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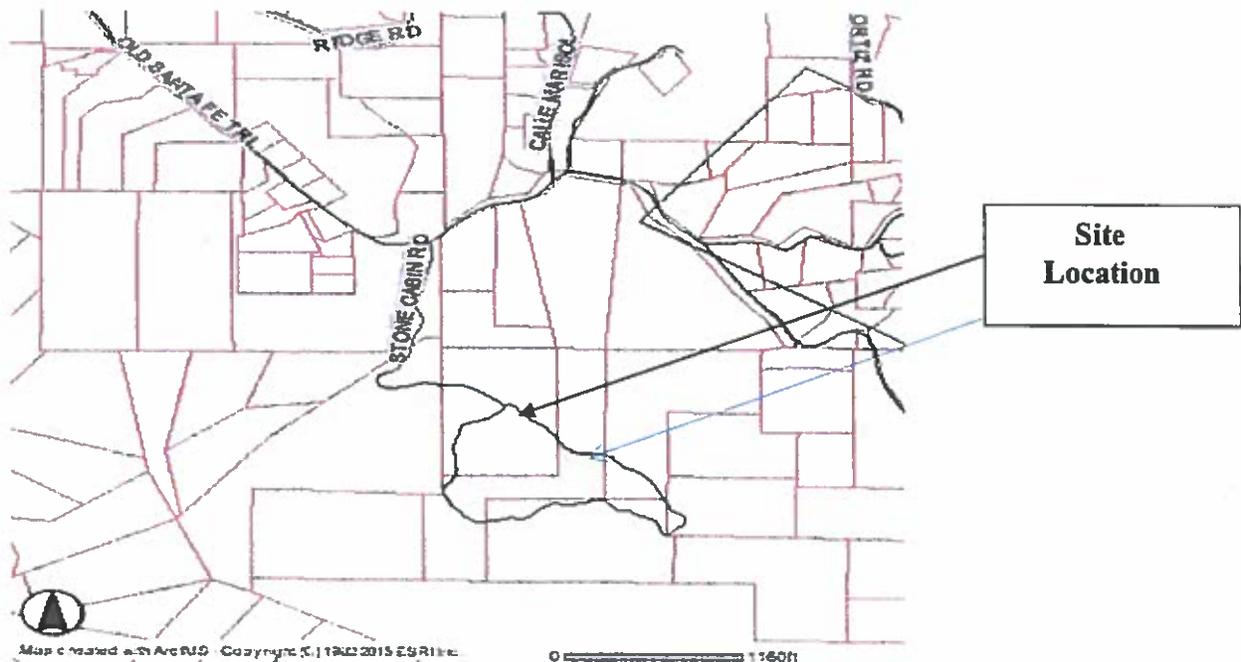
DATE: November 24, 2015
TO: Board of County Commissioners
FROM: Jose E. Larrañaga, Development Review Team Leader *JEL*
VIA: Katherine Miller, County Manager
Penny Ellis-Green, Growth Management Director *VE for PEG*
Vicki Lucero, Building and Development Services Manager *VE*
Wayne Dalton, Building and Development Services Supervisor
FILE REF.: CDRC CASE # MP/DP 13-5000 Amma Center

ISSUE:

Amma Center of New Mexico, Applicant, Liaison Planning Services Inc., Agent, request Master Plan, Preliminary and Final Development Plan approval to allow existing structures to be utilized as a religious institution on a 40 ± acre site.

The property is located at 48 Stone Cabin Road, via Old Santa Fe Trail, within Section 27, Township 16 North, Range 10 East, (Commission District 4).

Vicinity Map:



NBA-1

SUMMARY:

The Applicant requests Master Plan, Preliminary & Final Development Plan approval to allow a Community Service Facility on 40 acres in conformance with Ordinance No. 2010-13, Community Service Facilities, which amends Article III, § 7; Article V, § 5; and Article V, § 7 of Santa Fe County Land Development Code, Ordinance No. 1996-10 (Code). The existing structures consist of a 5,000 square foot Residential Ashram, a 1,400 square foot Meditation Hall, a 200 square foot storage shed and a 1,000 square foot greenhouse. The existing structures are located within a 20 acre parcel. The Applicant proposes to consolidate the 20 acre parcel with an adjoining 20 acre parcel to create a 40 acre parcel which will be utilized for the Community Service Facility. (Exhibits 1, 2 & 10)

On November 19, 2015, the County Development Review Committee (CDRC) recommended denial (3-2) of the request for Master Plan, Preliminary and Final Development Plan to allow existing structures to be utilized as a religious institution on a 40 ± acre site. (Exhibit 16)

The owner, Amma Center of New Mexico, a non-profit corporation, acquired the property by warranty deed recorded as Instrument # 1709839 in the Santa Fe County Clerk's records dated June 24, 2013. Dolores Vigil, Liaison Planning Services, is authorized to be the Agent by the property owner to pursue the request for Master Plan, Preliminary and Final Development Plan approval to allow a Community Service Facility on a 40 acre site, as evidenced by a copy of the written authorization contained in the record. (Exhibit 9)

The Applicant's Report states:

The Amma Center has utilized the subject property since 1988. The Ashram was built in 1996. The non-profit spiritual center will continue to occupy the Residential Ashram and conduct Satsang, meditation and meetings with residents/members and guests. There are several larger gatherings per year, coinciding with Swami's visit and Amma's birthday celebration.

Santa Fe County Staff requires special event permits for any large events above normal usage. The submittal requirements for a special event permit are: a letter of request describing the event, location of event, approximate number of individuals attending the event, days and time of event. The Application shall address accommodations for supplying drinking water and restroom facilities; traffic control plan; proof of insurance; a food vending permit issued by NMED; and a site plan depicting any temporary tents/structures to be used for the event, parking, and traffic circulation. Prior to issuing a special event permit the Application is reviewed for compliance by the Land Use Staff, County Fire Marshal, County Public Works Department, County Sheriff's Department, and can include NMDOT permit approval. Although, the Amma Center may need to apply for special event permits, this Application is only for master plan, preliminary development plan, and final development plan and not for the special event permit.

Ordinance No. 2010-13 Community Service Facilities states, "[c]ommunity service facilities are facilities which provide service to a local community organization. These may include

governmental services such as police and fire stations, elementary and secondary day care centers, schools and community centers, and churches.” (Exhibit 3)

Ordinance No. 2010-13, § 7.1, Standards, states:

Community service facilities are allowed anywhere in the County, provided all requirements of the Code are met, if it is determined that:

7.1.1 The proposed facilities are necessary in order that community services may be provided for in the County;

7.1.2 The use is compatible with existing development in the area and is compatible with development permitted under the Code; and

7.1.3 A master plan and preliminary final development plan for the proposed development are approved.

Article V, § 5.2.1.b states:

A master plan is comprehensive in establishing the scope of a project, yet is less detailed than a development plan. It provides a means for the County Development Review Committee and the Board to review projects and the subdivider to obtain concept approval for proposed development without the necessity of expending large sums of money for the submittals required for a preliminary and final plat approval.

Article V, § 5.2.3 Master Plan Review states:

The master plan shall be submitted to the Code Administrator or his authorized representative with a written application for approval. The Code Administrator will review the plan and submit analysis, written comments and a recommendation to the County Development Review Committee and the Board. Master plans shall be reviewed by the County Development Review Committee which shall make determinations regarding compliance with the County General Plan or the Extraterritorial Plan and the Code and shall forward the plan to the Board with the Committee's recommendation. The Board may adopt, amend, supplement, or reject the County Development Review Committee recommendation.

Article V, § 5.2.4 Master Plan Approval states:

The approved master plan shall show the area of residential use and general density measured in dwelling units per acre of land, less dedicated or conveyed rights of-way, and the area and intensity of commercial and industrial use measured in gross square feet of building area or maximum gross floor area ratio. These shall constitute the maximum permitted number of dwelling units and maximum permitted area and intensity of commercial or industrial use. (Exhibit 4)

Article V, § 7.1.3. Review (Preliminary Development Plans) states:

- a. A preliminary development plan may be only a phase or portion of the area covered by an approved master plan, so long as the preliminary development plan substantially conforms to the approved master plan.
- b. A preliminary development plan shall be submitted prior to or concurrent with submission of a preliminary plat.
- c. The application for preliminary development plan approval shall be presented to the County Development Review Committee for review with a staff report. The staff report shall include a description of the proposed project, an evaluation of pertinent planning issues, and a statement on the compliance of the project with the County General Plan and Code. The report may include recommended conditions of approval. The report shall include all comments from appropriate State or Federal agencies, the County Fire Marshal, the County Hydrologist, and other appropriate County personnel. Particular attention shall be given in the staff report to public agency comments which relate to potential limitations of lot size, intensity, or character of development. (Exhibit 5)

Article V, § 7.2, Final Development Plan, states:

§ 7.2.1 Submittals, A final development plan conforming to the approved preliminary plan and approved preliminary plat, if required, and containing the same required information shall be submitted. In addition, the final development plan shall show, when applicable, and with appropriate dimensions, the locations and size of buildings, heated floor area of buildings, and minimum building setbacks from lot lines or adjoining streets. Documents to be submitted at this time are: proof of ownership including necessary title documents, articles of incorporation and by-laws of owners' association; required disclosure statements; final engineering plans and time schedule for grading, drainage, and all improvements including roads, water system, sewers, solid waste, utilities; engineering estimates for bonding requirements; development agreements; and final subdivision plats, if required.

§ 7.2. Reviews, The final development plan shall be submitted to the County Development Review Committee accompanied by a staff report. The County Development Review Committee shall review the plan and make a determination as to its compliance with the County General Plan and Code. The County Development Review Committee may recommend changes or additions to the plan as conditions of its approval. The final development plan as approved by the County Development Review Committee shall be filed with the County Clerk. The approved final development plan becomes the basis of development permits and for acceptance of public dedications. Any changes in the plan must be approved by the County Development Review Committee. (Exhibit 6)

Notice requirements were met as per Article II § 2.4.2, of the Code. In advance of a hearing on the Application, the Applicant provided a certification of posting of notice of the hearing, confirming that public notice posting regarding the Application was made for twenty-one days on the property, beginning on November 17, 2015. Additionally, notice of hearing was published in the legal notice section of the Santa Fe New Mexican on November 17, 2015, as evidenced by a copy of that legal notice contained in the record. Receipts for certified mailing of notices of the hearing were also contained in the record for all adjacent property owners. (Exhibit 15)

This Application was originally submitted on January 11, 2013. In order to meet reviewing agency concerns the Applicant has revised the Application several times. After meeting all review agency concerns the final Application was submitted August 7, 2015.

Building and Development Services staff has reviewed this project for compliance with pertinent Code requirements and have found that the facts presented support this request. The proposed use meets the criteria set forth in Ordinance No. 2010-13 (Community Service Facilities) as an allowed use, this is not a rezoning or a zoning of the property. The Application is comprehensive in establishing the scope of the project. The proposed Preliminary Development Plan substantially conforms to the proposed Master Plan; the Final Development Plan conforms to the Code requirements for this type of use; and the Application satisfies the submittal requirements set forth in the Code.

The review comments from State Agencies and County staff have established findings that the Application is in compliance with state requirements, Ordinance No. 2010-13, Article V, § 5.2 Master Plan Procedures, Article V, § 7.1 Preliminary Development Plan, and Article V, § 7.2 Final Development Plan of the Code.

APPROVAL SOUGHT: Master Plan, Preliminary & Final Development Plan approval to allow a Community Service Facility on 40 acres.

GROWTH MANAGEMENT AREA: SDA-2.

SLDC PROPOSED ZONING DISTRICT: Rural Residential

HYDROLOGIC ZONE: Mountain Hydrologic Zone, minimum lot size in this area is 20 acres with recorded water restrictive covenants of 0.25 acre feet, per Article III, Section 10 of the Code.

ARCHAEOLOGIC ZONE: An Archeological Survey was conducted on the site. The New Mexico Historic Preservation Division (NMHPD) reviewed the Application and asserts that the cultural resource survey identified a segment of the Santa Fe Trail and documented the segment as archaeological site LA

175659. This segment crosses Stone Cabin Road in the bottom of Piedras Negras Canyon and a portion of the trail is used as a footpath. NMHPD requests the proposed improvements to Stone Cabin Road shall be restricted to the existing area of disturbance. If the improvements to Stone Cabin Road can be restricted to this area of previous disturbance on the west side of the road, then the proposed widening of Stone Cabin Road will not adversely impact LA 175659. If LA 175659 can be avoided then this trail segment should be placed in a non-disturbance easement. If the road improvements cannot avoid LA 175659, then a treatment plan must be prepared to mitigate the adverse impacts to the Santa Fe Trail.

ACCESS AND TRAFFIC:

The project is proposing to access the property via Stone Cabin Road. Stone Cabin Road accesses off of County Road 67 (Old Santa Fe Trail). At present Stone Cabin Road is a fourteen foot unimproved road. The Applicant proposes to improve Stone Cabin Road to meet county standards, (20' or 24' driving surface, grades at the approach to intersections shall not exceed 3% for 100 linear feet, excluding vertical curve distance, return radii shall be a minimum of 30 feet, 50 foot asphalt apron from the edge of Old Santa Fe Trail on the approach of Stone Cabin Road, a minimum of 6" of compacted base course shall be required). A Traffic Impact Analysis (TIA) was provided for the project, prepared by Morey Walker and Associates Engineering, Inc., dated January 11, 2013, revised on February 8, 2013, and again revised on July 30, 2015.

Santa Fe County Public Works Department has reviewed the submittal and supports the Application subject to the following conditions:

1. If it is determined that the development generates more than the estimated 25 vehicles per peak hour, the Applicant shall provide Santa Fe County with a new Traffic Impact Analysis.
2. The Applicant shall address the approach of Stone Cabin Road to meet Article V, § 8.2.7d which states, "grades at the approach to intersections shall not exceed 3% for 100 linear feet, excluding vertical curve distance."
3. Return radii shall be a minimum of 30 feet.
4. All internal radii shall be a minimum of 30 feet unless approved by the Santa Fe County Fire Marshall.

5. Stone Cabin Road shall be improved to Local Road Standards as per Article V, § 8.1.3 of the Code.
6. The Applicant shall demonstrate that existing culverts are sized correctly to accommodate storm run-off.
7. The Applicant is proposing to accommodate run-off via bar ditches, these bar ditches traverse slopes of approximately 11%, the Applicant shall demonstrate how they will reduce the potential for erosion.
8. The Applicant shall provide a 50 foot asphalt apron from the edge of Old Santa Fe Trail on the approach of Stone Cabin Road.
9. The Applicant shall provide an R1-1 30"x30" at the exit of the property.

The New Mexico Department of Transportation (NMDOT) reviewed the Application and recommends approval of the development. NMDOT will require the Applicant to obtain a special event permit for large gatherings in order to allow traffic control devices or Law Enforcement to direct traffic to the event on Old Las Vegas Highway.

FIRE PROTECTION:

The Applicant has proposed a loop road for circulation of emergency vehicles. All roads will meet the minimum county standards for fire apparatus access roads. All roads, turnouts and turnarounds will have an all-weather driving surface consisting of 6" compacted base course or equivalent.

Santa Fe County Fire Prevention Division reviewed the Application and stated the following:

Driveway, turnouts, and turnarounds shall be County approved all weather driving surface of minimum 6" compacted basecourse or equivalent. Minimum road way width shall be 20' and an unobstructed vertical clearance of 13'6". The secondary emergency access/egress loop shall be designated and legally recorded on the registered plat. Driveway/fire access shall not exceed 11% slope and shall have a minimum 28' inside radius on curves. The Application shall comply with Article 1, § 103.3.2-New Construction and Alterations of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal. In addition, upon completion of the permitted work the Applicant shall contact the Santa Fe County Fire Marshal to conduct a final inspection.

WATER SUPPLY:

The existing well, that will serve the development, was permitted by the Office of the State Engineer (OSE). The Applicant has submitted a water budget establishing the yearly water use at 0.50 AFY. Meter readings shall be submitted to the OSE and the County Hydrologist on an annual basis. Water restrictive covenants, restricting the water use to 0.50 acre feet per year, shall be recorded along with the Final Development Plan.

The County Hydrologist reviewed the water budget submitted by the Applicant and stated the following:

The water budget for the development was submitted for review which proposes 0.50 AFY water use for the entire development which includes water conservation measures in compliance with Article VII, § 6.6.2(a)-(h); indoor water-saving fixtures, efficient appliances, rain catchment system, and gray-water reuse system. The water budget did not include water use for the Amma Center's weekly meditation and meeting guests, 7 larger gatherings per year, and greenhouse. The Center is required to operate within the 0.50 AFY and shall verify water use by collecting monthly meter readings and submitting them to the County on an annual basis. Therefore, the Amma Center may have to adjust their water use for individual uses in order to stay within 0.50 AFY.

On November 6, 2015, a revised water budget was submitted by the Applicant. The County Hydrologist reviewed the revised water budget and stated that the revised water budget is within the 0.50 AFY and is acceptable. (Exhibit 14)

LIQUID WASTE:

An existing septic tank and leach field will serve the 6 bedroom 5,000 square foot Residential Ashram. The existing septic system is approved and permitted by the New Mexico Environment Department (NMED).

SOLID WASTE:

The Applicant disposes the solid waste at the El Dorado Transfer Station.

**FLOODPLAIN & TERRAIN
MGMT:**

The property contains slopes in the 0-30 % range. No new structures are proposed, and the proposed upgraded road will not disturb any 30% slope. All cut slopes are 2:1 and

all fill slopes are 3:1. The request is in conformance with Article VII, Section 3.4.2, Terrain Management Plan.

The Applicant's proposal illustrates existing conditions and a proposed grading and drainage plan. The Development indicates that all improved areas including impervious areas will drain to proposed ponding. Runoff will be collected with three ponds. The total capacity provided for site runoff is 889 cubic feet. Sheet C-1 by Walker Engineering illustrates total ponding required for site runoff is 659 Cubic feet. Therefore, the proposal is in conformance with Article VII, Section 3.4.6, Storm Drainage and Erosion Control of the Code as amended by Ordinance 2008-10, Flood Damage Prevention and Stormwater Management.

SIGNAGE AND LIGHTING:

The Applicant is not proposing new signage. The Applicant is proposing to utilize existing signs on the property. The Applicant has shown location and dimensions of signage. Staff has determined that the signage element of the Application does comply with Article VIII, Sign Regulations.

The Application proposes outdoor security lighting. Any future outdoor lighting shall comply with Article III, Section, 4.4.4h, Outdoor Lighting Standards.

EXISTING DEVELOPMENT:

Existing structures consist of a 200 square foot storage shed, a 1,000 square foot greenhouse, a 5,000 square foot Residential Ashram, and a 1,400 square foot Meditation Hall.

ADJACENT PROPERTY:

The site is bordered to the north, east, west, and south by residential property. (Exhibit 7)

PARKING:

The site plan illustrates 27 parking spaces, which include 2 handicap parking spaces. All parking areas shall be clearly marked. Parking of vehicles outside of the designated area shall be prohibited in order to minimize erosion and dust on the site. Staff has determined that the parking element of the Application meets the criteria set forth in Article III, Section 9, Parking Requirements.

LANDSCAPING:

The Applicant submitted a landscaping plan illustrating the existing and proposed vegetation on the site. The landscape element of the Application meets the landscape

standards of Article III, Section 4.4.4.f 4, Landscaping Plan, of the Code.

RAINWATER HARVESTING: The Applicant submitted a water harvesting plan consisting of five existing water storage tanks. The sizes of the tanks are 2,900; 1,100; 1,800; 2,500; and 2,500 gallons. The captured rain water will be utilized for landscaping and irrigation in the greenhouse. The plan set illustrates gutters and down spouts used to collect and direct rain water from the roof of the structures to the cisterns. Therefore, the water harvesting element of the Application meets the requirements set forth in Ordinance No. 2008-4, Water Recycling Systems, which amends Ordinance No. 2003-6 and the Code.

AGENCY REVIEW:

<u>Agency</u>	<u>Recommendation</u>
NMOSE	No Formal Opinion
NMDOT	Approval
NMED	Approval
NMDHP	Conditional Approval
County Fire	Conditional Approval
County PW	Conditional Approval
County Hydrologist (Exhibit 8)	Conditional Approval

STAFF RECOMMENDATION:

Staff recommends approval of Master Plan, Preliminary & Final Development Plan to allow a Community Service Facility on 40 acres in conformance with Ordinance No. 2010-13 (Community Service Facilities), which amends Article III, § 7; Article V, § 5; and Article V, § 7 of the Santa Fe County Land Development Code, Ordinance No. 1996-10, subject to the following conditions:

1. The Applicant shall comply with all review agency comments and conditions as per Article V, § 7.1.3.c.
 - If the improvements to Stone Cabin Road can be restricted to this area of previous disturbance on the west side of the road, then the proposed widening of Stone Cabin Road will not adversely impact LA 175659. If LA 175659 can be avoided then this trail segment should be placed in a non-disturbance easement. If the road improvements cannot avoid LA 175659,

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then a treatment plan must be prepared to mitigate the adverse impacts to the Santa Fe Trail.

- The Applicant shall address the approach of Stone Cabin Road to meet Article V, § 8.2.7d which states, “grades at the approach to intersections shall not exceed 3% for 100 linear feet, excluding vertical curve distance.”
- Return radii shall be a minimum of 30 feet.
- All internal radii shall be a minimum of 30 feet unless approved by the Santa Fe County Fire Marshall.
- Stone Cabin Road shall be improved to Local Road Standards as Article V, § 8.1.3 of the Code.
- The Applicant shall demonstrate that existing culverts are sized correctly to accommodate storm run-off.
- The Applicant is proposing to accommodate run-off via bar ditches, these bar ditches traverse slopes of approximately 11%, the Applicant shall demonstrate how they will reduce the potential for erosion.
- The Applicant shall provide a 50 foot asphalt apron from the edge of Old Santa Fe Trail on the approach of Stone Cabin Road.
- The Applicant shall provide an R1-1 30”x30” at the exit of the property.
- Driveway, turnouts, and turnarounds shall be County approved all weather driving surface of minimum 6” compacted base course or equivalent.
- Minimum road way width shall be 20’ and an unobstructed vertical clearance of 13’6”.
- The secondary emergency access/egress loop shall be designated and legally recorded on the registered plat.
- Driveway/fire access shall not exceed 11% slope and shall have a minimum 28’ inside radius on curves.
- The Application shall comply with Article 1, § 103.3.2-New Construction and Alterations of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

- Upon completion of the permitted work the Applicant shall contact the Santa Fe County Fire Marshal to conduct a final inspection.
2. Master Plan, Preliminary and Final Development Plan with appropriate signatures, shall be recorded with the County Clerk as per Article V, § 5.2.5.
 3. Prior to recordation of the Master Plan the Applicant shall record a Lot Consolidation Plat, combining Lot 1-A (20.00 acres) and 1-B (20.00 acres), creating a 40 ± acre parcel to be utilized by the Amma Center.
 4. The Applicant shall monitor the traffic created by the approved use. If it is determined that the development generates more than the estimated 25 vehicles per peak hour, the Applicant shall provide Santa Fe County with a revised Traffic Impact Analysis.
 5. Water restrictive covenants, restricting the water use to 0.50 acre feet per year, shall be recorded along with the Final Development Plan. Meter readings shall be submitted to the County Hydrologist on an annual basis. If the water use exceeds 0.50 acre feet per year the Amma Center may have to adjust their water use for individual uses in order to stay within 0.50 AFY. This shall be noted on the Master Plan/Development Plan.
 6. Large events, exceeding the daily use, at the Amma Center shall be required to obtain a special event permit from NMDOT and a Special Use Permit from Santa Fe County.
 7. The dimensions and location of the Applicant's signage must comply with Article VIII, Sign Regulations.
 8. The Applicant shall submit a financial guarantee, in sufficient amount to assure completion of all required improvements prior to Final Development Plan recordation, as per Article V, § 9.9.

Staff recommends the Board make three motions, the first regarding the master plan, the second regarding the preliminary development plan, and the third regarding the final development plan.

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EXHIBITS:

1. Applicant's Report
2. Proposed Plans
3. Ordinance No. 2010-13 (Community Service Facilities)
4. Article V, § 5 (Master Plan Procedures)
5. Article V, § 7 (Preliminary Development Plans)
6. Article V, § 7.2 (Final Development Plan)
7. Aerial Photo of Property
8. Agency Reviews and Comments
9. Warranty Deeds and Letter of Authorization
10. Proposed Lot Consolidation
11. 2013 Letters of Concern
12. 2013 Documents in Support
13. Letters of Concern
14. Revised water budget and comments by the County Hydrologist
15. Legal Notice
16. November 19th, CDRC Minutes

MASTER /
PRELIMINARY
and FINAL
DEVELOPMENT
PLAN REPORT

Amma Center of New Mexico
48 Stone Cabin Road
Santa Fe NM

Liaison Planning Services Inc.
(505) 920-6839
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August 2015



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Exhibits

Exhibit 1:	Warranty Deed
Exhibit 2:	Liquid Waste System Permit
Exhibit 3:	Traffic Impact Analysis

Appendices

Appendix A –	Amma Center Materials
Appendix B –	Lot Line Adjustment
Appendix C –	Preliminary Lot Consolidation

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1. Introduction and General Description:

Amma Center of New Mexico requests approval from Santa Fe County for a Master/Preliminary Development (Final) Plan for an existing 5,000+/- square foot Residential Ashram and 1,400+/- square foot Meditation Hall located on 40 acres. This request is associated with approval of a Community Service Facility. The property is accessed off Old Santa Fe Trail, located at 48 Stone Cabin Road, approximately 7 miles southeast of the City of Santa Fe. The subject property consists of one lot that is approximately 40 acres and is owned by the Amma Center of New Mexico. Additional property owned by Amma Center of NM and the Schmidt family surrounds the subject property (Sheets A01 and A03).

Amma Center has utilized the subject property since 1988. The Ashram was built in 1996. The nonprofit spiritual center will continue to occupy the residential ashram and conduct Satsang, meditation and meetings with residents/members and guests. There are several larger gatherings per year, coinciding with Swami's visit and Amma's birthday celebration.

The Master/Preliminary and Final Development Plan approval will not result in any change in use for the subject property.

Applicant:

Amma Center of New Mexico &
Stephen and Cathryn Schmidt
#48 Cabin Stone Road
Santa Fe, NM 87505

Planning Consultant:

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A. History and Background:

Amma Center of New Mexico is a 501(c)(3) nonprofit religious organization, whose dual purposes are to study and practice the teachings of Amma, an internationally heralded spiritual and humanitarian leader,¹ and to work to advance the interests of the poor, elderly and destitute by engaging in local, national and international charitable projects. Amma Center was incorporated under the laws of New Mexico as a nonprofit religious organization in 1994. The central hub includes the existing ±5,000 sq. ft. residential ashram and studio (meditation hall) located on the property.

The Ashram hosts spiritual activities and Amma Center of NM provide services such as:

- Group meditation on Saturdays, weekly readings of Amma's teachings, and chanting.
- Volunteers go into the Santa Fe community to teach free meditation classes. Classes are taught at the Santa Fe Community College and sundry Santa Fe community projects.
- For nine consecutive years, volunteers have gone to the Santa Fe Juvenile Detention Center each Tuesday evening to teach incarcerated juveniles meditation.
- Volunteers go to the National Guard Armory to teach meditation to veterans who are returning from Iraq and Afghanistan.
- Amma Center Green Friends stewards two sections of the watershed through the Adopt-the-River Program of the Santa Fe Watershed Association.
- The Center meets monthly to clean litter from the areas.
- There are various programs involving the poor and homeless in Santa Fe which includes distributing warm clothes and food.
- Amma Center has served approximately 100,000 burrito lunches to the homeless on Sundays over the last 20 years.
- Currently the Center sponsors religious holiday events several times per year.
- Recently the children's outreach program provided school clothing for more than 500 low income students attending Santa Fe Public Schools.

Amma:

Mata Amritanandamayi, known simply as "Amma", is an internationally renowned spiritual leader and humanitarian with a large following in Santa Fe and throughout the world. Through her extraordinary acts of love and self-sacrifice, Amma has endeared herself to millions who have been inspired by her example of service to the poor and suffering. Amma holds free public programs throughout India, Europe, the U.S., Australia, Japan, Sri Lanka, Singapore, Malaysia, Canada, Africa and South America. The program features her personally embracing each person attending the event. Amma

¹ http://en.wikipedia.org/wiki/Mata_Amritanandamayi

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has given this motherly embrace, known as her darshan, to more than 33 million people throughout the world.

This simple yet powerful act has become both catalyst and symbol for the growing network of humanitarian initiatives known as: Embracing the World®. In addition to inspiring the above works of the Amma Center of New Mexico through her teachings and the annual event, her impact includes:

- December, 2014 His Holiness Pope Francis invited Amma to the Vatican where she joined Pope Francis and other religious leaders in signing a declaration against human trafficking and slavery.
- She has been featured on ABC, CBS, CNN and in other print and television media.
- Awards include: The United Nations Gandhi-King Award, Geneva, Switzerland; James Parks Morton Award, NY, NY; Prix Cinema Verite Award, Paris, France; Honorary Doctorate in Humane Letters, SUNY Buffalo, NY;
- Testimonials have come from Dr. Jane Goodall, the Martin Luther King Jr. Center, the Prime Minister of India and Dr. Joan Campbell -World Council of Churches. She has been a keynote speaker at United Nations and Parliament of World Religions functions.
- Amma's charitable organization, Embracing the World®, operates in forty countries including the U.S., and is Special Consultant to the United Nations. The multi-faceted organization provides medical care, education, food, disaster relief, women empowerment, job training, housing, and other projects too numerous to list.
- The Governor of the State of Illinois awarded her "honorary citizen" status.
- On July 8, 2015 Amma addressed researchers representing 93 leading international universities at the United Nations in NYC. The subject was technology for sustainable development as it applies to poor people throughout the world.
- On July 21, 2015 Amma was invited by the President of France to address The Summit of Conscience regarding climate change.

B. Existing Structures and Uses:

Amma Center will continue to occupy the residential ashram and conduct weekly meditation meetings with ashram residents and guests as it has since 1993. The residential ashram has 6 bedrooms/ office/ dining room/ meditation room/ kitchen/ 4 bathrooms and is used primarily as a long term residence for Amma's followers (See Attached Floor Plans)

The Meditation Hall is used for weekly group meditations, IAM meditation instruction, and special events.

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The structures are set back from Old Santa Fe Trail, are not visible to adjacent neighbors and are accessed by a private easement (Stone Cabin Road). The road will be upgraded to a 20' driving surface, less than 11% slope as required by code as shown in the attached drawings.

C. Application/ Request:

Amma Center of New Mexico seeks approval under Article III, Section 7 (as amended by Ordinance 2010-13). Section 7.1 provides that community service facilities are allowed anywhere in the County, subject to master plan/development plan approval of the following code determinations:

7.1.1 The proposed facilities are necessary in order that community services may be provided for in the County;

The community services to be provided with respect to this application are those of a religious/spiritual nature. The community service required in this instance is specifically the providing of religious services by the Center to the many devotees of Amma in Santa Fe County.

The Center currently uses the residence and meditation hall for various activities. The specific location is unique for several reasons. First and foremost is Amma's history of being with her devotees on the property over the course of eighteen years. This land should be considered consecrated ground, and has special meaning to the Center's members and guests for this reason. Additionally, much of Amma's work is focused on preservation of the natural environment and love and respect for our natural world. For this reason a quiet, rural, sparsely developed site like the subject property is appropriate for Amma Center's religious and charitable activities. Finally, this land has been made available free of charge to the Center, as a donation by Mr. and Mrs. Schmidt with the understanding that it be used for the current use, not sold, and the Amma Center is not in the position to purchase an alternate site.

7.1.2 The use is compatible with the existing development in the area and is compatible with development permitted under the Code;

The area is lightly developed, and this proposal ensures significant open space in order to keep it that way. The majority of development that exists is residential in character. There are also a number of agricultural uses, commercial 'home occupation' uses and a small but not insignificant number of other nonresidential uses (primarily other community service facilities) within a few miles. Other religious uses include a Catholic church in Canada de Los Alamos, and an Episcopal camp and a conference center at Camp Stoney, which the subject property was formally a part of.

As far as development permitted under the code LDC Art. III, §2 residential uses are also permitted "anywhere in the county," as are agricultural, grazing and ranching uses (LDC Art. III, §1), home occupation commercial uses (LDC Art. III, §3), large scale residential

NBH-19

uses (LDC Art. III, §6) and "all other uses not otherwise regulated by the Code (LDC Art. III, §8). Only commercial and industrial uses (LDC Art. III, §4), "mineral exploration" (hard rock mining, LDC Art. III, §5) and "extraction activity for construction materials" (sand and gravel mining, LDC Art. XI) are confined to specific zoned districts. An exceedingly small part of the County is specifically designated as such zoned districts. The remainder is not zoned for any specific use, but rather the above 'permissive' uses are allowed. Thus, community service facility uses are necessarily considered compatible with residential uses. A finding of incompatibility with existing or permissible uses would require substantial evidence of unique, site-specific reasons of incompatibility which do not exist in this application.

In conclusion:

The proposed use meets all prescriptive code requirements, is necessary to provide Amma's services in the County, and is compatible with the existing and permitted development in the area.

2. Approval Criteria (LDC Art. V, Sec. 5.2.4(b)):

Conformance to County and Extraterritorial Plan: The 2010 Sustainable Growth Management Plan recognizes the essential community nature of these buildings by "Encouraging the location of... places of worship, and other institutional uses within communities, to serve as a focal point for the community and afford easy access to residents." SLDC Sec. 2.2.3.4.

Suitability of the site to accommodate the proposed development: The size and topography of the site, as well as available space for parking, access and utilities, are superadequate for the proposed use. The location is highly suitable because it is close to a well traveled state highway. Traffic between Old Santa Fe Trail and the Center will pass by only one house, which is over 350 feet from the road. Moreover, Amma Center itself and the Schmidt family own the land all around the subject parcel, ensuring that other landowners will not be impacted by the development.

Suitability of the proposed uses and intensity of development at the location: The proposed use is one that existed on the property for many years with minimal impact to the surrounding community and little complaint, demonstrating the suitability of the site (this proposal seeks to address neighbor's concerns). Due to low impact on the land and existing structures, it is significantly more suitable to the rural atmosphere than maximum residential development with year-round traffic, noise, light and other environmental impacts would be. As a function of the overall 217 acre property, or the 20 acre subject parcel, intensity is minimal, expressed as a lot coverage ratio of three percent (3%).

Impact to schools, adjacent lands or the County in general: There will be no impact to schools. Neither the adjacent lands (owned by the applicants) nor the County will experience any significant impact.

NBH-20

Viability of proposed phases of the project to function as completed developments in the case that subsequent phases of the project are not approved or constructed: No phasing is proposed.

Conformance to applicable law and County ordinances in effect at the time of consideration, including required improvements and community facilities and design and/or construction standards: The application complies in all material respects.

3. Current Land Use:

The property is currently not zoned. The subject parcel has a 5,000 square foot residential Ashram and a 1,400 square foot accessory structure (meditation hall). There is also a 200 square foot storage shed and a 1,000 square foot greenhouse. The property is currently used for residential and religious purposes as described herein.

4. Economic/Fiscal Impact:

The project is not expected to incur any capital outlay or operating costs, and its net local public cost attributable to infrastructure use will be minimal.

5. Natural Environment:

A. Terrain Management

Please see Grading and Drainage Plan C-1

B. Steep Slopes and Ridges

No structure is within a slope greater than 30% and no higher than any ridge tops within 1,000 feet of a structure.

6. Screening/ Open Space:

The existing structures are sited on a 40 acre parcel set back 1,700 + feet from Old Santa Fe Trail. The Schmidt Family own 177 acres surrounding the subject existing structures owned by Amma Center of NM. Mature trees will be preserved as shown on Sheet A-05. Existing buildings all accessory structures are approximately 3% of the total 40 acres assuring that open space is preserved.

NBH-21

7. Signage:

No permanent additional signage proposed. Non-illuminated special event signage, in conformance with the code, may be used. Please see signage plan sheet A-04.

8. Lighting:

The lighting levels for this project will not exceed the minimum illumination required for safety. No pole lights are proposed. Security lights will be placed on the building. All lights proposed will minimize glare and blind spots and will not exceed 150 watts.

9. Landscaping and Water Harvesting:

Few trees will need to be removed in order to provide adequate fire turn around areas and access as shown on Sheet A-04. Trees will be relocated on site in a 1:1 ratio.

The site is equipped with 5 cisterns as shown on Sheet A-03 and are utilized year round for watering plants, garden beds and trees around the property.

10. Parking and Traffic:

Art III, Sec. 9 of code "community facilities" require 1 per employee plus one per 300 square feet of structure. while the Center has no employees, and all staff are volunteers, we have assumed seven employee equivalent.

Residential Ashram: = 9 spaces provided (6 for residents, 3 for guests)
1 Handicapped

Meditation Hall (1,400 sf): $1/300 = 5$ spaces required (18 provided)
1 Handicapped

A total of 27 spaces is provided, with appropriate disabled parking for each building as shown on Sheet A-03. In the case of larger events open to the public which exceed the parking capacity, Amma Center will apply for a Special Event Permit and comply with all terms of the permit. The application will include a traffic control plan.

Please see Exhibit 3 Traffic Impact Analysis

11. Utilities:

All utilities are placed underground in order to minimize visual intrusions to the skyline as required by code.

NBH-22

12. Trash Collection:

The applicant purchases a permit for disposal at the Eldorado Transfer Station.

13. Water Supply/ Budget:

There is a domestic well that serves the Ashram. Submittals for a water supply plan are not required by Art. VII, Sec. 6. However, in order to facilitate review we have included a water budget within Appendix C of the Reconnaissance Water Availability Assessment Report prepared by Glorieta Geoscience for Amma Center of New Mexico. In addition, the Center agrees to comply with all applicable water conservation measures contained in Art. VII, Sec. 6.6.2(a)-(h).

14. Liquid Waste:

A liquid waste disposal plan is not required by Art. VII, Sec. 2.2 (Table 7.1). The existing 1500 gallon septic system is properly permitted for the six bedroom residence as shown as Exhibit 2.

15. Access and Traffic Impact:

This project has a no impact on the Santa Fe County and NMDOT road system because no changes from the current use are proposed. For the intersections of Old Las Vegas Highway and Two Trails Road and of Old Santa Fe Trail and Two Trails Road, the roadways will continue to have an acceptable level of service. Stone Cabin Road will be upgraded to County standards and is fully capable of handling the existing traffic.

16. Fire Protection Plan:

Fire Department Access and Roads:

Per enclosed drawings an emergency access loop will be provided through the property and as noted on submitted plans. This emergency access will be legally recorded on registered plat. All roads will meet the minimum county standards for fire apparatus access roads within this type of development. Driveway, turnouts and turnarounds will be County approved all weather driveway surface a minimum 6" compacted base course or equivalent. Minimum gate and driveway width will be 20' and an unobstructed vertical clearance of 13'6".

NBH-23

Slope/ Grade:

Per submitted plans the maximum approved slope of the driveway access/egress will not exceed 11% slope and have a minimum 28' inside radius on curves (See Sheet C1).

Fire Extinguishers:

Portable fire extinguishers will be installed in both locations as set forth in the 1997 Uniform Fire Code. Portable fire extinguishers will be in accordance with the UFC Standard 10-1.

Vegetation Management:

The applicant will have a vegetation management plan to establish fire-safe areas that minimize the threat and occurrence of fire in urban wildlife interface area.

17. Neighborhood Notification:

A neighborhood group has requested that Amma Center seek approval to be a community service facility so that Amma Center will be in conformity with County regulations. Copies of this application are being provided to the neighbors' counsel.

NBH-24

PROJECT INFO
 Legal Description: 48 Stone Cabin Road is Lot 24, et
 seq. on section plat, consisting of 2.23 acres in section
 27 of T15N, R10E, of Santa Fe County, New Mexico
 Lot 24, Sec. 20, Area
 Benchmark: to be considered the USGS O pin mark of
 MCH10 of the San Sebastian Grant as shown on said plat
 Water Restraints Covenant: water budgeting to be
 submitted and approved by Santa Fe County

SHEET LIST:

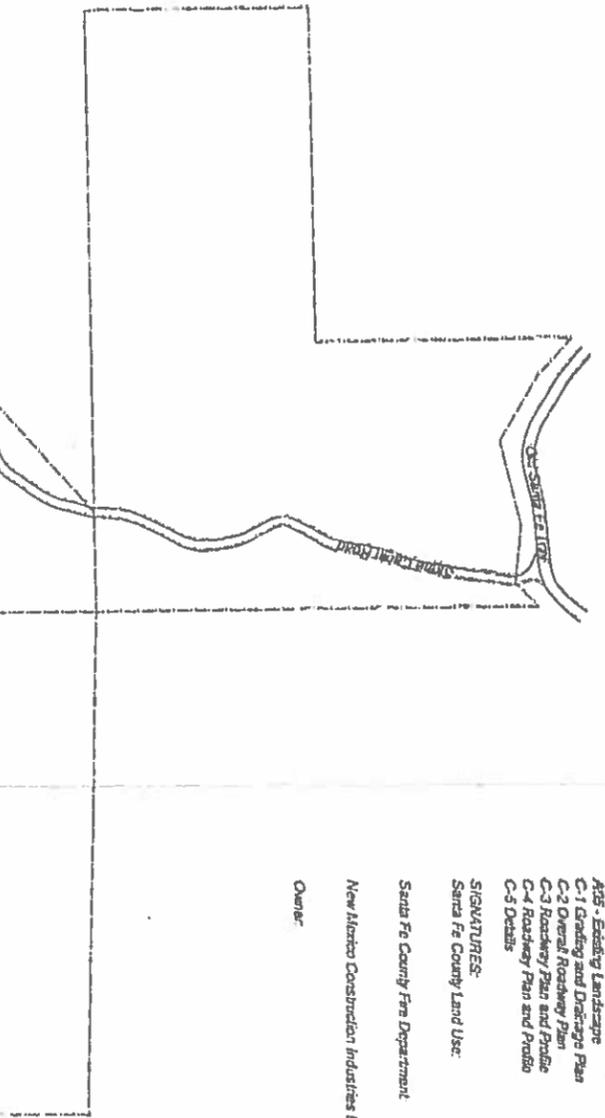
- A01 - Cover Sheet
- A02 - Access Plan
- A03 - Site Plan/Plan
- A04 - Tree / Signage / Landscape Plan
- A05 - Existing Landscape
- C-1 - Grading and Drainage Plan
- C-2 - Overall Roadway Plan
- C-3 - Roadway Plan and Profile
- C-4 - Roadway Plan and Profile
- C-5 - Details

SIGNATURES:
 Santa Fe County Land Use:

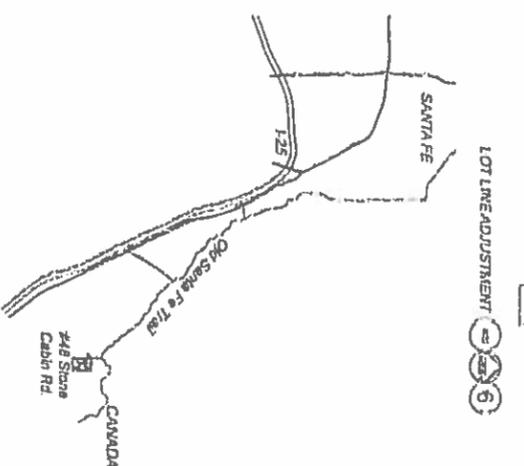
Santa Fe County Fire Department

New Mexico Construction Industries De-

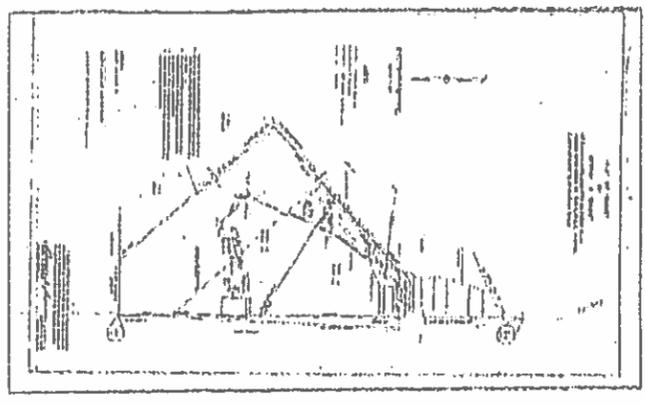
Owner



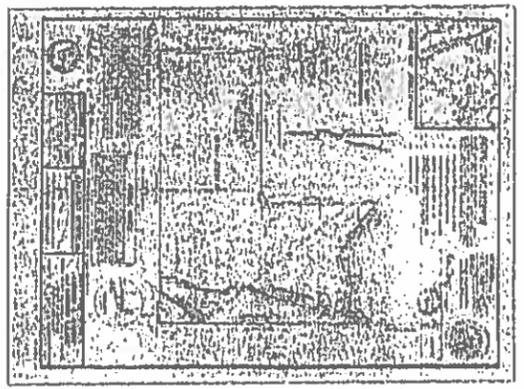
VICINITY MAP (3)



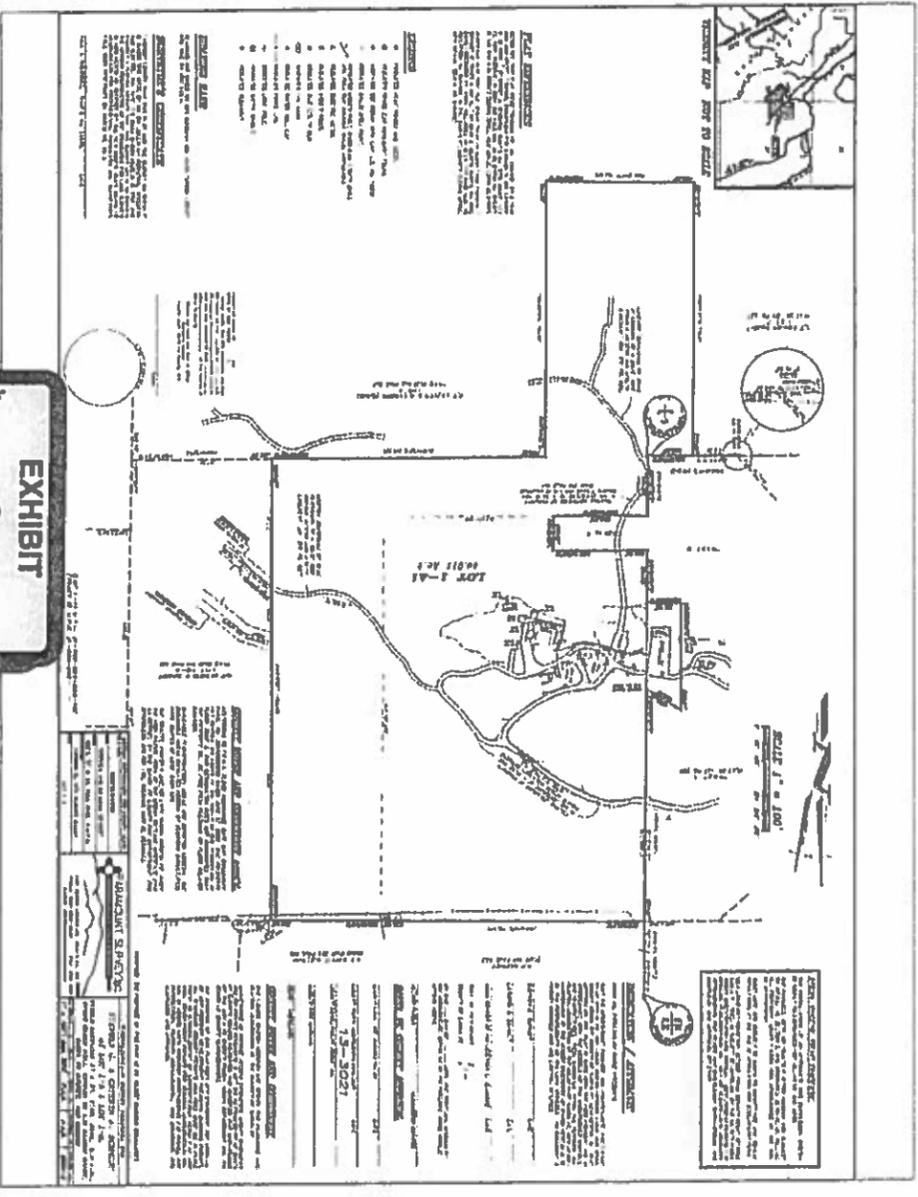
LOT LINE ADJUSTMENT (6)



ADJACENT PLAT (4)

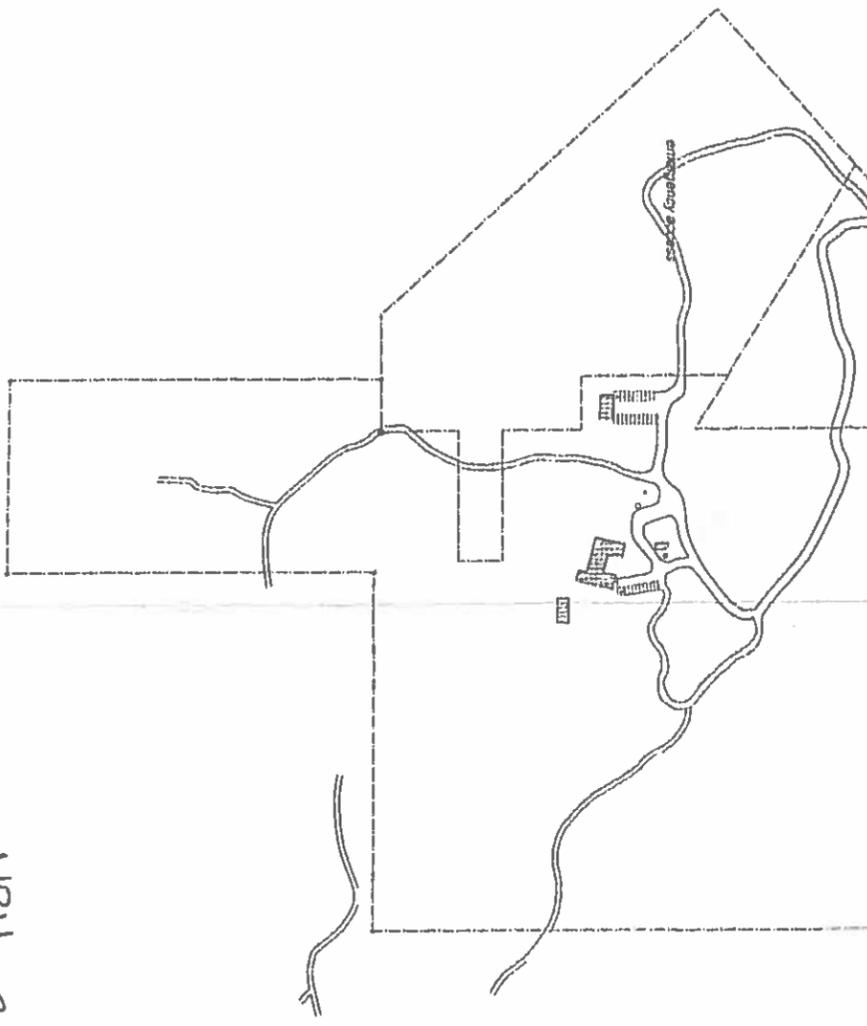


ADJACENT PLAT (5)



PROPERTY PLAT (2)

EXHIBIT 2



PROPERTY PLAT (2)

COVER SHEET

AMMA CENTER of NEW MEXICO
 48 Stone Cabin Rd Santa Fe, NM
 roadway / parking improvements

OWNER Shane Schmidt 505-852-9528 Amma Center 505-852-8821	FIRE DEPARTMENT Santa Fe County Fire Dept Capt. Ryan Pugh 505-898-6338	ARCHITECT Raney Design Andrea Kinney 805-251-3800	CIVIL ENGINEER Winkler Engineering Kenny Winkler 505-820-7890	LAND USE Santa Fe County Josh I. Whitson 505-866-4398
LEGAL REPRESENTATION Chloe Greene 505-424-8175 Jim Rubin 505-862-3010	PLANNING Urban Planning Dolores V. Pi 505-820-8838	ARCHITECT WCAS Wynneann Carole 505-898-7743	SURVEYOR Parsons Survey Paul Rodriguez 505-820-2340	SUB DIVISION NM Construction Methods Katherine Martinez 505-476-4700

NBA-25

PROPERTY MAP (1)

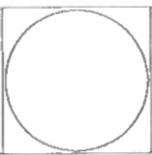
A01



NISH-26

ACCESS PLAN

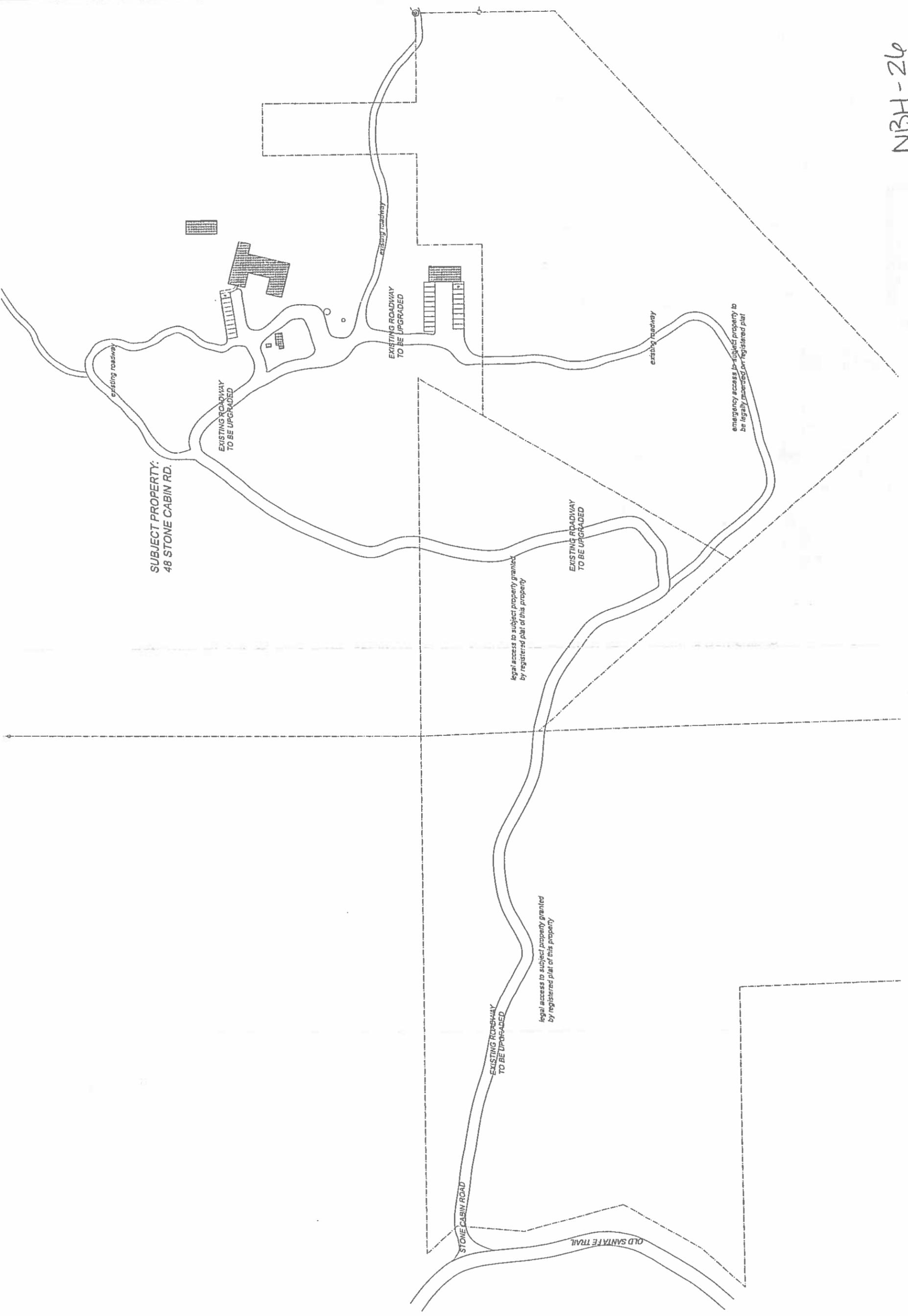
Project 14
Date: 08-07-2015 08:17:50 AM rev 2 proj AC/M



AMMA CENTER of NEW MEXICO
48 Stone Cabin Rd Santa Fe, NM

roadway / parking improvement

OWNER Steve Stewart 505.827.8529 Arma Center 505-827-8801	LEGAL REPRESENTATION Chad Crowder 505-434-8175 Jan Ruffin 505-827-2610	PLANNING Lillian Parviz 505-820-6839 Cheresa Vogt 505-820-6839	ARCHITECT Barbara F. Country Fire Day 505-895-5328 Captain Blaine Pally 505-895-5328	ARCHITECT Kerry Eshen 505-331-3500 Azzura Chantry 505-331-3500	CIVIL ENGINEER Yvonne E. Ruppberg 505-820-7890 Sagey White 505-820-2340	SURVEYOR Paul Rodriguez 505-820-2340 Fred Rodriguez 505-820-2340	LAND USE Mark A. Cherry 505-988-4298 Joe L. Amosgo 505-478-4700	LAND CONSTRUCTION INSPECTOR NIA CONSTRUCTION INSPECTOR
---	--	--	--	--	---	--	---	---



OWNER Steve Strawn 505-827-8529 Amma Center 505-827-8001	LEGAL REPRESENTATION Chris Grimes 505-824-8115 Amma Center 505-827-8001	PLANNING Lorenz P. Hering 505-820-8838 Claremont City 505-820-8838	ARCHITECT WCAI 505-820-7143 Wynneon Carter 505-820-7143	ARCHITECT Nancy Taylor 505-231-3500 Ardene Drouy 505-820-7390	SURVEYOR Patterson Surveys 505-820-2340 Paul Rodriguez 505-478-4100	LAND USE Sara Pa Curry 505-866-4316 Lee L. Simpson 505-478-4100	BUILDING DIVISION 488 Construction Industries Reference Number 505-478-4100
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NBH-28

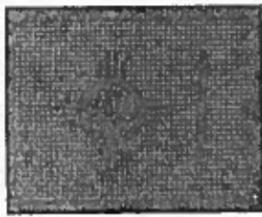


note: all trees to be removed will be replaced in a 1:1 ratio

note: not all existing trees are shown on this drawing, only the ones that are adjacent to the disturbed areas

note: as per arborist, many of the existing trees will be able to be relocated on site

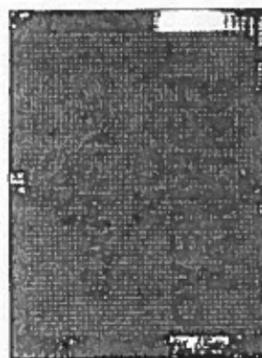
SIGN A:
size: 18"x24"
max height above grade: 58"
material: painted metal



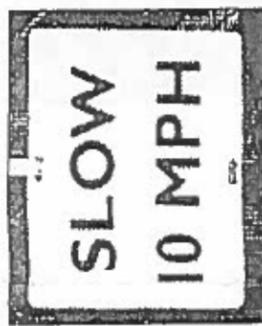
SIGN B:
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max height above grade: 50"
material: painted metal



SIGN C:
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max height above grade: 54"
material: painted metal

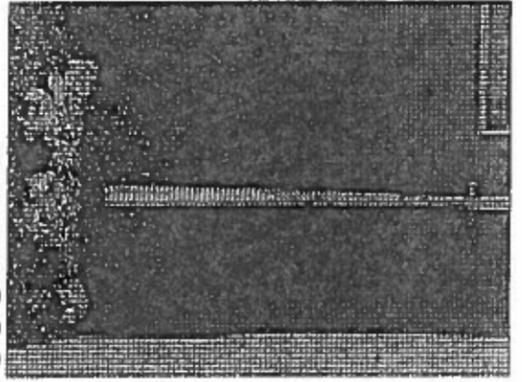


SIGN D:
size: 18"x12"
max height above grade: 35"
material: painted metal



SIGN E:
size: 24"x18"
max height above grade: 60"
material: painted metal

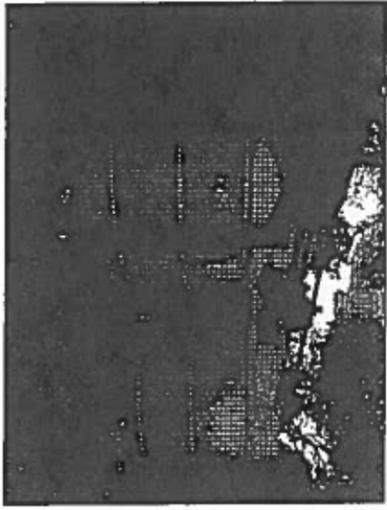




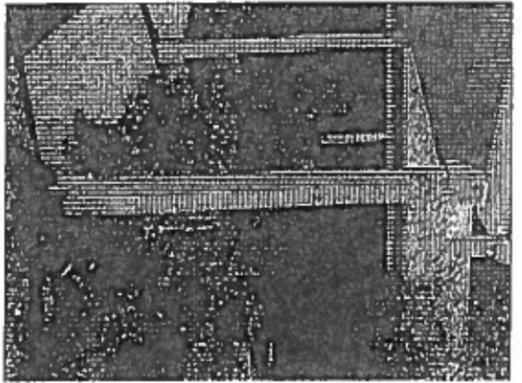
CISTERN DETAILS 007



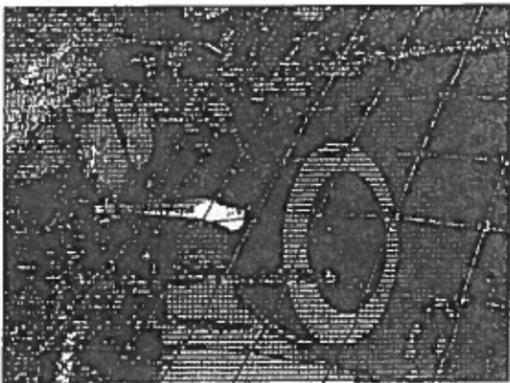
CISTERN DETAILS 005



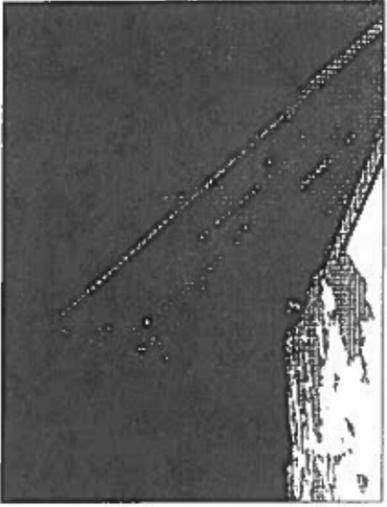
CISTERN DETAILS 003



CISTERN DETAILS 006

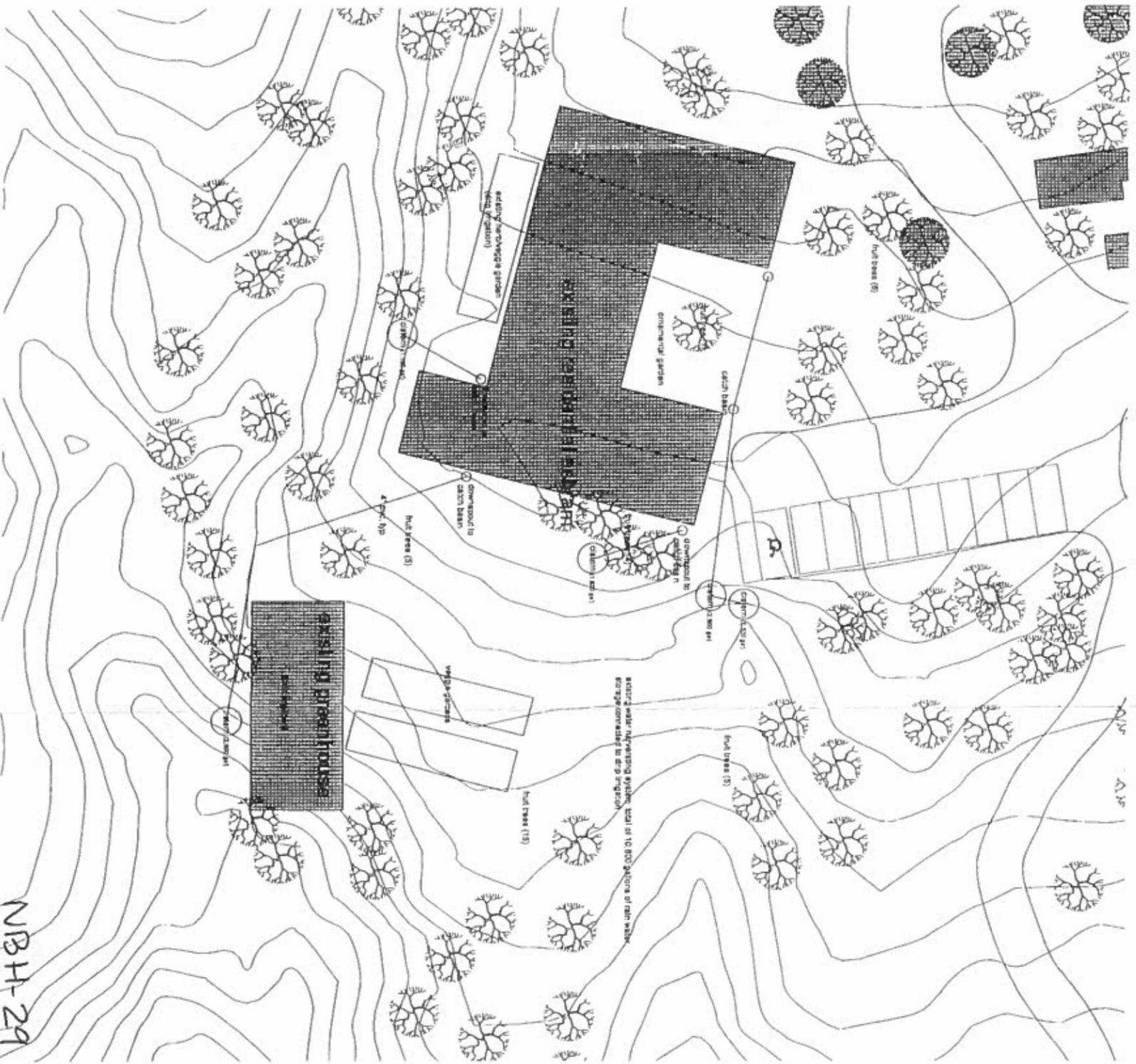


CISTERN DETAILS 004



CISTERN DETAILS 002

ALL CISTERNS HAVE 120V 1.5 HP SUBMERSIBLE PUMPS PRESSURIZING MIN. 1" PVC OUTLET PIPING



EXISTING LANDSCAPING

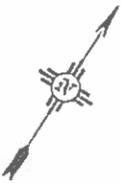
NBH-29

A05	EXISTING LANDSCAPE	AMMA CENTER of NEW MEXICO 48 Stone Cabin Rd Santa Fe, NM roadway / parking improvements	OWNER Steve Schmitt 505-842-9529 Anna Carter 505-842-9801	FIRE DEPARTMENT Santa Fe County Fire Dept Captain Buster Parry 505-895-8528	ARCHITECT Rhizy Design Antonio Kimmy 505-731-3500	CIVIL ENGINEER Walker Engineering Moray Walker 505-870-7990	LAND USE Santa Fe County Jose Larraga 505-860-8395
			LEGAL REPRESENTATION Chris Grimes 505-424-8175 Jim Rubin 505-842-2610	PLANNING Urban Planning Owens Vigil 505-820-6839	ARCHITECT WCAE Wynneam Carrese 505-899-7143	SURVEYOR Pawson Surveys Paul Rodriguez 505-870-7340	BUILDING DIVISION W&K Constructors Incubator Katherine Mariner 505-478-4700



LEGEND	
	EXISTING CONTOURS
	DESIGN CONTOURS
	SITE BOUNDARY
	SPOT ELEVATION
	FIELD GRADE
	INVERT
	TOP OF GRATE
	WATER FLOW DIRECTION
	NEW BASE COURSE
	15%+ SLOPE DISTURBANCE
	30% AND GREATER SLOPE DISTURBANCE
	SLOPE DISTURBANCE

SCALE: 1" = 60'
 CONTOUR INTERVAL = TWO FEET (2')



LEGEND

DRIVEWAY NOTE

EXISTING DRIVEWAY SLOPE HAS BEEN APPROVED BY SANTA FE COUNTY FIRE DEPARTMENT.

UTILITY NOTE

IF ANY UTILITY LINES, PIPES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THE DRAWING, THEY ARE SHOWN IN APPROXIMATE MANNER. ONLY UTILITY LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR RECORD DRAWING. THE ENGINEER HAS CONDUCTED VISUAL SURVEY OF THE PROJECT AREA AND OTHER THAN THE CONSTRUCTION CONDUITS.

THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING LINES AND UNDERGROUND UTILITIES OR EXISTING PIPELINES. THE ENGINEER MAKES NO REPRESENTATION PERTAINING HERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY EXISTING LINES AND UTILITIES AND FOR THE PROTECTION OF ANY EXISTING LINES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING LINES AND UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES PERTAINING TO THE LOCATION OF THESE LINES IN PLANNING AND CONDUCTING EXCAVATION WORK.

TOPOGRAPHY NOTE

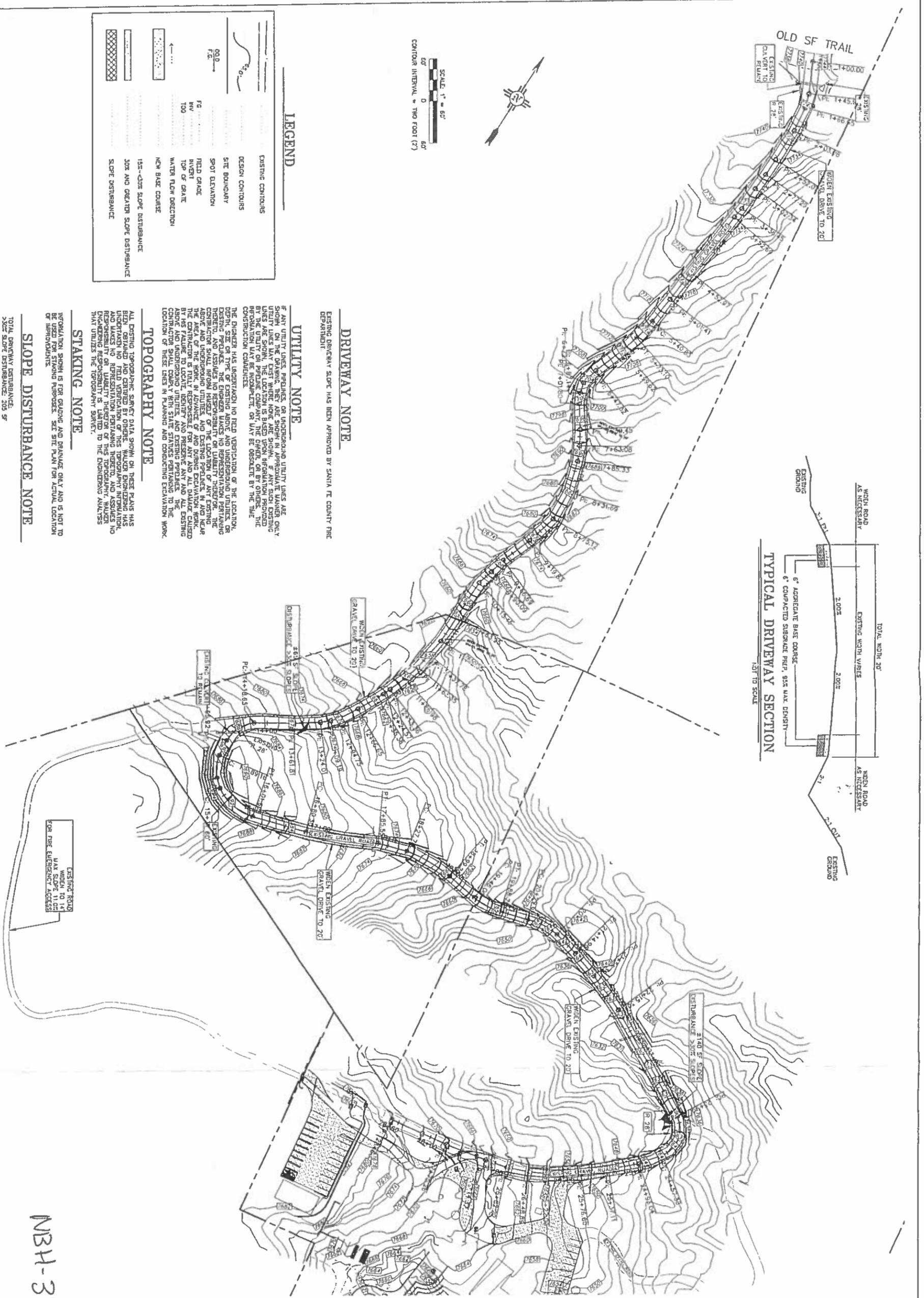
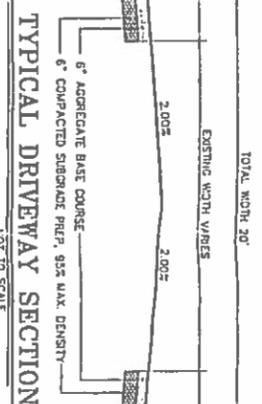
ALL EXISTING TOPOGRAPHIC SURVEY DATA SHOWN ON THESE PLANS HAS BEEN OBTAINED AND CHECKED BY OTHERS. WALKER ENGINEERING HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS TOPOGRAPHIC INFORMATION. THE ENGINEER HAS CONDUCTED VISUAL SURVEY OF THE PROJECT AREA AND OTHER THAN THE CONSTRUCTION CONDUITS. THE ENGINEER HAS CONDUCTED VISUAL SURVEY OF THE PROJECT AREA AND OTHER THAN THE CONSTRUCTION CONDUITS. THE ENGINEER HAS CONDUCTED VISUAL SURVEY OF THE PROJECT AREA AND OTHER THAN THE CONSTRUCTION CONDUITS.

STAKING NOTE

STAKING SHOWN IS FOR GRADING AND DRAINAGE ONLY AND IS NOT TO BE USED FOR STAKING PURPOSES. SEE SITE PLAN FOR ACTUAL LOCATION OF STAKES.

SLOPE DISTURBANCE NOTE

TOTAL DRIVEWAY DISTURBANCE: 205 SQ'
 30%+ SLOPE DISTURBANCE: 205 SQ'



NB4-31

COUNTY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
LAND USE PLANNER		
PUBLIC WORKS DIRECTOR		
S.F. WATER COMPANY		
COUNTY USE ONLY		

PROJECT:	AMMA CENTER OF NM 40 Stone Cabin Rd
SHEET TITLE:	OVERALL ROADWAY PLAN



No.	REVISION	BY	APP.	DATE

PROJECT: 12-160 DESIGNED BY: P.L.B.
 FILE: 160-GRADE DRAWN BY: P.L.B.
 DATE: 07/01/13 CHECKED BY: M.E.W.
 SCALE: AS NOTED

Civil Engineering • Water Resources • Traffic Engineering
W. E. Walker Engineering
 905 Camino Sierra Vista, Santa Fe, NM 87501
 505-820-7000
 FAX 505-820-3530
 E-MAIL: civil@walkerengineering.net

C-2

NBH-32

C-3

SHEET NO.

DEPARTMENT	SIGN-OFF	DATE
LAND USE PLANNER		
PUBLIC WORKS DIRECTOR		
S.F. WATER COMPANY		
COUNTY USE ONLY		

PROJECT: AMMA CENTER OF NM
 SHEET TITLE: 48 Stone Cabin Rd
 ROADWAY PLAN AND PROFILE

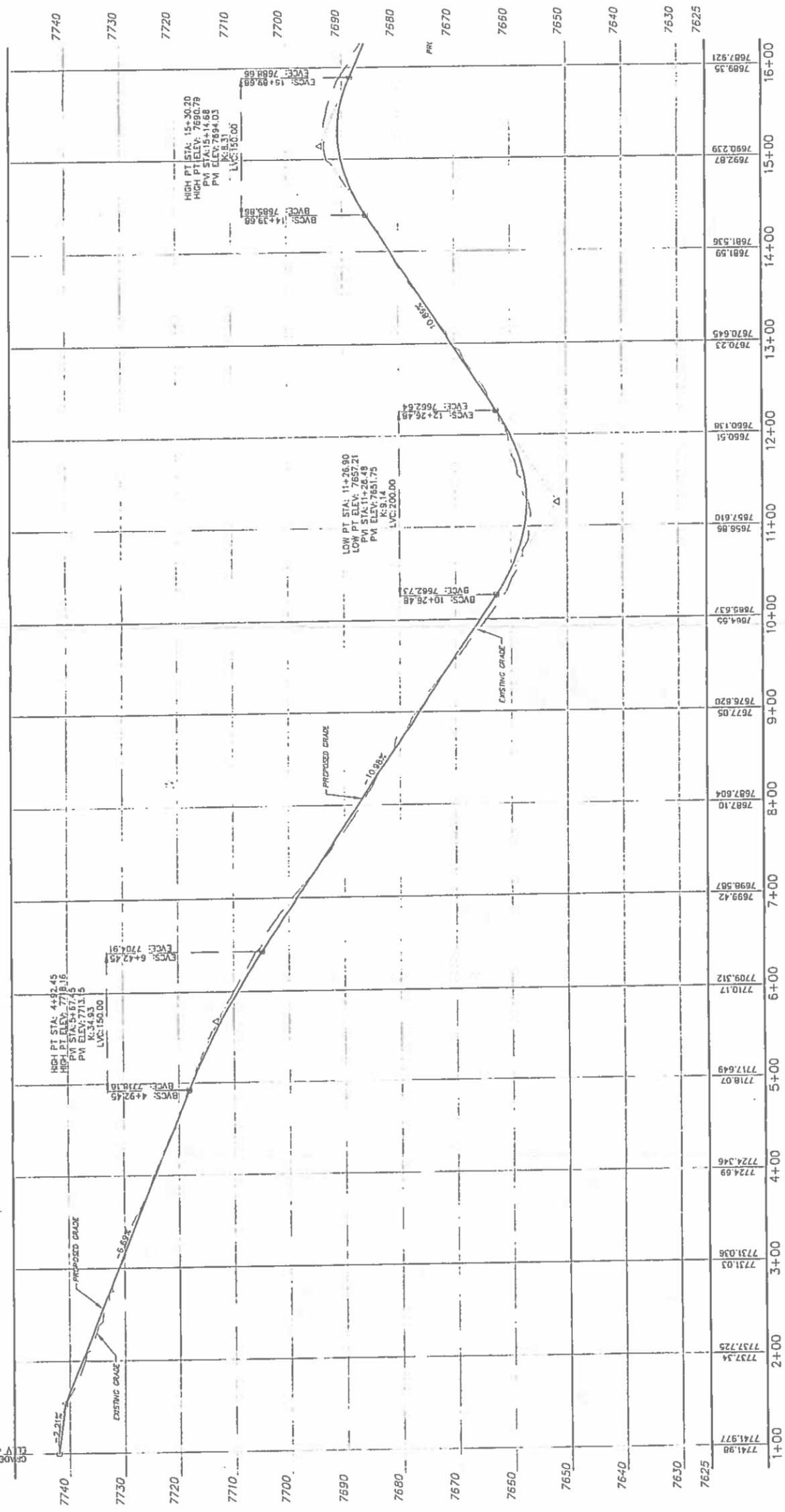


PROJECT:	16-122
DESIGNED BY:	P.L.M.
DRAWN BY:	F.L.H.
CHECKED BY:	M.E.M.
DATE:	03/11/15
SCALE:	AS NOTED

W.E. Walker Engineering
 905 Camino Sierra Vista, Santa Fe, NM 87501
 505-820-7890
 FAX 505-820-3539
 E-MAIL: civil@walkerengineering.net

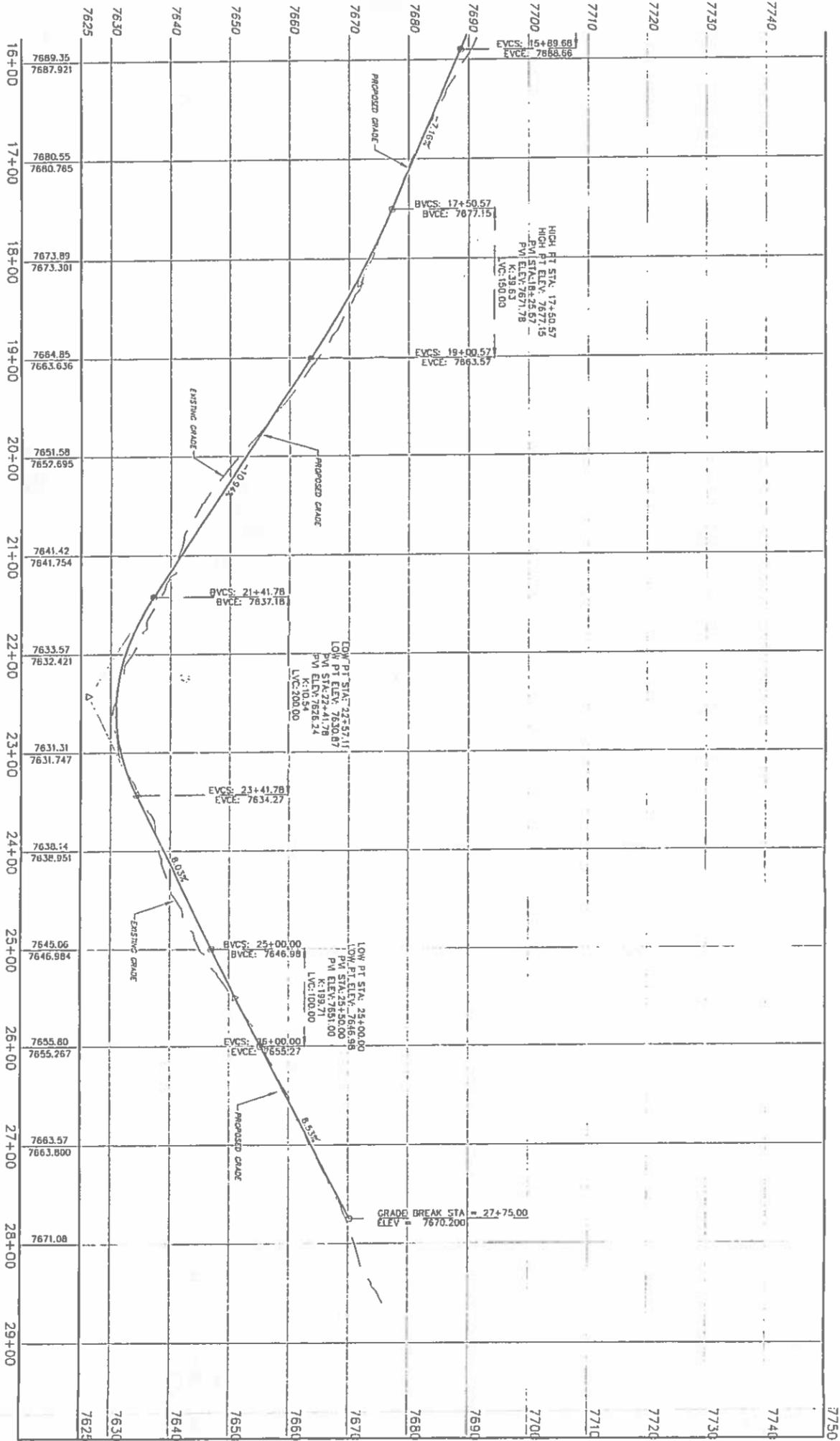
SEE SHEET C-3 FOR CONTINUATION
 STA 16+00

HORIZONTAL SCALE: 1" = 60'
 VERTICAL SCALE: 1" = 10'



GRADE BREAK STA = 1+00.00
 ELV = 7741.977

SEE SHEET C-2 FOR CONTINUATION
STA 16+00



HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'

C-4

COUNTY REVIEW

DEPARTMENT	SIGN-OFF	DATE
LAND USE PLANNER		
PUBLIC WORKS DIRECTOR		
S.F. WATER COMPANY		

COUNTY USE ONLY

PROJECT: **AMMA CENTER OF NM
48 Stone Cabin Rd**
SHEET TITLE: **ROADWAY
PLAN AND PROFILE**



No.	REVISION	BY	APP.	DATE

PROJECT: 16-122 DESIGNED BY: P.L.B.
FILE: 122-FNP DRAWN BY: P.L.B.
DATE: 3/11/15 CHECKED BY: M.E.W.
SCALE: AS NOTED

Civil Engineering • Water Resources • Traffic Engineering
W. E. Walker Engineering
905 Camino Sierra Vista, • Santa Fe, NM 07501
505-820-7890
FAX 505-820-3539
E-MAIL: civil@walkerengineering.net

NBH-33

NBH-34

C-5

COUNTY REVIEW	
DEPARTMENT	SIGN-OFF
DATE	
COUNTY USE ONLY	
S.F. WATER COMPANY	
PUBLIC WORKS DIRECTOR	
LAND USE PLANNER	

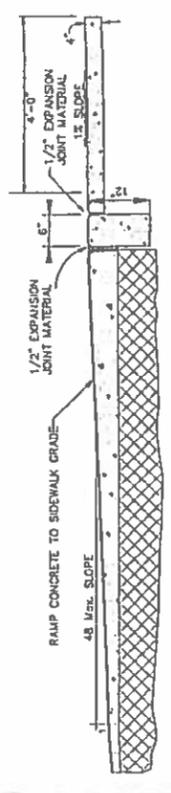
PROJECT: AMMA CENTER OF NM
 48 Stone Cabin Rd
 SHEET TITLE: DETAILS



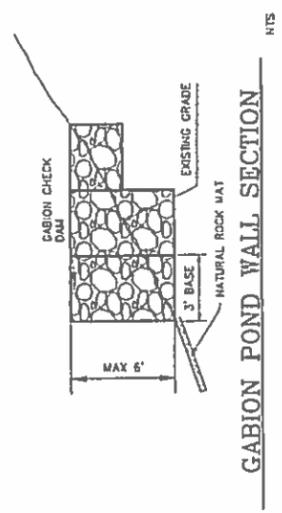
No.	REVISION	BY	APP.	DATE

PROJECT: 15-122
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 DRAWN BY: P.L.B.
 CHECKED BY: H.E.M.
 DATE: 03/11/15
 SCALE: AS NOTED

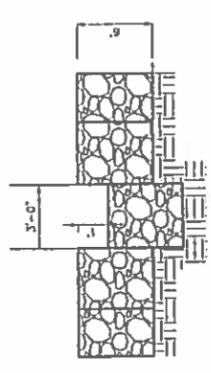
Civil Engineering & Water Resources & Traffic Engineering
W. E. Walker Engineering
 905 Camino Sierra Vista, Santa Fe, NM 87501
 505-830-7900
 FAX 505-820-3630
 E-MAIL: cwalker@walkereng.net



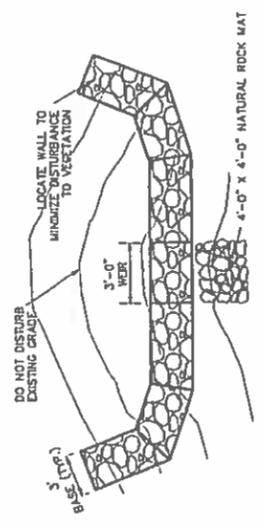
HANDICAP ACCESS WITH SIDEWALK SECTION
 NOT TO SCALE



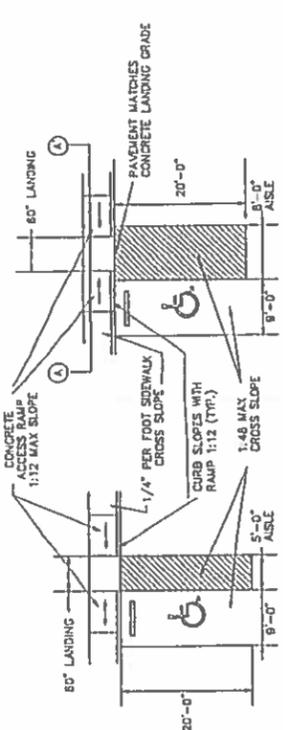
GABION POND WALL SECTION
 NTS



GABION POND WEIR SECTION
 NTS



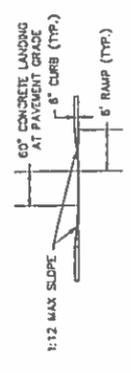
GABION POND PLAN VIEW
 NTS



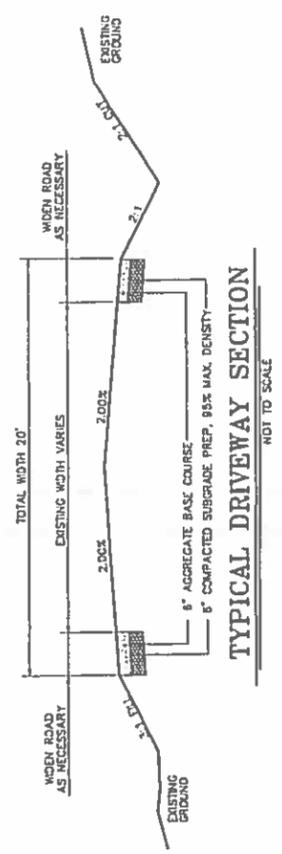
STANDARD HANDICAP PARKING
 NOT TO SCALE



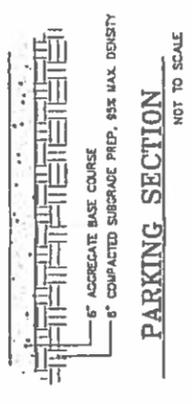
VAN ACCESSIBLE HANDICAP PARKING
 NOT TO SCALE



HANDICAP RAMP SECTION A-A'
 NOT TO SCALE



TYPICAL DRIVEWAY SECTION
 NOT TO SCALE

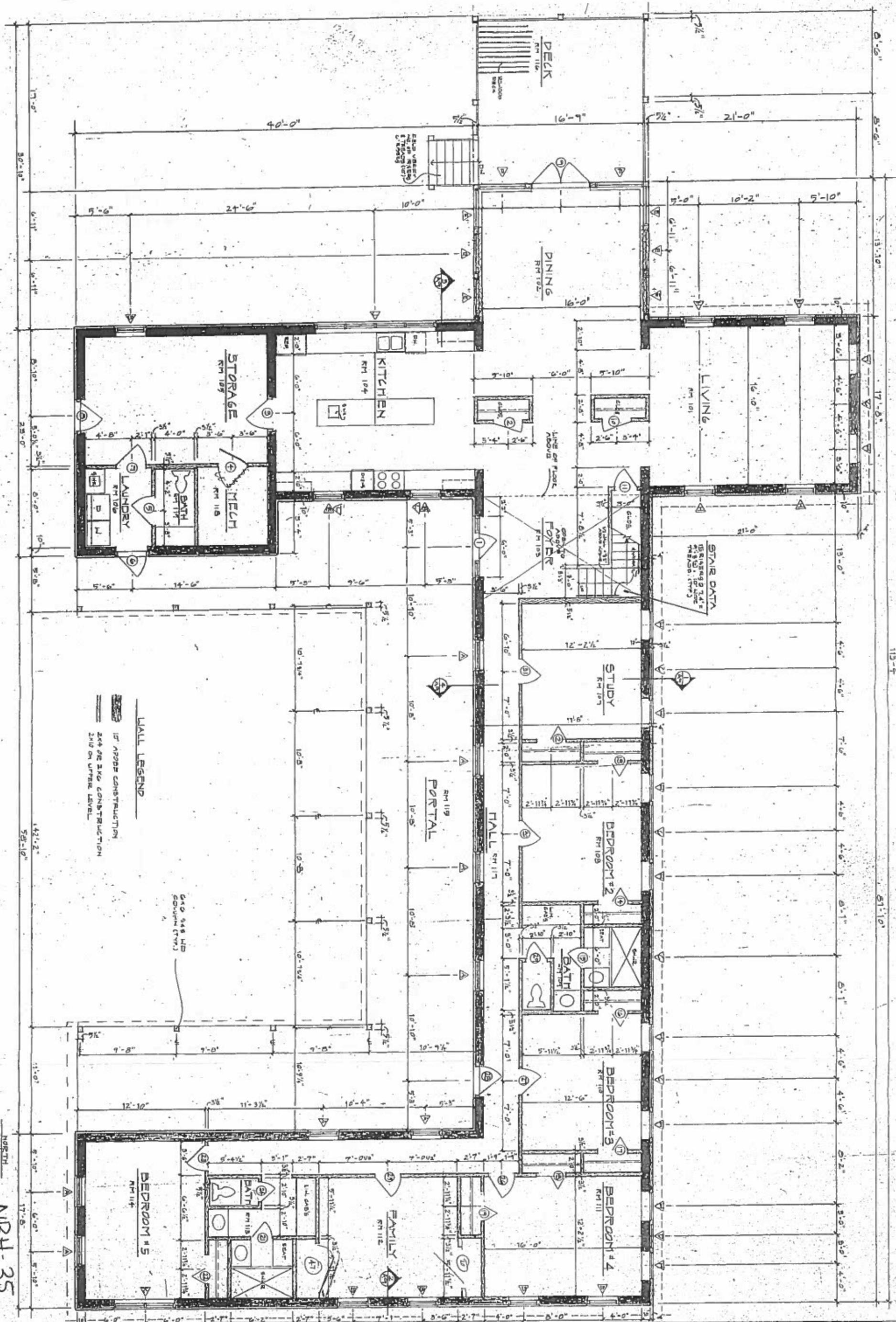


PARKING SECTION
 NOT TO SCALE

MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

NORTH
NBH-35



WALL LEGEND
 1" ASPEN CONSTRUCTION
 2x4 OR 2x6 CONSTRUCTION
 2x10 ON UPPER LEVEL

610 548 LB
 Gypsum (77%)

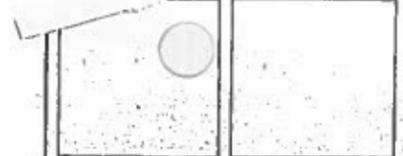
TURNER LECHNER & ROMERO

415 SOUTH GUADALUPE, SUITE 101
 SANTA FE, NEW MEXICO 87501
 505.825.4422

REVISION	DATE	BY	DESCRIPTION

SCHMIDT RESIDENCE
 CAÑADA DE LOS ALAMOS, NEW MEXICO





TURNER LECHNER & ROMERO
 ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202

SCHMIDT RESIDENCE
 CANADA DE LOS RANOS, NEU MEXICO

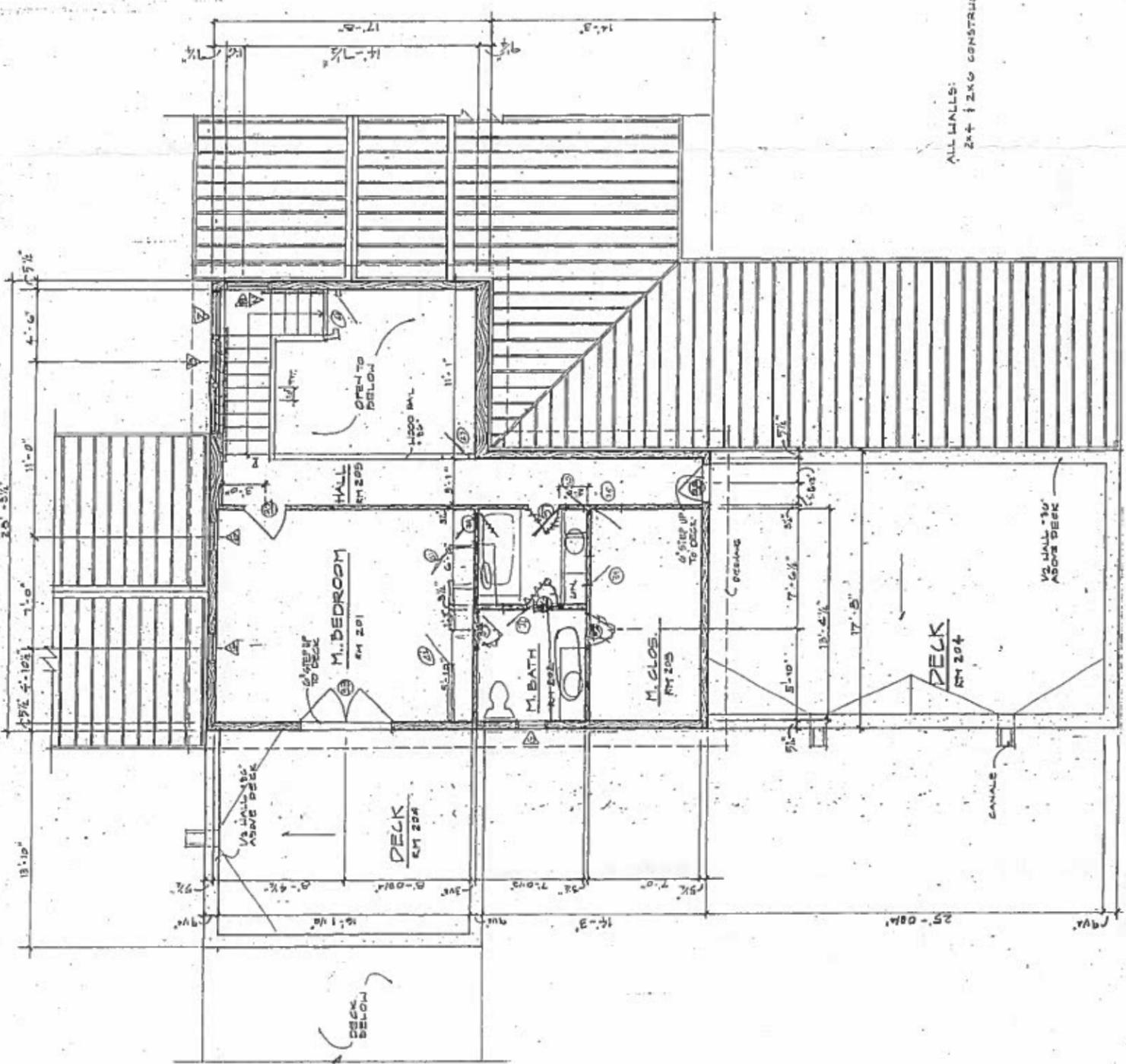
DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO: _____

NSH-20
 A4

ROOM NAME	FLOORS	WALLS	CEILINGS
101 LIVING			
102 DINING			
103 FOYER			
104 KITCHEN			
105 STORAGE			
106 LAUNDRY			
107 STUDY			
108 BEDROOM #1			
109 BEDROOM #2			
110 BEDROOM #3			
111 BEDROOM #4			
112 FAMILY			
113 BATH			
114 BEDROOM #5			
115 PORCH			
116 DECK			
117 HALL			
118 MECHANICAL			
119 BATH			
120 M. BEDROOM			
121 M. BATH			
122 M. CLOSET			
123 DECK			
124 DECK			
125 HALL			

DOOR SCHEDULE	W	H	T	REMARKS
1 SUSP. ENTRY W/ SLOUGHT	3'	68"	18"	W/ 10x60 SQUELGTS
2 HOOD PANEL	3'	30"	18"	
3 HOOD PANEL	3'	30"	18"	
4 SOLID CORE HOOD	3'	30"	18"	
5 HOOD PANEL	3'	30"	18"	
6	3'	30"	18"	
7	3'	30"	18"	
8	3'	30"	18"	
9 DOUBLE FRENCH	2'-8"	68"	18"	
10 HOOD PANEL	3'	30"	18"	
11	3'	30"	18"	
12 BIFOLD	3'	30"	18"	
13 BIFOLD	3'	30"	18"	
14 BIFOLD	3'	30"	18"	
15 BIFOLD	3'	30"	18"	
16 BIFOLD	3'	30"	18"	
17 BIFOLD	3'	30"	18"	
18 BIFOLD	3'	30"	18"	
19 BIFOLD	3'	30"	18"	
20 NOT USED				
21 HOOD PANEL	3'	30"	18"	
22	3'	30"	18"	
23	3'	30"	18"	
24	3'	30"	18"	
25	3'	30"	18"	
26	3'	30"	18"	
27	3'	30"	18"	
28 FRENCH	3'	30"	18"	
29 HOOD PANEL	3'	30"	18"	
30	3'	30"	18"	
31	3'	30"	18"	
32	3'	30"	18"	
33 DOUBLE FRENCH	2'-8"	68"	18"	7'-0" ABOVE HOOD DECK TO HEAD
34 HOOD PANEL	3'	30"	18"	
35	3'	30"	18"	
36	3'	30"	18"	
37	3'	30"	18"	
38 FRENCH	3'	30"	18"	
39	3'	30"	18"	
40	3'	30"	18"	7'-0" ABOVE HOOD DECK TO HEAD

WINDOW SCHEDULE	NO.	W	H	T	REMARKS
A	1	3'-0"	5'-0"	18"	ROUGH OPENING (WxH) 3'-0" X 5'-0"
B	1	3'-0"	5'-0"	18"	ROUGH OPENING (WxH) 3'-0" X 5'-0"
C	1	3'-0"	5'-0"	18"	ROUGH OPENING (WxH) 3'-0" X 5'-0"
D	1	3'-0"	5'-0"	18"	ROUGH OPENING (WxH) 3'-0" X 5'-0"
E	1	3'-0"	5'-0"	18"	ROUGH OPENING (WxH) 3'-0" X 5'-0"
F	1	3'-0"	5'-0"	18"	ROUGH OPENING (WxH) 3'-0" X 5'-0"
G	1	3'-0"	5'-0"	18"	ROUGH OPENING (WxH) 3'-0" X 5'-0"
H	1	3'-0"	5'-0"	18"	ROUGH OPENING (WxH) 3'-0" X 5'-0"
I	1	3'-0"	5'-0"	18"	ROUGH OPENING (WxH) 3'-0" X 5'-0"
J	1	3'-0"	5'-0"	18"	ROUGH OPENING (WxH) 3'-0" X 5'-0"
K	1	3'-0"	5'-0"	18"	ROUGH OPENING (WxH) 3'-0" X 5'-0"
L	1	3'-0"	5'-0"	18"	ROUGH OPENING (WxH) 3'-0" X 5'-0"

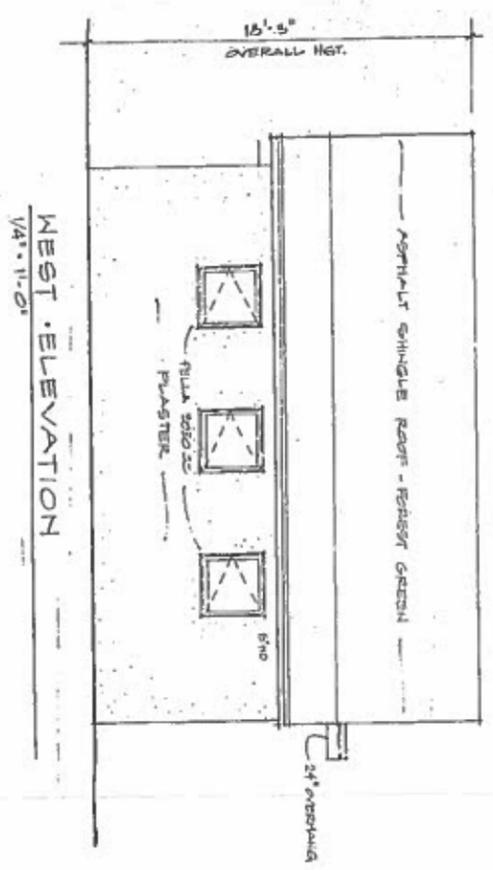
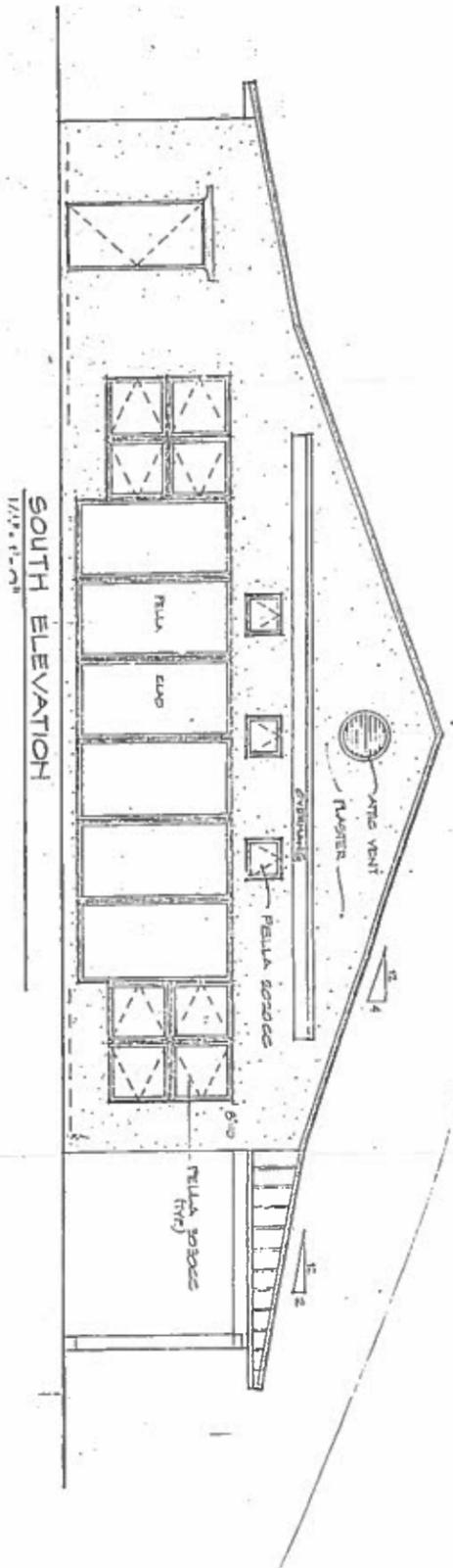
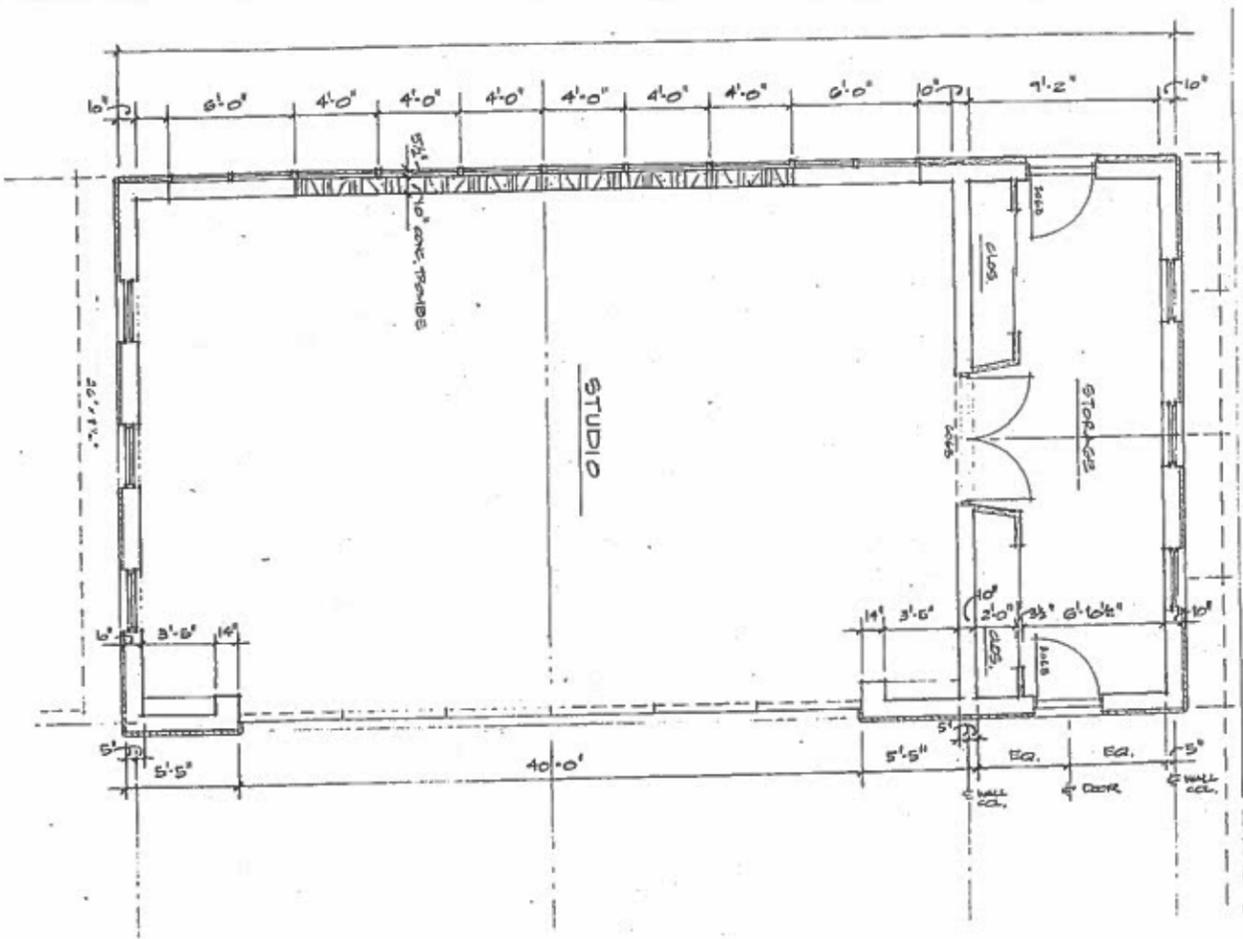


ALL WALLS:
 2x4 + 2x6 CONSTRUCTION



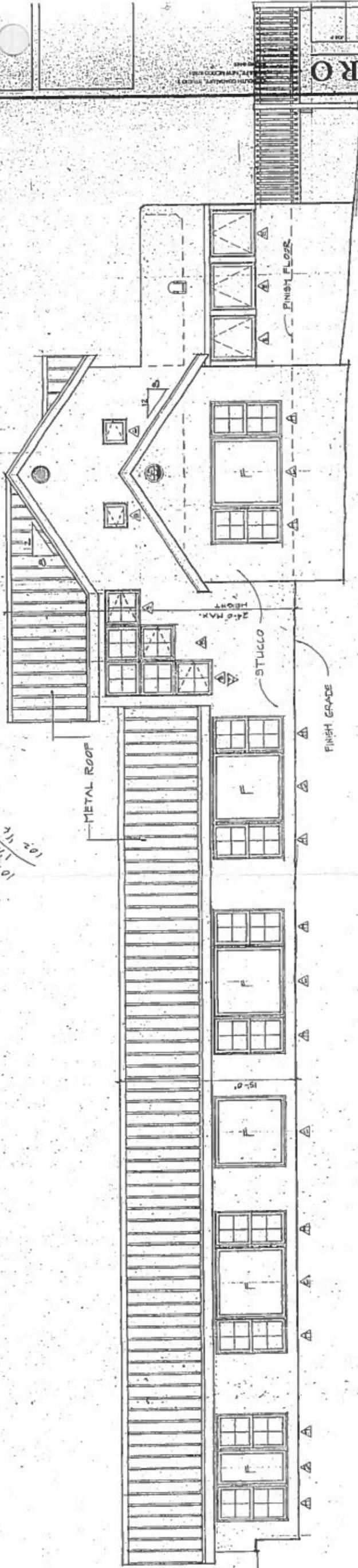
1/4" = 1'-0"

UPPER LEVEL FLOOR PLAN



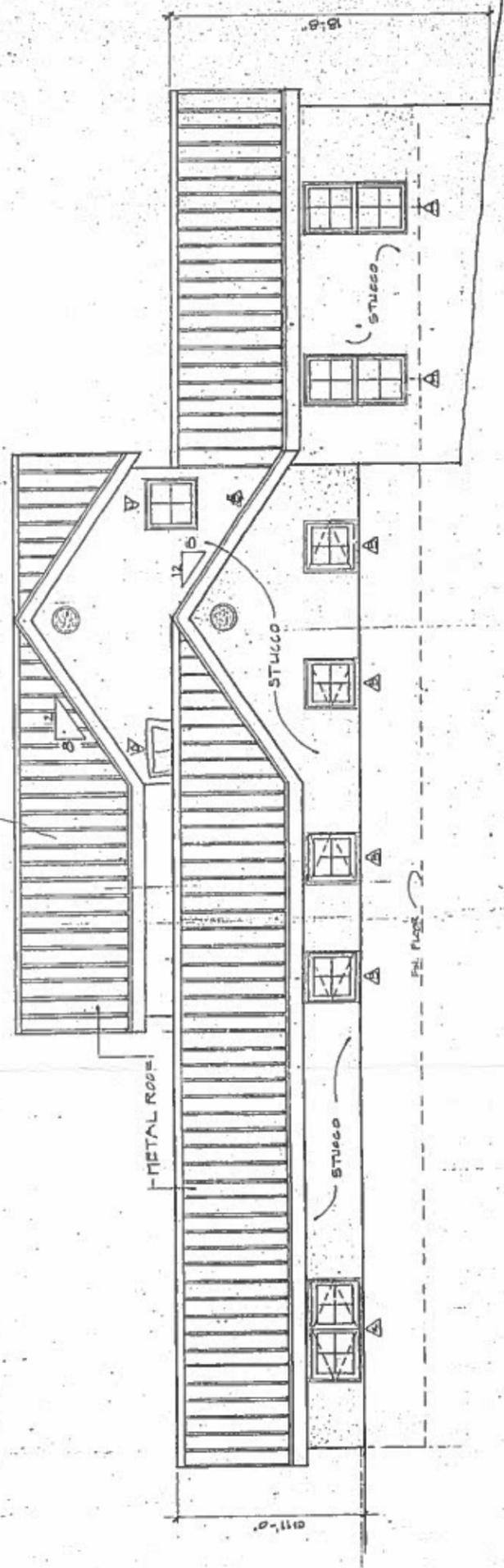
N134-37

NIBH-38



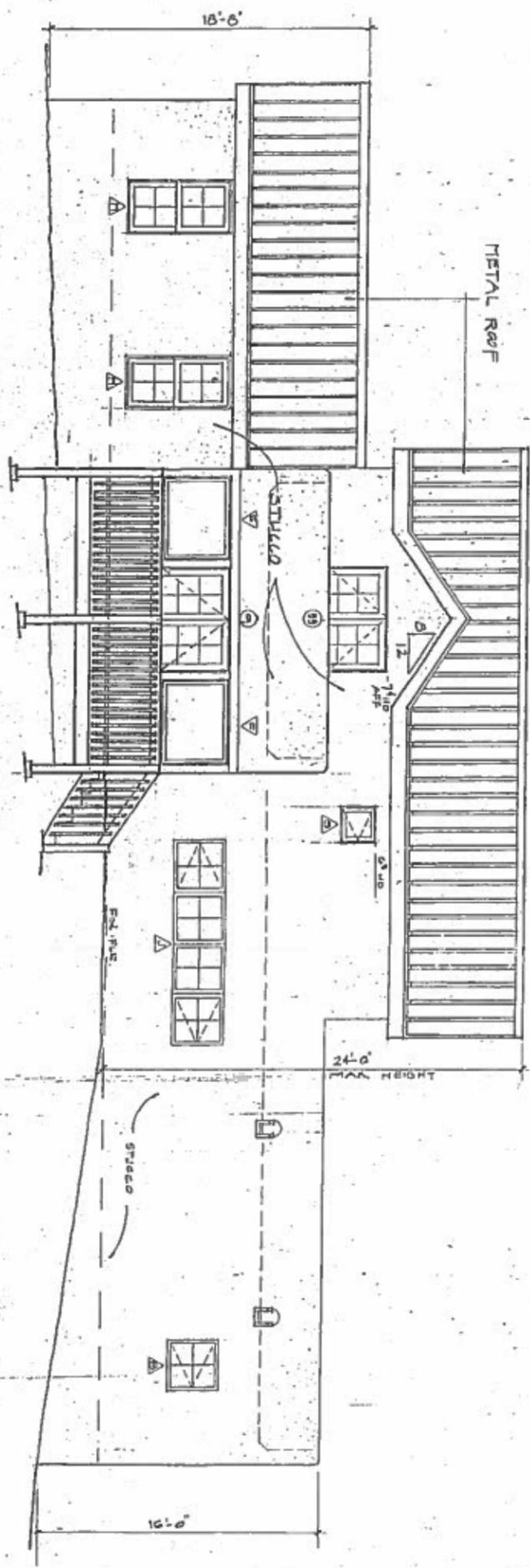
SOUTH ELEVATION

1/4" = 1'-0"

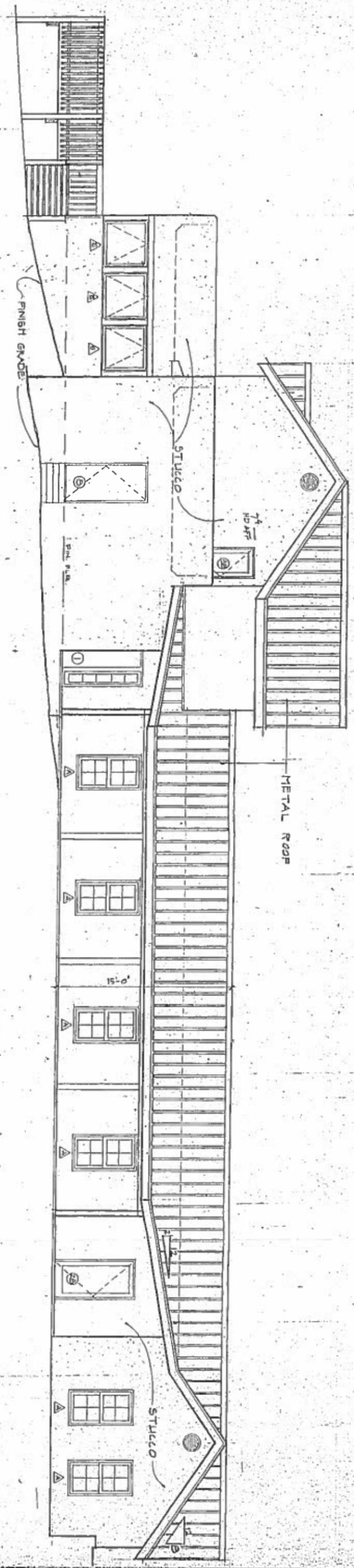


WEST ELEVATION

1/4" = 1'-0"



EAST ELEVATION



NORTH ELEVATION

NBH-39

TURNER LECHNER & ROMERO



REVISION	DATE	BY	DESCRIPTION

SCHMIDT RESIDENCE
CAÑADA DE LOS ALAMOS, NEW MEXICO

012007 FLOOR PLAN STUDY
SAN JUAN, NEW MEXICO 87501
100-000-0000

PASSED, APPROVED, and ADOPTED this 12th day of October, 2010, by the Board of County Commissioners of Santa Fe County.

THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY

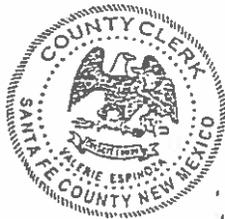
By: [Signature]
Hazy B. Mentoya, Chair

ATTEST:
[Signature]
Valerie Espinoza, Santa Fe County Clerk



Approved As To Form:

[Signature]
Stephen C. Ross, County Attorney



COUNTY OF SANTA FE) BCC ORDINANCE
STATE OF NEW MEXICO) ss PAGES: 2

I Hereby Certify That This Instrument Was Filed for Record On The 20TH Day Of October, 2010 at 10:55:33 AM And Was Duly Recorded as Instrument # 1614420 Of The Records Of Santa Fe County

[Signature] Witness My Hand And Seal Of Office
Deputy _____ Valerie Espinoza
County Clerk, Santa Fe, NM

NB41-41

2010 OCT 12 10:55:33 AM BCC ORDINANCE #1614420

~~fulfill the proposals contained in the subdivider's disclosure statement and in determining whether or not the subdivider's provisions for a subdivision conform with County regulations.~~

4.8 Common Promotional Plans

~~The Code Administrator will review proposed applications to determine whether there is a common promotional plan to subdivide a property. If it is determined that the land division does constitute a common promotional plan, the project shall comply with the procedures provided for in this Article V.~~

SECTION 5 - PROCEDURES AND SUBMITTALS

5.1 Pre-application Procedures

Prior to the filing of an application for approval of a preliminary plat, the subdivider shall confer with the Code Administrator to become acquainted with these subdivision regulations. At this pre-application conference, the subdivider shall be advised of the following:

1. Submittals required by the Code.
2. Type and/or class of the proposed subdivision.
3. Individuals and/or agencies that will be asked to review the required submittals.
4. Required improvements.
5. Conditions under which Master Plans and Development Plans are required as described in Sections 5.2 and 7.
6. A determination will be made as to the appropriate scale and format for plans and plats and as to the appropriateness of applicable submittal requirements.

5.2 Master Plan Procedure

5.2.1 Introduction and Description

- a. Master plans are required in the following cases:
 - i. All Type I, Type II, and Type IV subdivisions with more than one development phase or tract;
 - ii. As required in Article III for developments other than subdivisions; and
 - iii. Such other projects which may elect to apply for master plan approval.
- b. A master plan is comprehensive in establishing the scope of a project, yet is less detailed than a development plan. It provides a means for the County Development Review Committee and the Board to review projects and the subdivider to obtain concept approval for proposed development without the necessity of expending large sums of money for the submittals required for a preliminary and final plat approval.
- c. The master plan submittal will consist of both plans and written reports which include the information required in 5.2.2 below. A typical submittal would include a vicinity map, a plan showing existing site data, a conceptual environmental plan with written documentation, a master plan map, a master plan report, a schematic utilities plan and the phasing schedule. Maps and reports may be combined or expanded upon at the discretion of the applicant to fit the particular development proposal as long as the relevant information is included.

5.2.2 Master Plan Submittals

- a. Vicinity Map. A vicinity map drawn at a scale of not more than 2,000 feet to one inch showing contours at twenty (20) foot intervals showing the relationship of the site to its general surroundings, and the location of all existing drainage channels, water courses and water bodies located on the parcel and within three miles of the Parcel.



The locations of all Federal, State, or County Roads within one thousand (1000) feet of the parcel shall be shown. In addition, location of future highways and arterials as designated on the appropriate master plan for roads in the County (see 3-19-9 N.M.S.A. 1978) shall be shown.

- b. Existing Site Data. A description of existing conditions on or adjacent to the site. Maps shall be at a scale of one (1) inch to one hundred (100) feet or other appropriate scale as determined by the Code Administrator and shall include the following:
- 1) Boundary lines: bearings and distances. The error of closure shall be of a third order survey, and no discrepancy between computed and measured distances shall exceed one (1) part in 1,280 parts;
 - 2) Easements: Location, width and purpose;
 - 3) Streets or Roads on and immediately adjacent to the tract, name and right-of-way width;
 - 4) Utilities on and immediately adjacent to the tract;
 - 5) Owners of record of unplatted land and existing subdivision plats by name and recordation, together with owners of record for affected lots shall be shown for property within one-hundred (100) feet of that tract not including public rights-of-ways.
 - 6) Title and certificates: Present tract designations according to official records in the County Clerk's Office, title under which the proposed development is to be recorded with name and address of owner, notation stating acreage, scale, true and magnetic north arrow, U.S.G.S. datum and benchmarks, if any, certification of the engineer or land surveyor licensed in accordance with the laws of the State of New Mexico who prepared the plat.
 - 7) Proof of legal access from a county or state road as required by the Code.
- c. Conceptual environmental plan shall include, when appropriate:
- 1) Graphic representation of existing topography, natural features, slopes, and floodplains.
 - 2) Soils maps and reports (SCS)
 - 3) Recreational and/or open space plan, or landscape concepts.
 - 4) Liquid waste disposal plan, and
 - 5) Water Supply plan.
- d. Master plan map(s) showing the proposed development in sketch form, including:
- 1) Proposed major vehicular and pedestrian circulation system.
 - 2) Designation and description of proposed land uses, including information about residential uses by type, area and density, and information about office, general commercial and industrial uses by area and intensity of development. Mixed uses shall not be prohibited.
 - 3) Logical and natural boundaries defining development limitations, and
 - 4) Any proposed sites for schools or other community facilities.
- e. A phasing schedule shall be included in the master plan giving a general description of each phase of the development.
- f. A schematic utilities plan showing location, locational cross sections, and approximate line sizes. It is recognized that there may be changes in the final utilities plan due to the requirements of utility companies or final engineering plans and specifications.

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- g. Master plan report which includes the following:
- 1) A general description of the project, existing development on the parcel, location, adjacent properties, acreage, lot coverage, access, traffic impacts, terrain management, soils, landscaping, outside lighting, parking, signage, water, liquid waste, solid waste, archaeological sites and fire protection measures;
 - 2) If appropriate, market analysis and economic impact report which address: demand, projected sales and build-out; identifies a trade area; estimates retail sales and potential, and identifies the scale and extent of local competition.
 - 3) Preliminary fiscal impact estimates of net local public costs, including capital outlay and operating expenses, and revenues attributable to the proposed project.
 - 4) Preliminary environmental assessment, which identifies the possible effects of proposed development on natural resources or natural features. This may be combined with Section 5.2.2.c of this Article.
 - 5) A written preliminary traffic report prepared by a licensed traffic engineer or other qualified expert acceptable to the Code Administrator.
 - 6) Description of concepts for restrictive covenants proposed for the development if applicable, outlining the areas and extent of restriction or regulation. Detailed covenants are not required at this time.
 - 7) Schools impact report. A written report which projects the effects the proposed project will have on public schools, and which includes:
 - the proposed number, size, and price of residential units within the project;
 - a description of the project's target market; and
 - where applicable, any special educational needs of the project's school-aged residents.

The report will also identify the schools that service the area of the proposed project and their boundaries, the transportation available to those schools, and a list of any pending or approved residential developments within those schools' boundaries. Copies of the schools impacts notice shall be submitted to the school district in which the project is located and to the Code Administrator.

5.2.3 Master Plan Review

The master plan shall be submitted to the Code Administrator or his authorized representative with a written application for approval. The Code Administrator will review the plan and submit analysis, written comments and a recommendation to the County Development Review Committee and the Board. Master plans shall be reviewed by the County Development Review Committee which shall make determinations regarding compliance with the County General Plan or the Extraterritorial Plan and the Code and shall forward the plan to the Board with the Committee's recommendation. The Board may adopt, amend, supplement, or reject the County Development Review Committee recommendation.

5.2.4 Master Plan Approval

- a. The approved master plan shall show the area of residential use and general density measured in dwelling units per acre of land, less dedicated or conveyed rights-of-way, and the area and intensity of commercial and industrial use measured in gross square feet of building area or maximum gross floor area ratio. These shall constitute the maximum permitted number of dwelling units and maximum permitted area and intensity of commercial or industrial use.
- b. The County Development Review Committee and Board shall consider the following criteria in making determinations and recommendations for approval or amendment of master plans:
 1. Conformance to County and Extraterritorial Plan;

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2. Suitability of the site to accommodate the proposed development;
3. Suitability of the proposed uses and intensity of development at the location;
4. Impact to schools, adjacent lands or the County in general;
5. Viability of proposed phases of the project to function as completed developments in the case that subsequent phases of the project are not approved or constructed;
6. Conformance to applicable law and County ordinances in effect at the time of consideration, including required improvements and community facilities and design and/or construction standards.

5.2.5 Filing of Approved Master Plan

The approved master plan with maps which has been approved by and received signatures of the County Development Review Committee Chairman and Board Chairman shall be filed of record at the County Clerk's Office.

5.2.6 Amendments and Future Phase Approvals

- a. Approval of the master plan is intended to demonstrate that the development concept is acceptable and that further approvals are likely unless the detailed development plans cannot meet the requirements of applicable law and County ordinances in effect at that time. Each phase of the development plan must be considered on its own merits.
- b. The Code Administrator may approve minor changes to the master plan. Any substantial change in land use or any increase in density or intensity of development in the approved master plan requires approval by the County Development Review Committee and the Board.
- c. Any changes approved by the Code Administrator pursuant to Section 5.2.6b of this Article shall be subject to the review and approval of County Development Review Committee and the Board at the time of development plan or plat approval.
- d. The phasing schedule may be modified by the Board at the request of the developer as economic circumstances require as long as there is no adverse impact to the overall master plan. (See Article V, Section 4.5)

5.2.7 Expiration of Master Plan

- a. Approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board.
- b. Master plan approvals may be renewed and extended for additional two year periods by the Board at the request of the developer.
- c. Progress in the planning or development of the project approved in the master plan consistent with the approved phasing schedule shall constitute an automatic renewal of the master plan approval. For the purpose of this Section, "progress" means the approval of preliminary or final development plans, or preliminary or final subdivision plats for any phase of the master planned project.

History. 1980 Comp. 1980-6. Sections 4.4, 4.5, 5.1 and 5.2 were amended by County Ordinance 1987-1 to provide for the submittal of a master plan.

5.3 Preliminary Plat Procedure

5.3.1 Introduction and Description

- 5.3.1a Preliminary plats shall be submitted for Type-I, Type-II, Type-III, except Type-III subdivisions that are subject to review under summary procedure as set forth in Subsection 5.5 of this Section, and Type-IV subdivisions.

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SECTION 6 - FEES AND LEVIES**6.1 Standard Fees**

Any person desiring to subdivide land in the County shall pay the current administrative fees set by the County. A fee schedule, which may be periodically amended, is available from the Code Administrator.

6.2 Additional Fees for Unusual Circumstances

Where additional review by the County is required above and beyond normal review requirements due to complex, unforeseen, or unique circumstances relating to the proposed plan or plat, such as complex hydrological considerations, then the County may charge an additional review fee to defray the cost of such review. Review fees shall be only for professional services rendered to the County in the case that the County does not have qualified personnel to assist in reviewing such reports, plans and plats. When an additional fee is deemed necessary, the fee shall be arrived at between the County and the subdivider.

SECTION 7 - DEVELOPMENT PLAN REQUIREMENTS**7.1 Preliminary Development Plans****7.1.1 Pre-application conference**

- a. Prior to the application for approval of a preliminary development plan for any phase or for an entire project, the subdivider may confer with the Code Administrator regarding the plan submittal and requirements of the Code according to Section 5.1 of this Article.
- b. At this time a determination will be made as to the appropriate scale and format for plans and plats and as to the appropriateness of applicable submittal requirements.

7.1.2 Information to be submitted

- a. Evidence of legal lot of record;
- b. Contour intervals of two feet or such other appropriate scale as determined by the Code Administrator;
- c. Arrangements, location and size of buildings, where applicable;
- d. Off-street parking and loading or dumping facilities, where applicable;
- e. Internal vehicular and pedestrian circulation, and ingress and egress;
- f. A drainage, grading, and erosion control plan including existing and proposed contours for roads and utilities; a preliminary/conceptual grading plan around buildings, when applicable;
- g. A landscaping plan providing a schedule specifying conceptual methods, to include type, size, and location of vegetative and non-vegetative landscape material, and a preliminary description of the irrigation system to be used;
- h. Walls, fences and earth berms; their approximate locations and identifying types of fences and walls, if applicable;
- i. Size, location, orientation, lighting and type of signage, where applicable;
- j. Conceptual plan for outdoor lighting, including type, size, location of fixtures, if applicable;
- k. Easements, rights-of-way and street design:
 - l. Access to telephone, gas, and electric utility service;
 - m. Utility plan for water and sanitary sewer;
 - n. Residential densities/gross acres;



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- o. Intensity of non-residential development, including lot coverages, gross floor area ratios or gross square feet of building area;
- p. A vicinity map showing the boundaries of the project, owners of record within one hundred feet of the tract including public rights-of-way and existing conditions and development, including adjacent streets and utilities, for at least two hundred feet from the project boundaries;
- q. If appropriate, the phases and approximate dates of development of the phases;
- r. The plan shall be drawn at a scale of one hundred feet (100') to the inch or such other appropriate scale as determined by the Code Administrator;
- s. Proposed community facilities and/or sites and recreational areas, if any, and proposed ownership of such:
 - t. A schedule of on-site and off-site public improvements with the time of construction related to the phasing schedule;
 - u. Information as required by state agencies;
 - v. The preliminary subdivision plat may be submitted concurrently with the preliminary development plan, but is not required. Submittal of a schematic or sketch subdivision plat showing proposed lot layout, approximate dimensions and lot areas together with topography and natural features; and
 - w. A written traffic report prepared by a licensed traffic engineer or other qualified expert as determined by the Code Administrator.
- x. Schools Impact Report. A written report which projects the effects the proposed project will have on public schools, and which includes: the proposed number, size, and price of residential units within the project; a description of the project's target market; and where applicable, any special educational needs of the project's school-aged residents. The report will also identify the schools that service the area of the proposed project and their boundaries, the transportation available to those schools, and a list of any pending or approved residential developments within those schools' boundaries. Copies of the schools impacts notice shall be submitted to the school district in which the project is located and to the Code Administrator.
- y. Water Supply Plan - Water System. As required by Article VII, Section 6 of the Code and Table 5.1, of Section 9.3 of this Article V.
- z. Solid Waste Disposal Plan. As required by Article VII, Section 7 of the Code.
- aa. Liquid Waste (Disposal) Plan. As required by Article VII, Section 2 of the Code.
- bb. Timing and Phasing of Development. Projections for 5 to 10 years.
- cc. Copies of deed restrictions and protective covenants must be submitted.

7.1.3 Review

- a. A preliminary development plan may be only a phase or portion of the area covered by an approved master plan, so long as the preliminary development plan substantially conforms to the approved master plan.
- b. A preliminary development plan shall be submitted prior to or concurrent with submission of a preliminary plat.
- c. The application for preliminary development plan approval shall be presented to the County Development Review Committee for review with a staff report. The staff report shall include a description of the proposed project, an evaluation of pertinent planning issues, and a statement on the compliance of the project with the County General Plan and Code. The report may include recommended conditions of approval. The report shall include all comments from appropriate State or Federal agencies, the County Fire Marshal, the County Hydrologist, and other appropriate County personnel. Particular attention shall be given in the staff report to public

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agency comments which relate to potential limitations of lot size, intensity, or character of development.

7.1.4 Criteria for development plan phase approval

- a. Conformance to the approved master plan;
- b. The plan must meet the criteria of Section 5.2.4 of this Article V.

7.2 Final Development Plan

7.2.1 Submittals

A final development plan conforming to the approved preliminary plan and approved preliminary plat, if required, and containing the same required information shall be submitted. In addition, the final development plan shall show, when applicable, and with appropriate dimensions, the locations and size of buildings, heated floor area of buildings, and minimum building setbacks from lot lines or adjoining streets. Documents to be submitted at this time are: proof of ownership including necessary title documents, articles of incorporation and by-laws of owners' association; required disclosure statements; final engineering plans and time schedule for grading, drainage, and all improvements including roads, water system, sewers, solid waste, utilities; engineering estimates for bonding requirements; development agreements; and final subdivision plats, if required.

7.2.2 Review

The final development plan shall be submitted to the County Development Review Committee accompanied by a staff report. The County Development Review Committee shall review the plan and make a determination as to its compliance with the County General Plan and Code. The County Development Review Committee may recommend changes or additions to the plan as conditions of its approval. The final development plan as approved by the County Development Review Committee shall be filed with the County Clerk. The approved final development plan becomes the basis of development permits and for acceptance of public dedications. Any changes in the plan must be approved by the County Development Review Committee.

History. 1980 Comp. 1980-6. Section 7 of Article V was amended by County Ordinance 1987-1 adding language relating to master plans.

SECTION 8 - SUBDIVISION DESIGN STANDARDS

These standards shall be binding upon the subdivider unless modifications are justified by sound engineering principles. Such modifications from these standards may be approved by the Board after a review by the County Development Review Committee upon presentation of documented justification by a licensed professional engineer.

8.1 General Policy on Roads

8.1.1 General

The arrangement, character, extent, width, grade and location of all roads shall be considered in relation to convenience and safety, and to the proposed uses of land to be served by such roads. Prior to grading or roadway cuts, all applicable permits shall be granted by the Code Administrator.

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~~agency comments which relate to potential limitations of lot size, intensity, or character of development.~~

~~7.1.4 Criteria for development plan phase approval~~

- ~~2. Conformance to the approved master plan;~~
- ~~b. The plan must meet the criteria of Section 5.2.4 of this Article V.~~

7.2 Final Development Plan

7.2.1 Submittals

A final development plan conforming to the approved preliminary plan and approved preliminary plat, if required, and containing the same required information shall be submitted. In addition, the final development plan shall show, when applicable, and with appropriate dimensions, the locations and size of buildings, heated floor area of buildings, and minimum building setbacks from lot lines or adjoining streets. Documents to be submitted at this time are: proof of ownership including necessary title documents, articles of incorporation and by-laws of owners' association; required disclosure statements; final engineering plans and time schedule for grading, drainage, and all improvements including roads, water system, sewers, solid waste, utilities; engineering estimates for bonding requirements; development agreements; and final subdivision plats, if required.

7.2.2 Review

The final development plan shall be submitted to the County Development Review Committee accompanied by a staff report. The County Development Review Committee shall review the plan and make a determination as to its compliance with the County General Plan and Code. The County Development Review Committee may recommend changes or additions to the plan as conditions of its approval. The final development plan as approved by the County Development Review Committee shall be filed with the County Clerk. The approved final development plan becomes the basis of development permits and for acceptance of public dedications. Any changes in the plan must be approved by the County Development Review Committee.

History. 1980 Comp. 1980-6. Section 7 of Article V was amended by County Ordinance 1987-1 adding language relating to master plans.

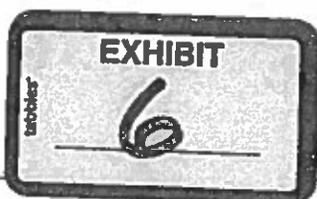
SECTION 8 - SUBDIVISION DESIGN STANDARDS

~~These standards shall be binding upon the subdivider unless modifications are justified by sound engineering principles. Such modifications from these standards may be approved by the Board after a review by the County Development Review Committee upon presentation of documented justification by a licensed professional engineer.~~

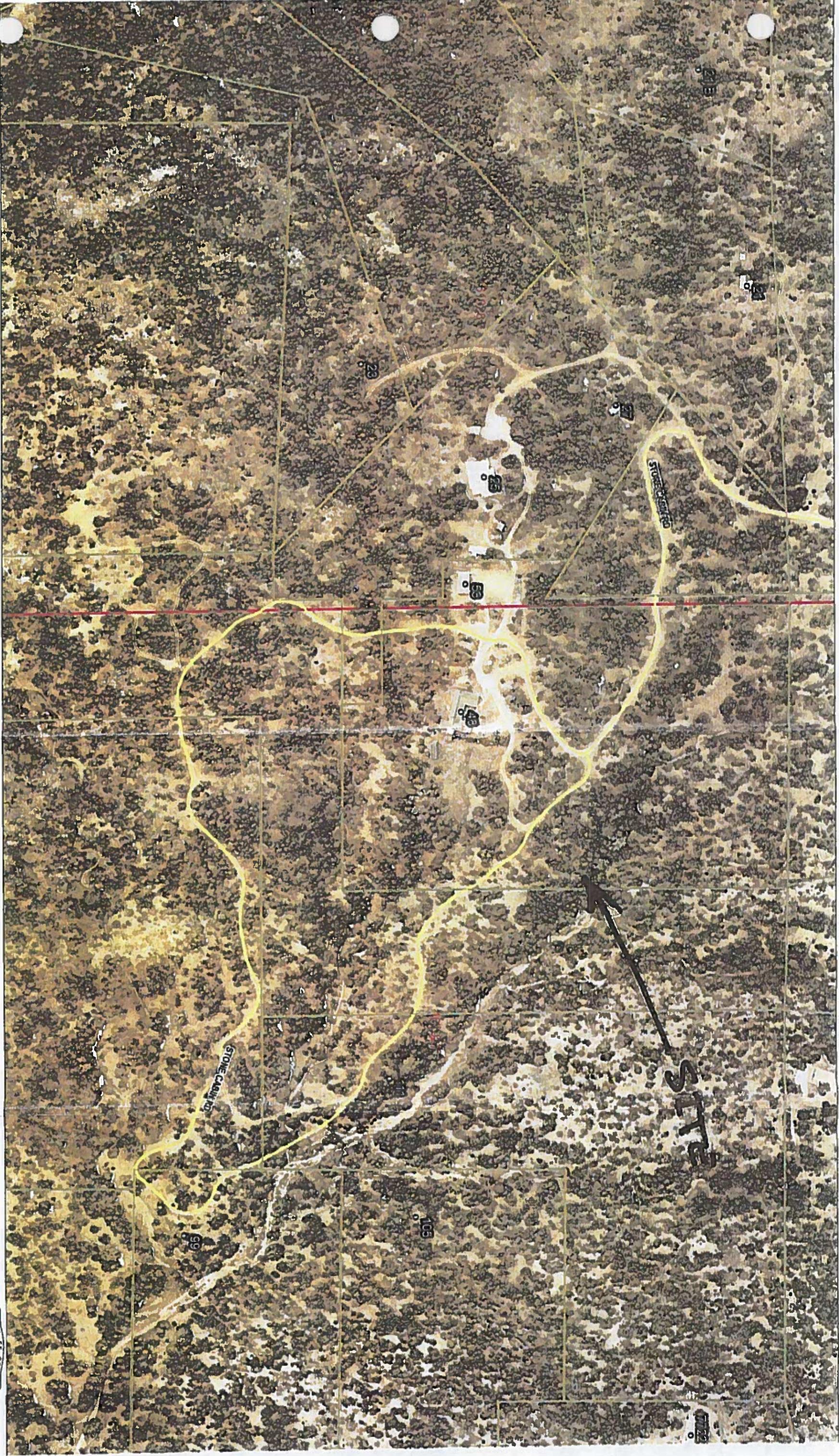
8.1 General Policy on Roads

8.1.1 General

~~The arrangement, character, extent, width, grade and location of all roads shall be considered in relation to convenience and safety, and to the proposed uses of land to be served by such roads. Prior to grading or roadway cuts, all applicable permits shall be granted by the Code Administrator.~~



N13H-40



SITE

STONE CLAY RD

STONE CLAY RD

99

103

101

102

203

83

83

43

102

Legend
Driveways
Roads



1:2,703
1 inch = 225,213.56 feet

460 Feet



This information is for reference only.
Santa Fe County assumes no liability for
errors associated with the use of these data.
User are solely responsible for
confirming data accuracy.

NBH-50





NBH-51

This information is for reference only. Santa Fe County assumes no liability for errors associated with the use of these data. User are solely responsible for confirming data accuracy.

2015 Orthophotography



260 Feet

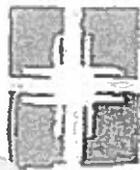


1 inch = 129.487254 feet

1:1,554

Legend

- Driveways
- Roads



NEW MEXICO DEPARTMENT OF TRANSPORTATION

March 15, 2013

Jose E. Larrañaga
Commercial Development Case Manager
102 Grant Avenue
P.O. Box 276
Santa Fe, NM 87504-0276

Suzana Martinez
Governor

Tom Church
Interim Cabinet Secretary

RE: CDRC Case # Z/PDP 13-5000 Amma Center

Dear Mr. Larrañaga:

Commissioners

The New Mexico Department of Transportation (NMDOT) District 5 Traffic Section has reviewed the Traffic Impact Analysis dated January 11, 2013 and updated February 18, 2013 submitted by Mr. Morey Walker and Associates Engineering, Inc for the Amma Center consisting of a new 15,500 sq. ft. gathering building. The site is located on Stone Cabin Road off Santa Fe Trail, Santa Fe County.

Pete Rahn
Chairman
District 3

Ronald Schmeits
Commissioner
District 4

I only had one comment on the revised report, page 11. The Northbound left existing volumes at Old Santa Fe Trail & Two Trails Road do not require an auxiliary lane.

Dr. Kenneth White
Secretary
District 1

We normally analyze auxiliary lane requirements for daily use volumes. The Old Las Vegas/Two Trails Road intersection was counted and the AM and PM peak periods were identified, 7:30 to 8:30 AM and 4:45 to 5:45 PM. The current existing volumes indicated that auxiliary lanes are warranted for this intersection during the peak periods. However, the Amma Center's traffic will occur during off-peak periods, 6:30 PM to 8:30 PM for the normal work week. Also, prior commitments to the Public will not allow NMDOT to widen Old Las Vegas Highway since I-25 is nearby.

Robert R. Wallach
Commissioner
District 2

Butch Mathews
Commissioner
District 5

As for the yearly gathering, they will need to obtain a special event permit from this office to allow traffic control devices or Law Enforcement to direct traffic to the event on Old Las Vegas Highway.

Jackson Gibson
Commissioner
District 6

For the above reasons, we have no further comments on the report and recommend approval for the development.



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Page 2

March 15, 2013

Jose E. Larrañaga

Please feel free to contact me at (505)476-4223 if you have any questions.

Sincerely:



Ruben Chavez Garcia, P.E.

District 5 Traffic Engineer

Cc: Christopher L. Graeser, Graeser Law Firm
Phil Gallegos, Assistant District Engineer – Engineering Support
Jeremy Lujan, Property Management Unit

NBH-53



STATE OF NEW MEXICO
OFFICE OF THE STATE ENGINEER
SANTA FE

Scott A. Verhines, P.E.
State Engineer

February 7, 2013

CONCHA ORTIZ Y PINO B
POST OFFICE BOX 25102
130 SOUTH CAPITOL
SANTA FE, NEW MEXICO 87504-5102
(505) 827-6091
FAX: (505) 827-3806

Mr. Jose E. Larranaga
Commercial Development Case Manager
Santa Fe County
P.O. Box 276
102 Grant Avenue
Santa Fe, NM 87504-0276

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Reference: Amma Center

Dear Mr. Larranaga:

On January 14, 2013 the Office of the State Engineer (OSE) received a request to provide comments for the Master/Development Plan submittal for the Amma Center.

The proposal provides an outline for the development of an annual event building which will also be used as storage building. The new building will consist of 13,862 feet of enclosed, but not conditioned space, and 1,698 square of portal space. There is no proposed water use for this new structure. The property is located at 48 Stone Cabin Road in Santa Fe County, New Mexico within Sections 27, Township 16 North, and Range 10 East.

This proposal was reviewed pursuant to the Santa Fe County Land Development Code (Code) and the New Mexico Subdivision Act.

The Development Plan includes a Water Budget, which states that there is an existing domestic well serving the existing building. The developer states "*Water for event use will be imported by truck*" and the Water Budget further states that the well will be shut-off during the annual event. The developer states that the existing structure uses up to a 0.25 acre-foot per annum, however this office cannot verify this because a detailed Water Budget was not provided and there are no meter readings on file for the Amma Center. The Water Budget states that "*The Amma Center will commit to limited water use to 35 gallons/day for each of the 6 full time residents.*" but does not go into detail of how the 35 gallons/day per person will be met.

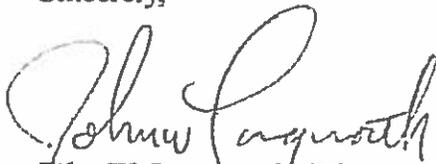
NBH-54

When a subdivision proposal is received by the OSE, the developer's water demand analysis is reviewed to determine if it is technically correct and reasonable. The OSE also verifies that the appropriate conservation measures are reflected in the analysis. Further, data in the water demand analysis is compared with the data and statements included in the disclosure statement and in the restrictive covenants to make sure that they are consistent with each other. Since, the aforementioned documents are not provided with the applicant's submittal, the technical analysis described above was not performed.

Development Plans are not required (by the Code) to provide the level of detail that is required by the OSE for a water demand analysis. Article VII, Section 6.1 of the Santa Fe County Land Development Code (Code) allows the Santa Fe County Land Use staff to refer development plan to state agencies for review "*if, in the opinion of the County Hydrologist and the Code Administrator, such referrals will provide information necessary to the determination of whether or not a proposed development is in conformance with provisions of this Code*". The OSE recognizes the proactive actions on behalf of the County to solicit the technical opinion of the OSE on this development plan. However, because the proposed development is not formally covered under the New Mexico Subdivision Act, the OSE declines to provide formal comments at this time. We appreciate the opportunity to review the Amma Center Master/Development Plan.

If you have any questions, please call Kenneth Richard at 505-827-3838.

Sincerely,



John W. Longworth, P.E.

Water Use & Conservation/Subdivision Review Bureau Chief

cc: OSE Water Rights Division, Santa Fe Office

NBH-55



STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

Susana Martinez
Governor

BATAAN MEMORIAL BUILDING
407 GALISTEO STREET, SUITE 236
SANTA FE, NEW MEXICO 87501
PHONE (505) 827-6320 FAX (505) 827-6338

May 13, 2013

Jose E. Larrañaga
Commercial Development Case Manager
102 Grant Avenue
Santa Fe, NM 87504-0276

Re: CDRC Case #Z/PDP 13-5000 Amma Center and Cultural Resources Survey Report

Dear Mr. Larrañaga:

I am writing in response to the master plan/preliminary development plan for the Amma Center and the cultural resource survey report, *A Cultural Resource Survey of 8.56 Acres for a Building Site and Road Improvements along Stone Cabin Road for the Amma Center, Santa Fe County, New Mexico*; received at the Historic Preservation Division (HPD) on April 9, 2013.

During the cultural resource survey, the archaeological consultant, Lone Mountain Archaeological Services, identified a segment of the Santa Fe Trail and documented the segment as archaeological site LA 175659. This segment crosses Stone Cabin Road in the bottom of Piedras Negras Canyon and a portion of the trail is used as a footpath. Lone Mountain Archaeological Services reports that to the west of Stone Cabin Road, the trail is in fair condition as a visible trail bed but that Stone Cabin Road has likely removed traces of the trail to the east. Lone Mountain Archaeological Services recommends the trail segment to the west as eligible for listing in the National Register of Historic Places. HPD concurs with this recommendation.

Lone Mountain Archaeological Services also recommends that proposed improvements to Stone Cabin Road be restricted to the existing area of disturbance. This area is an estimated 10 feet (3 meters) to the west of the existing bed of Stone Cabin Road for at least 50 ft (15 M) to the north and south of the intersection of Stone Cabin Road and LA 175659, the segment of the Santa Fe Trail. The Santa Fe Trail does not retain integrity on the east side of Stone Cabin Road, so the road can be widened on this side.

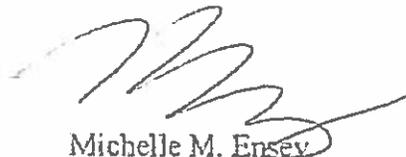
If the improvements to Stone Cabin Road can be restricted to this area of previous disturbance on the west side of the road as described above, then the proposed widening of Stone Cabin Road will not adversely impact LA 175659. If LA 175659 can be avoided then

NBH-56

this trail segment should be placed in a non-disturbance easement. If the road improvements cannot avoid LA 175659, then a treatment plan must be prepared to mitigate the adverse impacts to the Santa Fe Trail.

Please do not hesitate to contact me if you have any questions. I can be reached by telephone at (505) 827-4064 or by email at michelle.ensey@state.nm.us.

Sincerely,



Michelle M. Ensey
Archaeologist

Log: 96630

NBH-57

Henry P. Roybal
Commissioner, District 1

Edgual R. Chavez
Commissioner, District 2

Robert A. Araya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Elizabeth Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

TO: Jose Larranaga, Development Review Team Leader

FROM: Jerry Schoepfner, SFC Utilities

THROUGH: Claudia L Borchert, Utilities Director

SUBJECT: Proposed Amendment to the Master/Preliminary and Final Development Plan, for the Amma Center of New Mexico

DATE: 9/28/2015

This memorandum provides review of the water supply plan portion of the Master/Preliminary and Final Development Plan for the Amma Center of New Mexico. The proposed project is located at 48 Stone Cabin Road, approximately 7 miles southeast of the City of Santa Fe, in Section 27 of Township 16N, Range 10E, falls under non-residential development in which the project uses more than 0.25 acre-foot per year, and lies within the Mountain Hydrologic Zone.

The subject property consists of a single lot that is approximately 40 acres in area. The 40 acre lot was created by consolidating two adjacent 20 acre lots each with 0.25 acre-foot per year (AFY) of water use for the purpose of increasing the total water use to 0.5 AFY. The property is home to the Amma Center of New Mexico which is a spiritual center consisting of a 5,000 +/- square foot existing residence, a 1,400 +/- square foot meditation hall, and a 1,000 +/- square foot greenhouse. The residence currently houses seven permanent residents which is the basis for the proposed water budget.

Pursuant to the Santa Fe County Land Development Code (Code), Article VII, Section 6 (Water Supply), an applicant must provide a water supply plan and pursuant to Table 7.4, the Center is also required to submit a water availability assessment in accordance with Section 6.4.1d. However, since the Center's water use is restricted to 0.50 AFY for a 40 acre lot and this is in compliance with the water use per lot for a 40 acre lot in the Mountain Hydrologic Zone pursuant to Article III, Section 10.2.2 of the Santa Fe County Land Development Code (Code), neither a water supply plan nor a water availability assessment is required.

NBH-58

It must be noted that a single water sample was collected following the pump test of a nearby well (RG 73522) in 2001 and submitted for laboratory analysis in support of establishing water quality for the on-site well providing service to the Amma Center. All constituents were reported below standards set forth by the Environmental Protection Agency. However, the detection limit (0.3 mg/l) for one constituent, uranium, was well above the standard (0.03 mg/l). Therefore, it is unknown if the standard is exceeded in the nearby well.

Based on the current use of the facility, it appears that the water supply for the Center could be considered a public water supply which falls under the regulation of the New Mexico Environment Department's Drinking Water Bureau. Public water systems are required to meet all drinking water standards set forth by the Environmental Protection Agency. Please have the applicant provide documentation that they have contacted the New Mexico Environment Department's Drinking Water Bureau for a determination.

It should also be noted that a revised water budget for the development was submitted for review which proposes 0.50 AFY water use for the entire development which includes water conservation measures in compliance with Article VII, Section 6.6.2(a)-(h); indoor water-saving fixtures, efficient appliances, rain catchment system, and a gray-water reuse system. However, the water budget did not include water use for the Amma Center's weekly meditation and meeting guests, 7 larger gatherings per year, and the greenhouse. The Center is required to operate within 0.50 AFY and shall verify water use by collecting monthly meter readings and submitting them to the County on an annual basis. Therefore, the Amma Center may have to adjust their water use for individual uses in order to stay within 0.50 AFY.

If you have any questions, please feel free to call me at 992-9871 or email at gerards@santafecountynm.gov

NB41-59

Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Hofan
Commissioner, District 4

Liz Sistanice
Commissioner, District 5

Katherine Miller
County Manager

PUBLIC WORKS DIVISION
MEMORANDUM

Date: August 31, 2015

To: Jose Larranaga, Land Use Department

From: Paul Kavanaugh, Engineering Associate Public Works
Johnny P. Baca, Traffic Manager Public Works

Re: CDRC CASE # Z/PDP 13-5000 Amma Center Master Plan Preliminary and Final
Development Plan

The referenced project has been reviewed for compliance with the Land Development Code, and shall conform to roads and driveway requirements of Article III, Section 7 (Community Service Facilities). The project is located south of County Road 67 (Old Santa Fe Trail), southeast of Old Santa Fe Trail/ Two Trails Road intersection, and north of the Old Las Vegas Highway. The applicant is requesting Master Plan and Preliminary and Final Development Plan Approval for a Community Service Facility, located on 40 acres of land.

Access:

The project is proposing to access the property through Stone Cabin Road. Stone Cabin Road accesses off of County Road 67 (Old Santa Fe Trail). At present Old Stone Road is a fourteen foot unimproved road. The applicant proposes to upgrade Stone Cabin Road to meet county standards. A Traffic Impact Analysis (TIA) was provided by Morey Walker and Associates Engineering, Inc., dated January 11, 2013, REV: February 8, 2013, REV: July 30, 2015 for the project.

Conclusion:

Public Works Staff has reviewed the applicant's submittal and feels that they can support the above mentioned project with the following items addressed;

- The applicants Traffic Impact Analysis (TIA) was provided by Morey Walker and Associates Engineering, Inc., states "a maximum of 25 entering/exiting trips will be generated"
If it is determined that the development generates more than the estimated 25 vehicles per peak hour, the applicant shall provide Santa Fe County with a NEW Traffic Impact Analysis for approval.
- The applicant shall address the approach of Stone Cabin road to meet Article V Section 8.2.7d which states "Grades at the approach to intersections shall not exceed 3% for 100 linear feet, excluding vertical curve distance".

- Return radiuses shall be a minimum of 30 feet.
- All internal radiuses shall be a minimum of 30 feet unless approved by Santa Fe County Fire Marshall.
- Stone Cabin Road shall be upgraded to Local Road Standards as per Article V, Section 8.1.3 of the Land Development Code.
- The applicant shall demonstrate that existing culverts are sized right to accommodate storm run-off.
- The applicant is proposing to accommodate runoff via bar ditches, these bar ditches traverse slopes of approximately 11%, the applicant shall demonstrate how they will reduce the potential for erosion.
- The applicant shall provide a 50 foot asphalt apron from the edge of Old Santa Fe Trail on the approach of Stone Cabin Road.
- The applicant shall provide an R1-1 30"x30" at the exit of the property.

Henry P. Roybal
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department Fire Prevention Division

Official Submittal Review

Date	September 8, 2015		
Project Name	Amma Center of New Mexico		
Project Location	48 Stone Cabin Road T16; R10; S27 "High Wildland-Urban Hazard Area"		
Description	Master, Preliminary and Final Development Plan	Case Manager	Jose Larranaga
Applicant Name	Dolores Vigil, Agent/ Liason Planning Services, Inc.	County Case #	Z-PDP/DP/13-5000
Applicant Address	P.O. Box 1835 Santa Fe, NM 87504	Fire District	Hondo
Applicant Phone	505-920-6839		

View Type	Commercial <input checked="" type="checkbox"/>	Residential <input type="checkbox"/>	Sprinklers <input type="checkbox"/>	Hydrant Acceptance <input type="checkbox"/>
	Master Plan <input checked="" type="checkbox"/>	Preliminary <input checked="" type="checkbox"/>	Final <input checked="" type="checkbox"/>	Inspection <input checked="" type="checkbox"/>
	Wildland <input checked="" type="checkbox"/>	Variance <input type="checkbox"/>		Lot Split <input type="checkbox"/>

Project Status Approved Approved with Conditions Denial

The Fire Prevention Division/Code Enforcement Bureau of the Santa Fe County Fire Department has reviewed the above submittal and requires compliance with applicable Santa Fe County fire and life safety codes, ordinances and resolutions as indicated (*Note underlined items*):

Summary of Review

- Per submitted plan report the access roads will meet the minimum County standards for fire apparatus access roads within this type of proposed development (*page #2*)
- The secondary emergency access/egress loop shall be designated and legally recorded on registered plat. (*page #2*)
- This development location is rated within a "High Wildland-Urban Hazard Area" and shall comply with all applicable regulations... (*page #4*)
- The project shall also have a vegetation management plan as required by the Urban Interface Fire Code 2001-11. (*page #4*)
- Prior to acceptance and upon completion of the permitted work, the Contractor/Owner shall call for and submit to a final inspection by this office... (*page #4*)

N13H-62

Fire Department Access

Shall comply with Article 9 - Fire Department Access and Water Supply of the 1997 Uniform Fire Code inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal

Any walking trail system proposed for this development shall have a trail identification number or name and be marked with a number every 1/10th of a mile (528 feet) for the purpose of expediting emergency response.

- **Fire Access Lanes**

Section 901.4.2 Fire Apparatus Access Roads. (1997 UFC) *When required by the Chief, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.*

Curbs or signage adjacent to the building, fire hydrant, entrances and landscape medians in traffic flow areas shall be appropriately marked in red with 6" white lettering reading "FIRE LANE – NO PARKING" as determined by the Fire Marshal prior to occupancy. Assistance in details and information are available through the Fire Prevention Division.

- **Roadways/Driveways**

Shall comply with Article 9, Section 902 - Fire Department Access of the 1997 Uniform Fire Code inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

Roads shall meet the minimum County standards for fire apparatus access roads within this type of proposed development.

Per submitted plan report the access roads will meet the minimum County standards for fire apparatus access roads within this type of proposed development. Driveway, turnouts and turnarounds shall be County approved all-weather driving surface of minimum 6" compacted basecourse or equivalent. Minimum roadway width shall be 20' and an unobstructed vertical clearance of 13'6". Final acceptance based upon the Fire Marshal's approval.

The driveway as shown incorporates a turnaround area for emergency vehicle purposes conforming to the access and turnaround requirements and dimensions of the Santa Fe County Fire Department.

The secondary emergency access/egress loop shall be designated and legally recorded on registered plat.

- **Street Signs/Rural Address**

NBH-0

Section 901.4.4 Premises Identification (1997 UFC) *Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property.*

Section 901.4.5 Street or Road Signs. (1997 UFC) *When required by the Chief, streets and roads shall be identified with approved signs.*

Buildings within a commercial complex shall be assigned, post and maintain a proper and legible numbering and/or lettering systems to facilitate rapid identification for emergency responding personnel as approved by the Santa Fe County Fire Marshal.

- **Slope/Road Grade**

Section 902.2.2.6 Grade (1997 UFC) *The gradient for a fire apparatus access road shall not exceed the maximum approved.*

Per submitted plans the maximum approved slope of the driveway access/egress shall not exceed 11% and shall have a minimum 28' inside radius on curves.

- **Restricted Access/Gates/Security Systems**

Section 902.4 Key Boxes. (1997 UFC) *When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, the chief is authorized to require a key box to be installed in an accessible location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the chief.*

To prevent the possibility of emergency responders being locked out, all access gates should be operable by means of a key or key switch, which is keyed to the Santa Fe County Emergency Access System (Knox Rapid Entry System). Details and information are available through the Fire Prevention office.

Fire Protection Systems

Automatic Fire Protection/Suppression

Due to the location and the limited number of fire hydrants/water supply, for life safety and property protection this office highly recommends the installation of an Automatic Fire Suppression system meeting NFPA 13 requirements. Assistance in details and information are available through the Fire Prevention Division.

- **Fire Extinguishers**

NBH-64

Article 10, Section 1002.1 General (1997 UFC) *Portable fire extinguishers shall be installed in occupancies and locations as set forth in this code and as required by the chief. Portable fire extinguishers shall be in accordance with UFC Standard 10-1.*

Per submittal, portable fire extinguishers will be installed in occupancies and locations as set forth in the 1997 Uniform Fire Code. Portable fire extinguishers shall be in accordance with UFC Standard 10-1. Assistance in installation details and information are available through the Fire Prevention Division

Urban-Wildland Interface

SFC Ordinance 2001-11, Urban Wildland Interface Code

This development location is rated within a "High Wildland-Urban Hazard Area" and shall comply with all applicable regulations within the SFC Ordinance 2001-11 / EZA 2001-04 as applicable for the Urban Wildland Interface Code governing such areas.

- **Building Materials**

Buildings and structures located within urban wildland interface areas, not including accessory structures, shall be constructed in accordance with the Fire Code, the Building Code and the Urban Wildland Interface Code.

- **Location/Addressing/Access**

Per SFC 2001-11/EZA 2001-04, addressing shall comply with Santa Fe County Rural addressing requirements.

Per SFC 2001-11 / EZA 2001-04 Chapter 4, Section 3.2 Roads and Driveways: *Access roads, driveways, driveway turnarounds and driveway turnouts shall be in accordance with provisions of the Fire Code and the Land Development Code. Roads shall meet the minimum County standards for fire apparatus access roads within this type of proposed development.*

- **Vegetation Management**

The project shall also have a vegetation management plan as required by the Urban Interface Fire Code 2001-11. This plan shall be submitted in advanced for review and approval. The requirements of this plan shall be included in the subdivision covenant and recorded on the plat.

General Requirements/Comments

- **Inspections/Acceptance Tests**

Prior to acceptance and upon completion of the permitted work, the Contractor/Owner shall call for and submit to a final inspection by this office for confirmation of compliance with the above requirements and applicable Codes.

▪ Permits

As required

Final Status

Recommendation for Master/ Preliminary/Final Development Plan approval

Tim Gilmore, Inspector



Code Enforcement Official



Date

Through: David Sperling, Chief

File: DevRev/H/Amma/090815

Cy: Buster Patty, Fire Marshal 
Land Use
Applicant
District Chief
BC&Regional Lt.
File

NBH-66

SANTA FE COUNTY PLANNING DEPARTMENT
TRANSPORTATION PLANNING

February 13, 2013

Jose E. Larranaga
Commercial Development Case Manager

Re: CDRC Case# Z/PDP 13-5000 Amma Center

Jose:

I have reviewed the revised Traffic Impact Analysis (TIA) and submittal information for the Amma center.

Regarding the revised Traffic Impact Analysis, the revisions with the exclusion of assumed bus/shuttle trips appears to have not substantively changed Mr. Walker's assumptions for the "Yearly Gathering." Please note the original analysis includes the following assumption:

TIA January 11, 2013

"As noted in the programming section, there will be approximately 750 participants for the public program of the gathering and approximately 900 participants for the retreat. Assuming that with carpooling and shuttle buses, there will be an average of one vehicle/trip for every three participants. In addition, the 3 PM peak will have a significant reduction of exit trips due to numerous participants staying on site for the evening program (25% for the public program and 50% for the retreat.)"

Revised TIA, February 8, 2013

"As noted in the programming section, there will be approximately 750 participants for the public program of the gathering and approximately 900 participants for the retreat. Assuming that with carpooling, there will be an average of one vehicle/trip for every three participants. In addition, the PM peak will have a significant reduction of exit trips due to numerous participants staying on site for the evening program (25% for the public program and 50% for the retreat.)"

During a meeting called by the Santa Fe County Engineering Associate, Paul Kavanaugh with the applicant and applicant's engineer Mr. Morey Walker, P.E. there was critical discussion about the nature of the subjective assumptions and speculative behavior and that the analysis needs to be as objective as possible given the number of proposed participants. From a public policy point of view it was made clear that staff is not in a position to reflect on the "reasonableness" of assumptions, but to look at the potential impacts of any proposed uses.

In absence of a TIA without said assumptions, it is my recommendation that applicant follow the recommendations outlined in the TIA including the "Auxiliary Lane Requirements". I defer to Paul Kavanaugh for further recommendations.

Erick J. Aune AICP, Senior Transportation Planner
102 GRANT AVENUE · SANTA FE, NEW MEXICO · 87501
PHONE (505) 986.6214 E-MAIL eaune@santafecounty.org

NBH-67

SANTA FE COUNTY PLANNING DEPARTMENT
TRANSPORTATION PLANNING

Parking: The proposed parking as outlined on page 11 of the project summary is in accordance with the Santa Fe County Land Development Code. (Art III, Sec. 9)

Stone Cabin Road: This private drive is proposed to be upgraded to County Standards. It is my understanding that the Fire Department has met on site and reviewed said road and would support proposed improvements recommended by the Fire Department.

Sec. 8.1.3 Legal access shall be provided to each lot and each lot must directly access a road constructed to meet the requirements of Section 8.2 of this Article. Parcels to be accessed via a driveway easement shall have a twenty (20) foot all weather driving surface, grade of not more than 11% and drainage control as necessary to insure adequate access for emergency vehicles.

Respectfully submitted,



Erick J. Aune

Senior Transportation Planner

Erick J. Aune AICP, Senior Transportation Planner
102 GRANT AVENUE · SANTA FE, NEW MEXICO · 87501
PHONE (505) 986.6214 E-MAIL eaune@santafecounty.org

NBH-68

DATE: August 24, 2015

TO: Jose Larranaga, Commercial Development Case Manager

FROM: John Lovato, Development Review Specialist Senior

VIA: Penny Ellis-Green, Growth Management Director
Vicki Lucero, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

Re: CASE # MP/PDP/FDP 13-5000 Alma Center

Review Summary

This is a review of the Terrain Management and Grading and Drainage plan for the Alma Center for compliance with the Santa Fe County Land Development Code, and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management. The Application is for Master Plan, Preliminary, and Final Development Plan. The Project consists of an existing 5,000 square foot residential ashram and a 1,400 square foot meditation hall on 40 acres to be utilized as a Community Service Facility.

Grading & Drainage

The Development indicates that all improved areas including impervious areas will drain to proposed ponding. Runoff will be collected with three ponds. The total capacity provided for site runoff is 889 cubic feet. Sheet C-1 by Walker Engineering illustrates total ponding required for site run off is 659 Cubic feet. Therefore, the request meets Ordinance 2008-10 Flood Damage Prevention and Stormwater Management.

Terrain Management

The property contains slopes in the 0-30 % range. No new structures are proposed, and the proposed upgraded road will not disturb any 30% slope. All cut slopes are 2:1 and all fill slopes are 3:1. After review, the Master Plan, Preliminary, and Final Development Plan are in Conformance with the Santa Fe County Land Development Code.

NBH-69

EXHIBIT "A"

A tract of land lying and being situate within Sections 27 and 28 of T16N, R10E, N.M.P.M., Santa Fe County, State of New Mexico and being more particularly described as follows:

Beginning at a point from whence a U.S.G.L.O. Brass cap marking M.C. 10 of the San Sebastian Grant bears S00°22'03"W, a distance of 173.80 feet; thence S89°45'15"W, a distance of 1286.20 feet; thence S00°04'19"E, a distance of 758.00 feet to a point; thence N89°18'36"W, a distance of 228.67 feet; thence from said point of beginning S89°44'52"E, a distance of 750.52 feet to a point; thence N00°22'03"E, a distance of 1157.24 feet to the Northwest corner of this tract; thence S89°25'00"E; a distance of 313.18 feet to the Northeast corner of this tract; thence S00°15'08"W, a distance of 1326.16 feet to a point; thence N89°44'52"W, a distance of 774.38 feet to a point; thence S00°04'19"E, a distance of 783.78 feet to the southeast corner of this tract; thence N89°18'36"W, a distance of 418.33 feet to the southwest corner of this tract; thence N00°04'26"W, a distance of 756.23 feet to a point; thence N89°45'15"E, a distance of 126.20 feet; thence N00°22'03"E, a distance of 173.80 feet to the point and place of beginning.

Containing an area of 20.0 acres, more or less.

All as shown and delineated as Lot 1-B on Plat of Survey for Stephen G. Schmidt, Santa Fe County, New Mexico, prepared by Morris A. Apodaca, P.L.S., No 5300, dated April 22, 1997 Survey Plat No. LS-97-019, recorded in book 570 at page 021, of the records of Santa Fe County, New Mexico.

COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that the above and as hereunto recorded of the 22 day of July A.D. 19 97 at 9:45 o'clock AM and was duly recorded in book 570 page 221 of the records of Santa Fe County.
Witness my Hand and Seal of Office
222 Rebecca Gusterman
County Clerk, Santa Fe County, NM
Maggie Seal
Deputy



Amma Center of NM is the owner and record title holder of the property located at 43 Stone Cabin Road, Santa Fe NM.

On behalf of Amma Center of NM, I authorize Liaison Planning Services Inc. (Dolores L. Vigil) to act as my agent to obtain approval from Santa Fe County for a Community Service designation.

Signed Stephen G. Schmidt Date 10/20/15

Stephen G. Schmidt, President of Amma Center of NM

NBH-73

May 28th, 2013

Mr. Jose Larranaga
P.O. Box 276
Santa Fe, NM 87504

Dear Mr. Larranaga,

This letter is in response to the request for the building of the Amma Center a proposed 16,000-square center off the Old Santa Fe Trail, which would accommodate an annual event that draws thousands of people each summer.

As residents of Canada Village we are aware of the danger and limitations of the Old Santa Fe Trail and it's two lane curvy road and blind curves currently being used by cars, trucks, busses, pedestrians & their dogs and bicyclists.

People speed and tailgate on this road and Santa Fe Trail curves after coming up the hill just past the Schmidt driveway, making it difficult to see vehicles coming out of that driveway, it is a hazard.

Santa Fe Trail serves residents from the Canada de Los Alamos, Camp Stoney, as well as the children at summer camp there, La Posta, all the residence in the forest service boundaries and hikers.

Add thousands of additional people on a two lane road and the emergency responders, Hondo Fire, Forest Service, SF County Fire & their equipment that need to get into this tinder box area would be a disaster. **It is the only road in or out in case of a fire.**

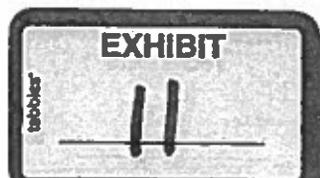
We are suffering from the extreme drought conditions; we continue to lose trees from lack of moisture and all the dead trees from the bark beetle in years past. Residents are having to buy and haul water for their use and for their animals, wells are drying up. If Mr. Schmidt has a 40,000-gallon water storage tank, that would deplete even more the water table and surrounding wells.

This is nothing personal regarding Amma, a great Hindu spiritual leader. This is about the Schmidt's finding another venue like the Santa Fe Convention Center or another property that has multiple roads that can safely accommodate thousands of devotees without impacting this fragile community.

Sincerely,


Leo & Missy Gurule
Canada Village
Santa Fe, NM 87505

cc: County Review Committee and County Commission Members



N13H-75

April 7, 2013

Jose Larranaga
Commercial Development Case Manager
Case # MPZ/PDP 13-5000 Amma Center
Santa Fe County Development Review

Dear Mr. Larranaga,

I am a concerned neighbor of the Amma Center, and have been pleased to see the very professional and thorough responses from various individuals and departments questioning the compliance of the proposed development with county codes and regulations. I am referring to the letters from Paul Kavanaugh, Johnny Baca, Miguel Romero, the Office of the State Engineer, Amanda Romero, the Historic Preservation Division, John Lovato, and Eric Aune. I appreciate the careful analysis, and can see that there are multiple problems that should prevent the approval, even before one takes into account the overwhelming opposition of the surrounding community, which will be confirmed by the almost unanimous petition signatures.

I would like to raise another issue that I believe should also be a conclusive consideration which would prevent the approval of this application. There are at least 2 major concerns which the applicants apparently intend to address by *promising* to impose voluntary limitations. These are the issues of traffic, where they propose carpooling to reduce the number of vehicle trips to one third or less than the number of participants, and water use, where they propose to shut down their wells and import all water during the annual summer event. There is also an implied promise that the facility will only be used for large gatherings once a year, and that the number of participants will not grow beyond the already unmanageable two thousand who have been participating in Albuquerque over the last few years.

Steve Schmidt and the other principals in this organization have a documented history of attempting to deceive and mislead their immediate neighbors, the community as a whole, and the Santa Fe County Land Use professionals, over a period of 25 years, dating back to 1988. This current application is the direct result of a glaring example of this dishonest behavior, as one can see from the October 5, 2012 letter from Liason Planning Services, Inc, on behalf of Stephen and Cathryn Schmidt. They stated that "The (14,000 sq ft) structure will only be used for storage". It is my understanding that the you, Mr. Larranaga, and others at the County, were able to see on the Amma Center website that they were utilizing the property for regularly scheduled events and to deduce that the new structure would be used as a permanent shelter for the crowd at their big annual gathering. Only when confronted about their outright fraudulent assertion regarding the intended use, did the Schmidts re-submit their application in its current form. And an attempt to get this structure approved under the same false pretenses had actually occurred over a decade earlier in late 2000, as you can see in my attached letter to Joe Catanach from December 14, 2000. There are many other documented instances of broken promises made to the neighbors regarding the disturbance caused by this event in the past.

The point is, that if the Schmidts were comfortable submitting these two applications for large "storage buildings" which they knew would actually be used for hosting huge public gatherings, why would anyone believe any promises they might make about carpooling or hauling water (or the frequency and

NBH-76

size of events to be held). Clearly they will say anything they think will gain approval, and have no scruples about later doing as they please. And we all know that there is no practical way for the county to monitor or enforce compliance with any promises. No solutions to compliance issues that are based on the honoring of promises or agreements should be allowed in this case, even more so than would usually be the case, because of the applicants' track record of fraud and deception with regard to this inappropriate use of their property.

I believe this is a very important and insurmountable concern in addressing the issues of traffic and water, and therefore, ultimately, the life safety issues regarding fires for our entire community. Please let me know if you have questions or if there is anything I can do to assist in making sure that the application is dealt with appropriately.

Sincerely,



David Birnbaum
7727 Old Santa Fe Trail
Santa Fe, NM 87505

NBH-77

David Birnbaum
7727 Old Santa Fe Trail
Santa Fe, NM 87505

December 14, 2000

Joe Catanach
Santa Fe County Development Review
Santa Fe, NM 87505

Re: Schmidt "Storage Building" (Case#V00#4988)

Dear Mr Catanach,

I am unable to attend tonight's meeting because of a previous commitment, but I wanted to comment on the Schmidt's proposed "storage building". Every year there is a large gathering of people from all over the country on the property in question led by or centered around some kind of guru or religious leader. We are disturbed and even woken from a sound sleep by singing and chanting all night, even though we live about a half mile away. The traffic on the old Santa Fe Trail is noticeably increased, with people turning in and out on a blind corner at the top of a steep hill. We have always felt that this is an inappropriate use of this residential property, and have complained about the disturbance it creates in our lives. A huge "circus tent" is set up every year to accommodate the large number of people who attend. I believe that the true primary purpose of this building is to replace the tent, providing a permanent structure in its place. I cannot believe that the Schmidts really have need of 9000 sq ft of storage, and, even if they did, I still feel strongly that this type of structure would not be appropriate in our rural/residential neighborhood.

Neither a huge "warehouse" for storage nor a large "auditorium" for an annual festival should be allowed on this property. It sets a precedent which could lead to other inappropriate structures, and it legitimizes and makes permanent an existing questionable use which is already an irritation for those of us who have moved here to enjoy the peace and tranquility provided by this rural setting. Please make copies of this letter available for all who will be involved in both meetings regarding this proposed building. I know there are others in my immediate area who share my concerns. Thank you.

Sincerely,



David Birnbaum

NBH-78

WILLOW ROBERTS POWERS, 45 ELLIS RANCH ROAD, SANTA FE, NM 87505
(505) 466-0560 wrpowers@earthlink.net

Jose Larranaga
County Land Use Department
P.O. Box 276
Santa Fe, NM 87504-0276

February 12, 2012

Dear Mr. Larranaga:

I have been learning about a proposed project in Cañada de Los Alamos for which landowners Steve and Cathi Schmidt are seeking approval. The project would include a building of approximately 16,000 square feet, to host an annual event drawing, as I understand it, 2000 participants for five days. (I have been given a CDRC Case no. Z/PDP 13-500 Amma Center.)

In addition to some impact on the community, of which I am not a member, and the immediate environment, the major problem is fire. I live in the San Sebastian Ranch area, which is a couple of miles down hill and down wind from Cañada de Los Alamos. In fact, the fire evacuation route for that community is a rough road which exits at the east end of the San Sebastian area.

Last summer the Hondo Fire Station #2 held a most informative meeting for local people, advising us of fire hazards, fire safety, and what we should do, in the event of a forest fire as well as how to make our property less of a fire hazard. They mentioned the number of small fires they had already, at the end of June, dealt with. This is no small danger, and my husband and I are most concerned about how the proposed project might endanger our neighborhood—and it would be an equal danger for the many participants of the event the building is to host.

Forest fires are so easy to start and so very quick to spread; in the interests of the safety of us all I hope and pray the County will not approve this proposal.

Yours sincerely,



Willow Powers

NBH-79

In the matter of the Amma Center of New Mexico and Stephen and Cathryn Schmidt's application to Santa Fe County:

We, the undersigned, are opposed to Santa Fe County approval of the recently submitted community service facility master plan/development plan for a new structure at 48 Stone Cabin Road, off the Old Santa Fe Trail, near the traditional community of Canada de los Alamos.

As property owners and/or residents in the area we foresee the following adverse consequences:

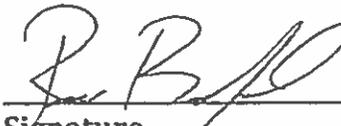
- (1) permanent harm to the rural, residential character of the neighborhood
- (2) excessive and regular noise pollution and traffic congestion
- (3) long-term negative impact on the common water supply
- (4) increased danger from fire

Philip J. Bové 
 Printed Name Signature

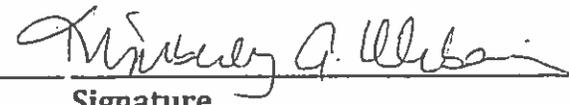
922 Acacia Moore, Santa Fe, NM 7/21/13
 Address Date

Miche Louise Bové 
 Printed Name Signature

20 Reeds Peak, Santa Fe NM 87508 7/21/2013
 Address Date

Ron Bransford 
 Printed Name Signature

204 Tesuque Drive S.F., NM 7/21/13
 Address Date

Kimberly Weisari 
 Printed Name Signature

Hasu New Moon Circle SF, NM 7/21/13
 Address Date

Anna M Cordova  07/21/13
 Printed Name Signature Date

Louis Cordova 07-21-13
 Address Date

28 Pinon Jay TR SF
 Printed Name Signature

Address

Date

NBH-80

In the matter of the Amma Center of New Mexico and Stephen and Cathryn Schmidt's application to Santa Fe County:

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Angelica Gallegos [Signature]
Printed Name Signature

20A Tierra Hermosa Santa Fe NM 87507 7.21.13
Address Date

5-

Miko Garcia [Signature]
Printed Name Signature

108 Canada Village Rd Santa Fe, NM 87505 7.21.13
Address Date

Printed Name Signature

9.

Cecilia Gutierrez Cecilia Gutierrez 7-21-13
Address Date

10.

Vicente Gutierrez Vicente Gutierrez 7-21-13
Printed Name Signature Date

1.

Frances Baca Frances Baca 7-21-13
Address Date

2.

Albert Readwin Albert L Readwin 7/21/13
Printed Name Signature Date

Address Date

Printed Name Signature

Address Date

} Canada de los Alamos
} Santa Fe NM

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- (4) increased danger from fire

1) Roberta Griego [Signature]
Printed Name Signature
Canada de los Alamos 07/21/13
Address Date

2) Florian Prada [Signature]
Printed Name Signature
Canada de los Alamos 07/21/13
Address Date

3) Stephanie Garcia [Signature]
Printed Name Signature
email stgarcia@sfps.info 7-21-13
Address Date

4) GEORGE D. GARCIA [Signature] 7-21-13
Printed Name Signature
2 LOS GEORGES RD SANTA FE 7-21-13
Address Date

5) Presilla Payal [Signature] 7-21-13
Printed Name Signature
Canada de Los Alamos 07/21/13
Address Date

6) ELEANOR BOVÉ [Signature]
Printed Name Signature
922 ACERVA MADRE 7-21-13
Address Date

N3H-82

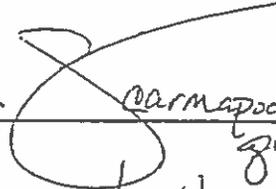


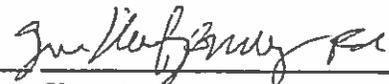
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- (4) increased danger from fire

Carmela Apodaca  
 Printed Name Signature carmapodaca@gmail.com
22 Herencia de Trada, Santa Fe 7/14/13
 Address Date

ROGER MONTGOMERY  7-14-13
 Printed Name Signature
53 OLD FOREST TRAIL SF NM 87501 7-14-13
 Address Date

STANLEY D. MOREO  NEW MEXICO 87505 @ GMAIL.COM
 Printed Name Signature
94 OLD FOREST TRAIL 7/14/13
 Address Date

 Printed Name Signature

 Address Date

 Printed Name Signature

 Address Date

 Printed Name Signature

 Address Date

NBH-84

In the matter of the Amma Center of New Mexico and Stephen and Cathryn Schmidt's application to Santa Fe County:

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- (3) long-term negative impact on the common water supply
- (4) increased danger from fire
- (5) many bicyclists are already ⁱⁿ a road hazard (no bicycle lanes)

Printed Name Suzanne Valdez Signature Suzanne Valdez Date 6/25/13
Address _____

43 Herencia de Prada, Santa Fe
Printed Name Isabel Marie Sandoval Signature Isabel Marie Sandoval Date 6-24-13
Address _____

PO Box 5481 Santa Fe, N.M. 87502
Printed Name _____ Signature _____ Date _____
Cruz Valdez Signature Cruz Valdez Date 6-24-13
Address _____

43 Herencia De Prada Santa Fe, N.M.
Printed Name _____ Signature _____ Date _____
George Sandoval Signature George Sandoval Date 6-24-13
Address _____

45 Herencia De Prada 87505
Printed Name _____ Signature _____ Date _____
Robert L Sandoval Signature Robert L Sandoval Date 6/28/13
Address _____

41 Herencia De Prada Santa Fe, N.M. 87505
Printed Name _____ Signature _____ Date _____
Address _____

NBH-85

In the matter of the Amma Center of New Mexico and Stephen and Cathryn Schmidt's application to Santa Fe County:

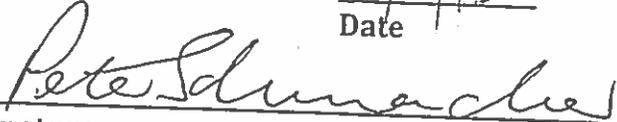
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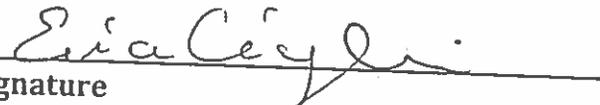
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- (4) increased danger from fire

CHARLES P CARRUTHERS 
Printed Name Signature

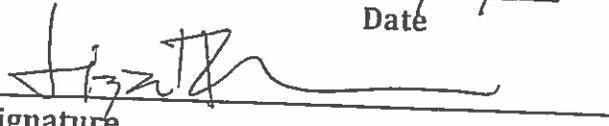
26A QUARTZ TRAIL, SANTA FE, 87505 6/2/13
Address Date

PETER SCHUMACHER 
Printed Name Signature

QUARTZ TRAIL 97A, SANTA FE 87505 6/22/13
Address Date

ERICA CIAGLIA 
Printed Name Signature

1 QUARTZ TRAIL SFE NM 87505 6/23/13
Address Date

LIZA BAMBENEK 
Printed Name Signature

1 QUARTZ TRAIL, SANTA FE, NM 87505 6/23/13
Address Date

Printed Name Signature

Address Date

Printed Name Signature

Address Date

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WENDY COURTNEY *Wendy Courtney*
Printed Name Signature

60 QUARTZ TRAIL SF 87505 5/11/13
Address Date

Diane Fessenden *Diane Fessenden*
Printed Name Signature

87 Quartz Trail SF 87505 5/11/13
Address Date

PATRICE CARBAUGH *Pat Carbaugh*
Printed Name Signature

97 B Quartz Trail 5/12/13
Address Date

Noel Norgeson *NN*
Printed Name Signature

82 Quartz Trail 5/12/13
Address Date

William Cippa *W. Cippa*
Printed Name Signature

66- Quartz Trail 87505 5-12-13
Address Date

Aria Duohom *Aria Duohom*
Printed Name Signature

66- Quartz Trail 5-12-13
Address Date

NBH-87

In the matter of the Amma Center of New Mexico and Stephen and Cathryn Schmidt's application to Santa Fe County:

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- (4) increased danger from fire

Printed Name: Liza Covard
 Signature: *Liza Covard*

Address: 50 Camino Nevoso
 Date: 2/26/13

~~Printed Name: Scott Bol
 Signature: *[Signature]* already signed~~

~~Address: 7 Camino Sauterra, Santa Fe, NM 87505
 Date: 3/1/13~~

Printed Name: BEER NIE RODRIGUEZ
 Signature: *[Signature]* Date: 3/1/13

Address: 11 Caminito Sautera
 Date: 3/2/13

Printed Name: SUSIE RIVERA
 Signature: *[Signature]*

Address: 11 Caminito SAUTERRA
 Date: 3/2/13

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- (3) long-term negative impact on the common water supply
- (4) increased danger from fire

LILY SCHLIEN Lily Sch
Printed Name Signature

PO 6155, 87502 12 Caminito Santana 3.2.13
Address Date

Soledad P. Martinez [Signature]
Printed Name Signature

3 Caminito Santana SFNM 87505 3-2-13
Address Date

Ramon Martinez Ramon R Martinez
Printed Name Signature

3 Caminito SFNM 87505 3-2-13
Address Date

KHIRA KORPI Khira Korpi 3.2.13
Printed Name Signature Date

20 Cañada Village Rd, SF, NM 87505 _____
Address Date

Printed Name Signature

Address Date

Printed Name Signature

Address Date

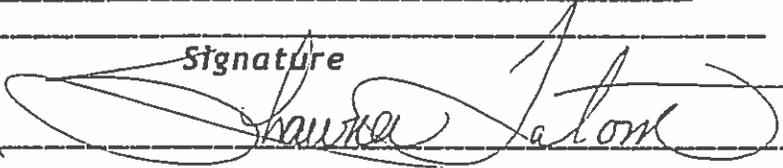
NBH-90

In the matter of the Amma Center of New Mexico and Stephen and Cathryn Schmidt's application to Santa Fe County:

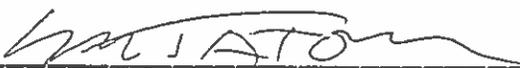
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Printed Name: SHAWNA TATOM
Signature: 

Address: 103A CAÑADA VILLAGE RD
Date: 2/25/2013

Printed Name: MICHAEL TATOM
Signature: 

Address: 103 A CANADA VILLAGE RD
Date: 2/29/13

Printed Name: LAWI TIXIER
Signature: 

Address: 99 Canada Village Rd
Date: 3/03/15

Printed Name: DEE ANN MENUEZ
Signature: 

Address: 99 Canada Village Rd
Date: 3-3-13

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We, the undersigned are opposed to Santa Fe County approval of the recently submitted community service facility master plan/development plan for a new structure at 48 Stone Cabin Road, off the Old Santa Fe Trail, near the traditional community of Cañada de los Alamos.

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- (4) increased danger from fire.

STEVE McNeill



Printed Name

Signature

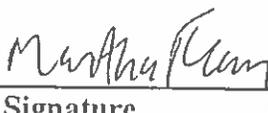
74 B HAMPTON RD

3-6-13

Address

Date

Margna Flannery



3/4/13

Printed Name

Signature

74B Hampton Rd. SF. NM

Address

Date

May Yachi Flannery

3-8-13

Printed Name

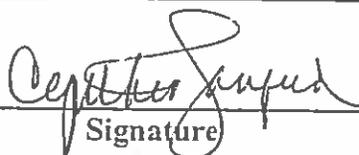
Signature

74 HAMPTON Rd Santa Fe 87505

Address

Date

LYNTHIA SAALFELD



3-8-13

Printed Name

Signature

74 Hampton Rd
Santa Fe. NM 87505

Address

Date

BROOKE JEFFERIES



3-8-13

Printed Name

Signature

18A N CLOUDSTONE DR
SANTA FE, NM 87505

Address

Date

Catherine A. Allen



3-28-13

Printed Name

Signature

5 San Sebastian Road
Santa Fe, NM 87505

Address

Date

NBH-92

In the matter of the Amma Center of New Mexico and Stephen and Cathryn Schmidt's application to Santa Fe County:

We, the undersigned, are opposed to Santa Fe County approval of the recently submitted community service facility master plan/development plan for a new structure at 48 Stone Cabin Road, off the Old Santa Fe Trail, near the traditional community of Canada de los Alamos.

As property owners and/or residents in the area we foresee the following adverse consequences:

- (1) permanent harm to the rural, residential character of the neighborhood
- (2) excessive and regular noise pollution and traffic congestion
- (3) long-term negative impact on the common water supply
- (4) increased danger from fire

Heir to property at 7700 Old Santa Fe Trail Santa Fe, New Mexico 87505
Edith Keil-Reeve Edith Keil-Reeve
Printed Name Signature

902 Alderman Ave Prospect Hts, IL 60070 3-16-2013
Address Date
Heir to property at 7700 Old Santa Fe Trail, Santa Fe, NM, 87505
MARISSA REEVE MARISSA REEVE
Printed Name Signature

902 ALDERMAN AVE, PROSPECT HTS, IL, 60070 3/16/13
Address Date
~~Richard K. Reeve~~
Printed Name Signature

Address Date
Richard K. Reeve Richard K. Reeve
Printed Name Signature
Heir to property at 7700 Old Santa Fe Trail, Santa Fe, New Mexico 87505
902 Alderman Ave, Prospect Hts, IL 60070 3-16-13
Address Date

Printed Name Signature

Address Date

Printed Name Signature

Address Date

NRH-93

In the matter of the Amma Center of New Mexico and Stephen and Cathryn Schmidt's application to Santa Fe County:

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- (3) long-term negative impact on the common water supply
- (4) increased danger from fire

ROB ETTENSON ~~RA~~ ~~LN~~
Printed Name Signature

38 OLD SANTA FE WAY 5-18-13
Address Date

Printed Name Signature

Address Date NRH-94

In the matter of the Amma Center of New Mexico and Stephen and Cathryn Schmidt's application to Santa Fe County:

We, the undersigned, are opposed to Santa Fe County approval of the recently submitted community service facility master plan/development plan for a new structure at 48 Stone Cabin Road, off the Old Santa Fe Trail, near the traditional community of Canada de los Alamos.

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- (2) excessive and regular noise pollution and traffic congestion
- (3) long-term negative impact on the common water supply
- (4) increased danger from fire

Viola Montoya *Viola Montoya*
Printed Name Signature

30 Piedras Negras, SF 87505 5/6/13
Address Date

John Andrews *John Andrews*
Printed Name Signature

30 Piedras Negras, SF 87505 5/6/13
Address Date

Printed Name Signature

Address Date

NBH-95

In the matter of the Amma Center of New Mexico and Stephen and Cathryn Schmidt's application to Santa Fe County:

We, the undersigned, are opposed to Santa Fe County approval of the recently submitted community service facility master plan/development plan for a new structure at 48 Stone Cabin Road, off the Old Santa Fe Trail, near the traditional community of Canada de los Alamos.

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- (2) excessive and regular noise pollution and traffic congestion
- (3) long-term negative impact on the common water supply
- (4) increased danger from fire

Bronwen Cheek Bronwen Cheek
 Printed Name Signature
22 Madre de Dios, Santa Fe, NM 87505-9393 02/15/13
 Address Date

ANDREAS KLEIN [Signature]
 Printed Name Signature
22 Madre de Dios, Santa Fe, NM 87505 02/15/13
 Address Date

LAVA MECHTHILD EWERSTMEYER [Signature]
 Printed Name Signature
55 QUARTZ TRL. SANTA FE 87505 05/12/13
 Address Date

Margaret Sear Margaret Sear
 Printed Name Signature
1871 Candela St. Santa Fe, NM 87505 _____
 Address Date

Michael E. Najdowski [Signature]
 Printed Name Signature
 _____ 5/13/13
 Address Date

1810 Paseo de la Conquistadora
 Address _____
 Date _____

Printed Name _____ Signature _____

Address _____ Date _____

NBH-96

In the matter of the Amma Center of New Mexico and Stephen and Cathryn Schmidt's application to Santa Fe County:

We, the undersigned, are opposed to Santa Fe County approval of the recently submitted community service facility master plan/development plan for a new structure at 48 Stone Cabin Road, off the Old Santa Fe Trail, near the traditional community of Cañada de los Alamos.

As property owners and/or residents in the area we foresee the following adverse consequences:

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- (3) long-term negative impact on the common water supply
- (4) increased danger from fire

HAYDEN W. AUSLAND Printed Name Hayden W. Ausland Signature
 (owner: lots 910006270-71) = 22 STONE CABIN RD SANTA FE
3305 HELENA DR, MISSOULA MT 59803 Address Feb. 15, '13 Date

TONY BLEA Printed Name Tony Blea Signature

7915 Old Santa Fe Trail, Santa Fe N.Mex. Address 2/22/13 Date

_____ Printed Name _____ Signature

_____ Address _____ Date

_____ Printed Name _____ Signature

_____ Address _____ Date

_____ Printed Name _____ Signature

_____ Address _____ Date

_____ Printed Name _____ Signature

_____ Address _____ Date

NBH-98

In the matter of the Amma Center of New Mexico and Stephen and Cathryn Schmidt's application to Santa Fe County:

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- (3) long-term negative impact on the common water supply
- (4) increased danger from fire

WILLIAM S. KELLER *William S. Keller*

Printed Name

Signature

7731 OLD SANTA FE TRL. SANTA FE NM 87505 02/15/2013

Address

Date

David Birnbaum *[Signature]*

Printed Name

Signature

7727 Old Santa Fe Trail Santa Fe NM 87505 2/26/13

Address

Date

Terri Blackman *T. Blackman*
7727 Old Santa Fe Trail SF 87505

Printed Name

Signature

Address

Date

Printed Name

Signature

NBH-100

In the matter of the Amma Center of New Mexico and Stephen and Cathryn Schmidt's application to Santa Fe County:

We, the undersigned are opposed to Santa Fe County approval of the recently submitted community service facility master plan/development plan for a new structure at 48 Stone Cabin Road, off the Old Santa Fe Trail, near the traditional community of Cañada de los Alamos.

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- (2) excessive and regular noise pollution and traffic congestion
- (3) long-term negative impact on the common water supply
- (4) increased danger from fire.

14 BARRY RICHMOND [Signature]
Printed Name Signature

8 SAN SEBASTIAN RD 3/1/2013
Address Date

15 ARLETTE RICHMOND [Signature]
Printed Name Signature

8 SAN SEBASTIAN RD 3/1/13
Address Date

16 Heather Gross [Signature]
Printed Name Signature

53-B Ellis Ranch Rd 3-4-13
Address Date

Printed Name Signature

Address Date

Printed Name Signature

Address Date

Printed Name Signature

Address Date

NBH-101

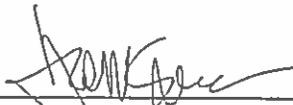
In the matter of the Amma Center of New Mexico and Stephen and Cathryn Schmidt's application to Santa Fe County:

We, the undersigned are opposed to Santa Fe County approval of the recently submitted community service facility master plan/development plan for a new structure at 48 Stone Cabin Road, off the Old Santa Fe Trail, near the traditional community of Cañada de los Alamos.

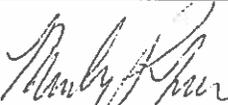
As property owners and/or residents in the area we foresee the following adverse consequences:

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- (2) excessive and regular noise pollution and traffic congestion
- (3) long-term negative impact on the common water supply
- (4) increased danger from fire.

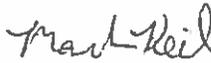
8

RONN SPENCER 
Printed Name Signature
53 A ELLIS RANCH RD 2-28-13
Address Date

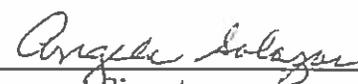
9

MINDY TURNER 
Printed Name Signature
60 C ELLIS RANCH RD. 3/1/13
Address Date

10

Mark Keil 
Printed Name Signature
47 Ellis Ranch Rd March 1 2013
Address Date

11

ANGELA SALAZAR 
Printed Name Signature
44 ELLIS RANCH RD. "
Address Date

12

Nannita Smithback  March 4, 2013
Printed Name Signature
39 Ellis Ranch Rd March 4, 2013
Address Date

13

Katrin Smithback  3-4-2013
Printed Name Signature
39 Ellis Ranch Rd Date
Address

In the matter of the Amma Center of New Mexico and Stephen and Cathryn Schmidt's application to Santa Fe County:

We, the undersigned, are opposed to Santa Fe County approval of the recently submitted community service facility master plan/development plan for a new structure at 48 Stone Cabin Road, off the Old Santa Fe Trail, near the traditional community of Canada de los Alamos.

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- (2) excessive and regular noise pollution and traffic congestion
- (3) long-term negative impact on the common water supply
- (4) increased danger from fire

1. WILLOW POWERS Willow Powers
Printed Name Signature

45 Ellis Ranch Rd, SF NM 87505 2/26/13
Address Date

2. Robert P. Powers Robert P. Powers
Printed Name Signature

45 Ellis Ranch Rd 2/26/13
Address Date

3. PETER WEISS Peter Weiss
Printed Name Signature

30 ELLIS RANCH RD SANTA FE 2/27/13
Address Date

4. Robin Meador Robin Meador
Printed Name Signature

47 Ellis Ranch Rd. Santa Fe 87505 2-28-13
Address Date

6. JOSEPH + SUSAN CARTER Joseph + Susan Carter 2-28-13
Printed Name Signature Date

49 ELLIS RANCH RD Santa Fe 87505 2-28-13
Address Date

7. BLAKE HINES Blake Hines
Printed Name Signature

53 A ELLIS RANCH ROAD 2-28-13
Address Date

NBH-103

In the matter of the Amma Center of New Mexico and Stephen and Cathryn Schmidt's application to Santa Fe County:

We, the undersigned, are opposed to Santa Fe County approval of the recently submitted community service facility master plan/development plan for a new structure at 48 Stone Cabin Road, off the Old Santa Fe Trail, near the traditional community of Canada de los Alamos.

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- (3) long-term negative impact on the common water supply
- (4) increased danger from fire

Janet E. Sones [Signature]
Printed Name Signature

73 Wild Turkey Way, Santa Fe, NM 87505 2/28/13
Address Date

Anna Sones [Signature] 2/28/13
Printed Name Signature Date

73 Wild Turkey Way, Santa Fe, NM 87505 2/28/13
Address Date

Lance Sones [Signature]
Printed Name Signature

73 Wild Turkey Way Santa Fe, NM 87505 2/28/13
Address Date

Printed Name Signature

Address Date

Printed Name Signature

Address Date

Printed Name Signature

Address Date

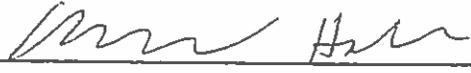
NBH-104

In the matter of the Amma Center of New Mexico and Stephen and Cathryn Schmidt's application to Santa Fe County:

We, the undersigned, are opposed to Santa Fe County approval of the recently submitted community service facility master plan/development plan for a new structure at 48 Stone Cabin Road, off the Old Santa Fe Trail, near the traditional community of Canada de los Alamos.

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- (4) increased danger from fire

12 ANDREW HARE 
 Printed Name Signature

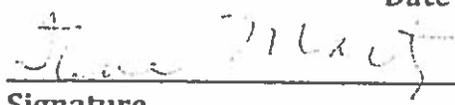
31 PIEDRAS NEGRAS SANTA FE 87505 FEB 23 '13
 Address Date

13 Jane FitzGibbon Jane FitzGibbon 2/23/2013
 Printed Name Signature Date

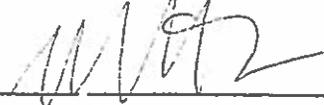
31 Piedras Negras Santa Fe 87505 2/23/2013
 Address Date

14 Loreta Cargo 
 Printed Name Signature

27 Little Island Road 2/23/2013
 Address Date

5 STEVE MARTINEZ 
 Printed Name Signature

513 Little Island Rd S.F 2-27-13
 Address Date

6 MARIA MARTINEZ  2-27-13
 Printed Name Signature Date

6A Little Island Rd _____
 Address Date

7 Therese Martinez 
 Printed Name Signature

30 Little Island Road Santa Fe, NM 87505 02/27/13
 Address Date

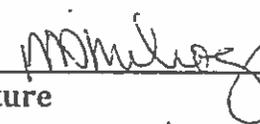
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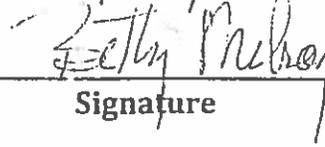
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- (3) long-term negative impact on the common water supply
- (4) increased danger from fire

7. DAVID SALAZAR 
 Printed Name Signature

7518 OLD SANTA FE TR. 2-9-13
 Address Date

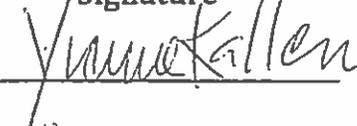
8. Michael Milroy 
 Printed Name Signature

4 Piedras Negras, Santa Fe 2/9/13
 Address Date

1. Betty Milroy 
 Printed Name Signature

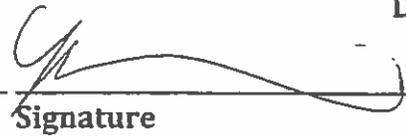
4 Piedras Negras _____
 Address Date

~~KATE FITZBIBBON~~ _____
 Printed Name Signature

10. YVONNE KALLEN  2/9-13
 Address Date

16 Piedras Negras, Santa Fe _____
 Printed Name Signature

Address _____ Date

1. KATE FITZBIBBON 
 Printed Name Signature

31 PIEDRAS NEGRAS SANTA FE NM 87505 FEB 23 2013
 Address Date

NBH-106

In the matter of the Amma Center of New Mexico and Stephen and Cathryn Schmidt's application to Santa Fe County:

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- (4) increased danger from fire

1. ALBERT J. RIVERA Albert J. Rivera
 Printed Name Signature

83 TWO TRAILS, Rd. SANTA FE NM 87505 2/9/2013
 Address Date

2. TELESITA RIVERA Telesita Rivera
 Printed Name Signature

83 Two Trails Rd SANTA Fe, NM 87505 2/9/13
 Address Date

3. Michael Rivera Michael Rivera
 Printed Name Signature

Address Date

4. ROSSCHS ARMSTRONG Rosschs Armstrong
 Printed Name Signature

P.O. Box 24236 (14 Jericho Lane) SF, NM 87505 2/9/2013
 Address Date

5. Barbara Guss Barbara Guss
 Printed Name Signature

Address Date

6. Catherine Lindberg Catherine Lindberg
 Printed Name Signature

18 Alley Ranch Trl SF 87505 2/9/13
 Address Date

NBH107

In the matter of the Amma Center of New Mexico and Stephen and Cathryn Schmidt's application to Santa Fe County:

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- (3) long-term negative impact on the common water supply
- (4) increased danger from fire

Polly White Polly White
 Printed Name Signature

part owner 9 Salas lane SFNM 87505 2/8/13
 Address Date

ANNIE SAHLIN Annie Sahlun
 Printed Name Signature

21 STONE CABIN ROAD SFNM 87505 2/10/13
 Address Date

Zoe Draper Zoe Draper
 Printed Name Signature

7 Salas Lane SFNM 87505 2/14/13
 Address Date

Crayne Hennessy Crayne Hennessy
 Printed Name Signature

7685 A Old Santa Fe Trail 87505 2/14/13
 Address Date

7685 B Old Santa Fe Trail 87505
 Printed Name Signature

Joy RAE Joy RAE 2-14-13
 Address Date

Priscilla Abeyta Priscilla Abeyta
 Printed Name Signature

7632#old Santa Fe Trail 2/17/2013
 Address Date

Thomaski Paine
29 Mandy Lane

February 17, 2013

NBH-108

In the matter of the Amma Center of New Mexico and Stephen and Cathryn Schmidt's application to Santa Fe County:

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- (4) increased danger from fire

Matthew Aby Jr _____ Matthew Aby Jr _____
 Printed Name Signature

7635 Old SF Trail _____ 2/17/2013
 Address Date

JOSEPH WARD _____ [Signature] _____ 2/17/2013
 Printed Name Signature Date

7594 Old Santa Fe Trail SF NM 87505 _____
 Address Date

KEN RUGG _____ [Signature] _____
 Printed Name Signature

7567 Old. SANTA FE TRAIL, SF NM 87505 _____ 2/17/13
 Address Date

~~27 Old Santa Fe Way~~ Heidi MOORE _____ [Signature] _____
 Printed Name Signature

27 Old SANTA FE Way _____ 2/16/13
 Address Date

JUSTON HEUREUX _____ [Signature] _____
 Printed Name Signature

27 Old SANTA FE Way _____ 2/12/13
 Address Date

Gwendolyn R PAINE _____ [Signature] _____
 Printed Name Signature

29 MANDY LN, SF NEW MEXICO 87505 _____ 02/16/2013
 Address Date

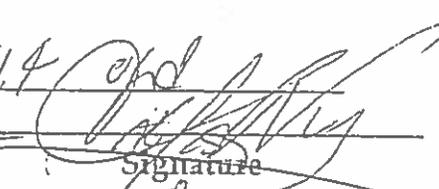
NBH-109

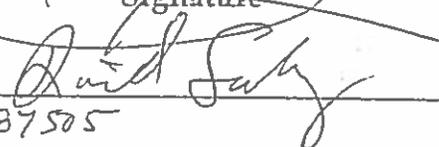
In the matter of the Amma Center of New Mexico and Stephen and Cathryn Schmidt's application to Santa Fe County:

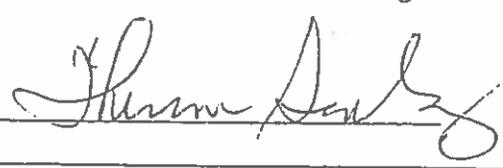
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- (3) long-term negative impact on the common water supply
- (4) increased danger from fire

Carlos R. Villar 7414 Old Santa Fe Trail, Santa Fe, NM 87505
Printed Name  Signature Date 3/18/13

DAVID Sanchez 7417 Old Santa Fe Trail, Santa Fe, NM 87505
Printed Name  Signature Date 3/19/13

Theresa Annz Theron Annz
Printed Name  Signature
P.O. Box 744 Tesuque, NM 87574
Address Date 3/19/2013

MARION GARCIA 7417 Old Santa Fe Trail, Santa Fe, NM
Printed Name  Signature Date 3/19/2013

5 Antonio Martinez 2600 W. Zia
Printed Name  Signature

NBH-111

Alonzo May 9

Alonzo May 9

7923 Old Santa Tr

Santa FE NM

3/20/2013

7 Chris Blea Mrs Chris Blea 7918 Old Santa FE TRL
3-20-13

8 ANGELO KLONIS Allonzi

Address 1110 DON CUBERO
SANTA FE, NM 87505

Date 20 MAR 2013

7915 Old Santa Fe Tr 3/20/13

Printed Name

Signature

Florinda Blea

Florinda Blea

Address

Richard Q. Rice RICHARD Q. RICE March 2013

Date

7921 Old S.F. Tr. SF

Printed Name

Signature

Don Cabezza De Vaca

7919 Old Santa Fe Trail

Address

3-22-13

Date

Gilbert Isaac

3-22-13

7919 B SF Trail

Martín Abeyta 7915 Old SF Tr.

Kathy Abeyta 3-22-13
Kathy Abeyta 3-22-13

KATHY ABAYTA 7915 Old SF Tr.

3-22-13

3-22-13

Dolores Smith

Dolores Smith 7915 Old SF Trail SF NM 3/22/13

CAROL FLEMING

Carmel A. Fleming

22 B LAPOSTA WAY S.F. 87505 3/25/13

NB4-112

Barbara + John Salazar
22 A La Posta Way
SF 87504

3/25/13

Michael D Tinoco
7909 Old Santa Fe Trail
Santa Fe, NM 87505
Michael D Tinoco

3/25/13

20 Printed Name

Roark Barron
Address 3 La Posta Way
SF NM 87505

Signature

Roark Barron

Date 3/26/13

21

NBH-113

In the matter of the Amma Center of New Mexico and Stephen and Cathryn Schmidt's application to Santa Fe County:

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- (4) increased danger from fire

Bernice S. Fleming

 Bernice S. Fleming

Printed Name Signature

A 7689 Old Santa Fe Trail 3-18-2013

Address Date
 A 7689 Old Santa Fe Trail 3-18-2013
 Yolanda Smith inheritance

Printed Name Signature

Martin P. Smith 3-18-2013

Address A 7689 Old Santa Fe Trail Date
 Becca Krusz 3-18-13

Printed Name Signature

Benjamin Smith 8-7505

Address A 7689 Old Santa Fe Trail 87505 Date
 3-18-2013

John K. Smith
 A 7689 Old Santa Fe Trail

Printed Name Signature

John K. Smith 3-20-2013 NBH-114

Cathryn Schmidt

① Address 7545 OLD SANTA FE
SANTA FE NM Date 3/16/13

② Printed Name JOHN TOMES Signature *John Tomes*

Address Date

③ 7545 Old Santa Fe Trl
Jennifer Tomes *Jennifer Tomes*
Printed Name Signature

④ NICK KUNZ *Nick Kunz* 3/16/13

Address Date

7689 B. Old Santa Fe Trail
Santa Fe, NM 87505

~~Joseph P. Smith 3/26/2013
7689 A Old Santa Fe Trail
Santa Fe, N.M. 87505 *Joseph P. Smith*~~

Mark Keil 3/30/2013
7700 Old Santa Fe Tr
Santa Fe NM 87505 *Mark Keil*

Liese Lotte Keil 3-30-13
LIESELOTTE KEIL
7700 OLD S. F. TRAIL
SANTA FE 87501

Siegfried Keil
7700 OLD SANTA FE TRAIL S.F.
SIEGFRIED KEIL 87501 3-30-13

PETITION OPPOSING THE PROPOSED AMMA CENTER
AS A COMMUNITY SERVICE FACILITY

We, the undersigned property owners and/or residents in the area surrounding the proposed Amma Center site off the Old Santa Fe Trail between Two Trails Road and the traditional community of La Canada de Los Alamos hereby oppose the proposed Amma Center as a community service facility in our area because it would be incompatible with the existing development in the area and is not compatible with the existing rural residential development permitted in the area under the Santa Fe County Land Use Code.

Allowing the proposed Amma Center would result in the following specific adverse consequences for the area (among others)

1. An intensive use far exceeding the impact of the two existing community service facilities in the area, namely, Camp Stoney and the small church in Cañada de Los Alamos;
2. An influx of more people not from the area than the number of people who presently reside in the whole area;
3. A severe strain on the existing inadequate infrastructure serving the area such as roads and utility services;
4. Substantial increase in motor vehicle traffic clogging the existing country roads and endangering the many cyclists and joggers who take daily advantage of these roadways;
5. Excessive noise and light pollution to our quiet rural residential community;

6. A severe strain on the quality and quantity of our underground water supply;

7. Substantially increased danger to the existing residents and their property from forest fires, floods, wind storms and other natural disasters because of the limited motor vehicle access to and egress from the area.

Signature: Barbara J. Guss Date: 1-8-2013
Print Name: Barbara J. Guss
Address: 14 Jericho Ln Santa Fe NM 87505

Signature: R. Scott Armstrong Date: 1-8-2008
Print Name: R SCOTT ARMSTRONG
Address: 14 Jericho Lane Santa Fe NM 87505

Signature: Ann M. Moore Date: 02.10.13
Print Name: Ann M. Moore
Address: 20 Jericho Lane, Santa Fe

Signature: Suzanne Fahney Date: 02/10/13
Print Name: Suzanne Fahney
Address: 58 Camino Nevado 87505

Signature: Jim Moore Date: 2/10/13
Print Name: J. Moore
Address: 20 Jericho Lane, Santa Fe 87505

Signature: _____ Date: _____
Print Name: _____
Address: _____

NBH-111

PETITION OPPOSING THE PROPOSED AMMA CENTER
AS A COMMUNITY SERVICE FACILITY

We, the undersigned property owners and/or residents in the area surrounding the proposed Amma Center site off the Old Santa Fe Trail between Two Trails Road and the traditional community of La Canada de Los Alamos hereby oppose the proposed Amma Center as a community service facility in our area because it would be incompatible with the existing development in the area and is not compatible with the existing rural residential development permitted in the area under the Santa Fe County Land Use Code.

Allowing the proposed Amma Center would result in the following specific adverse consequences for the area (among others)

1. An intensive use far exceeding the impact of the two existing community service facilities in the area, namely, Camp Stoney and the small church in Cañada de Los Alamos;
2. An influx of more people not from the area than the number of people who presently reside in the whole area;
3. A severe strain on the existing inadequate infrastructure serving the area such as roads and utility services;
4. Substantial increase in motor vehicle traffic clogging the existing country roads;
5. Excessive noise and light pollution to our quiet rural residential community;

NBH-118

6. A severe strain on the quality and quantity of our underground water supply;

7. Substantially increased danger to the existing residents and their property from forest fires, floods, wind storms and other natural disasters because of the limited motor vehicle access to and egress from the area.

Signature: James B. Alley Jr Date: 3 March '13
Print Name: James B. Alley Jr.
Address: Jericho Lane, Santa Fe, 87505

Signature: Elizabeth W. Alley Date: 3 March-13
Print Name: ELIZABETH W. ALLEY
Address: JERICHO LAKE, SANTA FE, 87505

Signature: Kristina Gilmore Date: May 7, 2013
Print Name: KRISTINA GILMORE
Address: PO Box 31173 SANTA FE, NM 87504

Signature: _____ Date: _____
Print Name: _____
Address: _____

Signature: _____ Date: _____
Print Name: _____
Address: _____

Signature: _____ Date: _____
Print Name: _____
Address: _____

NBH-119

February 25, 2013

To Whom It May Concern,

In the matter of the Amma Center of New Mexico and Stephen and Cathryn Schmidt's application to Santa Fe County, we oppose the approval of the submitted community service facility plan for a new structure at 48 Stone Cabin Road. Our address is 155 Ridge Rd., and this would strongly affect the rural and residential character of our neighborhood.

Thank you for your consideration.

Regards,

Danny Rosenthal and Emmy Kondo

NBH-120

TO: Kathy Holian
Board of County Commissioners, Chair
Commission District 4
P.O. Box 276
Santa Fe, New Mexico 87504-0276

July 14, 2013

Hello Ms. Holian,

My name is Liza Bambenek and I am a resident of the community of Cañada de los Alamos here in Santa Fe county. I wrote to you last week regarding the proposed construction of a convention-sized building in our historic, rural neighborhood. I am writing to you this week to continue to tell you my concerns about this proposed building.

It has come to my attention via our neighborhood association, that the building plan (which I have heard started out as a 12,000 square foot structure, which then increased to a 16,000 square foot structure) is NOW being expanded to an 18,000 square foot building complete with professional kitchen facilities. Eighteen THOUSAND square feet??!! In our rural neighborhood??!! Eighteen thousand feet of water usage pulling off of our already fragile aquifer??!! We are not on city water out here. We all have our own wells and we pull from many of the same sources for our water. An eighteen thousand square foot building used by thousands and thousands of people at one time (previous local Amma events have drawn two to four THOUSAND people in one day) will pull an immense amount of water from our aquifer. Can our aquifer even support or sustain this? Has a hydrology report been done for this area and if so, what were its findings? This is terrifying to consider. This place gets built and we all run the risk of our water source being significantly compromised. This area was not developed heavily for a reason—the locals chose to keep it rural and small. Not only to keep it quiet and serene, but to appropriately use the resources of the area without permanent damage to the entire ecosystem.

Please consider the resource irresponsibility that this building would demonstrate. Amma and her organization have successfully held their events in pre-existing, lovely convention/hotel spaces complete with healthy city water systems, city waste/sewer services, ample parking, adequate road access and plenty of space. But now they want to exhaust the already fragile resources of a small rural community that has none of these services previously in place??!! How much more wasteful and irresponsible can this be??!!

The Amma Center on Stone Cabin road has existed out here for many years, and in its current state, respects the ways and resources of the small community in which it resides. This planned 18,000 square foot development does NOTHING to retain that respect and it threatens the very place the Amma Center has called home for many years. ANY current resident of this rural, traditional area who chose to construct such a building would get the same response from our community. PLEASE. STOP. NOW.

Thank You for your time.

Concerned Resident of Cañada de Los Alamos, Santa Fe, New Mexico,



Liza Bambenek

NBH-121

Jose Larranaga

From: Penny Ellis-Green
Sent: Monday, October 06, 2014 12:55 PM
To: Rachel A. Brown; Jose Larranaga
Subject: FW: Preserve the Trail Association and Stone Cabin Road

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Erica Ciaglia [mailto:majhaka@gmail.com]
Sent: Saturday, October 04, 2014 12:14 PM
To: Penny Ellis-Green
Subject: Preserve the Trail Association and Stone Cabin Road

Dear Penny Ellis-Green,

I have joined the Preserve the Trail Association in their mission to bring the community closer together through organizing emergency fire plans, meeting our neighbors, and a maintaining the integrity of the traditional village. My neighbors and I are also concerned about resolving the ongoing illegal operation of the Amma Center being conducted on Stone Cabin Road. We are concerned for the public welfare and safety issues that the Amma Center expansion/

resent unlicensed gatherings present: water, septic, traffic and above all fire, hazards. All we ask is for the Center to conform to existing County regulations to protect the community they espouse to be a part of.

Thank you for your time,

Erica Ciaglia
1 Quartz Trail
Cañada de Los Alamos

Jose Larranaga

From: Penny Ellis-Green
Sent: Monday, October 06, 2014 12:55 PM
To: Jose Larranaga; Rachel A. Brown
Subject: FW: Preserve the Trail PTTA

Follow Up Flag: Follow up
Flag Status: Flagged

From: Catherine Lindberg [mailto:catherine@santafehabitat.org]
Sent: Friday, October 03, 2014 7:25 PM
To: Penny Ellis-Green
Cc: preservethetrail@gmail.com
Subject: Preserve the Trail PTTA

Dear Ms. Ellis-Green,

Old Santa Fe Trail east past 67C cannot handle 1000-2000 visitors at any time, much be accommodated on property owned by the Schmidt family. Even 100 – 200 visitors with private cars or buses would present a problem in the event of fire or flash flood, both of which are very real possibilities. The Schmidt property, to potentially be used to host large groups, is at the end of this road. There is only one viable exit: Old Santa Fe Trail. Should heavy rain or fire occur, these people would be trapped or their attempt at escape would clog Old Santa Fe Trail, endangering the rest of us. The Hondo Fire Department recommended that we cut back trees 30 feet from our home in case of fire. We have done so at great expense because we value not only our home but the homes of our neighbors. Has the Schmidt family cut back trees? Made arrangements for emergency evacuation? Made arrangements for 100 to 2000 people to use toilets requiring septic? Made arrangements to provide water? Made promises that fire/candles in open spaces/tents will not be used on their property? I think not.

Simple common sense would dictate that the Schmidt's should not be able to use their property as requested. The very fact that they were cited by the County in June and ignored that citation should lead to the fallout given to any of us who have ignored any citation: revocation of license/use/etc. until the violation is proven fixed. The Schmidt's should be made to correct any and all violations before any movement by the County. The fire danger to all of us is too real. The flooding of Old Santa Trail in recent months is also real.

The Schmidt's desire to comply will only be found in their answer to County demands.

Catherine Lindberg
18 Alley Ranch Trail
Santa Fe, NM 87505
505.986.8788

NBH-123

Jose Larranaga

From: Penny Ellis-Green
Sent: Monday, October 06, 2014 12:55 PM
To: Jose Larranaga; Rachel A. Brown
Subject: FW: Amma Center

Follow Up Flag: Follow up
Flag Status: Flagged

From: William R. Talbot [mailto:wrtfa@earthlink.net]
Sent: Friday, October 03, 2014 3:37 PM
To: Penny Ellis-Green
Subject: Amma Center

Dear Penny,

I am a resident just off Old Santa Fe Trail near CR 67. I am opposed to the Amma Center or any development of it's proposed size in the foothill area off Old Santa Fe Trail. That size of a development would be wholly inappropriate.

Thank you.

William Talbot

William R. Talbot
William R. Talbot Fine Art
wrtfa@earthlink.net
505-982-1559
PO Box 2757
Santa Fe, New Mexico 87504
<http://www.williamtalbot.com/>

NBH-124

Jose Larranaga

From: Penny Ellis-Green
Sent: Tuesday, October 14, 2014 8:58 AM
To: Jose Larranaga; Rachel A. Brown
Subject: FW: Preserve The Trail Association Zoning Area

Follow Up Flag: Follow up
Flag Status: Flagged

Jose, for the file.

From: Alley Jr. James B. [mailto:jalleyjr@gmail.com]
Sent: Friday, October 10, 2014 5:39 PM
To: Penny Ellis-Green; Penny Ellis-Green
Cc: attymay@yahoo.com; Bambenek, Liza; Barron, Roark; Birnbaum, David; blake@blakehines.com; bradsfparty@aol.com; Broennan, Felicity; Burns, Susan; bush, barbara; catherine@santafehabitat.org; cellodeb; chris.blanca000@gmail.com; Ciaglia, Erica; Cooke, Arlen; Courtney, Wendy; cpc@cybermesa.com; crayneh@gmail.com; cynthiam@cybermesa.com; david@longviewasset.com; debbironan@earthlink.net; donmessec@mac.com; Draper, Zoe; Ettenson, Rob; Ewersheyer, Lava Mechthild; Feld, Steve; fly@cybermesa.com; Guss, Barbara; Hansen, Craig; hgross29@yahoo.com; Hill, Easy; james.moore@attglobal.net; jentomes@me.com; klein, andi; Lee, Lynn; leecbug@aol.com; Lynch, Sandy; Martinez, Therese; Milroy, Betty; MindyT@silversalmon.com; mtosullivan@yahoo.com; pename@earthlink.net; peyotebrd9@aol.com; polly_white@msn.com; ranchoprettybueno@mac.com; robert@rjmang.com; robinsommers@austin.rr.com; ronspencer@hotmail.com; Sahlin, Annie; santafelotte@yahoo.com; Schlien, Lily; schwartznikki@gmail.com; Barbara Guss & Scott Anderson; SFG, Cathy; sleblanc50@gmail.com; spmartinez@aol.com; Stelling, Ellen; taptapley2000@yahoo.com; Tbird1952@aol.com; tedchag@gmail.com; thetapewormstory@comcast.net; thomasp723; tonygeorges@aim.com; Vaughn, Matthew; Wildrose, Tashima; wrpowers@earthlink.net; yadnbear@yahoo.com; eorvoll@online.no; hausland@montana.com
Subject: Preserve The Trail Association Zoning Area

Dear Penny,

This is a follow-up to my email to you of 22 September 2014 with copies intended to Kathy Holian and Tim Cannon. In that email my wife and I supported the proposed zoning shown on the Zoning Map Adoption Draft of 21 March 2014 from El Gancho Way to La Canada de Los Alamos for both sides of the Old Santa Fe Trail except for a small area adjoining the southeast side of Two Trails Road which should be zoned "Residential Fringe" like the area around it. Since the late 1960's I have been trying on and off over the years to get the land Southeast of the city limits to La Canada de Los Alamos zoned rural residential with a minimum lot size of 5 acres per residence but allowing also a subsidiary residence like a guest or relative's house. Your proposed zoning map largely does that for all appropriate areas southeast of El Gancho Way. Thank you again.

My colleagues and I in Preserve The Trail Association ("PTA") recognize that the Zoning Map could become a worthless document if it is easy to amend or is not enforced by Santa Fe County government. Consequently, my wife and I fully support what David Birnbaum, as President of PTA, stated in his email to you of 30 September 2014 about the need for the County to enforce its own land use code, particularly in the case of Steve and Kathy Schmidts' attempts to establish an Amma Center on their land. We also support at the very least retaining in the new land use code the criteria which must be satisfied under the old code before a "community service facility" would be allowed.

We ask you to go one step further and simply prohibit "community service facilities" in the entire area southeast of Two Trails Road on the east side of the Old Las Vegas highway all the way to the village of La Canada de Los Alamos. Just one road, the Old Santa Fe Trail, serves this entire area and dead ends so that the only road out by motor vehicle is to turn around and go back over the Old Santa Fe Trail the way one came. In case of fire, flooding or severe wind storm requiring the residents of the area to evacuate rapidly, this last 2 to 3 mile portion of the Old Santa Fe Trail would be saturated by motor vehicle traffic trying to exit the area and by fire engines and other emergency vehicles trying to enter the area. This area already has two long time "community service facilities" in the form of the chapel in La Canada de Los Alamos and Camp Stoney which mostly serve residents of the area and do not materially increase traffic in or out of the area. It certainly does not need another "community service facility".

Because of the foregoing facts about this area of the Old Santa Fe Trail, as well as other obvious issues like water availability and sewage disposal, we urge you to prohibit in the new land use code any more "community service facilities" in at least this area southeast of Two Trails Road and probably also in the area southeast of El Gancho Way. These changes to the new code would greatly help strengthen the proposed zoning map and make it a meaningful document for this area in the future.

Sincerely,

Jim and Elisabeth Alley

On Oct 3, 2014, at 11:01 AM, Preserve the Trail PTTA <preservethetrail@gmail.com> wrote:

YOUR HELP IS NEEDED!!!!!!!

We finally have the weight of Santa Fe County behind our attempts to resolve the long time dispute over gatherings taking place at the Amma Center on Stone Cabin Road. In June the County issued a Notice of Violation for conducting a Business without a County Business License. The Schmidts have yet to comply with this violation and, in fact, held two extremely large gatherings over the summer in addition to their usual numerous weekly meetings. Sommer and Karnes, the law firm representing our neighborhood's Preserve the Trail Association continues to encourage the County to resolve this matter and enforce its Code.

NOW IT IS NOW TIME FOR US ALL TO WRITE EMAILS TO THE COUNTY!!!!!!

send them to Penny Ellis-Green, director of Santa Fe County Growth Management Department, pengreen@co.santa-fe.nm.us

Let them know that you join Preserve the Trail Association in wanting a resolution to the ongoing illegal activities being conducted on Stone Cabin Road. Tell them that you are concerned for the public welfare and safety issues that these activities present: water, septic, traffic and above all, the fire hazard. Tell them what we ask is for the Center to conform to existing County regulations.

AND PLEASE HELP US WITH OUR LEGAL FEES!!!!!! Go to our website to find out how to contribute: [Preserve The Trail Association](#)

IN THE MATTER OF Amma Center of NM and Stephen and Cathi Schmidt
PROPOSED STRUCTURE

We, the undersigned residents of Santa Fe County, support and approve Amma Center of New Mexico building the proposed 15,000 sq. ft. structure.

We believe that the event hosting Amma in the proposed structure will be of significant benefit to Santa Fe County. These benefits will include prestige to the Santa Fe community for having such a well known humanitarian visit Santa Fe and also additional revenues produced from the many visitors.

JEFF ABBOTT

Please print name

[Signature]

Signature

Address: 3369 LA AVENIDA DE SAN MARCOS / SANTA FE, NM 87507

KEVIN McPACHTON

Please print name

[Signature]

Signature

Address: 437 Old Las Vegas Hwy Santa Fe NM 87508

Francis McPacton

Please print name

[Signature]

Signature

Address: 437 Old Las Vegas Hwy

Anna Bunker

Please print name

[Signature]

Signature

Address: 437 Old Las Vegas Hwy

Patrick Gutheys

Please print name

[Signature]

Signature

Address: 3372 Ave San Marcos SF NM 87507

Judith Dwyer

Please print name

[Signature]

Signature

Address: 3328 Ave de San Marcos NM 87507



NBH-128

IN THE MATTER OF Amma Center of NM and Stephen and Cathi Schmidt
PROPOSED STRUCTURE

We, the undersigned residents of Santa Fe County, support and approve Amma Center of New Mexico building the proposed 15,000 sq. ft. structure.

We believe that the event hosting Amma in the proposed structure will be of significant benefit to Santa Fe County. These benefits will include prestige to the Santa Fe community for having such a well known humanitarian visit Santa Fe and also additional revenues produced from the many visitors.

Brian Yee _____
Please print name Signature

Address: 1635 Calle S. 1000, Santa Fe NM 87507

Corey Sutter _____
Please print name Signature

Address: 39 Camino Valle SF NM 87508.

DIANA LAISIER _____
Please print name Signature

Address: 1065 Camino San Jacinto SF, NM 87505

Please print name Signature

Address: _____

Please print name Signature

Address: _____

Please print name Signature

Address: _____

IN THE MATTER OF Amma Center of NM and Stephen and Cathi Schmidt
PROPOSED STRUCTURE

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We believe that the event hosting Amma in the proposed structure will be of significant benefit to Santa Fe County. These benefits will include prestige to the Santa Fe community for having such a well known humanitarian visit Santa Fe and also additional revenues produced from the many visitors.

Beth Ann Hundley Beth Ann Hundley
Please print name Signature

Address: 1 Cascade Wash Santa Fe NM 87508

David Ginsberg [Signature]
Please print name Signature

Address: 3 Monte Alto Way Santa Fe, NM 87508

BRIANNE JAMES [Signature]
Please print name Signature

Address: 1934 OTOWI RD SF 87505

Please print name Signature

Address: _____

Please print name Signature

Address: _____

Name (Please print name)

IN THE MATTER OF Amma Center of NM and Stephen and Cathi Schmidt
PROPOSED STRUCTURE

We the undersigned are neighbors of 4B Stone Cabin Rd and are expressing our support for the proposed 15,000 sq. ft. structure.

We are aware of and support the use of this property to hold a once a year 4-5 day event as allowed by a special event permit. We are also aware that this event was held on this property for 18 consecutive years from 1987-2004.

In addition we understand that this structure will include a large amount of water storage that will be available to the fire department for any fire activity in our surrounding area or for any other purpose deemed beneficial by official County agencies.

Eloise EURE

Please print name

Eloise Eure

Signature

Address 7754 Old Santa Fe Trail

Diane Fessenden

Please print name

Diane Fessenden

Signature

Address 86 Quartz Trail Santa Fe County Cañada de los Alamos

Tom Brady

Please print name

Tom Brady

Signature

Address PO Box 5865 - 10 Cougar Walk 87505

Dee Blanco

Please print name

Dee Blanco

Signature

Address PO Box 5865 or 10 Cougar Walk 87505

Wendy Courtney

Please print name

Wendy Courtney

Signature

Address 60 QUARTZ TRAIL SF NM 87505

Sharon Hyden
Tred Horse Rd
87505

Sharon Hyden

NBH-131

IN THE MATTER OF Amma Center of NM and Stephen and Cathi Schmidt
PROPOSED STRUCTURE

We the undersigned are neighbors of 48 Stone Cabin Rd. and are expressing our support for the proposed 15,000 sq. ft. structure.

We are aware of and support the use of this property to hold a once a year 4-5 day event as allowed by a special event permit. We are also aware that this event was held on this property for 18 consecutive years from 1987-2004.

In addition we understand that this structure will include a large amount of water storage that will be available to the fire department for any fire activity in our surrounding area or for any other purpose deemed beneficial by official County agencies.

DAVID ERHARD-WINGARD

Please print name

Signature

Address:

47 Quartz Trail Santa Fe, NM 87505

Please print name

Signature

Address: _____

NBH-132

IN THE MATTER OF Amma Center of NM and Stephen and Cathi Schmidt
PROPOSED STRUCTURE

We, the undersigned residents of Santa Fe County, support and approve Amma Center of New Mexico building the proposed 15,000 sq. ft. structure.

We believe that the event hosting Amma in the proposed structure will be of significant benefit to Santa Fe County. These benefits will include prestige to the Santa Fe community for having such a well known humanitarian visit Santa Fe and also additional revenues produced from the many visitors.

PAULA KIM Paula Kim
Please print name Signature
Address: 31 Camino Sanador, Santa Fe, NM 87505

Sarah Fontaine Sarah Fontaine
Please print name Signature
Address: 19A Cougar Canyon Rd, Santa Fe, NM 87508

Jimmy DAVIS Jimmy Davis
Please print name Signature
Address: 2509 CALLE DELFINO SANTA FE 87505

Jon Ahlstrom Jon Ahlstrom
Please print name Signature
Address: 31 CAMINO SANADOR SANTA FE, 87505

Julie Rose Julie Rose
Please print name Signature
Address: EL DORADO SANTA FE, NM 87508

Please print name Signature
Address: _____

IN THE MATTER OF Amma Center of NM and Stephen and Cathi Schmidt
PROPOSED STRUCTURE

We, the undersigned residents of Santa Fe County, support and approve Amma Center of New Mexico building the proposed 15,000 sq. ft. structure.

We believe that the event hosting Amma in the proposed structure will be of significant benefit to Santa Fe County. These benefits will include prestige to the Santa Fe community for having such a well known humanitarian visit Santa Fe and also additional revenues produced from the many visitors.

Virginia Hall Virginia M Hall
Please print name Signature

Address: 48 Stone Canyon Road, Santa Fe, NM 87505

MARGARITA LYNGEN Margarita Lyngen
Please print name Signature

Address: 1200 Camino Consuelo #517 SFe 87507

MICHAEL WILSON Michael Wilson
Please print name Signature

Address: 3608B Stio Hwy 14 Santa Fe NM. 87508

Please print name Signature
Address: _____

Please print name Signature
Address: _____

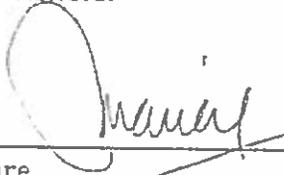
Name (Please print name)

IN THE MATTER OF Amma Center of NM and Stephen and Cathi Schmidt
PROPOSED STRUCTURE

We, the undersigned residents of Santa Fe County, support and approve Amma Center of New Mexico building the proposed 15,000 sq. ft. structure.

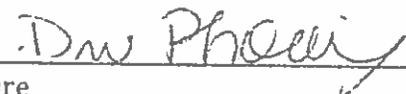
We believe that the event hosting Amma in the proposed structure will be of significant benefit to Santa Fe County. These benefits will include prestige to the Santa Fe community for having such a well known humanitarian visit Santa Fe and also additional revenues produced from the many visitors.

MARIANA MARACHIAN
Please print name


Signature

Address: 2307 Calle Pacifica, SANTA FE NM 87505

Dru Phoenix
Please print name


Signature

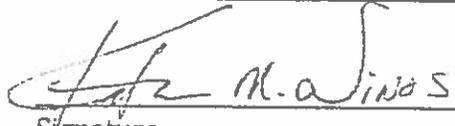
Address: 7025 Valentine Loop, SF NM 87507

Inessa Millberg
Please print name


Signature

Address: 28 SETON VILLAGE RD, SANTA FE 87508

Katherine M. Sinos
Please print name


Signature

Address: 1943 San Ildefonso S.F. 87505

LINDA BURHAM
Please print name


Signature

Address: 1578 Cote de la Cañada, SF, 87507

Please print name

Signature

Address: _____

IN THE MATTER OF Amma Center of NM and Stephen and Cathi Schmidt PROPOSED STRUCTURE

We, the undersigned residents of Santa Fe County, support and approve Amma Center of New Mexico building the proposed 15,000 sq. ft. structure.

We believe that the event hosting Amma in the proposed structure will be of significant benefit to Santa Fe County. These benefits will include prestige to the Santa Fe community for having such a well known humanitarian visit Santa Fe and also additional revenues produced from the many visitors.

Naomi Diamond [Signature]
Please print name Signature

Address: 110 The High Rd. S.F. 87507

CHRISTINA HALL-STRAOSS [Signature]
Please print name Signature

Address: 1000 CORDOVA PL. #189 SF NM 87505

ROBERT FRANCIS JOHNSON [Signature]
Please print name Signature

Address: 208 1/2 PALACOST. SF NM 87501

Camille Daniels [Signature]
Please print name Signature

Address: 525 SALAZAR STR SF 87501

Ellie Sernet [Signature]
Please print name Signature

Address: 822 EAST ZIA RD SF 87501

Jacque Brany Hynki [Signature]
Please print name Signature

Address: 178 Ave Vista Grande SF 87508

Pamela Collins [Signature]
Please print name Signature

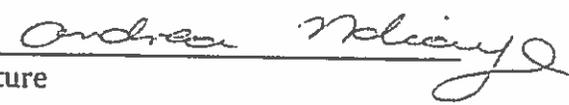
Address: 527 E. Alameda #6 Santa Fe 87501

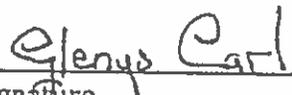
IN THE MATTER OF Amma Center of NM and Stephen and Cathi Schmidt
PROPOSED STRUCTURE

We, the undersigned residents of Santa Fe County, support and approve Amma Center of New Mexico building the proposed 15,000 sq. ft. structure.

We believe that the event hosting Amma in the proposed structure will be of significant benefit to Santa Fe County. These benefits will include prestige to the Santa Fe community for having such a well known humanitarian visit Santa Fe and also additional revenues produced from the many visitors.

Cynthia Fulreader 
Please print name Signature
Address: 2844 Vereda de Pueblo, Santa Fe, NM 87507

Andrea Ndiaye 
Please print name Signature
Address: 7757 A Old Santa Fe Trail Santa Fe 87505

GLENYS CARL 
Please print name Signature
Address: 634 GRACIA ST Santa Fe 87505

JOHN BISHOP 
Please print name Signature
Address: 634 GARCIA ST. # 25 SANTA Fe, NM 87505

Please print name Signature
Address: _____

Name (Please print name)

IN THE MATTER OF Amma Center of NM and Stephen and Cathi Schmidt
PROPOSED STRUCTURE

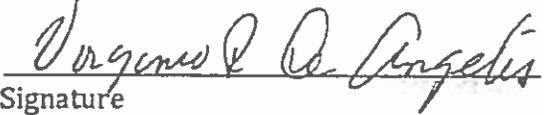
We the undersigned are neighbors of 48 Stone Cabin Rd. and are expressing our support for the proposed 15,000 sq. ft. structure.

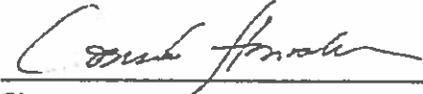
We are aware of and support the use of this property to hold a once a year 4-5 day event as allowed by a special event permit. We are also aware that this event was held on this property for 18 consecutive years from 1987-2004.

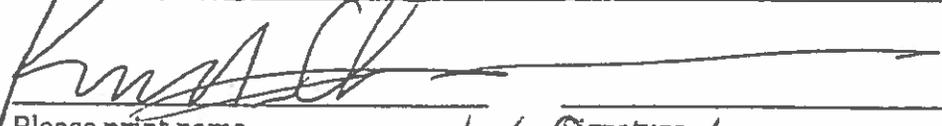
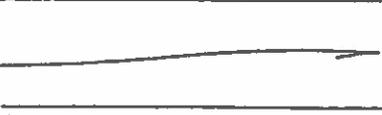
In addition we understand that this structure will include a large amount of water storage that will be available to the fire department for any fire activity in our surrounding area or for any other purpose deemed beneficial by official County agencies.

MARK WILBARD 
Please print name Signature
Address: 47 QUARTER TR. SE, BOX 87505

Astrid DeAngelis 
Please print name Signature
Address: 7757C Old Santa Fe Tr., SF, NM 87505

Virginio DeAngelis 
Please print name Signature
Address: 7757C Old Santa Fe Trail SF NM 87505

Connie Hanrahan 
Please print name Signature
Address: 7633 Old Santa Fe Trail

 
Please print name Signature
Address: 7633 Old Santa Fe Tr 87505

**IN THE MATTER OF Amma Center of NM and Stephen and Cathi Schmidt
PROPOSED STRUCTURE**

We the undersigned are neighbors of 48 Stone Cabin Rd. and are expressing our support for the proposed 15,000 sq. ft. structure.

We are aware of and support the use of this property to hold a once a year 4-5 day event as allowed by a special event permit. We are also aware that this event was held on this property for 18 consecutive years from 1987-2004.

In addition we understand that this structure will include a large amount of water storage that will be available to the fire department for any fire activity in our surrounding area or for any other purpose deemed beneficial by official County agencies.

Eloise EURE

Please print name

Eloise Eure

Signature

Address: 7754 Old Santa Fe Trail
— (adjoining property)

Please print name

Signature

Address: _____

NBH-140

June 8, 2015

Jose Larranaga
Penny Ellis Green
Santa Fe County Legal & Land Use Departments

Re: Schmidt Master Plan/Preliminary Development Plan Report dated March 13, 2015 (the "Application")

Greetings!

I am writing in my capacity as the President of The Preserve the Trail Association, an incorporated community organization committed to furthering the wellbeing of the area surrounding the Village of Canada de Los Alamos and the Santa Fe Trail in that vicinity. We have been concerned about the previously proposed expansion of the Amma Center on Stone Cabin Road, and we now have received a copy of the new request for rezoning of that property to be a Community Services Facility, without the construction of any additional structures or any expansion of the existing but unpermitted use. We continue to be concerned that the regulations governing such zoning and use need to be strictly enforced, and that the decades-long history of unpermitted non-residential use in a residential zone should not in any way be allowed to influence the process of evaluating the application.

One of our primary concerns with the Application is the lack of clarity regarding the historic/proposed number of attendees at the various events and activities. It is my understanding, based on my experience as a general contractor, that code requirements for meeting rooms and similar spaces (such as the number of handicap accessible bathrooms, exits, and parking - all with required signage) are based on occupant loads, which in turn are based on square footage. The Meditation Hall is identified as a 1400 square foot accessory structure, which according to the 2009 IBC Chapter 3 would be classified as an A-3 type use (places of worship, community halls) with the potential occupant load calculated at one person per 15 square feet. This results in a maximum occupant load of 93 persons, and this in turn requires two handicap accessible bathrooms and a handicap accessible drinking fountain (2009 IBC Chapter 29). We do not see that the applicant has addressed code issues like these as we expect the county to require.

The application (pp. 2, 4) refers to two annual events with an average of attendance of 100 persons. Those of us who live nearby are dubious about the accuracy of this number, as we believe that events larger than the weekly meetings have been attended by more than 100 persons. For example, the celebration for Amma's birthday in 2014 was advertised on their website as "open to all of Amma's followers in the Southwest region". Preserve the Trail representatives took videos of vehicles entering the event and documented that well over 200 people attended.

Our concern about the number of persons attending at any one time is that the applicant's estimates are in no way binding or enforceable. It certainly seems that there should be specific numbers for the maximum number of attendees with and without a Special Event Permit. We request that should the County approve this application, it impose a maximum number of attendees at special events, and a maximum of two special events per year. This is consistent with the applicant's



NBH-141

description of activities and are warranted given the rural residential character of the area, the limited access (with only one narrow and windy road connecting Canada de los Alamos to the road network to the west), and the documented fire hazards in the Sangre de Cristo foothills. Another concern regarding the use of Special Event Permits is whether these permits would allow the use of amplification of the chanting, music and announcements as has been used in the past. I live almost a mile away, and the large gathering using amplification used to keep my children awake at night. We request that a condition be placed on any approval requiring that amplification only be used indoors with doors and windows closed.

Probably the most important issues that we feel are not sufficiently addressed are the Liquid Waste or Septic System requirements and the water use restrictions. Although the septic system was permitted for the use of a six bedroom residence in 1994, the application does not demonstrate that it was correctly designed for the proposed level of use. Septic systems need to be designed and sized for the maximum recurring use in a period of hours, as well as for an average daily or weekly load. And scrutiny of septic systems in the 1990's and prior to that was not appropriately stringent, especially where hard rock beneath a very irregular and shallow layer of topsoil should have required an "Advanced System" (one that purifies water to be safe for irrigation). It is surprising to me that the applicant has not proposed to upgrade to an "Advanced System", as they have indicated that they have a concern for protecting the environment. We believe that it would make sense for the county to require (or at the very least, strongly encourage) the applicant to include this in the improvements they would need to make.

The issue of water use is of much importance in the immediate area, as even with the existing restrictions and the sparse density allowed, many people are finding their wells are going dry, requiring expensive well modifications, the installation of storage tanks, and the drilling of new wells. It is my understanding that residential wells in this area are restricted to one quarter acre foot (81,463 gallons) of water per year. This translates to 223 gallons per day. I hope that it is not true, as I have heard, that the county is willing to "relax" this restriction for the applicant to .35 acre foot per year, but in any case, the applicant should be required to install a well meter at the well head and that meter should be required to be read, photographed and reported regularly, as part of the conditions of any approval.

Obviously fire is another major concern, and we believe that the applicant should be required to install a sizeable dedicated cistern for the use of the Fire Department. Landscape irrigation cisterns are not an acceptable alternative as in this climate those are often empty (unless they are inappropriately set up to refill automatically from the well). We would expect the Fire Marshal to hold the applicant to the highest standard in approving this use, as there is certainly a much higher likelihood of a fire being started in such a facility, especially with their well known use of candles in their ceremonies.

Regarding the access road, I find it difficult to believe after having driven on it, that the grades can be adjusted to meet the maximum 11% required, and we will be prepared to challenge that assessment should our suspicions appear to be correct.

We look forward to seeing the results of the county's investigations and its conclusions about this rezoning application!

Sincerely,



David Birnbaum, President PtTA

NBH - 142

Jose Larranaga

From: Liza Bambenek <lizabambenek@me.com>
Sent: Wednesday, November 04, 2015 2:58 PM
To: Jose Larranaga
Subject: Amma Center re-zoning concerns

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr. Larranaga,

Several months ago, I wrote letters to your office expressing my concerns about the proposal to build a 16,000 square foot convention center on the Amma Center Land in the rural, traditional neighborhood in which I live: Cañada de los Alamos. In that letter I voiced my concerns about such a large building being built in our neighborhood: the strain it would put on our already limited water resources, and the congestion it would cause on our one road (the only road in and out in times of emergency or fire). I expressed my concerns that our neighborhood was NOT the place for a convention center and its accompanying traffic, congestion and noise.

Now I am writing to you, again, with my concerns about the proposed religious re-zoning of the privately owned land on which the Amma Center sits--a seemingly back-door approach to reach the same end as the initial convention center proposal. The county halted the proposed 16,000 square foot convention center and exposed that the Amma Center was operating without a proper business license. The neighborhood has spoken up with concerns and objections. This request to re-zone the current rural residential land as a religious area brings along with it the possibility that if the land would be re-zoned, development and activity on the land would be protected by the Religious Land Use Act—an act that I support in its efforts to protect freedom of speech and religion, but that here seems to be potentially used as an angle to get that convention center built. I think this is wrong. If the county and the surrounding residents have pointed out the many ways in which such expansion would devastatingly impact the environment, and the way of life and the privacy of this neighborhood, those reasons are STILL valid behind the guise of religious protection—and the pursuit of the same damaging plans under a different face is still the pursuit of something that is not wanted here in Cañada de los Alamos.

There are currently two other religious organizations with land in our neighborhood: The Church in the heart of the Village and the Bishop's Ridge/Camp Stoney Retreat center towards the end of Old Santa Fe Trail. Neither one of these areas, from what I can discern from the Santa Fe County Proposed Zoning Districts map^[1], is on land zoned as "Religious Institution". These two organizations, like the Amma Center, have been in Cañada de Los Alamos for many years without the need to re-zone. So why does the Amma Center want re-zone?

The re-zoning of the Amman Center's 40 acres is an open door for the Schmidts to continue their original plan that the county already halted—a plan that I hope you and your colleagues at the County will continue to see as an irresponsible level of development in an already sensitive and rural area. What good is the "protection" of rural traditional and rural residential zoning if it is allowed to be changed to religious or commercial zoning? Please stand by the residents of this neighborhood, this traditional Village of Cañada de Los Alamos, and keep the zoning rural.

Thank you for your time and attention to this matter.

Sincerely,

Liza Bambenek

1 Quartz Trail

Santa Fe, NM 87505

NBH-143

PO Box 22160
Santa Fe, NM 87502-2160

Mr. Jose Larranaga
County Land Use Department
P.O.Box 276
Santa Fe, NM 87504-0276
In advance via email to: joselarra@co.santa-fe.nm.us

November 2, 2015

Dear Mr. Larranaga,

I write to you as a current resident of Santa Fe County, and, for more than thirty years, the owner of a five acre property at 7719 Old Santa Fe Trail.

I live here because it is a socially unpretentious and environmentally beautiful place: a place that is quiet enough for me to write books, to enjoy a residential and rural life, close enough to commute to my work as a professor at University of New Mexico and to travel internationally to lecture.

In fact I could be living in any number of places. In the last 35 years I have held tenured appointments at the University of Pennsylvania and Columbia University in New York. But it is here on the Old Santa Fe Trail that I have always most wanted to live. And that is why I left the Ivy League to move back here permanently.

My house was constructed by my neighbor; the people who worked on it and who continue to help me sustain it are largely local to this vicinity. I care about the place and the people who live around me; we all live here in a low-key, modest, responsible, and quiet way.

That kind of value is now deeply threatened and that is why I write: to protest in the strongest terms the new proposal by Steve and Cathi Schmidt to deem 40 acres of their land and its structures on Stone Cabin Road as a religious institution for their guru Amma. This proposal is environmentally irresponsible because of the ways that it will make the dead-end/one-way out Old Santa Fe Trail community considerably more vulnerable, adding to our risk and difficulty managing increasing fire hazards, water pressure, and heightened traffic. This proposal is also arrogant: like the previous (and more preposterous) one proposing a 16,000 foot structure, it shows no care or concern for a majority of neighbors who do not wish to experience increased noise, dust, lights, pollution, traffic, and vandalism, just to help enlarge a multimillion dollar commercial empire

NBH-144

that seeks protection as a "religion." A very clear account of what I mean by "empire" is recounted in many highly reputable and accountable places, most recently in The New York Times:

http://www.nytimes.com/2013/05/26/business/ammas-multifaceted-empire-built-on-hugs.html?pagewanted=all&_r=1&

As a professional anthropologist I teach about tolerance and pluralism and I am in no way opposed to people practicing the religious beliefs of their choice. But I have a low tolerance for legal bullying, and that is really what we are experiencing in this new attempt to use "religious freedom" legalese to force commercial development into a rural residential community. The massive local opposition to a 40 acre Amma Center has nothing to do with the denial of religious freedom. It is all about the right of a community majority to retain its residential character and look out for its environmental needs.

I hope you will attend carefully to why this project is so negative for this community, why it has so much opposition, why it is so irresponsible from the standpoint of rational environmental land use and planning.

Sincerely,

Steven Feld

Steven Feld
Distinguished Professor of Anthropology Emeritus
The University of New Mexico

(signed copy in post)

NBH-1/5

Jose Larranaga

From: Peter & Francie Handler <thehandlers@earthlink.net>
Sent: Monday, November 02, 2015 9:23 PM
To: Jose Larranaga
Subject: RE-Zoning of The "Stone Cabin" Property

Follow Up Flag: Follow up
Flag Status: Flagged

Dear José,

Please do not let this happen...A re-zoning of precious residential property. This would be a dangerous precedent. Their religious activities could be accommodated in an existing commercial space. We, as permanent neighbors, must preserve our commitment to our land and an undisturbed natural environment and we are counting on you to do so.

Our eternal gratitude,
Peter & Francie Handler
Cañada de los Alamos

NBT1-146

Jose Larranaga

From: Rob Ettenson <robett@prodigy.net>
Sent: Tuesday, November 03, 2015 7:37 AM
To: Jose Larranaga
Subject: Turn down Schmidt's proposal to deem 40 acres of their land and its structures as a religious institution for their guru Amma on November 19.

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Jose, it is absurd that Schmidt's proposal to deem 40 acres of their land and its structures as a religious institution for their guru Amma is a total crock of you-know-what. This guy is a developer and what he proposes will ruin the pristine way of life and endanger the people who live there.

Stop this project now!

Rob Ettenson
505-820-2333

Jose Larranaga

From: Lily Schlien <encalmada@q.com>
Sent: Monday, November 09, 2015 11:03 AM
To: Jose Larranaga
Subject: Re: Amma Center asking for religious zoning

Hello Jose Larra and colleagues, I have been riding by the sign that requests the rezoning for the Amma Center for some days now. I must speak out. I live past Stone Cabin Road. As you folks in the county know....there is only one road, one exit down the hill into town. Under normal circumstances with normal population living here that is not a problem. However a huge concern all of us who live here have us "what if there is a fire?" I believe with the number of us who live here we could effect an orderly escape should that ever be a necessity.

Should the Amma a center be allowed to invite innumerable folks to their events I can easily see chaos ensuing. Those of us that live beyond them could easily be trapped as car after car of disoriented visitors to the center tried to leave. This rural area cannot handle such a population increase such as this would bring about. Fire danger is very real in this neighborhood. Getting fire trucks up here is difficult under the best of circumstances.

And where will the increased usage of water that this population would need come from? I already hear of neighbors whose well water level is going down A center like this we all know will bring in MANY people to their events....I do not believe they have a wellspring on their land.

It would be a travesty to allow this to happenthere are plenty of other venues that already exist that they could use. This section of Santa Fe Trail cannot support this idea : increased fire hazard, increased water usage, increased traffic....we have the chance to preserve this rural characterful historical northern New Mexican village....PLEASE DO NOT ALLOW THIS DEVELOPMENT TO GO FORWARD.

lily schlien
www.lilyschlien.com

Things are not difficult to make; that what is difficult is putting ourselves in the state of mind to make them. Brancusi

ATTN: Jose Larrañaga
County Land Use Department
Santa Fe, NM

TO WHOM IT MAY CONCERN:

November 8, 2015

This letter is to refute Steve and Cathi Schmidt's claim that over the past 25 years there has been no neighborhood objections to their activities at the Amma Center, 48 Stone Cabin Road, Santa Fe, NM. Beginning in 1988 I objected by letter to the Schmidts and brought my concerns to Santa Fe County Land Use Dept. In 1993 a legal agreement with restrictions on the Center's activities was negotiated by two law firms; one year later this agreement was broken by the Center. During this time a residence - known as an ashram - was built to house up to 14 devotees.

The years 1988 to 2000 were the years when the June meeting grew to almost 1000 people and there was much neighborhood grumbling but no action taken.

In 2001 there was successful neighborhood opposition headed by Donald Garcia and Claire Weber including legal action which stopped an expansion of their Center: they had proposed the building of an "accessory building" to better house their meetings.

In 1994 when the community was organizing regarding Camp Stoney, I heard much concern regarding the traffic and aggravating amplification of music coming from the Center during the June special meeting. When the numbers in attendance became too big for even the organizers, they moved their annual meeting to La Fonda and then a hotel in Albuquerque. This was followed by some quiet years as the weekly meetings were small in attendance.

In 2012 The Schmidts proposed another "accessory building" to Santa Fe County. The neighborhood understood that this building would be used to house the growing activities listed on their website. This accessory building was discouraged by the County Land Use Dept.

In 2013 the Schmidts proposed the building of an almost 18,000 square foot building for their Center. When the neighborhood heard about this, they

NBH-149

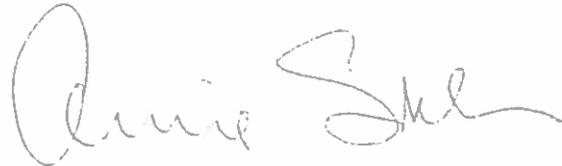
mobilized petitions, letter writing and meetings. They hired a lawyer. This proposal was withdrawn.

In 2014 it was brought to the attention of the County that large meetings were being held at the Center – these were photographed and filmed and they were scrutinized by County staff. A notice of violation of operating without a business license was issued.

Now in 2015 the Schmidts want to conform to County standards but also obtain a religious designation, what the neighborhood understands as basically a rezoning of rural, residential land. Neighbors are concerned that the character of the area, the lack of water, the danger of fire are all factors that should be considered before allowing the large and ever growing numbers of people to continue attending the many meetings at the Center.

As you see, in no way can it be claimed that there has been no neighborhood objections to the ongoing problem of the Schmidt's attempts to have a large meeting complex in a rural residential neighborhood.

My name is Annie Sahlin and I live at 21 Stone Cabin Road, in close proximity to Steve and Cathi Schmidt and their Amma Center.

A handwritten signature in cursive script that reads "Annie Sahlin". The signature is written in dark ink and is positioned to the right of the typed name.

NBH-150

POTTER, MILLS & CASSUTT, P.A.

LAW FIRM

Earl W. Potter

Thomas C.H. Mills

Kenneth J. Cassutt

John P. Hays

MaryLiz A. Geffert*

January 15, 1993

Mr. Greg Al-Yassin
Santa Fe County Land Use Department
P.O. Box 276
Santa Fe, New Mexico 87504-0276

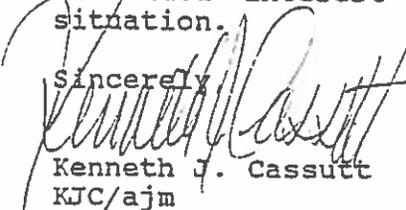
986-6225

Dear Greg:

Following my December 15, 1992 letter to you, regarding the dispute between M.A. Center and Annie Sahlin, negotiations revived. Ms. Sahlin, the M.A. Center, and Steve and Cathi Schmidt have signed an agreement which governs the Center's gatherings at the Schmidt property for 1993 and 1994. A copy of that agreement is enclosed. We are hopeful that this agreement will reduce the need for the County's involvement in the issue, at least for the next two years.

Please telephone me if you or anyone else at the County has any questions concerning the agreement. Annie and I appreciate your continued interest in, and help with, this very difficult situation.

Sincerely,


Kenneth J. Cassutt
KJC/ajm

Enclosure

cc: Annie Sahlin
Earl M. Rosner

YAS-LE\193\0115\AJH

126 E. DeVargas St.,

Santa Fe, NM 87501

(505) 988-8019

Fax (505) 986-4080

Affiliated with Rose, Kent & Devenport Ltd., Attorneys at Law, Santa Fe, NM

MEMORANDUM FOR THE ATTORNEYS AT LAW, SANTA FE, NEW MEXICO

NBH-151

David Birnbaum & Terri Blackman
Rt 19 Box 115-F
Santa Fe , NM 87505

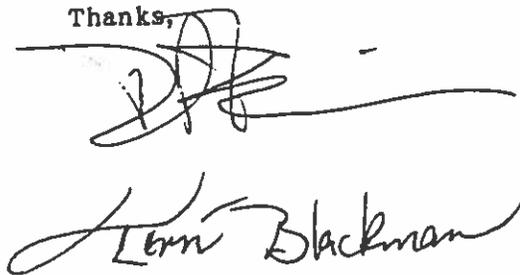
October 30, 1994

Ms. Annie Sahlin
Rt 19 Box 121AA
Santa Fe, NM 87505

Dear Annie,

We wanted to make sure that you knew, that we would like to help you in your battle with the Schmidts, and welcome your letter to the Committee. Let us know what we might do to help you. It was good to see you this evening speaking out at the meeting at Camp Stoney!

Thanks,

A handwritten signature in cursive script, appearing to read "Terri Blackman". The signature is written in black ink and is positioned below the word "Thanks,".

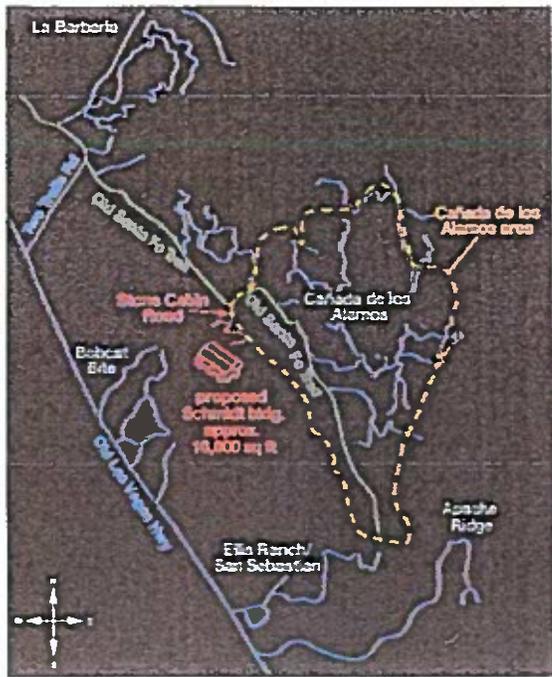
David & Terri

NBH-152

NEIGHBORHOOD ALERT !!!

THE **PRESERVE THE TRAIL ASSOCIATION** WOULD LIKE TO INFORM YOU ABOUT A **FRIGHTENING POTENTIAL FIRE DANGER** AND A **RADICAL CHANGE** TO ONE OF OUR HISTORICAL, MULTI-GENERATIONAL COMMUNITIES.

Currently, there is a proposal before Santa Fe County to erect an almost 16,000 square foot, 27 foot high building on Stone Cabin Road in historical Cañada de los Alamos. The building will be convention-sized with expansive parking lots to accommodate a large volume of automobiles and buses. In addition, Stone Cabin Road will have to be widened to 20 feet. The developers expect an attendance of 2000 people a day to attend during a week each summer, but there is no prohibition against having multiple events throughout the year.



- This intensive use significantly threatens our rural, residential community.
- There will be a substantial increase in traffic and noise, as well as a strain on our water supply.
- FIRE, however, is the most terrifying possibility. Forest fires are so easy to start and spread quickly. It's something we've all witnessed these past few summers. We are now experiencing the worst fire danger in history and one that is not expected to end soon. The evacuation for the community of Cañada de los Alamos is a potential disaster. The Old Santa Fe Trail area has 2000 folks, 1500 or so who would, in the event of fire, be trapped on the dozens of dead-end roads east of Two Trails. The large attendance numbers outlined in Steve and Cathi Schmidt's building proposal for their Amma Center increases these severe evacuation problems. Imagine 2000 cars (1000 household and 1000 visitors) trying to get through that intersection with emergency vehicles flooding in the other way.

PLEASE JOIN US IN OPPOSING THEIR PLAN!!! WE NEED YOUR HELP!!!
Donations are needed! These funds will be used for legal fees and educating the community with informational literature.

The Preserve the Trail Association is a group of concerned Santa Feans, New Mexicans and other concerned citizens whose objective is to conserve and protect the fragile and historical Santa Fe Trail.

Please visit our website for updates and to learn about other ways you can help!

WWW.PRESERVETHETRAIL.COM

DONATE ONLINE OR MAIL CHECKS TO
Preserve the Trail Association
c/o First National Bank of Santa Fe
Account #397000725
PO Box 609
Santa Fe, NM 87504

FOR MORE INFORMATION:
Annie Sahlin: anniesahlin@yahoo.com
David Birnbaum: burnbridge727@aol.com
Therese Martinez: 505.984.5071

NBH-162

AMMA CENTER ACTIVITIES : SAMPLES 2012 – 2015 WEEKLY AND SPECIAL EVENTS

The following pages show examples of the large amount of both weekly and special events hosted by the Amma Center of New Mexico. In 2012 they were listed on a website. Announcements have since been moved to a site on Facebook.

pages 1-10 show current activities which occur several days a week and other days that host special events. These were found on Facebook page:
<https://www.facebook.com/ammacenternewmexico?fref=ts>

pages 11-14 a 2012 list of typical weekly events found on website:
<http://amma.org/groups/north-america/amma-center-new-mexico-0>



Amma Center of NM LATEST NEWS! 10/28/2015
Coming Up - Santa Fe

Sat Oct 31st - WINTER Satsang starting time begins: 6 PM. Come chant to chase away the ghosts, goblins & zombies hiding in our egos. Prizes for costumes!

Sun Nov 1 Garden Devas (note - clocks move back one hour as of Nov 1)
Retreat Registration for Amma's Winter Programs is now Open!

San Ramon, CA Nov 14-18

Detroit, MI Nov 20-24

For info and registration to go Amma .org website

Join our Garden Devas!!

Sunday, November 1st from 9:30 am - 12:00 pm

"When we offer ourselves to the Divine, our minds are purified, sorrows end, and life becomes a festival... Every day of the year should be joyful - all of life a festival!" - Amma

Join the festival by helping maintain Amma's truly blessed gardens at the ashram. Seva is proven to help us touch our inner joy and devotion.

No experience necessary. Tools, gloves and instruction provided, as well as a delicious vegetarian lunch.

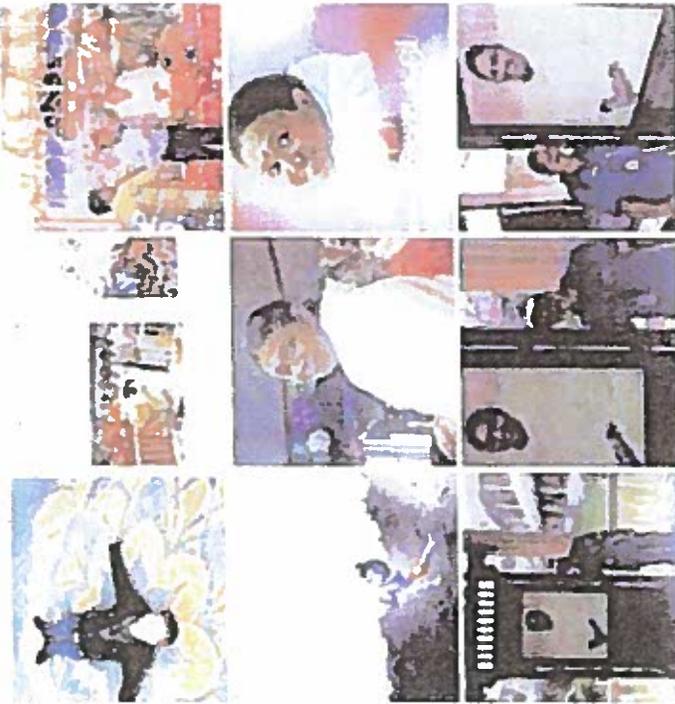
This seva will continue on the first Sunday of each month: from 9:30 am to 12:00 pm throughout the fall months; resuming in early spring. Come and immerse yourself in inner joy, peace, service and devotion to Amma.
Please contact Vandana at ammachidas@gmail.com or 207-522-5464 for more information and/or questions.

"Don't be disheartened if you don't see any results in spite of all your effort. Each repetition of the mantra has an effect, you are just not aware of it."

- Amma



PHOTOS



Satsang



Southwest Satsangs

The Amma Center of New Mexico hosts the Santa Fe Satsang every Saturday and is the regional center for the Southwest. Please follow the links below for details about other regional satsangs

SANTA FE

The Santa Fe Satsang meets every Saturday at 6:30pm, in the main temple at Amma Center of New Mexico. Arrive by 5:30pm if you would like to also chant the 1000 Names of Sri Lalita. Click here for directions.

Schedule

Chanting of the 108 Names of Mata Amritanandamayi

A talk by a devotee

Bhajans (devotional singing)

A short silent meditation

Aarti

Closing prayers

The library (in the ashram) is open following the satsang program. Ongoing programs will vary, so please call 505-982-9801 or check this website for more information. The majority

N13H-156



Amma New Mexico • Amritapriya Schmidt

September 20 at 4:25pm

The Burrito Project crew at the Amma Center in Santa Fe ~ Every Sunday morning these volunteers (and more) pack delicious Burrito lunches and then distribute them to an average of 108 homeless individuals. With Amma's divine grace, this wonderful seva has been going on since 1996 ~ that's almost 20 years! Jai Ma! ❤️



Amma New Mexico

The Burrito Project crew at the Amma Center in Santa Fe -- Every Sunday morning these volunteers (and more) pack delicious Burrito lunches and then distribute...

See More

Like

Comment

Share

NIBH-157

7 people like this.

Amrita Bala Kendra



May 23, 2015 2:00pm-3:30pm

There will be a make up Amrita Bala Kendra (ABK) class at the Anima Center of New Mexico this Saturday, May 9th, from 2pm - 3.30 pm.

ABK is structured to teach spiritual values to children through the application of Anima's teachings. Classes will include fun and engaging educational activities such as stories, games, music, and arts and crafts. ABK is open to children ages 4 through 17 and is designed to help deepen a child's understanding of spiritual principles and to teach ways to incorporate those principles into children's daily lives.

Saturday, May 23rd from 2 - 3:30 pm

For more information, email Faith@calvinheret.com 505-783-5472



Amma New Mexico

Amma New Mexico

TODAY ~ SPECIAL EVENTS!! AMMA CENTER NEW MEXICO ~
Krishna Jayanthi Satsang ~ Sat, Sept 5th at 7:00pm (note different time)
A special talk on Krishna by Chandra Pillai, bhajan singing, and prasad.
Dinner served before Satsang from 5:45 pm. ALL ARE WELCOME!!

~~~~~  
TODAY ~ IAM Meditation Refresher Course ~ Sat, Sept 5th ~ 4:00 - 5:00 pm.  
A great chance to deepen your practice of this profound meditation that Amma  
has given to us. Everyone is welcome who has learned the IAM 35. For more  
info contact: Jaganmayi 505-982-9801 ext.12 at the Ashram or email  
jaganmayi108@gmail.com



NBH-159

Aum Namah Shivaya  Love & Serve

# SUPER SADHANA SUNDAY

**April 19, 2015**  
**Amma Center, Santa Fe**  
**8:00 AM - 12:00 Noon**



- 8:00 am - Archana**  
*Chanting 108 names & 1000 names of the Divine Mother*
- 9:00 am - Mahishasura Mardini Strothram**  
*Singing of prayers to Mother Durga*
- 9:30 am - Burrito Project**  
*Help make 108 burritos for the homeless*
- 11:00 am - I AM 20 Guided Meditation\***  
*\*For those who have already learned the I AM 20*

**Come join us as we offer Our  
 Love & Service to Amma Together**

**For more information, contact:**  
**Jagan mayi - 505.982.9801 ext. 12 jaganmayi108@gmail.com**



Amma Center

1000 people like this.

4.5 stars



People You May Know



Durgit M. Durgit

1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th

Organizations



**FREE**  
RELEASES  
COURTESY



The Carolyn Jensen Story  
Susan M. Jensen

NBH-160



Amma New Mexico

Amma New Mexico

Guru Purnima Celebration at the Amma Center New Mexico in Santa Fe. Join us on the full moon, Thursday, July 30th, for a delicious dinner at 5:45 pm and Guru Purnima Satsang at 7:00 pm. All are warmly invited ❤️

"Dedication is the most essential aspect. The more dedicated you are, the more open you remain. The more open you are, the more love you experience. The more love you have, the more grace you experience." -- Amma

Amma New Mexico

Like

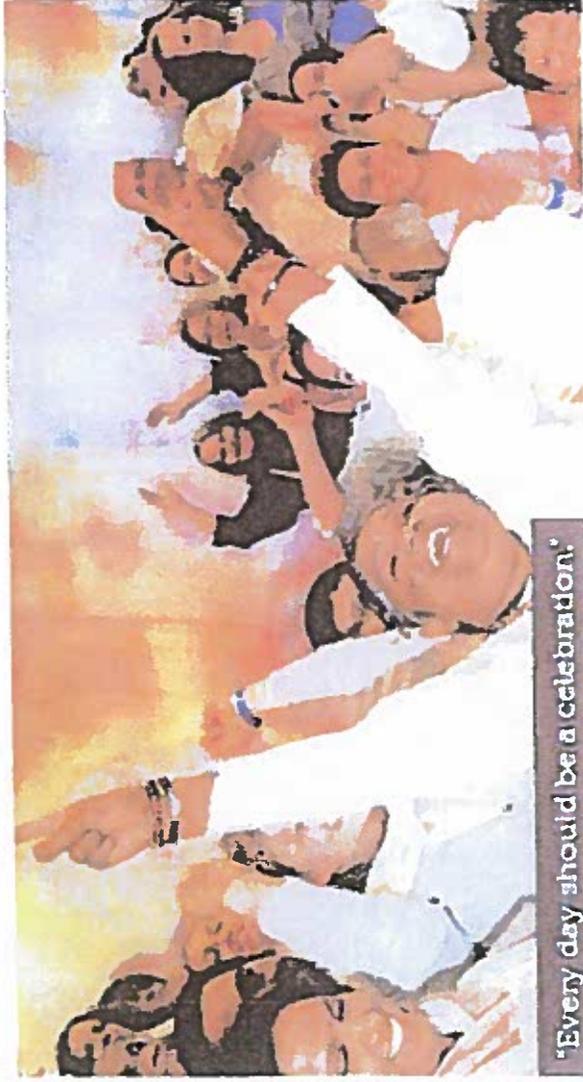
Share

NIBH-161

# Amma Center of New Mexico

WELCOME ABOUT EVENTS GET INVOLVED NEWS CONTACT

## Amma's Birthday Satsang with Br. Shantamrita Chaitanya



"Every day should be a celebration"

Sep 25, 2015 6:00pm-9:00pm

## Amma's Birthday Satsang with Br. Shantamrita Chaitanya

In honor of Amma's Birthday this year, we will have a special Satsang with one of Amma's most disciples, Br. Shantamrita Chaitanya.

Br. Shantamrita will enlighten us with all the spiritual truths that followed by devotees through their devotion. Everyone is welcome to join the Satsang at the Amma Center of NM.

Multiple times a day

Sat Sep 26



LINKS OF INTEREST

FOR MORE INFO

→ SIGN UP for our regular e-mail list [HERE](#) ←

BY PHONE

Email us or call 505.402.6961

BY TRAVEL ARRANGANCE

Arizona

North Dakota & Phoenix Tucson

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Amma New Mexico Amritapriya Schmidt

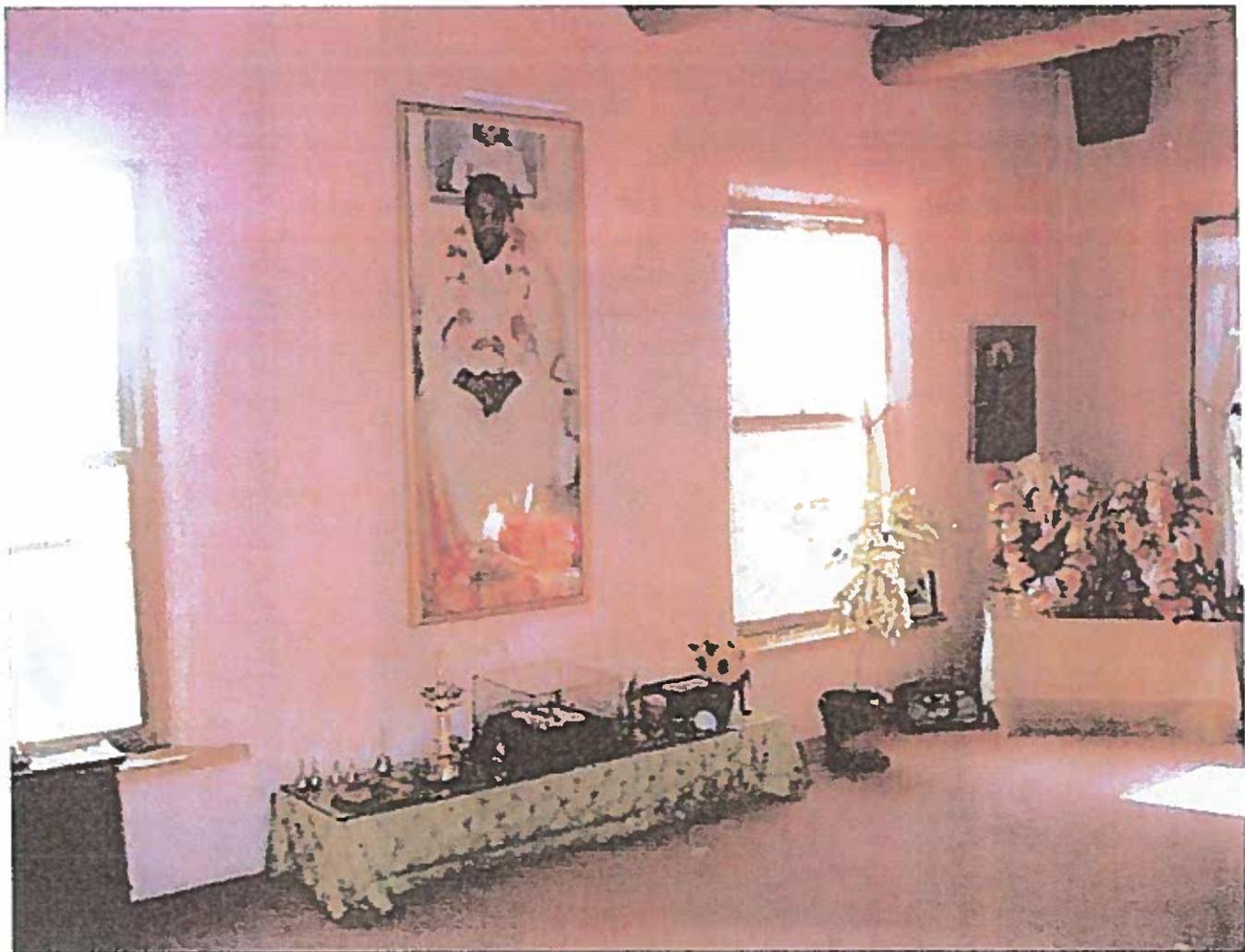
Amma Center in Santa Fe ~ Special Events this week!

Friday, Sept 25 for Amma's 62nd Birthday, there will be a special Satsang with Br. Shantamrita Chaitanya at 6:00 pm

Families & All are welcome. Stay tuned for Children's announcement.

Sunday, Sept 27 In honor of Amma's Birthday ~ A Harmonium Workshop at the Amma Center Santa Fe - 1:00 PM. Beginners welcome! Not necessary to have your own harmonium. Private lessons also available.

If interested please reply to: [amaritapriya108@gmail.com](mailto:amaritapriya108@gmail.com)



Amma New Mexico

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## Our Events

The Amma Center of NM offers a variety of classes and community service projects throughout the year. Please email us or call 505-982-9801 to find out more.

### SPECIAL EVENTS

### DAILY PROGRAMS

The daily ashram routine includes archana (chanting of the 108 Names of Amma and the 1000 Names of the Divine Mother), meditation, seva (volunteering or service) and bhajans (devotional singing).

The Santa Fe Satsang meets on Saturday nights, from 6:30pm-8:30pm in the temple. Arrive by 6:30pm if you would like to chant the 1000 names of Sri Lalita before Satsang begins.

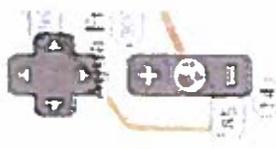
There are many ways to volunteer through the Amma Center of NM. Please email or call us at 505-982-9801 to learn how.

LINKS

STAFF

→ SIG

HERE





## Our Events

[DOWNLOAD OUR EVENT SCHEDULE](#)

[with our calendar of events for 2012-2013](#)

[EMAIL US AT \[info@amma.org\]\(mailto:info@amma.org\) OR CALL 505 987 9801 FOR MORE INFORMATION](#)

### DAILY PROGRAMS / GROUPS NORTH AMERICA/AMMA CENTER-NEW MEX CO-0/EVENTS?OT=GROUP\_EVENTS\_TABBED=1#OT=GROUP\_EVENTS\_TABBED

October

[2012 Navaratri, how to practice and what to do during Navaratri](#)

Navaratri Celebrations are Tuesday October 16th through Tuesday October 23rd

Vijaya Dashami is on Wednesday October 24th During Navaratri, we invoke the energy aspect of God in the form of the universal mother. Navaratri is divided into sets of three days to adore different aspects of the goddess.

September

[Burrito Project, sharing food with the community](#)

An initiative of [Mother's Kitchen](#), the Burrito Project in Santa Fe has served over 80,000 homemade burritos since 1996.

Burrito Volunteers come to the ashram

September

[Amma Center Community Yoga Classes](#)

Amma Center Community Yoga Classes take place on Sundays at 11:00am and Wednesdays at 9:30am in the temple.

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The style of these classes is Restorative (open to every level (sorry, not for children under 12) using props to support the body in opening, relaxing and deep oxygenation. Class length - [more](#)

[http://amma.org/groups/north-america/amma-center-new-mexico-0/events/monday-morning-mother-earth-archana](#)

Monday

Monday Morning Mother Earth Archana

[/groups/north-america/amma-center-new-mexico-0/events/monday-morning-mother-earth-archana](#)

Every Monday at the Amma Center of New Mexico please join us to pray for the Earth and all the creatures (including us). We take a short hike and find a suitable place to sit facing east, with a beautiful view of mountains and trees. We chant Amma's 108 names and the 1000 names of Sri Loka Devi. [more](#)

[http://amma.org/groups/north-america/amma-center-new-mexico-0/events/monday-morning-mother-earth-archana](#)

Wednesday

Amma Center Community Yoga Classes

[/groups/north-america/amma-center-new-mexico-0/events/amma-center-community-yoga-classes](#)

Amma Center Community Yoga Classes take place on Sundays at 11:00am and Wednesdays at 9:30am in the temple.

The style of these classes is Restorative (open to every level (sorry, not for children under 12) using props to support the body in opening, relaxing and deep oxygenation. Class length - [more](#)

[http://amma.org/groups/north-america/amma-center-new-mexico-0/events/amma-center-community-yoga-classes](#)

Wednesday

Q & A with Steve Schmidt

[/groups/north-america/amma-center-new-mexico-0/events/q-Steve-Schmidt](#)

Amma has instructed Steve Schmidt to be the moderator for a weekly Q & A session at the ashram. Example question: How does one perform seva selflessly? [Read Steve's answer here](#)

[http://amma.org/groups/north-america/amma-center-new-mexico-0/events/q-Steve-Schmidt](#)

Thursday

Albuquerque IAM Refresher Course

[/groups/north-america/amma-center-new-mexico-0/events/i-am-refresher-course-albuquerqueal](#)

All Refreshers in ALBUQUERQUE are offered the last Thursday of every month from January through October. Please call Benjamin at 505-235-6917 to confirm your attendance and to... [more](#)

[http://amma.org/groups/north-america/amma-center-new-mexico-0/events/i-am-refresher-course-albuquerqueal](#)

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09/29

[Santa Fe - Integrated Amrita Meditation Technique](#)  
[groups/north-america/amma-center-new-mexico-0/events/0929-santa-fe-integrated-amrita-meditation-technique](#)

Integrated Amrita Meditation (IAM) Class The IAM - Integrated Amrita Meditation Technique® is a powerful way to reconnect with our real center, our inner Self, and thereby experience true joy and peace in life. Born out of Amma's divine inspiration, this meditation technique, when practiced with [sincerity, devotion and love](#)

[http://amma.org/groups/north-america/amma-center-new-mexico-0/events/0929-santa-fe-integrated-amrita-meditation-technique](#)

09/29/12

[Santa Fe Satsang at the Amma Center](#)  
[groups/north-america/amma-center-new-mexico-0/events/0929-santa-fe-satsang-at-the-amma-center](#)

The Santa Fe Satsang meets every Saturday at 6:30am, in the main temple at Amma Center of New Mexico. Arrive by 5:00am, if you would like to also chant the 1000 Names of Sri Lalita [http://amma.org/groups/north-america/amma-center-new-mexico-0/events/0929-santa-fe-satsang-at-the-amma-center](#)

[http://amma.org/groups/north-america/amma-center-new-mexico-0/events/0929-santa-fe-satsang-at-the-amma-center](#)

Our [http://amma.org/groups/north-america/amma-center-new-mexico-0/events/0929-santa-fe-satsang-at-the-amma-center](#)

[http://amma.org/groups/north-america/amma-center-new-mexico-0/events/0929-santa-fe-satsang-at-the-amma-center](#)

09/29/12

[Burrito Project, sharing food with the community](#)  
[groups/north-america/amma-center-new-mexico-0/events/burrito-project](#)

An initiative of [Mother's Heart](#), the Burrito Project in Santa Fe has served over 80,000 homemade burritos since 1996.

Burrito Volunteers come to the ashram. [http://amma.org/groups/north-america/amma-center-new-mexico-0/events/burrito-project](#)

[http://amma.org/groups/north-america/amma-center-new-mexico-0/events/burrito-project](#)

## Jose Larranaga

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**From:** Lily Schlien <encalmada@q.com>  
**Sent:** Monday, November 09, 2015 11:03 AM  
**To:** Jose Larranaga  
**Subject:** Re: Amma Center asking for religious zoning

Hello Jose Larra and colleagues, I have been riding by the sign that requests the rezoning for the Amma Center for some days now. I must speak out. I live past Stone Cabin Road. As you folks in the county know....there is only one road, one exit down the hill into town. Under normal circumstances with normal population living here that is not a problem. However a huge concern all of us who live here have us "what if there is a fire?" I believe with the number of us who live here we could effect an orderly escape should that ever be a necessity.

Should the Amma a center be allowed to invite innumerable folks to their events I can easily see chaos ensuing. Those of us that live beyond them could easily be trapped as car after car of disoriented visitors to the center tried to leave. This rural area cannot handle such a population increase such as this would bring about. Fire danger is very real in this neighborhood. Getting fire trucks up here is difficult under the best of circumstances.

And where will the increased usage of water that this population would need come from? I already hear of neighbors whose well water level is going down ..... A center like this we all know will bring in MANY people to their events....I do not believe they have a wellspring on their land.

It would be a travesty to allow this to happen ....there are plenty of other venues that already exist that they could use. This section of Santa Fe Trail cannot support this idea : increased fire hazard, increased water usage, increased traffic....we have the chance to preserve this rural characterful historical northern New Mexican village....PLEASE DO NOT ALLOW THIS DEVELOPMENT TO GO FORWARD.

lily schlien  
[www.lilyschlien.com](http://www.lilyschlien.com)

Things are not difficult to make; that what is difficult is putting ourselves in the state of mind to make them. Brancusi

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WILLOW ROBERTS POWERS  
45 Ellis Ranch Road, Santa Fe, New Mexico 87505  
505 466-0560  
wrpowers2015@gmail.com

Jose Larranaga  
Land Use Department  
P. O. Box 276  
Santa Fe, NM 87504-0276

November 9, 2015

Dear Mr. Larranaga:

Once again, I am writing in regard to the Amma Center. I understand they are requesting a religious zoning, in order for them to hold meetings. I do not believe that such a zoning would change the essential problem of meetings with the large numbers of people attracted by their activities. Worthy though their attempts may be, in order to fulfill their religious purposes, it doesn't change the problems created. My concern, not living in the village but below it, is fire hazard; my house would lie very directly in any fire that might start, given normal wind directions.

The village has other concerns, one of which is the problem of traffic on their small roads. It seems to me that there would be a problem of access for emergency services which might be required to render help of any kind, a necessary concern with large numbers of people. This is of course a concern for the community to raise.

Please understand that my concerns are with hazards and problems endemic to the hilly terrain and dry conditions in which I and the community live.

Yours sincerely

Willow Roberts Powers

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## Jose Larranaga

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**From:** Maria Martinez <attymay@yahoo.com>  
**Sent:** Monday, November 09, 2015 9:39 PM  
**To:** Jose Larranaga  
**Subject:** Rezoning request at La Cruz del Pértigo

Muy buenas tardes, Señor José y saludos muchos.

I take the initiative of addressing you, Sir, in reference to the proposed Amma Center at La Cruz del Pértigo, where, in the period of (our) ancestry, that of Generational Local Native Peoples, IE Indo Iberian as many of us reference, a man recalled in present time as El Difunto Ventura, traveled, with his team of oxen pulling a wood wagon, with a heavy load.

At the crest of La Subida, los bueyes se amacharon. Don Ventura stepped out of the wagon and endeavored to coax them to continue. He was gored by an ox and expired.

Su ánima aparece y sigue en pena in the area of the proposed Center.

Ventura means Fortune, Luck.

In this vignette of Myth History, there is merely one narrow passage to La Floresta, La Escondida, El Cañón del Apache, El Poñal, La Posta, El Ojito, the former La Cañada de los Álamos, La Cuchilla, a previous Pony Express stop overseen by an African couple, the Sacred Places, the period of Brujería, y tanto más.

To permit a single perspective which would court hundreds and possibly 1000s of guests and residents, followers to curious individuals via, essentially a narrow, one way dead end trail, is dangerous and wrong.

Traffic generally travels at a velocity well beyond the designated mileage per hour posted, tailgating those of us respecting the signs. Drivers pass at 60 MPH on blind turns. There have been crashes on to boulders, utility poles and into canyons. In Winter, there are ever accidents and vehicles in arroyos and many unable to travel the road.

To allow additionally such an extreme amount of vehicles and individuals in to an area where even in non emergency travel there is only one way of ingress and egress is ignorant and irresponsible. A fire, a flood, illness and any other unexpected disaster at this proposed Center cannot be properly resolved with the topography and road. In the event of a fire, which, is ever possible, the numbers of persons attempting to leave to safety, to escape with animals and livestock and elderly and children and pets, would be impossible. Fire engines, ambulances, sheriffs and police along with cars and trucks and trailers, would create chaos and exacerbate the disaster.

A fire there, would travel a natural corridor from that Center to San Sebastián across from El Dorado. The damage will be unparalleled at every measure should we not investigate the repercussion of such a rezoning.

I would beseech you, then, that we fully research the reality of such a decision prior to a serious and suffering situation which would arise from incomplete consideration of the effects of such an allowance.

It is lacking in regard of community, of peoples and of the environment to create a place unable to manifest responsibility for the potential fiasco of a particular focus incomplete in its blindness toward others.

I thank you for your time and for your attention to this matter.

Mr. Jose Larranaga  
County Land Use Department  
P.O. Box 276  
Santa Fe, NM 87504-0276

Email: [joselarra@c.santa-fe.nm.us](mailto:joselarra@c.santa-fe.nm.us)

November 9, 2015

Mr. Larranaga:

In regard to Development permit #13-5000, requesting existing structures to be used as a religious institution on Stone Cabin Road off the Old Santa Fe Trail:

This year's Amma gathering at Buffalo Thunder Resort was attended by "hundreds" of people according to their Retreat personnel based in California. My concern is that if this type of gathering is planned on the property at 49 Stone Cabin Road, how are the owners going to accommodate that number? And it appears that this may very well happen since the above property's phone number and location is listed on the Amma international website as the only Center in New Mexico.

I do not think their proposal for a religious institution fits well within the neighborhood. In researching this issue there is NO definition according to the Santa Fe County Planning staff for a "religious institution"; which makes a person think then how does the County gauge what is an acceptable and what is an unacceptable religious institutional use of the property in question? Do any of their activities require an Environmental Impact Assessment in regard to the surrounding community and area?

One would think a religious institution would gather its followers from a nearby catchment area-not internationally. It appears that this institution has been repeatedly trying to squeeze itself to "fit" through a number of means. They've tried rezoning to commercial, taking advantage of the new SLDC and tried to build a facility almost 18,000 square feet under the guise of a "community center". Now we are seeing an "existing use" trying to be used to gain the same thing. A non-conforming use being passed off as a religious institution, commercial facility, or community center, is still a non-conforming use. And the existing structures are not the primary structures. What used to be a tent structure has grown to multiple buildings. If care is not taken in considering this proposal, it will quickly grow into a large hotel and convention center type facility. The last 2 years Amma has been hosted at Buffalo Thunder Resort. Their facility covers 585 acres. I do not see how a small volunteer fire department, a limited amount of natural resources in terms of water and sewage disposal, access and egress, air quality, traffic, parking, noise and lighting disturbances, emergency evacuation of a forested area, etc. can be handled adequately by our neighborhood or community.

The owners of the property have said they want to continue what they have had previously. That is not possible. Their numbers have grown immensely. They are a part of a very large international organization that attracts hundreds upon hundreds of people. I do not think our small secluded community can accommodate them any longer; nor can

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the finite resources they would be using. They have outgrown our area and the County government should be able to see that this is not a few people meeting every weekend but the very real possibility of crowds of people. It is a huge organization transplanting themselves in a rural residential neighborhood and trying out labels to see which one will fit well enough to be approved. The existing community and its residents are already in a precarious situation because of the mountainous terrain, the limited resources-natural and otherwise, and the single exit route leading out of the area in an emergency just for starters. Add several hundred more people into the mix and it is a catastrophe waiting to happen. I do not think this use should be allowed to continue at 49 Stone Cabin Road, and I hope you are in agreement.

Thank you.

Therese Martinez  
Little Island Road resident

NBH-172

3305 Helena Dr.  
Missoula, MT 59803

November 9, 2015

Jose Larranaga, Development Review Specialist  
Building and Development Services Division  
102 Grant Ave  
Santa Fe, NM 87501-2061

Dear Mr. Larranaga,

I write in regard to item of business scheduled to come before the Santa Fe County Development Review Committee on November 19, announced as "Master plan, preliminary and final development plan approval to allow existing structures to be utilized as a religious institution on a 40+ acres site." I am against any such approval and would appreciate your seeing to it that my letter comes to the attention of the Committee in advance of its meeting.

I own property close by the site mentioned. A lot owned by my sister, Anne Sahlin, lies between my own property and a lot bought by the Schmidts. These parcels, together with another lot owned by Tony Georges, once made up a unified 70-acre lot homesteaded during the early 1930s by my grandfather, Walter S. Campbell. Campbell is better known as Stanley Vestal, the name under which he authored various books on the old west, including *Sitting Bull. Champion of the Sioux*, *Kit Carson*, and *The Old Santa Fe Trail*. He was proud to own land beside the trail.

Having bought half of this homestead from my late Aunt, the Schmidts later acquired some extensive adjoining properties, but the piece on which they still live was originally a 35-acre parcel divisible at most into four residential lots to be serviced by the road he and we three alone were to use in common. That it should have by default (as it would seem, without county permission) become an access to what threatens to become a mega-church in a quiet suburb constitutes a clear departure from the character of the residential neighborhood into which the Schmidts voluntarily moved. One expects such things in California, but this is New Mexico.

My sister and I have over a number of years seen and heard their ceremonial practices (along with the related traffic and general clamor) grow like a slow but sure cancer. The most invasive problem has been an annual jamboree with thousands in attendance, but there is also a constant flow of activity year-round that is equally inconsistent with the residential character of the environs. A history of requests and complaints has been met with one or more of the following: simple disregard, sly evasiveness, attempted buy-offs, whining complaints, petty vindictiveness, and outright threats. It is a sad record.

I take it that the County has seen, quite aside from general zoning considerations, that specific conditions for operating on the currently proposed scale cannot realistically be met by the applicants. For instance, a memorandum on water conditions (dated 9/28/2015) implies that officials might wait until some future date for actual compliance. Anyone who cares to visit the site will also readily see the problems posed by the possibility of a fire -- something rather more likely when some hundreds of people have gathered for a lively party. It would appear the county has no stomach for imposing reasonable and routine requirements. Why would the County shy away from the clear implications of such factors in this case?

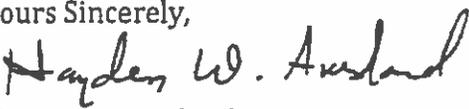
Well, I have grounds for believing that the County understands all the above, but (or perhaps therefore) worries lest applicants practiced in legal disputes file nuisance suits against it until they have their way. I gather there is an apparent precedent of some kind for claiming that gathering hundreds of enthusiasts constitutes an exercise of the freedom of religion under the US Constitution. One can appreciate the County's disinclination to invite expensive lawsuits. But any such contention is palpably nonsense here. One might as well hold that an extreme interpretation of our right to free speech permits me to erect on my own piece of land a noisy, flashy club featuring exotic dancers. I suppose I could even call it "The Art Center" and claim it was integral to my faith.

But enough of such red herrings: no one begrudges the Schmidts a free exercise of their spiritual enthusiasms, provided it is on a scale compatible with the residential character of our common neighborhood. That they should wish to gather with a few friends periodically to pray -- or hug, or whatever they may care to do -- is fine with me. I expect only what we all usually do of good neighbors, namely that they do so in a fashion and on a scale that does not turn our common access into a busy, dusty road, and our common hillside into a deadly fire-trap, in addition to periodically treating the whole neighborhood to a week-long uproar.

I hope that the County will be able to find a way to enforce this entirely reasonable expectation, since a preemptive surrender will not end the matter. Long experience shows that no representations about present activities or future plans bearing on the Amma Center can be relied upon. To permit utilization at some supposedly "existing" level is merely to establish a baseline from which future excesses will take their departure -- leading, in turn, to more complaints and the accompanying headaches. To paraphrase the late Yogi Berra, it will not end until it is ended.

I therefore urge members of the Committee to lend the County their support here and now for its discharge of its duties, which surely include helping preserve the peaceful, residential character of our neighborhood. I recommend not to approve.

Yours Sincerely,

  
Hayden W. Ausland

BLAKE HINES  
53 Ellis Ranch Road, Santa Fe, New Mexico 87505  
505 954-1370  
blake@blakehines.com

Jose Larranaga  
Land Use Department  
P. O. Box 276  
Santa Fe, NM 87504-0276

November 9, 2015

Dear Mr. Larranaga:

I am writing in regard to the Amma Center. I understand they are requesting zoning for religious purposes. However, the dangers involved with attracting a large crowd still exists no matter what the zoning. Cañada de los Alamos has small streets and there is only one entrance into and out of the area.

The thousands of attendees that the Amma Center attracts poses a huge risk should a fire occur. Both the community and the Amma Center attendees would be trapped if the fire were severe. Consider this scenario, the Amma Center brings people in from out of town who are not familiar with the dry climate and a fire breaks out from a hot cigarette that was tossed into the dry terrain or how about they park their hot tail pipe against some dry grass. In the past, the Amma group has used fire in their events, and have also unintentionally caused fires. Luckily for the attendees and the community, nobody was injured.

This risk would be the same whether it were the Boy Scouts, AA, or any other large gathering. That neighborhood is not equipped to handle the volume of traffic in and out. Even under the best circumstances, the fire department can only do so much to fight a fire. In difficult terrain, like Cañada de los Alamos, and with limited water supply, the fire department is at a real disadvantage. Even if the Amma Center is equipped with water tanks, there are not ample water supplies in other parts of the neighborhood, which leaves the entire community at risk.

My neighborhood, San Sebastian/Ellis Ranch, neighbors Cañada de los Alamos and we could be greatly be affected if a fire were to occur.

Please consider the major risks involved in allowing this zoning. There are plenty of other areas around Santa Fe that would lend to a large gathering and where the attendees could safely escape if a disaster were to occur.

Thank you for your time,

Blake Hines

NBH-175

## Jose Larranaga

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**From:** Missy Gurule <missygurule@yahoo.com>  
**Sent:** Tuesday, November 10, 2015 11:59 AM  
**To:** Jose Larranaga  
**Cc:** preservethetrail@gmail.com  
**Subject:** Amma Center

November 10, 2015

Dear Mr. Larranaga,

This letter is to protest the Schmidt's proposal to deem 40 acres of their land and its structures for a religious center. We are opposed to any rezoning of this area as we want to preserve this rural residential community.

The other issues have not changed. As residents of Canada Village we are aware of the danger and limitations of the Old Santa Fe Trail and it's two lanes, blind curves, currently being used by cars, trucks, busses, pedestrians & their dogs, and bicyclists.

Santa Fe Trail curves after coming up the hill and curves just past the Schmidt driveway making it difficult to see vehicles coming out, it is a hazard.

This road serves residents from the Canada de Los Alamos, Camp Stoney, and La Posta it is the only road in or out in case of a fire. Add thousands of additional people on a two lane road and the emergency responders, Hondo Fire, Forest Service, SF County Fire & their equipment that need to get into this tinder box area would be a disaster.

We are still in drought conditions. Some residents have to buy and haul water for their use and for their animals. This is not a sustainable endeavor.

If Mr. Schmidt has a 40,000-gallon water storage tank, that would deplete even more the water table and surrounding wells.

This is nothing personal regarding Amma, a great Hindu spiritual leader.

This is about the Schmidt's finding another venue like the Santa Fe Convention Center or another property that has multiple roads that can safely accommodate thousands of devotees without impacting this fragile community.

Sincerely,

Leo & Missy Gurule  
Canada Village  
Santa Fe, NM 87505

## Jose Larranaga

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**From:** Loreta Martinez-Cargo <lor410@yahoo.com>  
**Sent:** Wednesday, November 11, 2015 7:48 AM  
**To:** Jose Larranaga  
**Subject:** Rezoning Request

Dear Sr. Larranaga,  
Buen dia!

Rezoning the area on Old Santa Fe Trail to add an influx of traffic as well as people is not in the best interest of the residents as the road only has one entry and exit route limiting the ability for emergency supports to respond to the needs of the residents as well as those that may participate in events should this zoning be approved. Furthermore, there is relatively no shoulder available for traffic or parking overflow and even when events have been held at this location, vehicles flood the road creating dangerous driving conditions for individuals just wanting to arrive home safely. The posted speed limits range from 20 mph to 35 mph and are often ignored adding yet another element of concern to this already complex equation. Additionally, cyclists and joggers also use this area and more attention and caution is warranted to insure safety for all in our community. I would request that all these factors be considered as the proposal is reviewed--the livelihood of our community is dependent on primarily respecting the safety of its residents. Not permitting this rezoning will honor our community and its residents.

Thank you for your time and attention regarding this issue,

Respectfully,

Loreta Martinez-Cargo

Sent from my iPad

Mr. Jose Larranaga  
County Land Use Department  
P.O. Box 276  
Santa Fe, NM 87504-0276

November 2, 2015

Dear Mr. Larranaga,

Several months ago, I wrote letters to your office expressing my concerns about the proposal to build a 16,000 square foot convention center on the Amma Center Land in the rural, traditional neighborhood in which I live: Cañada de los Alamos. In that letter I voiced my concerns about such a large building being built in our neighborhood: the strain it would put on our already limited water resources, and the congestion it would cause on our one road (the only road in and out in times of emergency or fire). I expressed my concerns that our neighborhood was NOT the place for a convention center and its accompanying traffic, large events and resource use.

Now I am writing to you, again, with my concerns about the proposed religious re-zoning of the privately owned land on which the Amma Center sits--a seemingly back-door approach to reach the same end as the initial convention center proposal. The county halted the proposed 16,000 square foot convention center and exposed that the Amma Center was operating without a proper business license. The neighborhood has spoken up with concerns and objections. This request to re-zone the current rural residential land as a religious area brings along with it the possibility that if the land would be re-zoned, development and activity on the land would be protected by the Religious Land Use Act—an act that I support in its efforts to protect freedom of speech and religion, but that here seems to be potentially used as an angle to get that convention center built. I think this is wrong. If the county and the surrounding residents have pointed out the many ways in which such expansion would devastatingly impact the environment, and the way of life and the privacy of this neighborhood, those reasons are STILL valid behind the guise of religious protection—and the pursuit of the same damaging plans under a different face is still the pursuit of something that is not wanted here in Cañada de los Alamos.

There are currently two other religious organizations with land in our neighborhood: The Church in the heart of the Village and the Bishop's Ridge/Camp Stoney Retreat center towards the end of Old Santa Fe Trail. Neither one of these areas, from what I can discern from the Santa Fe County Proposed Zoning Districts map<sup>1</sup>, is on land zoned as "Religious Institution". These two organizations, like the Amma Center, have been in Cañada de Los Alamos for many years without the need to re-zone. So why does the Amma Center want re-zone?

The re-zoning of the Amma Center's 40 acres is an open door for the Schmidts to continue their original plan that the county already halted—a plan that I hope you and your colleagues at the County will continue to see as an irresponsible level of development in an already sensitive and rural area. What good is the "protection" of rural traditional and rural residential zoning if it is allowed to be changed to religious or commercial zoning? Please stand by the residents of this neighborhood, this traditional Village of Cañada de Los Alamos, and keep the zoning rural.

Thank you for your time and attention to this matter.

Sincerely,



Liza Bumbenek

Quartz Trail  
Santa Fe, NM 87505

<sup>1</sup> <http://santafecountynm.maps.arcgis.com/apps/Solutions/s2.html?appid=c8c4c5c505e0470e878a5ee41ab17f31>

NBH-178

3305 Helena Dr.  
Missoula, MT 59803

November 9, 2015

Jose Larranaga, Development Review Specialist  
Building and Development Services Division  
102 Grant Ave  
Santa Fe, NM 87501-2061

Dear Mr. Larranaga,

I write in regard to item of business scheduled to come before the Santa Fe County Development Review Committee on November 19, announced as "Master plan, preliminary and final development plan approval to allow existing structures to be utilized as a religious institution on a 40+ acres site." I am against any such approval and would appreciate your seeing to it that my letter comes to the attention of the Committee in advance of its meeting.

I own property close by the site mentioned. A lot owned by my sister, Anne Sahlin, lies between my own property and a lot bought by the Schmidts. These parcels, together with another lot owned by Tony Georges, once made up a unified 70-acre lot homesteaded during the early 1930s by my grandfather, Walter S. Campbell. Campbell is better known as Stanley Vestal, the name under which he authored various books on the old west, including *Sitting Bull. Champion of the Sioux*, *Kit Carson*, and *The Old Santa Fe Trail*. He was proud to own land beside the trail.

Having bought half of this homestead from my late Aunt, the Schmidts later acquired some extensive adjoining properties, but the piece on which they still live was originally a 35-acre parcel divisible at most into four residential lots to be serviced by the road he and we three alone were to use in common. That it should have by default (as it would seem, without county permission) become an access to what threatens to become a mega-church in a quiet suburb constitutes a clear departure from the character of the residential neighborhood into which the Schmidts voluntarily moved. One expects such things in California, but this is New Mexico.

My sister and I have over a number of years seen and heard their ceremonial practices (along with the related traffic and general clamor) grow like a slow but sure cancer. The most invasive problem has been an annual jamboree with thousands in attendance, but there is also a constant flow of activity year-round that is equally inconsistent with the residential character of the environs. A history of requests and complaints has been met with one or more of the following: simple disregard, sly evasiveness, attempted buy-offs, whining complaints, petty vindictiveness, and outright threats. It is a sad record.

<sup>1</sup>  
NBH-179

I take it that the County has seen, quite aside from general zoning considerations, that specific conditions for operating on the currently proposed scale cannot realistically be met by the applicants. For instance, a memorandum on water conditions (dated 9/28/2015) implies that officials might wait until some future date for actual compliance. Anyone who cares to visit the site will also readily see the problems posed by the possibility of a fire -- something rather more likely when some hundreds of people have gathered for a lively party. It would appear the county has no stomach for imposing reasonable and routine requirements. Why would the County shy away from the clear implications of such factors in this case?

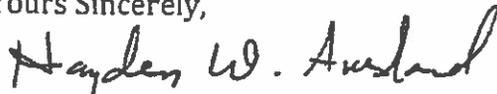
Well, I have grounds for believing that the County understands all the above, but (or perhaps therefore) worries lest applicants practiced in legal disputes file nuisance suits against it until they have their way. I gather there is an apparent precedent of some kind for claiming that gathering hundreds of enthusiasts constitutes an exercise of the freedom of religion under the US Constitution. One can appreciate the County's disinclination to invite expensive lawsuits. But any such contention is palpably nonsense here. One might as well hold that an extreme interpretation of our right to free speech permits me to erect on my own piece of land a noisy, flashy club featuring exotic dancers. I suppose I could even call it "The Art Center" and claim it was integral to my faith.

But enough of such red herrings: no one begrudges the Schmidts a free exercise of their spiritual enthusiasms, provided it is on a scale compatible with the residential character of our common neighborhood. That they should wish to gather with a few friends periodically to pray -- or hug, or whatever they may care to do -- is fine with me. I expect only what we all usually do of good neighbors, namely that they do so in a fashion and on a scale that does not turn our common access into a busy, dusty road, and our common hillside into a deadly fire-trap, in addition to periodically treating the whole neighborhood to a week-long uproar.

I hope that the County will be able to find a way to enforce this entirely reasonable expectation, since a preemptive surrender will not end the matter. Long experience shows that no representations about present activities or future plans bearing on the Amma Center can be relied upon. To permit utilization at some supposedly "existing" level is merely to establish a baseline from which future excesses will take their departure -- leading, in turn, to more complaints and the accompanying headaches. To paraphrase the late Yogi Berra, it will not end until it is ended.

I therefore urge members of the Committee to lend the County their support here and now for its discharge of its duties, which surely include helping preserve the peaceful, residential character of our neighborhood. I recommend not to approve.

Yours Sincerely,



Hayden W. Ausland

**Scott Armstrong and Barbara Guss**

14 Jericho Lane  
Santa Fe, NM 87505  
Scott@InformationTrust.org

November 23, 2015

Jose Larranaga  
Penny Ellis Green  
Santa Fe County Legal & Land Use Departments  
For the Santa Fe County Board of Commissioners  
County Administrative Building,  
102 Grant Avenue  
Santa Fe NM 87501.

Re: December 8, 2015 Meeting  
Amma Center Redesignation Proposal

Dear Commissioners,

We are residents of Santa Fe County living at 14 Jericho Lane. Our home is one of the approximately 1500 homes east of the intersection of Old Santa Fe Trail and Two Trails Road including the Cañada de los Alamos community. We write in regard to the proposed rezoning of the Amma Center of New Mexico property at 48 Stone Cabin Road as a Community Services Facility.

As a result of our location, we – along with many of our neighbors -- have been concerned for the past few years with the highly misleading proposal originally submitted by Stephen and Cathryn Schmidt to expand the Amma Center's facilities on Stone Cabin Road. The plan previously filed with the county included a 16,000 square foot building<sup>1</sup> which would have been approximately the same size as the Santiago E. Campos United States Courthouse in Santa Fe, which has a footprint of 16,190 sq. ft. The formal request was for an "accessory structure that will be used to store items for an event which will be held once a year" After additional information was gathered by the surrounding community, the Amma Center finally acknowledged that the true purpose of the industrial-sized building was to actually house many large gatherings of up to 900 people..

In the course of examining, the Schmidt's relationship with the Amma Center, it became apparent that past uses made of the property included "unpermitted uses." The pattern of deception surrounding the Schmidt/Amma Center expansion plans

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<sup>1</sup> The Schmidt's used various figures and estimates of the size of the property apparently ranging from 14000 to 18000 square feet.

NBH-181

and past uses of the property led many of us in the local community to assume that the number of additional people using the property might be even larger than acknowledged in the initial expansion application.

On June 6, 2013, the Hondo Fire Department held a public meeting to discuss the extraordinary new risks currently posed by wild fires in the Hondo District. Hondo District Chief Tom Chilton recommended that each community develop a Comprehensive Evacuation and Disaster Preparedness Plan. We participated in the preparation of our community plan. In doing so, we learned more about the extraordinary fire hazards in the Sangre de Cristo foothills surrounding our rural area of widely diverse residential housing. The access and egress to the area is limited to a single narrow and winding road connecting a labyrinthine network of many dozens of dead-end roads stretching from Cañada de los Alamos along Old Santa Fe Trail to the intersection with Two Trails Road.<sup>2</sup>

The Hondo Fire Department using census figures (somewhat outdated) estimated that in the event of a fire emergency as many as 2000 residents in 1000 cars would have to exit from this defacto Cul de Sac through a single intersection at Old Santa Fe Trail and Two Trails Road in a very short period of time.<sup>3</sup> In a series of community meetings, the local neighbors all along the Old Santa Fe Trail exit route voiced concerns that permitting a building expansion or greater use of the Amma Center that would bring as many as additional 300 cars and buses would gravely endanger the safety of our families and those of our neighbors.<sup>4</sup> As a result of these concerns, we all joined The Preserve the Trail Association, an incorporated community organization committed to furthering the wellbeing of the

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<sup>2</sup> The Santa Fe Fire Marshall's report notes that the property is a "High Wildland Urban Hazard Area." In fact, the subject property appears on the Santa Fe Watershed Proposed Wildland-Urban Interface Zone map as within or immediately adjacent to an "Extreme" hazard area. See <http://www.emnrd.state.nm.us/SFD/FireMgt/archive/SantaFeCounty.pdf> Even at the High Hazard level the Fire Marshall's report "highly recommends the installation of an Automatic Fire Suppression system," a requirement that is not met in the Schmidt/Amma Center plan. See NBH-64. Moreover, if the area is in fact an Extreme Hazard area as the map suggests, none of the existing structures met code requirements.

<sup>3</sup> We note that the Traffic Study submitted as part of the Amma/Schmidt application is wholly inadequate because it does not account for the heavy load on the single egress road from this large Cul de Sac should there be a fire emergency requiring the evacuation procedures anticipated by the Hondo Fire Department should a wild fire spread in the area. Moreover, the Traffic Study does not account for the increase in this already substantial existing risk which would result from additional usage under the redesignated zoning. Since the Amma Center apparently uses fire as part of its ceremonies, the risk would seem to be highest precisely when the additional Amma traffic could be present. Before the redesignation is finally considered by the County, the County should require that the Traffic study be redone with input from the Hondo Fire Department and members of the local community who have studied such a fire emergency.

<sup>4</sup> The Santa Fe County Planning Department's February 12, 2013 Transportation Plan analysis of the traffic report makes reference to between 750 and 900 participants anticipated in the Schmidt/Amma Center plan, which assuming car pooling would add between 250 and 300 vehicles using the narrow and winding section of Old Santa Fe Trail east of Two Trails Road. The proposal provides parking for only 27 cars. See NBH-68.

NBH-182

area surrounding the Village of Cañada de los Alamos and the Santa Fe Trail area. We all endorsed the strong opposition to the Amma Center's expansion plan as incompatible with the safety of the Santa Fe Trail community east of Two Trails Road.<sup>5</sup>

Although we understand that the massive expansion plan to build on 20 acres was put on "hold" in August of 2013 by the Schmidts,<sup>6</sup> we now see that the Schmidts and the Amma Center leadership have requested that an even larger 40 acre portion of the Schmidt property be redesignated for non-profit use.<sup>7</sup> One must assume that the leadership of the Amma Center who support the current proposal must have been aware of: (a) the previous unpermitted uses; (b) the intended but disguised industrialized size expansion of the previous proposal; and (c) the Schmidt/Amma Center's lack of candor in its public filings and disclosures. Thus our initial concerns continue to be that the Schmidt/Amma Center leadership might take their original expansion plan off hold or may otherwise allow use by substantial numbers of people in excess of the numbers contained in the application for rezoning. Since any such activities would endanger the more than 1500 families living on this extraordinarily isolated cul de sac, we request that any County decision on the redesignation should: (a) prohibit any further building on the either the Amma Center property or the Schmidt property, (b) strictly limit the number of individuals allowed on the property and (c) strictly limit the number of special events per year.<sup>8</sup>

The Schmidt/Amma Center proposal states that "community service facility uses are necessarily considered compatible with residential uses. A finding of incompatibility with existing or permissible uses would require substantial evidence of unique, site-specific reasons of incompatibility which do not exist in this application." We do not agree that additional evidence is necessary to support "reasons of incompatibility" with the existing rural residential designation of the property. We believe that the history of the use of the property, the disingenuous nature of the Schmidt/Amma Center leadership's past representations to the county

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<sup>5</sup> Since the preparation of the BASIC DISASTER PREPAREDNESS Plan For Hondo Fire District of Santa Fe County NM in the summer of 2013, the manpower of the then roughly 50 volunteer fire department has been severely depleted by departures and retirements. The Deputy Fire Chief has told me that severe manpower constraints will make it even more likely that other departments will be needed to respond area fires in the future making it even more likely that the influx of heavy equipment into the Cul du Sac will further increase the likelihood of a traffic jam in at the only route out – the intersection of Two Trails and Old Santa Fe Trail.

<sup>6</sup> Some documents in the pending proposal for redesignation still include references to the larger expansion plan. See item NBH54: The State of New Mexico Office of the State Engineer's report dated February 7, 2013.

<sup>7</sup> The ownership arrangements of the property are not fully clear since the attached Quitclaim Deed makes reference to granting the Amma Center an undivided 45% right, title and interest in a portion of the property.. See NBH-70.

<sup>8</sup> In several places the accompanying materials make reference to 7 (seven) "larger gatherings per year."

and the pending application's failure to deal with the substantial fire danger are more than sufficient to deny the application on its face.

We want to be clear that we relish the diversity of economic and cultural backgrounds of our neighbors in the area. We have no concerns about the tenets of the Amma Center's worship. Our concerns are limited to the danger posed by uses of the property which threaten fire safety particularly in light of already overburdened and limited road access, limited volunteer fire-fighting capabilities and local water shortages and the regular use of cooking equipment and open fires..

We understand that were the proposed rezoning to be allowed, such a redesignation would be premised on certain assumptions about the maximum number of attendees with and without a Special Event Permit. We believe that if the County approves the application in any form, the County must take into account the prior dissembling and lack of candor by the Schmidt's and the Amma Center leadership as well as the fire dangers and impose certain specific conditions on the use of the facilities, namely:

1. A new traffic study prior to the change in designation which takes into consideration the requirements of the Hondo Fire Department and area residents involved in planning for emergency evacuation;
2. a limit of two special events per year and a maximum of attendees at those special events of no more than 50 individuals;<sup>9</sup>
3. a requirement that applications for special events specify the nature of the event and the attendance maximum at least 30 days prior to each occurrence by a posting at the junction of Old Santa Fe Trail and Cabin Stone Road;
4. a prohibition against any use of open flames outside of closed structures and a prohibition against any open flames being permitted at special events;
5. a requirement that cooking and meal preparation equipment be strictly limited and, if cooking is permitted, a requirement that an automatic sprinkler systems be installed and all buildings be brought to conform with the Extreme fire hazard standards.

We are aware that the property uses in the past on more than one occasion have been cited for violating code restrictions. We request therefore that should there be any change in designation that it be made **provisional** and **revocable** should there be further violations. As we understand New Mexico's governing law, in order to qualify for tax exempt status, the Amma Center will have to annually establish for

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<sup>9</sup> As mentioned above, the latest Schmidt/Amma Center proposal still suggests as many as 900 persons on as many as 7 occasions each year.

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Santa Fe County that the use of the proposed redesignated property has been for “educational or charitable purposes.”<sup>10</sup> At such time as the County makes its annual determination as required by law, we believe the County should seek from the Hondo Fire Department and neighbors concerned with evacuation planning detailed information about the uses to which the property has been put. Should the conditions established by the County have once again been violated, the County should use that opportunity to impose not only the customary sanctions associated with such violations but revocation of any changes in zoning designation.

We would like an opportunity to testify to the Commissioners and answer any questions on December 8<sup>th</sup>. Thank you.

Sincerely,

Scott Armstrong and Barbara Guss

Original by mail

cc: Preserve the Trail Association and other residents of the Cañada de los Alamos Old Santa Fe Trail community.

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<sup>10</sup> In accord with *GRACE, INC. V. BOARD OF COUNTY COMM'RS*, 1981-NMCA-136, 97 N.M. 260, 639 P.2d 69 (Ct. App. 1981)

NBH-185

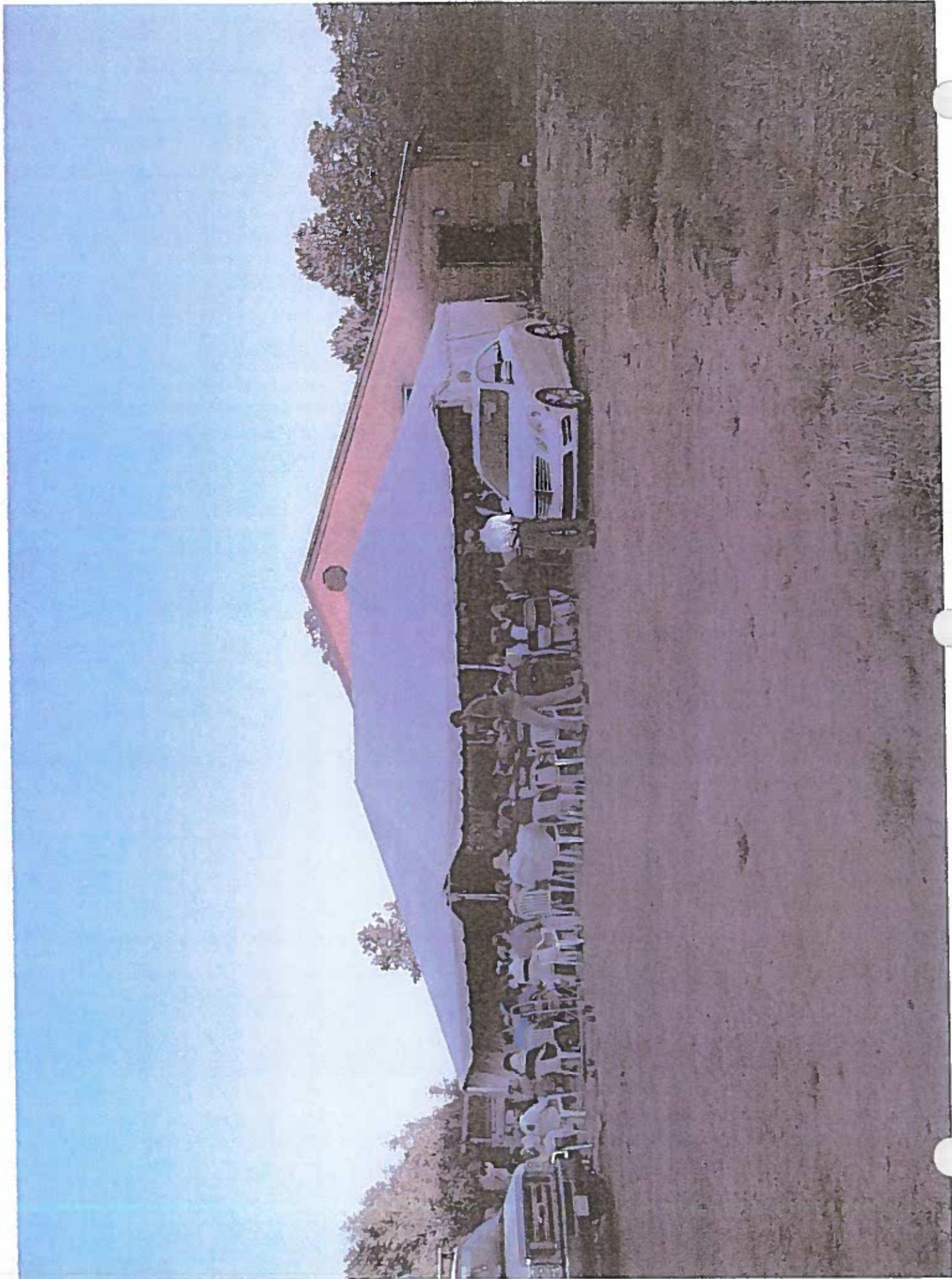
JUNE 14, 2014

Gathering of over 200 people at 43 Stone Cabin Road, known as The Amma Center of New Mexico.

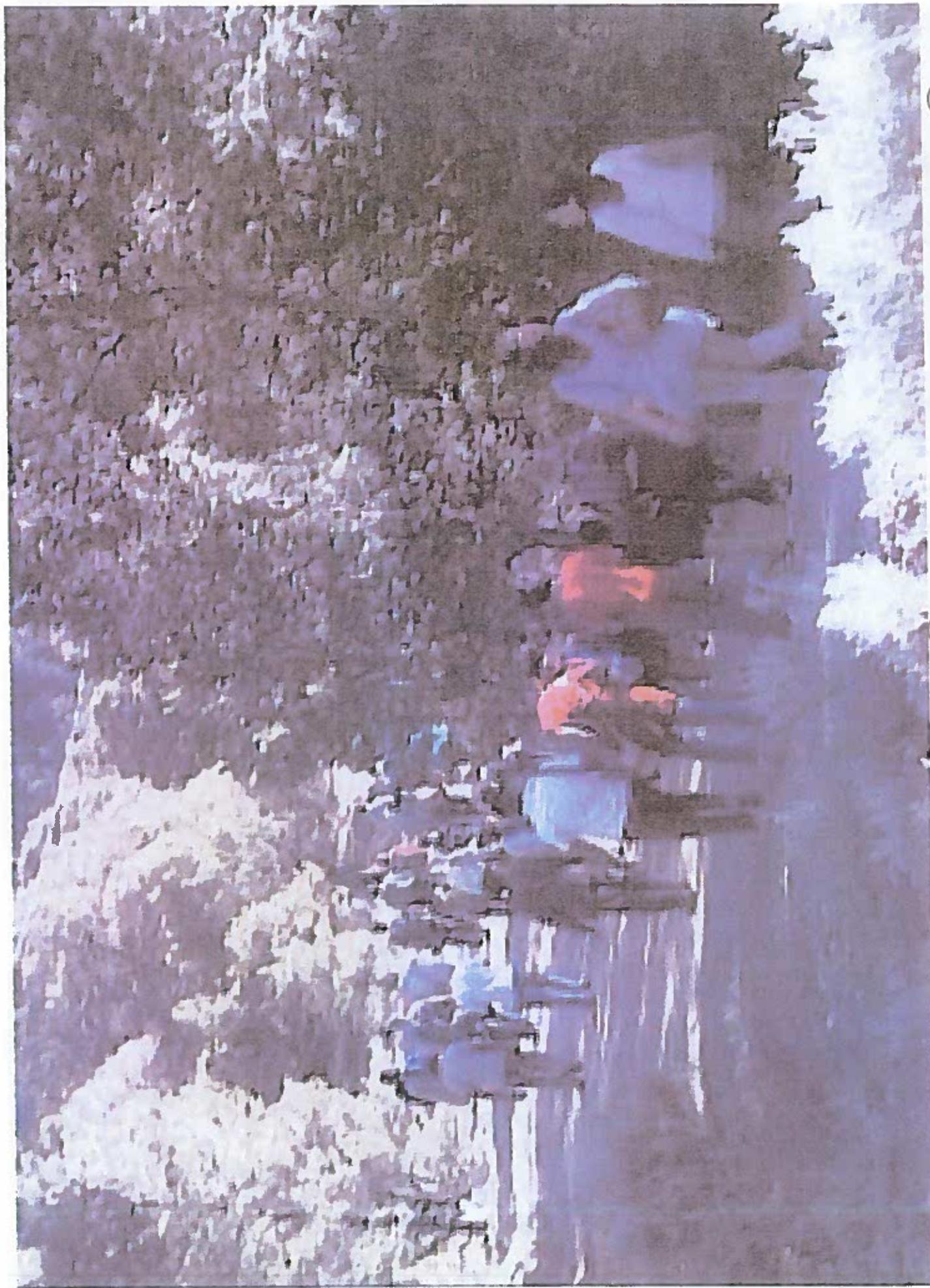
Please note that a tent was attached to the building known as "the temple" to accommodate overflow.

Also note that there are people in t-shirts with "kitchen crew" written on the back which implies food was served and thus septic also was in use.

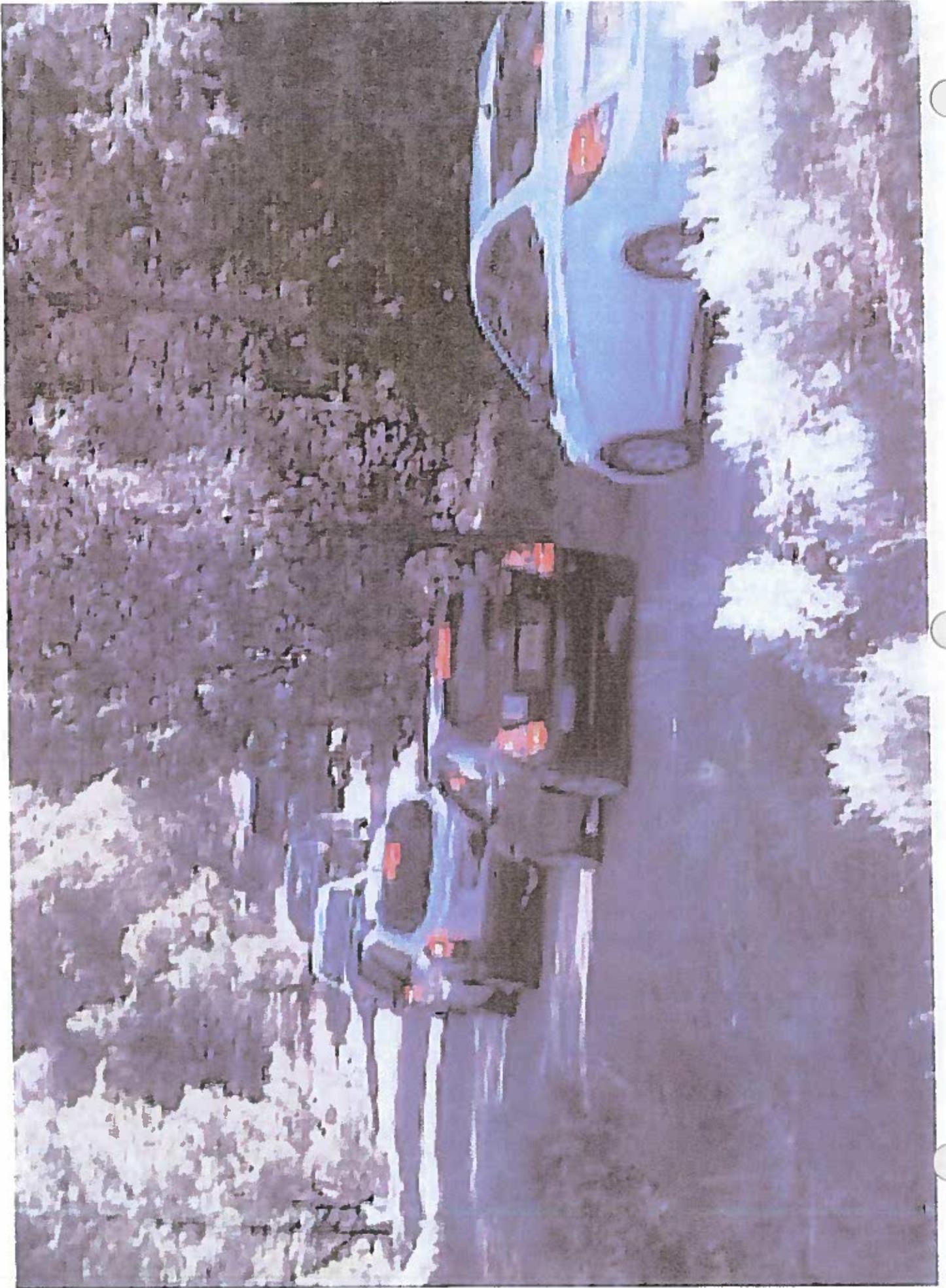
NBH-186













## Water Budget for Amma Center of New Mexico

### Residence

The anticipated occupancy of the residence is 6 people. Using The City of Santa Fe water conservation web page reported estimate of average per capita indoor water use (City of Santa Fe, 2013), water use per person per day is assumed to be 58 gallons. This use includes all indoor sanitary, drinking and cooking uses plus evaporative cooling and water filtration and softening. Therefore, indoor use is calculated as follows:

58 gpd/person x 6 people

|      |     |
|------|-----|
| 348  | gpd |
| 0.39 | afy |

### Outdoor/Greenhouse

The outdoor water use is a combination of rain catchment, gray water and well water. The water is used on xeric landscaping, fruit trees and vegetable garden with the following areas:

| Type                       | Area<br>ft <sup>2</sup> | Water Requirement<br>Irr. (drip)(gal/ft <sup>2</sup> per<br>yr.) | gal/yr       | AFY         |
|----------------------------|-------------------------|------------------------------------------------------------------|--------------|-------------|
| turfgrass                  | 0                       | -                                                                | 0            | 0           |
| trees and shrubs           | 1200                    | 9.49                                                             | 11388        | 0.035       |
| herb and vegetable gardens | 1200                    | 8.89                                                             | 10668        | 0.033       |
| xeric (assume tree req.)   | 1200                    | 9.49                                                             | 11388        | 0.035       |
| Greenhouse                 | 900                     | 8.89                                                             | 8001         | 0.025       |
| <b>TOTAL</b>               |                         |                                                                  | <b>41445</b> | <b>0.13</b> |

The building is equipped with rain catchment systems that fill cisterns for outdoor water use. The roof size is approximately 5,256 square feet, which is calculated to be capable of capturing a total of 44,819 gallons over the course of a year. The cistern storage volume total for the property is currently 10,800 gallons. Amma Center calculates that the rain catchment will be sufficient for the outdoor and greenhouse water use. For the purpose of calculating a water budget for well water, 65% of the landscaping and garden is counted as well water use at 0.085 acre-feet per year.

### Meditation Meetings – Weekly

The Amma Center hosts weekly meditation meetings that last approximately 2 hours and are attended by an average of 40 people. The meetings are held at the meditation hall, which does not have water facilities. It is estimated that each of the meditation attendees will require toilet use at the residence once during their time at the Amma Center. A water conserving toilet has a flush volume of 1.6 gallons. A water conserving aerator on a faucet has a rate of 2.2 gal /minute. Hand washing is assumed to take



15 second, and water may also be consumed. Therefore, a miscellaneous water use per meditation meeting attendee is assumed to be 1 gallon.

40 people x 1 toilet flush (1.6 gal) and 1 gal misc. water use = 104 gal x 52 weeks per year = 5408 gal/yr.  
= 0.02 acre-feet per year

Large Gatherings – 2 per year

The Amma Center hosts 2 larger gatherings per year that are attended by an average of 100 people. The gatherings are held at the meditation hall, which does not have water facilities. These gatherings last approximately 4 hours. It is estimated that each of the attendees will require toilet use at the residence twice during their time at the Amma Center. A water conserving toilet has a flush volume of 1.6 gallons. A water conserving aerator on a faucet has a rate of 2.2 gal /minute. Hand washing is assumed to take 15 second, and water may also be consumed. Therefore, a miscellaneous water use per event attendee is assumed to be 1.5 gallons per event.

100 people x 2 toilet flushes (1.6 gallons each) and 1.5 gal misc. water use = 470 gal x 2 events = 940 gal/yr. = 0.003 acre-feet per year

Occasionally some of the guests will stay at the residence overnight. Therefore, additional water use for toilet, personal hygiene, shower and food preparation are included for 6 people.

6 people overnight stay (58 gpd) = 348 gal x 2 events = 696 gal/yr. = 0.002 acre-feet per year

Total water use = 0.39 + 0.085 + 0.02 + 0.003 + 0.002 = 0.5 acre-feet per year

Jose:

The Amma Center's revised water budget is within 0.50 acre-foot per year and is acceptable. They revised their water use by:

- Reducing the number of full-time residents from 7 to 6 and
- Reducing the amount of well water for outdoor/greenhouse use from 75% to 65%.

Let me know if you need a more formal memo for the CDRC.

Jerry

NBH - 195

LEGAL

LEGAL # 80151

CDRC CASE #  
MP/POP/DP 11-5000  
Amma Center

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing will be held to consider a request by the Amma Center of New Mexico for Master Plan, Preliminary and Final Development Plan approval to allow existing structures to be utilized as a religious institution on a 40 + acre site. The property is located at 48 Stone Cabin Road, via Old Santa Fe Trail, within Section 27, Township 16 North, Range 10 East, (Commission District 4).

A public hearing will be held in the County Commission Chambers of the Santa Fe County Courthouse, corner of Grant and Palace Avenues, Santa Fe, New Mexico on the 8th day of December 2015, at 5 p.m. on a petition to the Board of county Commissioners.

Please forward all comments and questions to the County Land Use Administration Office at 986-6225.

All interested parties will be heard at the Public Hearing prior to the Commission taking action.

All comments, questions, and objections to the proposal may be submitted to the County Land Use Administrator in writing to P.O. Box 276, Santa Fe, New Mexico 87504-0276; or presented in person at the hearing.

Published in The Santa Fe New Mexican on November 17, 2015.

EXHIBIT

15

NBH-196





NBA-198

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NBH-199

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**11/17/2015**

Sent To: *Kuel Han / B. [unclear]*  
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**NOV 17 2015**  
**11/17/2015**

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7004 0750 0000 9050 3293

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**MEDINA, WA 98039** **0507 10**

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| Total Postage & Fees                           | \$7.80 |

**NOV 17 2015**  
**11/17/2015**

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 Street, Apt. No. or PO Box No. *PO BOX 532*  
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7004 0750 0000 9050 3330

NBH-200

~~Chair Katz announced he would recuse himself from the next case and the CDRC recessed for five minutes~~

H. **CDRC CASE # MP/DP 13-5000 Amma Center.** Amma Center of New Mexico, Applicant, Dolores Vigil, Agent, request Master Plan, Preliminary and Final Development Plan approval to allow existing structures to be utilized as a religious institution on a 40+ acre site. The property is located at 48 Stone Cabin Road, via Old Santa Fe Trail, within Section 27, Township 16 North, Range 10 East, (Commission District 4)

*[Exhibit 5: Petitions in support of the application; Exhibit 6: Materials submitted by Sommer, Karnes & Associates on behalf of the Preserve the Trail organization opposing the request; Exhibit 7: Hayden W. Ausland letter to staff opposing the request; Exhibit 8: Annie Sahlin letter to staff opposing the request; Exhibit 9: David Birnbaum letter to staff opposing the request; Exhibit 10: Packet of materials presented by opponent to the request; Exhibit 11: Materials presented by opponent to the request]*

As Vice Chair, Member Martin assumed the Chair's responsibilities noting that Chair Katz recused himself from this case. She stated that the County hydrologist and utility staff are present to answer any questions that may arise.

Mr. Larrañaga read the case caption and presented the staff report as follows:

"The Applicant requests Master Plan, Preliminary and Final Development Plan approval to allow a Community Service Facility on 40 acres in conformance with Ordinance No. 2010-13, Community Service Facilities, which amends Article III, § 7; Article V, § 5; and Article V, § 7 of Santa Fe County Land Development Code, Ordinance No. 1996-10. The existing structures consist of a 5,000 square foot residential ashram, a 1,400 square foot meditation hall, a 200 square foot storage shed and a 1,000 square foot greenhouse. The existing structures are located within a 20-acre parcel. The Applicant proposes to consolidate the 20-acre parcel with an adjoining 20-acre parcel to create a 40-acre parcel which will be utilized for the Community Service Facility.

"The Applicant's Report states: 'The Amma Center has utilized the subject property since 1988. The Ashram was built in 1996. The non-profit spiritual center will continue to occupy the Residential Ashram and conduct Satsang, meditation and meetings with residents/members and guests. There are several larger gatherings per year, coinciding with Swami's visit and Amma's birthday celebration.'"

Mr. Larrañaga said Building and Development Services staff has reviewed this project for compliance with pertinent Code requirements and have found that the facts presented support this request. The proposed use meets the criteria set forth in Ordinance



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No. 2010-13 as an allowed use. The Application is comprehensive in establishing the scope of the project. The proposed Preliminary Development Plan substantially conforms to the proposed Master Plan; the Final Development Plan conforms to the Code requirements for this type of use; and the Application satisfies the submittal requirements set forth in the Code.

Continuing, Mr. Larrañaga stated that the review comments from State Agencies and County staff have established findings that the Application is in compliance with state requirements, Ordinance No. 2010-13, Article V, § 5.2 Master Plan Procedures, Article V, § 7.1 Preliminary Development Plan, and Article V, § 7.2 Final Development Plan of the Code. Staff recommends approval with the following conditions:

1. The Applicant shall comply with all review agency comments and conditions as per Article V, § 7.1.3.c.
  - If the improvements to Stone Cabin Road can be restricted to this area of previous disturbance on the west side of the road, then the proposed widening of Stone Cabin Road will not adversely impact LA 175659. If LA 175659 can be avoided then this trail segment should be placed in a non-disturbance easement. If the road improvements cannot avoid LA 175659, then a treatment plan must be prepared to mitigate the adverse impacts to the Santa Fe Trail.
  - The Applicant shall address the approach of Stone Cabin Road to meet Article V, § 8.2.7d which states, “grades at the approach to intersections shall not exceed 3% for 100 linear feet, excluding vertical curve distance.”
  - Return radii shall be a minimum of 30 feet.
  - All internal radii shall be a minimum of 30 feet unless approved by the Santa Fe County Fire Marshall.
  - Stone Cabin Road shall be improved to Local Road Standards as Article V, § 8.1.3 of the Code.
  - The Applicant shall demonstrate that existing culverts are sized correctly to accommodate storm run-off.
  - The Applicant is proposing to accommodate run-off via bar ditches, these bar ditches traverse slopes of approximately 11%, the Applicant shall demonstrate how they will reduce the potential for erosion.
  - The Applicant shall provide a 50-foot asphalt apron from the edge of Old Santa Fe Trail on the approach of Stone Cabin Road.
  - The Applicant shall provide an R1-1 33”x30” at the exit of the property.
  - Driveway, turnouts, and turnarounds shall be County approved all weather driving surface of minimum 6” compacted base course or equivalent.
  - Minimum roadway width shall be 20’ and an unobstructed vertical clearance of 13’6”.
  - The secondary emergency access/egress loop shall be designated and legally recorded on the registered plat.
  - Driveway/fire access shall not exceed 11% slope and shall have a minimum 28’ inside radius on curves.
  - The Application shall comply with Article 1, § 103.3.2-New Construction and Alterations of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

- Upon completion of the permitted work the Applicant shall contact the Santa Fe County Fire Marshal to conduct a final inspection.
- 2. Master Plan, Preliminary and Final Development Plan with appropriate signatures, shall be recorded with the County Clerk as per Article V, § 5.2.5.
- 3. Prior to recordation of the Master Plan the Applicant shall record a Lot Consolidation Plat, combining Lot 1-A (20.00 acres) and 1-B (20.00 acres), creating a 40+ acre parcel to be utilized by the Amma Center.
- 4. The Applicant shall monitor the traffic created by the approved use, if it is determined that the development generates more than the estimated 25 vehicles per peak hour, the Applicant shall provide Santa Fe County with a revised Traffic Impact Analysis.
- 5. Water restrictive covenants, restricting the water use to 0.50 acre-feet per year, shall be recorded along with the Final Development Plan. Meter readings shall be submitted to the County Hydrologist on an annual basis. If the water use exceeds 0.50 acre-feet per year the Amma Center may have to adjust their water use for individual uses in order to stay within 0.50 AFY. This shall be noted on the Master Plan/Development Plan.
- 6. Large events, exceeding the daily use, at the Amma Center shall be required to obtain a special event permit from NMDOT and a Special Use Permit from Santa Fe County.
- 7. The dimensions and location of the Applicant's signage must comply with Article VIII, Sign Regulations.
- 8. The Applicant shall submit a financial guarantee, in sufficient amount to assure completion of all required improvements prior to Final Development Plan recordation, as per Article V, § 9.9.

Mr. Larrañaga said if approved the applicant will get a business license and be in compliance with the code. The SLDC permits a church use throughout the County in residential areas.

Member Martin asked about the special use permit and whether it can restrict the number of attendees. Mr. Larrañaga said submittals for a special use permit would include a traffic control plan, circulation for fire, parking, etc. Public Works and the Fire Marshal would review and sign off on the plans.

Appearing for the applicant was attorney Chris Graeser, 316 E. Marcy, Santa Fe. He introduced engineer Morey Walker, planner Delores Vigil, and from the Amma Center Steve and Kathy Schmidt, all present to answer questions.

Mr. Graeser said the Amma Center is a small residential community, a place of assembly for members to worship and a base for their charitable community activities. Members are the devotees of Amma, an international spiritual leader. Amma's connection with the property goes back to her visits there in the 1980s and an annual visit that increased in size yearly. That annual event grew in size and now meets in various convention centers, recently Buffalo Thunder.

"We are not asking for anything new," stated Mr. Graeser. A few members live in the ashram and the temple/meditation hall is where members meet for their spiritual practice and occasional events. The application before the CDRC is solely to continue that use, stated Mr. Graeser. There are no new builders, activities, or imposition on the community or environment; the applicant is asking for approval of what has been occurring there for 20 years.

Mr. Graeser pointed out that the current use is less intensive than in the past because the large annual event with Amma will not occur at the location. The residence has between three and five individuals living there. There is a weekly meditation assembly and a few annual events on the order of 100+ people. He noted that much of the opposition material relates to events that occurred on the property in the past and no longer occur there, and to a former application that was withdrawn.

The County requested that the applicant obtain approvals for the existing uses. Mr. Graeser said it is their position that this is a residential use with adjunct religious uses that do not require County approvals. However, in the spirit of cooperation the applicant agreed to apply for approval. He said he understood community members wanted Amma to obtain approval and thus define the uses.

Mr. Graeser said there has been no unpermitted development, no unlawful use, all buildings were permitted and every year Amma visited, the County was contacted to determine whether a special use permit was required.

Mr. Graeser cited the code that permitted community service facilities/places of worship anywhere in the County. He noted that the SGMP encourages the placement of places of worship within communities, not in segregated commercial areas, thus promoting mixed uses in existing communities. There are constitutional federal and state laws protecting religious uses: there must be a compelling government interest to warrant substantially burdening religious practices – which would include denying the application or unreasonably conditioning the application. The Amma Center does constitute a religious use of land as recognized by the County Assessor.

Mr. Graeser reviewed the two criteria in the Code demonstrating how the Amma Center meets those criteria. The property was donated to the Amma Center by Mr. and Mrs. Schmidt is considered consecrated ground. The facility is compatible with the County and is located within the El Centro Growth Management Area recognized as the fastest growing region of the county.

Mr. Graeser said a condition of the approval is a lot consolidation of the 40-acre lot situated within 200+ acres owned by the Schmidts and the Amma Center creating its own buffer. Aside from a few family homes there is no development on the 200 acres. The subject area is neither dense nor sparse in comparison to the county average.

Mr. Graeser said the applicant will meet the extensive fire prevention measures imposed by the County. The approval requires better fire apparatus access and more water storage making this property safer than surrounding properties.

The development's water budget of .5 acre-feet was accepted by the County Hydrologist. This is a combination of the two Amma Center lots, each entitled to .25

acre-feet. The use had come in over the allotment, however, since the center has instituted water conservation measures usage has been brought down to .35 acre-feet per year. They are confident they can continue to stay below their water budget. Mr. Graeser said the opponents question how the budget will be enforced and he said the neighbor concern will no doubt monitor the usage.

The traffic impact analysis was approved and showed no impact during regular use of the center. Level of traffic is at a B level or better. If use increases there is a requirement to revise the study which the applicant accepts.

Mr. Graeser said the applicant has addressed all County concerns and conditions and they believe they have addressed all reasonable neighbor concerns related to the current application. Neighborhood opponents have proposed conditions of approval the applicant finds unfair, unreasonable and that they treat the Amma Center differently than other land users in the area; the applicant does not agree to those conditions. The use is permitted and staff recommends approval. The opponents are using the water budget process to unfairly limit the uses on the property.

Mr. Graeser said there is no compelling reason to reject the application and he said he appreciated the CDRC's approval.

Responding to Member Anaya's question, Mr. Graeser said a large event at the site would have 100 to 125 attendees. The use of the Amma Center has been diminishing over the recent years. He said they would meet the fire code restrictions regarding the building capacity.

Member Anaya asked about the travel distance on Stone Cabin Road and Mr. Graeser offered it was 2,800 feet or a half-mile and that they accepted the County's condition to bring it up to County road standards.

Responding to Member Booth's questions, Mr. Graeser said a weekly service may bring 25 to 50 participants with 6 to 12 individuals from the immediate area.

Duly sworn, Dolores Vigil, Liaison Planning Serving, said on Saturdays between 6 pm and 8 pm there are 30 to 40 worshippers. On Sundays, five individuals prepare burritos. If there is a birthday celebration for Amma it brings in 100 to 125 people from 6 pm to 8 pm.

Duly sworn, Steven Schmidt, president of the Amma Center, said since 1987 people have come to the property to worship, mostly through meditation. They had annual events on the property that consisted of Amma's birthday and perhaps a monk presenting a program. He was unaware of any problems during those 28 years. The large public event for Amma has been moved to a larger venue.

Mr. Schmidt noted that the Center provides food and warm clothes to the homeless, uniforms for school children, free meditation training currently to veterans and for the past nine years the juvenile detention facility in Santa Fe County every Tuesday with no exceptions, and participates in international disaster relief.

Mr. Graeser reviewed a packet of material he submitted [*Exhibit 10*] that included the code citation permitting the use anywhere in the County, order affirming the facility's property tax exempt status, meter readings, traffic study information, and other support materials.

Mr. Graeser emphasized that the major events with Amma have not been held on the site in 10 years and will not be held on the site in the future. Initially, the applicant applied to build a large facility to accommodate those events; however, that was withdrawn. A special use permit may be applied for to accommodate a large event of a few hundred people but not the event where Amma is present which draws many, many hundreds of people.

Returning to the podium, Ms. Vigil said there are developments near the Amma Center off of Old Santa Fe Trail and mentioned Desert Academy, a church in Cañada de los Alamos, and Camp Stoney.

Those wishing to speak were administered the oath to tell the truth. Member Martin asked the opponents to speak first.

Duly sworn, David Birnbaum, 7727 Old Santa Fe Trail, president of Preserve the Trail Association, an incorporated community organization committed to furthering the well-being of the area surrounding the village of Cañada de los Alamos and the Santa Fe Trail in that vicinity. He said he was also a very concerned neighbor living less than one mile from the Center since 1979.

Mr. Birnbaum said while he has many concerns about the Center, he is most concerned about the potential threatened or abuse of the limited essential resource of the underground water supply. He mentioned the metaphor of more and more drinking straws in a single glass of water. He said he has drilled four wells on his property and described the burden of hauling water to care for his family.

Mr. Birnbaum said the applicant's assertion that there have been no issues affecting neighbors adversely over the 28 year period is "absolutely not the case. We have been outright deceived, misled and have had many agreements broken over the years..." The community is naturally suspicious that the Amma Center will not be keeping their promise to accept the County-imposed conditions. He said the applicant has submitted three separate water budgets this year in an effort to meet the allotted water. The residential use alone will consume the allotted water without considering the events on the property. He asked that the meter readings be accomplished monthly and recorded by camera.

Mr. Birnbaum said the property septic system was designed for a residence and permitted in 1994. Speaking from his experience as a general contractor, Mr. Birnbaum said he was aware that many systems were permitted in the 80s and 90s lacking the required top soil over the lines of the leach field. The system was not designed for 40

people but instead a family living in a 6-bedroom house. He asked that the County require the applicant to install an advanced septic system

If this application is approved, Mr. Birnbaum hoped the County would have a means of enforcement and recourse if they fail to meet their promises.

Duly sworn, Annie Sahlin, 21 Stone Cabin Road, said she shares access to the Old Santa Fe Trail with the Schmidts and the "large and actually growing number of visitors lately to their Amma Center." Because of her concerns regarding water, fire danger and access issues she would be happy to see the entire operation shut down.

As a member of the Board of Preserve the Trail Association, Ms. Sahlin said it was incumbent on her to represent the 400 people that live within the Association boundaries that were recently successful in stopping plans for an 18,000 square foot building proposed by the Amma Center with 200 signatures from area residents.

The new master plan seeks to assign 40 acres with a religious designation which she said was a result of a County issued violation when the Center had a 200-person gathering without a business license. Ms. Sahlin said no one wants this small piece of land rezoned in perpetuity and all the area residents are worried that the County will not be able to effectively police the Schmidts' and the Center's ambitions.

Ms. Sahlin mentioned the UDV controversy and the "chilling effect" of the RLUIPA law. She said she was confident the County would do its best to monitor the conditions set on the application. She said the County failed to address the number of meetings and attendees at those meetings.

Ms. Sahlin said the neighborhood has opposed the Schmidts' development many times. She said there is a long repeated history of broken promises and trust abused by the applicant.

Therese Martinez, vice president of Preserve the Trail Association, displayed a map of the area, US census data information [*Exhibit 11*] and under oath said she lived 7/10 of a mile from the proposed development. Using the map she identified the association boundaries. She noted that Cañada de los Alamos, the densest area in the association, has grown from 310 residents to 438 residents in the last 15 years. She referred to the tremendous growth of traffic in the area. The Association is served by the Hondo Volunteer Fire Department.

Ms. Martinez offered the following concerns: There is no definition of religious institution in the proposed and/or current codes; which code is being used to interpret a community service facility?; there is a posting on the property for the 12/8 BCC meeting which communicates a rush to get this facility approved under the old code; the Association finds the proposal to be neither necessary nor compatible as required by the ordinance regarding community services; if approved, a fire substation should be required with a dedicated water system and hydrants; covenants should be placed on the property deterring any increase in buildings; the County should perform periodic and random traffic counts; large gatherings should be posted at the Fire Department and within the community; limit large gatherings to one per year; liquid waste needs greater review with NMED; address noise and light pollution; limit hours of operations with all activities

limited to inside; enforcement of requirements with penalties for violations that would eventually rescind the approval.

Closing her remarks, Ms. Martinez asked that the CDRC deny the request.

Growth Management Director Penny Ellis-Green said applications that are in the process will go through under the current code. This case is scheduled to be heard on December 8<sup>th</sup> and will fall under the current code.

Joseph Karnes, counsel for the Preserve the Trail Association, said community services facilities are subject to two conditions, one of which is that the use be compatible with the existing area. He said that is not the case in this existing area. It is not automatically compatible because it is allowed anywhere within the County. He noted that past Two Trails Road there is only one point of access to the community of Cañada de los Alamos.

Mr. Karnes said there is a feeling in the community based on their experience that there have been no limitations on the Center's use. He noted the applicant has submitted three different water budgets which fail to address large events/meetings and the burrito project. He noted that he has proposed conditions [*Exhibit 6*] that he requested the CDRC consider applying to the application which would hold the applicant to the assertions they have made all along. He said the development is not consistent with existing development in the area.

Under oath, Dawn Erhard Wingard, a resident of Cañada de los Alamos since 1994, said she appreciates the concerns raised regarding water and fire and added that she has a great deal more concern about the parties and fires at the end of Old Santa Fe Trail in the national forest than she has with the Amma Center.

Ms. Wingard said the Amma Center has respect for the land and safety of others. She noted there are many more people in support of the Amma Center who are not present than those opposed to it. She said she is among the population that does not attend the center as often as she had in the past because she now has an inward practice. Observing the mural behind the CDRC, Ms. Wingard said protection of property, religion and language is what the Amma Center is about.

Duly sworn, Jonathan Cruz said he has been attending the Amma Center for the past 26 years. The people that go to the Amma Center are quiet, mild-mannered, are non-smokers, and he was surprised to hear the vehemence of the opposition. He said he has served as the coordinator for the weekly service for the past 10 years and there are 30 to 40 individuals who attend and most don't use water while there.

Mr. Cruz said it was his understanding that at this time there were no understandings/agreement with the community and he claimed there were a few very vocal opponents to the Amma Center. It is a quiet situation at the Center with people expressing their heart. He found it disturbing that there was an attempt to severely restrict an individual's ability to practice their religion.

Duly sworn, Jane Farrar, a practicing member at the Amma Center for two years, said the principles of Amma's teaching are love and service and that is felt at the Center. The burrito project is a wonderful gift to Santa Fe and it saddened her to hear the opponents defiling viewpoint of the Amma Center and the Schmidts. Speaking from her experience as a neighbor of the Schmidts for over 20 years, Ms. Farrar said they are lovely people. She asked the CDRC to grant the Center the approval necessary to continue their spiritual practice at its current location.

Duly sworn, Ronald Boyd noted that David Birnbaum and Annie Shalin are his neighbors, his friends and he respects them but some of the facts they provided to the CDRC were inaccurate. On an average Saturday evening there are between 25 and 50 individuals with 15 to 30 vehicles coming in within a four-hour period of time. Twice a year there are larger events with 100 to 125 people. He is unaware of any traffic problems. The opposition exaggerated. He mentioned that the CDRC just approved a 400-seat church with very little consideration regarding water usage, parking, traffic and noise; the Amma temple has capacity for 100 people.

Mr. Boyd asked that the CDRC respect the constitutional rights of the people who attend these services.

Duly sworn, Brenda Wittner said she moved from Dixon to Santa Fe to get closer to the Amma Center which emanates love and cooperation. She said the Center promotes inner peace through the practice of meditation and she expressed her gratitude to the Schmidts.

Under oath, Cynthia Fulreader said she is an elementary school counselor working in the public schools and goes to an Episcopal Church and the Amma Center. Amma's teaching is love and compassion. Amma recently met with Pope Francis to end human trafficking and is a well-known humanitarian serving people all over the world.

The center is a very peaceful, quiet place. Ms. Fulreader said recent volunteer work in the public schools included new school clothing and sneakers to 525 children in need. She said the Center will continue its quiet service to the community.

That concluded the public testimony and the public hearing was closed. Member Martin invited the applicant to make closing comments.

Mr. Graeser asked that their engineer Morey Walker address the septic system concerns.

Duly sworn, Morey Walker, a professional engineer, said he reviewed the design of the septic system that was designed by a professional engineer for 600 gallons a day. He said it was a well-designed and built system that can handle a lot of sewage flow. The system is designed for a six-bedroom, 12-person, full-time occupancy. He assured the CDRC there was a great deal of capacity in the system.

Responding to questions of Commissioner Anaya, Mr. Walker said he did not personally inspect the system but reviewed the design. The tank holds 1,500 gallons and was installed in 1996.

Mr. Graeser offered the following points in response to statements offered by the opponents:

- For 20 years the Amma Center used .59 acre-feet a year including the large annual events and without water conservation measures. They can easily live within .5 acre-feet
- The applicant is complying with the County and rezoning
- While there has been growth in Cañada de los Alamos increasing the traffic, there has not been growth at the Amma Center
- There is no rush here. The applicant wants to complete the project under this code
- The applicant will meet all fire prevention requirements
- The Amma Center should be held to the same standards that apply to any other community facility. It is unfair to impose significantly different restrictions on the Amma Center
- Monthly meter readings fluctuate and an annual reading is appropriate
- Noise and light – the applicant will comply with the County ordinance
- The notice of violation was withdrawn by the County

Mr. Graeser said he appreciated County staff's work on this application and asked the CDRC to approve the request with the County conditions.

Member Anaya asked whether the applicant was required to have a business license and Mr. Larrañaga said they were and they do not. Referring to the business license issue, Ms. Ellis-Green said that is regulated by a 1992 ordinance that is not specific as to whether or not a church needs a business license.

Fire Marshal Patty said they did look at the Amma Center and the temple without chairs could hold 200 people; with chairs it would be 98 people.

Member Anaya expressed concern that there appeared to be loopholes in the staff report and he mentioned traffic peak hours not being adequately defined.

Mr. Walker said peak hours in Santa Fe are always between 7 am and 9 am and 4 pm to 6 pm during the weekdays. In an effort to be conservative when he conducted the traffic study, Mr. Walker said he took the p.m. peak hour and the Center's Saturday traffic into the peak hour traffic to make sure the traffic worked. The study conclusion was that the Center had very little impact on the roadways.

Ms. Ellis-Green said Ordinance 2010-13 requires a master plan development plan. The use has to be approved by the CDRC and the Board. She said they would be considered in compliance if their master plan development plan is approved.

Member Booth said the CDRC has been challenged to look at the legalities of this current and long-standing, 20-year, unpermitted use for this facility.

Mr. Graeser noted that the applicant has building permits for everything they have done and have attempted to get a special use permit for all events.

Member Booth said in her review of whether the use is compatible with existing development in the area, it is not. The use is too intense for the area and does impact the surrounding community as demonstrated by the complaints heard today and letters of record going back to 2000. She said the dead-end road concerned her as well as the tremendous potential for a real major catastrophe to happen. She said it was just too dense for this rural residential area.

Member Booth moved to deny CDRC Case #MP/DP 13-5000 and Member Gray seconded. The motion passed by majority [3-2] voice vote as follows: Member Anaya, Booth and Gray voting for denial and Members Martin and Gonzales voting against.

~~I. PETITIONS FROM THE FLOOR~~

~~None were offered.~~

~~J. COMMUNICATIONS FROM THE COMMITTEE~~

~~None were presented.~~

~~K. COMMUNICATIONS FROM THE ATTORNEY~~

~~None were presented.~~



