

~~11.23.43.~~ landfills;

~~11.23.54.~~ junkyards;

~~11.23.65.~~ large-scale feedlots and factory farms; and

~~11.23.76.~~ sand and gravel extraction. ~~that is of a scope and scale, as determined by subsequent amendment to the SLDC, that it merits regulation as a DCI pursuant to subsection 11.3.6. of the SLDC.~~

11.4. Procedure and Submittals.

11.4.1. No DCI is permitted by right in the County. Operation of a DCI shall require the establishment of a DCI Overlay Zoning District, issuance of a DCI Conditional Use Permit and issuance of grading and construction permits.

11.4.2. Applicability of the Sustainable Land Development Code (SLDC). Although not currently effective, any reference in this Ordinance to the SLDC, Ordinance No. 2013-6, shall neither indicate nor suggest the implementation of the SLDC, but incorporates by reference into this Ordinance the specific language or provision being referenced.

11.4.3. Application Procedures. An application for a DCI Overlay Zoning District (DCI Overlay) or for a DCI Conditional Use Permit shall follow the procedures set forth in Chapter 4 of the SLDC for Overlay Zones and Conditional Use Permits.

11.4.4. Application for a DCI Overlay Zoning District. An applicant who submits an application for approval of a DCI Overlay Zoning District shall submit a concept plan that includes:

11.4.4.1. An accurate map of the project area including its relationship to surrounding areas, existing topography and key features.

11.4.4.2. A detailed description of the proposed DCI activities on the entirety of the owner or applicant's property in the same ownership:

1. the planning objectives and the character of the development to be achieved through the overlay, and the approximate phases in which the DCI activity will occur;

2. the approximate location of all neighboring development areas, subdivisions, residential dwellings, neighborhoods, traditional communities and community centers, and other non-residential facilities and structures within five (5) miles of the concept plan site perimeter;

3. the approximate location, arrangement, size, height, floor area ratio of any existing and proposed buildings, structures and parking facilities and facilities and activities related to the intended use;

4. the proposed traffic circulation plan, including number of daily and peak hour trips of any and all vehicles including heavy equipment to and from the site and

the proposed traffic routes to the nearest intersection with an arterial road or highway;

5. the location of all fire, police, and emergency response service facilities and all roads shown on the capital improvement plan; floodways, floodplains, wetlands or other natural resource areas surrounding the applicant's property; location of historic, cultural and archeological sites and artifacts; steep slopes between 15% and 30% and steep slopes greater than 30%, general wildlife vegetation habitats and habitat corridors within five (5) miles of the concept plan site perimeter;

6. a statement explaining how the proposed overlay complies with the vision, goals, objectives, policies and strategies of the County's Sustainable Growth Management Plan (SGMP) and any Area, District and Community Plan covering the property;

7. a statement or visual presentation of how the overlay will relate to and be compatible with adjacent and neighboring areas, within the five (5) mile radius of the project site perimeter; and

8. all application requirements set out in this Ordinance.

11.4.4.3. A detailed site plan depicting boundaries, dimensions, acreage, existing and proposed structures, storage, stockpiling, equipment, lighting, streets and easements, setbacks and separations and preservation areas.

11.4.4.4. All Studies, Reports and Assessments (SRAs) required in Chapter 6 of the SLDC, which shall be prepared and submitted by the applicant. The County may hire outside consultants to review the SRAs at the expense of the applicant (see Appendix A).

11.4.4.5. Emergency Response and Preparedness Plan.

1. An application for a DCI Overlay Zoning District shall include an emergency preparedness and response plan ("ERP Plan"). The ERP Plan shall include a provision for the applicant to reimburse the appropriate emergency response service providers for costs incurred in connection with an emergency. This plan shall be filed with the County at the time of application for the DCI Overlay District and shall be updated on annual basis or as conditions change. The ERP Plan shall be coordinated with and approved by the emergency management officer prior to beginning field operations.

2. The ERP Plan shall consist of the following information, at a minimum:

a. a cash, certified or bank check, letter of credit, or cash deposit, to cover all of the County's expenses in reviewing the ERP, engaging consultants, and for a Hearing Officer to conduct the first public hearing on the ERP. The County will provide an estimate of the cost of conducting the study, which shall provide the basis for the initial deposit. The applicant shall make additional deposits if the initial deposit is inadequate to reimburse the County for the costs of the study, and the County shall refund any unexpended funds on deposit after the study is completed;

3. the name, address and phone number, including a 24 hour emergency number of at least two persons responsible for emergency field operations;

4. a printed map with latitude/longitude UTM graticules along the edges. These maps shall be produced and available in GIS format based on the standard Santa Fe County GIS spatial reference. Additionally, all digital data shall be provided to the County for use in its GIS databases and mapping in this format;

5. a written response plan for the potential emergencies that may be associated with the operation of the facilities. This may include any or all of the following: explosions, fires, gas or water pipeline leaks or ruptures, hazardous material vehicle spills or vehicle accidents; failure of berms, dams or ponds used by DCI operator; and

6. a fire prevention, response, and health and safety plan.

11.4.4.6. Phasing Schedule. A detailed phasing schedule including timing of each phase, boundaries and description of each proposed phase.

11.4.4.7. Such other information as the Administrator shall require, including any additional information necessary to determine compliance with the standards for the approval of the DCI Overlay Zoning District.

11.4.4.8. At the time of application, the applicant shall submit all information required by the County necessary to carry out the above-referenced SRAs. In addition to the SRAs to be conducted by the County, the applicant and any other interested party may prepare and furnish to the County its own SRAs, or parts thereof.

11.4.4.9. Prior to the submission of any application for a DCI Overlay Zoning District, the applicant shall attend a pre-application meeting with all residents, owners/lessees of non-residential structures, within one mile of the perimeter of the project area and with all County groups, Registered Organizations and Community Organizations that have previously registered for notification of applications for DCIs or Overlay Districts in accordance with Sections 2.2.2, 2.2.3 and 4.4.4 of the SLDC. The applicant shall furnish an address list for the one-mile area to the Administrator and shall send out notices to all affected parties at least fifteen business days prior to the meeting. In addition, the applicant shall publish notice of the meeting in a newspaper of general circulation at least fifteen days prior to the meeting. Such meeting shall be conducted at the offices of the County, or within a community close to the location of the DCI and shall be presided over by a designated County Hearing Officer. The proceedings shall be designed to resolve, to the extent possible, issues and problems between the parties. Such meeting shall not last longer than three (3) hours without the consent of the applicant, and the Hearing Officer shall have the authority to request invitees to consolidate presentations and otherwise cooperate so that effective and cordial discussion of issues and problems takes place.

11.4.4.10. A report demonstrating consistency of the project with the SGMP, Area, District or Community Plans and any federal, state and local regulations.

11.4.5. Application for a DCI Conditional Use Permit. An application for a DCI Conditional

Use Permit, which shall be for a single phase only if multiple phases are intended, shall include:

11.4.5.1. Final Order from the Board granting approval of the DCI Overlay Zoning District;

11.4.5.2. all required state and federal permits approved in conjunction with the proposed DCI;

11.4.5.3. a cost estimate prepared and sealed by a New Mexico professional engineer for all site improvements and reclamation, if appropriate;

11.4.5.4. a detailed development plan, meeting the submittal requirements of Article V, Section 7.1.2. of this Code; and

11.4.5.5. all final SRAs, complying with any comments and conditions imposed through the DCI Overlay Zoning District approval.

11.4.6. Revocation or Suspension of a DCI Conditional Use Permit.

11.4.6.1. A DCI Conditional Use Permit is subject to revocation or suspension by the Land Use Administrator for the following reasons:

1. any conduct that constitutes a failure to comply with performance standards or conditions imposed by the Conditional Use Permit;

2. engaging in the activities allowed by the Conditional Use Permit that are outside the geographic boundaries of the Permit;

3. the revocation or suspension of any federal or state permit required as a condition of approval of the Conditional Use Permit; or

4. any other conduct, whether or not within the scope of the Conditional Use Permit, that damages or commits waste to private or public property.

11.4.6.2. The Land Use Administrator shall serve a written Notice of Violation to the Holder of the DCI Conditional Use Permit either by certified mail at the address provided in the application or by personal delivery to the Holder, either at the Holder's address or at the worksite of the Permit. The Notice of Violation shall provide the following:

1. a statement of the nature of the violation with reference to this Ordinance or the terms of the DCI Conditional Use Permit;

2. a brief description and location of the violation; and

3. a statement that failure to remove and correct the violation, or to cease and desist from further acts of the violation within fifteen (15) days of receipt of Notice of Violation may result in revocation or suspension of the DCI Conditional Use Permit.

11.4.6.3. If the Holder fails or refuses to correct or to cease and desist from further acts of the violation within the fifteen (15) days afforded or to the satisfaction of the Land Use

Administrator, or if the Holder disagrees with issuance of the Notice of Violation and so informs the Land Use Administrator in writing:

1. the matter shall be scheduled for a hearing before a Hearing Officer, which hearing shall be noticed in accordance with Section 4.6.4 of the SLDC and shall be scheduled as soon as is practicable but in no event longer than thirty (30) days after referral;
2. during the hearing, it shall be the burden of the Land Use Administrator to demonstrate by a preponderance of the evidence that a violation of the DCI Conditional Use Permit has occurred as set forth in Subsection 4.6.1 above;
3. the Holder may then provide a defense by calling witnesses or submitting evidence disputing the evidence of the Land Use Administrator;
4. within five (5) working days of the hearing, the Hearing Officer shall make written findings of fact and rulings of law and recommend to the Board to either revoke, suspend, not revoke or not suspend the DCI Conditional Use Permit;
5. the matter shall be scheduled for a hearing before the Board, which hearing shall be noticed in accordance with Section 4.6.4 of the SLDC and shall be scheduled as soon as practicable, and after hearing, the Board may:
 - a. affirm the recommendation of the Hearing Officer to either revoke, suspend, not revoke or not suspend the DCI Conditional Use Permit; or
 - b. issue a decision to not revoke or not suspend the DCI Conditional Use Permit but impose additional conditions related to curing the effects of the violation and preventing future violations.
6. Any person aggrieved by a final decision of the Board pursuant to this section may appeal to District Court in accordance with NMSA 1978, § 39-3-1.1 (as amended) and Rule 1-074 NMRA.
7. If the Holder of the DCI Conditional Use Permit fails or refuses to comply with an order of the Board after its issuance, the Land Use Administrator may seek a court order enjoining further operation by the Holder and may invoke other remedies available pursuant to NMSA 1978, §§ 3.17.1, 3.18.17 and 3.21.1 (as amended).
8. The remedies described above are not inclusive remedies that are available to the County.

11.5. Review Criteria.

11.5.1. The Hearing Officer, County Development Review Committee and Board of County Commissioners shall consider the following criteria when making recommendations and determinations for approval, conditional approval or denial of a DCI Overlay Zoning District:

- 11.5.1.1. consistency with the SGMP and any applicable Area, District and Community Plan;

11.5.1.2. environmental effects and impacts identified in the Environmental Impact Report (EIR) are avoided or appropriately mitigated;

11.5.1.3. whether adequate public facilities either exist or can be promptly funded as identified in the Adequate Public Facilities and Services Assessment (APFA) as required by the SRAs;

11.5.1.4. whether improvements identified in the APFA can be provided, as set forth in the capital improvements plan, or provided by the applicant, and when such facilities will be available;

11.5.1.5. whether water is available for each of the phases of the proposed DCI as set forth in the Water Service Availability Report as required by the SRAs;

11.5.1.6. whether impacts of traffic generated as a result of the activities taking place in the proposed DCI Overlay Zoning District can be mitigated;

11.5.1.7. whether the proposed location is compatible with adjoining uses given the size, design and operational characteristics of the proposed DCI, and whether the DCI facilities can be made compatible with the surrounding area by using reasonable efforts to mitigate any public nuisance or land use effects or impacts of the DCI operation. Factors to be considered include impacts to property values, public safety; impacts on cultural, historic and archaeological resources, emergency services response, wildlife and vegetation resources, noise; impacts on roads and highways, vibration, odor, glare, fire protection, access, visual impacts; and impacts upon air and water quality and quantity, the past performance of the operator's past compliance (or lack thereof), with federal, state and local laws pertaining to the DCI; and

11.5.1.8. whether the proposed DCI will be detrimental to the safety, health, prosperity, order, comfort and convenience of the County pursuant to NMSA 1978 § 4-37-1.

11.5.2. The Hearing Officer and County Development Review Committee shall consider the following criteria when making recommendations and determinations for approval, conditional approval or denial of a DCI Conditional Use Permit:

11.5.2.1. consistency with the Sustainable Growth Management Plan and any applicable Area, District and Community Plan;

11.5.2.2. consistency with the DCI Overlay Zoning District approval; and

11.5.2.3. to determine the operator's compliance with federal, state and local laws pertaining to the DCI during the development of previous phases of the DCI.

11.6. Findings. The Board of County Commissioners hereby finds, declares and determines that this Ordinance:

11.6.1. promotes the health, safety, and welfare of the County, its residents, and its environment by regulating adverse public nuisance and/or land use impacts and effects resulting from DCIs;

11.6.2. promotes the purposes of planning and land use regulation by assuring that adequate

public facilities and services as defined by this Ordinance including roads, fire, police, stormwater detention and emergency and response services will be available at the time of approval of DCI projects;

11.6.3. prevents the occurrence of adverse public nuisance and/or land use effects and impacts resulting from the abandonment of DCI activities within the County;

11.6.4. protects the County's priceless, unique, and fragile ecosystem, the preservation of which is of significant value to the citizens of the County and state;

11.6.5. protects the County's unique and irreplaceable historic, cultural, archaeological, and ecotourist sites and scenic vistas, in addition to water and other natural resources;

11.6.6. ensures the health, safety, and welfare of the County and its residents, and protects the natural and ecological resources of Santa Fe County as follows:

11.6.6.1. New Mexico has an interest in strengthening protection to historic, archaeological and cultural resources by issuing new rules and new statutes, if necessary, to put into place greater, and in some cases absolute protection, for highly sensitive and significant historical, cultural and archaeological sites and landscapes;

11.6.6.2. under the Wildlife Conservation Act (NMSA 17-2-37 through 17-2-46), species of wildlife indigenous to the state that may be found to be threatened or endangered by DCIs require such police power regulation over DCIs so as to maintain and, to the extent possible, enhance wildlife population within the carrying capacity of the habitat;

11.6.6.3. because DCIs may presently or in the future potentially cause irreparable harm to the County's water supply and pollution of water and air, may cause cancer, lung disease, and respiratory diseases, various DCIs must show documentation of community health effects, and these effects must be scrutinized, and thoroughly mitigated before DCI activities occur;

11.6.6.4. pursuant to the New Mexico Public Health Act, NMSA 24-1-1 (1978), the Department of Health has the authority to "investigate, control, and abate the causes of disease... sources of mortality and other conditions of public health." Environmental hazards resulting from DCI projects may potentially cause adverse health effects;

11.6.6.5. air, soil, and water contamination may occur during different stages of DCI operations, and such contamination could affect human health;

11.6.6.6. all New Mexicans have an equal right to live in a safe and healthy environment, and implementation of precautionary principles promotes this premise as well as reduces potential effects on public health resulting from exposure to environmental toxins;

11.6.6.7. the burden of proof of harmlessness for any proposed technological innovation must lie with the proponent of the innovation, not the general public;

11.6.6.8. DCIs could have a negative effect on tourism, landscapes and communities;

11.6.6.9. recognizes that the County of Santa Fe has supplemental authority, in addition to the authority of the state to regulate adverse public nuisance, land use and environmental impacts and effects consistent with state legislation and regulation, stemming from DCI projects in the Galisteo Basin and unincorporated areas of the County and makes no finding that the state has preempted or occupied DCI regulation;

11.6.6.10. acknowledges that the Galisteo Basin has been recognized by the United States Congress as a nationally significantly archaeological resource and contains within it a number of areas protected under the auspices of the Galisteo Archaeological Sites Protection Act, Public Law 108-208 (2004), and finds additionally that:

1. the boundary of the Galisteo Basin is depicted in the Galisteo Basin Planning Area Map attached as Exhibit A, which is the same map attached to ordinance No. 2008-19 (Oil and Gas Ordinance), and which area further contains specific sites identified in and protected by the Galisteo Basin Archaeological Sites Protection Act referenced above, including any maps referenced in that Act;

2. DCIs in the Galisteo Basin will have significant impact on archaeological, historical, cultural and environmental resources and sensitive areas;

3. water resources in the Galisteo Basin are at risk as DCIs in the Galisteo Basin may negatively diminish or pollute local water supplies and sources of groundwater;

4. due to the importance of the hydrology of the Galisteo Basin, not only to the citizens of Santa Fe County but to the interstate stream system through its contributions to the Rio Grande, it is extremely important to protect the quantity and quality of the surface and ground water resources in the Galisteo Basin;

5. the Galisteo Basin is home to a variety of native plant and animal species whose arid habitats will be impacted negatively by DCIs. In addition terrestrial wildlife, aquatic and riparian species and habitats such as those found around the springs, wetlands, and drainages in the Galisteo Basin must be protected;

6. clean air and water are essential to most resources and activities in the Galisteo Basin and will be degraded by DCI activity; and

7. sensitive environmental systems and cultural, archaeological and historic sites in the Galisteo Basin require permanent protection from DCI projects.

11.37. REGULATION General Regulations for all DCIs.

11.7.1. Identification, Mapping, and Analysis of Potential Impacts. The Environmental Impact Report (EIR) shall identify whether potential impacts would occur, where a “Yes” is

indicated in the column for the proposed use, with respect to the category of potential impacts indicated in the row. The EIR shall include a description and maps of relevant information related to these impacts both on- and off-site, and identify whether factors related to these impacts exist on the property or would be affected either on- or off-site by the proposed use and development of the property, and describe whether and how potential adverse impacts will be avoided or mitigated. The categories of potential impacts that are listed in Table 11-1 below, shall be construed to be part of the environmental setting, environmental effects, and avoidance or mitigation of impacts and effects.

Table 11-1 Categories of Impacts to be Identified, Mapped and Addressed.

<u>CATEGORY OF POTENTIAL IMPACTS TO IDENTIFY, MAP, AND ADDRESS</u>	<u>SAND AND GRAVEL EXTRACTION</u>	<u>LANDFILLS</u>	<u>JUNKYARD S</u>
<u>Federal and State endangered and threatened species and species of concern impacts</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<u>Connectivity and protection of significant wildlife habitat areas</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<u>Stormwater runoff rates, surface water flows and levels</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<u>Surface water contamination, and degradation generally</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<u>Wetland and riparian area viability</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<u>Groundwater levels and availability, potential groundwater depletion</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<u>Groundwater contamination, and degradation generally</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<u>Water well contamination potential</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<u>Erosion, siltation, and dust potential</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<u>Soils bearing strength and stability for development</u>	<u>No</u>	<u>Yes</u>	<u>No</u>
<u>Wildfire hazard</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>
<u>Earthquake and landslide hazards</u>	<u>No</u>	<u>Yes</u>	<u>No</u>
<u>Flooding hazards and floodwater contamination</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<u>Archaeological and historic resource protection</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<u>Impacts to landscape scenic quality</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<u>Impacts to conservation and open space areas, scenic roads, and recreation trails, including visual impacts and noise</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<u>Viability of agricultural crop lands and improved pasture lands</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>

<u>Nuisance, hazard, traffic, character, and visual impacts to residential uses</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<u>Nuisance, hazard, and visual impacts to commercial and public or institutional uses</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<u>Adequacy of roads for intended use</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<u>Water system availability and capacity</u>	<u>Yes</u>	<u>No</u>	<u>No</u>
<u>Fire protection and emergency medical service availability and response times</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>

11.37.1.2. Oil and Gas Drilling and Production. See County Ordinance No. 2008-19.

11.37.2.3. Mining and Resource Extraction. Reserved (*but see* Section 1.1.7. and Chapter 10, *generally* and County Ordinance 1996-10, Article III, Section 5 “Mineral Exploration and Extraction”).

~~**11.3.3. Substantial Land Alteration.** Reserved.~~

11.3.4.4. Landfills.

11.7.4.1. Purpose; Intent. The purpose of this Section is to establish operational, location, and general standards for landfills and associated activities that are designed to establish reasonable limitations, safeguards, and to mitigate negative impacts on the surrounding properties.

11.7.4.2. Applicability. This Section 8 applies to the place of business or establishment which is maintained, operated or used for disposal of solid waste located within Santa Fe County.

11.7.4.3. Operational Standards and Requirements.

1. Operating Permit. A Solid Waste permit shall be obtained from the New Mexico Environmental Improvement Board per Title 20, Chapter 9, Part 3 of the New Mexico Administrative Code (NMAC). The permit shall be submitted prior to obtaining a Conditional Use Permit.

2. Access. Adequate and available access is required per Section 7.4 (Access and Easements) of the SLDC.

3. Visual Screening Measures. Visual screening is required per Section 7.6 (Landscaping and Buffering) of the SLDC plus the following standards.

a. General. The view from all public roads, rivers, and adjoining residential areas shall be screened.

b. Buildings. All buildings’ design, scale, and location shall reduce the visibility from off site.

c. Surrounding Vegetation. Any vegetation on site that can act as

screening of the extraction area shall be preserved.

4. Lighting. All Landfills must comply with Section 7.8 (Lighting) of the SLDC.

5. Signs. All development must comply with Section 7.9 (Signs) of the SLDC.

6. Parking and Loading. All landfills must meet the parking and loading requirements in Section 7.10 (Parking and Loading) of the SLDC.

7. Hazardous Materials. Any fuel, explosives, or other hazardous materials stored on the site shall be contained within an impoundment structure. The impoundment structure shall be set back a minimum of 300 feet from any property boundary.

8. Protection of Historic and Archaeological Resources. Any landfill development shall submit an archaeology report conforming to the requirements of Section 7.16 (Protection of Historic and Archaeological Resources) of the SLDC.

9. Terrain Management. Requirements of Section 7.17 (Terrain Management) of the SLDC shall be met.

a. Grading and Erosion Control. In addition to the Terrain Management requirements of the SLDC, drainage and erosion control shall comply with the following:

i. Removal of Organic Materials. Fill areas shall be properly prepared by removing organic materials, such as vegetation and rubbish, and any other material which is detrimental to the proper compaction of the site or not otherwise conducive to the stability of the site.

ii. Site Vegetation Removal and Revegetation. The removal of existing vegetation shall not occur more than 30 days prior to the commencement of grading, and permanent revegetation shall be commenced as soon as practical after any landfill has been filled, covered and graded. Site specific native seed mixtures shall be used to revegetate all disturbed areas with the exception of landscaped areas if any. Mulching shall be used in order to assure vegetation growth.

iii. Topsoil, Stripping, Stockpiling, and Redistribution. The existing topsoil shall be stripped and stockpiled on site for redistribution over the completed final grade.

iv. Cut and Fill Slopes. Cut and fill slopes shall be graded to a slope no steeper than 2:1, or 50%, to allow for permanent revegetation or landscaping unless a retaining wall is used or a steeper slope is approved by the County. The County may require the submission of a detailed engineering report and analysis prepared by a professional engineer or landscape architect relative to the safety of such cuts and fills, if necessary

considering soil type, soil stability, and any proposed structures.

b. Sediment and erosion control. Practices for sediment and erosion control shall be designed, constructed and maintained to mitigate further entry of sediment to streams, lakes, ponds, or any land outside the permit area. Where applicable, sediment and erosion control measures to prevent degradation of the environment shall consist of the utilization of proper reclamation methods and sediment control practices including, but not limited to:

i. grading to reduce the rate and volume of run-off;

ii. retaining sediment within the pit and disturbed area; and,

iii. establishing temporary vegetation, mulch, or other soil stabilization application as needed to prevent short-term erosion, sedimentation or windblown dust.

10. Air Quality and Noise.

a. All requirements of Section 7.21 (Air Quality and Noise) of the SLDC shall be met.

b. Noise Study. A noise study showing the projected noise from the specific equipment to be used is required to be submitted with the application.

11. Setbacks.

a. The refuse and salvage material shall be at least 300 feet from all property lines and 500 feet from all public road rights-of-way, public recreational easements, and environmentally sensitive lands.

b. The site shall be located at least one-quarter mile from any existing dwelling or land subdivided for residential development.

c. Vegetation within the setbacks from the property boundary shall be preserved and supplemented, for mitigation of negative impacts. Existing native vegetation on the entire operation site shall be preserved to the maximum extent possible.

12. Protection from Trespassing. The proposed use shall be fenced in accordance with the standards in Section 7.7. (Fences and walls) of the SLDC for health and safety protection.

13. Analysis of Landfills in the County. An analysis of the existing capacity, the remaining life, and the need for a new major solid waste disposal site shall be submitted with the application.

14. Hours of Operation. Landfills shall not be open to the public earlier than 8 a.m. nor remain open later than 5 p.m.

11.3.5.7.5. Regulations for Junkyards.

11.7.5.1. Purpose; Intent. The purpose of this Section is to establish operational, location, and general standards for junkyards and associated activities that are designed to establish reasonable limitations, safeguards, and mitigate negative impacts on the surrounding properties.

11.7.5.2. Applicability. This Section 9 applies to the place of business or establishment which is maintained, operated or used for storing, keeping, buying or selling junk or scrap, or for the maintenance or operation of a motor vehicle graveyard located within Santa Fe County.

11.7.5.3. Operational Standards and Requirements.

1. Access. Adequate and available access is required per Section 7.4 (Access and Easements) of the SLDC.

2. Visual Screening Measures. Visual screening is required per Section 7.6 (Landscaping and Buffering) of the SLDC plus the following standards:

a. General. The view from all public roads, rivers, and adjoining residential areas shall be screened.

b. Buildings. All buildings' design, scale, and location shall reduce the visibility from off site.

c. Surrounding Vegetation. Any vegetation on site that can act as screening of the storage or worksite area shall be preserved.

d. Hours of Operation. Junkyards shall not be open to the public earlier than 8 a.m. nor remain open later than 5 p.m.

3. Lighting. All junkyard developments must comply with Section 7.8 (Lighting) of the SLDC.

4. Signs. All junkyard development must comply with Section 7.9 (Signs) of the SLDC.

5. Parking and Loading. All junkyards must comply with Section 7.10 (Parking and Loading) of the SLDC.

6. Hazardous Materials. Any fuel, explosives, or other hazardous materials stored on the site shall be contained within an impoundment structure.

7. Protection of Historic and Archaeological Resources. Any application for a junkyard development shall submit an archaeological report conforming to the requirements of Section 7.16 (Protection of Historic and Archaeological Resources) of the SLDC.

8. Terrain Management. Requirements of Section 7.17 (Terrain Management)

of the SLDC shall be met.

9. Air Quality and Noise.

a. The requirements of Section 7.21 (Air Quality and Noise) of the SLDC shall be met.

b. Noise Study. A noise study showing the projected noise from the specific equipment to be used is required to be submitted with the application.

c. Reclamation and revegetation shall be required at such time as the junkyard ceases to do business.

10. Setbacks.

a. The refuse and salvage material shall be at least 300 feet from all property lines and 500 feet from all public road rights-of-way, public recreational easements, and environmentally sensitive lands.

b. Vegetation within the setbacks from the property boundary shall be preserved and supplemented, for mitigation of negative impacts. Existing native vegetation on the entire operation site shall be preserved to the maximum extent possible.

11. Protection from Trespassing. All proposed use shall be fenced in accordance with the standards in Section 7.7. (Fences and walls) of the SLDC for health and safety protection.

11.3.5.7.6. Large-Scale Feedlots and Factory Farms. Reserved.

11.3.6.7.7. Regulations for Sand and Gravel Extraction. ~~Reserved, pending subsequent amendment to the SLDC that regulates sand and gravel extraction whose scope and scale requires that it be regulated as a DCI.~~

11.7.7.1. Purpose; Intent. The purpose of this Section 10 is to establish operational, location, reclamation and general standards for sand and gravel operations and associated extraction activities that are designed to establish reasonable limitations, safeguards, mitigate negative impacts on the surrounding properties, and provide controls for the conservation of natural resources and rehabilitation of land.

11.7.7.2. Applicability. This Section 10 applies to the extraction and processing of any sand and gravel extraction operation that affects 10 or more acres of land or extracts more than 20,000 tons of earth materials, or utilizes blasting. Small, incremental increases of an approved extraction operation by the same owner or operator that effectively avoid the application and approval requirements of this ordinance are prohibited. No applicant, operator or owner, whether individually or as an agent or corporate officer of any business entity, who has been granted an approval to operate a sand and gravel extraction operation of less than 10 acres of land or less than 20,000 tons of earth material shall be granted approval to operate an expanded or similar

extraction operation on the same or contiguous property, where the total of any additional operation increases the extraction operation to one in excess of 10 acres of land, or to one in excess of 20,000 tons of earth material. Instead, any such additional operation shall be treated as a DCI and shall require application and processing under this Ordinance.

11.7.7.3. Sand and gravel extraction and processing includes any removal, stockpiling, or processing of any material identified in the definition of sand and gravel. Any screening, crushing, gravel recycling, washing, or stockpiling of aggregate, in concert with extraction, constitutes a gravel operation.

11.7.7.4. This Section 11.7.7 does not apply to:

- 1.** Excavation related to basements and footings of a building, or retaining walls.
- 2.** Sand and gravel operations that are less than 10 acres in size and extract less than 20,000 tons of earth materials and which do not utilize blasting, are regulated by Article XI of the Land Development Code.
- 3.** Mineral Exploration and Extraction regulated by Article III, Section 5 of this Ordinance.

11.7.7.5. Operational Standards and Requirements.

1. State and Federal Permits. All sand and gravel extraction operations shall submit all required state permits, FEMA and/or Army Corps of Engineers permits with the Conditional Use Permit application.

2. Hours of Operation. Hours of operation are limited to the period between sunrise or 7:00 a.m. whichever is latest, and sunset or 6:00 p.m., whichever is earliest, Monday through Saturday. The Board may further restrict hours per section 10.3.4.5.1 of this Ordinance.

3. Water Services Availability. A Water Service Availability Report shall be submitted with the application per Section 6.5 (Water Service Availability Report) of the SLDC.

- a.** Extraction and filling of a reservoir shall not infringe on downstream appropriator's water rights.

11.7.7.6. Project Traffic Impacts and Road Standards.

1. All roads carrying sand and gravel related traffic shall conform to the requirements of Section 7.11 (Road Design Standards) of the SLDC.

2. Transportation Facility Improvements. An analysis of all roads accessing the site shall be submitted to the County with detailed information concerning the ability of the roads to adequately support the projected traffic, including potential weight of vehicles for 20 years or the life of the sand and gravel extraction operation. Cost of all required improvements, on and off-site, shall be borne entirely by the applicant.

3. The Board of County Commissioners may establish a maximum size and number of truck trips allowed to enter and exit a processing location where needed to:

a. avoid a reduction in the level of service for all access roads and roads within the study area as provided in the Traffic Impact Analysis (TIA) the time of application;

b. avoid the deterioration of all access roads; and

c. otherwise comply with Section 6.6 of the SLDC.

11.7.7.7. Traffic Counts. Traffic counts at the entrance of the operation shall be presented at the annual review of the operation's permit.

11.7.7.8. Designation of Construction and Haul Routes. The application shall designate proposed truck haul and traffic routes that shall be subject to limitation by the BCC, which proposal shall:

1. avoid residential areas, commercial areas, environmentally and visually sensitive areas, schools and other civic buildings, municipalities, and already congested locations where possible;

2. identify alternative routes;

3. identify the timing of truck haul traffic; and

4. include a fugitive dust plan for designated routes to prevent loss of loads and fugitive dust during transportation.

11.7.7.9. Project description. The applicant shall provide a detailed statement describing the project including:

1. The amount and type of materials to be excavated;

2. Duration of the excavation activity and reclamation activity;

3. The proposed method of excavation;

4. The amount of fill to remain on site; and

5. A statement from a New Mexico professional engineer indicating the type of material(s) to be excavated and their suitability for road and structural fill construction.

11.7.7.10. Access. Adequate and available access is required per Section 7.4 (Access and Easements) of the SLDC.

11.7.7.11. Visual Screening Measures. Visual screening, which shall include all phases, is required per Section 7.6 (Landscaping and Buffering) of the SLDC plus the following standards.

1. General. The view from all public roads, rivers, parks, open space and adjoining residential areas shall be screened.

2. Buildings. The design, scale, and location of all buildings shall reduce the visibility from off site.

3. Surrounding Vegetation. Any vegetation on site that can act as screening of the extraction area shall be preserved, including vegetation existing in the required setbacks.

4. For all proposed extraction areas of greater than 10 acres, the extraction shall be designed in phases in order to minimize the visual impact.

11.7.7.12. Lighting. All Sand and Gravel operations must comply with Section 7.8 (Lighting) of the SLDC.

11.7.7.13. Signs. All sand and gravel operations must comply with Section 7.9 (Signs) of the SLDC, but are limited to two signs of 4 square feet each.

11.7.7.14. Parking and Loading. All Sand and Gravel operations must comply with Section 7.10 (Parking and Loading) of the SLDC.

11.7.7.15. Hazardous Materials. Any fuel, explosives, or other hazardous materials stored on the site shall be contained within a lined impoundment structure.

11.7.7.16. Wildlife. Protection is required for critical environmental resources including wetlands, riparian areas, and important wildlife habitats.

1. Any modification of the terrain within a floodplain area shall be environmentally sound and not result in net loss of wildlife habitat.

2. All sand and gravel operations shall be limited to locations and times of year that ensure no significant negative impacts to federally listed endangered species.

3. No sand and gravel development shall interrupt a wildlife corridor.

11.7.7.17. Protection of Historic and Archaeological Resources. Any application for sand and gravel extraction shall submit an archaeological report conforming to the requirements of Section 7.16 (Protection of Historic and Archaeological Resources) of the SLDC.

11.7.7.18. Terrain Management. Requirements of Section 7.17 (Terrain Management) of the SLDC shall be met.

1. Grading and Erosion/Sediment Control. In addition to the Terrain Management requirements of the SLDC, drainage and erosion control shall comply with the following:

a. Removal of Organic Materials. Fill areas shall be properly prepared by removing organic materials, such as vegetation and rubbish, and any

other material which is detrimental to the proper compaction of the site or not otherwise conducive to the stability of the site.

b. Site Vegetation Removal and Revegetation. The removal of existing vegetation shall not occur more than 30 days prior to the commencement of grading; however, permanent revegetation shall be commenced as soon as practical after the completion of grading. Site specific native seed mixtures shall be used to revegetate all disturbed areas with the exception of lawn and landscaped areas if any. Mulching shall be used in order to assure vegetation growth.

c. Topsoil, Stripping, Stockpiling, and Redistribution. The existing topsoil shall be stripped and stockpiled on site for redistribution over the completed final grade.

d. Cut and Fill Slopes. Cut and fill slopes shall be graded to a slope no steeper than 2:1, or 50%, to allow for permanent revegetation or landscaping unless a retaining wall is used or a steeper slope is approved by the County. The County may require the submission of a detailed engineering report and analysis prepared by a professional engineer or landscape architect relative to the safety of such cuts and fills, if necessary considering soil type, soil stability, and any proposed structures.

2. Sediment and Erosion Control. Practices for sediment and erosion control shall be designed, constructed and maintained to mitigate further entry of sediment to streams, lakes, ponds, or any land outside the permit area. Where applicable, sediment and erosion control measures to prevent degradation of the environment shall be instituted and consist of utilization of proper reclamation methods and sediment control practices including, but not limited to:

a. grading material to reduce the rate and volume of run-off;

b. retaining sediment within the pit and disturbed area; and,

c. establishing temporary vegetation or mulch on short term erosion, sedimentation or windblown dust.

11.7.7.19. Air Quality and Noise.

1. The requirements of Section 7.21 (Air Quality and Noise) of the SLDC shall be met; however, only a preliminary air quality report is required for submittal with the application. Once approved, a final air quality permit is required prior to commencement of any activity on the site.

2. Noise Study. A noise study showing the projected noise from the specific equipment to be used is required to be submitted with the application. Such noise study shall provide a baseline of three consecutive weekdays representative of non-excavation activities.

3. Fugitive Dust Control. Dust control is required for all active sand and gravel extraction operations.

a. The presence of dust at a sand and gravel operation is attributable to earth moving, soil or surface disturbance, construction or demolition; movement of motorized vehicles on any paved or unpaved roadway or surface, right-of-way, lot or parking area; and the tracking out or transport of bulk material (i.e., sand, gravel, soil, aggregate, or any other inorganic or organic material capable of creating fugitive dust related to extraction activities) onto any paved or unpaved roadway in Santa Fe County.

b. Fugitive dust consists of airborne particulate matter from a source, resulting in particulate matter emissions that can be detected by the human eye.

c. Dust control measures include but are not limited to the use of wet suppression through manual or mechanical application; the use of fabric fencing material or equivalent that shall be a minimum of 24 inches in height and anchored 6 inches below the surface on the bottom edge installed around the perimeter of the disturbed surface area; the use of dump truck tarps; and the use of chemical dust suppressant applied in amounts, frequency, and rates recommended by the manufacturer.

d. In no circumstances shall a sand and gravel operator continue extraction operations during a high wind event.

e. All sand and gravel operations shall incorporate an entry/exit apron, steel grates, or other equivalent devices capable of removing bulk material from the tires of vehicle traffic.

f. An applicant for a sand and gravel Conditional Use Permit shall submit a fugitive dust control plan as part of the application. The fugitive dust plan must detail the control measures the operator intends to use to reduce the quantity of visible fugitive dust, transported material, temporary cessation of activity during a high wind event and track-out leaving the property or area under the control of the operator.

11.7.7.20. Blasting Plan. If a proposed operation intends to do any blasting, a blasting plan shall be submitted with the application and for any future blasting after the initial blast.

1. The plan shall be created by a qualified blasting firm which is knowledgeable with State of New Mexico requirements and National Fire Protection Association (NFPA) 495.

2. Blasting may only be conducted during the hours of operation in Section 10.3.2. above.

3. The blasting plan shall identify the maximum number of holes to be shot each occurrence, the type of explosive agent, maximum pounds per delay, method of

packing, type of initiation device to be used for each hole, blasting schedule and establish noise and vibration standards.

4. The applicant shall notify the County of proposed blasting ten working days prior to a blast and shall provide the name of the qualified blasting firm and provide insurance of \$1,000,000 for each occurrence.

5. The County may hire a qualified blasting firm to review the applicant's blasting plan at the expense of the applicant (see Appendix A).

6. The operator shall require that any blasting be conducted by someone who has been trained and examined and who holds certification issued by the Director of the Mining and Minerals Division of the Energy, Minerals and Natural Resources Department or the Director's designee. Comparable certification from another state is acceptable.

11.7.7.21. Monitoring Report. The applicant shall monitor all blasting and record all noise and vibration levels in a monitoring report. The monitoring report shall be submitted to the Land Use Administrator within five (5) working days of blasting and shall comply with the following ground vibration and noise levels:

1. Ground vibration shall not exceed 0.50 inches per second Peak Particle Velocity (PPV) at any property line, unless such property is owned by the operator and not leased to any other person.

2. Noise levels shall not exceed the values specified in Table 11-2 below:

Table 11-2 Maximum Allowable Noise Levels.

<u>Lower frequency limit of measuring system, Hz + 3dB</u>	<u>Maximum level in dB</u>
<u>0.1 Hz or lower—flat response</u>	<u>134 peak</u>
<u>2.0 Hz or lower—flat response</u>	<u>133 peak</u>
<u>6.0 Hz or lower—flat response</u>	<u>129 peak</u>

11.7.7.22. Sand and Gravel Operation Setbacks.

1. Sand and gravel operations shall be setback:

a. 500 feet from all property lines;

b. 500 feet from all public road rights-of-way, public recreational easements, and environmentally sensitive lands; and

c. One half mile from residential structures.

2. Vegetation within the setbacks from the property boundary shall be preserved and supplemented, as necessary, for mitigation of negative impacts. Existing native vegetation on the entire operation site shall be preserved to the maximum extent possible

11.7.7.23. Protection From Trespassing. The proposed use shall be fenced in accordance with the standards in Section 7.7. (Fences and walls) of the SLDC for health and safety protection.

11.7.7.24. Height. Any equipment used for sand and gravel extraction must meet the height standards for the zoning district in which it is located. Height shall be measured from existing grade prior to commencement of any grading activity on the site, and shall also conform to the height measurement requirements of Section 7.17.9.3 of the SLDC.

11.7.7.25. Activities in or Near Water Bodies.

1. Uncontrolled/Natural Watercourses. When working near uncontrolled, or naturally flowing, watercourses, the proposed operation shall be conducted in a manner that neither disturbs nor degrades fisheries and waterfowl habitat. This requirement shall apply to any water body, which shall include: naturally occurring rivers, streams, ponds, lakes, seasonal streams and seasonal lakes.

2. Minimum Buffer. A minimum 100 foot buffer of natural vegetation between the water's edge and any sand and gravel operation is required.

3. No Negative Impact. No extraction is permitted that is deemed by the County to have a negative impact on any water body.

11.7.7.26. Solid Waste. All sand and gravel operations must comply with Section 7.20 (Solid Waste) of the SLDC.

11.7.7.27. Liquid Waste. All sand and gravel operations must comply with the wastewater requirements of Section 7.13 (Water Supply, Wastewater and Water Conservation) of the SLDC.

11.7.7.28. Phasing. All phases shall be clearly staked prior to commencement of any activity on the property. The applicant must GPS all stakes and make them digitally available to the County upon request in GIS format based on the standard Santa Fe County GIS spatial reference.

1. The maximum size of any phase of the development shall be ten acres.

2. Only one phase of the development shall be excavated at a time.

11.7.7.29. Reclamation Plan and Bonding. A reclamation plan shall be provided that is designed and certified by a New Mexico registered professional engineer or landscape architect, and meets the reclamation standards specified below in Section 10.3.25. The plan shall restrict extraction operations to areas of workable size so that no area is left inactive and unreclaimed for more than 60 days, unless approved by the DCI Permit. The plan shall specify any phasing of reclamation and estimate the cost of the entire reclamation project. A bond shall be posted to implement the reclamation plan at 125% of expected cost of the reclamation. The bond amount shall be reviewed annually, as part of the annual review of the DCI Permit, for the purpose of up-dating the bond amount in accordance with any changing costs of reclamation. The reclamation plan does not replace a landscape plan that may be required for any subsequent development of the

gravel processing and extraction site.

11.7.7.30. Reclamation Standards. The reclamation plan shall comply with the following standards:

1. General. Reclamation shall restore land areas to a condition suitable for new land uses. Wildlife habitat shall be restored in a manner comparable or better, to the habitat conditions that existed prior to the gravel operation. In general, all slopes shall be graded to 3:1 or flatter to promote revegetation.

2. Grading. Disturbed areas shall be re-graded to blend into and conform to the general natural form and contours of the adjacent areas. In general, all slopes (cut or fill) shall be graded to 3:1 or flatter. Such methods must be approved as part of the Reclamation Plan.

3. Revegetation of all disturbed areas is required. The plan shall describe the vegetation prior to any grading of the site and shall demonstrate how the site will be returned to its original, or better vegetated condition.

4. Mining operations shall be allowed to progress so long as the disturbed areas within previous phases have been reclaimed within 6 months after the commencement of the new phase; provided that, the County will consider extensions due to weather conditions and taking into account seasonal changes. Reclamation shall commence within 30 days of the commencement of a new phase of extraction.

5. Prior to Approval of Reclamation Study. In no case shall a location and time of excavation be approved that may have negative impacts on any state or federally designated endangered or threatened species, or critical habitat.

11.7.7.31. Existing Sand and Gravel Extraction Uses. Any sand and gravel extraction use existing prior to adoption of the Land Development Code (January 1, 1981) and having been in continuous operation, may continue operations and may expand up to 25% beyond the area currently and formerly mined on that parcel. Any sand and gravel extraction use approved by the County prior to the adoption of this Ordinance may continue operations in accordance with their final County approvals. Any new phase or further expansion proposed, but not previously approved, shall comply with this Ordinance.

11.7.7.32. Annual Operating Plan and Monitoring Report.

1. An annual operating plan and monitoring report, capable of audit, shall be prepared and submitted to the Land Use Administrator by January 31st each year. The report shall summarize the operations of the previous year including number of truck trips and sizes of trucks, the area mined, quantities mined in tonnage and cubic yards, the amount of area undergoing reclamation, and the success of reclamation including any violations issued and their outcome.

2. For the first three years, the report shall be reviewed at a public hearing with the Board of County Commissioners. After the third year, the Board may allow the report to be reviewed administratively by the Land Use Administrator and

brought to the Board when the Land Use Administrator has determined a significant change in operations has occurred, or circumstances have changed warranting re-evaluation of the DCI permit.

DRAFT Ch11 10.7.15

CHAPTER 12 – GROWTH MANAGEMENT

12.14

The following changes shall be made to § 12.14:

12.14. TRANSFER OR PURCHASE OF DEVELOPMENT RIGHTS.

12.14.1. Purpose. The purposes of the Transfer of Development Rights (“TDR”) section are to:

12.14.1.1. promote countywide preservation of agriculture, rural open space and character, scenic vistas, natural features, areas of special character or special historic, cultural or aesthetic interest or value, and environmental resources for the benefit of the residents of Santa Fe County. This section will also authorize an applicant or owner of any estate or interest in property to obtain a development order granting Transfer of Development Rights (“TDR”) relief pursuant to a beneficial use and value determination, to transfer or sell one or more TDRs or PDRs where the development order authorizes relief in the nature of TDRs;

12.14.1.2. minimize the economic impact of environmental restrictions on property owners in designated sending areas, and allow increases in development potential in receiving areas that maintain the County’s overall environmental carrying capacity; encourage the conservation, preservation and protection of environmentally sensitive lands and lands or structures of cultural, architectural, and historic significance;

12.14.1.3. ensure that owners of land to be preserved, conserved, or protected have reasonable use of their property by permitting a transfer or development rights to other properties;

12.14.1.4. provide a mechanism whereby development rights may be reliably transferred; and

12.14.1.5. authorize donations of development rights to the County or to the County Land Development Rights Bank.

12.14.2. Applicability. The procedures and regulations in this Chapter apply to the transfer of development rights from land qualifying as sending sites to land qualifying as receiving sites and/or to a transferee.

12.14.32. General Rules.

12.14.2.1. ~~A transfer or purchase of development rights for a specific parcel, tract or lot or to the County Land Bank may be authorized by the Board, consistent with a development order granting BUD relief. The County shall require that public notification be given to record owners of any areas that are subject of a TDR.~~

12.14.2.1. Development Rights may be sent:

1. from designated sending sites, agricultural preservation areas, sensitive environment lands; e. g. riparian habitats, endangered or threatened species habitat, and

2. through a transfer of development rights as part of a development order granting BUD relief.

12.14.2.2. Development rights may be used on receiving sites to provide additional density.

12.14.3. Allocation of development rights.

12.14.3.1. A development right shall be transferred only by a Development Right Certificate to which Santa Fe County is party. A conservation easement shall be placed on the sending area limiting future construction to the total number of development rights established by the zoning of the property minus all development rights previously transferred in accordance with this Chapter, any development rights previously extinguished or limited as a result of a recorded covenant against the property, the number of development rights to be transferred by the proposed transaction, and the number of existing single-family dwellings or square footage of development allowed on the sending site. A survey, or plat, shall be attached to the conservation easement along with digital location data.

12.14.3.2. Each transferor shall have the right to sever all or a portion of the rights to develop from the parcel in a sending site and to sell, trade, or barter all or a portion of those rights to a transferee.

12.14.3.3. Any transfer of development rights pursuant to this Chapter authorizes only an increase in maximum density and shall not alter or waive the development standards of the receiving site, nor shall it allow a use otherwise prohibited in the receiving zoning district, unless otherwise provided in the regulations applicable to the receiving site.

12.14.3.4. Transfer of development rights shall not be available for land restricted from development by covenant, easement or deed restriction.

12.14.3.5. Any transfer of development rights shall be recorded among the land records of Santa Fe County, New Mexico.

12.14.3.6. Value of transferable development rights. The monetary value of transferred development rights is completely determined between the seller and buyer.

12.14.4. Sending Sites

12.14.4.1. Calculation of development rights. The size of the sending areas shall be the size of the allowable base density of the zoning district. Sending areas must not be occupied by a habitable structure. The number of development rights associated with a sending property shall be the larger of:

1. One development right for each residential dwelling that could potentially be constructed on the sending property;
2. Sending areas shall meet the criteria for a sending site established by this Chapter 12.
3. Sending sites which have deliverable agricultural water rights in an annual average amount of 1.5 acre feet per acre or more attached to, available for use on, or used on 90% of the sending area, for at least 5 years prior to the effective date of these regulations, shall receive an additional unit of density for each area of

irrigated land equivalent to the base density. This additional unit shall be made available only if the owner agrees to a restriction on the transfer of water rights acceptable to the County.

4. If the sending site already has development on it, then the calculation of development rights pursuant to subsections 1 and 2 above shall be reduced to reflect such existing development, so that the resulting calculation reflects only additional potential development available on the property.

12.14.5. Right to Transfer.

12.14.5.1. A development right can be severed from an approved sending site only after a conservation easement for each right from an eligible sending site is placed on the property excluding any future development and requirement for preservation of the land for its sending value; or in the case of a property with multiple rights, limited future development reduced by the number of units transferred. The Development Right Certificate may be transferable from one person or entity to another.

12.14.6. Receiving Sites. In order to be eligible as a receiving site, a property must be located in one of the following zoning districts:

1. MU – Mixed Use District;
2. PD – Planned Development District;
3. Industrial (I),
4. Commercial General (CG),
5. Designated receiving area, or
6. A district rezoned to a higher density.

12.14.6.2. The receiving site must be served by public water and wastewater systems.

12.16.6.3 The receiving site must be accessible by public roads.

12.14.6.4 TDR Unit equivalencies. TDRs may be used on the receiving site per the table below, or in combination with increases to height, lot coverage, and percent of nonresidential use.

Table 12-2 Increased Units Allowed per TDR

<u>Use</u>	<u>Additional Unit per TDR</u>
<u>Residential</u>	<u>3</u>
<u>Nonresidential</u>	<u>5,000 sf</u>

12.14.6.5 A property is not eligible as a receiving site if the transfer of development rights to the property would adversely impact regionally or locally significant historical resources or naturally sensitive areas.

12.14.6.6 If a receiving site has any outstanding code violations and/or unpaid taxes, the owner shall resolve these violations, including any required abatement, restoration, or payment of penalties or taxes, before the property may be qualified as a receiving site in the transfer of development rights program.

12.14.7. Development Approval Procedure. The procedures for review and approval of an application including the use of transferred development rights shall be the same as those procedures that would apply if no transferred development rights were being used. A rezoning of the receiving site shall not be required for use of development rights consistent with the provisions of this Chapter unless it is part of a rezoning to a qualifying district. If the County approves the proposed development, the documentation of the approval shall include the numbers of the development right certificates necessary to support the number of residential dwelling units or nonresidential square footage in the development.

12.14.7.1. Development Right Certificates shall be acquired prior to recordation of a final plat .

12.14.7.2. The Development Rights Certificates will be extinguished at the time of the plat recordation.

12.14.7.3. A conceptual plan shall establish the number of TDRs required for the development. A receiving site may be established by a conceptual plan, including location, size and general development parameters. The normal subdivision and rezoning processes, if needed, will be required following the conceptual plan approval.

12.14.8. Reinstitution of development rights. Reinstitution of development right on a sending site is prohibited.

~~12.14.2.2.~~ Once a transfer or purchase of development rights is approved, the Administrator shall issue to the owner of the receiving parcel a certificate assigning to the receiving parcel, and to all present and future heirs, successors and assigns, the development rights that the receiving parcel is entitled to through the transfer or purchase of development rights. The certificate shall be promptly recorded with the County Clerk. Such certificate shall describe the development rights transferred, refer to the deed transferring the development rights, and shall have a copy of the deed attached.

~~12.14.2.3.~~ Once a transfer or purchase of development rights is approved, the owner of the sending parcel shall record a certificate prepared by the Administrator in the chain of title of the sending property a certificate that clearly states that all development rights inherent in the sending parcel have been voluntarily transferred to the receiving parcel in perpetuity. Such certificate shall include a copy of the certificate transferring development rights to the receiving property.

~~12.14.2.4.~~ **Application.** A TDR shall be processed together with the underlying application.

~~12.14.2.5.~~ **Application to DCIs.** Owners or lessees of property applying for an overlay zoning district classification for a development of countywide impact (DCI) shall only be authorized to transfer or sell development rights to another approved DCI. No property

shall be designated as a receiving or sending property for a TDR from or to a DCI, unless the Board has concurrently granted transfer or purchase authority to both the sending and such receiving properties by development order.

~~12.14.2.6. Jurisdictional Boundaries.~~ Pursuant to NMSA 1978, § 5-8-43(D) of the Development Fees Act, a TDR that crosses jurisdictional boundaries may be implemented pursuant to a joint powers agreement.

~~12.14.3. Receiving or Sending Properties.~~

~~12.14.3.1.~~ Receiving areas within the County for receipt of development rights are properties located within SDA 1 and SDA 2.

~~12.14.3.2.~~ Sending areas shall be limited to properties that have been classified by the Hearing Officer and the Board upon the issuance of a development order in a beneficial use determination proceeding. Sending areas may also consist of areas earmarked for preservation or sensitive lands such as agricultural land, wetlands, wildlife preservation areas, conservation areas, areas requiring cultural preservation, areas within traditional communities, open space, and other significant preservation areas identified on the Official Map. Sending areas are also those identified in Ordinance No. 2001-07, as amended. Sending Areas may also include areas in Traditional Communities and preferred open space areas as indicated on the Official Map.

~~12.14.3.3.~~ A property identified as a sending area may develop the property consistent with then applicable zoning regulations, or record a permanent easement preserving it without development in perpetuity.

~~12.14.3.4.~~ Receiving areas shall be located in approved areas and shall be an SDA 1 or SDA 2. Receiving areas shall be entitled to a bonus incentive of three (3) dwelling units per acre, or three (3) EDUs (equivalent dwelling units) per acre for non-residential sites. The receiving area shall, as appropriate, apply to amend its final subdivision plat or final site plan to accommodate the TDRs.

12.14.4-9. Notification of the County Assessor. The Assessor shall adjust the valuations for purposes of the real property tax of the sending parcel and of the receiving parcel or parcels, if any, appropriately for the development rights extinguished or received. The County shall notify the County Assessor of the transfer or purchase of development rights within thirty (30) days of any of the following:

~~12.14.4.1.~~ 12.14.9.1. the approval of a TDR;

~~12.14.4.2.~~12.14.9.2. the issuance of a certificate for the TDRs;

~~12.14.4.3.~~ 12.14.9.3. purchase of development rights by the County for the County ~~Land Development Rights~~ Bank;

~~12.14.9.4.~~12.14.9.4. the receipt by the County or the County ~~Land Development Rights~~ Bank of a donation of development rights; and

~~12.14.4.5.~~ 12.14.9.5. the sale, lease or conveyance of development rights by the County ~~Land Development Rights~~ Bank.

12.14.5-10 Establishment of the County ~~Land~~ Development Rights Bank.

12.14.5-10.1. The Board may establish a development rights bank, ~~otherwise referred to as the "County Land Bank," to be administered by the Administrator,~~ subject to approval by the Board.

12.14.5-10.2. The County Development Rights Bank Administrator shall have the power and authority to negotiate a purchase of development rights, subject to the approval of the Board.

12.14.5-10.3. The County ~~Land~~ Development Rights Bank may, for conservation or other purposes, hold indefinitely any development rights it possesses.

12.14.611. Funding, Management. The County ~~Land~~ Development Rights Bank may receive funds from the proceeds of a voter approved open space bond issue; from the general fund of the County, whether through issuance of general obligation bonds or from general fund revenues; from the proceeds of the sale of development rights by the ~~TDR~~ County Development Rights Bank or any revenue from a public improvement district bond issue; or grants or donations from any source. A separate interest bearing trust fund shall be established for the County ~~Land~~ Development Rights Bank, ~~supervised by the County Manager,~~ into which all receipts shall be deposited and from which payments shall be made.

CHAPTER 13 – HOUSING AND FAIR HOUSING

13-13.7.1

The following changes shall be made to § 13.7.1:

13.7. ALTERNATIVE MEANS OF COMPLIANCE.

13.7.1. A Project may alternatively meet all or a portion of its obligation to provide Affordable Housing by:

13.7.1.1. providing Affordable Units outside the Project but within central and northern Santa Fe County, as shown on Map 14-1;

13.7.1.2. making a cash payment ~~that is equal to or greater value than would have been required if the Project had been constructed or created Affordable Units as provided in this Chapter,~~ calculated by applying the methodology set forth in the Affordable Housing Regulations;

13.7.1.3. dedicating property suitable for construction of Affordable Units outside the Project but within central and northern Santa Fe County, as shown on Map 14-1, whose value is equal to or greater than ~~that which would have been required if the Project had been constructed or created Affordable Units as provided in this Chapter,~~ the required minimum value calculated by applying the methodology set forth in the Affordable Housing Regulations; or

13.7.1.4. otherwise providing Affordable Units in a manner that is consistent with the goals and objectives of this Chapter including providing rental homes affordable units in lieu of ~~homes affordable units~~ for purchase, so long as ~~the initial market value rental payments do not exceed that which an affordable buyer would have to pay to purchase a home in the maximum target monthly rents of the affordable units are at or below what is the income ranges specified in the aAffordable hHousing rRegulations.~~

13-13.7.5.4

The following changes shall be made to § 13.7.5.4:

13.7.5.4. a cash payment or property provides a greater overall public benefit than if the Affordable Units were constructed within the ~~Project or~~ Project or Minor Project that would have otherwise provided for mixed-income development; and

13-13.9

The following changes shall be made to § 13.9:

13.9. LONG-TERM AFFORDABILITY.

13.9.1. Each Affordable Housing Agreement shall include a form of lien, mortgage or other instrument (herein after referred to as "the Affordability Mortgage or Lien") that shall be executed and recorded along with the deed conveying the Affordable Unit to the first buyer, and that

instrument shall create a mortgage or lien in favor of the County in the amount of the difference between the Maximum Target Housing Price and ninety-five percent of the unrestricted fair market value of the Affordable Unit at the time of initial sale, as determined by an appraisal approved by the County, ~~which specifies that the value of the mortgage or lien is calculated at any given point by multiplying the number of full years that have elapsed from the date of first sale of the Affordable Unit by 0.10 and then multiplying that result by the difference between the Maximum Target Housing Price and ninety five percent of the unrestricted fair market value of the Affordable Unit at the time of initial sale.~~ The liens, mortgages or other instruments shall include a formula for reduction of the principal amount as set forth in the Affordable Housing Regulations. The liens, mortgages or other instruments shall be duly executed and recorded in the Office of the County Clerk.

* * *

13.9.3. ~~The lien, mortgage or other instrument shall also provide that, when the Affordable Unit is sold or refinanced, the County shall share in the appreciation in the same percentage as the proportion of the county's initial lien to the initial market value of the home.~~

13.9.4. ~~13.9.3.~~ The form of the instrument described above, and the methodology for determining the initial market value of the Affordable Unit shall be specified in the Affordable Housing Regulations.

CHAPTER 14 – INSPECTIONS, PENALTIES, ENFORCEMENT, MISCELLANEOUS PERMITS AND THEIR EXPIRATIONS

14.3.4

The following new subsection shall be added as § 14.3.4:

14.3.4. In addition to the authority to issue a stop work order where the holder of a development permit fails or refuses to comply with the terms or conditions of a development permit, a code enforcement official is authorized to suspend or revoke a development permit for non-compliance by issuance of a notice of violation. No notice of violation revoking a development permit for non-compliance shall be issued until prior attempts to bring the permit holder into compliance have failed such as through the issuance of a stop work order or a notice of suspension. Any person who shall continue any work or fail to continue any work after having been served with a notice of violation to suspend or revoke a development permit for non-compliance, shall be subject to penalties as prescribed by law and this Code.

Existing Sections 14.3.4 and 14.3.5 shall be renumbered as sections 14.3.5. and 14.3.6

14.9.9.

The following additional section shall be added as 14.9.9.

14.9.9 Conceptual Plan. For approval of certain large scale and phased development as set forth below.

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

14.9.9.2. Applicability A conceptual plan is required for the following developments:

1. all subdivisions containing more than 24 lots
2. All developments in MU, P/I, I, CG, CN that are to be built in phases
3. All new PD developments
4. All development in the CCD in accordance with Section 8.10.3 of this SLDC.

14.9.9.3. Application. An applicant may apply for a conceptual plan by filing an application with the Administrator. A conceptual plan shall include any SRAs required pursuant to Table 6-1 in Chapter 6.

14.9.9.4. Review. The application shall be referred to the Planning Commission and/or Board for the holding of a quasi-judicial public hearing in accordance with the procedures in Table 4-1.

14.9.9.5. Phasing. The conceptual plan shall establish the phasing of a development.

14.9.9.6. Approval Criteria. The criteria for approval of a Conceptual Plan are as follows:

1. Conformance to the Sustainable Growth Management Plan;
2. Viability of the proposed phases of the project to function as completed developments in the case that subsequent phases of the project are not approved or completed;

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

14.9.9.7. Conditions. Conditions may be imposed in addition to any general standard specified in the SLDC or the SGMP, as may be deemed necessary.

14.9.9.8. Amendments. An amendment is a request for any enlargement, expansion, greater density or intensity, relocation, decrease in a project's size or density, or modification of any condition of a previously approved and currently valid conceptual plan.

1. Minor Amendments. Shifts in on-site location and changes in size, shape, intensity, or configuration of less than five percent (5%), or a five percent (5%) or less increase in either impervious surface or floor area over what was originally approved, may be authorized by the Administrator, provided that such changes comply with the following criteria:

a. No previous minor amendment has been previously granted pursuant to this section;

b. Nothing in the currently valid conceptual plan precludes or otherwise limits such expansion or enlargement; and

c. The proposal conforms to the SLDC and is consistent with the goals, policies and strategies of the SGMP.

2. Major Amendments. Any proposed amendment, other than minor amendments, shall be approved in the same manner and under the same procedures as are applicable to the issuance of the original conceptual plan approval.

14.9.9.9. Recording Procedures. A certified copy of the approved conceptual plan shall be recorded at the expense of the applicant in the office of the County Clerk, and another certified copy filed in the office of the Administrator.

14.9.9.9. Expiration of a conceptual plan. The development order granting a conceptual plan shall expire after five (5) years, but may be renewed by the Board for up to two (2) additional years at a time. If a phasing schedule is approved, the conceptual plan expiration shall be in accordance with that phasing schedule.

Section 14.9.9. Nonconforming Uses shall be renumbered to section 14.10 and all subsequent sections shall be renumbered accordingly

The following changes indicated by underlying shall be made to the title of new section 14.10.7:

14.9.9.7. Changes in-Nonconforming Uses.

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APPENDIX A – RULES OF INTERPRETATION, DEFINITIONS AND ACRONYMS

PART 2: DEFINITIONS.

ACCESSORY STRUCTURE

The following changes shall be made to the definition of “Accessory Structure” found in Appendix A.

Accessory Structure: a subordinate structure or building, excluding fences and walls, customarily found in connection with the principal use, clearly incidental ~~and subordinate~~ to the principal use, and located on the same lot as the main use or building. An accessory structure may not be utilized as a dwelling or designed such that it could be converted into a dwelling.

ANCILLARY MEDIA SPECIAL NEEDS STRUCTURES:

The following new definition of “Ancillary Media Special Needs Structures” shall be added to Appendix A.

Ancillary Media Special Needs Structures: are buildings incidental to and customarily associated with a media special needs structures. Additionally, ancillary media special needs structures are structures that support uses customary or incidental to the production or distribution of motion pictures and other forms of audio/visual products, including, education and entertainment media and mobile living and dressing quarters.

ANTENNA

The following changes shall be made to the definition of “Antenna” found in Appendix A.

Antenna: apparatus designed for the transmitting and/or receiving of electromagnetic waves for telephonic, radio, or television communications. This includes omni-directional (whip) antennas, sectorized (panel) antennas, microwave dish antennas, multi-bay or single bay (frequency modulation and television), yaggye, or parabolic (dish) antennas; It also includes all on-site equipment associated with the antenna such as transceivers, cables, wiring, converters, power supplies, equipment cabinets and shelters, and other comparable equipment. It ~~but~~ does not include satellite earth stations.

BASE STATION

The following new definition of “Base station” shall be added to Appendix A.

Base station: includes a structure that currently supports or houses an antenna, transceiver, or other associated equipment that constitutes part of a base station at the time an application to the County is filed; this term also encompasses the relevant equipment in any technological configuration.

COLLOCATION

The following changes shall be made to the definition of “Collocation” found in Appendix A.

Collocation (Telecommunications): a situation in which two or more providers place an antenna on a common antenna supporting structure, or the addition or replacement of antennas on an existing structure. Includes combined antennas but does not include roof or surface mounted wireless communications facilities, or the placement of any personal wireless service antenna on an amateur radio antenna within a residential district means the mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.

COMMERCIAL SOLAR ENERGY PRODUCTION FACILITY

The following new definition of “Commercial Solar Energy Production Facility” shall be added to Appendix A.

Commercial Solar Energy Production Facility: is a renewable energy production facility that uses sunlight to generate energy for sale or profit.

COMMUNITY SERVICE FACILITY

The following new definition of “Community Service Facility” shall be added to Appendix A.

Community Service Facility: is a facility which provides service to a local community organization. Such facilities may include governmental services such as police and fire stations; elementary and secondary day care centers; schools and community centers; and churches and other places of worship.

COMMUNITY WATER SYSTEM

The following changes shall be made to the definition of “Community Water System” found in Appendix A.

Community Water System: a water supply system or community well that is under central or common ownership and/or management that serves ~~five (5)~~ fifteen (15) or more service connections used by year-round residents or regularly serves at least twenty-five (25) year-round residents dwelling units or commercial units, including a Water and Sanitation District, that uses permitted water rights rather than domestic wells licensed by the State Engineer under § 72-12-1.1 NMSA 1978.

CONCEPTUAL PLAN

The following new definition of “conceptual Plan shall be added to Appendix A.

Conceptual plan – A scaled drawing of a project that shows general layout of the project including existing development on the parcel, location, adjacent properties, acreage, phasing, lot coverage, density, square footage of non-residential uses, access, roads, traffic impacts, terrain management, soils, landscaping, outside lighting, parking, signage, water, liquid waste, solid waste, archaeological sites and fire protection measures.

DISCRETIONARY DEVELOPMENT APPROVAL OR DEVELOPMENT ORDER

The following changes shall be made to the definition of “Discretionary Development Approval or Development Order” found in Appendix A.

Discretionary Development Approval or Development Order: a development approval or development order that ~~involves a legislative, quasi-judicial or discretionary administrative process leading to the issuance of a development order~~ arises out of a required hearing held before a hearing officer, the Planning Commission or the BCC. Examples of such approvals include a plan amendment, a major or minor subdivision, a conditional use permit, a variance, a beneficial use and value determination, a land use alteration, a DCI, a supplemental use, and a major or minor site plan.

ELIGIBLE SUPPORT STRUCTURE

The following new definition of “Eligible Support Structure” shall be added to Appendix A.

Eligible Support Structure: means any tower or base station that is existing at the time an application relative to Section 10.17 of this SLDC is filed with the County.

EXISTING TOWER OR BASE STATION

The following new definition of “Existing Tower or Base Station” shall be added to Appendix A.

Existing Tower or Base Station: means a constructed tower or base station that has been reviewed and approved under this SLDC or the prior Land Development Code, or under another State regulatory review process, and includes a tower that has not been reviewed and approved because it was not zoned in a zoned area when it was built, but was lawfully constructed.

JUNKYARD

The following new definition of “Junkyard” shall be added to Appendix A.

Junkyard: A place where scrap materials, including automobile bodies and parts, construction debris or metal, are stored or stockpiled for reuse, parts salvage or destruction, and are generally, but not always, associated with a junk or scrap business.

LANDFILL

The following new definition of “Landfill” shall be added to Appendix A.

Landfill: A solid waste facility that receives solid waste for disposal as defined in Environmental Improvement Board’s (EIB) regulation 20.9.2 New Mexico Administrative Code (NMAC) and as further regulated by regulations of the EIB.

MASTER SITE PLAN

The following definition for “master Site Plan” will be deleted from Appendix A.

~~**Master Site Plan:** a graphic representation of proposed land uses and development that is required for approval of Planned Development and Mixed Use Zoning Districts.~~

MEDIA SPECIAL NEEDS STRUCTURE

The following new definition of “Media Special Needs Structure” shall be added to Appendix A.

Media Special Needs Structure: A facility that houses or supports a media use that requires additional height to accomplish the use based on industry standards. Media special needs structures include sound stages, recording studios, and broadcasting studios.

NONCONFORMING LOT, PARCEL, STRUCTURE OR USE

The following changes shall be made to the definition of “Nonconforming Lot, Parcel, Structure or Use” found in Appendix A.

Nonconforming Lot, Parcel, Structure or Use: a lot, parcel, structure or use that was lawfully established or commenced prior to the adoption or amendment of the SLDC that fails to meet the current requirements established by this Code. See Existing Tower and Base Station.

PERIMETER SERVICE ROADS

The following new definition of “Perimeter Service Roads” shall be added to Appendix A.

Perimeter Service Roads: means private roads that serve areas secured by a main gate and are accessible only by special permission.

RETREAT

The following new definition of “Retreat” shall be added to Appendix A.

Retreat: A property or facility used for professional, educational, health-related or religious meetings, conferences, or seminars and which may provide meals, overnight accommodations, and/or recreation for participants.

SAND AND GRAVEL MINING

The following new definition of “Sand and Gravel Mining” shall be added to Appendix A.

Sand and Gravel Mining: Mineral extraction activity for construction materials, including but not limited to, stone, sand, gravel, aggregate, or similar naturally occurring loose rocks and materials such as granite, basalt, shale, slate and sandstone. Producing gravel like materials by blasting and breaking solid rock shall be included in this definition.

STUDIO BACKLOT

The following new definition of “Studio Backlot” shall be added to Appendix A.

Studio Backlot: Studio backlot means an area that is used by television or motion picture production personnel as an outdoor production area to include distribution facilities, set construction facilities, and temporary special effects facilities.

TOWER

The following new definition of “Tower” shall be added to Appendix A.

Tower: Any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.

TRANSMISSION EQUIPMENT

The following new definition of “Transmission Equipment” shall be added to Appendix A.

Transmission Equipment: means equipment that facilitates transmission for any FCC-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

WIRELESS COMMUNICATIONS FACILITY (WCF)

The following changes shall be made to the definition of “Wireless Communications Facility (WCF)” found in Appendix A.

Wireless Communications Facility (WCF): a staffed or unstaffed structure, facility or location used for the transmission and/or reception of wireless communications, usually consisting of an antenna or group of antennas, transmission lines, ancillary appurtenances, and equipment enclosures, and may include an antenna supporting structure. A WCF is a structure or facility intended for transmitting or receiving radio, television, cellular, specialized mobile radio transmitters, paging services, 911 services, personal communications services, commercial satellite services and microwave services. The following developments will be considered as a wireless telecommunications facility: antenna supporting structures (including replacements and broadcast); collocated antennas; roof-mounted structures; surface-mounted antennas; stealth wireless communications facilities; a base station; a Personal Communications Service cell site; towers of all types and structures including but not limited to buildings, church steeples, silos, water towers, signs or other structures that can be used as a support structure for antennas or their functional equivalent, and all related facilities and equipment such as cabling, equipment shelters and other structures associated with the site; and amateur radio facilities. Also see § 10.17 (“Wireless Communications Facility”).

ZONING MAP

The following change shall be made to the definition of “Zoning Map” in Appendix A.

The reference to “§ 8.5” shall be stricken and replaced with “§ 8.4”. [e.g., ~~§ 8.5~~ § 8.4]

Appendix B:

Use Matrix

Use	Function	Structure	Activity	Agriculture/Ranching	Rural	Rural Fringe	Rural Residential	Residential Fringe	Residential Estate	Residential Community	Traditional Community	Commercial Neighborhood	Mixed Use	Commercial General	Industrial	Public Institutional	Planned Development	Special Conditions	
Residential	Single family detached units	1110		P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Single family attached units	1120		P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Duplex	1121		P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Accessory dwelling units	1130		A	A	A	A	A	A	A	A	A	A	A	A	A	A		
	Townhouses			P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Multifamily dwellings	1202-99		C	C	C	C	C	C	C	C	C	C	C	C	C	C		
	Retirement Housing	1210		P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Assisted living facility	1230		P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Life care or continuing care facilities	1240		P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Skilled nursing facilities	1250		P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Community Home, NAICS 623210			P	P	P	C	C	C	C	C	C	P	P	P	P	P		
	Barracks	1310		A	A	A	X	X	X	X	X	X	C	A	A	A	A		
	Dormitories	1320		A	A	A	X	X	X	X	X	X	C	A	A	A	A		
	Single room occupancy units	1340		A	A	A	X	X	X	X	X	X	C	A	A	A	A	Chapter 10	
	Temporary structures, tents etc. for shelter	1350		P	P	P	A	A	A	A	A	A	C	A	A	A	A		
	Hotels, motels, or other accommodation services																		
	Bed and Breakfast inn	1310		P	P	P	C	C	C	C	C	P	P	C	C	X	X	P	Chapter 10
	Rooming and boarding housing	1320		C	C	C	C	C	C	C	C	C	P	P	P	X	C	P	
	Resorts			C	C	C	X	X	X	X	X	C	C	P	P	X	X	P	
Retreats			P	P	P	C	C	C	C	C	C	P	P	P	X	P	P		
Hotels, motels, and tourist courts	1330		C	C	C	X	X	X	X	X	X	X	P	P	X	X	P		
Commercial																			
Shop or store with drive-through facility		2210	X	X	X	X	X	X	X	X	X	C	X	C	C	X	P		
Restaurant, with incidental consumption of alcoholic beverages		2220	X	X	X	X	X	X	X	X	X	C	C	C	X	X	P		
Restaurant, with no consumption of alcoholic beverages permitted		2220	X	X	X	X	X	X	X	X	C	P	P	P	C	X	P		
Stand-alone store or shop		2230	X	X	X	X	X	X	X	X	C	P	P	P	C	X	P		
Department store		2240	X	X	X	X	X	X	X	X	C	P	C	P	X	X	P		
Warehouse discount store/superstore	2124	2250	X	X	X	X	X	X	X	X	X	X	C	P	C	X	P		
Market shops, including open markets		2260	A	A	A	X	X	X	X	X	C	P	P	P	C	X	P		
Gasoline station		2270	C	C	C	X	X	X	X	X	C	C	C	C	P	P	P		
Automobile repair and service		2280	C	C	C	X	X	X	X	X	C	P	P	P	P	P	P		
Car dealer		2111	C	C	C	X	X	X	X	X	X	X	C	C	P	P	P		
Bus, truck, mobile home, or large vehicle dealers		2112	C	C	C	X	X	X	X	X	X	X	X	C	P	P	P		
Bicycle, motorcycle, allterrain vehicle dealers		2113	C	C	C	X	X	X	X	X	X	X	C	C	P	P	P		
Boat or marine craft dealer		2114	C	C	C	X	X	X	X	X	X	X	X	C	P	P	P		
Automotive Parts, accessories, or tires		2115	C	C	C	X	X	X	X	X	C	P	P	P	P	P	P		

Use	Function	Structure	Activity	Land Use Designation																
				Agriculture/Ranching	Rural	Rural Fringe	Rural Residential	Residential Fringe	Residential Estate	Residential Community	Traditional Community	Commercial Neighborhood	Mixed Use	Commercial General	Industrial	Public Institutional	Planned Development	Special Conditions		
Gasoline service	2116			C	C	C	X	X	X	X	X	X	X	X	X	X	P	X	P	
Lumberyard and materials	2126			C	C	C	X	X	X	X	X	X	X	X	X	X	P	X	P	
Outdoor resale business	2145			C	C	X	X	X	X	X	X	X	X	X	X	X	P	X	P	
Pawnshops	NAICS 522298			X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	P	
Beer, wine, and liquor store (off-premises consumption of alcohol)	2155			C	C	C	X	X	X	X	X	X	X	X	X	X	C	X	P	
Shopping center	2510-2580			X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	P	
Convenience stores or centers	2591			X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	P	
Car care center	2593			X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	P	
Car washes	NAICS 811192			X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	P	
Office or bank (without drive-through facility)	2100			A	A	A	X	X	X	X	X	X	X	X	X	C	X	X	P	
Office (with drive-through facility)	2110			X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	P	
Office or store with residence on top	2300			X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	P	
Office-over storefront structure	2400			X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	P	
Research and development services (scientific, medical, and technology)	2416			C	C	C	X	X	X	X	X	X	X	X	X	C	X	X	P	
Car rental and leasing	2331			C	C	C	X	X	X	X	X	X	X	X	X	C	X	X	P	
Leasing trucks, trailers, recreational vehicles, etc.	2332			C	C	C	X	X	X	X	X	X	X	X	X	C	X	X	P	
Services including pest control, janitorial, landscaping, carpet upholstery, cleaning and other services	2450			C	C	C	X	X	X	X	X	X	X	X	X	C	X	X	P	
Bars, taverns and nightclubs				X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	P	
Sexually oriented business				X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	P	Sec. 10.20
Tattoo parlors				X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	P	
Industrial, manufacturing and wholesale trade																				
Light industrial structures and facilities (not enumerated in Codes 2611-2615, below)																				
Loft		2610		C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	P	
Mill-type factory structures		2611		C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	P	
		2612		C	C	X	X	X	X	X	X	X	X	X	X	X	X	X	P	
Manufacturing plants		2613		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	
Industrial parks		2614		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	
Laboratory or specialized industrial facility		2615		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	
Assembly and construction-type plants	3000	2621		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	
Process plants (metals, chemicals asphalt, concrete, etc.)	3000	2622		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	
Construction-related businesses	7000			C	C	C	X	X	X	X	X	X	X	X	X	C	X	X	P	
Heavy construction	7400			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	
Machinery related	7200			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	
Special trade contractor	7300			C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	P	
Automotive paint and body				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	Section 10
Automotive wrecking and graveyards, salvage yards, and junkyards				DCI	DCI	DCI	DCI*	DCI*	DCI*	DCI*	DCI*	DCI*	DCI*	DCI*	DCI*	DCI*	DCI*	DCI*	DCI*	
Vehicle storage for towing or related business				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	
Demolition, <u>building and structure</u> business				C	C	X	X	X	X	X	X	X	X	X	X	X	C	X	C	

Use	Function	Structure	Activity	Agriculture/Ranching	Rural	Rural Fringe	Rural Residential	Residential Fringe	Residential Estate	Residential Community	Traditional Community	Commercial Neighborhood	Mixed Use	Commercial General	Industrial	Public Institutional	Planned Development	Special Conditions
				C	C	C	X	X	X	X	X	X	X	X	X	X	X	X
Warehouse or storage facility Structure		2700		C	C	C	X	X	X	X	X	X	X	X	P	X	P	
Mini-warehouse, <u>mini-storage units</u>		2710		C	C	C	X	X	X	X	X	C X	C X	X	P	X	P	
High-rise mini-warehouse		2720		X	X	X	X	X	X	X	X	X	X	X	P	X	P	
Warehouse structure		2730		C	C	C	X	X	X	X	X	X	X	X	P	X	P	
Produce warehouse		2740		P	P	P	X	X	X	X	X	X	X	X	P	X	P	
Refrigerated warehouse or cold storage		2750		P	P	P	X	X	X	X	X	X	X	X	P	X	P	
Large area distribution or transit warehouse		2760		C	C	X	X	X	X	X	X	X	X	X	P	X	P	
Wholesale trade—durable goods		3510		X	X	X	X	X	X	X	X	X	X	X	P	X	P	
Wholesale trade nondurable goods		3520		X	X	X	X	X	X	X	X	X	X	X	P	X	P	
Food, textiles, and related products				C	C	C	X	X	X	X	X	X	X	X	P	X	P	
Food, textiles, and related products				C	C	C	X	X	X	X	X	X	X	X	P	X	P	
Wood, paper, and printing products				C	C	C	X	X	X	X	X	X	X	X	P	X	P	
Tank farms		2780		C	C	C	X	X	X	X	X	X	X	X	P	X	P	
Public assembly structures																		
Performance theater			3110	C	C	X	X	X	C	C	C	P	P	P	P	P	P	
Movie theater			3120	X	X	X	X	X	X	X	X	P	C	P	P	P	P	
Amphitheater			3130	C	C	C	X	X	X	X	X	X	C	P	P	P	P	
Drive-in theaters			3140	C	C	X	X	X	X	X	X	X	C	P	P	X	P	
Indoor games facility		3200		X	X	X	X	X	X	X	X	C	P	P	P	P	P	
Amusement, sports, or recreation establishment not specifically enumerated		5300		C	X	X	X	X	X	X	X	X	X	C	P	C	P	
Amusement or theme park		5310		C	X	X	X	X	X	X	X	X	X	C	P	X	P	
Arcade		5320		X	X	X	X	X	X	X	X	X	C	P	P	X	P	
Miniature golf establishment		5340		C	C	C	X	X	X	X	C	X	P	P	P	X	P	
Fitness, recreational sports, gym, or athletic club		5370		P	P	P	C	C	C	C	C	P	P	P	P	P	P	
Bowling, billiards, pool, etc.		5380		X	X	X	X	X	X	X	C	P	P	P	P	C	P	
Skating rinks		5390		P	P	P	X	X	X	X	C	X	P	P	P	P	P	
Sports stadium or arena		3300		C	X	X	X	X	X	X	X	X	X	C	C	C	P	
Racetrack or raceway		5130		C	X	X	X	X	X	X	X	X	X	C	C	X	P	
Exhibition, convention or conference structure		3400		A	A	A	X	X	X	X	X	X	X	C	C	X	P	
Churches, temples, synagogues, mosques, and other religious facilities		3500		P	P	P	P	P	P	P	P	P	P	P	P	P	P	*
Covered or partially covered atriums and public enclosure		3700		A	A	A	X	X	X	X	X	C	C	P	P	P	P	
Passenger terminal, mixed mode		3810		P	P	P	P	P	P	P	P	X	C	P	P	P	P	*
Active open space/ athletic fields/golf courses		6340		P	P	P	C	C	C	C	C	X	C	X	P	P	P	*
Passive open space		6340		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Arts, entertainment, and recreation																		
Active leisure sports and related activities			7100	P	P	P	C	C	C	C	C	C	C	P	C	P	P	
Movie Ranch				P	P	P	P	P	C	C	C	P	P	P	P	P	P	

Use	Function	Structure	Activity	Community center														Special Conditions			
				Agriculture/Ranching	Rural	Rural Fringe	Rural Residential	Residential Fringe	Residential Estate	Residential Community	Traditional Community	Commercial Neighborhood	Mixed Use	Commercial General	Industrial	Public Institutional	Planned Development				
Camps, camping, and related establishments	5400			P	P	P	C*	C*	C*	C*	C*	C*	C*	P*	P*	P*	X	P	P		
Exhibitions and art galleries		4410		X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	
Performing arts or supporting establishment	5100			C	C	C	X	X	X	X	X	X	X	P	P	P	P	P	P	P	
Theater, dance, or music establishment	5101			C	C	C	X	X	X	X	X	X	X	P	P	P	C	P	P	P	
Institutional or community facilities																					
Community center		2200																			
Hospitals		4110		X	X	X	X	X	X	X	X	X	X	P	P	P	X	P	P	P	
Medical clinics		4120		P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	
Social assistance, welfare, and charitable services (not otherwise enumerated)	6560			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Child and youth services	6561			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Child care institution (basic)	6562			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Child care institution (specialized)	6562			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Day care center	6562			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Community food services	6563			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Emergency and relief services	6564			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Other family services	6565			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Services for elderly and disabled	6566			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Animal hospitals	6730			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
School or university (privately owned)		4200		P	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Grade school (privately owned)		4210		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
College or university facility (privately owned)		4220		P	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Technical, trade, and other specialty schools	6140			P	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Library		4300		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Museum, exhibition, or similar facility	5200			P	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Planetarium		4420		P	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Aquarium		4430		P	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Outdoor facility, no major structure-				P	P	P	€	€	€	€	€	€	€	€	€	€	€	€	€	€	
Zoological parks		4450		P	P	P	€	€	€	€	€	€	€	€	€	€	€	€	€	€	
Public safety related facility				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Fire and rescue station				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Police station				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Emergency operation center				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Correctional or rehabilitation facility				C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	*
Cemetery, monument, tombstone, or mausoleum				P	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Funeral homes				P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Cremation facilities				P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Public administration		6200		P	P	P	X	X	X	X	X	X	X	P	P	P	P	P	P	P	

Use	Function	Structure	Activity	Agriculture/Ranching	Rural	Rural Fringe	Rural Residential	Residential Fringe	Residential Estate	Residential Community	Traditional Community	Commercial Neighborhood	Mixed Use	Commercial General	Industrial	Public Institutional	Planned Development	Special Conditions
				C	P	C	P	C	P	C	P	C	P	C	P	C	P	C
Post offices		6310		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Space research and technology		6330		P	P	P	X	X	X	X	C	P	C	P	P	P	P	*
Clubs or lodges				C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Transportation-related facilities																		
Commercial automobile parking lots		5200		X	X	X	X	X	X	X	C	X	P	P	P	X	P	
Commercial automobile parking garages				X	X	X	X	X	X	X	C	X	P	P	P	X	P	
Surface parking, open		5210		A	A	A	A	A	A	A	A	A	A	A	A	A	P	
Surface parking, covered		5220		A	A	A	A	A	A	A	A	A	A	A	A	A	P	
Multi-tiered parking structure with ramps		5230		X	X	X	X	X	X	X	⊖	X	P	P	P	A	P	
Underground parking structure with ramps		5240		X	X	X	X	X	X	X	P	X	P	P	P	A	P	
Rooftop parking facility		5250		X	X	X	X	X	X	X	C	X	P	P	P	A	P	
Bus terminal		3830		X	X	X	X	X	X	X	C	X	P	P	P	P	P	
Bus stop shelter		5300		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Truck storage and maintenance facilities		5400		X	X	X	X	X	X	X	C	X	C	C	P	X	P	
Truck freight transportation facilities		4140		X	X	X	X	X	X	X	X	X	C	C	P	X	P	
Light rail transit lines and stops		4151		P	P	P	P	P	P	P	P	X	P	P	P	P	P	
Local rail transit storage and maintenance facilities		4153		X	X	X	X	X	X	X	X	X	C	C	P	X	P	
Taxi and limousine service maintenance and storage facilities		4155		X	X	X	X	X	X	X	C	X	P	P	P	X	P	
Taxi and limousine service dispatch facilities				X	X	X	X	X	X	X	C	C	P	P	P	X	P	
Bus transportation storage and maintenance facilities		4156		X	X	X	X	X	X	X	c	X	P	P	P	C	P	
Towing and other road service facilities, excluding automobile salvage, wrecking, or permanent vehicle storage		4157		X	X	X	X	X	X	X	X	X	C	PE	P	C	CP	
Long-distance or bulk pipelines for petroleum products, natural gas, or mineral slurry		4170		C	C	C	C	C	C	C	C	X	C	C	C	X	P	
Courier and messenger service facilities		4190		X	X	X	X	X	X	X	C	X	P	P	P	X	P	
Commercial airports		5600		C	C	C	X	X	X	X	X	X	X	X	C	C	P	
Private airplane runways and landing strips		5610		C	C	C	C	C	C	C	C	X	C	C	C	X	P	
Airport maintenance and hangar facilities		5620		C	C	C	X	X	X	X	X	X	X	X	C	C	P	
Heliport facility		5640		C	C	C	X	X	X	X	X	X	C	C	C	C	P	
Helistops				C	C	C	X	X	X	X	C	X	C	C	C	C	P	
Glidport, stolport, ultralight airplane, or balloonport facility		5650		C	C	C	X	X	X	X	X	X	C	C	C	C	P	
Railroad tracks, spurs, and sidings				P	P	P	P	P	P	P	P	X	P	P	P	P	P	
Railroad switching, maintenance, and storage facility		5700		C	C	X	X	X	X	X	X	X	X	X	P	C	P	
Railroad passenger station		5701		P	P	P	P	P	P	P	P	X	P	P	P	P	P	
Railroad freight facility		5702		C	C	X	X	X	X	X	X	X	C	C	P	X	P	
Utility																		
Local distribution facilities for water, natural gas, and electric power		6100		P	P	P	P	P	P	P	P	A	P	P	P	P	P	
Telecommunications lines				P	P	P	P	P	P	P	P	P	P	P	P	P	P	

Use	Function	Structure	Activity	Agriculture/Ranching	Rural	Rural Fringe	Rural Residential	Residential Fringe	Residential Estate	Residential Community	Traditional Community	Commercial Neighborhood	Mixed Use	Commercial General	Industrial	Public Institutional	Planned Development	Special Conditions
Electric power substations				C	C	C	C	C	C	C	C	C	C	C	P	C	P	
High-voltage electric power transmission lines				C	C	C	C	C	C	C	C	C	C	C	C	C	P	
Dam		6220		C	C	C	C	C	C	C	C	X	C	C	C	C	P	
Livestock watering tank or impoundment				P	P	P	P	P	P	P	P	A	P	P	P	P	P	
Levee		6230		C	C	C	C	C	C	C	C	A	C	C	C	C	P	
Water tank (elevated, at grade, or underground)		6250		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Water wells, wellfields, and bulk water transmission pipelines		6260		P	P	P	P	P	P	P	P	A	P	P	P	P	P	
Water treatment and purification facility		6270		P	P	P	P	P	P	P	P	X	P	P	P	P	P	
Water reservoir		6280		C	C	C	C	C	C	C	C	X	C	C	C	P	P	
Irrigation facilities, including impoundments for on-site irrigation or acequia system irrigation		6290		P	P	P	P	P	P	P	P	A	P	P	P	P	P	
Wastewater storage or pumping station facility, lift stations, and collection lines		6310		P	P	P	P	P	P	P	P	A	P	P	P	P	P	
Solid waste landfill facility		6320		C	C	C	X	X	X	X	X	X	X	X	C	C	P	
Composting facility		6330		P	P	P	X	X	X	X	X	X	X	X	P	C	P	
Recycling transfer center		6331		P	P	P	C	C	C	C	C	P	P	P	P	P	P	
Solid waste collection transfer station (Governmental)		4343	3210	P	P	P	C	C	C	C	P	P	P	P	P	P	P	
Solid waste collection transfer station (Private)		4343	3210	C	C	C	C	C	C	C	C	X	C	C	P	C	C	
Solid waste combustor or incinerator		4344		C	C	C	X	X	X	X	X	X	X	X	X	X	C	
Septic tank service, repair, and installation business		4346		X	X	X	X	X	X	X	C	C	C	C	P	X	P	
Household hazardous waste collection facility				C	C	C	X	X	X	X	C	X	C	C	P	X	P	
Hazardous waste storage facility		6340		C	C	C	X	X	X	X	X	X	X	X	C	X	P	
Hazardous waste treatment and disposal facility				C	C	C	X	X	X	X	X	X	X	X	C	X	P	
Sewage treatment plant and disposal facilities		6350		C	C	C	C	C	C	C	C	X	C	C	C	C	P	
Gas or electric power generation facility		6400		C	C	X	X	X	X	X	X	X	X	X	C	DCl	P	
Communication towers		6500		P	P	P	C	C	C	C	C	X	C	C	C	C	P	
New Wireless Communication Facility/Modification of existing wireless communication facility with substantial changes		6500		C	C	C	C	X	X	X	X	X	C	C	C	C	C	
Modification of existing wireless communication facility with no substantial changes/Collocation		6500		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Roof Mounted/Surface Mounted/Stealth		6500		P	P	P	P	C	C	C	C	P	P	P	P	P	P	
Radio, television, or wireless transmitter —Amateur radio antenna		6510		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Weather stations or transmitters		6520		P	P	P	C	X	X	X	C	A	P	P	P	P	P	
Environmental monitoring station (air, soil, etc.)		6600		P	P	P	P	P	P	P	P	A	P	P	P	P	P	
Commercial solar energy production facility				C	C	C	X	X	X	X	C	C	C	C	P	X	P	
Geothermal production facility		6450		C	C	C	X	X	X	X	X	X	C	C	P	C	P	
Large scale wind facility				C	C	C	C	X	X	X	X	X	C	C	P	X	C	Sec. 10.16
Telecommunications and Broadcasting station		4230					X	X	X	X	X	X	C	C	P	C	P	
Highway rest stops and welcome centers		6930		P	P	P	P	P	P	P	P	X	P	P	P	P	P	
Fountain, sculpture, or other similar decorative structures		6950		P	P	P	P	P	P	P	P	P	P	P	P	P	P	

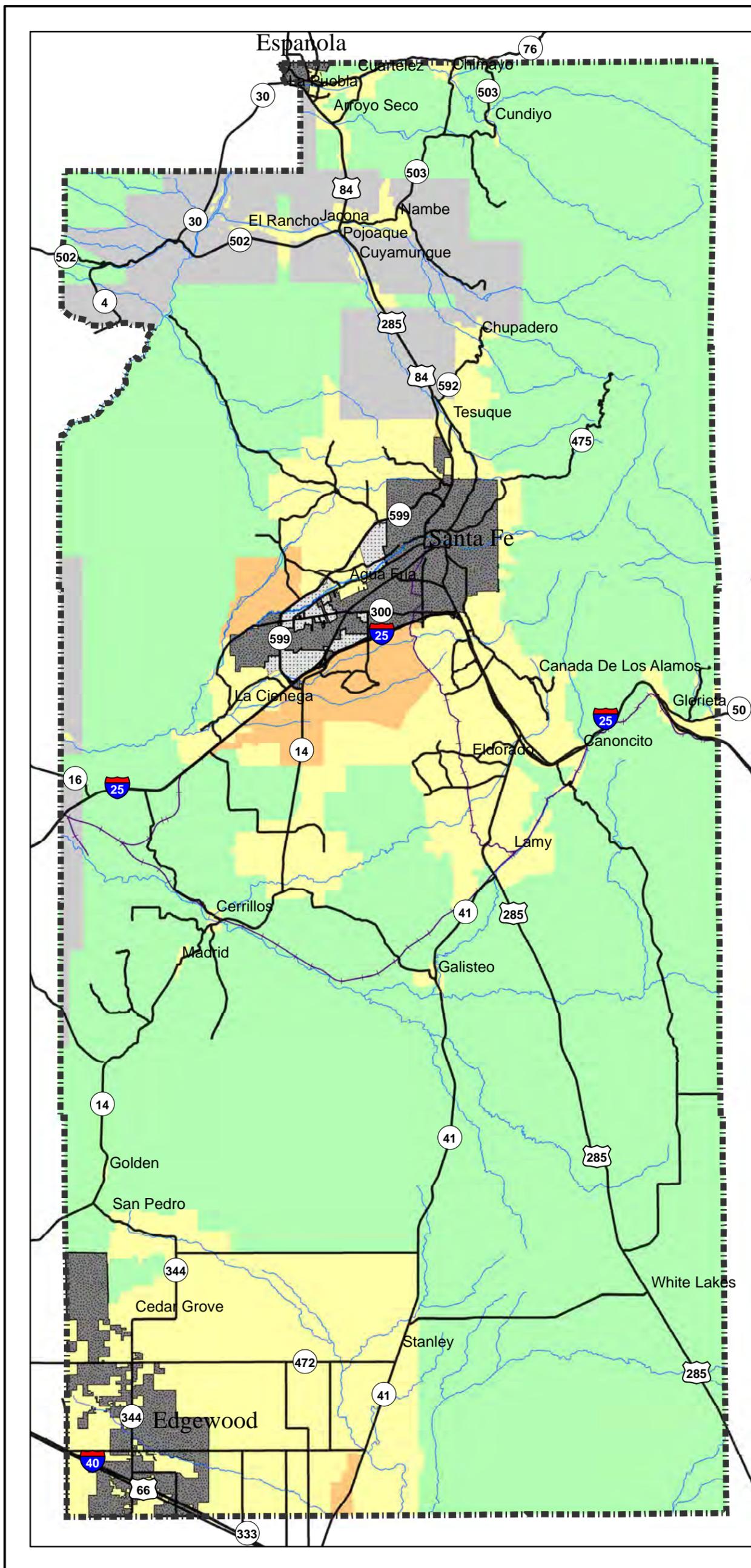
Use	Function	Structure	Activity	Agriculture/Ranching	Rural	Rural Fringe	Rural Residential	Residential Fringe	Residential Estate	Residential Community	Traditional Community	Commercial Neighborhood	Mixed Use	Commercial General	Industrial	Public Institutional	Planned Development	Special Conditions
	6960	8100		X	X	X	X	X	X	X	C	P	C	C	X	P	P	
Permanent outdoor stage, bandstand, or similar structure																		
Agriculture, forestry, and conservation/open space																		
Grain silos and other storage structure for grains and agricultural products		8100		P	P	P	A	A	A	A	P	X	A	A	P	C	P	
Animal production that includes slaughter	9300			C	C	C	X	X	X	X	X	X	X	X	X	X	X	
Livestock pens or hog houses		8200		P	P	C	X	X	X	X	C	X	X	X	X	X	X	
Commercial greenhouses		8500		P	P	P	C	C	C	C	C	P	P	P	P	C	P	
Nurseries and other growing of ornamental plants				P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Stables and other equine-related facilities - All personal use and commercial up to 12 horses.		8240		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Stables and other equine-related facilities - Commercial over 12 horses.				P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Kennels and commercial dog breeding facilities		8700		C	C	C	C	C	X	X	C	C	C	C	P	P	P	
Apiary and other related structures		8700		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Crop production outdoor	9100			P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Crop production greenhouse		8500		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Display or sale of agricultural products raised on the same premises				P	P	P	A	A	A	A	A	P	P	P	P	P	P	
Forestry and logging operations	9300			P	P	P	P	P	P	P	P	X	P	P	P	P	P	
Game preserves and retreats	9400			P	P	P	C	C	C	C	C	X	C	C	C	P	P	
Support business and operations for agriculture and forestry				P	P	P	A	A	A	A	C	P	P	P	P	P	P	
Parks, open space areas, conservation areas, and preservation areas				P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public or community outdoor recreation facilities				P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Concentrated animal feeding operation		8310		DCI	DCI	DCI	X	X	X	X	X	X	X	X	X	X	X	Ch 11
Cattle ranching, and the grazing or cattle or other livestock		8230		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Dairy farms		8210		P	P	C	X	X	X	X	X	X	X	X	X	X	X	
Other farm and farming-related structures		8900		P	P	P	A	A	A	A	P	A	A	A	A	A	P	
Poultry farms and poultry production facilities		8220		P	P	C	X	X	X	X	X	X	X	X	X	X	X	
Sheds, or other agricultural facilities		8000		P	P	P	A	A	A	A	A	A	A	A	A	A	P	
Animal waste lagoons		8420		DCI	DCI	DCI	X	X	X	X	X	X	X	X	X	X	X	Ch 11
Mining and extraction establishments																		
Oil and natural gas exploration or extraction	8100			DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	Ch 11
Metallic minerals Hard rock mining	8200			DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	Ch 11
Coal mining	8300			DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	
Nonmetallic minerals mining	8400			DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	
Quarrying and stone cutting	8500			E	E	E	X	X	X	X	X	X	X	X	E	X	X	
Sand and gravel Mining				C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Sand and gravel mining with blasting (as specified in Section 11.2.7)				DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	Ch 11

* Subject to inclusion in approved list of uses that is part of the site plan for the Mixed Use and Planned Development District.

Appendix C: Official Map Series

Map 1: Sustainable Development Areas

DRAFT 10.7.15



Santa Fe County
Sustainable Land
Development Code
Official Map Series
Sustainable
Development Areas

Legend

Santa Fe County



Incorporated Areas



City of Santa Fe Annexation Area



Pueblo Lands



Major Roads



Railroad Lines

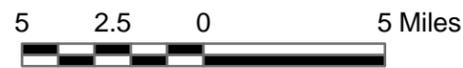


Major Streams and Arroyos



Sustainable Development Areas

- SDA-1
- SDA-2
- SDA-3



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



Santa Fe County
Growth Management
Department
Planning Division

Sept. 17, 2015
official_map_sustainable_
development_areas_revised_2015_tabloid.mxd

Appendix C: Official Map Series

Map 5: Open Space and Trails

DRAFT 10.7.13

Santa Fe County
Sustainable Land
Development Code
Official Map Series
Open Space, Trails, and Parks

Legend

- Santa Fe County
- Growth Management Areas
- Community Plan Areas / Community Overlay Zoning Districts
- Municipalities
- City of Santa Fe Annexation Area
- Pueblo Lands
- Existing Santa Fe County Parks
- Existing Santa Fe County Trails
- Proposed Santa Fe County Trail Routes
- Planned Arroyo Hondo Trail Route
- City of Santa Fe Trails and Multi-Use Paths
- National Park Service Trails
- Santa Fe National Forest Trails
- U.S. Bureau of Land Management Trails
- State Park Trails
- Los Alamos County Trails
- Private Trails *
- Railrunner Alignment
- Railroad Lines
- Major Roads
- Major Streams and Arroyos
- Santa Fe County Open Space
- Proposed Trail Corridors
- Municipal Parks
- City of Santa Fe Open Space
- U.S. National Park Service
- U.S. Forest Service
- Federal Dam and Reservoir
- Los Alamos National Laboratory
- U.S. Bureau of Land Management
- Federal Wilderness Areas
- U.S. BLM Areas of Critical Environmental Concern
- Santa Fe River Watershed Closure
- State Parks
- State Land Office

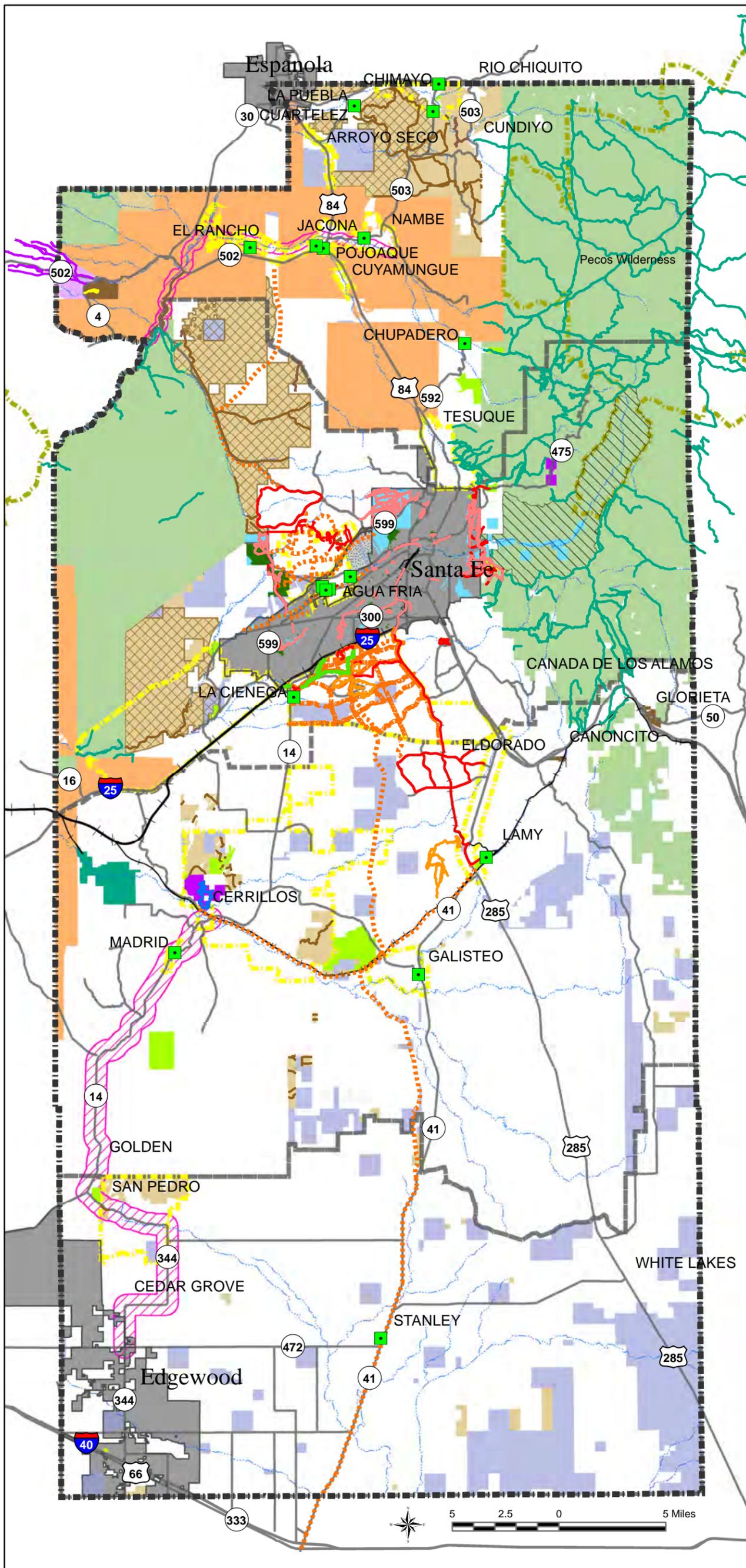
* Public access may be restricted on private open space and trails.

NOTE: This map depicts the best available data for the location of open space and trails features, based on data from Santa Fe County, the City of Santa Fe, the U.S. Bureau of Land Management, the U.S. Forest Service, and the New Mexico State Land Office. This map does not represent the surveyed or exact location of such features, and should not be used for travel purposes. This map is to be used and interpreted consistent with Section 12.13 of the Sustainable Land Development Code.



Santa Fe County
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Planning Division

September 30, 2015
official_map_open_space_and_trails_rev9_30_15_tabloid.mxd



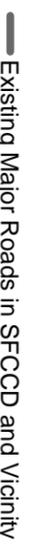
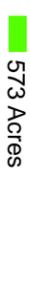
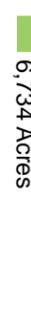
Appendix F: PDD
Community College District

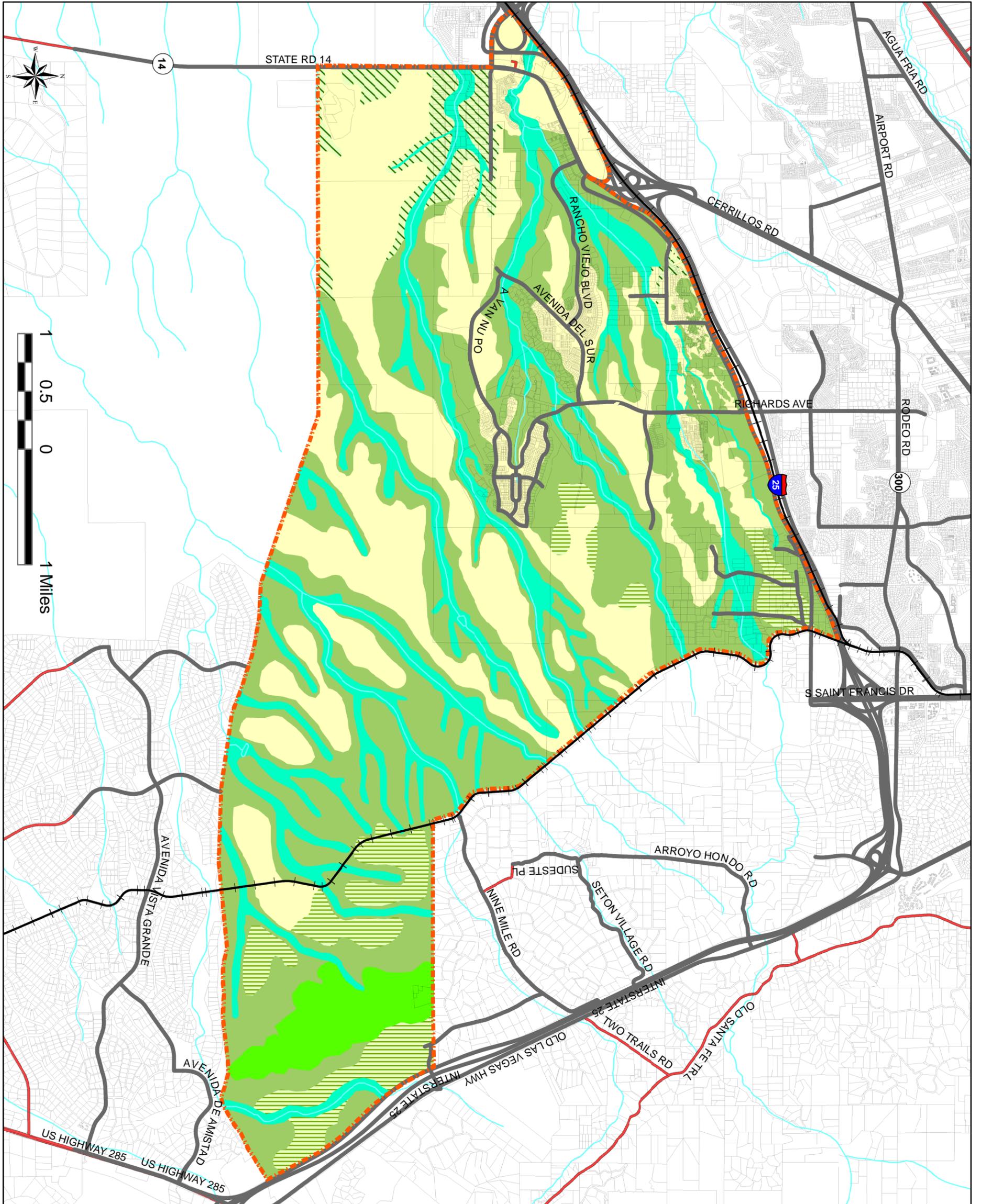
1: CCD Land Systems Map

DRAFT 10.7.15

Santa Fe County
Sustainable Land Development Code
Santa Fe Community College District
Land System Map

Legend

-  Santa Fe Community College District Boundary
-  Existing Major Roads in SFCCD and Vicinity
-  All Other Existing Major Roads
-  Major Drainages
-  Existing Railroad
-  Mountains
573 Acres
-  Hillside / Pinion Juniper
6,734 Acres
-  Hillsides / Grasslands
493 Acres
-  Flatland Pinion / Juniper
1,083 Acres
-  Flatland / Grasslands
5,518 Acres
-  Arroyo Corridors
2,959 Acres
- Total Area**
17,360 Acres



Sept. 25, 2015
SFCCD_Land_System_Map_2015_Tableloid.mxd



Santa Fe County
Growth Management
Department
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Appendix F: PDD
Community College District

2: CCD Circulation Map

DRAFT 10.7.15

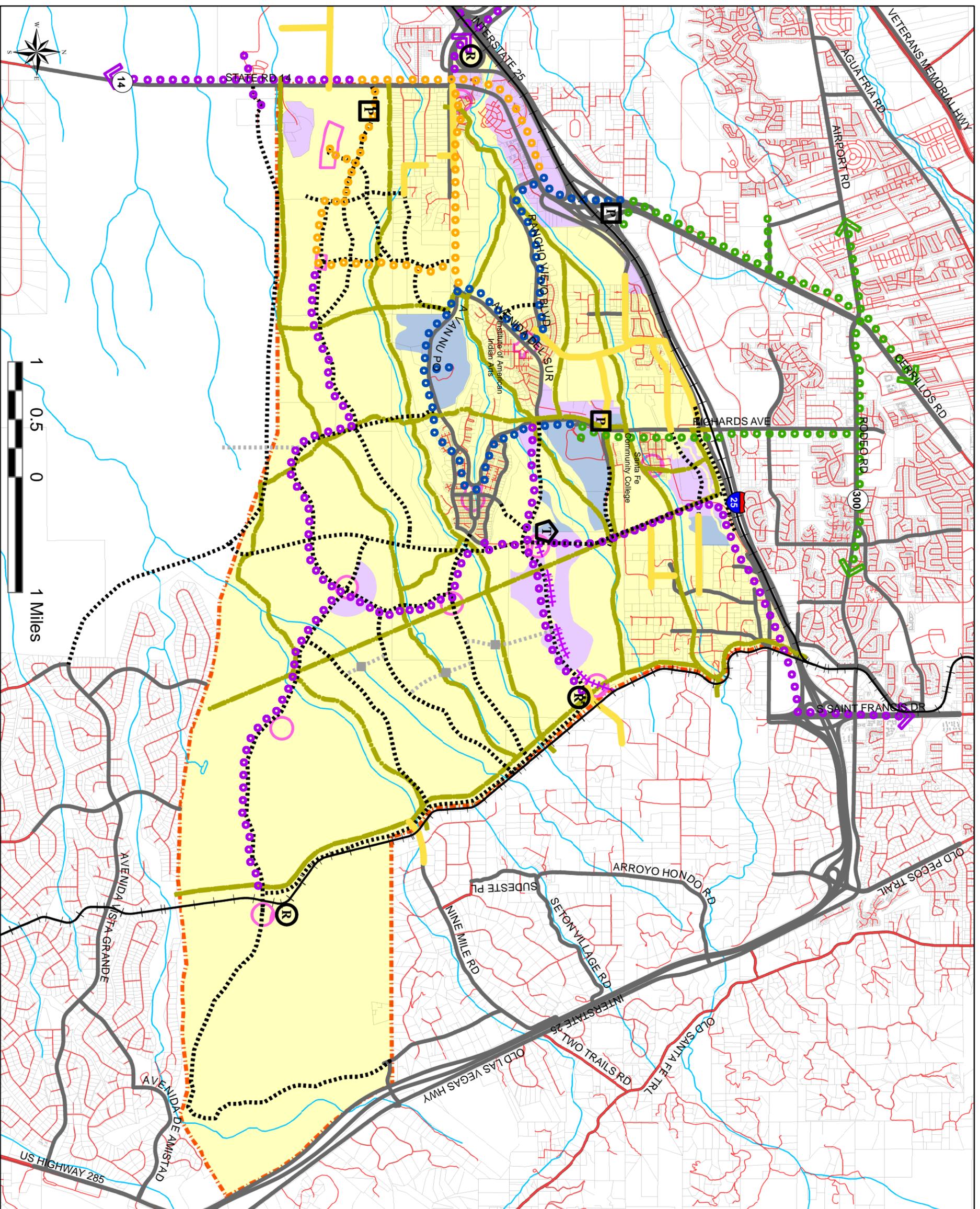
Santa Fe County
Sustainable Land Development Code
Santa Fe Community College District
Circulation Map

- Legend**
-  Santa Fe Community College District
 -  Major Drainages
 -  Existing Railroad
 -  Proposed Rail Road
 -  Employment Campuses and Centers
 -  Institutional Campuses
 -  Existing Primary Roads, in SFCCD and Vicinity
 -  Proposed Primary Roads, in SFCCD and Vicinity
 -  Proposed Secondary Roads, in SFCCD
 -  District Trails Proposed Alignments
 -  Existing Transit Routes
 -  Phase I Transit
 -  Phase II Transit
 -  Future Transit
 -  Roads Requiring Future Study
 -  Park and Ride - "P"
 -  Railroad Stations - "R"
 -  Transportation Center - "T"
 -  Low Water Crossing
 -  New Community Centers
 -  All Other Existing Roads
 -  Minor Roads
 -  Major Roads

Sept. 28, 2015
SFCCD_Circulation_Map_2015_Tableid.mxd



Santa Fe County
Growth Management
Department
Planning Division



Appendix F: PDD
Community College District

3: CCD Zoning Map

DRAFT 10.7.15

Santa Fe County
Sustainable Land Development Code
Santa Fe Community College District
Land Use Zoning Map

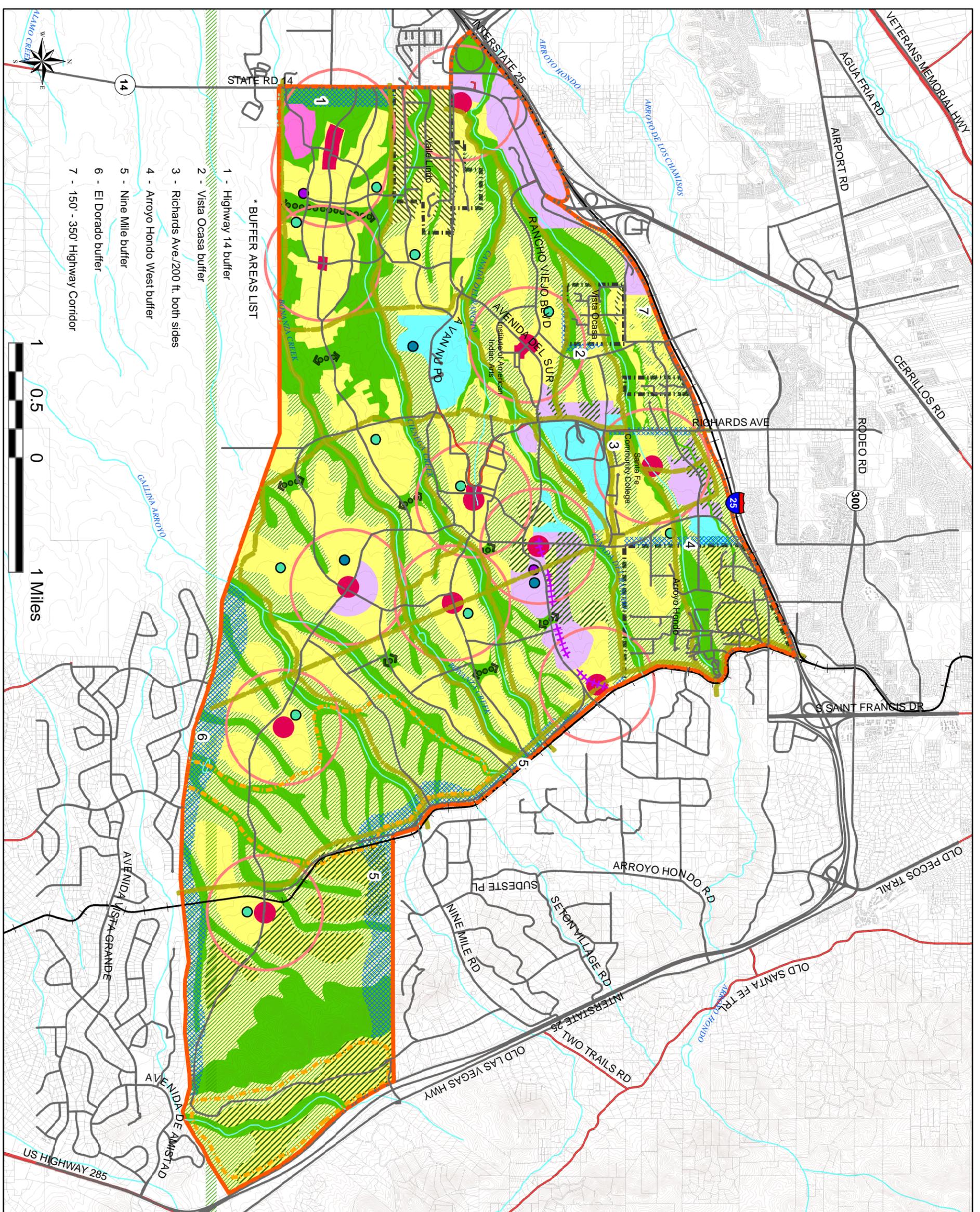
Legend

-  Santa Fe Community College District Boundary
-  Major Drainages
-  District Trails Proposed Alignments
-  Existing Railroad
-  Proposed Rail Road
-  Village Zones
-  Flatland Pinon / Juniper
-  Employment Campuses and Centers
-  Media District
-  Institutional Campuses
-  Arroyo Corridors and Open Space
-  Fringe Zones - Buffer Areas (see list lower left)*
-  Fringe Zones - Hillisides / Grassland
-  Fringe Zones - Hillside / Pinion Juniper
-  New Community Centers
-  New Community Center Walking Radii
-  Village Separators (arrow symbols)
-  SFFCCD Rural Zones (outline)
-  Existing Neighborhood Zones (outline)
-  Roads - Proposed & Existing
-  All Other Existing Major Roads
-  SFFCCD Elementary Schools
-  SFFCCD Middle Schools
-  SFFCCD High Schools

Sept. 28, 2015
SFFCCD_Land_Use_Zoning_Map_2015_TableId.mxd



Santa Fe County
Growth Management
Department
Planning Division



* BUFFER AREAS LIST

- 1 - Highway 14 buffer
- 2 - Vista Ocaso buffer
- 3 - Richards Ave./200 ft. both sides
- 4 - Arroyo Hondo West buffer
- 5 - Nine Mile buffer
- 6 - El Dorado buffer
- 7 - 150' - 350' Highway Corridor

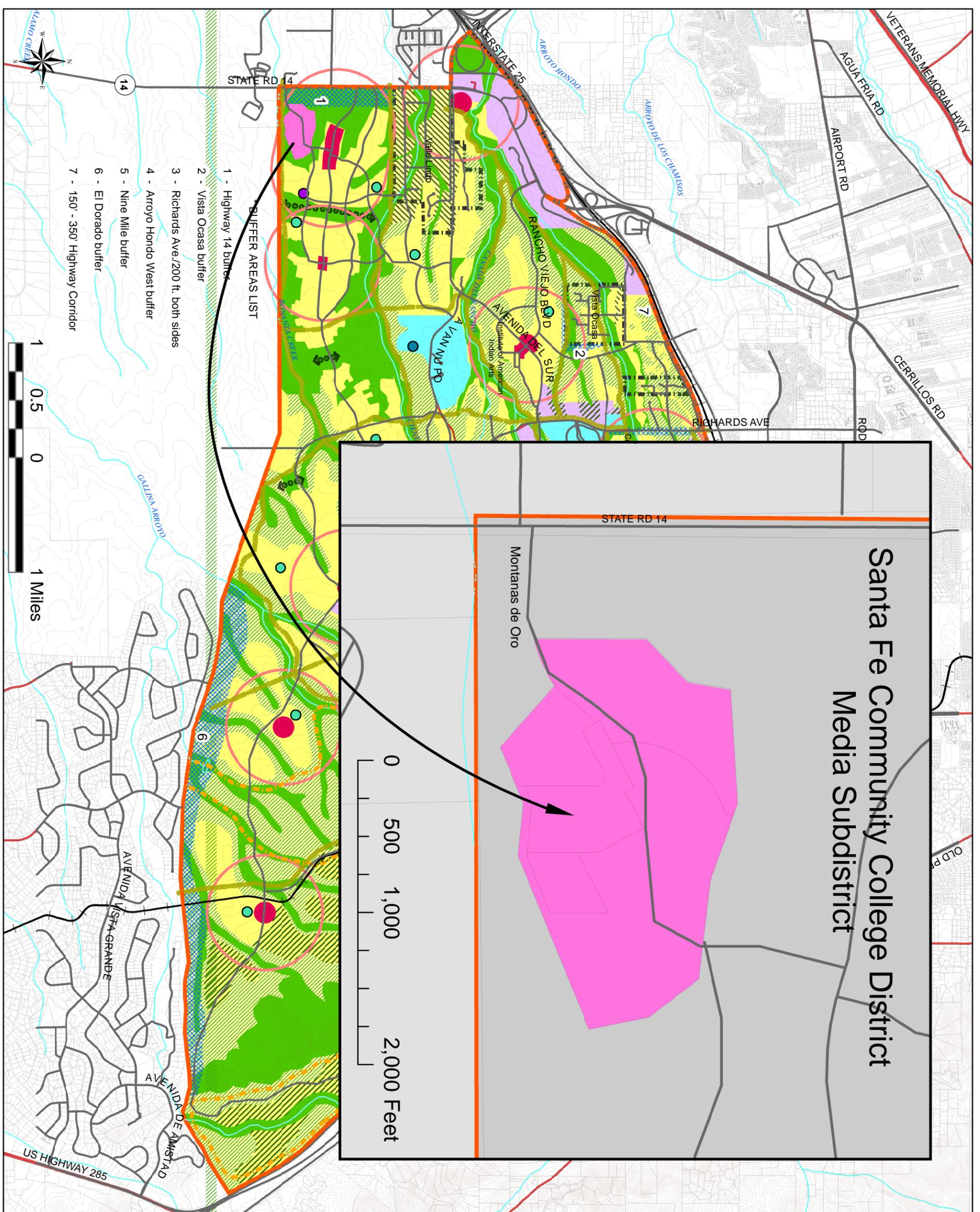
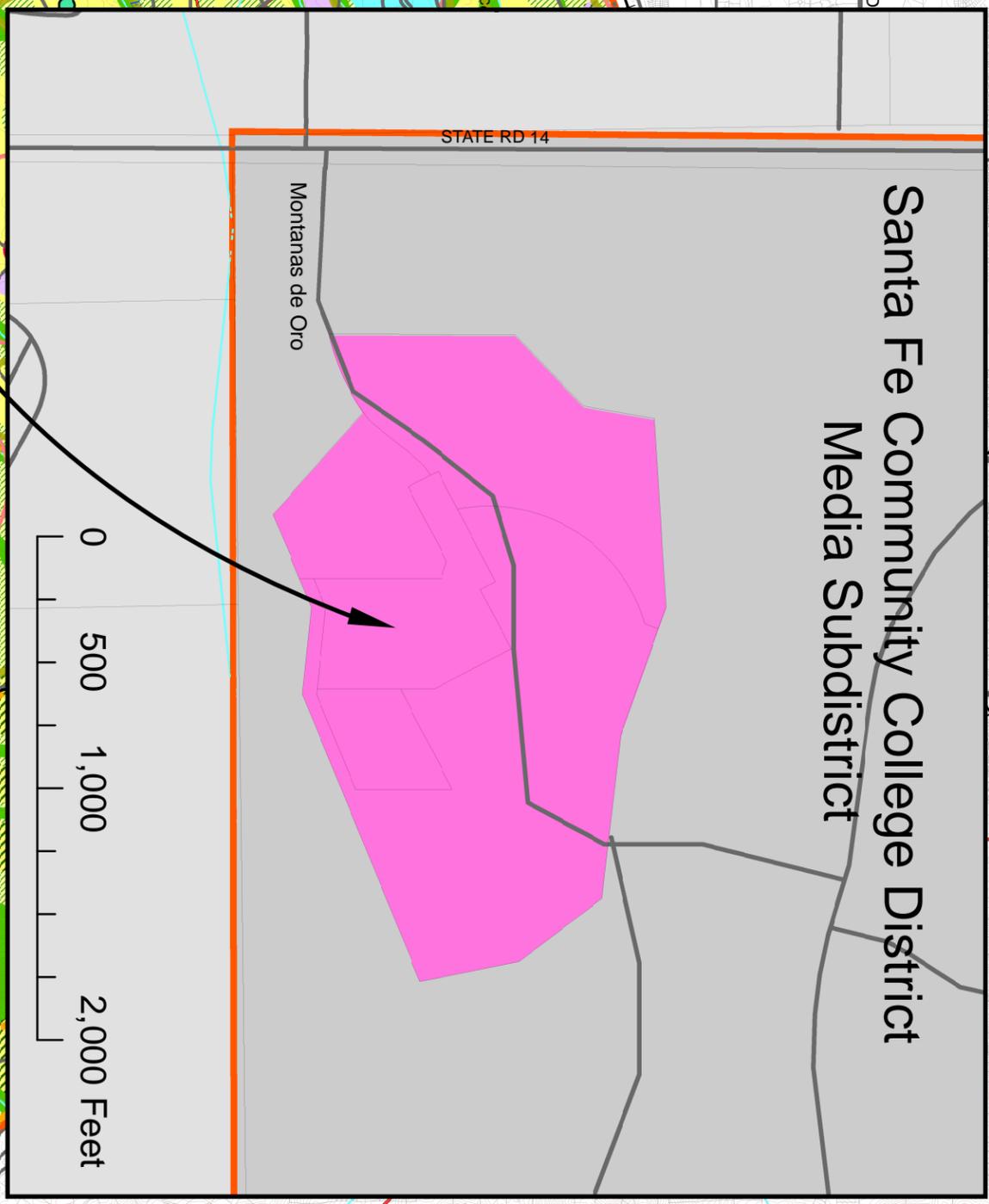


Appendix F: PDD
Community College District

4: CCD Media District Map

DRAFT 10.7.15

Santa Fe Community College District Media Subdistrict



- BUFFER AREAS LIST**
- 1 - Highway 14 buffer
 - 2 - Vista Ocaso buffer
 - 3 - Richards Ave./200 ft. both sides
 - 4 - Arroyo Hondo West buffer
 - 5 - Nine Mile buffer
 - 6 - El Dorado buffer
 - 7 - 150' - 350' Highway Corridor



Legend

- Santa Fe Community College District Boundary
- Major Drainages
- District Trails Proposed Alignments
- Existing Railroad
- Proposed Rail Road
- Village Zones
- Flatland Pinon / Juniper
- Employment Campuses and Centers
- Media District
- Institutional Campuses
- Arroyo Corridors and Open Space
- Fringe Zones - Buffer Areas (see list lower left)*
- Fringe Zones - Hillside / Grassland
- Fringe Zones - Hillside / Pinion Juniper
- New Community Centers
- New Community Center Walking Radii
- Village Separators (arrow symbols)
- SFFCCD Rural Zones (outline)
- Existing Neighborhood Zones (outline)
- Roads - Proposed & Existing
- All Other Existing Major Roads
- SFFCCD Elementary Schools
- SFFCCD Middle Schools
- SFFCCD High Schools

Sept. 28, 2015
SFFCCD_Land_Use_Zoning_Map_
Media_District_2015_TableId.mxd



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