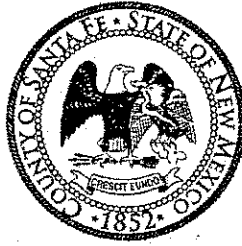


Henry P. Roybal
Commissioner, District 1

Anna Hansen
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Anna T. Hamilton
Commissioner, District 4

Ed Moreno
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

TO: Santa Fe County Board of County Commissioners

FROM: Paul Olafson, *Planning Projects Manager*
David Sperling, *Fire Chief*
Jacob Stock, *Community Planner*

VIA: Katherine Miller, *County Manager*

DATE: September 21, 2018

RE: **RESOLUTION 2018 - ____, A RESOLUTION PROVIDING NOTICE OF DETERMINATION NOT TO UPDATE LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN OR IMPACT FEES FOR SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES (Growth Management / Paul Olafson)**

SUMMARY:

This is a request to review and approve a resolution providing notice of determination not to update land use assumptions, the capital improvements plan, or fire and rescue impact fees.

BACKGROUND:

In 1995, Santa Fe County approved the Fire and Impact Fee Ordinance (Ordinance 1995-04) to create a mechanism for the County to collect funds in unincorporated areas of the County for capital improvements related to fire, rescue, and emergency medical service provision via an impact fee, a process governed by the New Mexico Development Fees Act (NMSA 5-8-1 et seq). The intent of Ordinance 1995-04 is to collect fees based on the gross covered floor area of development in order to partially fund fire and rescue facilities and equipment, the demand for which is generated by growth in previously designated fire protection districts. Since its inception, this program has been an essential means to fund growth driven capital improvements in each of the Fire Department's 14 Fire Districts.

In accordance with the New Mexico Development Fees Act, reviews and possible updates of the Land Use Assumptions (LUA) and Capital Improvements Plan (CIP) that support the impact fee are required every 5 years. The Act requires that, as a part of this process, a County Capital Improvements Advisory Committee (CIAC) review the LUA and CIP and file written comments on

them with the Board of County Commissioners. The last update was completed and approved by the Board of County Commissioners in 2013. On the occasion of the 2013 renewal of the fire impact fees, the committee recommended and the Board agreed not to update the fees in part because the LUA were based on overly optimistic growth projections that were not realized due to the economic downturn. The current review and update is due in October, 2018.

The County is currently conducting a comprehensive 20 year Capital Improvements Plan that will examine current and future capital needs for the county and will also present a potential structure for the County to review impact fees on a County-wide basis. This study will be used to further examine the fire impact fees along with other possible development fees. In reviewing the current fire impact fees, the CIAC determined that it will benefit the County to derive the LUA and CIP from this study to better analyze the fire impact fees. It is anticipated that this study will be presented to the BCC in the coming months.

The CIAC duly met on September 24, 2018 and reviewed the LUA and CIP with staff. Based on the review of these documents and knowledge of the upcoming Countywide LUA and CIP studies, the Committee has determined that the LUA and CIP for fire impact fees should not be updated at this time. The CIAC has sent a recommendation to the Board of County Commissioners to support this determination (see attached). The Development Fee Act allows this course of action.

Attached with his memo are:

1. Resolution 2018 - ____, A Resolution Providing Notice Of Determination Not To Update Land Use Assumptions, Capital Improvements Plan Or Impact Fees For Santa Fe County Fire And Rescue Impact Fees
2. CIAC Letter of Recommendation – September 24, 2018
3. Fire and Rescue Impact Fee Land Use Assumptions (LUA) - 2008
4. Fire and Rescue Impact Fee Capital Improvement Plan (CIP) - 2008
5. Resolution 2013-119 A Resolution Providing Notice Of Determination Not To Update Land Use Assumptions, Capital Improvements Plan Or Impact Fees For Santa Fe County Fire And Rescue Impact Fees And Associated Waiver Of Requirements Of Resolution 2013-26

ACTION REQUESTED:

Staff requests approval of the Resolution Providing Notice Of Determination Not To Update Land Use Assumptions, Capital Improvements Plan Or Impact Fees For Santa Fe County Fire And Rescue Impact Fees.

SANTA FE COUNTY

RESOLUTION NO. 2018-

A RESOLUTION PROVIDING NOTICE OF DETERMINATION NOT TO UPDATE LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN OR IMPACT FEES FOR SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES

WHEREAS, the New Mexico Development Fees Act (NMSA 1978, §§ 5-8-1 et seq) (the "Act"), provides a mechanism for the County to collect funds in unincorporated areas of the County for capital improvements related to fire, rescue, and emergency medical service provision in the County Fire District where the fee is collected;

WHEREAS, Santa Fe County approved Ordinance 1995-04 to collect Fire and Rescue Impact Fees based on the gross covered floor area of development in order to partially fund fire and rescue facilities and equipment, the demand for which is generated by growth in previously designated fire protection districts;

WHEREAS, pursuant to the Act, every 5 years the County must review and make a determination of updates of the Land Use Assumptions (LUA) and Capital Improvements Plan (CIP) that support the impact fee structure is required;

WHEREAS, the Board of County Commissioners (BCC) last reviewed the Fire and Rescue Impact Fee LUA and CIP in October 2013 and determined to maintain the impact fees with no increase or change in the fee structure;

WHEREAS, the next review of the LUA and CIP are due in October 2018;

WHEREAS, pursuant to the Act, as a part of the review process, a County Capital Improvements Advisory Committee (CIAC), initially formed in 2013 by Resolution 2013-73, must review the LUA and CIP and file written comments on them with the BCC;

WHEREAS, new members were appointed to the CIAC on September 11, 2018, and the CIAC submitted written comments to the BCC recommending that the LUA and CIP remain unchanged pending a broader evaluation of land use assumptions and capital improvement plans as contemplated by Chapter 12, Section 12.5, *Development Fees*, of the Sustainable Land Development Code, Ordinance 2016-9;

WHEREAS, the BCC has reviewed the written comments from the CIAC and is now prepared to act on those comments; and

WHEREAS, the map attached hereto as Exhibit B accurately depicts the geographic area within which the impact fees shall apply.

NOW THEREFORE, be it resolved by the Board of County Commissioners of Santa Fe County as follows:

1. No update to the Land Use Assumptions, Capital Improvements Plan or impact fees is necessary at this time.
2. The Notice of Determination Not to Update Land Use Assumptions, Capital Improvements Plan or Impacts Fees, attached hereto as Exhibit A, including the map attached to that Notice depicting the geographic area within which the impact fees have historically been applied and will continue to be applied; shall be published in accordance with the Santa Fe County Land Development Code requirements for noticing change-of-zone requests.

APPROVED, ADOPTED AND PASSED this ____ day of October, 2018.

**BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY**

By: _____
Anna Hansen, Chair

Attest:

Geraldine Salazar, County Clerk

Approved as to Form:



R. Bruce Frederick, County Attorney

**NOTICE OF DETERMINATION NOT TO UPDATE LAND USE ASSUMPTIONS,
CAPITAL IMPROVEMENTS PLAN OR IMPACT FEES**

- A. On October 9, 2018, at a regular meeting of the Santa Fe County Board of County Commissioners, the Board of County Commissioners of Santa Fe County adopted Resolution 2018-__ and determined that no change to the land use assumptions, capital improvements plan or impact fees was necessary.
- B. The impact fees shall continue to apply in the unincorporated boundaries of the County, as depicted on the map attached hereto and made a part hereof by reference.
- C. If, within sixty days after publication of this Notice, a person makes a written request to the Board of County Commissioners of Santa Fe County c/o David Sperling, Fire Chief at P.O. Box 276, Santa Fe, New Mexico, 87504-0276, requesting that the land use assumptions, capital improvements plan or impact fees be updated, the Board of County Commissioners may accept or reject such request by following the requirements of NMSA 1978, §§ 20 through 35 (the Development Fees Act).

EXHIBIT A

EXHIBIT B SANTA FE COUNTY

Fire Districts

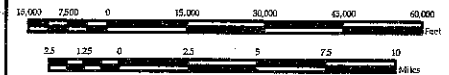
Legend

- Fire Station
- Minor Roads
- Major Roads
- Railroads
- Major Streams and Arroyos
- Incorporated Areas
- Agua Fria Fire District
- Chimayo Fire District
- City of Espanola
- Edgewood Fire District
- El Dorado Fire District
- Galisteo Fire District
- Glorieta Pass Fire District
- Hondo Fire District
- La Cienega Fire District
- La Puebla Fire District
- Los Alamos Fire Department
- Madrid Fire District
- Pojoaque Fire District
- SFFD Station 1
- Santa Fe City
- Santa Fe National Forest
- Stanley Fire District
- Tesuque Fire District
- Turquoise Trail Fire District



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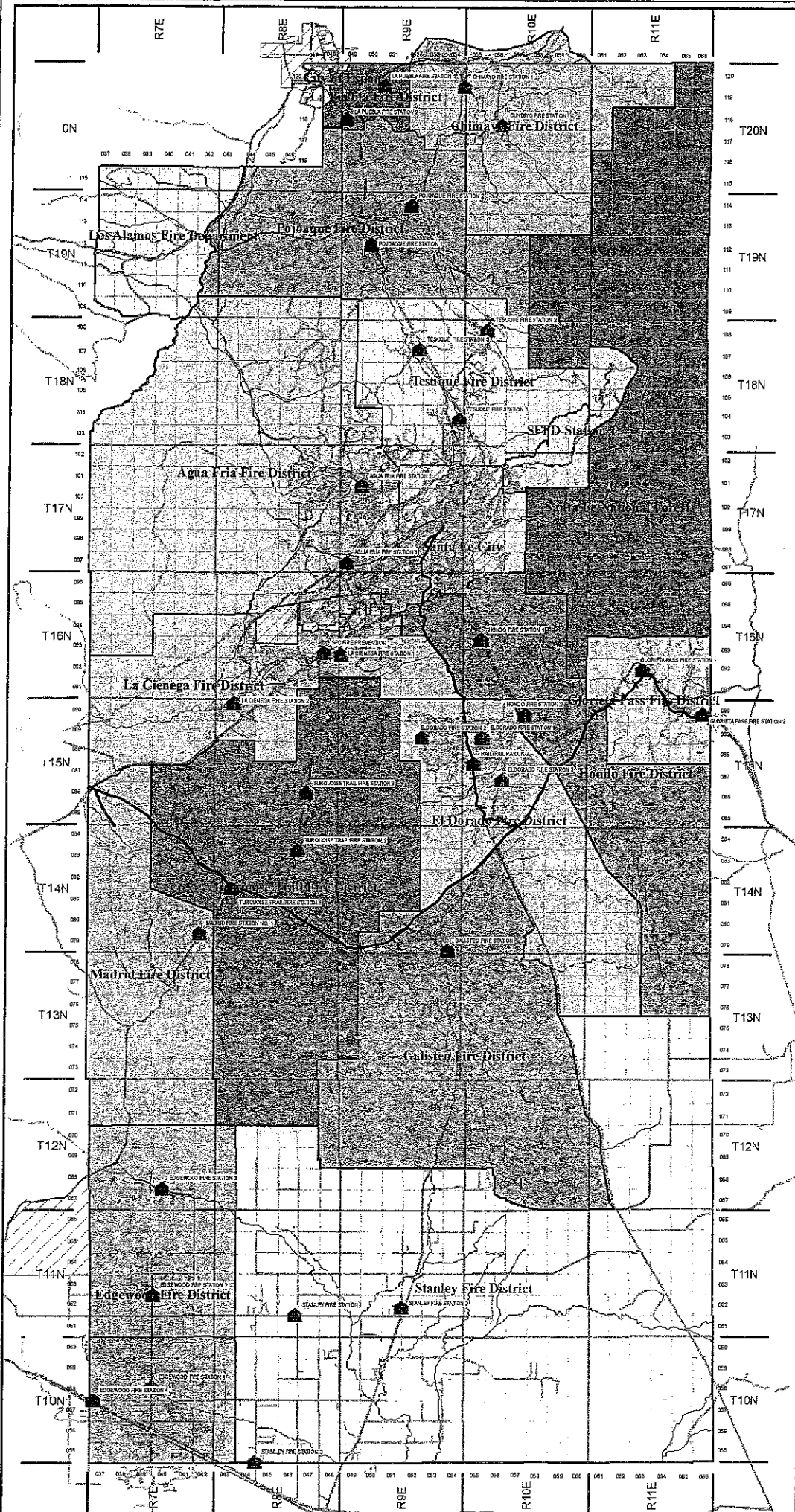
1 inch represents 36,000 feet



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.



September 26, 2018



September 24, 2018

Ms. Anna Hansen
Chairperson
Santa Fe County Board of County Commissioners
PO Box 276
Santa Fe, NM 87504-0276

Dear Chairperson Hansen,

In 1995, Santa Fe County approved the Fire and Impact Fee Ordinance (Ordinance 1995-4) to create a mechanism for the County to collect funds for capital improvements related to fire, rescue, and emergency medical service provision via an impact fee, a process governed by the New Mexico Development Fees Act (NMSA 5-8-1 et seq). In accordance with this Act, reviews and possible updates of the Land Use Assumptions (LUA) and Capital Improvements Plan (CIP) that support the impact fee are required every 5 years. The most recent reviews are due next month. Further, the Act requires that, as a part of this process, a County Capital Improvements Advisory Committee (CIAC) review the LUA and CIP and file written comments on them with the Board of County Commissioners.

The CIAC has duly met and reviewed the LUA and CIP with staff. Based on the review of these documents and knowledge of the upcoming larger Countywide LUA and CIP studies, the Committee recommends that the LUA and CIP for fire impact fees not be updated at this time, and urges the Board of County Commissioners to support this determination. The Development Fee Act allows this course of action.

The CIAC looks forward to continuing to work with staff in the on-going capital improvement planning process. The CIAC strongly encourages the County to continue with on-going study of countywide land use assumptions and capital planning and to review and investigate the countywide impact fee structure when the new data is available.

Respectfully submitted,



Christopher Graeser
Chairperson
Santa Fe County Capital Improvements Advisory Committee

Land Use Assumptions

Prepared for:

Santa Fe County Fire and Rescue Department

Prepared by:

**Southwest Planning & Marketing
3600 Cerrillos Road, Suite 107
Santa Fe, NM 87507-2696**

January 2008

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PART ONE: RESIDENTIAL

Recent Housing Construction

Recent housing construction data have been collected by the City of Santa Fe and Santa Fe County. Al Pitts, a consultant for the Santa Fe County Land Use Department, assembled data for geographic sub regions in the County outside the City Limits. Reed Liming of the City Of Santa Fe Planning and Land Use Department, in a document titled "Santa Fe Trends," assembled City data. The housing data includes mobile home placements as well as site built homes. (Mobile homes are approximately 10 to 20 percent of all new housing in the rural parts of Santa Fe County). **Table 1** (page 10) contains the significant page from the County document, "Net Housing Growth Permitted by Santa Fe County, 1997-2003."

These reports document the amount of growth in locations throughout the County over a seven year period from 1997 to 2003. Table 1 identifies 42 sub regions of the County. To facilitate analysis, SWPM grouped them into major geographic areas: three regions (north, south, and central) and six areas within the central region. **Map 1** (page 11) identifies the statistical sub regions of Santa Fe County.

With this baseline information in hand, SWPM made a series of assumptions about future levels of housing construction.

Total Santa Fe County Housing Construction

New housing construction for all of Santa Fe County from 1997 to 2003 averaged 1327 housing units per year. The amount varied from year to year but the trend was steady. This year, the sales of homes in Santa Fe and nationally is beginning to experience a downturn. But declines in home building here in Santa Fe should be slight and short lived. SWPM expects the total production in Santa Fe County over the six year period from January 1, 2007 to December 31, 2012 to remain comparable to the recent past.

Assumption 1. The annual amount of home construction for the County will continue at its recent pace and average 1327 units for the next six years.

County Share Outside the City

Of the County's increase of 1327 housing units per year from 1997 to 2003, the City of Santa Fe accounted for 587 housing units and Santa Fe County outside the City for 740.

Assumption 2. Compared to the past, future construction of new housing units in the County outside the City will increase slightly and construction within the City will decrease slightly.

Specifically, SWPM assumes that the average annual housing unit distribution for the next six years will be: 542 for the City of Santa Fe and 785 for Santa Fe County outside the City (a total of 1327 new housing units per year).

SWPM examined a projection that was made in a July 2003 report to Santa Fe County, "Santa Fe County Regional Population and Housing Projections: Annual, 2002-2050." While the amount of total County housing growth in that report (in Projection Series A, the Most Likely Future Growth) is basically comparable to the amount SWPM projects, we believe that their distribution between the City and the County outside the City is out of proportion. That projection showed what we believe to be an excessive decline in City housing construction – a decline to 395 units in 2007 and 385 in 2012, while in fact the amounts of City housing permits have been remaining strong at 627 units in 2004, 679 units in 2005, and 654 units in 2006. That projection also showed an excessive increase in the County outside the City – a projection of 824 units in 2007 and 881 units in 2012. To summarize, SWPM projects a slight decline in the City's annual home construction to 542 units and a slight increase in annual home construction outside the City to 785 units.

SWPM also reviewed the projection made by Prior and Associates in the Housing Needs Study, a report to Santa Fe County in November 2004. Their housing forecast for the County outside the City (757 units per year for 2005-2010 and 814 units per year for 2010-2015) is basically comparable to the forecast made here for 2007-2012 (785 units per year).

Past Rates of Sub Regional Growth, 1990-2000

The accompanying map, Map 2 (page 13), Population Growth by Sub Region, Santa Fe County, 1990-2000, is reproduced from a report to the Regional Planning Authority, "Subregional Population and Housing Estimates: Santa Fe County, 1990 and 2000." The map shows considerable variations in growth rates in the County: some areas have been growing rapidly (primarily in the Regional Planning Area surrounding the City of Santa Fe but also the vicinity of Eldorado and Edgewood); some area have been growing moderately (the northern County and southern County outside Edgewood); and some areas have slow growth rates (notably the City of Santa Fe, where the amount of growth is large but the rate of growth is small).

Stepped up Growth in the Regional Planning Area

Assumption 3. Housing construction will step up substantially in most of the Regional Planning Area.

There are a group of large residential subdivisions in the process of developing or are planned for immediate development in the Community College District and the College District's immediate vicinity. These are Rancho Viejo, Oshara Village, Turquoise Trails by Longford Homes, Great Western Development, and La Pradera in the specific limits of the College District, and San Cristobal Village adjoining the District to the south and Las Soleras adjoining it to the north.

The Regional Planning Area (RPA) was formed in the late 1990s as the joint planning area of the City and County of Santa Fe. The western part of the RPA also contains large subdivisions that are expected to develop in the next six years: Aldea, Las Campanas, Suerte del Sur, Sundance Estates, and Tessera.

Statistically, we assume that the Regional Planning Area (RPA) outside the City will be the only geographic area in the County where the pace of housing construction will increase (from an average annual 378 housing units in 1997-2003 to 451 units in 2007-12). The statistical areas within the RPA that will increase are the RPA West, RPA College District, and RPA Southern Fringe.

Assumption 4. The amount of home construction in all locations outside the Community College District, RPA West and RPA Southern Fringe will remain constant or decrease.

Those locations in the RPA that will remain constant are the Urban Fringe at 75 and RPA North at 67. The South County Region will remain constant at 116 units, although the Village of Edgewood itself will increase. Some locations will decrease slightly: the North County Region from 69 to 63 and Central County outside the RPA from 177 to 158.

Housing Growth Estimates for 2007-2012 by Fire Districts

An important step was taken in order to make accurate forecasts for individual Fire Districts. Southwest Planning and Marketing conferred with local realtors, land developers, and other persons with knowledge of local development conditions – notably Captain Buster Patty of the Santa Fe County Fire Department Prevention Division, Judy McGowan and Joe Catanach of the Santa Fe County Land Use Department, and Al Pitts, demographer and economist consultant to Santa Fe County – and researched the best available existing housing data and projections. The information gathered became an integral part of the six year forecasts of home construction in Santa Fe County, by fire district.

The report “Data Collection for Land Use Assumptions” contains SWPM’s detailed assessment of each County’s Fire District’s development potential. This is attached as an appendix.

Table 2 (page 12) shows average annual housing construction data: new homes permitted by statistical locations in Santa Fe County for the historic period 1997-2003 and the forecast period 2007-12. **Table 3** (page 14) converts average annual data to County Fire Districts and provides six year forecasts. **Map 3** (page 15) identifies the geographic area of County Fire Districts.

As Table 3 shows, the Fire Districts expected to have the most housing construction in the next six years are La Cienega with 1200 units, Agua Fria with 1144 units, Edgewood

with 610 units, Eldorado with 540 units, and Turquoise Trail with 450. Table 3 does not include the Hyde Park area which is not now a Fire District. That area may have 50-90 homes constructed in the next six years. Table 3 includes not only the forecast in housing units but also the forecast in floor area. To do this, the average housing unit size, including garages and portals, was estimated at 1800 square feet.

Summary

The annual amount of home construction for the County will continue at its recent pace. Compared to the past, however, future construction of new housing units in the County outside the City will increase slightly and construction within the City will decrease slightly. Housing construction will step up substantially in most parts of the Regional Planning Area while it will remain constant or decrease in other County locations: the North County Region, the South County Region (but not Edgewood), and the parts of the Central County Region other than the Community College District and the RPA West.

PART TWO: COMMERCIAL

Projections for the Regional Planning Area and Central Santa Fe County

A thorough analysis of the County's commercial growth potential was prepared in September 2003 by the consultant to the County, Al Pitts. He summarized his findings in a group of tables – "Non Residential Floor Space: Santa Fe County, 2002-2020." SWPM selected data from Projection Series A, the Most Likely Growth. That provided us with a summary of the existing non residential floor space (in 2002) and projections of non residential floor space until 2020 for statistical sub regions. We believe these projections are sound for the Regional Planning Area and the central portions of Santa Fe County.

The Pitts projections are the primary basis to assign commercial growth for the time period 2007-2012 for the Regional Planning Area (RPA) and Central Santa Fe County.

SWPM estimates, based on the Pitts projection, that there will be a total of 1.61 million square feet of commercial construction built in the Central Santa Fe County Region from January 1, 2007 to December 31, 2012. The results are shown in Table 4 (page 16), Commercial Construction in Santa Fe County by Major Statistical Areas, 2007-12.

Description of methodology: SWPM calculated the average annual increase in non residential floor space from Pitts' 2002-2020 projection, which was multiplied by six to obtain the increase for the six year period we are interested in, from 2007 to 2012. The Pitts Report provided data directly for the RPA North, West, College District and Southern Fringe. SWPM had to extrapolate in order to allocate data for the City of Santa and Central County Region outside the RPA.

Projections for the North and South County Regions

Commercial construction has recently stepped up in the North and South Regions of Santa Fe County, specifically in Edgewood and Pojoaque and this commercial activity is expected to continue. This situation became clear after the Pitts report was prepared in 2003. As a result, SWPM has not used the Pitts report for commercial projections in the North and South Regions. Rather:

The basis to assign future commercial growth in the North and South Regions of Santa Fe County is the data gathered in SWPM's inventory - reported in the document "Data Collection for Land Use Assumptions."

SWPM estimates that 500,000 square feet of new commercial floor area will be constructed from January 1, 2007 to December 31, 2012 in the North County Region and 400,000 square feet in the South County Region. These data are included in Table 4 (page 16), Commercial Construction in Santa Fe County by Major Statistical Areas.

The Magnitude of Commercial Construction in the County

In sum, we estimate that in the next six years (2007-12) there will be 2.51 million square feet of new commercial construction for all County Fire Districts; 500,000 square feet in the North County Region, 1,610,000 square feet in the Central County Region, and 400,000 square feet in the South County Region.

The magnitude of commercial construction happening in Santa Fe County is more than what previous Fire Impact Studies had reported. This situation came to light in the inventory conducted by Al Pitts in 2002. That inventory provided documentation that the existing supply of commercial space had been previously under reported. The supply was larger: commercial floor area in 2002 in the County outside the City of Santa Fe was over 7 million square feet (7,016,000), whereas inventories reported in the previous Fire Impact Studies indicated 4,226,000 square feet in 2001 and 5,967,000 square feet in 2006. Of course, numbers in this report utilize the new data.

Commercial Growth Estimates for 2007-2012 by Fire Districts

Table 5 (page 17) lists by Fire Districts the total amount of commercial growth expected from 2007 to 2012 - 2,510,000 square feet. The allocation of commercial growth to local fire districts was based on the best information available; that is current data gathered in SWPM's inventory (in the document titled "Data Collection for Land Use Assumptions") and past analyses (reported in Exhibit 3, Commercial Square Footage by NFPA Class and Fire District Years 2001 and 2006, of the Land Use Assumptions Section of the 2001 Santa Fe County Fire Impact Report).

Based on field survey and conversations with local experts, the amount of commercial construction is increasing in three Fire Districts, Agua Fria, Pojoaque, and Edgewood. A comparison of the estimates for 2001-06 and 2007-12 shows the following increases in commercial activity: Agua Fria Fire District (an increase from 217,000 to 400,000 square feet), the Pojoaque Fire District (an increase from 20,000 to 480,000 square feet), and Edgewood Fire District (an increase from 67,000 to 397,000 square feet). The La Cienega Fire District will continue to have the most commercial growth in Santa Fe County in the next six years, at 1,095,000 square feet. The amount of six year growth in the other Fire Districts will remain the same or slightly less.

Allocation of Commercial Land Use by NFPA Class

The tool most widely used by the Santa Fe County Fire Marshal's Office in classifying land use is the National Fire Protection Act, NFPA 1231. NFPA classifies land use on a scale of 3 to 7 with class 7 having the least fire risk. Table 5 (page 17) includes commercial construction estimates by fire risk NFPA class. The accompanying Fire Impact Fee Report, Capital Improvement Plan, contains a detailed description of the occupancies found in each class as defined in the NFPA 1231 and a recalculation of fire risk to show "relative fire risk."

PART THREE: LAND USE ASSUMPTIONS BY FIRE DISTRICT

Agua Fria is an area of rapid growth. 1,144 new homes are projected to be constructed from 2007 to 2012. Commercial space is estimated to increase by 400,000 square feet.

Chimayo is an area of low growth. Very few new homes are projected to be constructed from 2007 to 2012. Commercial space is estimated to increase by 1,000 square feet.

Edgewood is an area of rapid growth. 610 new homes are projected to be constructed from 2007 to 2012. Commercial space is estimated to increase by 397,000 square feet.

Eldorado is an area of moderate growth. 540 new homes are projected to be constructed from 2007 to 2012. Commercial space is estimated to increase by 60,000 square feet.

Galisteo is an area of low growth. 30 new homes are projected to be constructed from 2007 to 2012. Commercial space is estimated to increase by 1,000 square feet.

Glorieta is an area of low growth. 60 new homes are projected to be constructed from 2007 to 2012. Commercial space is estimated to increase by 10,000 square feet.

Hondo is an area of low growth. 120 new homes are projected to be constructed from 2007 to 2012. Commercial space is estimated to increase by 2,000 square feet.

La Cienega is an area of rapid growth. 1,200 new homes are projected to be constructed from 2007 to 2012. Commercial space is estimated to increase by 1,095,000 square feet.

La Puebla is an area of moderate growth. 224 new homes are projected to be constructed from 2007 to 2012. Commercial space is estimated to increase by 19,000 square feet.

Madrid is an area of low growth. 46 new homes are projected to be constructed from 2007 to 2012. Commercial space is estimated to increase by 1,000 square feet.

Pojoaque is an area of low residential growth and rapid commercial growth. 156 new homes are projected to be constructed from 2007 to 2012. Commercial space is estimated to increase by 480,000 square feet.

Stanley is an area of low growth. 10 new homes are projected to be constructed from 2007 to 2012. Commercial space is estimated to increase by 1,000 square feet.

Tesuque is an area of low growth. 120 new homes are projected to be constructed from 2007 to 2012. Commercial space is estimated to increase by 3,000 square feet.

Turquoise Trail is an area of moderate growth. 450 new homes are projected to be constructed from 2007 to 2012. Commercial space is estimated to increase by 40,000 square feet.

The criteria to define low, moderate, and rapid growth are: moderate residential growth fire districts contain more than 200 new homes and rapid residential growth more than 600 new homes; moderate commercial growth contains more than 10,000 square feet of commercial space and rapid commercial growth more than 300,000 square feet of commercial space.

REFERENCES

Housing Growth Permitted by Santa Fe County, 1997-2003.

Housing Needs Study, Central Santa Fe County, Prior and Associates, November 2004.

Non Residential Floor Space: Santa Fe County, 2002-2020. (SWPM selected data from Projection Series A, the Most Likely Growth).

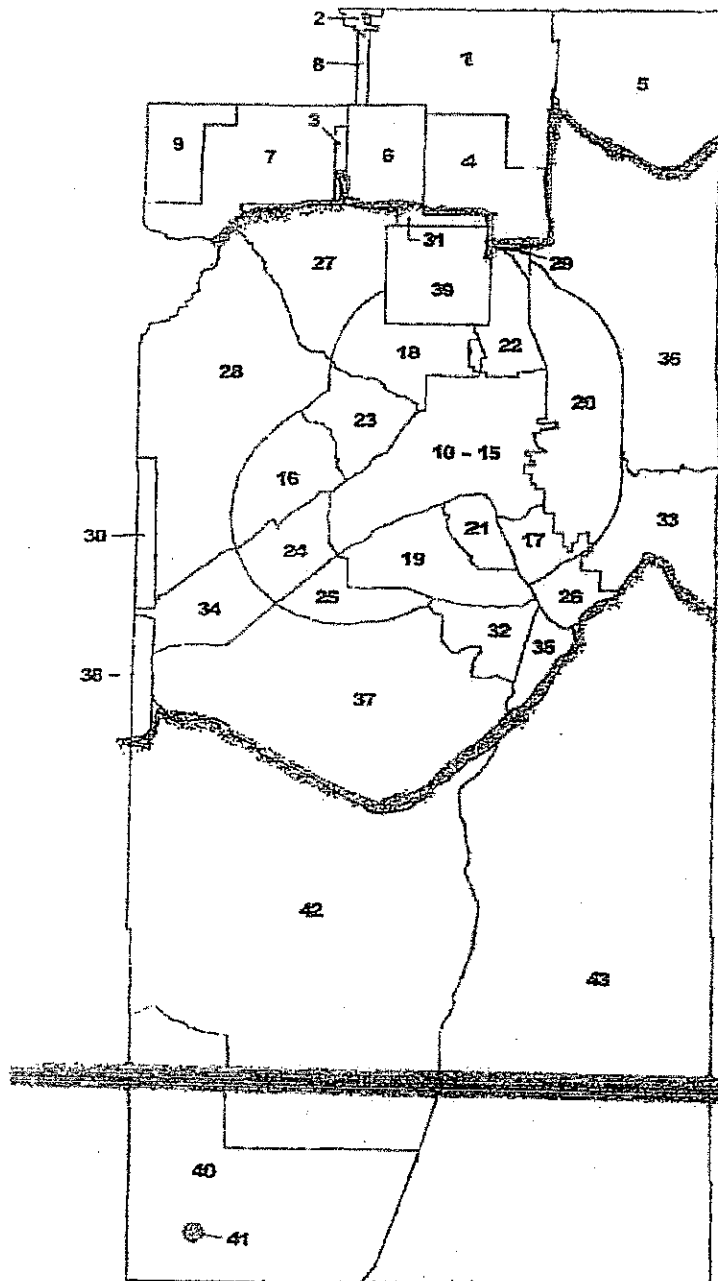
Population and Housing Trends in Santa Fe County, Santa Fe County Regional Population and Housing Projections: Annual, 2002-2050, July 2003. We paid particular attention to the report's Projection Series A, which is called the most likely future growth scenario.

Population and Housing Trends in Santa Fe County, Subregional Population and Housing Estimates: Santa Fe County, 1990 and 2000, January 2004.

Santa Fe Trends 2007, City of Santa Fe.

TABLE 1. NET

[illegible]



MAP 1

STATISTICAL SUBREGIONS
OF
SANTA FE COUNTY

NORTH COUNTY REGION

- 1 Arroyo Seco
- 2 Espanola (portion in Santa Fe County)
- 3 Jacova
- 4 Hambo Pueblo
- 5 Northeast Santa Fe County
- 6 Pojoaque Pueblo
- 7 San Ildefonso Pueblo
- 8 Santa Clara Pueblo
- 9 Tankawa

CENTRAL COUNTY (SF Urban Area)

- 10 City of Santa Fe
- 11 East Urban Fringe
- 12 Greater Agua Fria
- 13 Mink-Nelson
- 14 South Urban Fringe
- 15 West Alameda

CENTRAL COUNTY (Non-Urban Five-Mile EZ)

- 16 Caja del Oro
- 17 Hondo Hills
- 18 Las Tierras
- 19 Santa Fe Community College District
- 20 Santa Fe FootHills
- 21 Salco
- 22 Inscrup Village
- 23 Three Arroyos-West Las Campanas
- 24 Upper La Cienega
- 25 Valle Vista

CENTRAL COUNTY (Non-Urban / Non-EZ)

- 26 Apache Canyon
- 27 Buckman
- 28 Caja del Rio
- 29 Chapodero
- 30 Cochiti Pueblo
- 31 Ouyamungui Grant
- 32 Eldorado
- 33 Glorieta Pass
- 34 Lower La Cienega
- 35 Old Ranch
- 36 Sangre de Cristo
- 37 San Marcos
- 38 Santo Domingo Pueblo

SOUTH COUNTY REGION

- 39 Cedar Grove-San Pedro
- 40 Edgewood (Incorporated)
- 41 Galisteo-Stanley-Cerritos
- 42 Southeast Santa Fe County

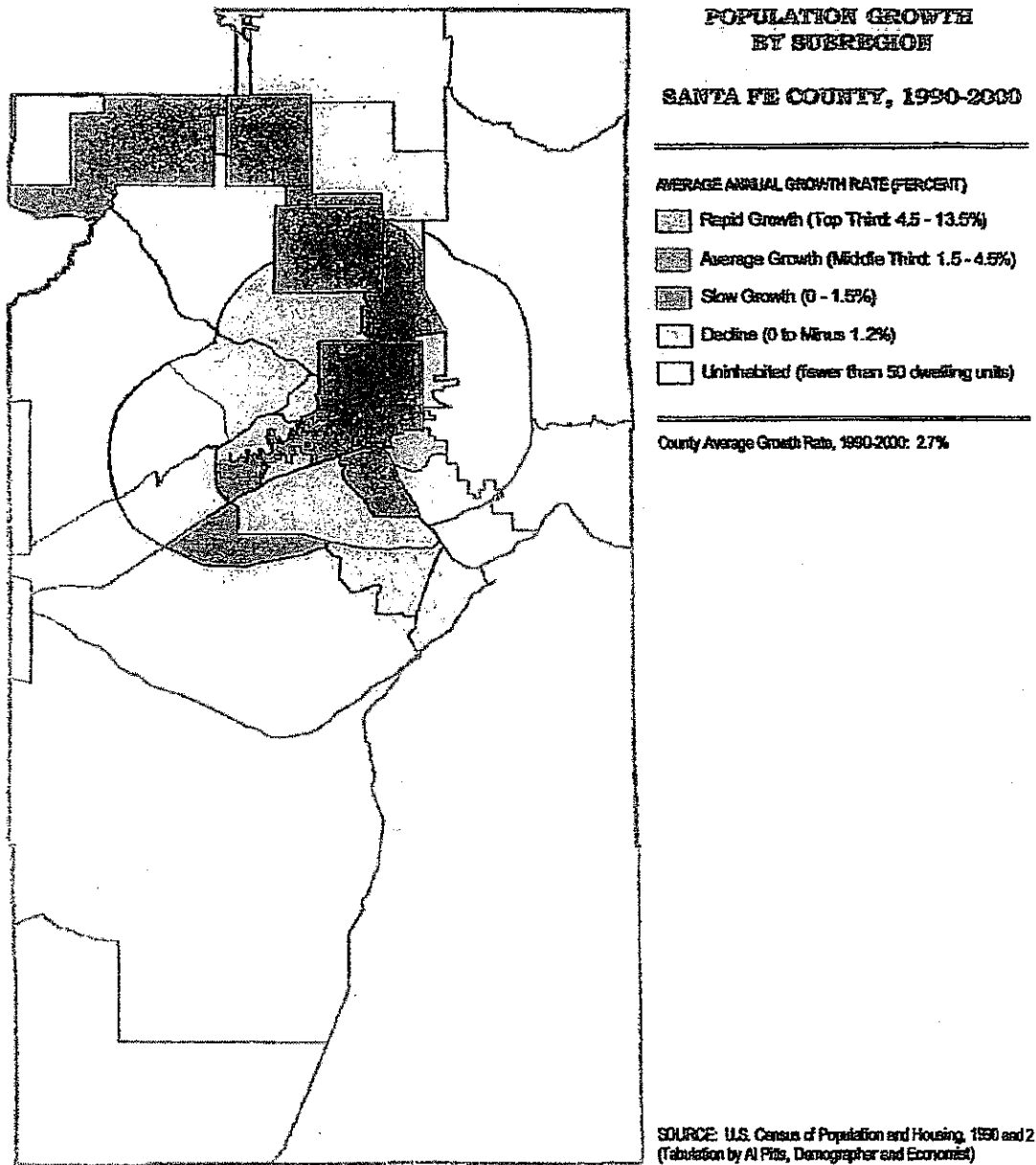
* See accompanying Map 2.

EZ: Santa Fe Five-Mile Extrajurisdictional Zone

SA 2004-01

Table 2			
Average Annual Home Construction in Santa Fe County by Major Statistical Areas			
Geographic Area	Past Trend	Forecast	Comparison
	Ave. Annual 1997-2003 Permits	Ave. Annual Data	
Total Santa Fe County	1327	1327	equal
City of Santa Fe	587	542	less
County outside City of Santa Fe	740	785	more
County Locations outside City of Santa Fe			
North County Region	69	63	less
South County Region	116	116	equal
Central County Region	555	605	more
Central County non RPA	177	158	less
Central County RPA	378	447	more
RPA Urban Fringe	75	75	equal
RPA North	67	67	equal
RPA West	105	121	more
RPA College District	96	145	more
RPA Southern Fringe	35	39	more
Note: The Central County Region contains the Regional Planning Area (RPA) and locations outside the Regional Planning Area (non RPA).			

MAP 2



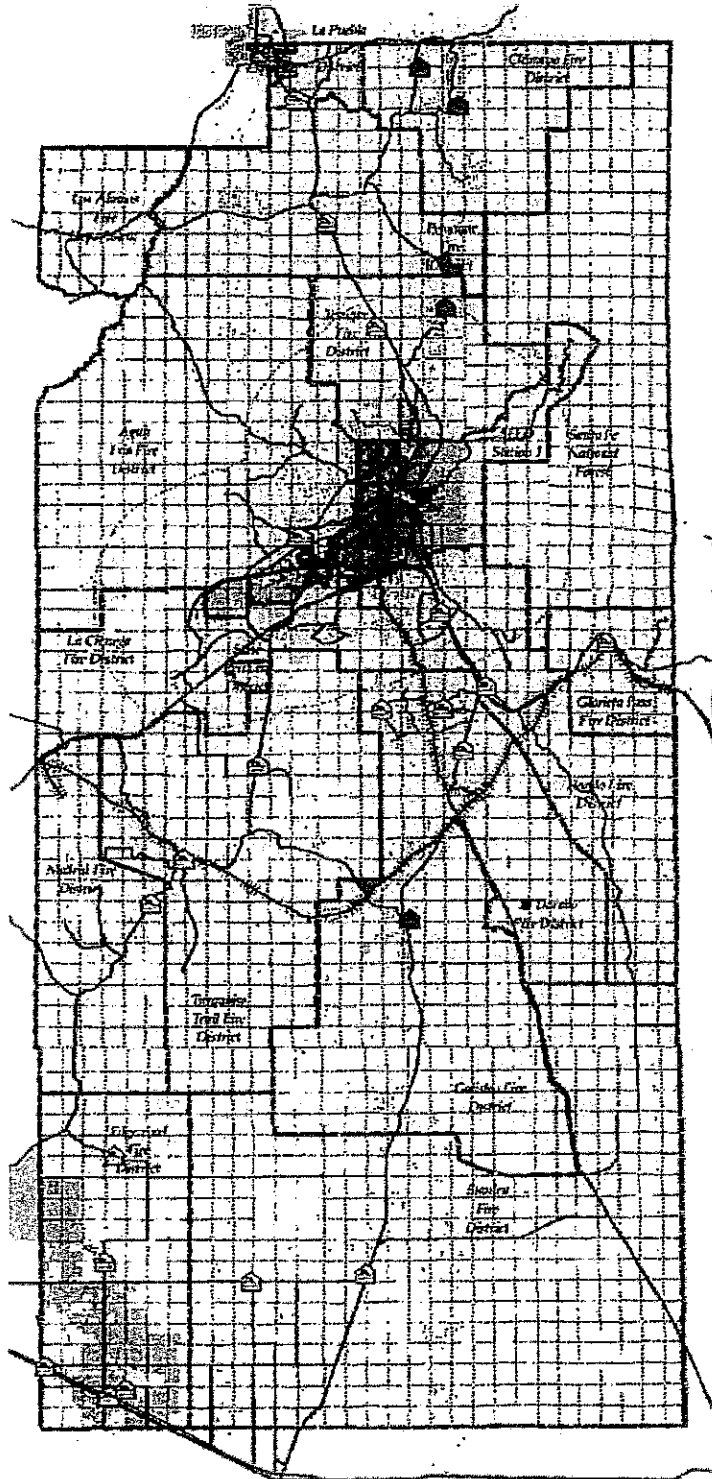
SA 2744.04

04/14/2004

Table 3				
Home Construction in Santa Fe County by Fire District				
Fire Districts	Historical Average Annual Construction	Historical Six Years Construction (Ave. annual x 6)	Forecast Six Year Period 2007-2012	Forecast Six Year Period 2007-2012
			No. Homes	Sq. Ft. (in 000s)
North Region	69	414	380	680
La Puebla	43	258	224	400
Chimayo	0	0	0	0
Pojoaque	26	156	156	280
Central Region	555	3330	3634	6540
Tesuque	36	216	120	220
Agua Fria	156	936	1144	2050
La Cienega	148	888	1200	2160
Turquoise Trail	39	234	450	810
Hondo	47	282	120	220
Glorieta	16	96	60	110
Eldorado	113	678	540	970
South Region	116	696	696	1250
Galisteo	6	36	30	50
Stanley	7	42	10	20
Edgewood	92	552	610	1100
Madrid	11	66	46	80
TOTAL	740	4440	4710	8470
Notes: Historic data covered the years 1997 through 2003. Average housing unit size 1800 square feet., including garages and portals. Forecasted square feet rounded off to nearest 10.				

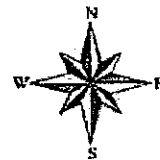
MAP 3

Santa Fe County Fire Districts



Legend

- ~ Fire District Boundary
- 🏠 Fire Stations
- ~ Major Roads
- ~ Minor Roads
- 🚂 Railroads
- ~ PLSS Sections
- 5 Mile EZ
- 🌳 Incorporated Areas



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.

0 1.5 3 6 9 12
Miles



Table 4	
Commercial Construction in Santa Fe County by Major Statistical Areas, 2007-12	
Geographic Areas	Construction thousands square feet
North County Region	500
Central County Region	1610
RPA Urban Fringe	334
RPA North	18
RPA West	330
RPA College District	780
RPA Southern Fringe	78
Central County RPA	1540
Central County non RPA	70
South County Region	400
Total Santa Fe County	2510
Source: Santa Fe County Report, Non Residential Floor Space: Santa Fe County 2002-20; and SWPM.	
Notes:	
1. The Central County Region contains the Regional Planning Area (RPA) and non RPA locations outside the Regional Planning Area, primarily Eldorado.	
2. Total Santa Fe County data excludes City of Santa Fe.	

Table 5 Commercial Construction in Santa Fe County by NFPA* Classes and Fire Districts 2007-2012 (In thousands of square feet)						
Fire Districts	Total	Class 3	Class 4	Class 5	Class 6	Class 7
North County Region	500					
La Puebla	19	2	3	3	10	1
Chimayo	1	0	0	1	0	0
Pojoaque	480	5	15	10	100	350
Central County Region	1610					
Tesuque	3	1	0	0	1	1
Agua Fria	400	90	100	30	140	40
La Cienega	1095	40	70	95	390	500
Turquoise Trail	40	2	15	5	15	3
Hondo	2	0	0	0	2	0
Glorieta	10	0	0	0	1	9
Eldorado	60	2	2	4	40	12
South County Region	400					
Galisteo	1	0	0	1	0	0
Stanley	1	0	1	0	0	0
Edgewood	397	30	10	10	287	60
Madrid	1	0	0	1	0	0
Total	2510					
*National Fire Protection Act						

APPENDIX

DATA COLLECTION FOR LAND USE ASSUMPTIONS

This is a worksheet. The purpose is to provide detailed qualitative estimates for each fire district's future growth. Some but not all of the numbers cited are exact. These data will be used to make projections of future growth for January 1, 2007 to December 31, 2012. The Land Use Assumptions report contains these projections. Part III of that report lists the specific amount of projected growth for the low, moderate and high growth fire districts.

PART ONE: Growth Rates by Fire Districts

Low growth fire districts

Glorieta Fire District

- (1) Approved 24 lots, Bob Sherwin.
- (2) Prospective 12 ½ acre lots on top of mesa, some of 4 400 acre parcels. Sherwin also.
- (3) Approved and building at Glorieta Conference center. Tear a hotel down and build a new one. State Fire involved so maybe no County impact fees.

Hondo Fire District

- (1) Talk about old gas station at I 25 and 285 interchange.

Galisteo Fire District

- (1) Cook Ranch movie set.
- (2) Approved 24 lots and a couple of houses already built, at south end of the fire district.

Madrid Fire District

Businesses opening in existing buildings, no impact fees.

Stanley Fire District

No significant construction.

Hyde Park Area

Not a fire district. No fire impact fees collected. City is nearest responder.

- (1) About 116 lots approved and available for development in Summit phase 7& 8 and High Summit. Summit North and Summit South virtually built out.
- (2) Ten Thousand Waves plans to expand men's and women's locker rooms.

Chimayo Fire District.

No significant construction.

La Puebla Fire District

- (1) Louis Atencio restaurant.

Tesuque Fire District

- (1) Opera to build new food service building.
- (2) Sangre de Cristo subd virtually built out. Grading on some 15 adjacent lots.
- (3) Bishop Lodge over ½ built out of about 50 lots.
- (4) Rancho Encantado virtually built out. Small subd 6-7 lots next to R. Encantado.
- (5) Tano Road.
- (6) Tesuque Pueblo contact is Hutce Miller, 986 6276. The Pueblo has approved a capital outlay to expand the inter-generational center. There are no current plans to expand the casino or build outlying commercial buildings.

Moderate growth fire districts

Eldorado Fire District

The amount of growth in the Eldorado Fire District will be substantial but less than previous growth. For example, Table 1 in the Land Use Assumption Report shows that housing permits taken out in the Eldorado area declined from 93 in 1997 to 56 in 2003. See notes in PART TWO.

Question 100 year water availability.

- (1) Commonweal has submitted for final approval of 35 or so lots, with wells and water rights.
- (2) Prospective residential: Joe Miller at Av. de Compadres 50 lots need revised master plan. Mcmillan and Sebata 50 lots. 30 - 50 lots Steckler. Rancho Verano by Bransfield. Joe Miller and other large tract south of AT&SF RR tracks.
- (3) Joe Miller commercial and residential pending, needs final approval.
- (4) Possible expansion of Agora and Crossingham. Alexis another gas station across 285.
- (5) Lamy near Legal Tender. Crossingham. 5 residential lots and commercial buildings but renovate museum, and movie theatre and 2 restaurants and more already built. Water extended from Eldorado.

Turquoise Trail Fire District

- (1) San Cristobal Village 587 units proposed phase 1 2009-12, absorption 100 per year.
- (2) Movie studios in the County Business Park, about 40 to 50,000 square feet. New movie district ordinance approved. Also plans for the Bonanza Creek movie location.
- (3) A large subdivision, with large lots on wells, near CR 42 is in the talking stage.

(4) Oil well drilling pays impact fees.

New plan approved for the San Marcos District, at intersection of NM 41 and CR 586.

High growth fire districts

Edgewood Fire District

Residential many small subdivisions and individual lots.

Commercial: the largest square foot Walmart in the US, a 210,000 square foot building was built in Edgewood. Possibility of a Home Depot or other commercial box building next door. See more detailed notes in PART TWO.

Pojoaque Fire District

(1) Pojoaque Pueblo has constructed many buildings since 1995: Cities of Gold Casino 40,000 square feet, adjoining 124 room hotel 6,600 square feet, Pojoaque Visitors Center including the Poeh Museum, restaurants, grocery store and travel center, Pojoaque Butterfly Springs mobile home park and 127 unit apartment complex, and 81 room Homewood Suites Hotel 32,000 square feet.

(2) Development of The Buffalo Thunder Resort was underway in 2007 for almost 400,000 square feet of buildings which include a casino 151,000 square feet, 392 room Hilton Hotel about 150,000 square feet, spa and fitness center 16,000 square feet, meeting room and ballroom 66,000, and retail 12,700 square feet. The Pojoaque Housing Corporation reports that there are no plans to build housing in the near future.

(3) The Nambe Pueblo Development Corp. acquired a parcel on the US 285 frontage road adjoining Buffalo Thunder Resort, on which the immediate plan is to open a travel center and convenience store (about the size of the Pojoaque Pueblo travel center) in early 2008 and later, in the long term, a casino and hotel. A water bottling plant is being built at Nambe Falls. A warehouse has been completed and plant construction is imminent. Building plans are being drawn up for a 200 unit apartment complex at the Pueblo. Contact is Carlos Vigil at 455 0458. The Pueblo Council has plans for a wind farm, which would produce the most energy by wind in New Mexico. A trial tower will be built to gather wind research data during 2008. The Nambe Pueblo Housing Entity plans a 43 lot subdivision. Contact Andrew Martinez.

Agua Fria Fire District

First area in the Agua Fria Fire District, the vicinity of NM 599:

(1) Aldea residential: about 200 approved lots remain. Rapidly building, so 60 plus absorption per year. Aldea commercial: about 180,000 square feet – 88,000 sf in hotel, spa, timeshare casitas; 12,000 in neighborhood services; and another 80,000 sf in commercial space. .

(2) Las Campanas residential about 1000 approved lots not yet built out (of 1717 total lots); last of their subdivision phases submitted; estimated 20 or more units built per year in Las Campanas and 100 per year in the area.

(3) Las Campanas commercial plans to build: spa/clubhouse; large equestrian stables;

and a neighborhood center. The center filed for final plat approval November 2007 is 12 acres, about the size of Rodeo Road neighborhood commercial.

- (4) Mattson 16 units approved.
- (5) Suerte del Sur Gerald Peters 305 lots negotiating master plan approval.
- (6) Tessera 88 units first phase approved and starting to build.
- (7) Sena in process of building condos on 24 lots.
- (8) Village Plaza 36 units and 75,000 s.f. commercial received master plan approval, with community water and sewer, no need for county water extensions.

Second area in Agua Fria Fire District, north of Camino La Tierra:

- (1) 200 plus lots behind Sundance Estates, where Fin del Sendero and Tano Road West meet.
- (2) NW Community development inventory recorded 902 units built 1997 to 2006, or 108 per year, and only 46 % of the available lots are built out (1547 built of 3316 lots).

Third Area, Airport Road and Agua Fria Road:

Note City annexation could considerably alter the amount of construction that will happen in the County.

- (1) Active commercial development prospects at old Chinese medicine clinic, Southwest Beauty Supply, expansion of Southwest College, lumber yard at Oliver Business Park, Esplanade in front of Country Club Gardens, and storage units at Agua Fria Road and at Country Club Apartments.
- (2) Residential: 24 lots near Lopez Lane, residence at Buddhist center, retirement home on Rufina by the school is being built now.

La Cienega Fire District

First area in La Cienega Fire District, east of I 25/Albuquerque Highway:

- (1) La Pradera 237 residential lots approved, live work commercial.
- (2) Las Soleras 2400 residential lots not yet proposed, perhaps 50 per year absorption. Proposed phase 1 in Las Soleras commercial 362,000 s.f. has received master plan approval.
- (3) Oshara Village residential 735 lots approved, 110 lots completed so 625 lots available. Absorption 55 per year. Oshara Village commercial phase 1 -136,000 sf.
- (4) Rancho Viejo La Entrada 1250 lots approved, 375 complete, so 875 available. Absorption 120 per year. Windmill mostly developed. Rancho Viejo La Entrada commercial 117,250 sf. Rancho Viejo Business Park 12 lots on Turquoise Trail.
- (5) Torres property, at SE corner of I 25 and Richards Avenue, 80,000 sf of commercial.
- (6) Turquoise Trail subdivision 512 lots approved, 145 completed, so 367 remain. Absorption 90 in the first year, 30 per year thereafter.
- (7) Sonterra 239 units in first phase, absorption may be 30 per year. Project on hold while obtaining water.
- (8) Governor Miles Business Park commercial 90,000 sf proposed.
- (9) Valle Serena 20 lots approved.
- (10) Storage units south of I 25.
- (11) Harley Davidson approved next to Santa Fe Brewery.

- (12) Lexus car dealership approved across from Newmans Nursery.
- (13) Possible Toyota dealership adjacent to Outlet.
- (14) Mission Viejo, a church school and residential subdivision on Richards Avenue north of I 25 is not all built out.

Note: the Rail Runner station is very likely to locate somewhere along I 25 in this Fire District.

Second area in La Cienega Fire District, west of I 25/ Albuquerque Highway:

- (1) Commercial on west frontage of I 25 includes the PERA building and a large development of storage units just south of the Outlet. An 18 lot commercial subdivision, a hotel and retail, by Komas at n.w. corner of 599 and I 25 seeking final plat approval.
- (2) Pojoaque Pueblo owns the Downs Race Track and plans major improvements, for casino, track, and retail.
- (3) Residential: Santa Fe Canyon Ranch south of La Cienega village. Master plan on hold. Initially 600 lots reduced about to 300 lots.

PART TWO: ELDORADO AND EDGEWOOD.

Eldorado Fire Department

Eldorado/ Highway 285 six year development potential, Fred Raznick Interview 11.5.07, Fred's cell 577-0143.

Overall residential situation.

- Eldorado Subdivision is virtually built out (2769 lots in Eldorado and 2675 with houses on them).
- The area east of 285 (and north of railroad tracks) is virtually built out.
- There is Commonweal with 965 approved units and a few smaller parcels in other locations south of Eldorado Subdivision with some potential for development – More on that below.
- Little is under construction now in the entire area, perhaps less than 25 houses.
- Home sales have declined for the last two years for the entire area, about 10-15% per year.
- Features that have been important to Eldorado's market attractiveness in the past have diminished: affordable houses, and retiree and young family clients (Eldorado elementary school enrollment had declined from about 600 students 3 to 4 years ago to about 515 students this year).
- County thinks there are some 2000 lots available to develop. Fred thinks 1300-1400 lots.
- In addition to an uncertain local and national economy, the area is facing two deterrents to growth: (1) uncertain water; and (2) law suits.

Water situation.

- The County lifted the water moratorium. However, there is a question whether the area has a 100 year water supply as required by County Code. County says there is no proof of a 100 year supply. (Steve Wurst County would be a contact). The Eldorado Area Water & Sanitation District (EAW&SD) says there is 100 year supply and we're an official agency. (Dana Simmons contact). Lawsuit in the making (#1 by my count).
- EAW&SD wants to expand their water system. There is a question whether that will happen and it probably won't happen soon. The community chose to "control their own fate" and acquire the water system and now rates have gone up. There is "a revolt" about that. Not a good time to expand, but it could happen within six years.
- Someday a County Regional Water System may extend water to the area. Quite unlikely in six years. Commonweal would like County water. Canoncito needs water too. "Wheeling water:" County water would be extended through the Eldorado water lines.

Residential potential in the next six years. (Look at accompanying map)

- Commonweal (Ted Harrison a contact) has water rights and may drill wells for some development. But Fred thinks developers generally don't want to set up their own water system and would prefer to tie into the EAW&SD or County system.
- None of the following have been approved:
- Joe Miller has land at Avenida de Compadres which is one half a master planned area. County says he needs new master plan because it is only one half. Potential law suit (#2). Some 50 2 ½ acre lots.
- Another some 50 lots, this time 12 ½ acre lots, across Avenida de Compadres, McMillan and Sebata.
- Some 30-50 lots Steckler near Spur Ranch Road.
- Rancho Verano. Bransfield. Near south of Las Nubes.
- Joe Miller and others have a large tract south of AT&SF railroad tracks and east of 285.

Commercial potential. (See map).

- Joe Miller and Ron Sebata, north of Avenida Vista Grande on east side of 285. Commercial and single family residential. Potential law suit with County (#3).
- There are two existing locations at Avenida Vista Grande -Agora and the Brumby restaurant area. Both have land available for expansion. Right now there are vacancies in the existing buildings in both locations.
- Sotheby, Coldwell Banker, and Prudential Real Estate firms are pulling their local Eldorado offices.
- Small commercial area Alma Drive built out.
- Coughlin at Spur Ranch Road wants multi family and commercial.

Edgewood Fire Department.

Interview with Karen Mahalick, Town of Edgewood Planning and Zoning Administrator. (505) 286 4518.

Virtually all potential residential and commercial development in this area is within the Town of Edgewood town limits.

Campbell Ranch: The Ranch was annexed in 2002. No development yet. 8,000 acre predominantly in Bernalillo County. The Ranch will submit a preliminary plat for 100 lots in December 2007, as a test case. No water, sewer, fire, police services in place. No fire and emergency service agreements in place.

Residential subdivisions are booming in Edgewood.

Residential north: One acre lot residential subdivisions are happening in the northern area, along NM 344 in the Entramosa Water Service Area (which is one of three private water companies that serve Edgewood). Pueblo Artesanos 65 one acre lots, approved and breaking ground. Cheyenne Estates 85 lots in the works. Questrian Estates 85 lots waiting.

Residential south of Interstate 40: Joe Boyden's Windmill Ranch Subdivision at Torrance County line. Model homes almost entirely sold out.

Residential north of Interstate 40 and West of Horton Road: Coyote Crossing Subdivision 35 1 to 1.5 acre lots. Only two sold so far. Hilltop Estates 40 lots, averaging 1.6 acres, waiting approval. Stone Mountain Estates 202 acres, with 2 acre lots was annexed June 2007 not yet zoned.

Residential east of NM 344: Venus Ridge Subdivision Phase Two has infrastructure work going on for 80 lots. Saddle Ridge is a 43 acre, one acre lot subdivision preparing model homes soon. The Sandia Airpark Subdivision has 60 lots on 120 acres. Preliminary plat approval has almost expired. Developers looking for financial backing before making road and fire hydrant improvements.

Potential residential subdivision by Suntex, with ¼ acre lots behind Walmart. Talking 800 lots, likely a lot less.

Commercial. Walmart opened with a 210,000 square feet building. Location is one mile north of I 40, in the NM 344 corridor. Home Depot, Lowes and many other businesses are interested in the area. There is some room on the Walmart 10 acre parcel and there are two large parcels now zoned agriculture in the vicinity of Walmart, which could be rezoned. Hunter Lumber is planning to expand.

Edgewood has lots of potential for future growth. What will happen in the next six years is very difficult to estimate. The town council doesn't know how to say no. But what can happen is "infrastructure driven," a question of obtaining water rights and extending water and sanitary sewer service.

Zoning map on Edgewood's web site: www.edgewood-nm.gov. Edgewood Comprehensive plan at Middle Rio Grande COG.

Capital Improvement Plan

Prepared for:

Santa Fe County Fire and Rescue Department

Prepared by:

**Southwest Planning & Marketing
3600 Cerrillos Road, Suite 107
Santa Fe, NM 87507-2696**

January 2008

INTRODUCTION

The County of Santa Fe adopted a Fire and Rescue Impact Fees Ordinance in 1995 (Ordinance 1995-7). The ordinance allowed the County to establish a mechanism to collect funds for needed capital improvements for emergency services – fire, rescue and emergency medical – from those parties responsible for generating the need for the new improvements.

The Intent and Purpose portion of the County ordinance states: “This Ordinance is intended to assess and collect an impact fee in an amount based upon the gross covered floor area of both nonresidential and residential development in order to finance fire and rescue facilities and equipment, the demand for which is generated by development in designated service areas. The Commission intends to impose impact fees within the entire unincorporated areas of the County...The County is responsible for and will meet all fire and rescue capital improvement needs associated with existing development within the unincorporated areas of the County. Only capital improvement needs created by new development in the designated service areas will be met by impact fees.”

This project report is an update of the reports, *Land Use Assumptions* and the *Capital Improvement Plan* most recently prepared for the County in 2002. An update approximately every 5 years is a requirement of the New Mexico Development Fees Act.

Capital improvements identified in this report are attributable to growth between 2007 and 2012. Some of these costs will need to be paid by fire impact fees. Other capital improvements, for maintenance and replacement of out of service equipment, may not be financed by fire impact fees.

ORGANIZATION OF THE REPORT

The report is organized as follows:

- The case for a regional approach to the collection and distribution of fire impact fees
- Allocation of existing land use by NFPA Class and Relative Risk
- Calculation of costs for existing capital improvements and improvements needed to meet MLOS
- Calculation of conversion rates
- Determination of future capital improvement needs and costs
- Capital Improvement Plan by fire district 2007-2012
- Other Sources of funding
- Exhibits 1 - 8

I. ALLOCATION OF EXISTING LAND USE BY NFPA CLASS AND RELATIVE RISK (See Exhibit 1)

1. NFPA Fire Risk Categories are used to Classify Land Use

The tool most widely used by the Santa Fe County Fire Marshal's Office in classifying land use is the National Fire Protection Act, (NFPA) 1231.* NFPA classifies land use on a scale of 3 to 7 with class 7 having the least fire risk. Residential uses are included in class 7.

Classification of risk by NFPA relates to the usage and construction material of structures. Because of this, some structures are inherently riskier than others and therefore place a higher proportionate burden on fire and rescue vehicles and stations. In order to compensate for this, NFPA classes were utilized to classify existing commercial and industrial structures.

The following is a description of the classes as defined in the NFPA 1231, along with a *partial* list of the types of uses found in each class.

Class 3 – Severe Hazard

"Occupancies in this classification shall be considered SEVERE HAZARD OCCUPANCIES, where quantity and combustibility of contents are very high. Fires in these occupancies can be expected to develop very rapidly and have high rates of heat release." Usage examples include:

Hay Bale Storage
Straw Bale Storage
Explosives Storage
Wood Chip Storage
Lumber Yards
Aircraft Hangars

Class 4 – High Hazard

"Occupancies in this classification shall be considered HIGH HAZARD OCCUPANCIES, where quantity and combustibility of contents are high. Fires in these occupancies can be expected to develop rapidly and have high rates of heat release." Usage examples include:

Mercantiles, Groceries, Video
Covered Malls, Strip Malls
Repair Garages, Woodworking Shops
Building Materials
General Storage

* The Santa Fe County Fire Department uses (NFPA) 1231 which has subsequently been updated and is now referred to as (NFPA) 1142

Class 5 – Moderate Hazard

"Occupancies in this classification shall be considered MODERATE HAZARD OCCUPANCIES, where quantity and combustibility of contents are moderate and stockpiles of combustibles do not exceed 12 feet in heights. Fires in these occupancies can be expected to develop quickly and have moderately high rates of heat release." Usage examples include:

Machine Shops
Plant Nurseries
Restaurants
Laundries
Unoccupied Buildings
Farm Storage

Class 6 – Low Hazard

"Occupancies in this classification shall be considered LOW HAZARD OCCUPANCIES, where quantity and combustibility of contents are moderate and stockpiles of combustibles do not exceed 8 feet in heights. Fires in these occupancies can be expected to develop at a moderate rate and have moderate rates of heat release." Usage examples include:

Beauty Salons/Barber Shops
Churches
Doctor's Offices
Foundries
Post Offices
Gas Stations

Class 7 – Light Hazard

Occupancies in this classification shall be considered LIGHT HAZARD OCCUPANCIES, where quantity and combustibility of contents are low. Fires in these occupancies can be expected to develop at a relatively low rate and have low rates of heat release." Usage examples include:

Residential
Hotels/Motels/Bed and Breakfasts
Fire Stations
Schools
Business Offices
Prisons

2. Land Use is Recorded by NFPA Class

Tables 3 and 5 of the *Land Use Assumptions* report provide estimates of the number of housing units and square footage of commercial uses in 2007. Housing units were also converted to square feet so that residential and commercial data are quantified comparably.

The average housing unit size (1,800 square feet including garages and portals) was determined through discussions with architects, builders, mobile home dealers, and Santa Fe County Land Use and Planning staff.

The amount of residential land use shown in Exhibit I, column 2 of this report, was derived by multiplying the average housing unit size of 1,800 square feet by the number of housing units in Santa Fe County fire districts in the year 2007. (27,466 units, as reported by the U.S. Census Bureau, American Community Survey)

3. Relative Fire Risk is Shown for Each NFPA Class

In determining relative fire risk, the lowest numbered class, class 3, has the highest risk, as determined by the NFPA. Risk was determined by dividing the number of the class into 1.0. We then expressed the relative risk of each class as a factor of the risk of Class 7, which we defined as 1.000. These results are shown below:

<u>Class</u>	<u>Risk</u>	<u>Relative Risk</u>
7	.143	1.000
6	.167	1.167
5	.200	1.400
4	.250	1.750
3	.333	2.333

These relative risk factors will be applied to the number of square feet by NFPA class to determine how existing fire units (stations and vehicles) should be allocated by class.

4. Existing Land Use is Recalculated Based on Relative Risk

Square footage of land use in column 4 is recalculated by multiplying the relative risk in column 3 by square footage in column 2. Column 5 shows the proportionate share of total square footage for NFPA class; class 4, for example, comprises 1 percent.

II. CALCULATION OF COSTS FOR EXISTING CAPITAL IMPROVEMENTS AND IMPROVEMENTS NEEDED TO MEET MLOS (See Exhibits 2, 3 and 4)

1. Minimum Level of Service (MLOS)

Fire districts are rated by the Insurance Services Office (ISO) for insurance purposes on a scale of 1 to 10 with 1 being the highest and 10 the lowest. A district rating of 1 indicates an urban area with a sound municipal water system and ample vehicles and stations to accommodate the district population; a rating of 10 indicates a rural area with no community water system, inadequate equipment, and no stations. In order to simplify the determination of vehicle and station improvements that are attributable to growth versus inadequacies, it was necessary to develop a minimum service level.

The Santa Fe County Fire Administration has determined that a reasonable minimum level of service (MLOS) is the equipment and station equivalent of an ISO rating of 7/9. This indicates a rating of 7 in the more densely developed portions of rural areas and a rating of 9 in the less densely developed portions of rural areas. This rating is the *minimum* required LOS; a district may have a higher ISO rating. The ISO rating of 7/9 is not dependent on a community water system.

It is the goal of the Santa Fe County Fire Department that all County Fire Districts receive an official ISO rating of 7/9 or better. While determination of ISO ratings is often subjective and dependent largely on the unique circumstances of each district, an ISO rating of 7/9 generally requires that, in addition to a station, the district be in possession of an engine, a tanker with tanker-shuttle capabilities, and a rescue vehicle. All districts are expected to maintain the MLOS and will utilize traditional and non-traditional sources of financing to do so.

2. An Inventory of Current Capital Improvements and Capital Improvements Required to Meet MLOS is Conducted.

An inventory of fire apparatus and fire stations for each County fire district was conducted which included both existing apparatus and stations and those needed to meet MLOS. The final data has been assembled in Exhibits 2 and 4.

Exhibit 2 documents the numbers of vehicles (or apparatus) – engines, tankers, brush trucks, ambulances, rescues, aerial/quints and storage tanks with pumps – that are needed for each fire district.

Exhibit 4 covers fire stations by district. The exhibit shows square footage of existing and needed stations, as well as needed additions, remodeling and replacements.

3. Costs are Calculated

Exhibit 3 identifies the capital costs for existing vehicles and for vehicle deficiencies and replacements. Exhibit 4 identifies capital costs for existing and needed fire stations. Apparatus costs per unit are based on current capital improvement costs, which are

\$250,000 per engine, \$135,000 per tanker, \$101,000 per brush truck, \$200,000 per ambulance, \$200,000 per rescue vehicle, \$750,000 per aerial/quint and \$50,000 per storage tank with pump. These costs are for the apparatus only and do not include necessary equipment to place a unit in service.

Fire station costs are based on current costs, which are \$200 per square foot for new regional main stations and for new substations and \$100 per square foot for renovation of existing structures, replacements or additions. Renovation costs are based on specific costs experienced by the department.

Data from Exhibits 3 and 4 reveal that the current County fire Department inventory is valued at \$26,006,000.

Vehicles	\$15,365,000
Stations	<u>10,641,000</u>
Total	\$26,006,000

District Deficiencies:

Costs to continue to operate at a minimum level of service:

Vehicles	\$7,969,000
Stations	<u>4,334,400</u>
Total	\$12,303,400 *

Administrative Deficiencies:

There will also be deficiencies in the administrative vehicle inventory; three service vehicles are needed at a total cost of \$225,000. The current administration building will need an annex at a cost of \$2.5 million. Total cost estimate: \$2,725,000.

Regional Deficiencies:

Training buildings are out of compliance. Four buildings will be needed to serve the County's regions at a total cost of \$800,000. The Santa Fe County Fire Department envisions the construction of a County training center in the future.

Current administrative and regional needs require a minimum of \$3,525,000 in additional capital funding.

In addition, water distribution system upgrades, such as hydrants and pumps that meet commercial fire flow requirements, will be needed in areas of the County that have grown largely as a result of lot splits. These costs average \$1,800-\$3,500 per unit. It is possible for a percentage of fire impact fees collected to be set aside and reserved to cover these needs as they arise on a case-by-case basis.

* Costs are calculated in 2007 dollars and do not take cost increases into account for future years

III. CALCULATION OF CONVERSION RATES (See Exhibit 5)

Conversion rates show how many capital improvements are needed to meet MLOS. The needs are obtained from existing residential and commercial land use weighted by relative risk (Exhibit 1), existing and needed number of vehicles (Exhibit 2) and square footage of fire stations (Exhibit 4).

Conversion rates shown in Exhibit 5 will be used to convert forecasts of land use growth to estimates of future capital improvement needs.

1. Conversion Rates for Vehicles are Calculated

Two steps are used to calculate the conversion rates for vehicles. First, column 3 of Exhibit 5 shows the total number of existing and needed vehicles as 144 (obtained from Exhibit 3). The allocation of the 144 vehicles between residential and commercial is arrived at by using column 2, proportionate share of existing land use (obtained from Exhibit 1).

Second, vehicle conversion rates are obtained by using the number of occupied housing units in the County (27,446) and dividing by column 3, the number of vehicles existing and needed (138). Commercial use conversions are obtained by dividing the square footage by the number of vehicles needed.

2. Conversion Rates for Fire Stations are Calculated

The procedure to derive conversion rates for fire stations, is similar to the one used for vehicles. In column 5, the total square footage for existing and needed fire stations in the County fire districts, 155,322 square feet (obtained from Exhibit 4) is distributed by using column 2, proportionate share of land use. Residential uses account for 146,003 square feet and commercial uses for 9,319 square feet.

In column 6, the numbers of existing and needed fire stations are determined by dividing column 5, square footage in stations, by the average station size. The current average station size is 3,612 square feet.

In column 7, station conversion rates are obtained by dividing land use square footage (weighted by relative risk) in column 1 by the number of occupied housing units in the County and dividing by column 6, the number of stations existing and needed (40). Commercial conversion is obtained by dividing the square footage by number of stations needed (3).

IV. DETERMINATION OF FUTURE CAPITAL IMPROVEMENT NEEDS AND COSTS (See Exhibits 6 and 7)

In this section, forecasts of land use growth from 2007 to 2012 are converted to estimates of future capital improvement needs. The method to finance these necessary capital improvements which are specific to growth in each fire district will be, at least in part, through fire impact fees.

1. The Need for Vehicles and Stations is Calculated Based on Commercial Land Use Forecasts

Table 5 of the *Land Use Assumptions (LUA)* report documented the expected growth of commercial land use from 2007 to 2012, 2,510,000 square feet, and the growth for each fire district. This is shown in column 1 of Exhibit 6. Exhibit 5 of the *LUA* report also shows the expected commercial growth by NFPA class. Column 2, Exhibit 6, is calculated by applying the relative risk factors to the *LUA* Table 5 projections.

Column 3, Exhibit 6 shows that, as a result of commercial growth, the County fire districts will need 8 vehicles, 4 in La Cienega, 2 in Agua Fria, and one each in Edgewood and Pojoaque. The numbers are obtained by dividing the commercial square footage in column 2 by the conversion rate of column 7, Exhibit 5.

Column 4 of Exhibit 6 shows one new fire station is needed in La Cienega.

2. The Need for Vehicles and Stations is Calculated Based on Residential Land Use Forecasts

This procedure for residential uses is very similar to the one just described for commercial uses. Table 3 of the *LUA* report provided data on residential growth from 2007 to 2012 for each fire district. This is shown in column 5, Exhibit 6. Then needed vehicles are calculated by dividing column 5 by the conversion rate in column 4 of Exhibit 5. Stations needed are calculated by dividing column 5 by the conversion rate in column 7 of Exhibit 5. Total needs from residential growth are 22 vehicles and 4 stations.

3. Costs of Capital Improvement Needs are Determined

In columns 1 and 2 of Exhibit 7, capital needs are based on both residential and commercial uses are added. In sum, the expected needs in the next six years are five fire stations and thirty vehicles.

Average vehicle costs, used in column 3, are obtained from data in Exhibit 3. Average fire station costs, used in column 4, are obtained by multiplying the average sub station size, 2,550 square feet, by \$200 per square foot for new stations.

Capital improvement needs for fire districts over the next six years, from 2007 to 2012, are expected to cost:

Vehicles:	\$7,225,710
Stations:	<u>2,550,000</u>
Total	\$9,775,710

Administrative and regional capital improvement needs for the next six years are expected to cost:

Vehicles:	\$ 225,000
Annex:	2,500,000
Stations:	<u>4,800,000</u>
Total:	\$7,525,000

Total fire district, regional and administrative capital needs from 2007 to 2012 equal \$17,300,710. Fire impact fees are expected to finance at least part of these costs.

How do the capital improvement needs for the next six years - \$17 million or so - or an annual average of approximately \$2.8 million - compare to impact fees that have been collected in recent years? Total impact fees collected from Fiscal Year 1996 to Fiscal Year 2000 were \$2,865,830 (annual average: \$573,165). The total impact fees collected in Fiscal Year (June) 2007 were \$739,531. As of November 8th, 2007, (FY 2008, which ends in June) there was a remaining balance of \$2,548,701.

V. CAPITAL IMPROVEMENT PLAN BY FIRE DISTRICT 2007-2012

This section contains a description, for each fire district, of residential and commercial growth as well as capital improvements and capital improvement costs generated by that growth. These figures are based upon the conversion rates in Exhibit 5. County Fire Administration staff must evaluate the best time to make the necessary investments, based on the actual pace of growth and competing needs.

Aqua Fria: The number of housing units in this district is projected to grow by 1,144 from 2007 to 2012. Commercial space is estimated to increase by 400,000 square feet. Based on this growth, Agua Fria will require 8 additional vehicles and 2 new substations at a total cost of \$3,371,656.

Chimayo: Very few new homes are expected to be constructed from 2007 to 2012. Commercial space is estimated to increase by 1,000 square feet. The district will not require additional vehicles or stations however; an apparatus bay is needed for a total cost of \$201,000.

Edgewood: The number of housing units in this district is projected to increase by 610 from 2007 to 2012. Commercial space is estimated to increase by 397,000 square feet. The district needs 4 vehicles at a total cost of \$963,428. (Growth projections for the Edgewood District include those areas within the Town of Edgewood, which contracts separately with the Santa Fe County Fire Department for emergency services).

Eldorado: 540 new homes are projected to be constructed from 2007 to 2012. Commercial space is estimated to increase by 60,000 square feet. The district will require 3 new vehicles at a total cost of \$722,571.

Galisteo: The number of housing units is expected to grow by 30 and commercial space estimated to increase by 1,000 square feet. The district will not require any new vehicles or station improvements.

Glorieta: The number of housing units is expected to increase by 60, and commercial space by 10,000 square feet. The district will not require additional vehicles or stations.

Hondo: 120 new homes are projected to be constructed from 2007 to 2012. Commercial space is estimated to increase by 2,000 square feet. The district will not require any new vehicles or station improvements.

La Cienega: 1,200 new homes are projected to be constructed from 2007 to 2012. Commercial space is estimated to increase by 1,095,000 square feet. The district requires 10 new vehicles and three stations at a total cost of \$4,575,770.

La Puebla: 224 new homes are projected to be constructed from 2007 to 2012. Commercial space is estimated to increase by 19,000 square feet. The district requires 2 additional vehicles at a total cost of \$481,714.

Madrid: 46 new homes are projected to be constructed from 2007 to 2012. Commercial space is estimated to increase by 1,000 square feet. The district will not require any new vehicles or station improvements.

Pojoaque: 156 new homes and an increase of 480,000 square feet of commercial space are projected from 2007 to 2012. The district requires 1 additional vehicle at a cost of \$240,857.

Stanley: 10 new homes and an increase of 1,000 square feet of commercial space are projected from 2007 to 2012. The district will not require any new vehicles or station improvements.

Tesuque: 120 new homes and an increase of 3,000 square feet of commercial space are projected from 2007 to 2012. The district will not require vehicles or station improvements.

Turquoise Trail: 450 new homes are projected to be constructed from 2007 to 2012. Commercial space is estimated to increase by 40,000 square feet. The district will require 2 additional vehicles at a total cost of \$481,714.

VI. OTHER SOURCES OF FUNDING (See Exhibit 8)

The first potential source of revenue to meet these capital improvement needs is the ¼% Fire Tax Fund. A restrictive tax, this fund provides the Santa Fe County Fire Department with revenue on an annual basis. The monies are obtained from an excise tax on Santa Fe County gross receipts. For Fiscal Year 2007, \$1,758,012 was collected. This tax is due to sunset as of December 2008 and needs to be renewed by voter referendum in November. Even if renewed by voters, a six month loss of revenue will occur from January to June 2009. The funds are needed to continue to ensure a revenue source to pay off future revenue bonds.

A \$2.2 million Fire Revenue Bond that was purchased in October 1998 has been paid off. There is a future need for a \$3 million revenue bond that is tied to the five year plan, as well as the CIP, to cover costs for apparatus and replacement costs, that by statute cannot be purchased using Impact Fees.

A General Obligation Public Safety Bond in the amount of \$4.5 million that was approved by voters in November 2000 has already provided a Public Safety Building, and Regional Emergency Communications Center (RECC) communications equipment.

The State Fire Fund and Emergency Medical Services Fund provide revenues on an annual basis. The EMS funds are distributed by formulas that dispense a given amount for the service provided, usually based on the number of personnel, their level of training and the level of service provided (BLS, ILS, or ALS). The State Fire Funds are distributed by formula based on the number of main stations and sub stations. For Fiscal Year 08 (which ends in June 2008), the County Fire Department will receive \$1,479,833 of State Fire Funds and \$112,102 of EMS Funds. (See Exhibit 8 for allocation by fire district.)

The new ¼% Gross Receipts Tax for Emergency Communications and EMS is a restrictive tax and expected to generate \$7 million per year. Funding is primarily used for personnel expenses, benefits and salaries, as well as for RECC.

EXHIBIT 1				
ALLOCATION OF EXISTING LAND USE				
BY NFPA CLASS AND RELATIVE RISK				
2007				
1	2	3	4	5
NFPA Class	Land Use Square Footage	Relative Risk By NFPA Class	Land Use Square Footage Weighted by Relative Risk	Proportionate Share
Class 7				
Residential	49,438,800	1.000	49,438,800	94%
Commercial	976,000	1.000	976,000	2%
Class 6	986,000	1.167	1,150,662	2%
Class 5	160,000	1.400	224,000	0%
Class 4	216,000	1.750	378,000	1%
Class 3	172,000	2.333	401,276	1%
Total	51,948,800		52,568,738	100%
Commercial Total	2,510,000		3,129,938	6%
Source: Southwest Planning & Marketing, 2007				

EXHIBIT 2				
INVENTORY OF EXISTING AND NEEDED VEHICLE CAPITAL IMPROVEMENTS SANTA FE COUNTY 2007				
<i>District</i>	<i>Type of Vehicle</i>	<i>Existing</i>	<i>Deficiencies</i>	<i>Replacement</i>
Agua Fria	Engines	2	1	1
	Tankers	2		
	Brush Trucks	2		
	Ambulances			
	Rescues	1		
	Storage Tanks With Pumps			
Chimayo	Engines	2		1
	Tankers	2		
	Brush Trucks	1	1	
	Ambulances			
	Rescues	1		
	Storage Tanks With Pumps			
Edgewood	Engines	4		2
	Tankers	4		1
	Aerial/Quint		1	
	Brush Trucks	3	1	1
	Ambulances	2		2
	Rescues			
El Dorado	Storage Tanks With Pumps			
	Engines	3		1
	Tankers	2		1
	Brush Trucks	1		
	Ambulances	2		1
	Rescues	1		
Galisteo	Storage Tanks With Pumps			
	Engines	1		
	Tankers	1		
	Brush Trucks	1		
	Ambulances			
	Rescues	1		1
Glorieta Pass	Storage Tanks With Pumps			
	Engines	2		1
	Tankers	2		
	Brush Trucks	1		
	Ambulances			
	Rescues	1		
Hondo	Storage Tanks With Pumps			
	Engines	2		
	Tankers	2	1	
	Brush Trucks	2		
	Ambulances	1		
	Rescues	1		

Exhibit 2, continued

La Cienega	Engines	2		
	Tankers	2		
	Brush Trucks	2		
	Ambulances			
	Rescues	1		
	Storage Tanks With Pumps			
La Pueblo	Engines	2		1
	Tankers	2		1
	Brush Trucks	1		1
	Ambulances			
	Rescues	1		1
	Storage Tanks With Pumps			
Madrid	Engines	1	1	
	Tankers	1		
	Brush Trucks	1		1
	Ambulances			
	Rescues	1		1
	Storage Tanks With Pumps			
Pojoaque	Engines	3		2
	Tankers	2	1	
	Aerial/Quint		1	
	Brush Trucks	2	1	
	Ambulances	1		1
	Rescues	1		1
	Storage Tanks With Pumps			
Stanley	Engines	2	1	
	Tankers	2		1
	Brush Trucks	2		
	Ambulances			
	Rescues	1		
	Storage Tanks With Pumps			
Tesuque	Engines	3		1
	Tankers	2		1
	Brush Trucks	2		
	Ambulances			
	Rescues	1		
	Storage Tanks With Pumps			
Turquoise Trail	Engines	3		1
	Tankers	3		2
	Brush Trucks			
	Ambulances	2		
	Rescues	2		
	Storage Tanks With Pumps			
Total	Engines	33	3	11
	Tankers	29	2	8
	Aerial/Quint		2	
	Brush Trucks	21	3	2
	Ambulances	8		4
	Rescues	14		4
	Storage Tanks With Pumps			
	Total	105	10	29

Source: Santa Fe County Fire Department, 2007

EXHIBIT 3				
VEHICLES				
QUANTITIES & COSTS OF VEHICULAR				
CAPITAL IMPROVEMENTS – EXISTING AND NEEDED				
SANTA FE COUNTY 2007- 2012				
Vehicles		Quantity	Cost Per Unit	Total Cost
Engines	Existing	33	\$ 250,000	\$ 8,250,000
	Deficiencies	3		\$ 750,000
	Replacements	11		\$ 2,750,000
Tankers	Existing	29	\$ 135,000	\$ 3,915,000
	Deficiencies	2		\$ 270,000
	Replacements	8		\$ 1,080,000
Brush Trucks	Existing	21	\$ 101,000	\$ 2,121,000
	Deficiencies	3		\$ 303,000
	Replacements	2		\$ 202,000
Aerial/Quint	Existing		\$ 750,000	
	Deficiencies	2		\$ 1,500,000
	Replacements			
Ambulances	Existing	8	\$ 200,000	\$ 1,600,000
	Deficiencies			
	Replacements	4		\$ 800,000
Rescuers	Existing	14	\$ 200,000	\$ 1,600,000
	Deficiencies			
	Replacements	4		\$ 800,000
Storage Tanks W/ Pumps	Existing		\$ 50,000	
	Deficiencies			
	Replacements			
Total Existing	Existing	105		\$ 15,365,000
	Deficiencies	10		\$ 2,823,000
	Replacements	29		\$ 5,632,000
Total Existing Needs		39		\$ 7,969,000
Total Existing & Existing Needs		144		\$ 23,820,000
<i>Source: Santa Fe County Fire Department, 2007</i>				

EXHIBIT 4			
FIRE STATIONS			
SQUARE FOOTAGE AND COSTS OF FIRE STATION CAPITAL IMPROVEMENTS FOR EXISTING AND NEEDED TO MEET EXISTING DEFICIENCIES AND REPLACEMENTS			
SANTA FE COUNTY 2007			
Fire District	Station and Status	Square Footage	Station Cost
Agua Fria	Existing Main Station	8400	\$ 776,000
	Existing Substation-Las Tierra	7500	\$ 680,000
	Add Substation	2000	\$ 400,000
Chimayo	Existing Main Station	4500	\$ 350,000
	Existing Substation-Cundiyo	1200	\$ 96,000
	Add Apparatus Bay	1000	\$ 100,000
Edgewood	Existing Main Station	7000	\$ 560,000
	Existing Substation-Quail Trail	850	\$ 68,000
	Existing Substation—Cedar Grove	2400	\$ 192,000
	Existing Substation-San Pedro	2200	\$ 176,000
	Existing Substation-Thunder Mtn.	3800	\$ 800,000
	Add Regional Main Station	12,000	\$ 2.5 million
El Dorado	Existing Main Station	2400	\$ 192,000
	Existing Substation-Ave Vista Grande	1800	\$ 144,000
	Existing Substation-US 285 Near Dump	1600	\$ 128,000
	Existing Substation	2000	\$ 400,000
Galisteo	Existing Main Station	2400	\$ 192,000
Glorieta Pass	Existing Main Station	4300	\$ 450,000
	Add Substation	2000	\$ 400,000
Hondo	Existing Main Station	4000	\$ 320,000
	Existing Regional Main	9000	\$ 2 million
La Cienega	Existing Main Station	2500	\$ 200,000
	Existing Substation-14 Fire Place	1800	\$ 144,000
	Add Regional Main	12,000	\$ 2.5 million
La Puebla	Existing Main Station	3400	\$ 275,000
	Existing Substation-Arroyo Seco	2200	\$ 176,000
Madrid	Existing Main Station	2800	\$ 224,000
Pojoaque	Existing Regional Main	3600	\$ 288,000
	Existing Substation-NM 503	2000	\$ 160,000
	Add Substation-Jacona	2000	\$ 400,000
Stanley	Existing Main Station	1500	\$ 120,000
	Existing Substation-Wikinsell Avenue	5000	\$ 400,000
Tesuque	Existing Main Station	4000	\$ 450,000
	Existing Substation-NM 472	1600	\$ 128,000
	Existing Substation-Tesuque Pueblo	2400	\$ 192,000
Turquoise Trail	Existing Main Stations	2000	\$ 160,000
	Existing Substation-NM 14	2500	\$ 200,000
Total	Existing Stations (37)	133,650	\$ 10,641,000
	Deficiencies (6)	21,672	\$ 4,334,400
	Replacements (0)		
	Total Existing and Deficiencies	155,322	\$ 14,975,400

Source: Santa Fe County Fire Department & Southwest Planning & Marketing, 2007

Exhibit 5							
Vehicle and Station Conversion Rates							
	1	2	3	4	5	6	7
Land Use Category	Land Use Square Footage Weighted by Relative Risk	Proportionate Share of Land Use	Number of Vehicles Existing & Needed	Conversion Rates	Square Footage Fire Stations Existing & Needed	Number of Fire Stations Existing & Needed	Conversion Rates
Residential (Class 7)	49,438,800	94%	135	1 Vehicle per 196 homes	146,003	40	1 station per 661 homes
Commercial (Class 3-7)	3,129,938	6%	9	1 Vehicle per 347,771 commercial square feet	9,319	3	1 station per 1,043,313 commercial square feet
Total	52,568,738	100%	144		155,322	43	
Source: Southwest Planning & Marketing, 2007							

Exhibit 6							
Vehicles and Fire Stations Needed							
2007 to 2012							
District	1	2	3	4	5	6	7
	Commercial land use Growth in Square Feet	Commercial Land use Growth Weighted by Relative Risk	Vehicles Needed	Stations Needed	Residential Land Use Growth In Housing Units	Vehicles Needed	Stations Needed
Agua Fria	400,000	630,350	2		1144	6	2
Chimayo	1,000	1,400			5		
Edgewood	397,000	496,419	1		610	3	
Eldorado	60,000	72,446			540	3	
Galisteo	1,000	1,400			30		
Glorieta	10,000	10,167			60		
Hondo	2,000	2,334			120		
La Cienega	1,095,000	1,303,950	4	1	1200	6	2
La Puebla	19,000	26,786			380	2	
Madrid	1,000	1,400			46		
Pojoaque	480,000	518,615	1		156		
Stanley	1,000	1,750			10		
Tesuque	3,000	4,500			120		
Turquoise Trail	40,000	58,421			450	2	
All Districts	2,510,000	3,129,938	8	1	4,871	22	4
Source: Southwest Planning & Marketing 2007							

Exhibit 7							
Costs for Capital Improvements							
2007 - 2012							
	1	2	3	4	5	6	
Fire District	Vehicles Needed	Stations Needed	Costs (Ave. Vehicle \$240,857)	Costs (Average Substation \$510,000)	Costs Annex & Regional Stations	Costs Admin Service Vehicles	Total Capital Needs
Administration					2,500,000	225,000	2,725,000
Region					4,800,000		4,800,000
Agua Fria	8	2	1,926,856	1,020,000			2,946,856
Chimayo							-
Edgewood	4		963,428				963,428
Eldorado	3		722,571				722,571
Galisteo							-
Glorieta							-
Hondo							-
La Cienega	10	3	2,408,570	1,530,000			3,938,570
La Puebla	2		481,714				481,714
Madrid							-
Pojoaque	1		240,857				240,857
Stanley							-
Tesuque							-
Turquoise Trail	2		481,714				481,714
All Districts	30	5	7,225,710	\$ 2,550,000	\$ 7,300,000	\$ 225,000	\$ 17,300,710
Average sub station cost based on \$200/square foot x ave.station size 2,550 sq. ft.							
Source: Southwest Planning & Marketing 2007							

Template

Exhibit 8				
New Mexico Fire and EMS Fund Allotments to Santa Fe County				
Fiscal Year 2008				
Fire District	ISO Class	State Fire Allotment Inclusive of Main and Substations	Number of Substations	State EMS Allotment
Agua Fria	6-88	\$88,398	1	\$11,114
Chimayo	9	\$60,858	1	\$5,971
Edgewood	6-88	\$134,318	3	\$11,409
El Dorado	4-9	\$216,981	2	\$8,726
Galisteo	6-88	\$65,438	0	\$7,173
Glorieta	5-9	\$68,882	0	\$7,863
Hondo	5-9	\$137,764	1	\$8,489
La Cienega	6-88	\$88,398	1	\$10,035
La Puebla	6-9	\$88,398	1	\$5,878
Madrid	5-88	\$68,882	0	\$5,201
NM State Penitentiary	7	\$61,995	0	\$0
Pojoaque	5-9	\$94,140	1	\$9,200
Stanley	6-88	\$88,398	1	\$5,468
Tesuque	6-9	\$111,358	2	\$8,575
Turquoise Trail	7-9	\$105,625	1	\$7,000
TOTAL		\$1,479,833		\$112,102
Prepared by: Donna Morris, Santa Fe County Fire Department, 2008				

February 11, 2008

Mr. Jack Sullivan, Chair
Santa Fe County Board of County Commissioners
P.O. Box 276
Santa Fe, NM 87501

Dear Chairman Sullivan:

The Fire and Rescue Impact Fees Ordinance adopted by Santa Fe County in 1995 (Ordinance 1995-7), established a mechanism to collect funds for needed capital improvements for fire, rescue and emergency medical services. An update of the County's Land Use Assumptions and Capital Improvement Plan is required every 5 years to analyze growth that will take place, and to evaluate fee levels in anticipation of that growth.

The County's Fire Impact Fees Advisory Committee has met four times with County staff and its consultant to review the updated Land Use Assumptions (LUA), updated Capital Improvement Plan (CIP), and proposed impact fees for fire and emergency services. After careful review and discussion regarding growth in the County and fire impact fee levels, the Committee is pleased to recommend the following to the County Commission:

- To adopt the updated Land Use Assumptions.
- To adopt the updated Capital Improvement Plan.
- To raise the impact fees in all land use categories to the level that would be needed to meet the district's capital improvement needs for years 2007-2012.
- To apply to the State of New Mexico for reimbursement of expenses associated with services rendered by the Fire Department secondary to tribal gaming enterprises.
- To create a new fire district for the Hyde Park area.
- To review the County's data collection, development status tracking and retrieval systems for building permits and land use, for the purposes of properly assessing and projecting future impact fee levels.

Respectfully submitted,

Robert Larragoite, Chair
Fire Impact Fees Advisory Committee

IMPACT FEES
(PER SQ. FT.)

<i>NFPA Class</i>	<i>Vehicle Fee</i>	<i>Station Fee</i>	<i>Admin. Fee</i>	<i>Total Fee</i>	<i>Current Fee</i>
7	\$ 0.608	\$ 0.214	\$ 0.025	\$ 0.85	\$ 0.275
6	0.709	0.250	0.029	0.99	0.355
5	0.851	0.300	0.034	1.18	0.355
4	1.063	0.375	0.043	1.48	0.46
3	1.418	0.500	0.058	1.98	0.585

SOURCE: Southwest Planning & Marketing, 2008

SANTA FE COUNTY

RESOLUTION NO. 2013- 119

**A RESOLUTION PROVIDING NOTICE OF DETERMINATION NOT TO UPDATE
LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN OR IMPACT FEES
FOR SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AND ASSOCIATED
WAIVER OF REQUIREMENTS OF RESOLUTION 2013-26**

WHEREAS, the New Mexico Development Fees Act (NMSA 1978, §§ 5-8-1 et seq) (the "Act"), provides a mechanism for the County to collect funds in unincorporated areas of the County for capital improvements related to fire, rescue, and emergency medical service provision in the County Fire District where the fee is collected;

WHEREAS, Santa Fe County approved Ordinance 1995-04 to collect Fire and Rescue Impact Fees based on the gross covered floor area of development in order to partially fund fire and rescue facilities and equipment, the demand for which is generated by growth in previously designated fire protection districts;

WHEREAS, pursuant to the Act, every 5 years the County must review and make a determination if updates of the Land Use Assumptions (LUA) and Capital Improvements Plan (CIP) that support the impact fee structure is required;

WHEREAS, the Board of County Commissioners (BCC) last reviewed the Fire and Rescue Impact Fee LUA and CIP in October 2008 and determined to maintain the impact fees with no increase or change in the fee structure;

WHEREAS, the latest reviews of the LUA and CIP are due in October 2013;

WHEREAS, pursuant to the Act, as a part of the review process, a County Capital Improvements Advisory Committee (CIAC) must review the LUA and CIP and file written comments on them with the BCC;

WHEREAS, the CIAC met on October 10, 2013, and has filed written comments with the BCC recommending that the LUA and CIP for fire impact fees need no updating at this time, which written comments were reviewed by the BCC;

WHEREAS, the BCC has reviewed the written comments from the CIAC and is now prepared to act on those comments;

WHEREAS, the map attached hereto as Exhibit B accurately depicts the geographic area within which the impact fees shall apply; and

WHEREAS, pursuant to Ordinance 2013-026 resolutions must be placed on an agenda for review and discussion at least one BCC meeting prior to being placed on a BCC agenda as an action item unless that procedure is waived by the BCC.

NOW THEREFORE, be it resolved by the Board of County Commissioners of Santa Fe County as follows:

1. The requirements of Ordinance 2013-026 are hereby waived;
2. No update to the Land Use Assumptions, Capital Improvements Plan or impact fees is necessary at this time.
3. The Notice of Determination Not to Update Land Use Assumptions, Capital Improvements Plan or Impacts Fees, attached hereto as Exhibit A, including the map attached to that Notice depicting the geographic area within which the impact fees have historically been applied and will continue to be applied, shall be published in accordance with the Santa Fe County Land Development Code requirements for noticing change-of-zone requests.

APPROVED, ADOPTED AND PASSED this 29th day of October 2013.

BOARD OF COUNTY COMMISSIONERS

Kathy Holien
Kathy Holien, Chairman

Attest:

Geraldine Salazar
Geraldine Salazar, County Clerk



Approved as to Form:

Stephen C. Ross
Stephen C. Ross, County Attorney



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

BCC RESOLUTIONS
PAGES: 3

I Hereby Certify That This Instrument Was Filed for
Record On The 1ST Day Of November, 2013 at 09:17:34 AM
And Was Duly Recorded as Instrument # 1722066
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy Marcia Salazar County Clerk, Santa Fe, NM

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

NOTICE OF DETERMINATION NOT TO UPDATE LAND USE ASSUMPTIONS,
CAPITAL IMPROVEMENTS PLAN OR IMPACT FEES

A. On October 29, 2013, at a regular meeting of the Santa Fe County Board of County Commissioners, the Board of County Commissioners of Santa Fe County adopted Resolution 2013- and determined that no change to the land use assumptions, capital improvements plan or impact fees was necessary.

B. The impact fees shall continue to apply in the unincorporated boundaries of the County, as depicted on the map attached hereto and made a part hereof by reference.

C. If, within sixty days after publication of this Notice, a person makes a written request to the Board of County Commissioners of Santa Fe County c/o Adam Leigland, Director of Public Works at P.O. Box 276, Santa Fe, New Mexico, 87504-0276, requesting that the land use assumptions, capital improvements plan or impact fees be updated, the Board of County Commissioners may accept or reject such request by following the requirements of NMSA 1978, §§ 20 through 35 (the Development Fees Act).

EXHIBIT A



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

BCC RESOLUTIONS
PAGES: 4

I Hereby Certify That This Instrument Was Filed for
Record On The 5TH Day Of November, 2013 at 12:56:37 PM
And Was Duly Recorded as Instrument # 1722373
Of The Records Of Santa Fe County

Deputy *Marella Salazar* Witness My Hand And Seal Of Office
Geraldine Salazar
County Clerk, Santa Fe, NM

REC'D CLERK RECORDED 11/05/2013

SANTA FE COUNTY

Fire Districts

Legend

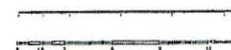
- Fire Stations
- Major Roads
- Minor Roads
- Major Streams and Arroyos
- Railroads
- City of Santa Fe Incorporated Area

Fire Districts

- Agua Fria Fire District
- Chisago Fire District
- City of Espanola
- Edgewood Fire District
- El Dorado Fire District
- Gallardo Fire District
- Glorieta Pass Fire District
- Hondo Fire District
- La Cienega Fire District
- La Piedad Fire District
- Las Alamos Fire Department
- Madrid Fire District
- Pajarito Fire District
- SFFD Station 1
- Santa Fe City
- Santa Fe National Forest
- Stanley Fire District
- State Pen Fire District
- Tesuque Fire District
- Turquoise Trail Fire District



1:100,000
1 inch equals 1.58 miles



This information is for reference only.
Santa Fe County assumes no liability for
errors associated with the use of these data.
Users are asked to verify the fire
department data accuracy.

