricultural land to non-agricultural uses. Action steps outlined in the plan to support this goal include:

- Create an inventory of agricultural lands in the planning area;
- Create a representative committee of stakeholders to develop a community managed agricultural land protection program using methods such as land trusts, conservation easements and transfer of development rights;
- Support public land access for grazing, as it is a community tradition and directly tied to sustaining economically viable agricultural enterprises in the planning area;
- Establish a Transfer of Development Rights program and designate 'sending' and 'receiving' sites within the La Cienega-La Cieneguilla Community District.
- Develop an agricultural support program to help revitalize traditionally irrigated lands and agricultural activities such as small-scale farming and ranching in the planning area.



Santa Fe County Resolutions Pertaining to Agriculture have been adopted over the years demonstrating County support for various facets of local agriculture:

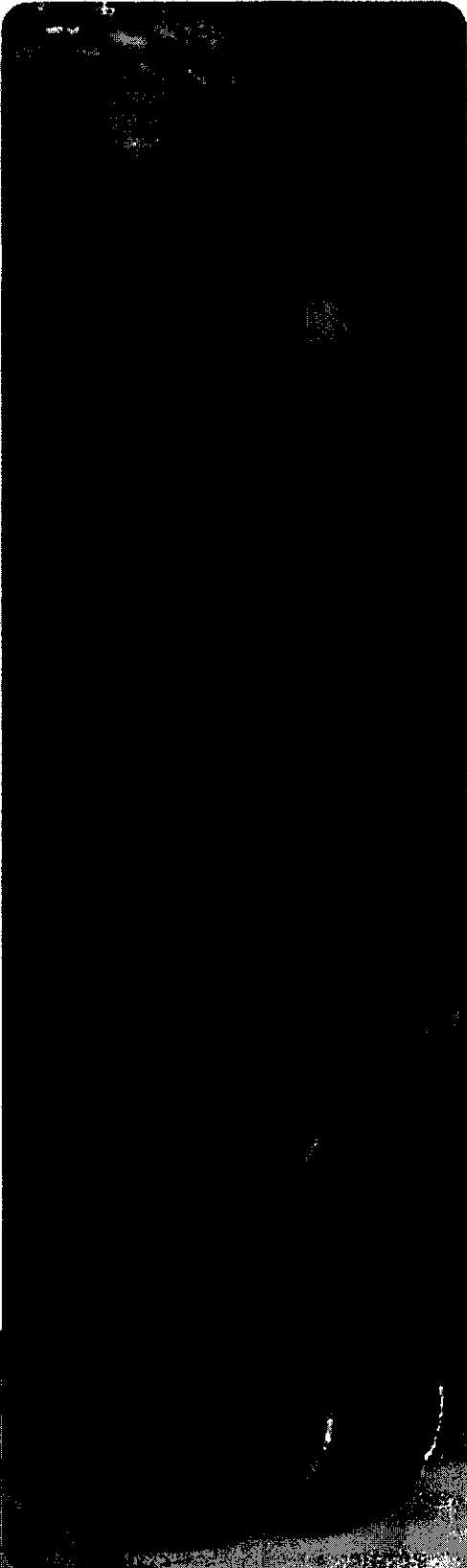
- 2000-74-** To support the development of the Santa Fe Farmers Market Plaza.
- 2002-82-** Related to concern regarding local agricultural conditions in Santa Fe County.
- 2005-58-** Supporting Federal Funding for the Cooperative Extension Service and Agricultural Experiment Stations.
- 2006-150-** To Support of the Chimayo Chile Project through the Participation and Membership of the Chimayo Chile Coordination Committee.
- 2006-184-** To Support of the Agricultural Revitalization Initiative.
- 2007-9-** To Support of a "Declaration of Seed Sovereignty: A Living Document for New Mexico."
- 2010-60-** To Establish a Clearly Delineated Santa Fe County policy to Encourage and Assist Landowners Who Choose to Voluntarily Protect, In Perpetuity, The Open Space Character of Their Agricultural Land.
- 2010-222-** Supporting State of New Mexico Legislation Increasing the Preference Advantage for the New Mexico Agriculture Sector For Both New Mexico Fresh Produce and Processed Products Purchased by Government and Other Public and Private Entities.
- 2011-188-** Supporting 2012 Farm Bill Priorities as a Means to Securing a Regional Food System That is Just and Accessible for All Members of Santa Fe County Community.

2014-131- To Adopt the 2014 Food Plan, "Planning for Santa Fe's Food Future: Querencia, A Story of Food Farming, and Friends."

2014-135- In Support of the New Mexico Grown Fresh Fruit and Vegetables for School Meals Program.

2015-173- In Support of the New Mexico Grown Fresh Fruit and Vegetables for School Meals Program.

2016-5- To Develop an Agriculture and Ranching Implementation Plan in Santa Fe County to Support the 2015 Sustainable Growth Management Plan.



PUBLIC PARTICIPATION ELEMENT

What We've Done

Santa Fe County recognizes that public involvement is important for successful planning efforts. Outreach is a critical component of this implementation process in that the communities are aware of very specific agricultural opportunities and challenges that are unique to their local context. These leverage points help inform the County's strategic actions.

In April and May of 2016, Santa Fe County hosted five community dialogues with agricultural stakeholders as a foundation for the development of the Agriculture and Ranching Implementation Plan. At least one meeting was held in each Growth Management Area (GMA), in order to get a broad perspective of agricultural needs throughout the County. The meetings were community dialogues about the status of local agriculture throughout the County. Staff also introduced the Agriculture Revitalization Initiative and topics of discussion included:

- Community perspectives
- Transfer of Development Rights Program
- The New Mexico Land Link Program
- The Agricultural Resource Inventory

The following is a brief summary of some of the themes from each meeting:

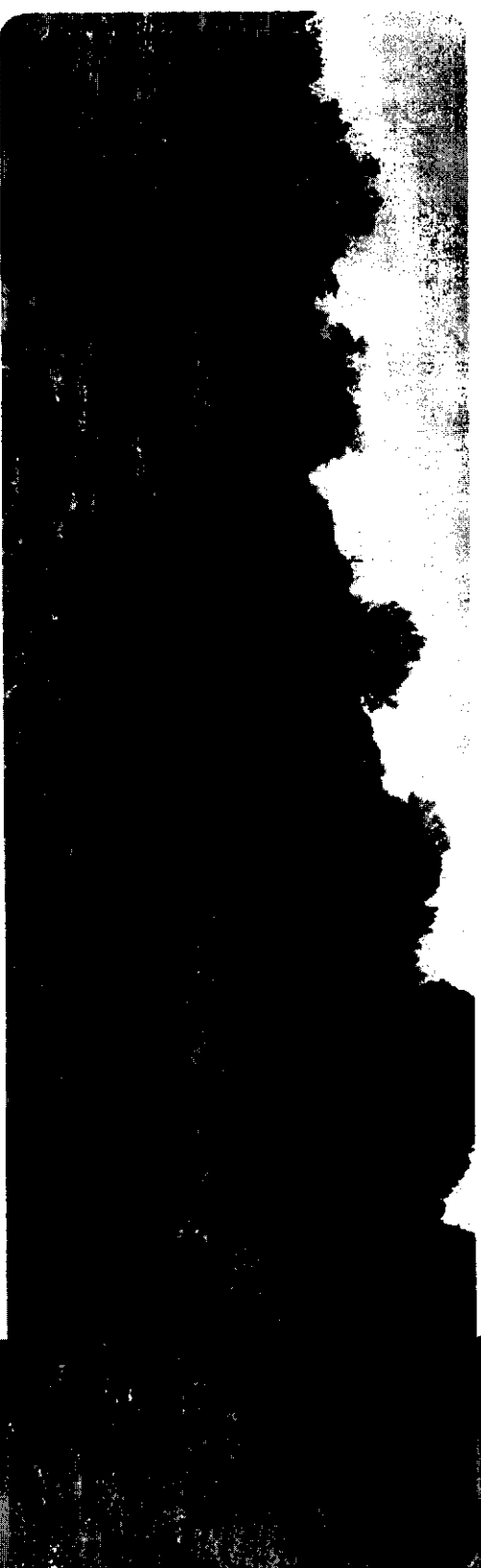
El Norte GMA- Pojoaque Valley

Community members at the meeting recognized the large potential demand for local food in the valley, yet there are complicated challenges for agriculture in the community.

There are people growing food in the valley, it is a fertile region with access to water and more land could be in production. The residents possess knowledge, passion, and skill sets, and a focus on connecting people to equipment, resources and markets would greatly benefit the agricultural community. A permanent and prominent farm stand with people selling produce would be a resource for growers, as would an agricultural demonstration site. Community members who participated were interested in continuing the conversations to strengthen agriculture in the valley.

El Centro GMA- La Cienega

Participants shared information and stories about their agricultural land and experiences. They identified challenges including invasive species (both plant and animal), water availability, a shifting ecosystem, floods, lack of equipment and limited access to labor. Several local agricultural operations were highlighted, including vineyards, wholesale and retail production and innovative projects using green technology to produce New Mexico Algae. The Green Tractor Farm is a family farm selling produce at the Santa Fe Farmers' Market. They were highlighted as having won an award for managing the farm to maximize the land's productive capacity. The community members were very interested in learning more about additional market opportunities.



Estancia GMA- Stanley

Participants discussed that the historical nature of agriculture in the Estancia Basin was dryland farming and ranching, and that farmers and ranchers currently grow crops to supplement their income. Challenges to growing food include low water availability, invasive species further drawing down the water table, and no Organic Certified meat processing facilities in the state. There was a discussion of a proposed Edgewood-based agricultural demonstration project in the town's recreation area. Community members also discussed the Edgewood Senior Center Garden as an example for sustainable gardening with harvested water. They discussed how the fresh vegetables are currently distributed in a CSA fashion and were interested in using the produce for meals prepared at the facility. They noted that the garden could be more integrated into the community. There was also interest in using harvested rainwater for food production in other areas of the Basin.

Galisteo GMA- Cerrillos

Community members discussed various types of agriculture in the Galisteo Basin, including ranching, subsistence livestock and food production, backyard gardening, and sustainable farming utilizing harvested water. Participants also discussed the growing interest in integrated agricultural systems, such as aquaponics and hydroponics, which create closed loops in controlled environments among the water, nutrients, and microbes necessary for food production. Agricultural challenges that were discussed included limited access to financing for small scale growers, limited access to technical support for grant applications, difficulty finding high quality organic or non-GMO feed, limited water availability, zoning and land use regulations for greenhouses, and lack of viable markets for local products such as wool. The discussion highlighted a need for connecting community members with resources to support agriculture. Suggestions were made to increase efforts in soil building; utilize permaculture guidelines for landscape and structural design; collaborate with agencies to increase the number of people applying for state and federal grants; and increase availability of various types of agricultural equipment through partnerships.

El Norte GMA- Chimayo

The community participants indicated that many people would be interested in the agricultural dialogues with the County in order to become aware of opportunities to support their long term ability to produce food in rapidly changing growing conditions. Participants recognized that there are several parciales on the ditches that would not show up in any kind of census report or even qualify for agricultural exemptions because they produce food and raise animals more on a subsistence scale. Everyone agreed that developing appropriate outreach to this demographic is important. There was also extensive discussion surrounding a very important community resource, Los Potreros. Points raised included collaborating with all associated landowners to improve upon the acequia and other infrastructure in order to manage the landscape to its highest potential. It was noted that change can cause resistance, and it is important to demonstrate positive change for the community. It is also important to use the Los Potreros Open Space Management Plan as a guide, as it was created with extensive community input. Several community members were interested in follow up agricultural conversations through the Agricultural Resource Inventory.

What We'll Do - Outreach, Partnerships, and Collaboration

The County will continue to reach out to communities and host agricultural dialogues to build relationships and momentum around key areas of work identified in the ARI Plan. Staff will also continue to collaborate with partners on initiatives as outlined in the ARI Matrix through:

- Community Organization - Registered Organization program notification
- Agricultural stakeholder meetings
- Partnering organizations' communication networks

The following section highlights several agencies, organizations and institutions who are all actively engaged in work to create and maintain viable markets for local products, connect farmers and ranchers with agricultural resources, preserve agricultural land, and cultivate knowledge, leadership and skill sets within the agricultural community.

There are several areas of intersection with existing agricultural initiatives where the County can play a definitive role in supporting and advancing efforts:

- To maintain and improve agriculture, ranching and acequia systems.
- To preserve and support agriculture and ranching practices through tools and incentives
- For proactive approaches to addressing food security and sustainable food systems.
- To develop economic opportunity in the agricultural sector.

Implementation actions are embedded in each of the 4 focus areas and are included in the ARI Matrix. The implementation actions are identified by focus area, and include County lead and support, partners, prioritization, and SGMP policies.



PARTNERSHIPS ELEMENT

Relationships are being developed and enhanced through the Agriculture and Ranching Implementation (ARI) Plan. The ARI Plan will connect and build upon work being done by existing groups. The following is an initial list of partners and a brief summary of the work they are already doing to support agriculture in our region. Santa Fe County has historically worked with several of these groups, and helped establish agricultural projects. The County anticipates expanding upon this list through on-going efforts to support the local agricultural economy.

Santa Fe Food Policy Council (SFFPC)

The Santa Fe Food Policy Council was established by a joint resolution between the City of Santa Fe and Santa Fe County. The County actively participates in the Food Policy Council; staff hold two of the 13 positions. Staff also participate in subcommittees, including the Land Use subcommittee, and the Education and Outreach subcommittee.

The mission of the Santa Fe Food Policy Council is to develop and promote policies that create and maintain a food system that nourishes all people in our community in a just and sustainable manner.

In October of 2014, Santa Fe County adopted the Food Plan, Planning for Santa Fe's Food Future: Querencia, a Story of Food Farming and Friends. This guide is divided into 3 sections, 'Getting Food, Growing Food, and Learning About Food.' The Food Policy Council has developed a work plan through a 2016 Strategic Planning Session, and the following Food Plan goals have been prioritized:

- Align public transportation routes with food outlets that offer a full range of whole and fresh food options.
- Increase access to knowledge of existing food assistance (and food-related) programs.

- Align and publicize wellness policies throughout the Santa Fe Region
- Increase the viability and presence of local gardens, farms and ranches
- Develop agricultural incentives and innovative programs to support small farmers and maximize food production/distribution in our regional foodshed
- Increase the number of school gardens aimed at helping youth learn about food, farming, and healthy lifestyles
- Increase New Mexico fresh fruits and vegetables in school meals

Farm to Table

The mission of Farm to Table is to promote locally based agriculture through education, community outreach and networking. Farm to Table enhances marketing opportunities for farmers; encourages family farming, farmers' markets and the preservation of agricultural traditions; informs public policy; and, furthers the understanding of the links between farming, food health and local economies.

Farm to Table coordinates the New Mexico Food and Agriculture Policy Council and is a partner in the Santa Fe Food Policy Council. They are currently involved with projects and initiatives such as Farm to School, farmer training and development, the role of pollinators, policy advocacy, (for example the New Mexico Grown Fresh Fruits and Vegetables for School Meals and Double Up Food Bucks), and New Mexico Grown, a strategic collaboration of partners dedicated to building resiliency in our local food system.

Farm to Table helped to initiate the Farm to Cafeteria program in New Mexico which engages school food service staff, nutrition programs, and farmers in creating new agricultural market opportunities by providing locally produced fruits and vegetables for school meals. They produced a New Mexico Farm to School Resource Guide for vendors who are considering selling fruits and/or vegetables to the public schools.

Farm to Table takes an active role in national policy related to school nutrition requirements and works in partnership with organizations, agencies and Tribal communities on related programs. In 2014 Farm to Table worked in partnership with NMSU to research the potential purchasing power of New Mexico institutions for locally produced fruits and vegetables. Based on this research, they developed a set of recommendations which illustrate the potential for economic growth in local agriculture.



Santa Fe Farmers Market Institute

The Santa Fe Farmers' Market Institute (SFFMI) advocates for farmers, ranchers and other land-based producers; provides equitable access to fresh, local food; owns and operates a year-round venue for the Santa Fe Farmers' Market; and manages programs to help sustain a profitable, locally-based agricultural community. SFFMI offers the following programs:

- **Double Up Food Bucks** for EBT and Food Stamps where one EBT dollar equals twice the amount in Farmers Market tokens up to \$50 per day.
- **Children's Nutrition Program** which educates local elementary school students about the importance and benefits of fresh, local fruits and vegetables and allows them to sample and purchase fresh produce at the Market.
- **Micro Loans for Farmers** which allows any current vendor at the Santa Fe Farmers' Market to apply for a loan of \$250 to \$5000.
- **Resource Guide for Northern New Mexico Agricultural Producers** is a listing of resources purchased by the vendors who received micro loans from the Institute. It has been compiled so that northern New Mexico agricultural producers could have access to reliable sources for a variety of products and needs.
- **Small Agricultural Land Conservation Initiative** was convened in collaboration with the local Land Trust community because of a shared belief that small agricultural landowners should qualify for tax credits when they put their land into a conservation easement.
- **'Shoring Up Water Resources'** is a program that helps farmers to develop water conservation techniques and irrigation contingency plans on their farms, and advocates for water rights within the community.

Santa Fe Farmers Market

The Santa Fe Farmers Market exists to provide economic opportunities for our Members to prosper by creating a Market where authentic, locally grown products are made available to the Community. The Santa Fe Farmers Market represents over 150 active vendors and features hundreds of different agricultural products. To further meet Santa Fe's demand for fresh, local produce, the Market began operating year-round in 2002, and with more and more farmers using extended growing techniques, the "off season" becomes more successful every year.

La Montanita Co-op

The Co-op is New Mexico's largest community-owned natural foods market. The Co-op is a neighborhood store where the community can stop by for beautiful produce from farmers down the road. The Co-op is a leader in the local foods movement, and they support local farmers through the Foodshed Project. This initiative helps local farmers and producers get their products into more markets. Over 1,100 local products from 400 local producers make it to small community grocers, restaurants, and commercial kitchens as a result of the Co-op Distribution Center. The Co-op believes in the shared benefits of healthy food, sound environmental practices and a strong local economy with results that justify the resources used. La Montanita Co-op supports:

- Increased access to, and purchase of, healthy foods.
- A growing regenerative agriculture sector that uses sound environmental practices.
- A thriving and sustainable local economy that benefits members and community.
- A strengthened co-operative community.



Quivira Coalition

The Quivira Coalition's mission is to build resilience by fostering ecological, economic and social health on western landscapes through education, innovation, collaboration and progressive public and private land stewardship. They host the following programs:

- The Land and Water Program is designed to embody the four principles found in Quivira's tag line...education, innovation, restoration...one acre at a time. For each acre restored with the innovative ideas of our partners, we aim to educate volunteer participants in the ways of healing the ground.
- The New Agrarian Program offers apprenticeships in regenerative agriculture through partnership with mentor ranchers and farmers who are part of the Quivira community. In particular, this program aims to build resilience on Western lands by training the next generation of stewards in agricultural best practices, and by training ranchers and farmers to be mentors.
- Tribal Partnership with Hasbídito, which consists of three chapters on the Navajo Nation, Ojo Encino, Torreon, and Counselor. Currently, Quivira is assisting Hasbídito to expand their efforts to build economic and ecological resilience, principally by helping them develop the capacity for as many families as possible to grow healthy food at their homes. A group of these growers are actively involved in producing product for Mobile Farmer's Market sales, providing an immediate source of healthy food in the these communities and a means of economic development.
- Quivira also hosts an annual conference in Albuquerque, and releases publications that disseminate lessons learned from our Land and Water, New Agrarian, and Outreach Programs, as well as share knowledge and experience from similar efforts around the West, via our Journal Resilience, books, field guides, case studies, and other media. Topics include land health, riparian restoration, progressive livestock management, sustainable food production, the radical center, carbon ranching, young agrarians, resilient working landscapes, diverse partnerships, and building community capacity.

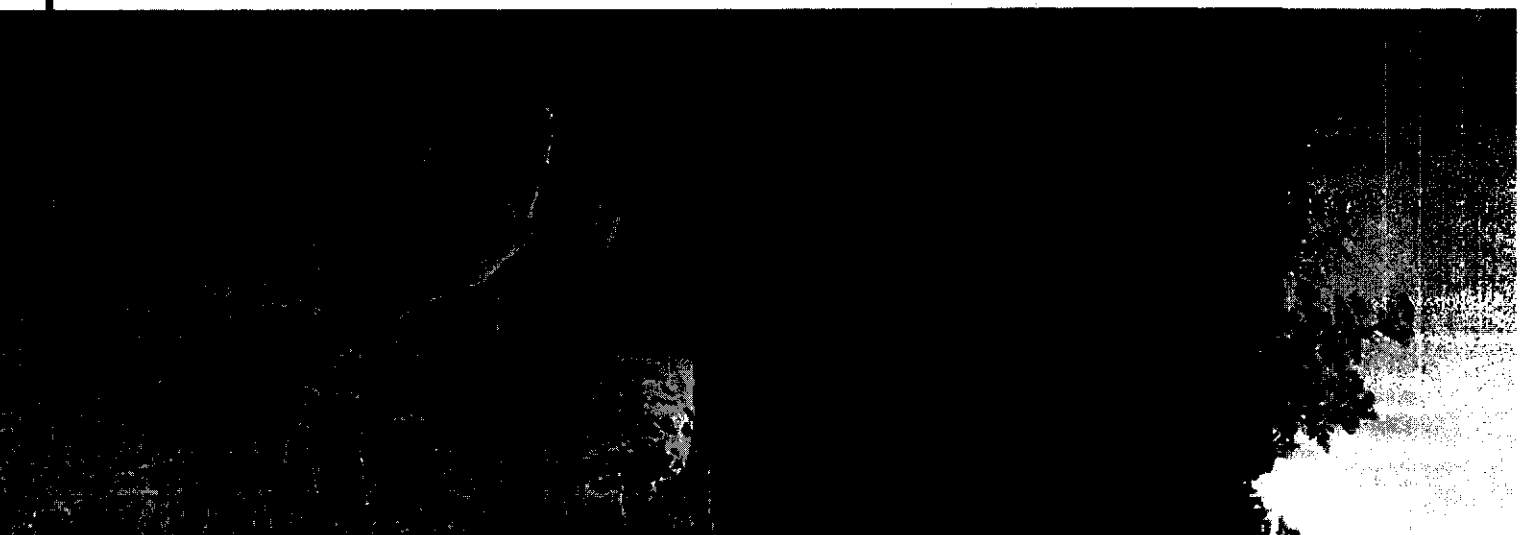
New Mexico Cattle Growers' Association (NMCGA)

The purpose of the Association is to advance and protect the cattle industry of New Mexico; work toward solutions of industry problems; promote the well-being of the industry; provide an official and united voice on issues of importance to the cattle producers and feeders; and create and maintain an economic climate that will provide members of the Association the opportunity to obtain optimum return on their investment.

NMCGA has been the voice of the beef industry in New Mexico since 1914. With members in 32 of the state's 33 counties as well as 19 other states, the Association represents cattlemen and their supporters from the Roundhouse in Santa Fe to the halls of Congress and everywhere in between. NMCGA is a grass-roots, membership-based organization with some 20 committees addressing the issues that affect ranchers and private property owners daily ranging from Threat & Health to Promotion & Marketing to Wildlife and much more.

Today's Association is heavily involved in many activities to promote and protect the livestock industry in New Mexico and across the West. NMCGA provides numerous learning opportunities annually, including the Cattlemen's College and participation in the New Mexico State University Short Course. The Association also understands that it is the youth of today that will emerge as the leaders of tomorrow. This is why the Association dedicated a committee to the younger generation, the Young Cattlemen's Leadership Committee and the Junior Cattle Growers' Association.

NMCGA founded the New Mexico Ag Leadership Program to identify and develop effective leadership within the food, agricultural, and natural resources of New Mexico. The program aids in developing and cultivating their skills to serve as better leaders. Curriculum topics include public relations, social economic, and cultural issues, international issues, and state and national government processes.





New Mexico Land Conservancy

The New Mexico Land Conservancy's mission is to preserve New Mexico's land heritage by helping people conserve the places they love. In 2002, the New Mexico Land Conservancy was formed. To date, NMLC has conserved more than 153,000 acres of land throughout the state at community, watershed, and landscape scales. They have set a 25 year goal of expanding that to one million acres. NMLC plans to meet that goal by partnering with others who share the same desire to preserve New Mexico's land and resources for the benefit and enjoyment of local communities, the public, and future generations of New Mexicans.

Santa Fe Conservation Trust

The Santa Fe Conservation Trust is dedicated to preserving the spirit of place among the communities of northern New Mexico by protecting open spaces and critical wildlife habitat, by creating trails, and by protecting the traditional landscapes of our diverse cultures. This mission aims to protect and enhance key natural areas, ranch and agricultural lands, river and stream corridors, trails, and the natural open lands that define and sustain the rich and memorable landscape. SFLT accomplishes their mission by working with people in culturally diverse communities in ways that enhance community values, create meaningful connections between people and the land, preserve heritage and encourage collaborative action. By providing landowners with tools to place their lands into voluntary conservation status, SFLT now oversees protection of more than 36,000 acres in northern New Mexico.

The Santa Fe Conservation Trust began creating a Strategic Conservation Plan (SCP) for its region in 2010. The Conservation Planning process includes aspects such as compiling data on the biodiversity of the region and identifying conservation goals for the planning region (i.e. protection of productive farmlands, buffering existing protected areas and connecting wildlife corridors).

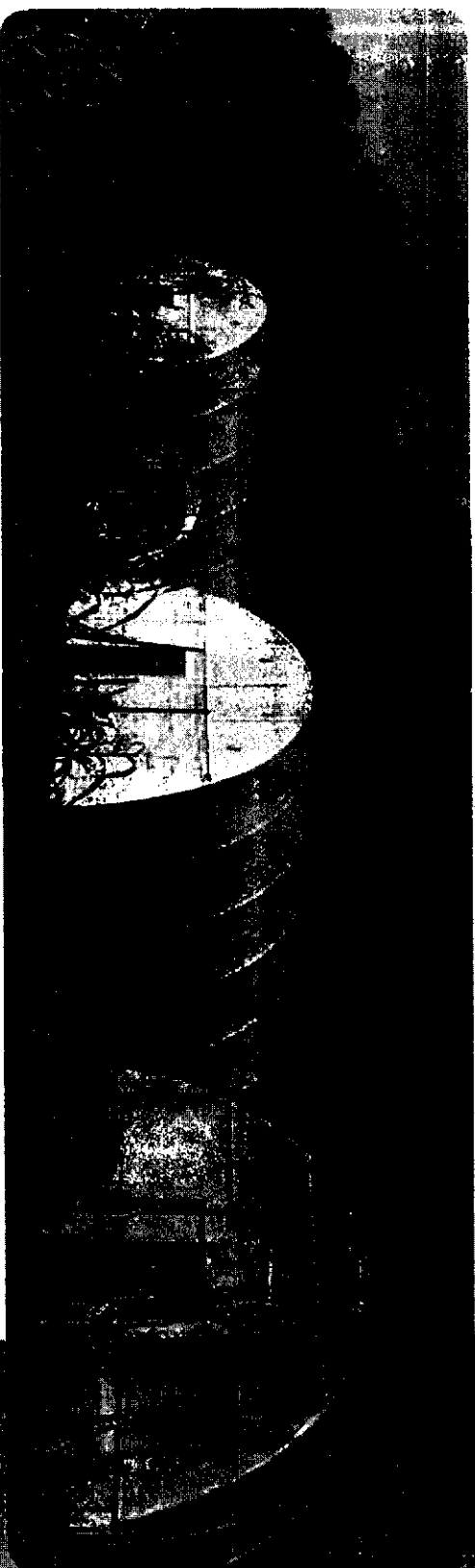
University of New Mexico

The UNM Sustainability Studies Program offers an undergraduate minor degree to students in any department or college on campus. The program provides interdisciplinary, hands-on, community-engaged learning that informs students' academic work, future careers, and personal lives. Among the many topics of sustainability covered in this program, the program has historically hosted Foodshed Field Schools, offers a Growers' Market Practicum, and they have initiated Flagship Farm on campus.

Santa Fe Community College

The School of Trades, Technology Sustainability, and Professional Studies offers a program in Greenhouse Management. In this program, students learn how Controlled- Environment Agriculture assists in efforts to revitalize agriculture production and supports local food systems. Specifically, students are taught greenhouse operations and management techniques, Aquaponic and Hydroponic systems, and a variety of sustainable methods to enhance all crop production efforts. A large part of the program involves a variety of hands-on experimental tasks in one of several operating systems. Students gain experience with crop production from seed to harvest in a variety of culture methods and locations. Operations in the existing geodesic dome greenhouse involve crop rotation, pest management, and pollination/pruning.

Currently, students can pursue either an Associate of Applied Science in Greenhouse Management or a Certificate in Greenhouse Management.





The !Sostenga! Commercial Kitchen- Northern New Mexico College

The !Sostenga! Commercial Kitchen on Northern's Española campus is a partnership between the College, Rio Arriba County and the Rio Grande Development Corporation's Siete del Norte.

According to Siete Del Norte, the goal of the project is to act as a business incubator, supporting the creation of new food businesses across northern New Mexico. It is designed to support regional farmers and ranchers interested in starting their own businesses by providing a facility to get them started. The kitchen will be an FDA licensed commercial kitchen outfitted with commercial-grade cooking and filling equipment. Clients will also have access to training and mentorship through the project and its partners.

The New Mexico Acequia Association (NMAA)

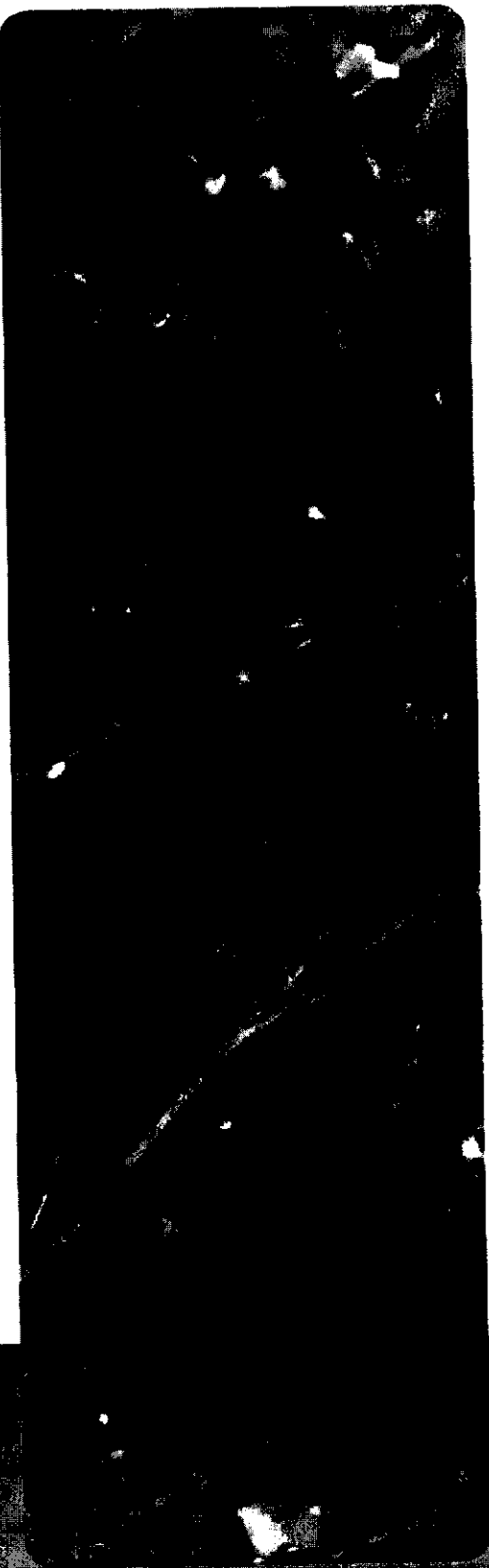
The mission of the New Mexico Acequia Association is to protect water and our acequias, grow healthy food for our families and communities, and to honor our cultural heritage. NMAA hosts the following projects:

- The Acequia Governance Project's purpose is to strengthen acequia governance through community education, technical assistance, and legal assistance.
- The *Escuelita de las Acequias* is a service learning and leadership development program. NMAA works closely with adults and youth from various acequia communities throughout the state and hosts *encuentros* or gatherings which are intended to support the following:
 1. Enable community leaders to build relationships around shared values and work
 2. Share the concept of community education and organizing through the *Escuelita de las Acequias*, and
 3. To generate and share ideas, strategies and work plans for *tareas* or community service projects.
- The **Mayordomo Project** seeks to investigate and record the practical local knowledge of living *mayordomos* in order to develop a method and program for the transmission of this knowledge to a new generation of *mayordomos*. It aims to identify, describe, understand, and transmit knowledge that is common among all *mayordomos* as well as particular to a specific individual and location.

- **The Sembrando Semillas Network** works to cultivate a cadre of acequia leaders of all ages passionate about their identity as land-based people who express their *querencia* through working the land, sharing water, and growing food. Participants work on agricultural-related projects in their own communities with a strong focus on acequia traditions and values. Within the network, participants learn from each other by exchanging ideas, visiting each other's projects and communities, and doing hands-on activities together.
- **Food and Seed Alliance** works to continue, revive, and protect our native seeds, crops, heritage fruits, animals, wild plants, traditions, and knowledge of our indigenous, land- and acequia- based communities in New Mexico for the purpose of maintaining and continuing our culture and resisting the global, industrialized food system that can corrupt our health, freedom, and culture through inappropriate food production and genetic engineering.

The Mid-Region Council of Governments (MRCOG)

The MRCOG hosts several meetings, activities and programs to support local food, including monthly Agricultural Collaborative meetings, the Local Food Festival and Field Day, the New Mexico LandLink Program, a Local Food Blog, E-Newsletter, Maps, and Local Food and Agriculture Events Calendar.



The North Central New Mexico Economic Development District (NCNMEDD)

The NCNMEDD has established 13 goals, including:

- **Water** - To promote improved quality, utilization, conservation and development of the District's water resources.
- **Land** - Encourage coordinated land use policies which will maximize economic potential and minimize ecological threats.
- **Agriculture** - To improve agricultural techniques, income and productivity.
- **Industrial and Business Development** - Broaden the economic and financial base of the District in order to:
 - 1) decrease unemployment and increase per capita income for District residents; and
 - 2) provide access to capital and management skill to enhance business and entrepreneurial development.
- **Community Planning and Education** - To provide educational support and training to local governments in planning, resource inventory, citizen participation, program evaluation and community development.

The Edgewood and Santa Fe-Pojoaque Soil and Water Conservation Districts (SWCD)

These two Districts are among 48 that were created statewide under the Soil and Water Conservation District Act, and are governmental subdivisions of the state. Edgewood SWCD serves the southern third of Santa Fe County while Santa Fe-Pojoaque SWCD covers the northern two-thirds.

The Districts provide technical and financial assistance to landowners who request guidance with the conservation of soil, water and other natural resources, including agricultural development. Most cooperators are farmers and ranchers who would like to make their operations more efficient, productive and profitable. Both Districts have cost-share programs to assist landowners with land restoration projects, whether it is irrigated land, rangeland, riparian restoration or defensible space for homes and other structures in forested communities, subject to available funding.

The New Mexico Association of Conservation Districts (NMACD)

Soil and Water Conservation Districts facilitate the conservation of natural resources in New Mexico by providing opportunities and quality support to local conservation districts and partners through representation and leadership. The following are some of the current Programs offered:

- **Farm Bill Program Technical Assistance.** The New Mexico Association of Conservation Districts (NMACD) manages a Technical Service Provider Program (TSP) in New Mexico to provide services authorized under the United States Department of Agriculture's National Farm Bill Programs.
- **Restore New Mexico.** The purpose of the initiative is to address invasive species on range and woodland on private, state, and federal lands in New Mexico. NMACD has been coordinating funding from the NRCS-EQIP program and the BLM-Restore New Mexico program to provide funds to ranchers for addressing brush species.

Natural Resource Conservation Service (NRCS)

1. Financial Assistance

NRCS offers voluntary programs to eligible landowners and agricultural producers to provide financial and technical assistance to help manage natural resources in a sustainable manner. Through these programs the agency approves contracts to provide financial assistance to help plan and implement conservation practices that address natural resource concerns or opportunities to help save energy, improve soil, water, plant, air, animal and related resources on agricultural lands and non-industrial private forest land.

- **The Agricultural Management Assistance (AMA)** helps agricultural producers use conservation to manage risk and solve natural resource issues through natural resources conservation. NRCS administers the AMA conservation provisions while the Agricultural Marketing Service and the Risk Management Agency implement other provisions under AMA.
- **The Conservation Stewardship Program (CSP)** helps agricultural producers maintain and improve their existing conservation systems and adopt additional conservation activities to address priority resources concerns. Participants earn CSP payments for conservation performance—the higher the performance, the higher the payment.



- **The Environmental Quality Incentives Program (EQIP)** provides financial and technical assistance to agricultural producers in order to address natural resource concerns and deliver environmental benefits such as improved water and air quality, conserved ground and surface water, reduced soil erosion and sedimentation or improved or created wildlife habitat.

2. Technical Assistance

NRCS delivers conservation technical assistance through its voluntary Conservation Technical Assistance Program (CTA). CTA is available to any group or individual interested in conserving our natural resources and sustaining agricultural production in this country. This assistance can facilitate areas such as the implementation of better land management technologies, improved water quality, and diversified agricultural operations.

3. Easements

The Agricultural Conservation Easement Program (ACEP) provides financial and technical assistance to help conserve agricultural lands and wetlands and their related benefits. Under the Agricultural Land Easements component, NRCS helps Indian tribes, state and local governments and non-governmental organizations protect working agricultural lands and limit non-agricultural uses of the land.

Santa Fe County Cooperative Extension Service

New Mexico State University's Cooperative Extension Service provides the people of New Mexico with practical, research-based knowledge and programs to improve their quality of life. The Santa Fe County Extension Service is dedicated to meeting the needs of a diverse population, and specializes in Agriculture Programs, Master Gardeners, Horticulture, Xeriscape Landscaping, Home Economics, ICan, and 4-H programs.



Thornburg Foundation

The Thornburg Foundation is committed to supporting pragmatic reforms that engage diverse coalitions of agricultural stakeholders in the following areas:

- Increased agreement about policies, laws and programs that champion healthy food access, environmentally sound agricultural practices and New Mexico's farm and ranch economy
- Increased capacity of New Mexico's working rangelands to support the health of the environment as well as future ranching generations
- Increasing the number and financial viability of farmers and ranchers producing food for local markets, especially in rural areas

Communities

By writing a community plan, residents are partnering with the County to document what is special about their home. Several communities have incorporated agriculture into community plan vision statements, historical sections, goals/strategies, and implementation matrices.

Tribal Nations Located in Santa Fe County

There are tribal lands of 7 individual tribal governments within Santa Fe County: Santo Domingo, Cochiti, Tesuque, Nambe, Pojoaque, San Ildefonso, and Santa Clara. Agriculture is a component of all these traditional communities.

Several initiatives are underway through tribal communities in the Santa Fe County region to implement projects and programs which support agriculture and food sovereignty. The work includes, but is not limited to increased access to culturally appropriate, fresh food, nutrition education, seed saving and banking, securing surface water availability for irrigation purposes, agricultural production for traditional use and commercial markets, season extension, composting, water conservation, and local food processing/storage.

The following Focus Areas expand upon opportunities which have been identified by staff where collaboration could lead to tangible results in our local food system.

FOCUS AREA ELEMENT 1: PROTECTING LAND & NATURAL RESOURCES

SGMP Policies

14.1 Protect agricultural and ranching resources by providing incentives for the economic viability of agricultural operations.

14.2 Support the use of agricultural financing tools such as the Transfer of Development Rights (TDR) Program and other mechanisms that enhance the viability of agricultural operations.

14.3 Protect agricultural operations and natural resources from nuisance claims and other negative impacts on natural and cultural resources.

15.5 Support and encourage agricultural operations.

16.1 Retain agricultural operations in Santa Fe County.

16.2 Promote appropriate agricultural operations.

Transfer of Development Rights (TDR) Program and Outreach

Santa Fe County has initiated the Transfer of Development Rights (TDR) Program in accordance with the SGMP and the SLDC. The purpose of the TDR Program is to promote the preservation of agriculture, rural open space, and character, scenic vistas, natural features, areas of special character or special historic, cultural or aesthetic interest or value, and environmental resources for the benefit of residents of Santa Fe County.

The TDR Program is a voluntary, incentive-based, market-driven approach to preserving agricultural land, open space and other environmental resources while encouraging development in designated County growth areas. The TDR program consists of sending sites and receiving sites.

Sending Sites:

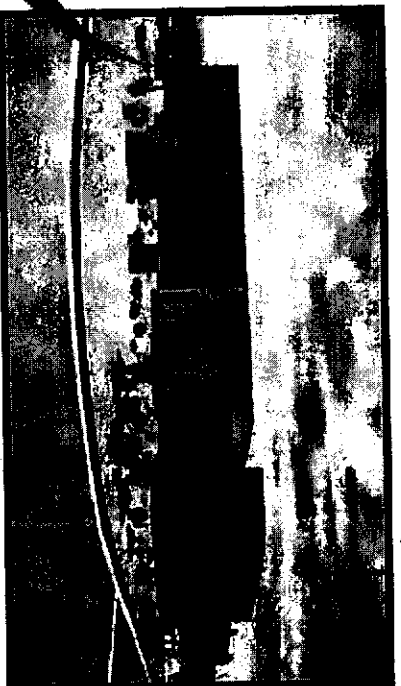
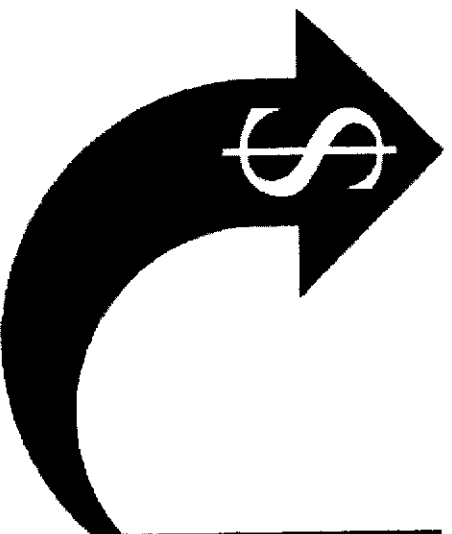
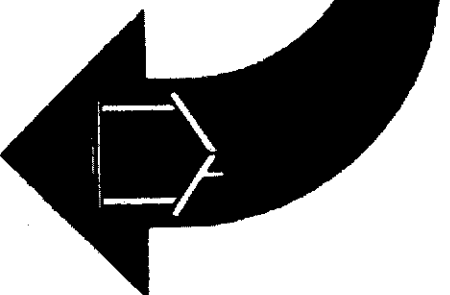
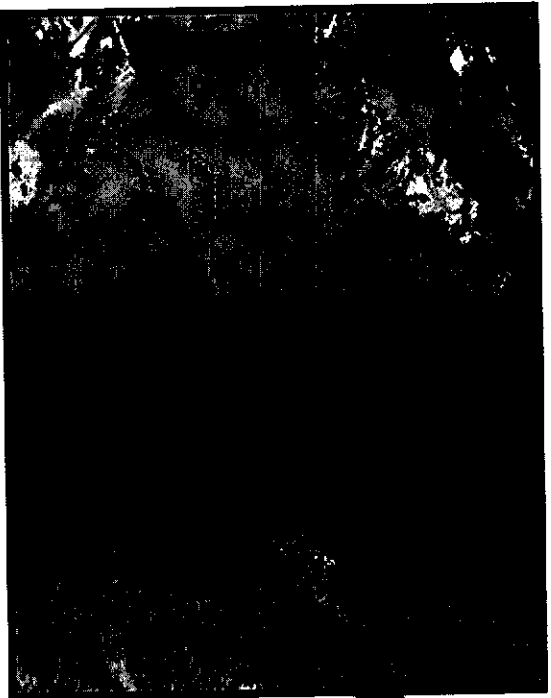
Sending Site areas are permanently preserved, remain in private ownership and are managed by private landowners. A landowner in a sending site can sell their development rights once the property is preserved through a conservation easement, which is developed by both the landowner and the County. Land owners may choose to retain some development rights on their property for future use.

Receiving Sites:

Receiving Site areas may have increased density and intensity of development through the acquisition of TDRs. Receiving sites are established in the SLDC and Zoning Map and have been identified for increased development based on the presence of adequate public facilities and services.

Sending Sites

Agricultural, Open Space & Critical Resource
Preservation & Economic Returns



Receiving Sites
Potential for increased
intensity of height, square
footage and/or number of
units.



Transfer of
Consent
(IDR)
Agriculture
Country by
Landowners
Protect
Resources
Land ownership
and water
rights.
by selling their
land rights.

Transfer of Development Rights (TDR) Bank

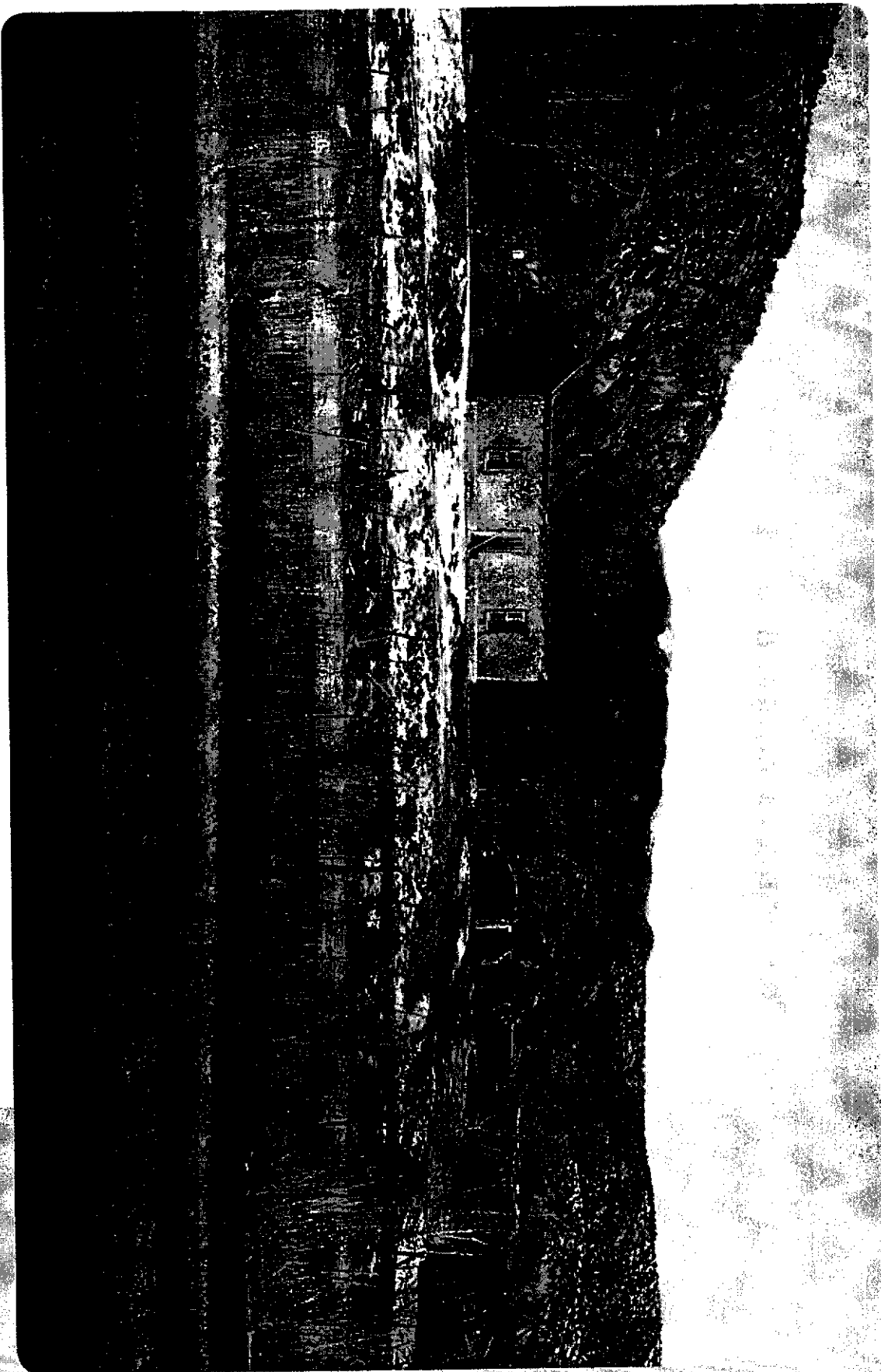
A TDR Bank is an important element for a successful TDR program. The TDR Bank will provide a mechanism for the acquisition and sale of TDRs. It also will provide a clear, transparent structure for property owners interested in selling TDRs and developers who have an interest in purchasing TDRs to understand the price and availability of TDRs. The TDR Bank may provide criteria in order for the County to most efficiently identify and prioritize agricultural and ranching land for preservation and protection.

The ARI Plan calls for:

- On-going outreach to communities and stakeholders Countywide to inform residents about TDR Options.
- Establishment of the role of the TDR Bank for the overall functionality of the TDR Program.
- Collaboration with partners to become familiar with other 'tools' in the land conservation tool kit to provide landowners a comprehensive range of options.

Summary of Action Steps - Expanded upon in the ARI Matrix:

- Develop on-going TDR Outreach Strategy
- Complete a TDR Bank Benefits Analysis
- Develop criteria for the prioritization of land preserved for public benefit through the TDR Bank
- Develop incentives for the TDR Program
- Establish the TDR Bank
- Demonstrate the connection between land being preserved and areas developed through the TDR Program
- Develop a 'tool kit' of land and water conservation options for protection of agricultural uses



FOCUS AREA ELEMENT 2: SUPPORTING AGRICULTURAL OPERATIONS

SGMP Policies

14.1 Protect agricultural land from ranching uses by identifying incompatible agricultural areas.

14.3 Protect agricultural operations and activities from nuisance, claims, and negative impacts on natural and cultural resources.

14.4 Support alternative options to increase the use of zoning for agricultural ranching.

15.1 Create a plan for communities to establish demonstration gardens, food systems, and agricultural communities to enhance local food production.

Connecting Farmers and Ranchers to Resources

Through work with communities and dialogues with farmers, ranchers, and other agricultural stakeholders, it is clear that more connections need to be made between people producing the food and the resources they need to do it. These resources range from equipment to technical/financial support and access to land, water, quality seed and helping hands. There are existing programs designed to provide these services to the agricultural community and the County will work with partners and community members to increase the awareness of these opportunities.

Access to Land and People through New Mexico Land Link

The ARI Plan identifies New Mexico Land Link as an example of a program designed to connect farmers, ranchers and resources. The 2015 Sustainable Growth Management Plan identifies 'Keys to Sustainability', which include the need to link potential new farmers and ranchers with elders who have experience in agriculture. The entry of a new generation of farmers and ranchers is critical to the future of local farming.

There is an increasing demand for locally grown food in Santa Fe County and around the state, but New Mexico faces challenges in providing consistent supply to meet this demand. The rising cost and loss of agricultural land coupled with an aging farmer and ranching population is contributing to a situation where we may see a decrease in yields for local food production in the coming years.

New Mexico Land Link is a web-based clearing-house set up for "land holders" (those who have land and need someone to farm it) and "land seekers" (those who are looking for land to farm). The purpose of the program is to facilitate connections between land owners who are not actively farming their land, and farmers/ranchers who are looking for an opportunity to begin agricultural enterprises. LandLink also provides current listings of available internships, mentorships, and agricultural-related job opportunities. Besides serving as a 'match-making' resource, the program is dedicated to helping the next generation of farmers succeed by providing access to training and business development services. These include business planning, financing, technical field assistance, and management training. Available resources include sample copies of tenure, sales, and lease agreements.

The New Mexico Land Link website is a community-based tool, and partners play an important role in connecting farmers, ranchers and resources. The program is designed to highlight various scales and locations of land for aspiring farmers and ranchers to select from. Santa Fe County will work with partners from all areas of the County with the goal of increasing the number of participants and diversifying the options of land showcased on LandLink New Mexico.

Agricultural Overlay

An agricultural overlay is a mechanism for protection of agriculture land and resources by incentivizing agricultural uses. This land use tool allows development opportunities within a specific area which are tailored to support agricultural production. An overlay zone addresses special siting, use, and compatibility issues that supplement or supplant those found in the underlying zoning district. The overlay may consist of a physical area with mapped boundaries and written text that adjust land use requirements of the underlying zoning district or regulations.

An agricultural overlay district protects and enhances community agricultural resources, as it is designed to support agricultural activities on appropriate properties. Agricultural activities include conditions, structures, equipment and infrastructure for the production of farm products, either for personal consumption or for sale. In addition to land-based agriculture, an agricultural overlay may also support the emerging industry of controlled-environment agriculture, which includes aquaponics and hydroponics.



Making It Easier to Produce Food

Santa Fe County is committed to protecting arable agricultural land and to supporting the economic viability of existing and potential agricultural enterprises. A theme repeated during the Community Dialogues was the challenge farmers and ranchers face accessing support and essential resources in order to make agricultural use of the land a viable and profitable endeavor.

The 2015 Sustainable Growth Management Plan (SGMP) foundational principles include agricultural production, environmental responsibility, economic strength and diversity, and community livability/quality of life:

- **How We Conserve and Protect:** Support agricultural and ranching activities
- **How We Produce:** Support and promote local food production, sustainable agriculture and growers and farmers markets.
- **How We Prepare:** Develop local food security
- **How We Evolve:**
 1. Support self-determination and self-sufficiency in all communities
 2. Retain young adults in our communities through high quality and creative employment opportunities
 3. Promote green energy technology

Specific examples of areas where improvements could be made based on community feedback and SGMP principles include:

- Enhancing opportunities for season extension structures such as greenhouses, hoop-houses and other closed-loop food production structures using green energy technology for agricultural uses throughout the County
- Increasing access to financial assistance and crop insurance for smaller scale and diversified crop operations
- Ensuring reliable access to affordable equipment
- Providing technical support to achieve conservation goals in landscape management for long term sustainable production.

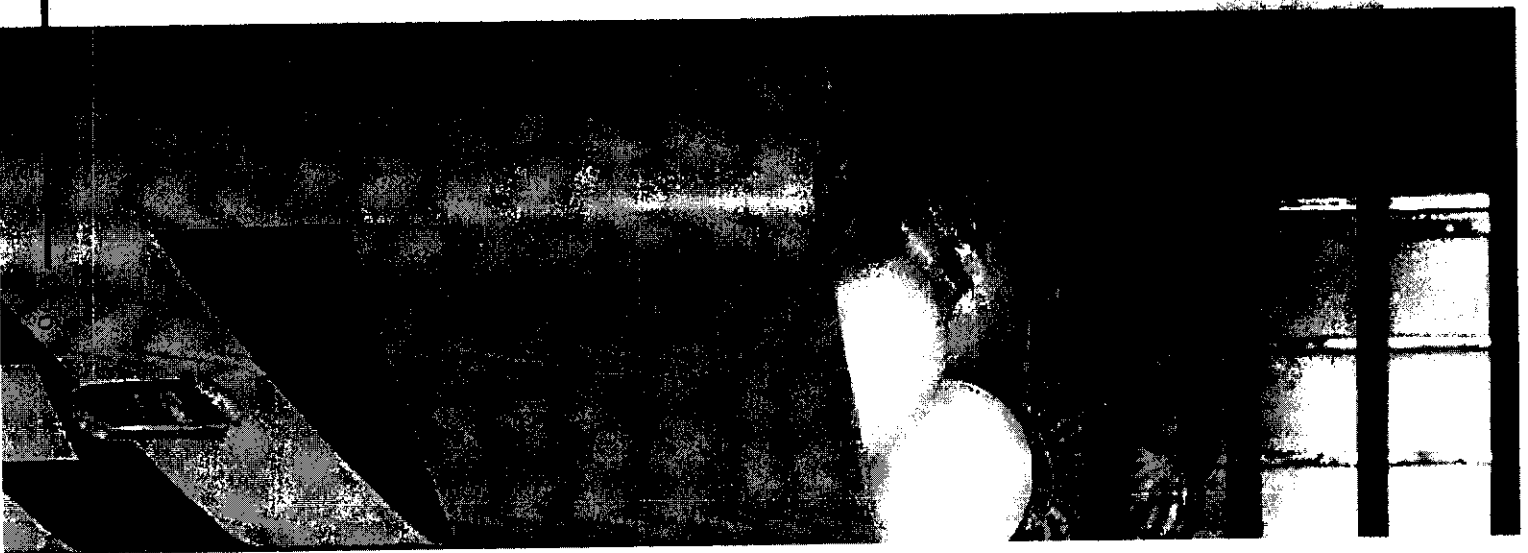
Several agencies offer programs designed to provide smaller scale agricultural producers with assistance and resources, including the Natural Resource Conservation Service, County Extension Office, and the Estancia and Santa Fe-Pejoaque Soil and Water Conservation Districts. Connecting farmers and ranchers to resources will allow the County to continue building relationships and developing innovative programs. The result of keeping land in agriculture will support increased food production to meet local market demand.

The ARI Plan calls for:

- On-going outreach to communities and stakeholders Countywide to build relationships and provide information
- Development of clear policies and land use regulations to allow greenhouses and other enclosed production structures for agricultural uses in the County
- Identification of community-based resources to support farmers' needs for more efficient food production
- Collaboration with partners to compile information on various agricultural resources and programs

Summary of Action Steps – Expanded upon in the ARI Matrix:

- Develop an outreach strategy for NM Land Link
- Develop Agricultural Overlay framework
- Collaborate with community members, agencies and organizations to develop localized equipment share programs
- Collaborate with agencies and organizations to increase farmer and rancher access to appropriately scaled financial resources
- Provide information about technical support opportunities to local farmers and ranchers
- Develop a comprehensive guide for local agricultural resources and programs



FOCUS AREA ELEMENT 3: PROMOTING INNOVATIVE APPROACHES TO AGRICULTURAL USE OF COUNTY PROPERTIES

SGMP Initiatives

15.1 Geographic communities and to establish agricultural demonstration research, gardening, organic food systems, agriculture and sustainability, and enhance local food systems.

15.2 Support local food systems, coordinate with local food organizations, and support agricultural development and food and lifestyle for residents.

15.3 Coordinate with local food and other organizations and initiatives.

15.4 Support local food and security of a broad range of supply systems.

15.5 Support local food and agriculture.

Agricultural & Ecological Demonstration Projects

Agricultural and Ecological (Argo-Ecological) Demonstration Projects provide opportunities to showcase the mutually beneficial dynamics of well-designed agricultural and ecological systems in a landscape in order to increase land productivity/grazing potential and improve water quality, wildlife habitat, erosion control, and flood resiliency while producing food. The ARI Plan aligns with and supports project and management plans for several Open Space properties.

Santa Fe County is developing Open Space Management Plans for multiple properties in the County. The plans identify property specific needs, existing site conditions, community and stakeholder vision, management goals, and action steps to be addressed through on-going strategic planning and maintenance. Los Potreros Open Space (LPOS), and La Cieneguilla Open Space (LCOS) were identified as areas where agricultural uses may be appropriate in conjunction with certain ecological restoration efforts.

Los Potreros Open Space (LPOS)

The Los Potreros Open Space is a 40-acre County Open Space property, in the far northern part of Santa Fe County in Chimayo, at the confluence of the Rio Quemado and Rio Santa Cruz. Through the management planning processes, Los Potreros Open Space has been identified as a potential candidate for a pilot Agro-Ecological Demonstration Project. The LPOS offers a unique scenic backdrop to El Santuario de Chimayo. More than half of the LPOS consists of historic grassland, or "Potrero" (foal pasture), while the eastern part consists of foothills lined with acequias and dry juniper savannah at higher elevations, bordering BLM land. The LPOS property includes a unique wetland and riparian ecosystem, and much of the pastures are currently wetlands.

The LPOS has maintained a historic, pastoral character, and local residents of Chimayo have strongly advocated for the preservation of these qualities. The LPOS Management Plan outlines the potential for some agricultural uses that have been considered carefully and are designed to minimize the impact on the land. The property may include some grazing activities contingent upon the restoration of grassland health, the development of an appropriate lease system. The property may also be used for educational opportunities.

Specific Management Objectives of the LPOS relating to an Agro-Ecological Demonstration Project include:

- **Scenic & Interpretive.** Maintain the area's scenic, pastoral, and historical qualities, and provide and maintain locally appropriate interpretive education, which may include simple signage
- **Ecological Health.** Maintain the ecological health, resilience, and productivity of the LPOS wetlands, pastures and riparian areas, and maintain wildlife habitat qualities
- **Grazing.** Establish a managed, restorative grazing program (and rest periods) as a way to improve grassland and wetland health
- **Agriculture.** Develop locally appropriate, small-scale agricultural opportunities, and, therefore, maintain water rights and acequia use
- **Education.** Explore educational and research opportunities

La Cieneguilla Open Space (LCOS)

The LCOS is a 150-acre County Open Space property along the Santa Fe River in La Cieneguilla, just west of the City of Santa Fe, located in the center of what used to be the La Cieneguilla Land Grant. The La Cieneguilla Open Space (LCOS) has also been identified as a County Open Space property with potential agricultural and/or grazing uses in the longer term. These uses are recommended as secondary to other primary uses.

The LCOS property includes unique natural resources associated with the Santa Fe River and with grasslands and former agricultural fields on old river terraces. The area includes a unique riparian ecosystem and valuable wildlife habitat and corridors. The property has 360-degree views of the Santa Fe County landscape and conveys a sense of the rural, open landscape of the historic La Cieneguilla Land Grant. The LCOS is located north of the settlement of La Cieneguilla and is close to many prehistoric cultural sites.

The LCOS Management Plan contains strategies to maintain a healthy ecosystem with native grasslands, and native wildlife habitats. Agricultural activities may be appropriate, as long as they are managed to protect and regenerate the grasslands. Educational opportunities may also be appropriate for the public to learn about the land, water, ecology, human history, and past and current uses of the place.

Specific Management Objectives of the LCOS relating to an Agro-Ecological Demonstration Project include:

- **Ecological Health.** Maintain the ecological health, resilience, and productivity of the LCOS uplands and riparian area, and maintain wildlife habitat qualities and connectivity across the landscape
- **Grasslands.** Evaluate the removal of some junipers to improve the regeneration of the grasslands while maintaining visual benefits.
- **Grazing.** Explore and use – when appropriate – managed, restorative grazing practices (and rest periods) as a way to improve grassland health
- **Education.** Provide and maintain interpretive education, and explore and use educational and research opportunities

The Pojoaque Recreation Complex

This County-owned recreational complex provides an opportunity for a variety of community functions. The site conditions of the southeast corner require revegetation and drainage improvements. Vegetation appropriate for the site includes native plants intermixed with native or naturalized edible species, ranging from stone fruit tree varieties, to wild asparagus, chokecherry, to traditional medicinal and culinary herbs. This Agro-Ecological Demonstration site could be designed as a 'Forage Forest', requiring minimal on-going upkeep once established, and providing an opportunity for interpretive signage.

Romero Park Community Garden

Romero Park is located in the historic Village of Agua Fria. The property includes a 30 acre park site and is the largest park operated by Santa Fe County. In 2016, the County completed Phase I of new improvements to the park including park infrastructure improvements, improved parking areas, irrigation systems, a community lawn space, a community plaza space, a shade structure at the exiting restroom building and playground improvements. Future phases may include improvements to existing recreation facilities, new recreation facilities, trails, a community garden, public spaces and integration of the park with the Santa Fe River Greenway.

Existing/Future County Facilities

Water harvesting technology can be integrated into new and existing structures to irrigate an agricultural demonstration project and produce food sustainably while conserving water. Roots are resources that provide impermeable surfaces which can effectively harvest over 95% of the rainwater that falls on them. Just a small rain storm can produce large amounts of water runoff and if the storage capacity of the tanks is calibrated appropriately, the water is available for irrigation, even in times of drought.

The Santa Fe County Edgewood Senior Center is a successful example of how rainwater harvesting, dedicated gardeners and fertile earth can produce fresh food for the health and enjoyment of local people. The gardens also enhance the overall beauty of the center. This model can be applied to new and existing buildings where adjacent food gardens could provide aesthetic charm, educational opportunities, and access to fresh food.

Santa Fe Master Gardener Program (NMSU Cooperative Extension)

New Mexico State University trains volunteers to help with urban horticulture questions and outreach education using scientific research as a basis for recommendations to residents. The areas of support include horticulture, integrated pest management, xeriscape principles, native plant selection, disease and drought management, and water conservation principles in the urban landscape. With these principles in mind, Santa Fe Master Gardeners have several on site demonstration gardens at the Santa Fe County Fairgrounds, including:

- **Herb Garden.** Herb varieties and select species are exhibited that are both traditional and introduced for culinary and aromatic uses. This garden also exhibits some water saving technology using drip irrigation and mulching materials used in water conservation.



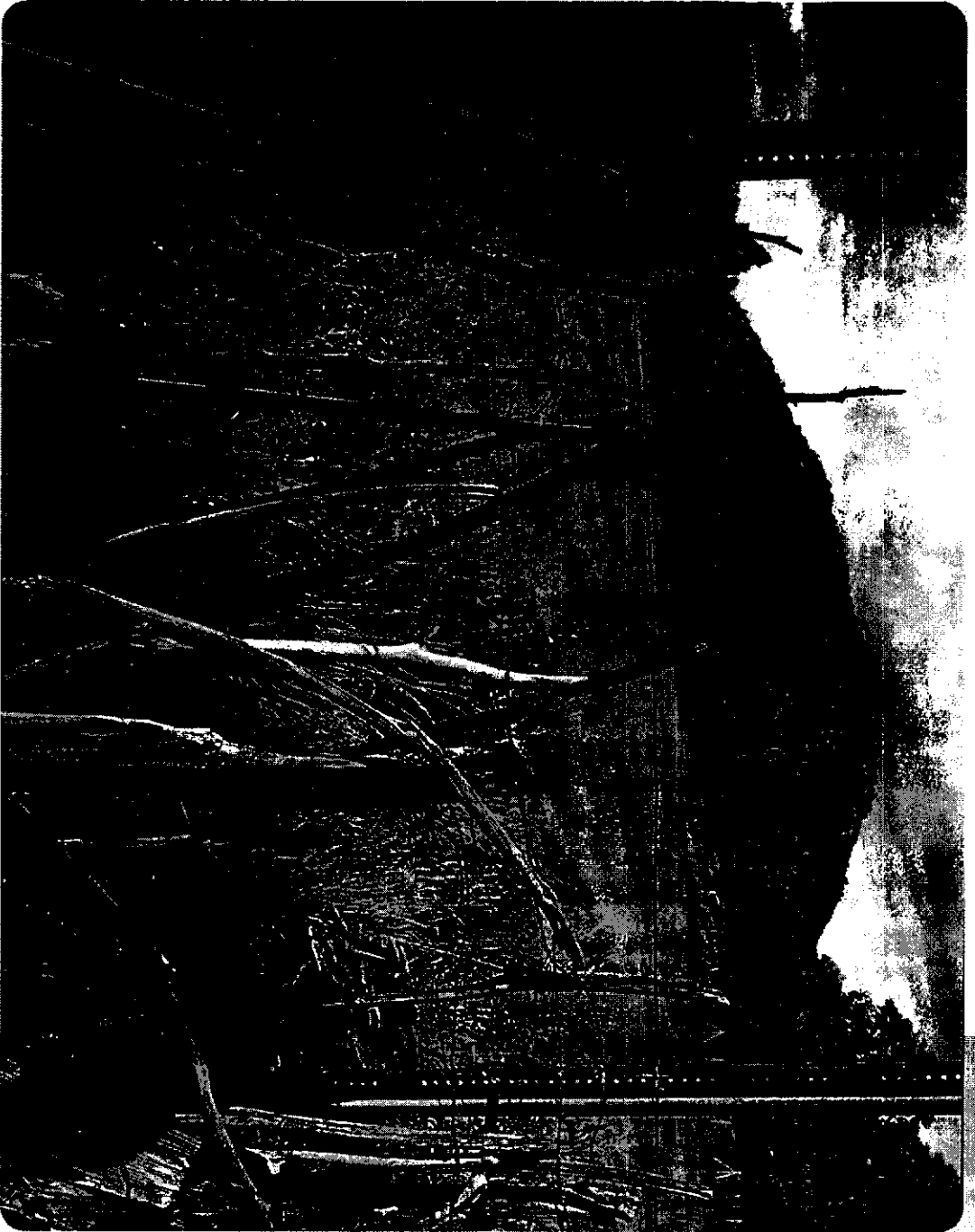
- **Vegetable Garden.** A new demonstration vegetable garden incorporates a variety of methods of gardening, for example container gardening in an urban setting for those with minimal space. Additionally, limited mobility gardeners will be able to see examples of raised bed gardens easily accessed with simple modifications for easier access. The demonstration vegetable garden will also highlight vegetable varieties that do well in our zones, and include data on harvest dates, integrated pest management, water conservation practices and organic growing methods.
- **Composting Demonstration.** This project's goal in cooperation with the City of Santa Fe is to increase knowledge and use of composting by Santa Fe residents in order to increase recycling of waste and improve garden soils in Santa Fe.

The ARI Plan calls for:

- Considering agro-ecological demonstration projects on County properties
- Integrating agriculture within the surrounding ecological context
- Incorporating low maintenance edible species or community garden/farm space into County landscaping projects, where appropriate.
- Aligning existing and future water harvesting systems with food production.

Summary of Action Steps – Expanded upon in the ARI Matrix:

- Develop acequia management systems to maintain and improve infrastructure and drainage where appropriate
- Develop Pasture & Grazing Management Plans where appropriate
- Develop the County Grazing Lease process
- Plant riparian buffer strips of native vegetation where appropriate
- Plant a variety of edible, native or naturalized species where appropriate
- Integrate food gardens into the programming and design of future County facilities where appropriate
- Equip or augment appropriate County structures with rainwater catchment systems designed to irrigate food gardens and other landscaping
- Develop dryland agro-ecological demonstration projects where appropriate
- Develop interpretive education program for agro-ecological demonstration projects



FOCUS AREA ELEMENT 4: UNDERSTANDING THE CAPACITY OF OUR LOCAL FOOD SYSTEM

SGMP Policies:

14.1 Protect agricultural ranching uses by eliminating incompatible development in agricultural areas.

14.2 Support the preservation of agricultural uses by financing tools such as Development Rights mechanisms such as agricultural overlay, and viability of agricultural

15.1 Coordinate with communities and ranchers to establish agreements for demonstration gardens, food systems, and agricultural sustainability enhanced by

15.2 Support coordination with organizations that support agricultural development, food and the residents

Santa Fe County Agricultural Resource Inventory

Today's local food systems consist of supply and demand chains. Agricultural resources encompass various scales of production, water, and also the people and places that purchase and distribute local food. It is essential to understand existing conditions of local agriculture to strategically plan for the viability of future local food supply and demand.

The Agricultural Resource Inventory will establish baseline data regarding the current status of agriculture and ranching in Santa Fe County, provide information about market niches, production capacity of the County, and average values for select agricultural products, and will review infrastructure, aggregation, and transportation options that may be underutilized or further coordinated. The inventory is intended to be a dynamic tool that is updated as conditions change.

The information will be available to community members, policy makers, business owners, researchers, and agricultural producers for the purposes of building resiliency and networks in the local foodshed.

Reaching out to Farmers and Ranchers

The County's history of community planning has yielded relationships with community members, and the County will design a coordinated approach to reach various producers in the local food system, from participants who grow food for their families, to market farmers to wholesale producers. The goal is to learn more about the current capacity to grow food in Santa Fe County. Future phases of this work may include forecasting potential food production capacity if strategically identified underutilized lands were rehabilitated to support agriculture.

In order to obtain information from farmers and ranchers to develop the Agricultural Resource Inventory, the County will be asking growers questions relating to what they grow and/or raise, how many acres are in production, what types of land use practices they employ, and what challenges they face. In addition to requesting this information, County will also be connecting farmers and ranchers to resources.

This information will help to paint a picture of how much local food is actually being produced, which is crucial to understand as there is an increasing demand for local food.

The County will compile information regarding average yields per acre for various crops, based on research and community input. Where gaps in local food production are identified, next steps may include targeted efforts to connect growers to markets niches.

The Agriculture Resource Inventory will provide information, and also focus on relationship building with members of the agricultural community. Stories from the fields are living history, and there is both economic potential and important local character embedded in those stories. By speaking with community members on the topic of agriculture, the County will have a better understanding of the needs and challenges faced by local growers, and will be better positioned to offer targeted support specific to a community's context.

Learning About Local Markets

As the County develops an understanding of the local production capacity, there will be a simultaneous effort to identify the various market opportunities for local growers. The data analysis is intended to guide new or existing growers who may be interested in expanding or diversifying production by providing current information from entities that purchase and/or distribute local food.

The inventory will document existing market conditions, and identify key crops or food products that are not currently available in sufficient supply. There may also be a step-by-step guide outlining the necessary steps a grower would need to complete in order to sell to a specific buyer. For example, if a grower were interested in selling products through the Santa Fe Public Schools, the application protocols, deadlines, and requirements would be available for a grower to review and compare to other wholesale opportunities. The Agricultural Resource Inventory will also provide an estimated range of value per crop in a variety of sales venues, based on current average wholesale and retail prices.

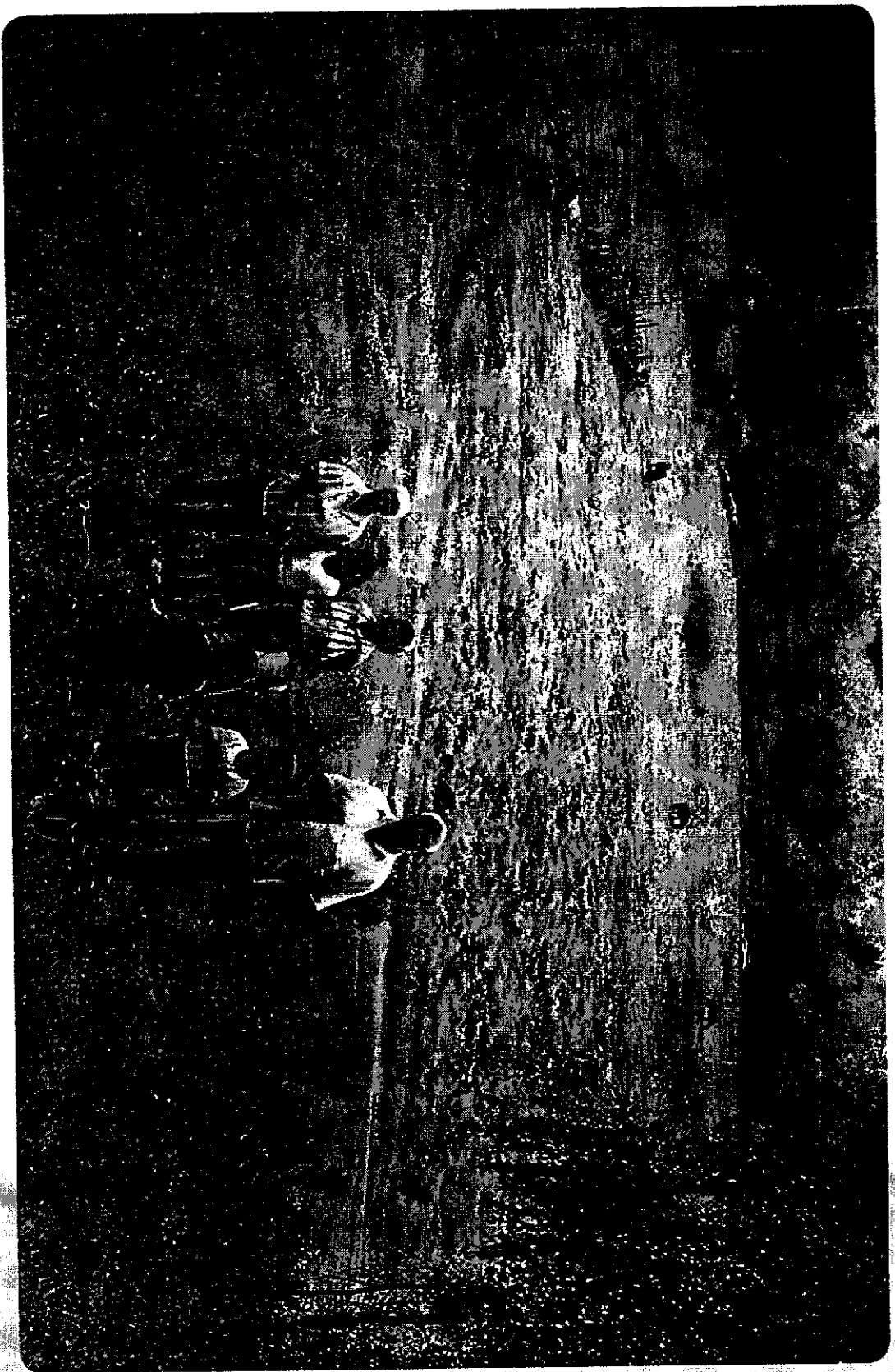
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The ARI Plan calls for:

- Baseline data to support the Agricultural Revitalization Initiative and associated projects
- Relationship building with the local agricultural community in order to learn about what is grown and raised here and to increase awareness of agricultural market opportunities
- Focused agricultural economic development efforts to facilitate connections between local growers and niche markets
- On-going community dialogues about agriculture
- Identification of the infrastructural requirements of a functional food system supply and demand chain

Summary of Action Steps – Expanded upon in the ARI Matrix:

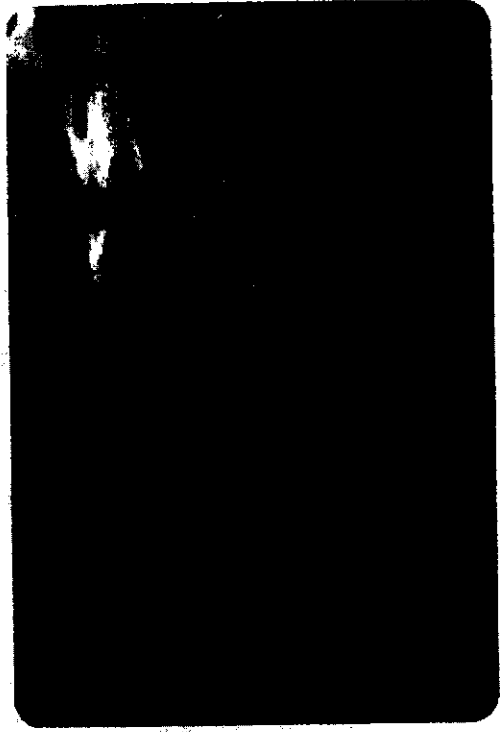
- Develop an Agricultural Stakeholder Outreach Plan
- Identify and conduct outreach to agricultural producers throughout the County
- Develop Local Food System Analysis Report
- Develop Agricultural Resource Maps
- Develop a guide outlining the various market opportunities for local food
- Establish an Agriculture Steering Committee
- Collaborate with initiatives to connect specialty crop farmers with statewide market opportunities through expanded access to aggregation and distribution networks
- Identify capital improvement needs in our local food system to facilitate the processing, storage and distribution of products
- Collaborate with businesses and organizations to support the marketing of agri-tourism and specialty agricultural products
- Design an 'Agricultural Clearinghouse'



AGRICULTURE AND RANCHING IMPLEMENTATION MATRIX

The Agriculture and Ranching Implementation (ARI) Matrix lists actions that the County and partners will consider initiating in order to achieve many of the agricultural goals and objectives identified in each focus area element. It provides a quick look at recommendations that are presented in greater detail in the body of the plan. Implementing the strategies, projects, programs and activities will be on-going and evolve as conditions change. The matrix should be periodically updated and amended to meet the on-going needs and expectations of the community. The strategies, projects, programs and activities will be initiated and implemented through a variety of approaches, partnerships, and funding sources.

The ARI Matrix actions have been prioritized based on public comment, Board comment, internal staff review and work plan, community input, Open Space recommendations, and identification of a critical path.



High Priority Implementation Actions:

Focus Area	Action	County Lead - Support	Potential Partners	Priority	SGMP Policies Implemented
1- A	Develop on-going TDR Outreach Strategy	Planning	Community, NMMAA, SFFML, SFCT, NMMLC	High- In process	14.1, 14.2, 14.3, 15.3, 15.5, 16.1
1- B	Complete a TDR Bank Benefits Analysis	Planning - Finance, Legal	Community, contractual services	High- In process	14.1, 14.2, 14.3, 15.3, 15.5, 16.1
1- C	Develop criteria for the prioritization of land preserved for public benefit through the TDR Bank	Planning - CMO, Legal	NMLC, SFCT, contractual services	High	14.1, 14.2, 14.3, 15.3, 15.5, 16.1
1- D	Establish the TDR Bank	Finance - Planning		High	14.1, 14.2, 14.3, 15.3, 15.5, 16.1
2- A	Develop the Agricultural Overlay framework	Planning - GM, Legal	Community	High	14.1, 14.3, 14.4, 15.2, 15.3, 15.4, 15.5, 16.1, 16.2, 16.3
3- A	Develop acequia management systems to maintain and improve infrastructure and drainage where appropriate	Planning - Public Works	Community, NMMAA	High	15.1, 15.2, 15.3, 15.4, 15.5, 16.1, 16.2, 16.3

Focus Area	Action	County Lead - Support	Potential Partners	Priority	SGMP Policies Implemented
3- B	Develop Pasture & Grazing Management Plans where appropriate	Planning- Public Works	Community, Quivira, NMCGA, contractual services	High	15.1, 15.2, 15.3, 15.4, 15.5, 16.1, 16.2, 16.3
4- A	Develop an Agricultural Stakeholder Outreach Plan	Planning- Assessor's Office, Ag Extension Office	Community, SFFMI, NMAA, SFCT, NMLC, La Montanita, Quivira, Farm to Table, contractual services	High- In process	15.2, 15.3, 15.4, 16.1
4- B	Identify and conduct outreach to agricultural producers and local food purchasers throughout the County	Planning - Assessor's Office, Ag Extension Office	Community, SFFMI, NMAA, SFCT, NMLC, La Montanita, Quivira, Farm to Table contractual services	High- In process	15.2, 15.3, 15.4, 16.1
4- C	Develop a Local Food System Analysis report	Planning -	Community, SFFMI, NMAA, SFCT, NMLC, NCNMEDD, La Montanita, Quivira, Farm to Table, contractual services	High	14.1, 14.2, 15.2, 15.3, 15.4, 16.1, 16.2, 16.3
4- D	Develop Agricultural Resource Maps	Planning- GIS	Community, SFFMI, NMAA, SFCT, NMLC, NCNMEDD, La Montanita, Quivira, Farm to Table, contractual services	High- In process	14.1, 14.2, 15.2, 15.3, 15.4, 16.1

Focus Area	Action	County Lead - Support	Potential Partners	Priority	SGMP Policies Implemented
4- E	Develop a guide outlining the various market opportunities for local food	Planning- Economic Development	Farm to Table, SFFML, La Montanita, food retail outlets, local food distribution, public schools, NM Farmers Marketing Association	High	14.2, 15.2, 15.3, 15.4, 15.5
4- F	Develop an Agricultural Steering Committee	Planning- Ag Extension Office	Community, stakeholders	High	14.2, 15.1, 15.2, 15.3, 15.4, 15.5, 16.1, 16.2
4- G	Collaborate with initiatives to connect specialty crop farmers with statewide market opportunities through expanded access to aggregation and distribution networks	Planning - Economic Development	Community, stakeholders, Farm to Table, New Mexico Growm, SFFPC, NMEAPC	High	15.2, 15.3, 15.4, 15.5, 16.1

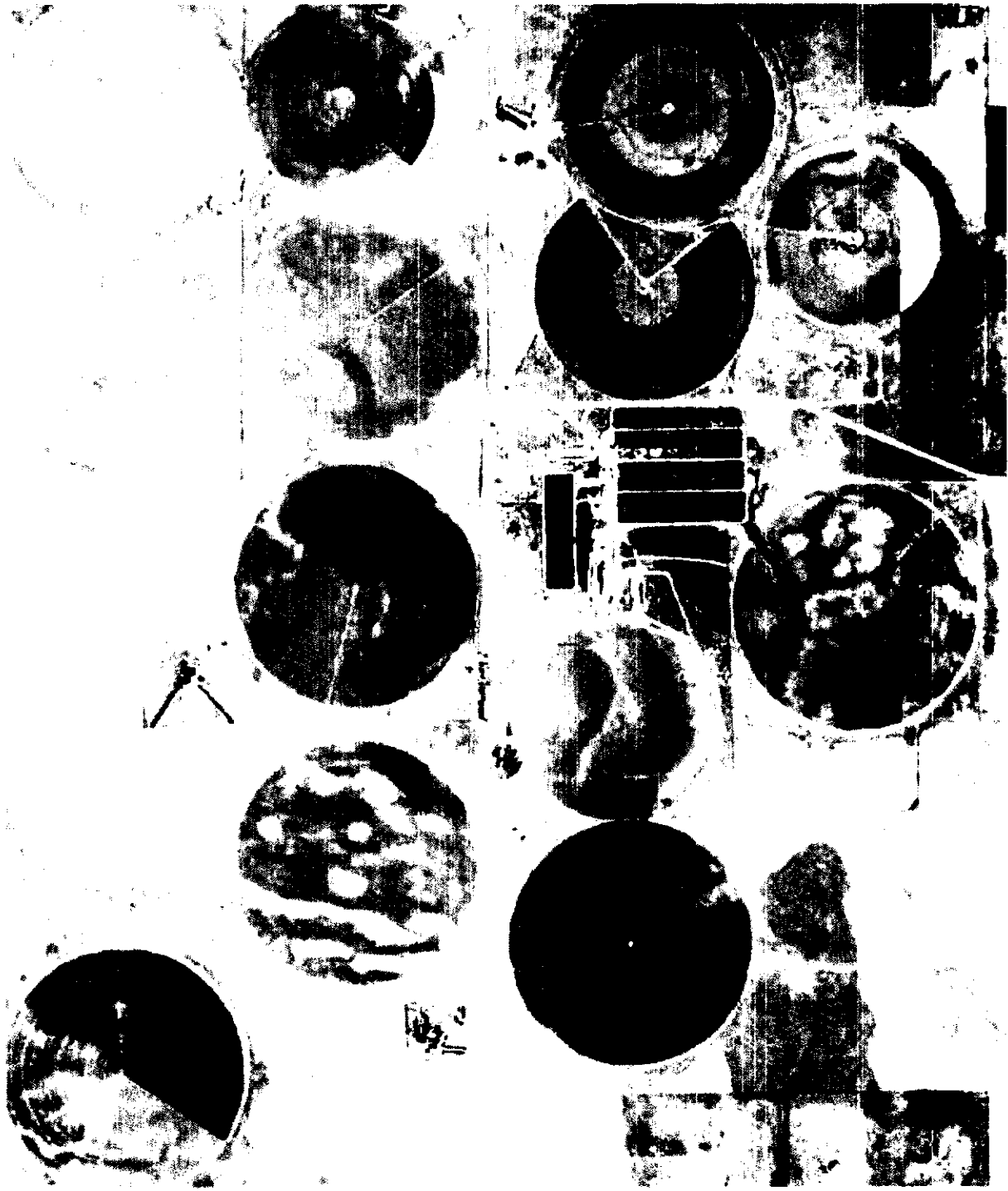
Medium Priority Implementation Actions:

Focus Area	Action	County Lead - Support	Potential Partners	Priority	SGMP Policies Implemented
1- E	Develop incentives for the TDR Program	Planning - CMO, GM, Legal	Contractual services	Medium	14.1, 14.2, 14.3, 15.3, 15.5, 16.1
1- F	Demonstrate the connection between land being preserved and areas developed through the TDR Program	Planning	Community	Medium	14.1, 14.2, 14.3, 15.1, 15.5, 16.1, 16.2
2- B	Develop an outreach strategy for NM Land Link	Planning	MRCOG, NMAA, SFCC, SFFPC	Medium- In Progress	14.1, 14.2, 14.3, 15.3, 15.5, 16.1
2- C	Collaborate with agencies and organizations to increase farmer and rancher access to appropriately scaled financial resources	Ag Extension Office- Planning	Soil & Water Conservation Districts, NRCS, SFFMI, Community	Medium	14.2, 15.2, 15.3, 15.4, 15.5, 16.1
2- D	Provide information about technical support opportunities to local farmers and ranchers	Ag Extension Office- Planning	Soil & Water Conservation Districts, NRCS, Community	Medium- In Progress	15.1, 14.2, 15.2, 15.3, 15.4, 15.5, 16.1
2- E	Develop localized equipment share programs	Ag Extension Office- Planning	Soil & Water Conservation Districts, NRCS, Community	Medium	15.2, 15.3, 15.4, 15.5, 16.1
3- C	Develop a County Grazing Lease process	Planning - Public Works	Community, Quivira, NMCGA, contractual services	Medium	15.2, 15.3, 15.4, 15.5, 16.1, 16.2, 16.3

Focus Area	Action	County Lead - Support	Potential Partners	Priority	SGMP Policies Implemented
3- D	Plant riparian buffer strips of native vegetation on County properties, where appropriate	Public Works - Planning	Community, Quivira, contractual services	Medium	15.1, 16.2, 16.3
3- E	Plant a variety of edible, native or naturalized species on County properties, where appropriate	Public Works - Planning	Community, contractual services	Medium	15.1, 15.3, 15.4, 16.1, 16.2
3- F	Integrate food gardens into the programming and design of future County facilities	Public Works - Planning, Ag Extension Office	Community	Medium	15.1, 15.2, 15.3, 15.4, 16.1, 16.2
3- G	Equip or augment appropriate County structures with rainwater catchment systems designed to irrigate food gardens and other landscaping	Public Works - Planning	Community	Medium	15.1, 15.2, 15.3, 15.4, 16.1, 16.2
4- H	Identify capital improvement needs in our local food system to facilitate the storage and distribution of products.	Public Works- Planning, Ag Extension Office	Community, SFFML, NMMAA, SFCC, NCNMEDD, La Montanita, Farm to Table, MoGro	Medium	14.1, 15.2, 15.3, 15.4, 15.5, 16.1
4- I	Collaborate with business and organizations to support the marketing of agri-tourism and specialty agricultural products	Planning - Economic Development	Community, SFFML, NCNMEDD, stakeholders	Medium	14.1, 15.1, 15.2, 15.3, 15.4, 15.5, 16.1

Low Priority Implementation Actions:


Focus Area	Action	County Lead - Support	Potential Partners	Priority	SGMP Policies Implemented
1-G	Develop a 'tool kit' of land and water conservation options for protection of agricultural uses	Planning - Legal	NMLC, SFCT, NRCS, SFFMI	Low	14.1, 14.2, 14.3, 15.3, 15.5, 16.1
2-F	Develop a comprehensive guide to local agricultural resources and programs	Planning - Ag Extension Office	Soil & Water Conservation Districts, SFFMI, Farm to Table, NRCS, Community	Low	14.1, 14.2, 14.3, 15.3, 15.5, 16.1
3-H	Develop dryland agro-ecological demonstration projects on County properties where appropriate	Public Works - Planning	Community, Quivira, contractual services	Low	15.1, 15.2, 15.3, 15.4, 15.5, 16.1
3-I	Develop interpretive education program for agro-ecological demonstration projects	Planning - Public Works, Ag Extension Office	Community, contractual services	Low	15.1, 15.4, 16.1
4-J	Design an 'Agricultural Clearinghouse'	Planning - Ag Extension Office	Community, SFFMI, NMAA, SFFPC	Low	14.2, 15.2, 15.3, 15.4, 15.5, 16.1




City of Santa Fe, New Mexico

memo

DATE: August 8, 2016

TO: City Council Committees 

VIA: Lisa Martinez, Director, Land Use Department

FROM: Katherine Mortimer, Supervising Planner, Land Use Department 

SUBJECT: GREEN BUILDING CODE UPDATE & ESTABLISHING TARGET GOALS

ITEM

AMENDING SECTION 7-4.2 SFCC 1987, RESIDENTIAL GREEN BUILDING CODE BY REPEALING EXHIBIT A TO CHAPTER VII SFCC 1987; ADDING A REQUIREMENTS SECTION; AND AMENDING SECTION 14-8.2(D) BEST MANAGEMENT PRACTICES FOR GRADING BEFORE AND DURING CONSTRUCTION.

This Bill would update the Residential Green Building Code, increasing the requirements for energy and water efficiency while simplifying the process for compliance and would ensure homes approved under the code are evaluated consistently.

ESTABLISHING TARGET GOALS FOR THE CITY'S GREEN BUILDING CODE TO MEET THE GOALS SET FORTH IN THE U.S. MAYORS CLIMATE CHANGE PROTECTION AGREEMENT, THE CITY'S GOAL OF BECOMING CARBON NEUTRAL BY 2040, AND THE NEED TO CONSERVE WATER RESOURCES DUE TO THE PROJECTED EFFECTS OF CLIMATE CHANGE.

This resolution sets forth targets for the green building code program to meet goals previously adopted by the governing body.

BACKGROUND

The governing body adopted the first Residential Green Building Code in 2009 (Ordinance 2009-9). At that time the Code represented a major step towards reducing building energy and water efficiency along with cradle to grave impacts of building materials, ensuring healthy indoor air quality and providing homeowner education. The code has been amended several times with a significant streamlining in 2011 (Ordinance 2011-49). The proposed code changes would help achieve carbon neutrality by 2040.

The code was originally formatted to be consistent with the Build Green New Mexico (BGNM) program which is one of two programs that can be used to qualify for the New Mexico Sustainable Building (NMSB) Tax Credit. That program has undergone two updates and is expected to be continually updated over time. The current checklist used by the Santa Fe

Residential Green Building Code no longer aligns with the BGNM checklist.

This proposed bill would increase required energy and water conservation, demonstrated through computer modeling. Energy modeling has been a requirement for the NMSB Tax Credit. Additionally, a requirement for water efficiency modeling was added in 2015 NM legislation (SB279). The modeling required by the proposed bill is consistent with the requirements needed to take advantage of this tax credit.

The proposed code updates include key mandates and, together with the computer modeling, will create a simpler, more flexible program that can more predictably save energy and water. This program can be used to drive energy and water savings by changing the required home energy rating system (HERS) index and water efficiency rating score (WERS) requirements and can also be used as a model for developing green codes for other building types such as residential remodels and commercial buildings.

Applicability

This update will apply to all new single-family structures, attached and detached, including accessory dwellings and modular homes.

Summary of Code Changes:

1. Computer modeling will replace the current Residential Green Building Code Checklist
2. Lower (improve) HERS score requirement by 5 points now and 5 more effective 1/1/18
3. Building thermal envelope insulation shall meet the 2015 International Energy Conservation Code
4. Require training for HERS raters on local standards for the modeling software
5. Require computer water modeling using the newly created Water Efficiency Rating Score (WERS) tool with a score of 70 (30 percent better than building code) (More information on WERS below)
6. Incorporate requirements to preserve vegetation with fencing and to protect buildings from canal and gutter splashing into the City's Chapter 14, Development Code
7. Require air exchanges consistent with 2010 ASHRAE 62.2 standards
8. Provide consistent inspections of building thermal enclosure sealing and insulation by City staff
9. Confirm duct installations per manufacturer's specifications and ensure that leakage does not exceed 6% of total fan flow
10. Require duct protection from dust and debris during construction
11. Ensure heating and cooling system(s) are designed and selected per the Air Conditioning Contractors of America (ACCA) manuals
12. Ensure homeowner manuals include all relevant information and are bi-lingual
13. Establish a new \$100 green code permit fee for permits reviewed under the new program
14. Dedicate and train city green code staff to review, inspect and track program progress

Incorporation of Water Efficiency Rating Score

This bill includes incorporation of the new Water Efficiency Rating Score (WERS) tool which replaces the checklist section for Water Efficiency under the current code as directed by Resolution 2015-28. The WERS tool measures the projected water savings of different water fixtures and appliances, both inside and outside of the building, and compares that projected usage to the same home if it were built under minimum code standards. The initial recommended requirement is for all new homes to achieve a score of 70, which is 30% better than buildings subject to no green code requirements. The current green code requires

increased water efficiency using a checklist. It is estimated that a WERS of 70 will save about the same amount of water, or a little more, than the amount saved under the current green building code. While the tool calculates the water savings, should someone elect to install graywater or rainwater harvesting systems, such systems are not a requirement in order to achieve a score of 70. Once achieving a WERS 70, the Council may consider lowering the required score which would require additional water conserving measures.

Resolution Establishing Target Goals:

The Resolution aims to align with goals embodied in policy previously adopted by the governing body for reducing greenhouse gas emissions, creating more energy efficient buildings, and conserving water in incremental amounts over time. To achieve the goals of the resolution, staff will collect data about the effectiveness of the updated green building code and then use the new model and data to develop green building codes for other building types including commercial buildings and additions and remodels of all building types.

FISCAL IMPACT

Cost for City Administration:

City administration costs of the update will increase over the current program. Green code trained staff will review HERS and WERS submissions, identify those elements used to obtain the required score and subsequently inspect the construction. They will also ensure inclusion of the required components of the green building code which exceed the basic International Residential Code or Uniform Mechanical or Plumbing codes to ensure installation during construction. A higher level of oversight is needed to allow the flexibilities of the new program. To cover the additional costs, the bill includes a \$100 fee for each building permit issued under the updated code.

Land Use Department Budget Amendment

The Fiscal Impact Report (FIR) shows the need to increase the Land Use Department's budget by \$73,982 in the current fiscal year (2016/17), and by \$123,514 for fiscal year 2017/18 and beyond. The source of the funds comes from projected increases in construction permit fees from projects that have either received development approvals or are well along in that process.

Cost of Compliance:

The changes in the code will result in increased costs to builders in some areas and decreases in others. Whether or not there will be a net increase or decrease depends upon how builders used checklist points in the past and how they will reduce their energy use to reach the new HERS requirement. While the minimum HERS requirement has been 70, the average HERS index over time has lowered to 61. Due to this general decrease, most homes would not have an increased cost to achieve the proposed requirement of 65. The proposal would lower the required HERS index to 60 in 2018 and expects the additional costs to achieve that score to be minimal, if any, by that time.

For builders currently achieving a HERS of 70, increased costs to achieve a HERS of 65 could be \$5000. Additionally there would be a cost to obtain third-party WERS professional services of about \$500 to \$800 depending upon additional water conservation strategies they would need to employ. Finally with the new \$100 fee, a maximum estimated additional cost would be about \$5900. It is important to note that cost savings from program changes would offset most or all of that additional cost.

Additional cost savings include services the City would start providing, including thermal bypass inspections that are currently performed by third-parties. City staff will also provide most of the homeowner manual content, in a bi-lingual format. Elimination of the checklist and most of the documentation requirements for the points taken will also save money. Reductions in the requirements for resource efficiency and indoor air quality will further minimize costs. Points commonly taken in the areas which would no longer be checklist items include: covering all exterior entries, creation of waste management and recycling plans, hiring a professional to conduct HVAC start up testing and certification, programmable thermostats, rain barrels, sealed combustion furnaces and water heaters, energy star and humidistat-controlled bathroom fans, insulation of cold water pipes and increased insulation of hot water pipes. Those items would instead be included in a website of best construction practices. Savings will vary but would be expected to range from \$2800 to \$5900 per residence.

Program compliance costs have reduced over time as many energy and water saving technologies have become less expensive due to demand and producers realizing economies of scale. Programmable thermostats, efficient HVAC equipment and home appliances, low-flow toilets and other water fixtures were selling at a premium in 2009 when the green code first went into effect and are now closer in price to less efficient devices. Additionally, increases in both energy and water efficiency will save homeowners utility costs each month.

Log # (Finance use only):

Batch # (Finance use only):

City of Santa Fe, New Mexico

BUDGET AMENDMENT RESOLUTION (BAR)

DEPARTMENT / DIVISION NAME Land Use Department / Permit Division						DATE 08/03/2016
ITEM DESCRIPTION	BUSINESS UNIT	LINE ITEM	SUBSIDIARY (.000000)	SUBLEDGER (0000)	INCREASE	DECREASE
<u>EXPENDITURES</u>					(enter as positive #)	(enter as negative #)
Full time Classified	12079	500350			46,682	
Vehicles <1.5	12072	570950			20,000	
Gasoline	12072	531000			600	
Data Processing	12072	572800			2,000	
Advertising	12072	561850			1,500	
Communication	12072	514100			1,200	
Dues	12072	561900			450	
Training Fees	12072	432800			1,550	
<u>REVENUES</u>					(enter as negative #)	(enter as positive #)
Building Permits	11001	420300			(73,982)	

JUSTIFICATION: (use additional page if needed)
—Attach supporting documentation/memo

As presented during the FY 16/17 budget hearings, increased recurring permit fees are expected both this year and beyond. In addition, the green code update includes a new fee which is expected to generate \$10,000 this year and \$15,000 per year thereafter. The amount expected increased revenue is well in excess of the \$73,982 budget amendment requested. The existing Department budget will cover staff time and other expenses required to administer the green building code update.

(Complete section below if BAR results in a net change to ANY Fund)	
Fund(s) Affected:	Fund Bal. Increase/ (Decrease):
1001	(73,982)
TOTAL:	

{REQUIRED}		(Use this form for Finance Committee/ City Council agenda items ONLY)	
Prepared By (print name)	Date	CITY COUNCIL APPROVAL	Budget Officer
		City Council	Date
Division Director (optional)	Date	Approval Date	Finance Director (< \$5,000)
		Agenda Item #: {Budget will enter}	Date
Department Director	Date	City Manager (< \$50,000)	Date

1 CITY OF SANTA FE, NEW MEXICO

2 BILL NO. 2016-__

3 INTRODUCED BY:

4
5 Councilor Peter N. Ives

6 Councilor Carmichael A. Dominguez

7 Councilor Renee D. Villarreal

8
9
10 AN ORDINANCE

11 AMENDING SECTION 7-4.2 SFCC 1987, RESIDENTIAL GREEN BUILDING CODE BY
12 REPEALING EXHIBIT A TO CHAPTER VII SFCC 1987; ADDING A REQUIREMENTS
13 SECTION; AND AMENDING SECTION 14-8.2(D) BEST MANAGEMENT PRACTICES
14 FOR GRADING BEFORE AND DURING CONSTRUCTION.

15
16 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE

17 Section 1. Section 7-4.2 SFCC 1987 (being Ord. #2009-9, as amended) is amended
18 to read:

19 7-4.2 Residential Green Building Code

20 A. *Purpose.* The purpose of this section is to:

21 (1) Provide criteria for rating the environmental performance of single- family
22 residential construction and site design practices and provide guidelines for documentation
23 that demonstrates conformance with those criteria;

24 (2) Encourage cost-effective and sustainable building methods by encouraging
25 conservation of fossil fuels, water and other natural resources, reduction of greenhouse gas

1 emissions, recycling of construction materials, reducing solid waste and improving indoor air
2 quality;

3 (3) Identify the specific requirements for complying with the requirements of the
4 Residential Green Building Code; and

5 (4) Encourage more aggressive green building development through incentives
6 and rewards to work toward the goals of the 2030 challenge as adopted by the governing
7 body by Resolution No. 2006-55.

8 B. *Residential Green Building Code; Applicability.*

9 (1) ~~[Exhibit A attached to the end of this chapter is adopted. Exhibit A shall be~~
10 ~~referred to as the Santa Fe Residential Green Building Code.]~~ The provisions of the Santa Fe
11 Residential Green Building Code shall apply to;

12 (a) ~~[all]~~ new single-family, attached and detached, residential units as defined
13 by the 2009 International Residential Code or its successor as adopted by the city;

14 (b) modular homes which are built off-site and brought onto the site,
15 provided that the land use director may approve exceptions to specific code
16 requirements upon a showing by the applicant or modular home supplier that
17 compliance would cause undue burden; and

18 (c) Residential additions that provide for living, sleeping, eating, cooking
19 and sanitation. Only the addition is subject to the code provisions, not the existing
20 structure.

21 ([3]2) Upon request of an applicant, applications for permits submitted prior to
22 ~~[July 1, 2012]~~ January 1, 2017, may be issued in compliance with the prior version of
23 Residential Green Building Code.

24 C. *Relationship to Other Codes; Compliance; Exceptions.*

25 (1) The requirements of this section are in addition to and do not replace the

1 requirements of other sections of this chapter and other chapters of this Code, including
2 without limitation, all of the life safety codes, historic preservation ordinance, land
3 development code and adopted building codes and development standards.

4 (2) ~~[No person shall fail to comply with the requirements of this section. No~~
5 ~~person shall construct in violation of a Residential Green Building Code approval. All~~
6 ~~approvals in inspections of Residential Green Code applications and requirements shall be~~
7 ~~done in conjunction with a residential building permit application and field inspections. An~~
8 ~~application shall be made on a form approved by the land use department director.] All~~
9 submittals and approvals required under this Residential Green Building Code shall be
10 rendered in conjunction with a residential building permit application and related field
11 inspections. The application shall be on a form approved by the land use director. The
12 applicant shall demonstrate compliance with all of the provisions of this section prior to the
13 issuance of a certificate of occupancy by the land use director.

14 (3) For a structure located in an historic overlay district where it can be
15 demonstrated that strict compliance with the requirements of this section cannot be achieved
16 without an exception to the historic overlay district requirements, the requirements of this
17 section may be adjusted so as to resolve the conflict between the two (2) sections of the Code.

18 D. Administration.

19 ~~[(1) The Residential Green Building Code shall be administered by the city as set~~
20 ~~forth in the administrative procedures adopted by resolution of the governing body. All~~
21 ~~changes to the administrative procedures shall be reviewed and approved by the governing~~
22 ~~body. The administrative procedures shall set forth responsibilities, procedures and standards~~
23 ~~for administrative actions necessary to implement the Residential Green Building Code,~~
24 ~~which include, without limitation, the following:]~~

25 ~~[(a) Submitting and reviewing applicable residential building permit~~

1 requests and determining conditions of approval related to the requirements of the
2 Residential Green Building Code;]

3 ~~[(b) Reviewing and certifying Residential Green Building Code~~
4 ~~checklists with property owners to ensure compliance with the Residential Green~~
5 ~~Building Code and the administrative procedures;]~~

6 ~~[(c) Monitoring the performance of property owners subject to such~~
7 ~~agreements or other requirements of the Residential Green Building Code and the~~
8 ~~administrative procedures; and taking appropriate action in the event of~~
9 ~~noncompliance; and]~~

10 ~~[(d) Collecting and distributing any payments resulting from getting a~~
11 ~~worse index than the required home energy rating index.]~~

12 ((2)1) The land use director [or its agents] shall:

13 (a) ~~[Be responsible for the administration of the Residential Green~~
14 ~~Building Code.~~

15 (b) Administer and enforce ~~[all other building code and land use~~
16 ~~ordinances that apply to development requests that are subject to this section] the~~
17 Residential Green Building Code; and

18 ((e)b) Require~~[-as part of the building permit submittals, the]~~ an applicant
19 for a building permit, to prepare and submit [a] Residential Green Building Code
20 ~~[checklist]~~documentation to the green code administrator or designee to assure
21 compliance with this section~~[-and~~

22 (d) ~~Where applicable, invoke sanctions for noncompliance with this~~
23 ~~section at the request of the city manager].~~

24 E. Requirements.

25 (1) Energy performance levels.

1 A documented analysis of the building's energy performance using software
2 in accordance with 2009 ICC IECC Section 405 is required. A projected Home
3 Energy Rating System (HERS) index, or equivalent, shall be submitted as part of a
4 building permit application and a report of the confirmed HERS index, or equivalent,
5 meeting the standards of this section is required prior to issuance of a certificate of
6 occupancy. The required HERS index for residences up to and including 3000
7 square feet of conditioned space shall be 65 until January 1, 2018, when it shall be
8 reduced to 60. The required HERS index for residences over 3000 feet of
9 conditioned space shall be reduced by one point for each 100 square feet of
10 conditioned space over 3000, or pro-rata portion thereof, until the required HERS
11 index is zero and shall be zero for those and larger residences.

12 (2) HERS raters.

13 HERS raters shall be licensed and certified to conduct HERS analysis by
14 passing educational courses and obtaining annual continuing education credits as
15 required by the land use director. In addition HERS raters shall:

- 16 a. confirm ventilation rates of the ventilation equipment used to satisfy
17 the required house ventilation and report the findings to the land use
18 department;
19 b. supply a report that includes the building components contributing to
20 achievement of the required HERS index to be compared to the building
21 plans submitted for a building permit. Reports approved to supply this
22 information shall be approved by the land use director; and
23 c. supply an estimation of the greenhouse gas emissions avoided and
24 the electricity and natural gas usage avoided when submitting the final or
25 confirmed HERS index. Reports approved to supply this information shall

1 be approved by the land use director.

2 (3) Building envelope insulation values.

3 Building insulation levels shall meet the requirements of overall UA for 2015 IECC.
4 A report of compliance shall be provided to the city as part of a building permit
5 application. Reports approved to supply this information shall be approved by the
6 land use director.

7 (4) Building thermal envelope insulation confirmation.

8 The insulation installers shall provide a certification complying with a template to be
9 provided by the land use department listing the type, manufacturer and R-value of
10 insulation installed in each element of the building thermal envelope. For blown or
11 sprayed insulations (fiberglass and cellulose), the initial installed thickness, settled
12 thickness, settled R-value, installed density, coverage area and number of bags
13 installed shall be listed on the certification. For insulated siding, the R-value shall be
14 listed on the product's package and shall be listed on the certification. The insulation
15 installer shall sign, date and provide the certification in a conspicuous location on the
16 job site. (consistent with 2015 IRC Section N1101.10.1)

17 (5) Air sealing and insulation.

18 The air barrier and insulation installation criteria from Table 402.4.2 from the 2009
19 International Energy Conservation Code shall be visually inspected pursuant to
20 Section 402.4.2.2 whether or not the testing option from Section 402.4.2.1 has been
21 achieved. Insulation values shall be verified to match those used to obtain the
22 required HERS rating.

23 (6) Duct installation.

24 The installation instructions for heating, ventilation and air conditioning equipment
25 shall be made available to the inspector conducting the duct installation inspection to

1 ensure ducting meets the manufacture's specifications. It shall be located on the
2 equipment or in a conspicuous location adjacent to the equipment to be easily located
3 by the inspector.

4 (7) Duct leakage.

5 Duct tightness shall be verified in accordance with 2009 IECC section 403.2.2 and
6 shall not exceed 6 percent of total fan flow.

7 (8) Duct protection during construction.

8 All boots, ducts and ventilation openings shall be sealed during construction to
9 prevent dust and debris from entering them and shall remain sealed until they are put
10 into operation.

11 (9) Water conservation levels.

12 Water conservation features are implemented to achieve conservation performance
13 shall be required. A documented analysis using the water efficiency rating score
14 (WERS) tool showing a maximum score of 70 shall be submitted to the land use
15 department as part of a building permit application and a report of the confirmed
16 rating with a maximum score of 70 shall be submitted to the land use department
17 prior to receiving a certificate of occupancy.

18 (10) Whole-house mechanical ventilation requirement.

19 Mechanical ventilation shall be required at a rate based on the following formula:
20 required cubic feet per minute of ventilation = (total heated floor area X .01) +
21 ((number of bedrooms + 1) X 7.5)

22 (11) Heating and cooling equipment sizing and system design.

23 2009 IRC Section M1401.3 requires that heating and cooling equipment be sized in
24 accordance with ACCA Manual S based on building loads calculated in accordance
25 with ACCA Manual J or other approved heating and cooling methodologies.

1 Completed Manual S and J forms, along with the brand, model and capacity of the
2 selected equipment, shall be submitted to the land use department either at time of
3 building permit application or as soon as available but in no case after selected
4 equipment is ordered.

5 (12) Disclosure of building performance and homeowner's manual.

6 The following items shall be documented and included in a homeowners manual
7 provided to the first homeowner and available for review for homes that are for sale
8 on forms provided by the land use director:

- 9 a. the confirmed HERS index;
- 10 b. the blower door result at ACH 50;
- 11 c. the required amount of ventilation and the archived ventilation rate
12 in air changes per hour;
- 13 d. the type of ventilation system used;
- 14 e. the percentage better that the UA is above the 2015 IECC maximum
15 requirement;
- 16 f. the confirmed WERS;
- 17 g. a diagram showing the location of shut off valves for water,
18 electricity and any combustions fuels (natural gas or propane) with labels in
19 english and spanish;
- 20 h. the manuals for all major equipment and fixtures in english and in
21 spanish if available; and
- 22 i. All other homeowner manual items available from the land use
23 department at the time of certificate of occupancy for that purpose.

24 F. Permit Fee.

- 25 (1) Applicants for residential building permits shall pay a green building code

1 permit fee of one hundred dollars (\$100.00) for each residential unit, subject to the
2 provisions for fee waivers under Subsection 14-8.11(G)(2)(a).

3 [E]G. *Effective Date.*

4 (1) Section 7-4.1 SFCC 1987 shall be effective [~~July 1, 2009~~] September 15,
5 2016.

6 Section 2. Section 14-8.2(D) SFCC 1987 (being Ord. #2011-37, as amended) is
7 amended to read:

8 **14-8.2 Terrain and Stormwater Management**

9 **(D) Standards for All Grading**

10 (7) **Best Management Practices.**

11 The following best management practices shall be used before and during the
12 construction process:

13 (a) disturbed areas shall be protected from *erosion* during construction
14 by diverting stormwater around the disturbed area, dissipating the energy of
15 stormwater adequate to prevent *erosion*, retaining sediment on the disturbed
16 area or other means adequate to retain soil on site;

17 (b) except as necessary to install temporary *erosion* and sediment control
18 devices, land shall not be *graded* or cleared of vegetation until all such
19 temporary devices have been properly installed and inspected. Temporary
20 *erosion* and sediment control devices may include silt fencing, *swales*, straw
21 bales, berms, geotextiles, sediment basins or traps and fencing. Control
22 devices shall be kept in place and [used] functional until the disturbed area is
23 permanently stabilized; or notice of termination (NOT) is filed;

24 (c) all significant trees, and other trees and vegetation, areas with
25 substantial grass coverage and *drainageways* that are to remain undisturbed

1 shall be fenced off prior to the use of any heavy machinery on-site and shall
2 remain fenced during the entire construction process. Fencing material may
3 include snow fencing, plastic mesh or other similar fencing material. To
4 protect the root zone of all significant trees, and other trees and vegetation,
5 fencing shall be placed five (5) feet to the outside of their dripline;

6 (d) to prevent soil from leaving a site, soil stockpiles shall be protected
7 from wind and water *erosion* throughout the ~~[construction process]~~ time the
8 stockpile remains by using appropriate *erosion* control techniques. Staging
9 and soil stockpile areas shall be clearly designated on the site. All topsoil
10 shall be kept on site, within the disturbance zone of a construction site and
11 then reintroduced into planting areas to the extent possible. Stockpiled soil
12 shall not be allowed to enter arroyos or other *drainageways*;

13 (e) techniques to prevent the blowing of dust or sediment from the site,
14 such as watering down exposed areas, are required for projects that disturb
15 greater than five thousand (5,000) square feet; and alternate forms shall be
16 readily available and used if watering is not sufficient;

17 (f) protection for storm drain inlets, *drainageways* and any stormwater
18 conveyance shall be provided to prevent the entry of sediment and pollutants
19 from the site while still allowing the entry of stormwater; and

20 (g) protection from drainage from canales, downspouts and drip edges
21 shall be achieved in accordance with all of the following:

22 (i) an impermeable liner shall be installed under the splash area
23 under the canale; and

24 (ii) a liner or other collector shall be installed that guides water
25 away from the structure sloping a minimum of 6 inches over 6 feet

1 for a minimum of 6 feet away from the structure or to an interceptor

2 swale.

3 APPROVED AS TO FORM:

4 

5
6 KELLEY A. BRENNAN, CITY ATTORNEY

City of Santa Fe Fiscal Impact Report (FIR)

This Fiscal Impact Report (FIR) shall be completed for each proposed bill or resolution as to its direct impact upon the City's operating budget and is intended for use by any of the standing committees of and the Governing Body of a fiscal impact must be reviewed by the Finance Committee. Bills or resolutions without a fiscal impact generally do not require review by the Finance Committee unless the subject of the bill or resolution is financial in nature.

Section A. General Information

(Check) Bill: X Resolution: X

(A single FIR may be used for related bills and/or resolutions)

Short Title(s): AN ORDINANCE AMENDING SECTION 7-4.2 SECC 1987, RESIDENTIAL GREEN BUILDING CODE BY REPEALING EXHIBIT A TO CHAPTER VII SECC 1987; ADDING A REQUIREMENTS SECTION; AND AMENDING SECTION 14-8.2(D) BEST MANAGEMENT PRACTICES FOR GRADING BEFORE AND DURING CONSTRUCTION.

Sponsor(s): Councillors Ives, Dominguez, and Villarreal

Reviewing Department(s): Land Use

Persons Completing FIR: Katherine Mortimer Date: 08/10/16 Phone: x 6635

Reviewed by City Attorney: Kelly A. Brewer Date: 8/10/16
(Signature)

Reviewed by Finance Director: [Signature] Date: 8-10-2016
(Signature)

Section B. Summary

Briefly explain the purpose and major provisions of the bill/resolution:

To update the residential green building code to simplify it, increase required energy and water conservation, and establish a new permit fee.

Section C. Fiscal Impact

Note: Financial information on this FIR does not directly translate into a City of Santa Fe budget increase. For a budget increase, the following are required:

- a. The item must be on the agenda at the Finance Committee and City Council as a "Request for Approval of a City of Santa Fe Budget Increase" with a definitive funding source (could be same item and same time as bill/resolution)
- b. Detailed budget information must be attached as to fund, business units, and line item, amounts, and explanations (similar to annual requests for budget)
- c. Detailed personnel forms must be attached as to range, salary, and benefit allocation and signed by Human Resource Department for each new position(s) requested (prorated for period to be employed by fiscal year)*

1. Projected Expenditures:

- a. Indicate Fiscal Year(s) affected – usually current fiscal year and following fiscal year (i.e., FY 03/04 and FY 04/05)
- b. Indicate: "A" if current budget and level of staffing will absorb the costs
"N" if new, additional, or increased budget or staffing will be required
- c. Indicate: "R" – if recurring annual costs
"NR" if one-time, non-recurring costs, such as start-up, contract or equipment costs
- d. Attach additional projection schedules if two years does not adequately project revenue and cost patterns
- e. Costs may be netted or shown as an offset if some cost savings are projected (explain in Section 3 Narrative)

Finance Director: _____

_____ Check here if no fiscal impact

Column #:	1	2	3	4	5	6	7	8
	Expenditure Classification	FY 2016/17	"A" Costs Absorbed or "N" New Budget Required	"R" Costs Recurring or "NR" Non-recurring	FY 2017/18	"A" Costs Absorbed or "N" New Budget Required	"R" Costs - Recurring or "NR" Non-recurring	Fund Affected

Personnel*	<u>\$28,828</u>	<u>N</u>	<u>R</u>	<u>\$57,656</u>	<u>N</u>	<u>R</u>	<u>12079</u>
Fringe**	<u>\$17,854</u>	<u>N</u>	<u>R</u>	<u>\$35,708</u>	<u>N</u>	<u>R</u>	<u>12709-</u>
Capital Outlay	<u>\$ 20,000</u>	<u>N</u>	<u>NR</u>	<u>\$20,000</u>	<u>NR</u>		<u>12079</u>
Land/ Building	<u>\$</u>			<u>\$</u>			
Professional Services	<u>\$</u>			<u>\$</u>			
All Other Operating Costs	<u>\$ 7,300</u>	<u>N</u>	<u>\$2,500 NR</u> <u>\$4,800 R</u>	<u>\$10,150</u>	<u>N</u>	<u>R</u>	<u>12079</u>
Total:	<u>\$73,982</u>			<u>\$123,514</u>			

* Any indication that additional staffing would be required must be reviewed and approved in advance by the City Manager by attached memo before release of FIR to committees. **For fringe benefits contact the Finance Dept.

2. Revenue Sources:

- To indicate new revenues and/or
- Required for costs for which new expenditure budget is proposed above in item 1.

Column #:	1	2	3	4	5	6
	Type of Revenue	FY 2016/17	"R" Costs Recurring or "NR" Non-recurring	FY 1017/18	"R" Costs - Recurring or "NR" Non-recurring	Fund Affected

New Fee	<u>\$10,000</u>	<u>R</u>	<u>\$15,000</u>	<u>R</u>	<u>12079</u>
Total:	<u>\$ 10,000</u>		<u>\$15,000</u>		

3. Expenditure/Revenue Narrative:

Explain revenue source(s). Include revenue calculations, grant(s) available, anticipated date of receipt of revenues/grants, etc. Explain expenditures, grant match(s), justify personnel increase(s), detail capital and operating uses, etc. (Attach supplemental page, if necessary.)

Expenditure: FY16/17: \$46,682 for a new staff person (salary and benefits) for half of the year. \$20,000 for a new inspection vehicles (non-recurring). Other costs include purchase of 2 computers, 2 smart phones for reporting inspection results from the field (also non-recurring), staff training, inspection vehicle fuel, office supplies, and advertisement for the start-up of program.

FY17/18: Costs include a full year of new staff salary and benefits, on-going staff training, \$20,000 for a second new inspection vehicle (non-recurring), smart phone service costs, inspection vehicle fuel and maintenance, office supplies, ads for outreach, and membership in Green Building Advisory and US Green Building Council as sources for current information on green building technology and science.

Revenue: FY16/17: Establishment of \$100 application fee for permits under the green building code is estimated to generate \$10,000.

FY17/18: Income from fee would conservatively generate \$15,000 (would not apply to affordable homes).

NOTE: The source of the funds for the remainder of the expenditures comes from projected increases in recurring construction permit fees from projects that have either received development approvals or are well along in that process.

Section D. General Narrative

1. **Conflicts:** Does this proposed bill/resolution duplicate/conflict with/companion to/relate to any City code, approved ordinance or resolution, other adopted policies or proposed legislation? Include details of city adopted laws/ordinance/resolutions and dates. Summarize the relationships, conflicts or overlaps.

None identified.

2. Consequences of Not Enacting This Bill/Resolution:

Are there consequences of not enacting this bill/resolution? If so, describe.

The green code would not be updated and the increased energy and water conservation represented by this code update would not be realized.

3. Technical Issues:

Are there incorrect citations of law, drafting errors or other problems? Are there any amendments that should be considered? Are there any other alternatives which should be considered? If so, describe.

None identified.

4. Community Impact:

Briefly describe the major positive or negative effects the Bill/Resolution might have on the community including, but not limited to, businesses, neighborhoods, families, children and youth, social service providers and other institutions such as schools, churches, etc.

The code update would further reduce energy and water use from new homes over code minimum homes and homes built under the current code version. Tradeoffs in requirements keep cost of compliance about the same as before. It should be noted that the fee being added would not apply to affordable housing units, similar to the fee waiver for other fees for these homes.

City of Santa Fe, New Mexico

memo

DATE: August 8, 2016
TO: City Council Committees
VIA: Lisa Martinez, Director, Land Use Department
FROM: Katherine Mortimer, Supervising Planner, Land Use Department
SUBJECT: GREEN BUILDING CODE UPDATE & ESTABLISHING TARGET GOALS

ITEM

AMENDING SECTION 7-4.2 SFCC 1987, RESIDENTIAL GREEN BUILDING CODE BY REPEALING EXHIBIT A TO CHAPTER VII SFCC 1987; ADDING A REQUIREMENTS SECTION; AND AMENDING SECTION 14-8.2(D) BEST MANAGEMENT PRACTICES FOR GRADING BEFORE AND DURING CONSTRUCTION.

This Bill would update the Residential Green Building Code, increasing the requirements for energy and water efficiency while simplifying the process for compliance and would ensure homes approved under the code are evaluated consistently.

ESTABLISHING TARGET GOALS FOR THE CITY'S GREEN BUILDING CODE TO MEET THE GOALS SET FORTH IN THE U.S. MAYORS CLIMATE CHANGE PROTECTION AGREEMENT, THE CITY'S GOAL OF BECOMING CARBON NEUTRAL BY 2040, AND THE NEED TO CONSERVE WATER RESOURCES DUE TO THE PROJECTED EFFECTS OF CLIMATE CHANGE.

This resolution sets forth targets for the green building code program to meet goals previously adopted by the governing body.

BACKGROUND

The governing body adopted the first Residential Green Building Code in 2009 (Ordinance 2009-9). At that time the Code represented a major step towards reducing building energy and water efficiency along with cradle to grave impacts of building materials, ensuring healthy indoor air quality and providing homeowner education. The code has been amended several times with a significant streamlining in 2011 (Ordinance 2011-49). The proposed code changes would help achieve carbon neutrality by 2040.

The code was originally formatted to be consistent with the Build Green New Mexico (BGNM) program which is one of two programs that can be used to qualify for the New Mexico Sustainable Building (NMSB) Tax Credit. That program has undergone two updates and is expected to be continually updated over time. The current checklist used by the Santa Fe

1 CITY OF SANTA FE, NEW MEXICO

2 RESOLUTION NO. 2016-__

3 INTRODUCED BY:

4
5 Councilor Peter N. Ives

6 Councilor Carmichael A. Dominguez

7 Councilor Renee D. Villarreal

8
9
10 A RESOLUTION

11 **ESTABLISHING TARGET GOALS FOR THE CITY'S GREEN BUILDING CODE TO MEET**
12 **THE GOALS SET FORTH IN THE U.S. MAYORS CLIMATE CHANGE PROTECTION**
13 **AGREEMENT, THE CITY'S GOAL OF BECOMING CARBON NEUTRAL BY 2040, AND**
14 **THE NEED TO CONSERVE WATER RESOURCES DUE TO THE PROJECTED EFFECTS**
15 **OF CLIMATE CHANGE.**

16
17 **WHEREAS**, on March 11, 2009, the Governing Body adopted Resolution No. 2009-45
18 which approved target goals for the Santa Fe Residential Green Building Code; and

19 **WHEREAS**, on October 28, 2014, the Governing Body adopted Resolution No. 2014-85
20 declaring the governing body's intent for the City of Santa Fe to become carbon neutral by the
21 year 2040; and

22 **WHEREAS**, on May 31, 2006, the Governing Body adopted Resolution No. 2006-54
23 that endorsed the U.S. Mayors Climate Change Protection Agreement; and

24 **WHEREAS**, on May 31, 2006, the Governing Body adopted Resolution No. 2006-55
25 that adopted high performance energy efficient building standards; and

WHEREAS, the Governing Body desires to adopt ever more efficiency energy and water conservation strategies into the Santa Fe green building code.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SANTA FE that the following progress goals are adopted for the Green Building Code:

1. The energy rating requirement for single-family residential buildings shall be improved over time to achieve a rating of zero by the year 2030.
2. The water rating requirement for single-family residential buildings shall be improved over time as part of an overall water strategy for the City anticipating projected climate change effects on the availability of water in the region.
3. Other building types shall be added to the Green Building Code using the same approach of using modeling combined with required goals in energy and water efficiency to provide maximum flexibility and accountability to ensure goals are met.
4. The City shall seek all available options to reduce the greenhouse gas footprint of energy and water sources used within the City of Santa Fe in furtherance of the city's goal of becoming carbon neutral by 2040.

JAVIER GONZALES, MAYOR

ATTEST:

YOLANDA Y. VIGIL, CITY CLERK

1 APPROVED AS TO FORM:

2 
3 _____

4 KELLEY A. BRENNAN, CITY ATTORNEY

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25 *M./Legislation/Resolutions 2016/Green Building Code Goals*

City of Santa Fe Fiscal Impact Report (FIR)

This Fiscal Impact Report (FIR) shall be completed for each proposed bill or resolution as to its direct impact upon the City's operating budget and is intended for use by any of the standing committees of and the Governing Body of the City of Santa Fe. Bills or resolutions with no fiscal impact still require a completed FIR. Bills or resolutions with a fiscal impact must be reviewed by the Finance Committee. Bills or resolutions without a fiscal impact generally do not require review by the Finance Committee unless the subject of the bill or resolution is financial in nature.

Section A. General Information

(Check) Bill: _____ Resolution: X

(A single FIR may be used for related bills and/or resolutions)

Short Title(s): A RESOLUTION ESTABLISHING TARGET GOALS FOR THE CITY'S GREEN BUILDING CODE TO MEET THE GOALS SET FORTH IN THE U.S. MAYORS CLIMATE CHANGE PROTECTION AGREEMENT, THE CITY'S GOAL OF BECOMING CARBON NEUTRAL BY 2040, AND THE NEED TO CONSERVE WATER RESOURCES DUE TO THE PROJECTED EFFECTS OF CLIMATE CHANGE.

Sponsor(s): Councilors Ives, Dominguez and Villarreal

Reviewing Department(s): Land Use

Persons Completing FIR: Katherine Mortimer Date: 6/30/16 Phone: x6635

Reviewed by City Attorney: Kelly A. Burman Date: 7/7/16

(Signature)

Reviewed by Finance Director: [Signature] Date: 7-8-2016

(Signature)

Section B. Summary

Briefly explain the purpose and major provisions of the bill/resolution:

To set policy regarding goals for the future of the green building codes

Section C. Fiscal Impact

Note: Financial information on this FIR does not directly translate into a City of Santa Fe budget increase. For a budget increase, the following are required:

- a. The item must be on the agenda at the Finance Committee and City Council as a "Request for Approval of a City of Santa Fe Budget Increase" with a definitive funding source (could be same item and same time as bill/resolution)
- b. Detailed budget information must be attached as to fund, business units, and line item, amounts, and explanations (similar to annual requests for budget)
- c. Detailed personnel forms must be attached as to range, salary, and benefit allocation and signed by Human Resource Department for each new position(s) requested (prorated for period to be employed by fiscal year)*

1. Projected Expenditures:

- a. Indicate Fiscal Year(s) affected – usually current fiscal year and following fiscal year (i.e., FY 03/04 and FY 04/05)
- b. Indicate: "A" if current budget and level of staffing will absorb the costs
"N" if new, additional, or increased budget or staffing will be required
- c. Indicate: "R" – if recurring annual costs
"NR" if one-time, non-recurring costs, such as start-up, contract or equipment costs
- d. Attach additional projection schedules if two years does not adequately project revenue and cost patterns
- e. Costs may be netted or shown as an offset if some cost savings are projected (explain in Section 3 Narrative)

Finance Director: _____

X Check here if no fiscal impact

Column #:	1	2	3	4	5	6	7	8
	Expenditure Classification	FY 2016/17	"A" Costs Absorbed or "N" New Budget Required	"R" Costs Recurring or "NR" Non-recurring	FY 2017/18	"A" Costs Absorbed or "N" New Budget Required	"R" Costs - Recurring or "NR" Non-recurring	Fund Affected

Personnel*	\$	_____	_____	_____	\$	_____	_____	_____
Fringe**	\$	_____	_____	_____	\$	_____	_____	_____
Capital Outlay	\$	_____	_____	_____	\$	_____	_____	_____
Land/ Building	\$	_____	_____	_____	\$	_____	_____	_____
Professional Services	\$	_____	_____	_____	\$	_____	_____	_____
All Other Operating Costs	\$	_____	_____	_____	\$	_____	_____	_____
Total:	\$	_____			\$	_____		

* Any indication that additional staffing would be required must be reviewed and approved in advance by the City Manager by attached memo before release of FIR to committees. **For fringe benefits contact the Finance Dept.

2. Revenue Sources:

a. To indicate new revenues and/or

b. Required for costs for which new expenditure budget is proposed above in item 1.

Column #:	1	2	3	4	5	6
	Type of Revenue	FY 2016/17	"R" Costs Recurring or "NR" Non-recurring	FY 1017/18	"R" Costs - Recurring or "NR" Non-recurring	Fund Affected

_____	\$	_____	\$	_____	_____
_____	\$	_____	\$	_____	_____
_____	\$	_____	\$	_____	_____
Total:	\$	_____	\$	_____	

**Assumes need to purchase 2 new vehicles. If vehicle pool or other existing vehicles can be used this may be lower or zero.

3. Expenditure/Revenue Narrative:

Explain revenue source(s). Include revenue calculations, grant(s) available, anticipated date of receipt of revenues/grants, etc. Explain expenditures, grant match(s), justify personnel increase(s), detail capital and operating uses, etc. (Attach supplemental page, if necessary.)

Expenditure: N/A

Section D. **General Narrative**

1. **Conflicts:** Does this proposed bill/resolution duplicate/conflict with/companion to/relate to any City code, approved ordinance or resolution, other adopted policies or proposed legislation? Include details of city adopted laws/ordinance/resolutions and dates. Summarize the relationships, conflicts or overlaps.

None identified.

2. **Consequences of Not Enacting This Bill/Resolution:**

Are there consequences of not enacting this bill/resolution? If so, describe.

The policy indicating the future direction of the green building code would not be established.

3. **Technical Issues:**

Are there incorrect citations of law, drafting errors or other problems? Are there any amendments that should be considered? Are there any other alternatives which should be considered? If so, describe.

None identified.

4. **Community Impact:**

Briefly describe the major positive or negative effects the Bill/Resolution might have on the community including, but not limited to, businesses, neighborhoods, families, children and youth, social service providers and other institutions such as schools, churches, etc.

The goals identified would further reduce Santa Fe's contribution to greenhouse gas emissions and use of water over time, making the community more resilient to the effects of climate change.

City of Santa Fe's History of Green Building Policy and Action

FIRST RESOLUTIONS ESTABLISHING CITY-POLICY REGARDING GHG EMISSIONS AND GREEN BUILDING:

Resolution 2006-54: To endorse the US Mayors Climate Protection Agreement (includes attaining Kyoto Protocol goal of achieving GHG emissions 7% below 1990 levels by 2012)

Resolution 2006-55: To endorse the US Conference of Mayors Climate Protection Agreement adopting high performance energy efficient building standards

SPECIFIC DIRECTION TO STAFF TO DEVELOP GREEN BUILDING STANDARDS:

Resolution 2007-7: Directing staff to . . . develop additional green building standards.

REQUIRED NEW HOMES TO HAVE A HERS RATING WITH NO TARGET TO GET BUILDING COMMUNITY FAMILIAR WITH THE CONCEPT IN ADVANCE OF A CODE:

Ordinance 2007-38: Creating a new Section 7-15 SFCC 1987 requiring the posting of Home Energy Rating Scores for all new residences.

THE FIRST GREEN BUILDING CODE AND ASSOCIATED RESOLUTIONS SUPPORTING IT:

Ordinance 2009-9: Creating a new Article 7-4 SFCC 1987, Green Building Codes and Section 7-4.1 SFCC 1987, Residential Green Building Code (Single Family Attached and Detached) and repealing Section 7-15 SFCC 1987 Energy Audits.

Resolution 2009-42: Adopting the Administrative Procedures for the Santa Fe Residential Green Building Code.

Resolution 2009-43: Adopting an Education and Outreach Program for the Implementation of the City of Santa Fe's Residential Green Building Code.

Resolution 2009-44: Establishing incentives for Green Building that exceeds the requirements of the Santa Fe Residential Green Building Code.

Resolution 2009-45: Establishing target goals for the City of Santa Fe's Residential Green Building Code to meet the goals set forth in the US Mayors Climate Agreement.

AFTER 6 MONTHS OF IMPLEMENTATION WE MET WITH BUILDERS AND FORMULATED REVISIONS TO IMPROVE THE CODE:

Ordinance 2009-31: Amending certain items of the Santa Fe Residential Green Building Code. . .

Resolution 2009-73: Amending certain items in the Administrative Procedures for the Santa Fe Green Building Code. . .

ESTABLISHED A TASK FORCE TO RESEARCH HOW THE GREEN BUILDING CODE MIGHT CONFLICT WITH HISTORIC STRUCTURES – FOUND THAT THEY DON'T, BUT HAVE KEPT AND "OUT" IF THERE IS ONE.

Resolution 2009-52: Establishing the Historic Green Building Code Task Force.

MADE FURTHER AMENDMENTS TO IMPROVE THE CODE:

Ordinance 2010-19: Amending the Santa Fe Residential Green Building Code . . .

Resolution 2010-63: Amending the Administrative Procedures for the Santa Fe Residential Green Building Code . . .

UPDATED AND STREAMLINED THE CODE:

Ordinance 2012-4: Amending Section 7-4.2 SFCC 1987 regarding the administration of the Residential Green Building Code . . .

Resolution 2012-12: . . . Adopting updated Administrative Procedures for the Santa Fe Residential Green Building Code . . .

ADOPTED THE RESIDENTIAL ADDITION AND REMODEL CODE:

Ordinance 2014-11: . . . to establish a Residential Addition and Remodel Green Building Code for Single Family Attached and Detached. . .

Resolution 2014-21: . . . Adopting administrative procedures for the City of Santa Fe Residential Addition and Remodel Green Building Code. . .

ESTABLISHED POLICY OF BECOMING CARBON NEUTRAL BY 2040

Resolution 2014-85: Declaring the Governing Body's intent for the City of Santa Fe to become Carbon Neutral by the year 2040.

DIRECTED STAFF TO INCORPORATE THE WATER EFFICIENCY RATING SYSTEM (WERS) INTO THE GREEN BUILDING CODE:

Resolution 2015-28: Directing staff to work with the Santa Fe Area Home Builders Association to incorporate the Water Efficiency Rating System ("WERS") into the Residential Green Building Code and related Administrative Procedures.

CURRENT PROPOSAL TO UPDATE AND REFORMAT THE RESIDENTIAL GREEN BUILDING CODE FOR NEW RESIDENCES, INCLUDING INCORPORATION OF THE WERS.

**2016 GREEN CODE UPDATE
PRESENTATION TO SUSTAINABLE SANTA FE COMMISSION
8/17/16**

2006 FIRST RESOLUTIONS ESTABLISHING CITY-POLICY REGARDING GHG EMISSIONS AND GREEN BUILDING.

2007 SPECIFIC DIRECTION TO STAFF TO DEVELOP GREEN BUILDING STANDARDS AND REQUIRED NEW HOMES TO HAVE A HERS RATING WITH NO TARGET TO GET BUILDING COMMUNITY FAMILIAR WITH THE CONCEPT IN ADVANCE OF A CODE.

2009 ADOPTED THE FIRST GREEN BUILDING CODE FOR NEW SINGLE FAMILY RESIDENTIAL BUILDINGS INCLUDING GOALS FOR INCREASING THE REQUIREMENTS OVER TIME FOR BUILDINGS TO BE CARBON NEUTRAL BY 2030 AND ESTABLISHED A TASK FORCE TO RESEARCH HOW THE GREEN BUILDING CODE MIGHT CONFLICT WITH HISTORIC STRUCTURES – FOUND THAT THEY DON'T, BUT HAVE KEPT AND "OUT" IF THERE IS ONE.

2014 ADOPTED THE RESIDENTIAL ADDITION AND REMODEL CODE AND ESTABLISHED POLICY OF THE CITY BECOMING CARBON NEUTRAL BY 2040

2015 DIRECTED STAFF TO INCORPORATE THE WATER EFFICIENCY RATING SYSTEM (WERS) INTO THE GREEN BUILDING CODE.

2016 CURRENT PROPOSAL TO UPDATE AND REFORMAT THE RESIDENTIAL GREEN BUILDING CODE FOR NEW RESIDENCES INCLUDING INCORPORATION OF THE WERS.

- ELIMINATE THE CHECKLIST (ELIMINATED ITEMS GO INTO A "BEST GREEN BUILDING PRACTICES" WEBSITE)
- IMPROVE THE ENERGY EFFICIENCY REQUIREMENT (HERS 70 TO 65 AND 60 IN 2018) AND REQUIRE A MINIMUM OF THAT EFFICIENCY TO BE IN THE BUILDING ENVELOPE
- ADD WATER EFFICIENCY MODELING – FACILITATES DRIVING FURTHER EFFICIENCY OVER TIME
- ENSURE HEALTHY AIR EXCHANGES FOR INDOOR AIR QUALITY
- ENSURE MORE CONSISTENT IMPLEMENTATION
 - PERMIT APPLICATION REVIEW
 - CONSTRUCTION INSPECTION
 - REDUCE 3RD PARTY RESPONSIBILITIES
- CREATES A MODEL THAT CAN BE USED FOR COMMERCIAL BUILDINGS – THE IGCC WAS FOUND TO REQUIRE SIGNIFICANTLY MORE ADMINISTRATIVE RESOURCES AND THEREFORE WOULD BE COST PROHIBITIVE.



City of Santa Fe 25-Year Sustainability Plan

8/3/16
Kickoff Meeting

Today's Agenda



2:00 - 2:40 p.m.

Project Grounding

2:40 - 3:30 p.m.

Project Overview and Sustainability Planning Quick
Primer

3:30 - 3:50 p.m.

Alignment Around a Shared Vision

3:50 - 4:00 p.m.

First Steps



Project Grounding

Welcome & Project Vision



- Approach:
 - Leadership/Management – lead by example
 - Stakeholder engagement – inclusive
 - Learning from peers – benchmarking
 - Collaborating / leveraging and building on other experts/efforts
 - Strategic investments
- Short vs Long term – pragmatic + visionary solutions
- Plan:
 - Holistic
 - Nodes, interfaces, cross-cuts
 - Metrics-based accountability
- Simple and understandable (like San Francisco)



Santa Fe, The City Different

- Seat of NM government
- Oldest state capital in the US (founded by Spanish colonists 1610)
- Progressive leadership
- Culturally rich: 49% Hispanic, 46% Caucasian, 2% Native American
- Tail end of Rocky Mountain range; bordered by Santa Fe Forest (1.6m Acres); 4 season recreation; rich biodiversity
- Creative Economy



Sustainable Santa Fe

- Clean air
 - second cleanest in country
- Water conservation
 - 1995 167gal/per/day; 2015 95gal/per/day
- Climate change
 - SW as hottest, driest region in US; ever increasing droughts and fire danger
- Energy
 - High Solar Potential; Public
- Utility has high coal fuel mix
- Transportation
 - Decreasing transportation, larger GHG contributing sector
- Poverty alleviation
 - Income disparity, social divides, stagnant economy
- Food Systems
 - Limited local food, poor food access

Plan Process Overview

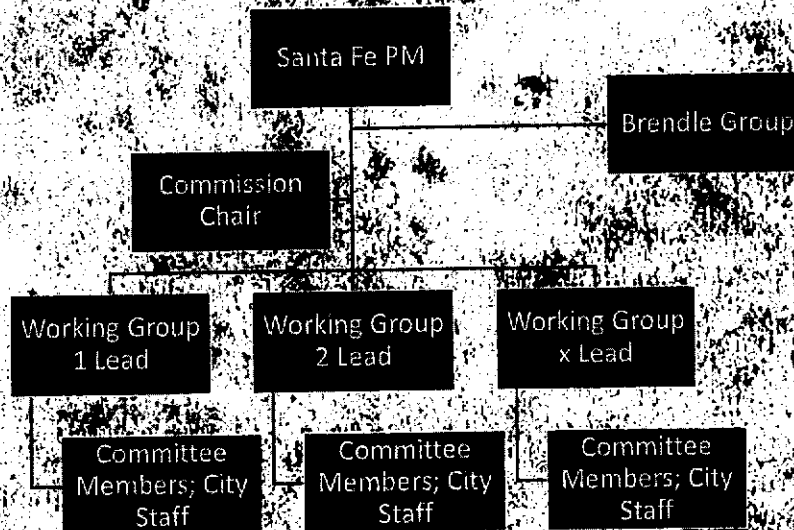


Current Project Schedule - Detailed



Phases/Tasks	2016					2017		
	August	September	October	November	December	January	February	March
Task 1: Project Kickoff and Management								
Task 2: Stakeholder Engagement								
Stakeholder Engagement Strategy								
Series #1: Foundation & Desired Future								
Series #2: Path Forward								
Task 3: Sustainability Assessment								
SWOT								
Best Practices								
Task 4: GHG Inventory								
Source Identification and Data Collection								
Data Analysis and Benchmarking								
Documentation								
Task 5: Framework and Goals								
Task 6: Sustainability Strategies								
Task 7: Sustainability Metrics								
Task 8: Implementation Details								
Task 9: Plan Finalization and Adoption								

Plan Process Organization



Commission Member Roles



- Represent the Sustainability Commission (Organization hat)
- Represent your working group members (Representative hat)
- Represent & educate the community (Citizen hat)
- Be a critical eye for credibility, transparency, accuracy (Subject matter expert/practitioner's hat)
- Be a conduit to your network (Ambassador's hat)
- Actively participate and engage (Team hat)
- Provide input, ideas, and feedback
- Commit to help implement the Sustainability Plan



Planning Team Expectations

• Commission Members

- Lead development of sections
- Identify knowledge gaps
- Commit time outside of regular meetings if needed
- Own the Plan

• Brendle Group

- Fill knowledge gaps
- Provide strategic technical assistance
- Coordinate oversight and development for plan

• City of Santa Fe Staff

- Provide information on plan framework
- Central repository of information
- Primary point of contact

• Community

- Interact with the plan
- Identify needs and desires
- Take long term ownership

Timelines and Turnarounds- Team Effort



• Commission Members

- Provide input to tasks as agreed
- Working group meetings as needed
- 2 Engagement meetings (Sep and Nov)

• Project Manager

- Oversight and coordination of consultant, staff, commission members, other experts
- Scheduling and communications among working groups
- Meetings and check-ins as required

• Brendle Group

- Follow agreed upon schedule
- 2 Engagement meetings (Sep and Nov)
- Proactively manage time relative to budget

Introductions- Sustainability Commission



Please share the following:

- Name, Sustainability Commission Role
- What would a successful sustainability plan look like to you?



Brendle Group Team



Judy Dorsey
Innovation Leader
Executive PM



Conor Merrigan
Project Manager



Ellie Troxell
Planning Support



Becca Stock
Climate Support



Becky Fedak
Climate Lead



**370 Million
Gallons of Water**

savings proposed. That's more than
1,000 people will use in a year.

150
Clients Served

300
Projects Completed

30
States Impacted

Brendle Group
By the Numbers

**Engaged
Thousands**
in sustainability planning.



**One Billion
Kilowatt
Hours**

saved. That's about as
much energy as the
average city will use in
a year.

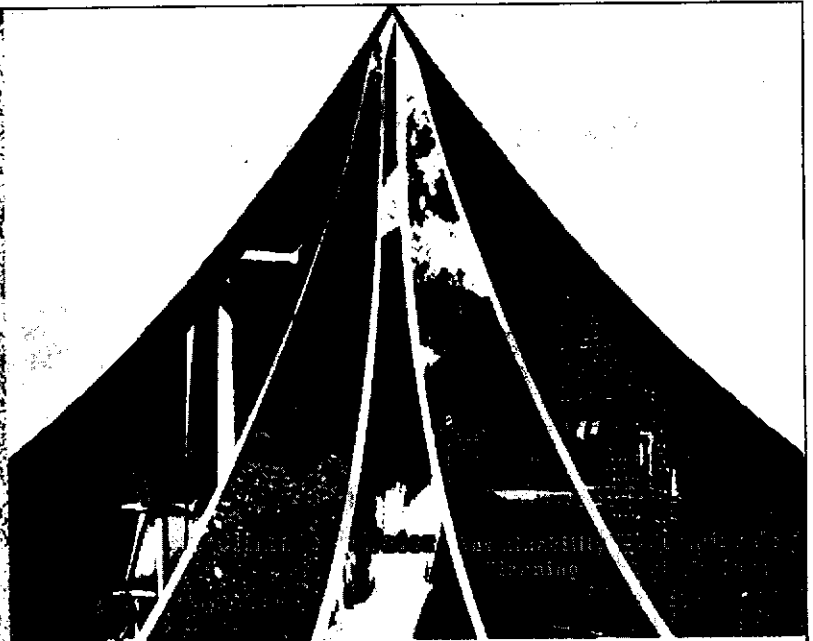


**12 Million
Metric Tons of CO₂**
emission reduction
opportunities identified.
That's five times more than
the average city will emit in
a year.



**1,900
Building**
energy assessments
completed.

**Who We Serve:
Sustainability
Services for Diverse
Clients and Sectors**



LOCAL GOVERNMENT
AND UTILITIES



K-12 AND
HIGHER EDUCATION



TOURISM AND
SKI INDUSTRIES



LEADING-EDGE
COMPANIES

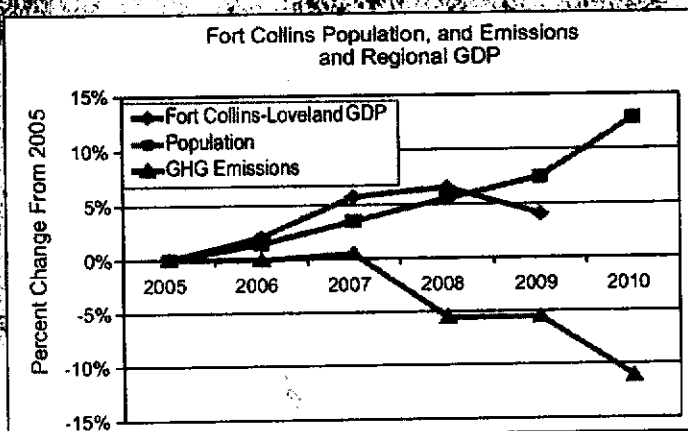
Relevant Projects

- City of Hermosa Beach, California Economic Analysis of Carbon Neutrality
- City of Rio Rancho, New Mexico Sustainability Plan
- City of Steamboat Springs, Colorado Sustainability Management Plan
- Salt Lake City GHG Inventory, CAP and on-call implementation support
- Taos Ski Valley Sustainability Services
- City of Longmont Sustainability Plan



47

Project Example: City of Fort Collins, Colorado Sustainability Action Plan and Related Efforts



- Local Action Plan to Reduce Greenhouse Gases (2008)
- Fort Collins Utilities - commercial energy efficiency DSM implementation (ongoing)
- Fort CO2D Renewables and Distributed Systems Integration (2008)
- Fort Collins City Plan (2010-11)
- Update Climate Action Roadmap (2015)

48

Project Example: City of Longmont Sustainability Evaluation System and Sustainability Plan



	Raw Score	Weighted Score
Community and Individual Well-being	25	25
Environment	17	17
Transportation	17	17
Economic and Individual Well-being	11	11
Material and Well-being	25	25
Waste and Recycling	18	18
Total (Out of 100)	103	103

• Sustainability Evaluation System (2015-2016)

• Sustainability Plan (Current)



Project Overview



Phase 1: Foundation

21

Task 1: Project Kickoff & Management What are we doing? What data do we have?



- Map stakeholders
- Identify preliminary data gaps
- Confirm roles and responsibilities
- Refine schedule
- Establish communication protocols

22

Task 2: Stakeholder Engagement Strategy

Who will we engage? How will we engage with them?



Outreach & Engagement: Groups in the Process

Potential Stakeholders to Engage:

- Sustainability Commission Members
- Climate Action Task Force Members
- Public Utilities Division (Water, Wastewater, Waste)
- Public Service Company of New Mexico
- Santa Fe Green Chamber of Commerce
- City of Santa Fe Green Team
- Sustainable Youth Advisory Board
- Community at-large

Potential Facilitation Techniques:

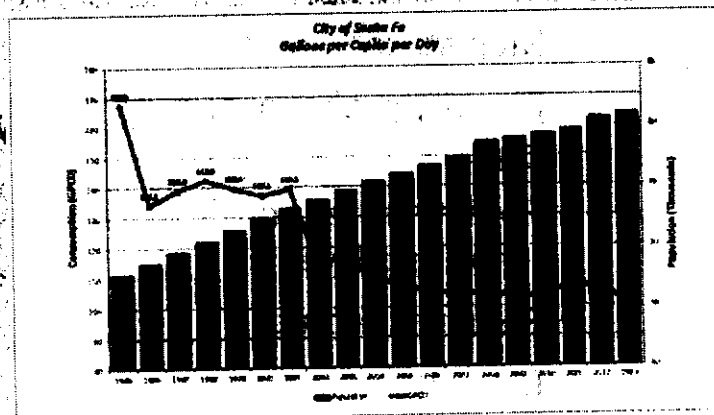
- Focus groups with topic experts
- Facilitated group discussions
- Interactive polling exercises
- Brainstorming activities

Task 3: Sustainability Assessment

What is the current state of affairs? Where is the City heading?



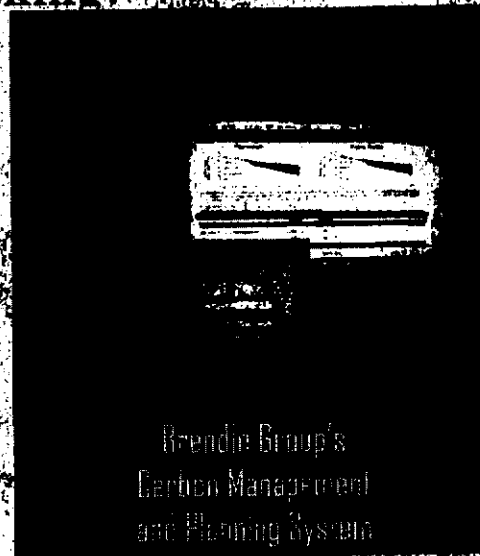
- Review benchmarking report
- SWOT analysis
- Sustainability plan lessons from peer cities and leading organizations



Task 4: Greenhouse Gas inventory and Forecast

What are our community emissions? What tool do we want to use for ongoing tracking?

- Identification of appropriate protocols and parameters
- Assist in completion of baseline inventory
- Establishment of BAU Forecast through 2040



Phase 2: Desired Future

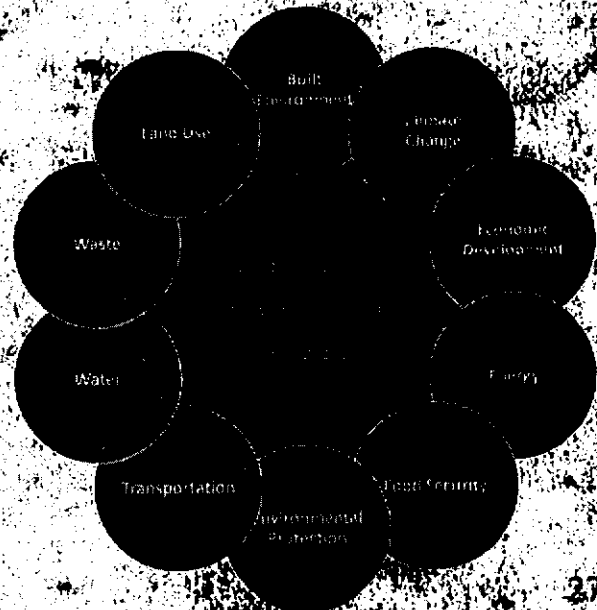


Task 5: Sustainability Framework and Goals

What is the most effective framework? What goals will work for us? What topics will be included?



- Organize by nodes, topics, cross-cutting impacts, etc.
- Identify priority topic areas and level of detail
- Review and assess short and long term goals
- Evaluate in relation to 2040 carbon neutrality



27

Task 6: Sustainability Strategies

How will we meet our goals?



- Identify realistic pathways to achieve goals
- Identify mechanisms such as policy changes, projects, and partnerships
- Quantify impact of each strategy where possible



National Museum of the US Navy, Flickr Creative Commons, 10/7/15

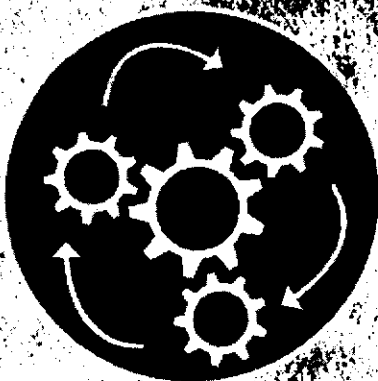
28



Phase 3: Path Forward

Task 7: Sustainability Metrics

How will we measure progress?



- Evaluate primary and secondary data sources for identified efforts
- Review against national standards
- Integrate metrics into tracking system

Task 8: Partnership and Resources

How can we best position the plan for success?

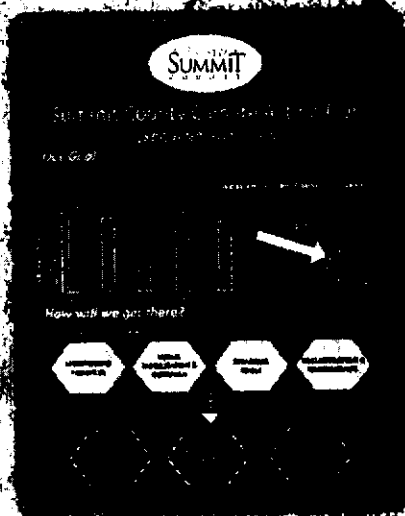


- Identify partners to implement strategies
- Catalog available resources for future use
- Develop recommendations for ongoing plan maintenance

31

Task 9: Draft and Final Plan

How will we document and share our plan?



- Combine efforts into a coherent and user-friendly plan
- Designed to be a living document
- Reporting templates

32



Sustainability Planning Primer

33

Sustainability Best Practices



A Sustainability Plan must:

- Establish meaningful sustainability goals
- Be rooted in technical analysis
- Provide actionable and pragmatic strategies and associated metrics

Identify pathways to plan success

Santa Fe Context:

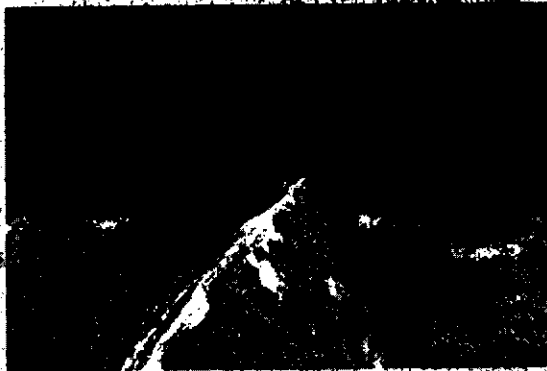
- "The City Difference"
- Strong foundation in existing plan and benchmarking report
- Active Sustainability Commission
- Carbon neutral by 2040
- Social Equity focus

34



Tips for a Successful Plan

1. Establish at least one goal and strategy that can be achieved quickly – in a year or less! This builds momentum and confidence.



Qargi, Summit of Mount Everest, Digital Image, Wikipedia Commons, M.p., 10 Apr. 2008, Web, 24 Nov. 2015.



Photoblog, Mount Everest, Digital Image, Geograph, M.p., 8 Oct. 2007, Web, 14 Nov. 2015.



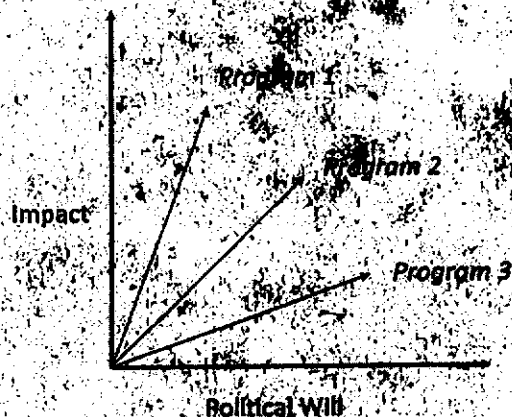
Tips for a Successful Plan

2. Meeting a Carbon Neutral target by 2040 will require active engagement with PNM; and a coordinated approach over their territory
 - Being proficient in IDU processes
 - Strive to provide examples of win-wins between communities and their utility providers



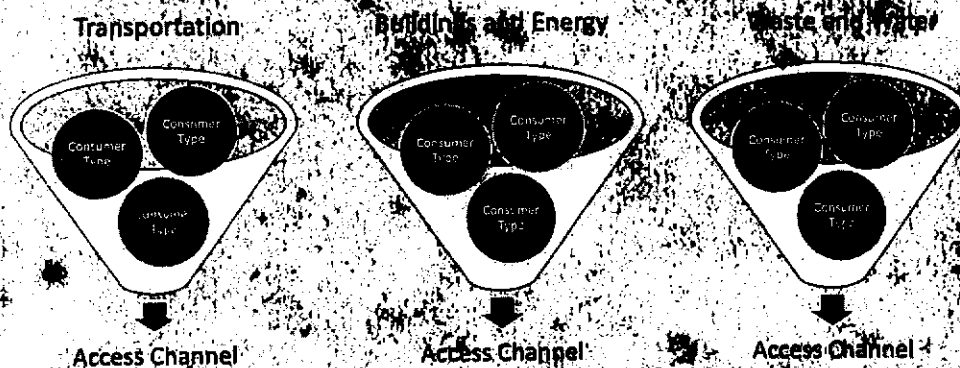
Tips for a Successful Plan

3. Bang for buck: Look for strategies relevant to your focus areas that historically have both high impact potential and high political will.



Tips for a Successful Plan

4. Segment your carbon footprint and look for categories that combine top consumers with best channels for access.





Alignment Around a Shared Vision

39

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First Steps

Plan Schedule



Phases/Tasks	2016					2017		
	August	September	October	November	December	January	February	March
Task 1: Project Kickoff and Management								
Task 2: Stakeholder Engagement								
Stakeholder Engagement Strategy								
Series #1: Foundation & Desired Future								
Series #2: Path Forward								
Task 3: Sustainability Assessment								
SWOT								
Best Practices								
Task 4: GHG Inventory								
Source Identification and Data Collection								
Data Analysis and Benchmarking								
Documentation								
Task 5: Framework and Goals								
Task 6: Sustainability Strategies								
Task 7: Sustainability Metrics								
Task 8: Implementation Details								
Task 9: Plan Finalization and Adoption								

First Steps



- Gather your data and clarify any finer points by working group with John and Beth: Mid August
- Mayor-to-mayor trip in Fort Collins: Fall, TBD
- GHG inventory assessment: August/September
- Stakeholder engagement strategy: by September, draft in August
- Benchmarks/best practices: August/September
- SWOT analysis: September; include as part of engagement visit

Questions?



Sustainable Santa Fe Kickoff

Current run (last updated Aug 8, 2016 3:00pm)

4

Polls

8

Participants

11

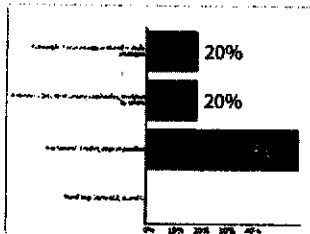
Average responses



75%

Average engagement

On the spectrum from achievable to aspirational, where should this plan aim?



Response options

Count Percentage

Achievable- Focus on easy wins and realistic strategies

1 20%

Ambitious- Outside of current capabilities, modeled by others

1 20%

Aspirational- Leading edge of possible

3 60%

Mixed bag- Some of A, B, and C

0 0%



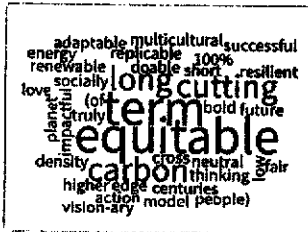
63%

Engagement

5

Responses

When you think of your vision for a sustainable Santa Fe, what words come to mind?



Responses

Equitable

Cutting edge

Resilient

Successful

Fair

Vision-ary

Love (of planet and people) in action

Low carbon

Model

Adaptable

Higher density

100% renewable energy

Multicultural

Replicable

Future

Socially equitable

Centuries

Long term thinking

Impactful

Truly carbon neutral

Equitable

Short term doable long term bold

Cross cutting



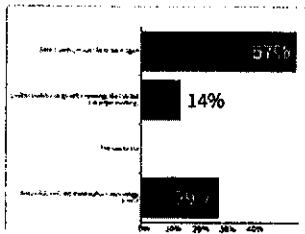
100%

Engagement

23

Responses

What is your first impression of this polling software?



Response options

Seems useful, would like to see it again

Count

Percentage

4

57%

Limited usefulness- good for meetings like this but not larger meetings

1

14%

Too new to say

0

0%

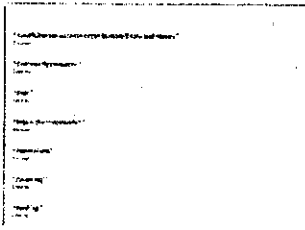
Not useful, excludes those without technology access

2

29%



What barriers (or pinch points) do you anticipate during plan development and implementation?



Responses

Funding.

Financing

Political will

Who is the community?

PNM

Community resources

Insufficient resources in city in both staff time and money

