

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

DATE: September 30, 2014

TO: Board of County Commissioners

FROM: John Lovato, Development Review Specialist Sr.

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

FILE REF: CDRC CASE # V 14-5240 Julie Lopez Variance

ISSUE:

Julie Lopez, Applicant, Michael Sandrin, Agent, request a variance of Article 4, Section 4.2 of Ordinance No. 2008-10 (Flood Damage and Stormwater Management) to allow the construction of a driveway within a FEMA Special Flood Hazard Area.

The property is located at 12 Calle Dos Puentes, within the vicinity of Chimayo, within Section 2, Township 20 North, Range 9 East, (Commission District 1).

Vicinity Map:



Trant Avenue · P.O. Box 276 · Santa Fe, New Mexico 87504-0276 · 505-986-6200 · FAX: 505-995-2740 www.santafecountynm.gov

REQUEST SUMMARY:

The subject lot was created in 1968, and is considered a legal lot of record. The property is currently vacant. The Applicant requests a variance of Article 4, § 4.2 of Ordinance No. 2008-10 (Flood Damage and Stormwater Management) to allow the construction of a driveway within a FEMA designated Special Flood Hazard Area.

On June 28, 2014, the Applicant submitted an Application for the construction of a driveway. After review of the Application, staff determined that the proposed driveway was located within a FEMA designated 100 Year Special Flood Hazard Area therefore, the Application was denied. The Applicant intends to develop the lot and place a residence on the property. The Applicant states “denying the driveway presents a hardship due to it being the only access to the property and only buildable area on the lot”.

The subject property is accessed off Calle Dos Puentes (Private Road). The portion of Calle Dos Puentes that services the property is approximately 690 feet in length and ranges from 16 to 20 feet in width and is a dirt driving surface located within a FEMA designated Special Flood Hazard Area. Calle Dos Puentes may be frequently impassible during inclement weather and thereby is not all weather accessible. The designated Special Flood Hazard Area runs along the entire frontage of the property, and there is no other location to place a driveway outside of the Special Flood Hazard Area.

Article 4, § 4.2 of Ordinance No. 2008-10 (Flood Damage and Stormwater Management) states: “At no time shall a permit be issued for a new dwelling unit, site, lot, parcel or tract of land intended for placement of a habitable structure where the site is absent all weather access”.

The Applicant states, that there is no other access to her property other than the proposed access off of Calle Dos Puentes.

Article 4, § 4.6 of Ordinance No. 2008-10 states specific variance procedures and criterion that recommending and approval bodies must consider, as follows:

- A. The Board of County Commissioners (Board) after recommendation by the County Development Review Committee (CDRC) shall hear and render judgment on a request for variance from the requirements of this Ordinance.
- B. The CDRC may recommend and the Board take action on an appeal of the Floodplain Administrator's decision only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this Ordinance.
- C. Any person or persons aggrieved by the decision of the Board may appeal such decision to a court of competent jurisdiction within thirty days of the Board's decision.
- D. The Floodplain Administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.

- E. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this Ordinance.
- F. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in Section C (2) of this Article have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
- G. Upon consideration of the factors noted above and the intent of this Ordinance, the Board may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this Ordinance (Article 1, Section C).
- H. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- I. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

Article 4, § 4.6.J. of Ordinance No. 2008-10 states that the prerequisites for granting a variance are as follows:

- a. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
Staff's response: There is no other access to the property and proposed access shall relieve hardship on the Applicant.
- b. Variances shall only be issued upon, (i) showing a good and sufficient cause; (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, the creation of a nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
Staff's response: Proposed access will not increase flood heights, become a threat to public safety as no construction will be placed within the flood hazard area, and will be an expense to the public and Applicant to reconstruct Dos Puente's road.
- c. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

Staff's response: There are no proposed structures within the designated FEMA Flood Hazard area. Any future development shall comply with FEMA and Ordinance standards.

- d. Variances may be issued by the BCC for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:
 - i. the criteria outlined in Article 4, Section D (1)-(9) are met, and
 - ii. the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

Staff's response: There is a typographical error in Section D as this does not exist in the Ordinance. All other measures will be addressed at time of Building Permit.

Growth Management staff have reviewed this Application for compliance with pertinent Code requirements and finds the project is not in compliance with County criteria for this type of request. However, this property is accessed via a private road and there is no feasible way to relocate the road or driveway outside the floodplain.

On August 21, 2014, the County Development Review Committee (CDRC), met and acted on this case. The decision of the CDRC was to recommend approval of the Applicant's request by a (5-0) Vote, with the finding that the variance criteria of Ordinance 2008-10 had been met with staff conditions.

This Application was submitted on June 30, 2014.

APPROVAL SOUGHT: A variance of Article 4, § 4.2 of Ordinance No. 2008-10 to allow a driveway within a floodplain to access buildable area on a legal lot of record.

VARIANCES: Yes

GROWTH MANAGEMENT AREA: El Norte, SDA-2

HYDROLOGIC ZONE: Traditional Community of Chinayo, minimum lot size per Code is 0.75 acres per dwelling unit.

ACCESS: Calle Dos Puentes which is located within a FEMA designated Special Flood Hazard Area. Access does not comply with minimum Code criteria.

FIRE PROTECTION: Chinayo Fire District.

WATER SUPPLY: Domestic Well

LIQUID WASTE: Conventional Septic System

AGENCY REVIEW:

<u>Agency</u>	<u>Recommendation</u>
County Fire	Conditional Approval

STAFF RECOMMENDATION: Denial of a request to allow a variance of Article 4, § 4.2 of Ordinance No. 2008-10 (Flood Damage and Stormwater Management)

The recommendation of the CDRC was for approval of the variance request subject to the following conditions.

1. Water use on the lot shall be restricted to 1.00 acre foot per year per lot. A water meter shall be installed for each lot. Annual water meter readings shall be submitted to the Land Use Administrator by January 1st of each year. Water restrictions shall be recorded in the County Clerk's Office (As per Article III, § 10.2.2 and Ordinance No. 2002-13).
2. The Applicant must obtain a Development Permit from the Building and Development Services Department for the driveway and dwelling unit. (As per Article II, § 2).
3. The Applicant shall comply with all Fire Prevention Division requirements at time of Development Permit Application (As per 1997 Fire Code and 1997 Life Safety Code).
4. A restriction must be placed on the Warranty Deed regarding the lack of all-weather access to the subject lot. This restriction shall include language as follows:
The access to this property does not meet minimum standards set forth by County Ordinances and Code. Site access, including access by emergency vehicles, may not be possible at all time. (As Per Ordinance 2008-10).

EXHIBITS:

1. August 21, 2014 CDRC Meeting Minutes
2. Letter of request
3. Fire Prevention Review
4. Article 4, § 4.2 of Ordinance No. 2008-10 (Flood Damage and Stormwater Management)
5. Article 4, § 4.6 (Variance Procedures) of Ordinance No. 2008-10
6. Site Plan
7. Site Photographs
8. Aerial of Site and Surrounding Area

~~Chairman Drobnis asked if the new Sustainable Land Development Code would preclude a family transfer. Mr. Martinez said that is correct, so a family transfer would have to be done prior to adoption of that code.~~

~~Member Katz asked if the CDRC had the option of granting a density variance and not the small-lot transfer. Ms. Lucero stated the request was for a family transfer and Ms. Brown indicated it is the County's practice to address the request specified in the application in accord with noticing to neighbors.~~

~~Applicant Gloria Mendoza, duly sworn, stated her daughter, a single mother with five children, died and they hope to help provide some stability for their grandchildren. She said there are other small lots in the area and none of the neighbors have voiced opposition.~~

~~Member Gonzales asked if the lots she spoke of are on individual wells. Ms. Mendoza said they plan to use a shared well and individual septic systems.~~

~~There was no one from the public wishing to speak.~~

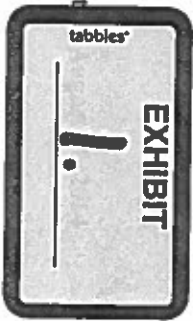
~~Member Gonzales moved to grant the variance in Case #V 14-5230 with staff conditions. Member Booth seconded and the motion passed by majority[3-2] voice vote with Members Gonzales, Booth and Drobnis voting with the motion and Members Martin and Katz voting against.~~

VII. C. CDRC CASE # V 14-5240 Julie Lopez Variance, Julie Lopez, Applicant, Michael Sandrin, Agent, Request a Variance of Article 4, Section 4.2 of Ordinance No. 2008-10 (Flood Damage and Stormwater Management) to Allow a Driveway within a Flood Hazard Area. The Property is Located at 12 Calle Dos Puentes, within the Vicinity of Chinayo, within Section 2, Township 20 North, Range 9 East, Commission District 1

John Lovato read the caption gave the following staff report:

"The subject lot was created in 1968, and is considered a legal lot of record. The property is currently vacant. The Applicant requests a variance of Article 4, § 4.2 of Ordinance No. 2008-10, Flood Damage and Stormwater Management, to allow the construction of a driveway within a FEMA designated Special Flood Hazard Area.

"On June 28, 2014, the Applicant submitted an Application for the construction of a driveway. After review of the Application, staff determined that the proposed driveway was located within a FEMA designated 100-Year Special Flood Hazard Area therefore, the Application was denied. The Applicant intends to develop the lot and place a residence on the property. The Applicant states, "denying the



driveway presents a hardship due to it being the only access to the property and only buildable area on the lot.”

“The subject property is accessed off Calle Dos Puentes Private Road. The portion of Calle Dos Puentes that services the property is approximately 690 feet in length and ranges from 16 to 20 feet in width and is a dirt driving surface located within a FEMA designated Special Flood Hazard Area. Calle Dos Puentes may be frequently impassible during inclement weather and thereby is not all-weather accessible. The designated Special Flood Hazard Area runs along the entire frontage of the property, and there is no other location to place a driveway outside of the Special Flood Hazard Area.

“Growth Management staff have reviewed this Application for compliance with pertinent Code requirements and finds the project is not in compliance with County criteria for this type of request. However, this property is accessed via a private road and there is no feasible way to relocate the road or driveway outside the floodplain.”

Mr. Lovato indicated staff recommends denial of a request to allow a variance of Article 4, § 4.2 of Ordinance No. 2008-10, Flood Damage and Stormwater Management. If the decision of the CDRC is to recommend approval of the Applicants request for a variance, staff recommends imposition of the following conditions

1. Water use on the lot shall be restricted to 1.00 acre-feet per year per lot. A water meter shall be installed for each lot. Annual water meter readings shall be submitted to the Land Use Administrator by January 1st of each year. Water restrictions shall be recorded in the County Clerk’s Office (As per Article III, § 10.2.2 and Ordinance No. 2002-13).
2. The Applicant must obtain a Development Permit from the Building and Development Services Department for the driveway and dwelling unit. (As per Article II, § 2).
3. The Applicant shall comply with all Fire Prevention Division requirements at time of Development Permit Application (As per 1997 Fire Code and 1997 Life Safety Code).
4. A restriction must be placed on the Warranty Deed regarding the lack of all-weather access to the subject lot. This restriction shall include language as follows: The access to this property does not meet minimum standards set forth by County Ordinances and Code. Site access, including access by emergency vehicles, may not be possible at all time. (As Per Ordinance 2008-10).

Member Katz asked for clarification of the exact location of the property on the aerial photographs and Mr. Lovato explained the placement and said there are approximately 16 other residences accessed by that road.

Responding to questions from Member Gonzales, Mr. Lovato said the house itself is not in the floodplain and the only time there would be a problem would be during a flood over the driveway.

Chairman Drobnis asked for clarification of Section C.2, as mentioned in paragraph f. in the packet material. Ms. Lucero said she would research that section.

Under oath, Julie Anna Lopez said she a curator of agriculture at Las Golondrinas and in 2010 purchased the land in Chimayo with her partner who subsequently died. At the time of purchase the designated floodplain was smaller and the original driveway crossed very little of the floodplain. After revisions were made more of the floodplain was involved.

Member Kaiz sought and received verification that the variance is for access to the property which is currently not all-weather.

Member Gonzales verified there was no other access to the building site. Ms. Lopez said she would drill a well after the driveway is in. Electricity will come from the Jemez Co-op. She added it will be an elevated driveway with culvert.

Ms. Lucero said that alternative to a variance would be to have an engineer design and construct an all-weather crossing. She said Camino Dos Puentes is also in the floodplain but that is not Ms. Lopez' property.

Responding to a question from Member Martin, Fire Marshal Buster Patty said they are recommending approval with conditions designed to buy time for the Fire Department to arrive, specifically a sprinkler system, and the applicant has agreed to that condition.

J. J. Gonzales, under oath, pointed out the roads that lead into the property in question, passing through Rio Arriba County. He noted there is some confusion whether Calle Dos Puentes, which is largely in a floodplain, is a County road or not. Using a map of the area, Mr. Gonzales showed the previous map Ms. Lopez relied upon when the floodplain was not as extensive and would have allowed a driveway without the need for a variance. He speculated that in order for that flood water to reach the property the Santa Cruz River would have to be 25 feet deep. He asked the committee to consider granting the variance.

There was no one else wishing to speak.

Ms. Lucero said she did not locate Section C. 2 but there is a set of criteria that need to be taken into account before granting a variance and these are stated in Section J.

Member Martin moved to approve CDRC Case #V 14-5240 with staff conditions, and Member Katz seconded, noting criteria had been met. The motion passed by unanimous [5-0] voice vote.

VII. D. ~~CDRC CASE # V 14-5260 Vincent Mastrantoni/Webb Garrison~~
~~Variance. TABLED~~

JULIE ANNA LOPEZ
MICHAEL SANDRIN
12 CALLE DE PUENTES
CHIMAYO NM

7/10/14

SANTA FE COUNTY
ZONING DEPT

THIS LETTER IS TO REQUEST A VARIANCE TO BUILD A DRIVEWAY
THAT WILL CROSS AN AREA THAT IS IN THE 100 YEAR FLOOD ZONE .
ALL OF THE DRIVEWAY IS ON THE PROPERTY OWNED BY JULIE ANNA LOPEZ
AND THE ONLY ACCESS TO THE FUTURE HOUSE SITE IS THE DESIGN THAT WE
HAVE SUBMITTED TO SANTA FE COUNTY.
DENYING THIS ACCESS PRESENTS A HARDSHIP TO JULIE ANNA LOPEZ AS IT IS
THE BEST WAY FOR HER TO REACH THE BEST HOUSE SITE ON HER
PROPERTY.

RESPECTFULLY SUBMITTED,

R MICHAEL SANDRIN

DESIGNER/BUILDER FOR JULIE ANNA LOPEZ

Michael Sandrin 7/10/14



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

Santa Fe County Fire Department

Fire Prevention Division

Official Submittal Review

Date	8/19/14		
Project Name	Lopez, Julie Anna		
Project Location	12 Calle de Puentes		
Description	Variance Request for driveway	Case Manager	J. Lovato
Applicant Name	Julie Anna Lopez	County Case #	14-5240
Applicant Address	334 Los Pinos Road	Fire District	Chimayo
	Santa Fe, NM 87507		
Applicant Phone	505-471-8886		
Review Type	Commercial ☐ Residential ☐ Sprinklers ☐ Hydrant Acceptance ☐ Master Plan ☐ Preliminary ☐ Final ☐ Inspection ☐ Lot Split ☐ Wildland ☐ Variance ☒		
Project Status	Approved ☐ Approved with Conditions ☒ Denial ☐		

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

Fire Department Access

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

▪ Roadways/Driveways

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



The primary access to this property does not meet the requirement of an all weather driving surface. It is an active arroyo which catches the run off from two other arroyos North of NM76.

▪ **Street Signs/Rural Address**

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

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

Properly assigned legible rural addresses shall be posted and maintained at the entrance(s) to each individual lot or building site within 72 hours of the commencement of the development process for each building.

▪ **Slope/Road Grade**

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

Driveway/fire access shall not exceed 11% slope and shall have a minimum 28’ inside radius on curves.

▪ **Restricted Access/Gates/Security Systems**

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

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

Automatic Fire Protection/Suppression

Due to the remote location of this proposed residence, the lack of water and the possibility of this residence being made inaccessible to the condition of the single road accessing the property in inclement weather, for life safety and property protection the installation of an Automatic Fire Suppression system meeting NFPA 13D requirements shall be required.

All Automatic Fire Protection systems shall be developed by a firm certified to perform and design such systems. Copies of sprinkler system design shall be submitted to the Fire Prevention Division for review and acceptance prior to construction. Systems will not be approved unless tested by the Santa Fe County Fire Department. Fire sprinklers systems shall meet all requirements of NFPA 13-D Standard for the Installation of Sprinkler Systems.

The requirement for residential fire protection sprinkler systems shall be recorded on the plat and in the covenants at the time of filing or as otherwise directed by the County Fire or Land Use Department.

Life Safety

Fire Protection requirements listed for this development have taken into consideration the hazard factors of potential occupancies as presented in the developer's proposed use list. Each and every individual structure of a private occupancy designation will be reviewed and must meet compliance with the Santa Fe County Fire Code (1997 Uniform Fire Code and applicable NFPA standards) and the 1997 NFPA 101, Life Safety Code, which have been adopted by the State of New Mexico and/or the County of Santa Fe.

Urban-Wildland Interface
SFC Ordinance 2001-11, Urban Wildland Interface Code

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

- **Building Materials**

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

- **Location/Addressing/Access**

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

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

General Requirements/Comments

▪ Inspections/Acceptance Tests

Shall comply with Article 1, Section 103.3.2 - New Construction and Alterations of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

The developer shall call for and submit to a final inspection by this office prior to the approval of the Certificate of Occupancy to ensure compliance to the requirements of the Santa Fe County Fire Code (1997 UFC and applicable NFPA standards) and the 1997 NFPA 101, Life Safety Code.

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

▪ Permits

As required

Final Status

Recommendation for Final Development Plan approval with the above conditions applied.

Victoria De Vargas, Inspector


Code Enforcement Official

8/19/14
Date

Through: David Sperling, Chief
Busier Patty, Battalion Chief/Fire Marshal

File: NorthReg/DevRev/Chimayo/LopezJulieAnnaVAR.doc

Cy: J. Lovato, Land Use
Applicant
Battalion Chief
Regional Lieutenant
District Chief
File

ARTICLE 4

FLOODPLAIN DEVELOPMENT PERMIT PROCEDURAL
REQUIREMENTS

SECTION 4.1 AREAS REQUIRING A FLOODPLAIN
DEVELOPMENT PERMIT

- A. For development within a designated SFHA, including lands which are traversed by, bisected by, or directly adjacent to the SFHA designated on the effective FIRIM as described in Article 2, §2.2C, Article 3, §3.2 and Article 3, §3.10, a Floodplain Development Permit issued by the Floodplain Administrator in conformity with the provisions of the Ordinance shall be secured pursuant to Article 3, §3.3(B) prior to commencement of construction.

SECTION 4.2 NON-ELIGIBLE NEW DEVELOPMENT OR CONSTRUCTION

At no time shall a Floodplain Development Permit be issued for a new dwelling unit site, lot, parcel or tract of land intended for placement of a habitable structure including single family homes, residential subdivisions, modular home sites and modular home subdivisions where the site is:

- i. An alternative buildable area located outside the limits of the SFHA is available;
- ii. Unable to be removed from the SFHA through the formal FEMA map revision process described in Article 4, § 4.4;
- iii. Absent all weather access.

SECTION 4.3 PROCEDURES FOR SUBDIVISION PROPOSALS

All subdivision proposals which include area traversed by, bisected by, or directly adjacent to SFHA, including manufactured home parks and manufactured home subdivisions shall be required to secure a Floodplain Development Permit per Article 4, §4.4, and:

- A. SFHA may be used in computation of density;
- B. SFHA may be utilized to meet open space criteria;
- C. Primary and secondary subdivision access as required by County Code must be all weather access;
- D. For phased subdivisions, an overall Master Drainage Analysis shall be provided which demonstrates that floodplain management policies and stormwater management criteria will be compliant with this Ordinance and function independently in each phase, or construction of the entire conveyance system will be required in the first phase of construction.

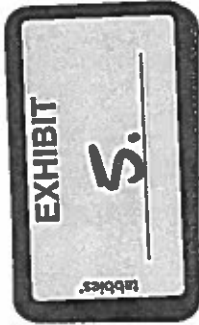


- iii. The location of the structure or structures located on the property in question.
- iv. The elevation of the lowest adjacent grade to a structure or structures.
- v. An indication of the curvilinear line which represents the area subject to inundation by a base flood. The curvilinear line should be based upon information provided by an appropriate authoritative source, such as a Federal Agency, a County or City Engineer, a Federal Emergency Management Agency Flood Insurance Study, or a determination by a Registered Professional Engineer.
- c. A copy of the FIRM indicating the location of the property in question.
- d. A certification by a Registered Professional Engineer or Licensed Land Surveyor that the lowest grade adjacent to the structure is equal to or greater than the base flood elevation.
- e. The completion of the appropriate forms in the Federal Emergency Management Agency's Packets, Amendments and Revisions To National Flood Insurance Program Maps (MT-1 FEMA FORM 81-87 Series and MT-2 FEMA FORM 81-89 Series or latest revision).
- D. The NFIP does not allow for the removal of land from the floodplain based on the placement of fill (LOMR-F) in alluvial fan flood hazard areas. The NFIP will credit a major structural flood control project, through the LOMR process, that will effectively eliminate alluvial fan flood hazards from the protected area. Details about map revisions for alluvial fan areas can be found in the 44 CFR, § 65.13.

SECTION 4.6

VARIANCE PROCEDURES

- A. The BCC after recommendation by the County Development Review Committee (CDRC), shall hear and render judgment on a request for variance from the requirements of this Ordinance.
- B. The CDRC may recommend and the BCC take action on an appeal of the Floodplain Administrator's decision only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this Ordinance.
- C. Any person or persons aggrieved by the decision of the BCC may appeal such decision to a court of competent jurisdiction within thirty days of the BCC decision.
- D. The Floodplain Administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.



E. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this Ordinance.

F. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in Section C(2) of this Article have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

G. Upon consideration of the factors noted above and the intent of this Ordinance, the BCC may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this Ordinance (Article 1, Section C).

H. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

1. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

J. Prerequisites for granting variances:

- a. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

b. Variances shall only be issued upon, (i) showing a good and sufficient cause; (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant; and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, the creation of a nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

c. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

d. Variances may be issued by the BCC for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:

i. the criteria outlined in Article 4, Section D (1)-(9) are met, and

- ii. the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

ARTICLE 5

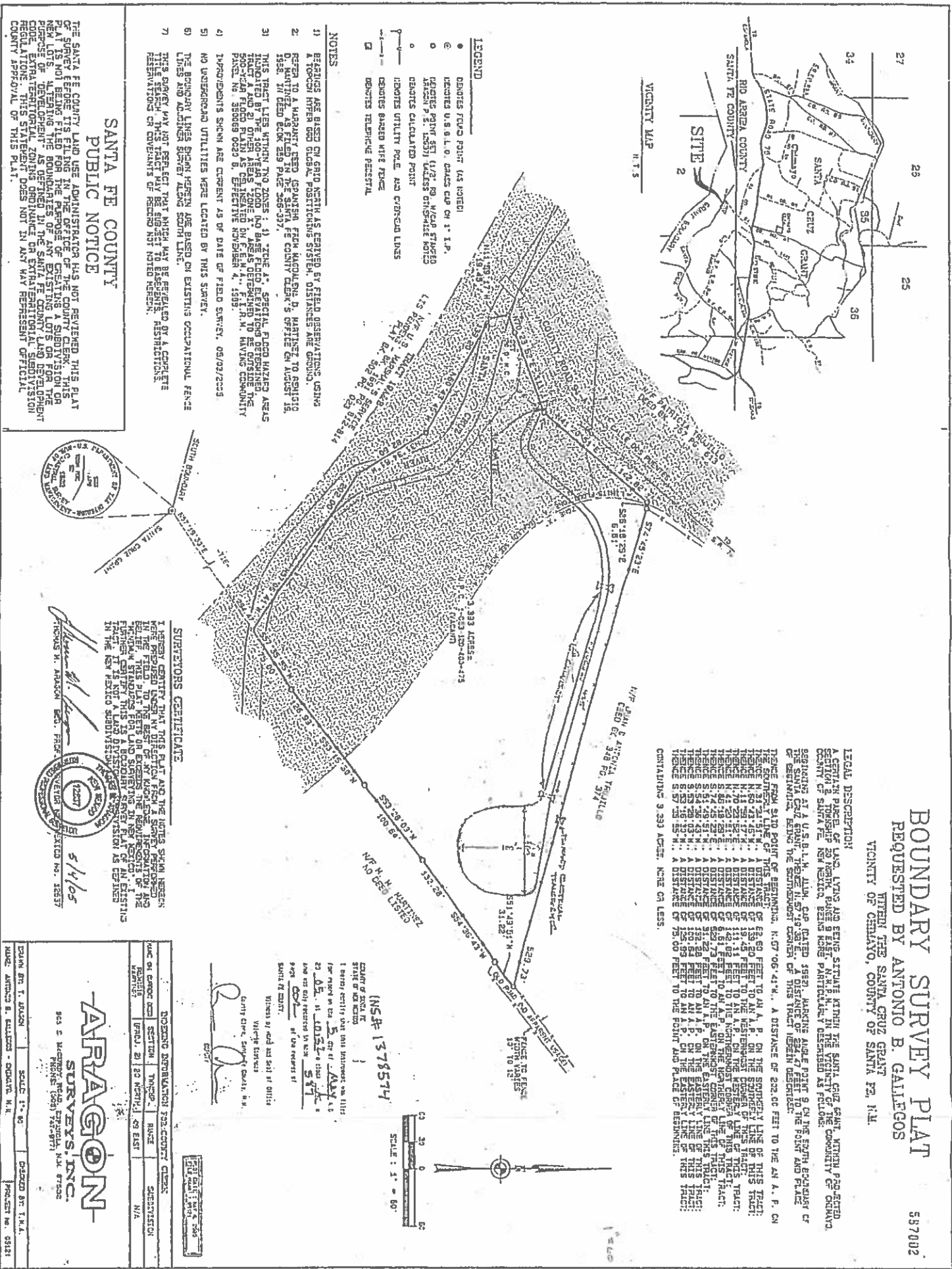
Stormwater Management Analysis and Design Criteria

SECTION 5.1 DETERMINATION OF SUBMITTAL REQUIREMENTS

- A. The land disturbance process and complexity of the site and surrounding area will determine submittal requirements for a Stormwater Management Analysis for land disturbance activity or activities. The minimum information required is tabulated in Article 6, Table 1.
- B. The submittal and review process does not relieve the design engineer of the responsibility to provide a correct and safe drainage design nor relieve the developer from properly constructing the designed drainage facilities.
- C. By reviewing and approving drainage designs for given developments neither Santa Fe County nor its employees will assume liability for improper drainage design nor guarantee that the final drainage design review will absolve the developer or designer of future liability for improper design.

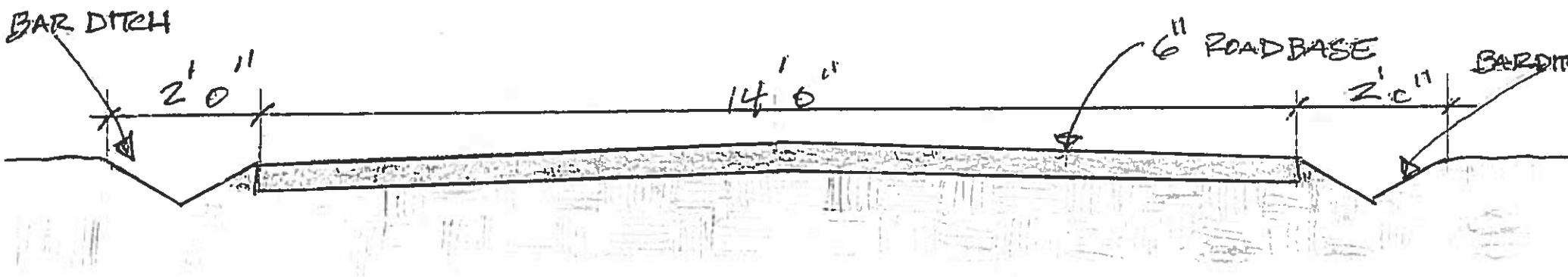
SECTION 5.2 GENERAL FORMAT OF NARRATIVE

- A. A Stormwater Management Analysis will be required for all land disturbance activity, regardless of the nature of the activity. This analysis is required to assess potential hazard to the development from the effects of onsite and offsite stormwater runoff, and to assess the potential impact of the development on adjacent properties and on the regulatory floodplain, and must be prepared pursuant to Article 5, §5.2 and must be sealed by a professional engineer licensed in the State of New Mexico.
- B. The Stormwater Management Analysis shall be submitted with the following information included therein:
 - a. Comprehensive narrative describing:
 - i. the nature of the disturbance,
 - ii. impacts on adjacent parcels,
 - iii. impacts on the SFHA,
 - iv. offsite contributing hydrologic basin areas,



JULIANNA LOPEZ
12 CALLE DE LOS PUENTES
CHILANO, NM

MICHAEL SANDREW CONST.
505 670 1404
NM LIC # 00324



19.

SECTION @ DRIVEWAY $\frac{1}{2}'' = 1' 0''$

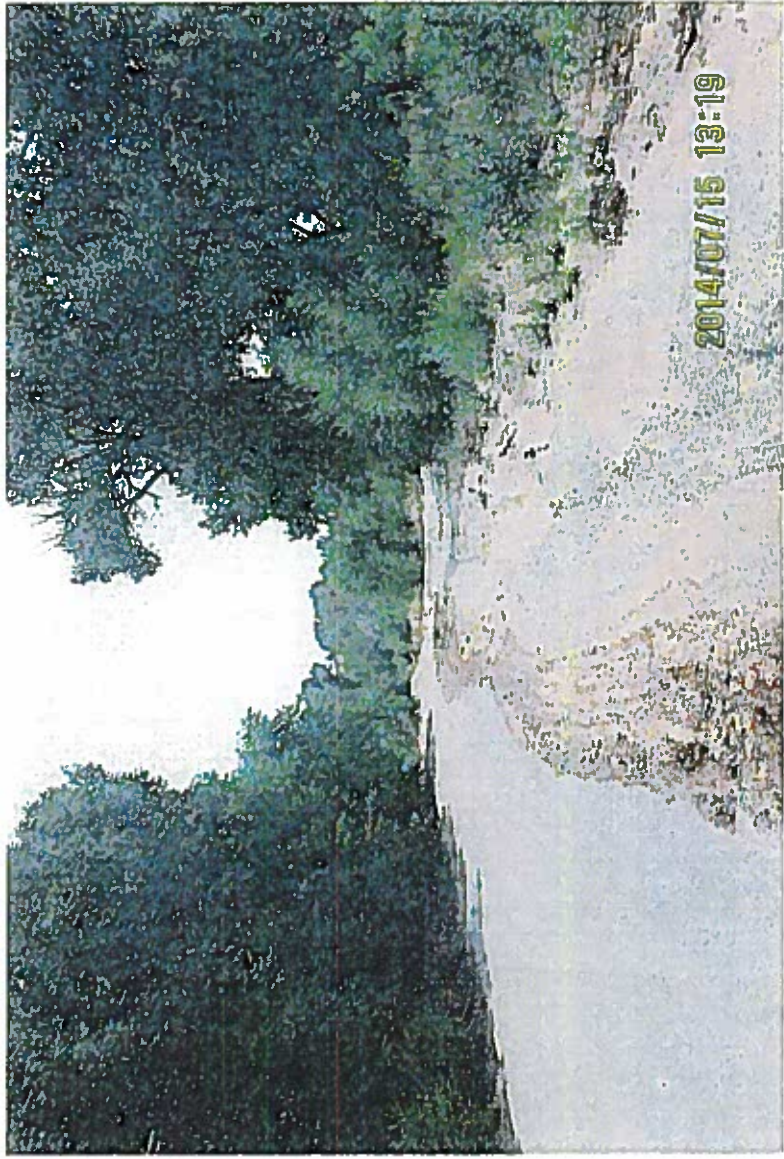
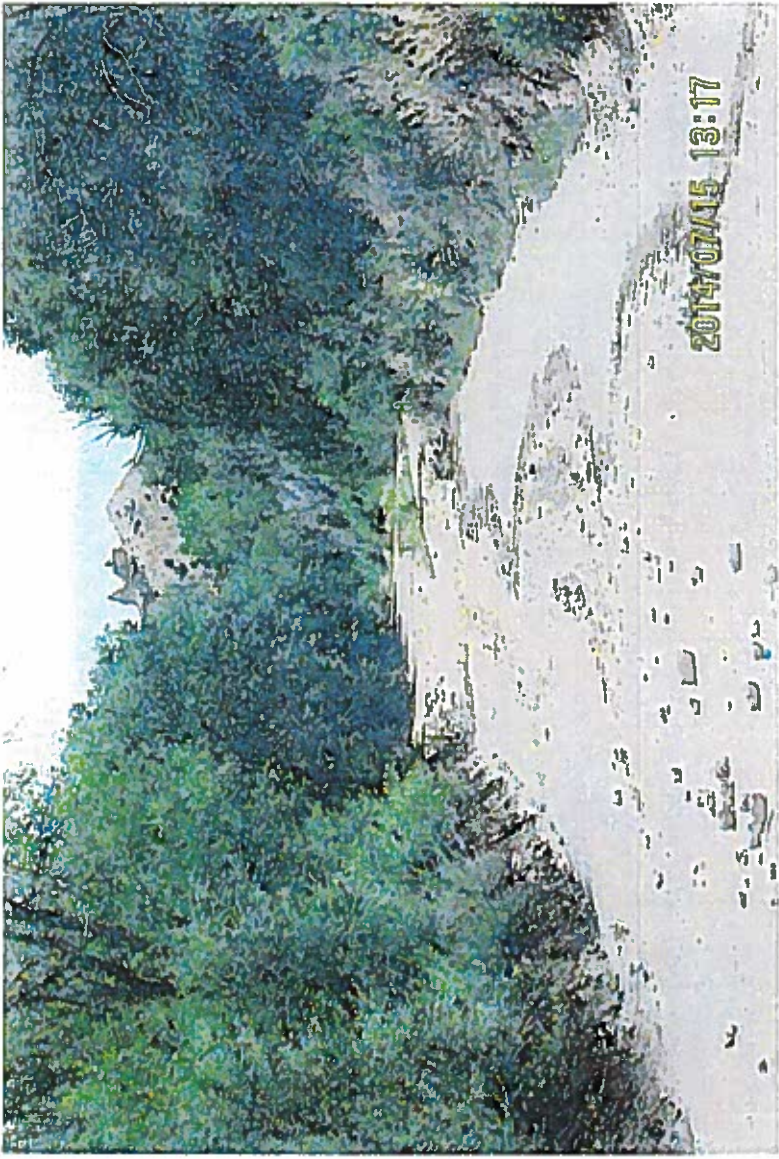
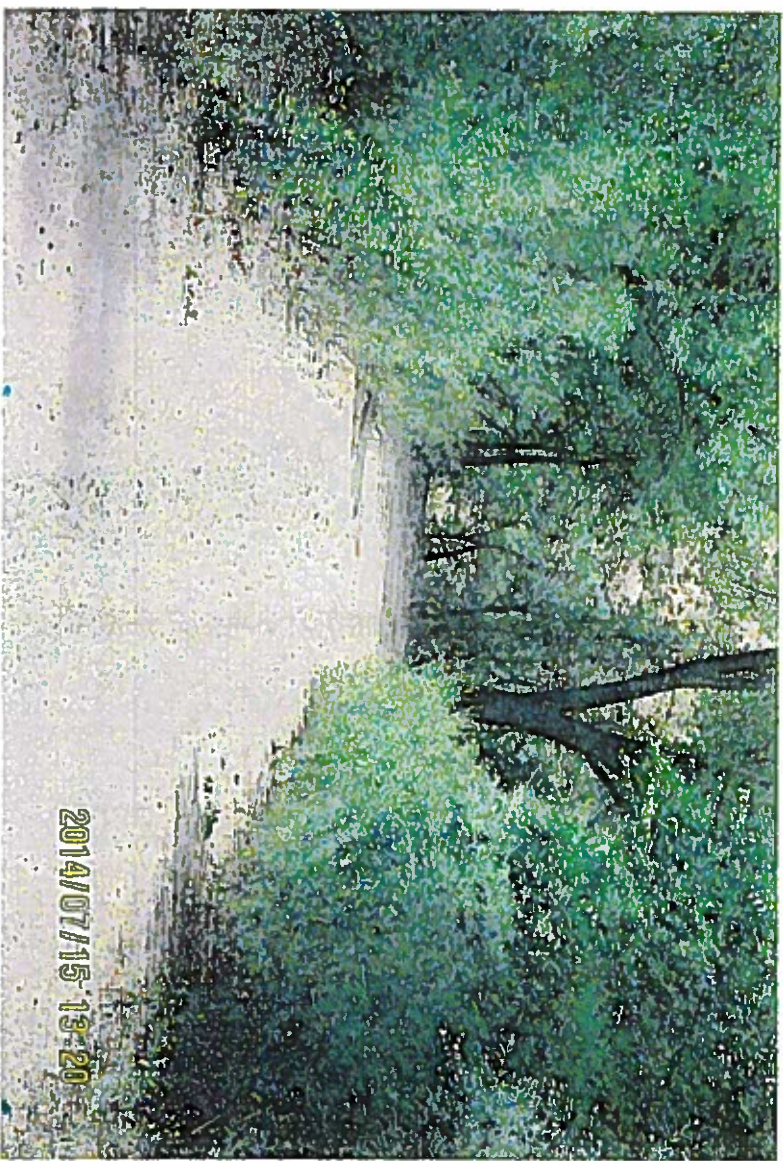
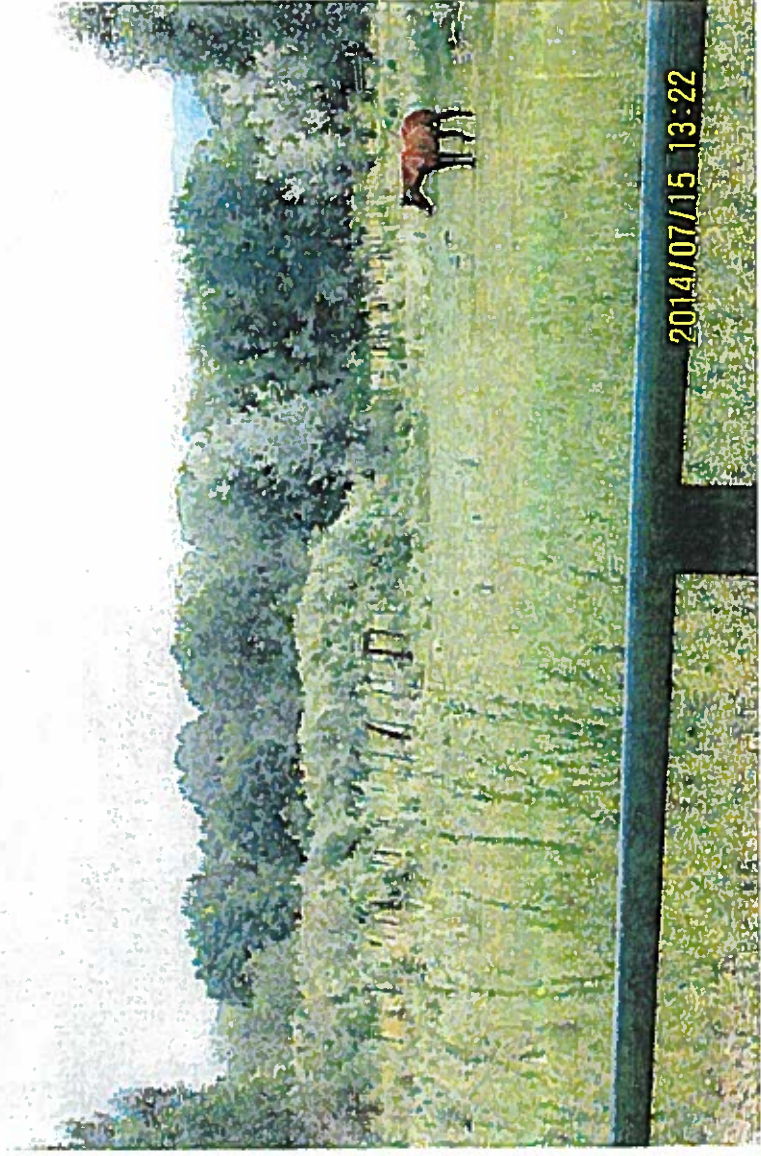
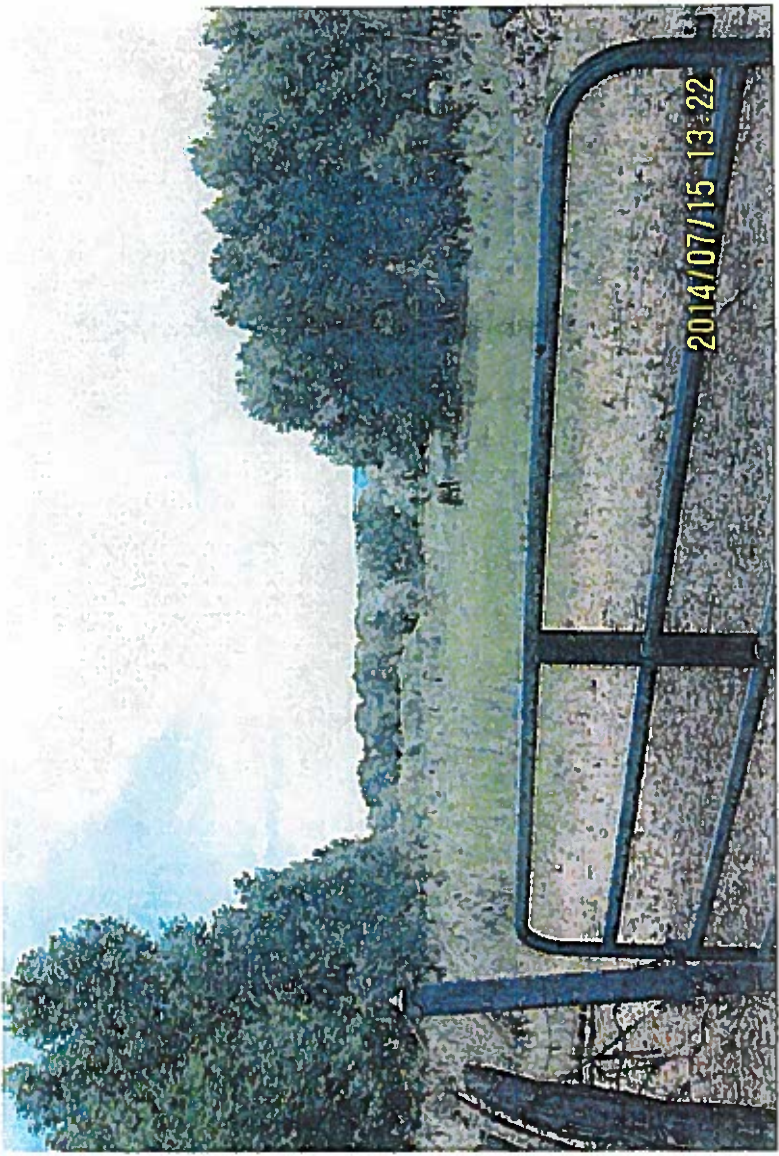
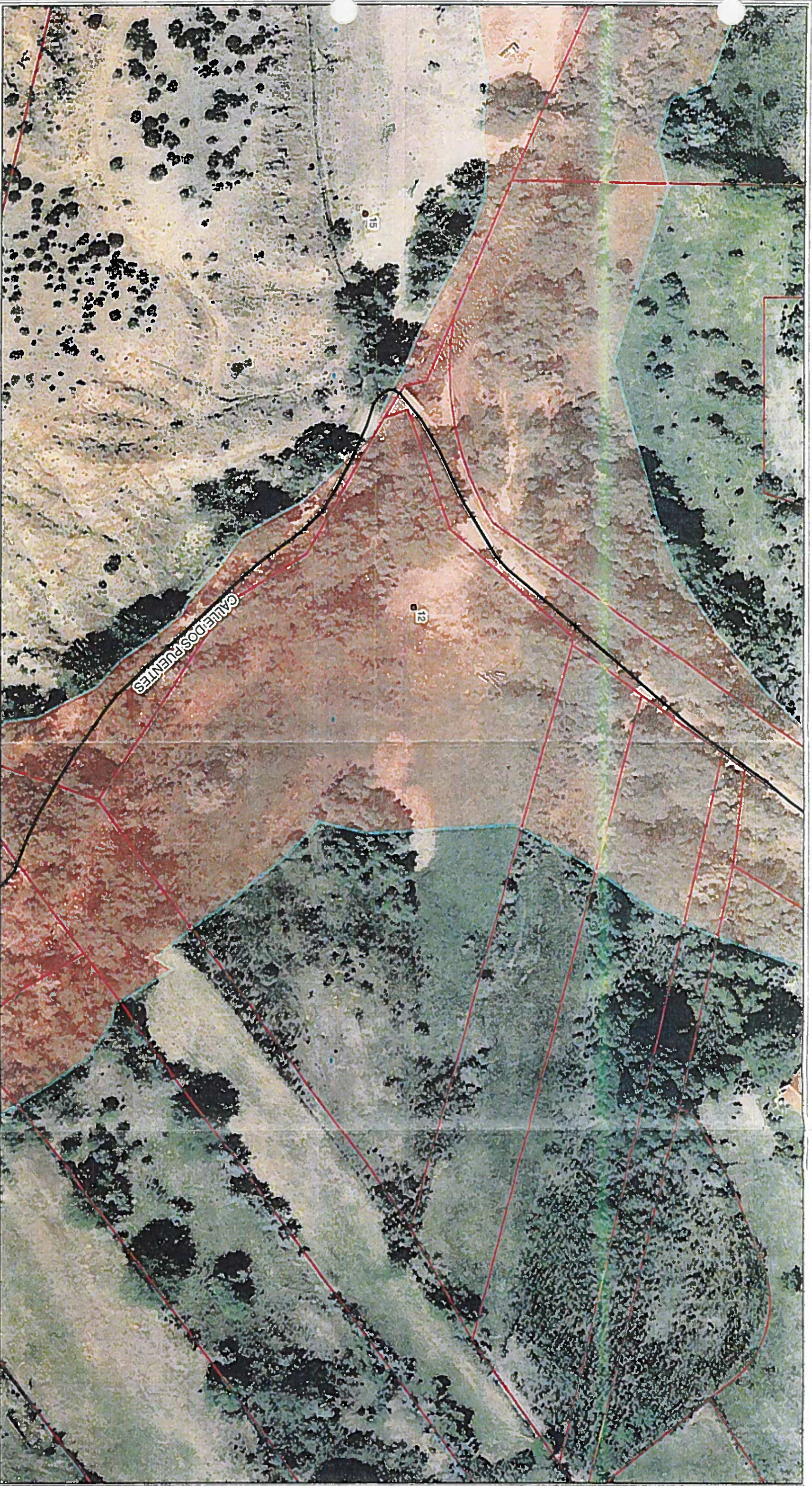


EXHIBIT
7.



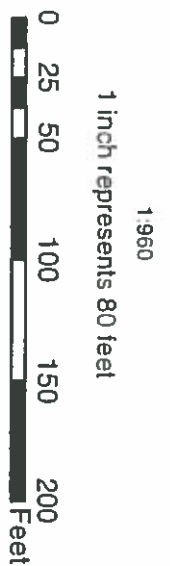






- Legend**
- ROADS
 - 0.2 % Annual Chance Flood Hazard
 - 2011 Zone A (No BFEs Determined)
 - 2011 Zone AE
 - 2011 Floodways
 - 2011 Zone AD
 - 2011 Zone D
 - PARCELS

EXHIBIT
8.



Word Imagery
2 FOOT CONTOURS

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

Daniel "Danny" Mayfield
Commissioner, District 1
Miguel M. Chavez
Commissioner, District 2
Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4
Liz Stefanics
Commissioner, District 5
Katherine Miller
County Manager

DATE: September 16, 2014

TO: Board of County Commissioners

FROM: Miguel "Mike" Romero, Development Review Specialist Sr. *(Signature)*

VIA: Katherine Miller, County Manager
Penny Ellis-Green, Growth Management Director *(Signature)*
Vicki Lucero, Building & Development Services Manager *(Signature)*
Wayne Dalton, Building & Development Services Supervisor *(Signature)*

FILE REF: BCC CASE # PCEV 14-5320 Brian and Susanne Carlson Vacation of Easement

ISSUE:

Brian and Susanne Carlson, Applicants, (Sommer, Karnes & Assoc, LLP) Joseph Karnes, Agent, request approval to vacate a platted open space and drainage easement on 2.55 acres. The open space easement will be relocated on-site.

The property is located at 7 Camino Hasta Manana, within Section 5, Township 17 North, Range 9 East, (Commission District 2).

Vicinity Map:



SUMMARY:

The subject Lot (Lot 2D-A) was created on August 17, 2000, through a Division of Land and is recognized as a legal lot of record. There is currently a residence and a studio on the property, which was permitted and approved by Santa Fe County pursuant to the "Code" (Permit #03-932).

The forty-seven foot (47') wide private open space and drainage easement runs east to west through the property. The Applicant has provided a proposed plat that shows the forty-seven foot (47') wide private open space and drainage easement running through a portion of the residence, driveway, wall which is located in front of the residence and studio (refer to exhibit 4). The Applicants state that they recently discovered that the residence and studio that were permitted by the County and constructed on the property encroach into the easement. The Applicants also state that these encroachments affect the marketability of the property. Therefore, the Applicants request to have 3300 sq. ft. of the open space that runs through the structures relocated to another portion of the property and 3300 sq. ft. of the drainage easement that runs through the structures vacated (refer to Exhibit 4). The Applicants state in the letter of request that no other property will be affected by the vacation of a portion of the drainage easement or relocation of a portion of the open space easement (refer to exhibit 1).

In 2000, when the lot was created, the subject property was located within the Santa Fe Extraterritorial Zoning District and therefore under the jurisdiction of the Extraterritorial Zoning Ordinance (EZO 1997-4). The EZO required that all proposed Divisions of Land were required to preserve no less than thirty percent (30%) of the entire tract as permanent open space (Section 5.2.D.3).

Article V, § 5.7.1 (Cause) states, any Final Plat filed in the office of the County Clerk may be vacated or a portion of the Final Plat if:

- a) The owners of the land proposed to be vacated sign an acknowledgment statement, declaring the Final Plat or a portion of the Final Plat to be vacated, and the statement is approved by the Board; or
- b) The Board finds that a plat was obtained by misrepresentation or fraud and orders a statement of vacation to be prepared by the County.

The Applicants state in the letter of request that no other property will be affected by the vacation and relocation of the easement. However the open space and drainage easement continues across the properties to the east and west of the subject lot. Per Article V, § 5.7.7 a., the Applicants are requesting approval to vacate a portion of the drainage easement (3300 sq. ft.) and relocate a portion of the open space easement (3300 sq. ft.) to another location on the property. The Applicants have submitted an affidavit from the original surveyor stating that his notation on the plat as a drainage easement was not a result of a previous recorded document or any site analysis that identified drainage features (refer to exhibit 7).

Article V, § 5.7.2 (Action) states, “Action shall be taken at a public meeting. In approving the vacation of all or a part of a Final Plat, the Board shall decide whether the vacation will adversely affect the interests of persons on contiguous land or of persons within the subdivision being vacated. In approving the vacation of all or a portion of a Final Plat, the Board may require that roads dedicated to the County in the Final Plat continue to be dedicated to the County.”

Article V, § 5.7.3 (Filing) states, “The approved statement declaring the vacation of a portion or all of a Final Plat shall be filed in the office of the County Clerk.”

Article V, § 5.7.4 (Utilities) states, “The rights of any utility existing before the total or partial vacation of any Final Plat are not affected by the vacation of a Final Plat.”
This Application was submitted on August 27, 2014.

Growth Management staff have reviewed this Application for compliance with pertinent Code requirements and find the project is in compliance with County criteria for this type of request.

APPROVAL SOUGHT: Approval to vacate and relocate a portion (3300 sq. ft.) of the platted forty-seven foot (47’) wide private open space and drainage easement on one lot totaling 2.55 acres.

GROWTH MANAGEMENT AREA: SDA 2

HYDROLOGIC ZONE: Basin Hydrologic Zone, minimum lot size per Code is 10 acres per dwelling unit. Lot size can be further reduced to 2.5 acres.

FIRE PROTECTION: Agua Fria Fire District.

WATER SUPPLY: Private Well

LIQUID WASTE: Advanced Treatment System

VARIANCES: None

AGENCY REVIEW:

<u>Agency</u>	<u>Recommendation</u>
Fire Prevention Division	Letter of Approval

STAFF RECOMMENDATION: Approval to vacate a 3300 sq. ft. portion of the existing 47’ drainage easement and relocate a 3300 sq. ft. portion of the platted private open space easement on one lot totaling 2.55 acres;

Staff supports the vacation of 3300 sq. ft. of the drainage easement that runs through the portion of the residence, driveway, wall and studio and the relocation of a 3300 sq. ft. portion of the open space easement that runs through the portion of the residence, driveway, wall and studio without any alteration of the remainder of the easement, subject to the following conditions:

1. The Applicant shall file the portion of the Final Plat (Lot 2D-A) affected by the vacated easement and the relocation of the open space easement with the County Clerk's Office (**As per Article V § 5.7.3**).
2. The area for the relocation of open space must be equal in size to the open space that will be removed from the existing 47' easement.

EXHIBITS:

1. Letter of request
2. Article V, § 5.7 (Vacations of Plats)
3. Site Photographs
4. Site Plan/Survey Plat
5. Aerial of Site and Surrounding Area
6. Fire Prevention Letter
7. Affidavit

SOMMER, KARNES & ASSOCIATES, LLP

Mailing Address
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Santa Fe, New Mexico 87504-2476

Karl H. Sommer, Attorney at Law
khs@sommer-assoc.com
Joseph M. Karnes, Attorney at Law
jmk@sommer-assoc.com

Street Address
200 West Marcy Street, Suite 139
Santa Fe, New Mexico 87501

Mychal L. Delgado, Certified Paralegal
mld@sommer-assoc.com

Telephone: (505) 989-3800
Facsimile: (505) 982-1745

James R. Hawley, Attorney at Law
jrh@sommer-assoc.com

Of Counsel
Licensed in New Mexico and California

September 30, 2014

Michael Romero, Case Planner
Santa Fe County
102 Grant Avenue
Santa Fe, NM 87501

Re: Request for Relocation of a portion of the Open Space Easement and Vacation of a portion of the Drainage Easement
7 Camino Hasta Mañana, Plat Book 452, page 006

Dear Mr. Romero:

This letter replaces the application letter dated on August 27, 2014. The original application requested relocation of the portion of the open space *and* drainage easement on the subject property in the area where existing improvements encroached.

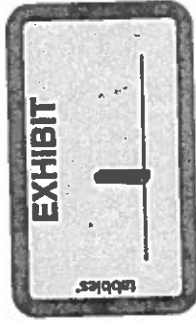
Based on further discussions with County staff, the application is hereby revised to request relocation of the open space easement and *vacation* of the drainage easement around the area of encroachment, as shown on the attached draft boundary survey – instead of relocation of both easements.

No other property will be affected by the vacation of a portion of the drainage easement or relocation of a portion of the open space easement. Also, the original surveyor, Rick Chatroop, will be submitting an affidavit explaining the intent of the references to these easements in the original survey. I will forward it to you when I am able.

If you need any additional information, please let me know. Please confirm that the matter will be heard at the October 14, BCC meeting.

Sincerely,

Joseph M. Karnes



5.7 Vacation of Plats

5.7.1

Cause. Any final plat filed in the office of the County Clerk may be vacated or a portion of the final plat may be vacated if:

- a. the owners of the land proposed to be vacated sign an acknowledged statement, declaring the final plat or a portion of the final plat to be vacated, and the statement is approved by the Board; or
- b. the Board finds that a plat was obtained by misrepresentation or fraud and orders a statement of vacation to be prepared by the County.

5.7.2

Action. Action shall be taken at a public meeting. In approving the vacation of all or a part of a final plat, the Board shall decide whether the vacation will adversely affect the interests of persons on contiguous land or of persons within the subdivision being vacated. In approving the vacation of all or a portion of a final plat, the Board may require that roads dedicated to the County in the final plat continue to be dedicated to the County.

5.7.3

Filing. The approved statement declaring the vacation of a portion or all of a final plat shall be filed in the office of the County Clerk

5.7.4.

Utilities. The rights of any utility existing before the total or partial vacation of any final plat are not affected by the vacation of a final plat.

5.8 Requirements Prior to Sale, Lease or Other Conveyance

It is unlawful to sell, lease, or otherwise convey land within a subdivision before the following conditions have been met:

- a. Final plat approval. The final plat shall be approved by the Board and shall be filed with the County Clerk. If a subdivision lies within more than one county, the final plat shall be approved by the Board of each county in which the subdivision is located and shall be filed with the County Clerk of each county in which the subdivision is located.
- b. Relevant documents. The subdivider shall furnish the Board a sample copy of sales contracts, leases and any other documents that will be used to convey an interest in the subdivided land.
- c. Permanent markers. All corners of all parcels and blocks within a subdivision shall be permanently marked with metal stakes in the ground and a reference stake placed beside one corner of each parcel.

5.9 Succeeding Subdivisions

Any proposed subdivision may be combined and upgraded for classification purposes by the Board with a previous subdivision if the proposed subdivision includes:

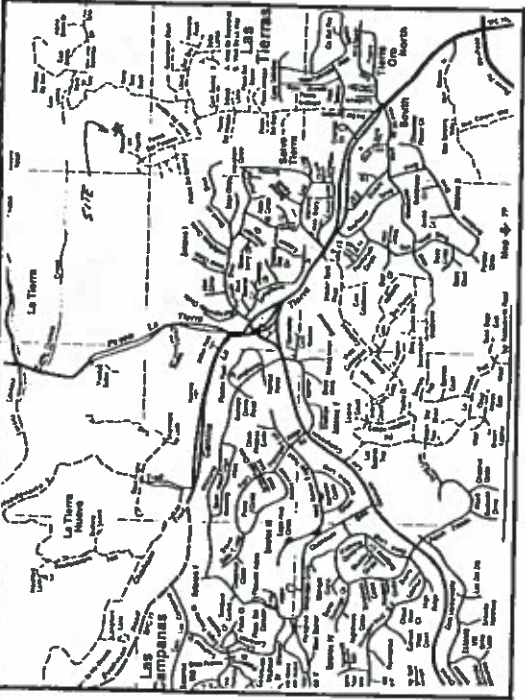
- a. Part of a previous subdivision that has been created in the preceding seven (7) year period; or
- b. Any land retained by a subdivider after creating a previous subdivision when the previous subdivision was created in the preceding seven (7) year period.

History. Section 5 was updated and revised by Ordinance 1996-8 for the purpose of clarification and to bring this Section into compliance with the NMSA.



EXHIBIT
3
tabbles

2014/09/11 10:47



VICINITY MAP

DESCRIPTIONS

LOT 2D-B

A PARCEL OF LAND LYING WITHIN SECTION 5, T17N, R9E, N.M.P.M., SANTA FE COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PARCEL HEREON DESCRIBED FROM WHENCE THE NE CORNER OF SECTION 5, T17N, R9E, N.M.P.M., SANTA FE COUNTY, NEW MEXICO, BEARS N 87°53'49" W, 278.84' THENCE TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 2.58 AC± AND AS MORE FULLY SHOWN AS LOT 2D-B HEREON.

LOT 2D-A

A PARCEL OF LAND LYING WITHIN SECTION 5, T17N, R9E, N.M.P.M., SANTA FE COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PARCEL HEREON DESCRIBED FROM WHENCE THE NE CORNER OF SECTION 5, T17N, R9E, N.M.P.M., SANTA FE COUNTY, NEW MEXICO, BEARS N 87°53'49" W, 278.84' THENCE TO THE POINT AND PLACE OF BEGINNING.

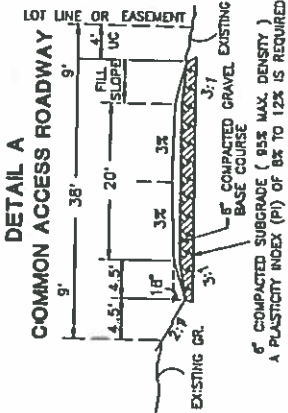
CONTAINING 2.55 AC± AND AS MORE FULLY SHOWN AS LOT 2D-A HEREON.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON APR. 28TH, 2000, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

RICHARD A. CHATROOP

N.M.P.L.S.#11011



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE DIVIDED THOSE LANDS SHOWN HEREON, THIS DIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER(S) AND IN ACCORDANCE WITH THE GRANTED EASEMENTS AS SHOWN AND FOR EXISTING UTILITIES. OTHER DOCUMENTS ARE GRANTED AS SHOWN.

THIS DIVISION CONTAINS 5.13 AC±, AND LIES WITHIN THE PLANNING AND BOUNDING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, NEW MEXICO.

PAUL DURAN TRUSTEE DA/SH FAMILY TRUST

STATE OF NEW MEXICO

COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY PAUL DURAN TRUSTEE DA/SH FAMILY TRUST

THIS 16th DAY OF August, 2000

MY COMMISSION EXPIRES 08/13/01

NOTARY PUBLIC

LEGEND AND NOTES

- DENOTES POINT FOUND AS NOTED
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES BRASS MONUMENT

- DENOTES EDGE OF EASEMENT
- DENOTES ROAD CENTERLINE
- DENOTES FENCE LINE
- DENOTES OPEN SPACE AND DRAIN, ESMT.



1. BASIS OF BEARING IS FROM "LAND PRAGON FOR SCHOOL OF LOT 2" BY RICHARD CHATROOP, MAPLE 11011, AND FILED IN THE OFFICE OF THE SANTA FE CO. CLERK IN BK.280, PG.013.
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.
3. DATA IN () IS RECORD DATA FROM PLAT OF NOTE NO. 1 WHERE IT DIFFERS FROM DATA AS SHOWN.

Here is the creation of the problem. This reference to "Drain, Esmt." means that the crosshatching is not only open space, but an "easement".

KEY TO ROAD EASEMENT CENTERLINE

- (A) C1 = N 37°28'15" E, 130.00
L = 130.37, R = 500.00
- (B) N 01°17'00" E, 283.34
- (C) N 01°17'00" E, 180.21
- (D) N 78°53'49" E, 248.80
- (E) N 78°53'49" E, 288.28

NOTE: THERE IS A 2.5' WIDE UTILITY EASEMENT ADJACENT TO THE EDGES OF THE ACCESS AND UTILITY EASEMENT AS SHOWN.

SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS.

DATE: 8/17/00

DATE: 8/17/00

DATE: 8/17/00

DATE: 8/17/00

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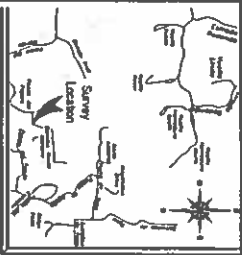
DATE: 8/17/00

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DATE: 8/17/00

DATE: 8/17/00



MONTE ALTO



LEGEND

- Survey Boundary
- Right of Way
- Utility Lines
- Other

- 1) Block of land, bounded by the Survey and the Survey, and containing an area of approximately 1.25 acres, is located in the Survey and is subject to the Survey.
- 2) The Survey is located in the Survey and is subject to the Survey.

CERTIFICATE
I, David L. Cooper, a duly registered Professional Surveyor in the State of New Mexico, do hereby certify that the above-described Survey is true and correct, and that the same is in accordance with the laws and regulations of the State of New Mexico, and that the same is in accordance with the laws and regulations of the State of New Mexico.

David L. Cooper

August 04, 2014

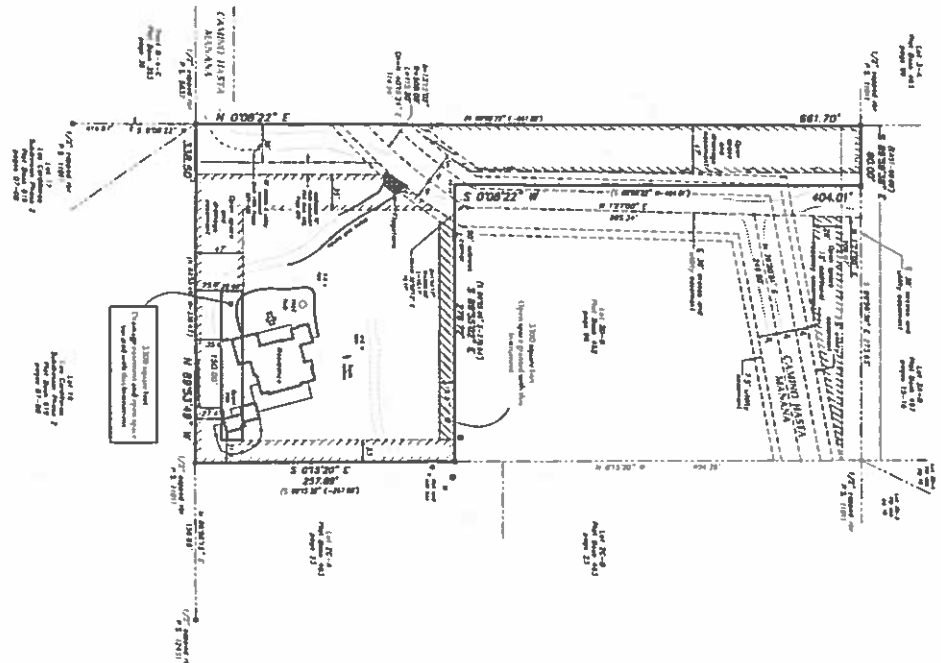
Page 1 of 1



Boundary Survey, Drainage Easement Vacation and Relocation of Open Space
for
Brian T. Carlson and Susanne C. Carlson, Trustees of the
Brian and Susanne Carlson Revocable Trust dated January 27, 2006

On Lot 20-A of Land Division for DASH Family Trust
Within Section 5, T. 17 N., R. 9 E., N.M.P.M.
Santa Fe County, New Mexico
2,3547 acres more or less

Plat No. 12345, Santa Fe County, New Mexico



DEEDING AFFIDAVIT

I, the undersigned, being a duly qualified and licensed Surveyor in the State of New Mexico, do hereby certify that the above-described Survey is true and correct, and that the same is in accordance with the laws and regulations of the State of New Mexico, and that the same is in accordance with the laws and regulations of the State of New Mexico.

David L. Cooper, Surveyor

August 04, 2014

Plat No. 12345, Santa Fe County, New Mexico

SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS.

County Land Use Administrator: [Signature]
County Board: [Signature]
County Engineer: [Signature]

The undersigned, being a duly qualified and licensed Surveyor in the State of New Mexico, do hereby certify that the above-described Survey is true and correct, and that the same is in accordance with the laws and regulations of the State of New Mexico, and that the same is in accordance with the laws and regulations of the State of New Mexico.

SPECIAL BUILDING PERMIT CONDITIONS

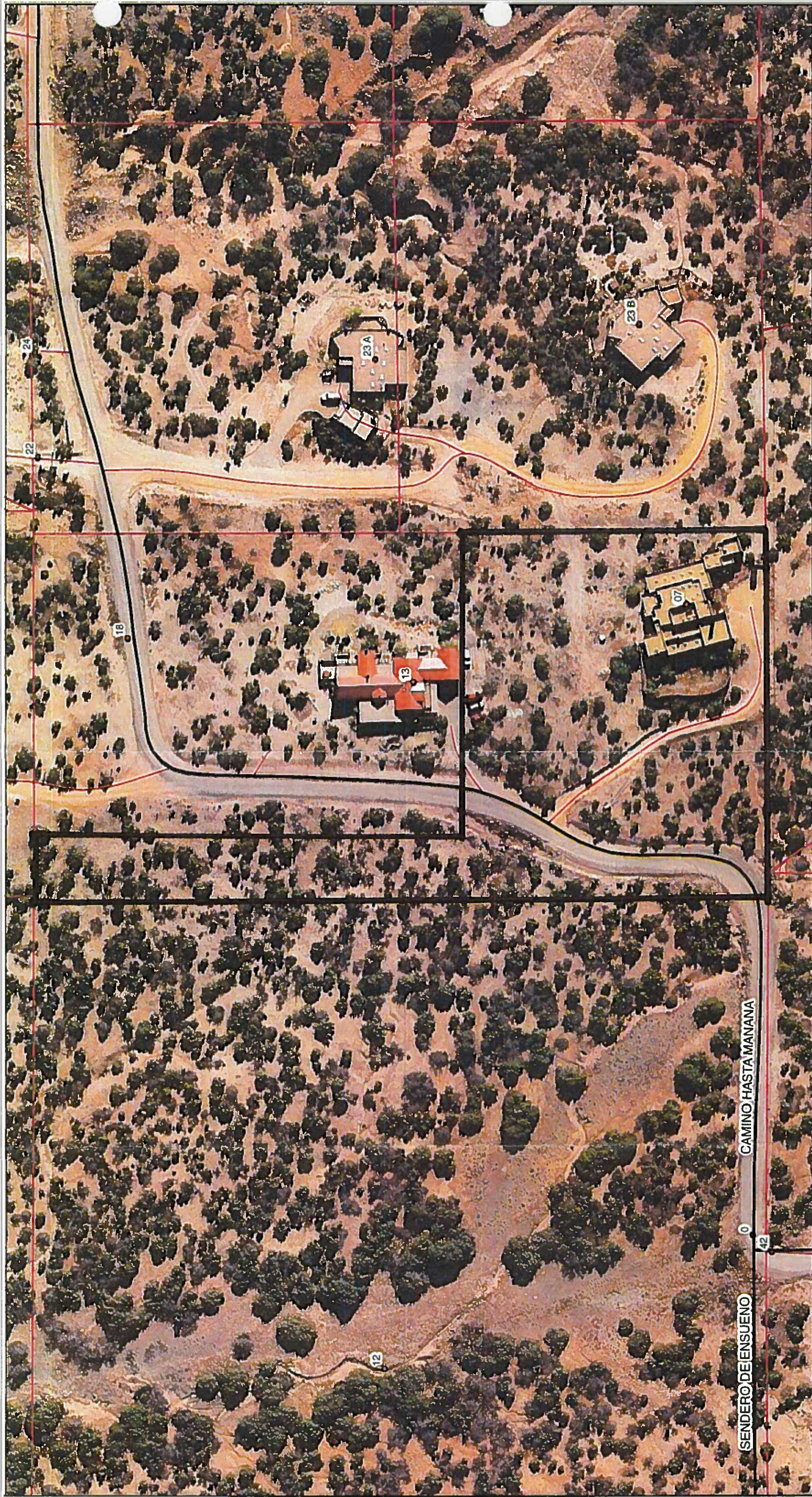
The undersigned, being a duly qualified and licensed Surveyor in the State of New Mexico, do hereby certify that the above-described Survey is true and correct, and that the same is in accordance with the laws and regulations of the State of New Mexico, and that the same is in accordance with the laws and regulations of the State of New Mexico.

Instrument N. 12345
STATE OF NEW MEXICO
I, David L. Cooper, a duly registered Professional Surveyor in the State of New Mexico, do hereby certify that the above-described Survey is true and correct, and that the same is in accordance with the laws and regulations of the State of New Mexico, and that the same is in accordance with the laws and regulations of the State of New Mexico.

David L. Cooper

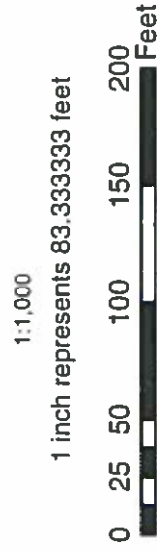
August 04, 2014

SIERRA LAND SURVEYING, INC.	
Project No. S-12345-001	Page 1 of 1
Client: [Name]	Surveyor: [Name]
Address: [Address]	City: [City]
State: [State]	Zip: [Zip]
Phone: [Phone]	Fax: [Fax]
Email: [Email]	Website: [Website]



Legend

- ROADS
- DRIVEWAYS
- PARCELS
- Metro zone

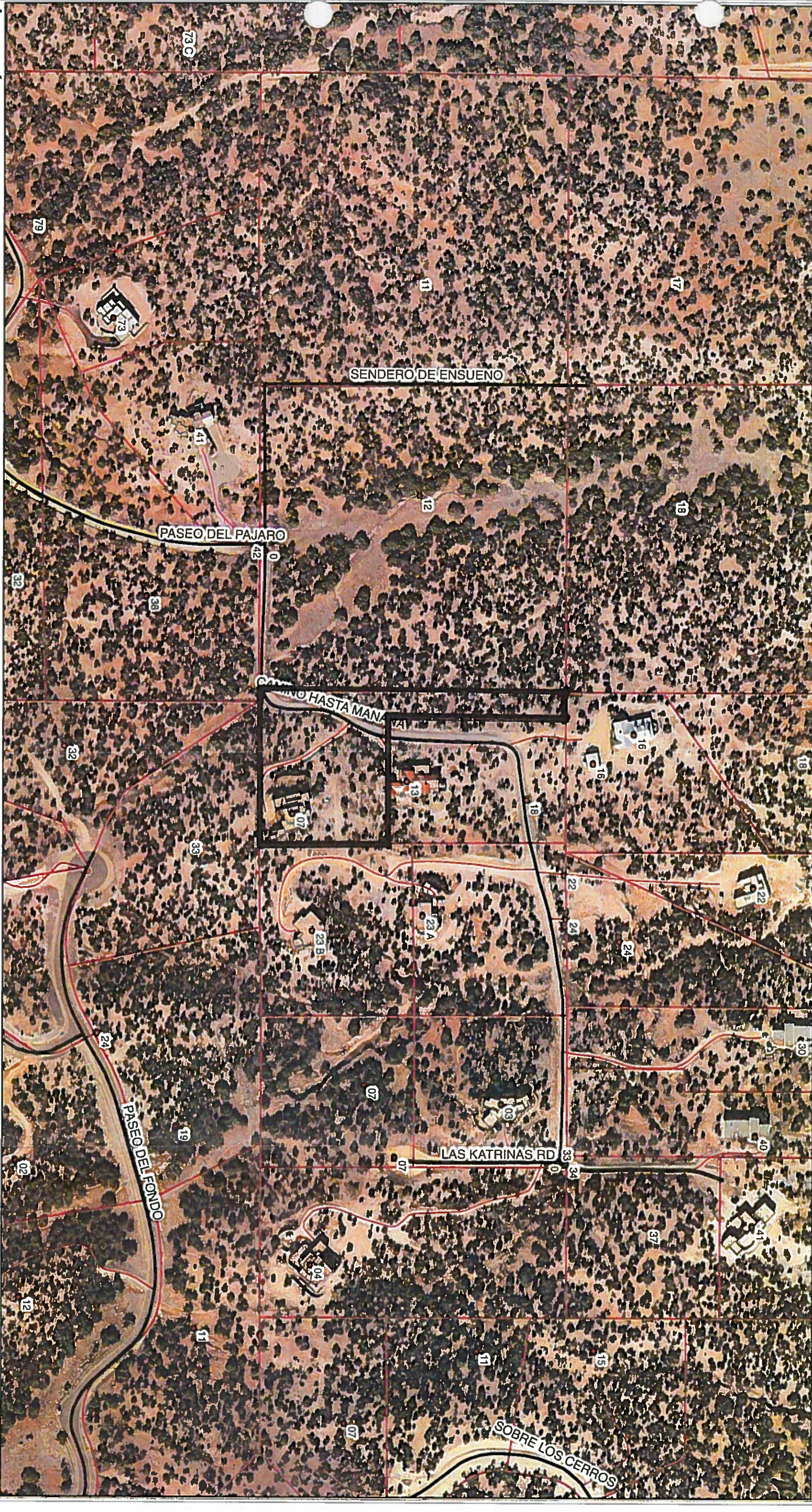


2008 Imagery
2 FOOT CONTOURS

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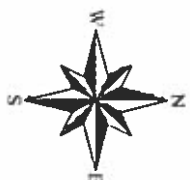
September 29, 2014



Legend

- ROADS
- DRIVEWAYS
- PARCELS
- Metro zone

1:2,400
1 inch represents 200 feet



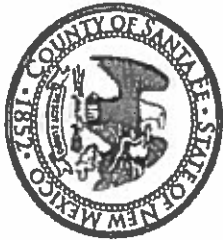
2008 Imagery
2 FOOT CONTOURS

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September 29, 2014

Daniel "Danny Mayfield
Commissioner, District 1
Miguel Chavez
Commissioner, District 2
Robert A. Anaya
Commissioner, District 3



Kathy Hollan
Commissioner, District 4
Liz Stefanics
Commissioner, District 5
Katherine Miller
County Manager

Santa Fe County Fire Department Fire Prevention Division

Official Development Review

Date	9/30/2014				
Project Name	Brian & Suzanne Carlson				
Project Location	7 Camino Hasta Manana		Case Manager	Miguel Romero	
Description	Plat Amendment to Adjust Drainage & Open Space		County Case #	14-5320	
Applicant Name	Brian & Suzanne Carlson Revocable Trust		Fire District	Agua Fria	
Applicant Address	7 Camino Hasta Manana		Santa Fe, NM 87506		
Applicant Phone	505-699-3642				
Review Type:	Commercial ☐	Residential ☒	Sprinklers ☐	Hydrant Acceptance ☐	
	Master Plan ☐	Preliminary ☐	Final ☒	Inspection ☐	Lot Split ☐
	Wildland ☒	Variance ☐			
Project Status:	Approved ☒	Approved with Conditions ☐	Denial ☐		

The Fire Prevention Divison/Code Enforcement Bureau of the Santa Fe County Fire Department has reviewed the above submittal and requires compliance with applicable Santa Fe County fire and life safety codes, ordinances and resolutions as indicated.

Fire Department Access

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

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



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

Roads shall meet the minimum County standards for fire apparatus access roads of a minimum 14’ wide all-weather driving surface and an unobstructed vertical clearance of 13’ 6” within this type of proposed development.

▪ Street Signs/Rural Address

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

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

▪ Slope/Road Grade

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

This driveway shall not exceed 11% slope and shall have a minimum 28’ inside radius on curves.

▪ Restricted Access/Gates/Security Systems

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

▪ Fire Extinguishers

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

Urban-Wildland Interface

SFC Ordinance 2001-11, Urban Wildland Interface Code

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

▪ **Building Materials**

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

▪ **Location/Addressing/Access**

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

▪ **Vegetation Management**
Optional.

It is recommended that the development also have a vegetation management plan to establish fire-safe areas and to minimize the threat and occurrence of fire in the urban wildland interface areas. Assistance in details and information are available through the Fire Prevention Division.

General Requirements/Comments

▪ **Inspections/Acceptance Tests**

Shall comply with Article 1, Section 103.3.2 - New Construction and Alterations of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

▪ **Permits**

As required

Final Status

Recommendation for Final Development Plan approval with the above conditions applied.

Buster Patty


Fire Marshal

Date 9-30-14

Through: David Sperling, Chief

File: DevRev/Agua Fria/Brian & Suzanne Carlson/9.30.14

Cy: Miguel Romero, Land Use
Applicant
File

State of New Mexico)
) ss.
County of Santa Fe)

AFFIDAVIT

I, Richard A Chatroop, being first duly sworn and under oath, do hereby depose and state as follows:

1. I am a licensed New Mexico Surveyor, NMPLS 11011.
2. I prepared the Land Division Survey for DA/SH Family Trust recorded in Book 452, page 006 of the Santa Fe County records (the "Survey").
3. The Survey includes an area around the exterior perimeter of the two lots within an open space easement, which complied with the County's open space requirements. I labeled the easement as being both an open space easement and a drainage easement.
4. My notation on the plat to a drainage easement was not the result of any previous recorded document or any site analysis identifying any drainage features within the designated area, but rather was part of my practice at the time to identify such easements for both open space and drainage, given that the area is to remain undeveloped and thereby to remain available for both purposes.
5. Vacation of the portion of the open space and drainage easement shown on the attached Exhibit will not have any effect on arroyos or other drainage features within the subject property shown on the Plat.

FURTHER AFFIANT SAYETH NAUGHT

Date: September 30, 2014

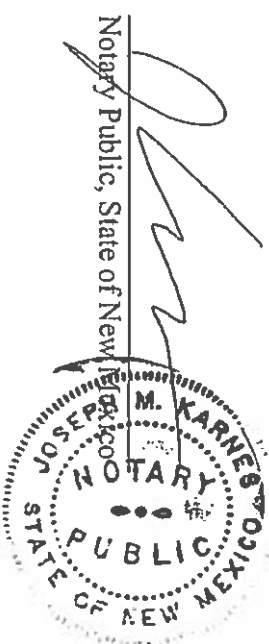

Rick A. Chatroop



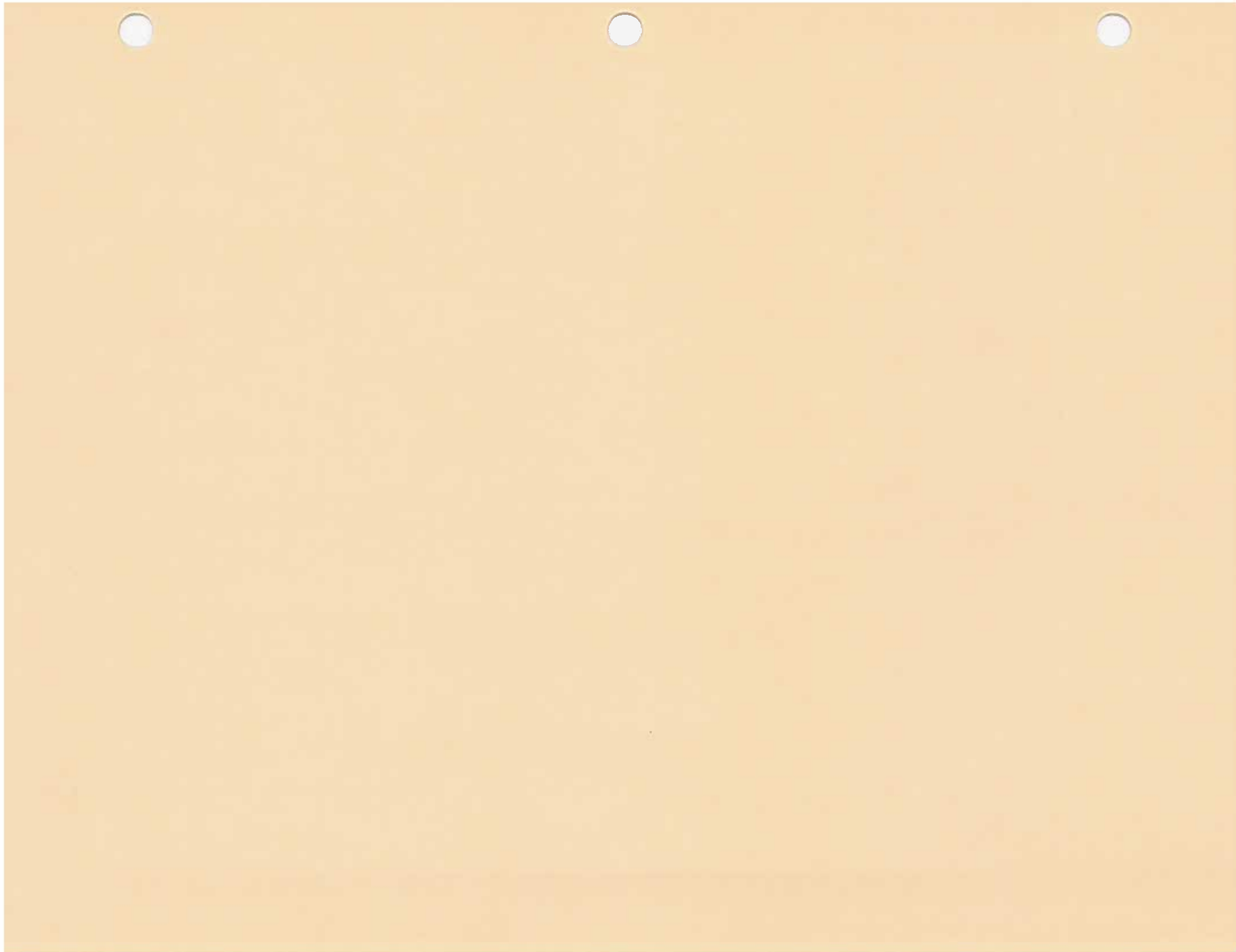
Subscribed and sworn to before me on this 30th day of September, 2014 by Rick A. Chatroop.

My Commission Expires:

5/3/15



Notary Public, State of New Mexico





Kathy Holian
Commissioner, District 4
Liz Stefanics
Commissioner, District 5
Katherine Miller
County Manager

Daniel "Danny" Mayfield
Commissioner, District 1
Miguel M. Chavez
Commissioner, District 2
Robert A. Anaya
Commissioner, District 3

September 30, 2014

DATE:

Board of County Commissioners

TO:

Jose E. Larrañaga, Development Review Team Leader

FROM:

Katherine Miller, County Manager

VIA:

Penny Ellis-Green, Growth Management Director

Vicki Lucero, Building and Development Services Manager

Wayne Dalton, Building and Development Services Supervisor

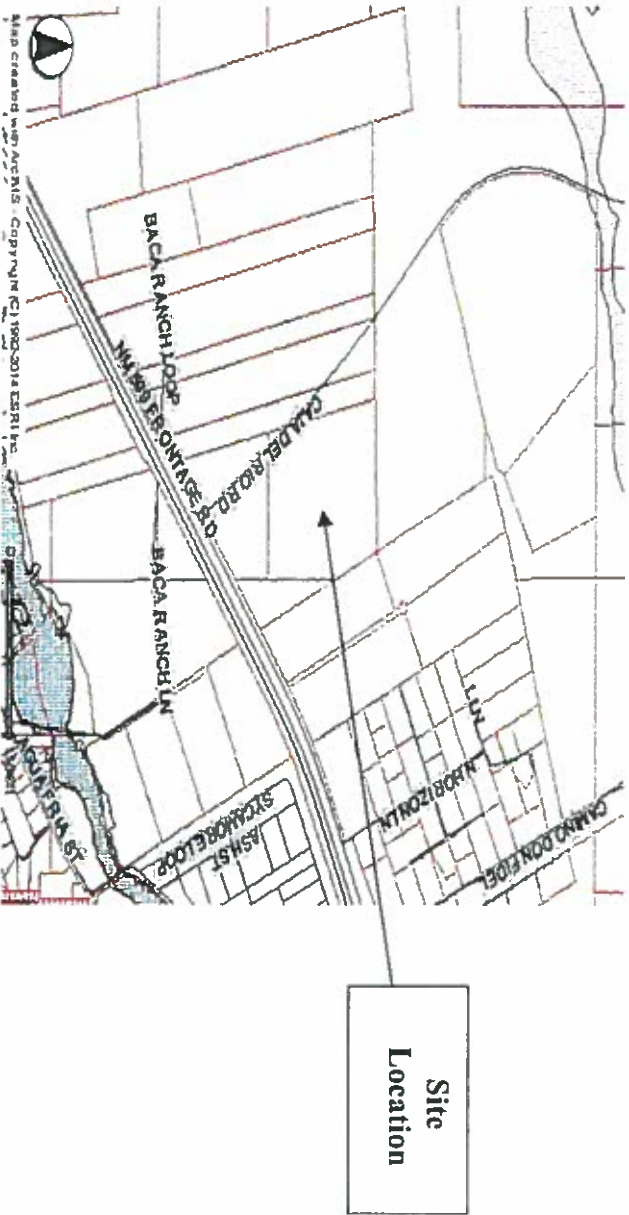
FILE REF:

CDRC CASE # V/Z 14-5210 Senior Campus @ Caja del Rio

ISSUE:

Caja del Rio Holdings, LLC, Applicant, Jenkins/Gavin, Agents, request Master Plan Zoning approval to allow the creation of a Large Scale Mixed Use District, to be utilized as a Senior Care Facility, to be developed in four phases on 28 ± acres. The request also includes a variance of Article III, Section 6.4.2 (Density Review) and Article III, Section 10 (Lot Size Requirements) of the Land Development Code. The property is located at 28 Caja del Rio Road, within Section 2, Township 16 North, Range 8 East, (Commission District 2).

VICINITY MAP:



SUMMARY:

On August 21, 2014, the County Development Review Committee (CDRC) met and acted on this case. The decision of the CDRC was to recommend approval of the Applicant's request for Master Plan Zoning to allow the creation of a Large Scale Mixed Use District, to be utilized as a Senior Care Facility and a variance of Article III, Section 6.4.2 (Density Review) and Article III, Section 10 (Lot Size Requirements) of the Land Development Code, with staff conditions by a unanimous 5-0 voice vote.

The Applicant requests Master Plan Zoning approval to allow a Large Scale Mixed Use Development to be utilized as a Senior Care Facility on 28 ± acres. The proposed Senior Campus @ Caja del Rio will provide a full spectrum of senior care and living options, including a skilled nursing facility, assisted living, a memory care facility and independent living (senior housing).

The proposed Senior Care Facility will be developed in four phases over a period of 8-10 years: Phase 1 will consist of a 58,000 square foot skilled nursing facility (Lot 1, 6.26 acres, approximately 120 beds) and a waste water treatment system, leach field and centralized drainage pond (Lot 5, 6.69 acres); Phase 2 will consist of a 150,000 square foot assisted living facility (Lot 2, 2.10 acres, approximately 200 beds); Phase 3 will consist of a 180,000 square foot retirement housing/independent living complex (Lot 3, 10 acres, approximately 200 dwelling units); Phase 4 will consist of a 35,000 square foot memory care facility (Lot 4, 2.95 acres, approximately 80 beds).

The Applicant is requesting the following permitted uses as a Large Scale Mixed Use designation: retirement housing; assisted living facility; life care or continuing care facilities; skilled nursing facility; hospitals; medical clinics; social assistance, welfare and charitable services; services for elderly and disabled; offices; research and development services.

Article III, § 4.2.1.d.1 (Large Scale Mixed Use Development) states: "proposed developments which are planned for a mix of residential, large scale residential, and/or non-residential uses and large scale developments or subdivisions which may be developed in phases shall present a Master Plan for development to the County pursuant to Article V, Sections 5.1 and 5.2 of the Code".

Article V, § 5.2.1.b states: "a Master Plan is comprehensive in establishing the scope of a project, yet is less detailed than a Development Plan. It provides a means for the County Development Review Committee and the Board to review projects and the sub-divider to obtain concept approval for proposed development without the necessity of expending large sums of money for the submittals required for a Preliminary and Final Plat approval".

The Applicant also requests a variance of Article III, § 6.4.2 (Density Review) and Article III, § 10 (Lot Size Requirements), of the Land Development Code, to allow a maximum residential density of 20 dwelling units per acre (approximately 200 units on 10 acres). The proposed site is within the Basin Hydrologic Zone where the minimum lot size is one dwelling unit per 2.5 acres.

The Applicant states the following reasons to allow the variance: 20 dwellings per acre is in accordance with the multi-family density permitted in the Sustainable Land Development Code (SLDC); the density is permitted under the current County Land Development Code pursuant to Article III, § 11 which states: *“Developments which import water from the surface Rio Grande or other locations outside Santa Fe County to any location in Santa Fe County designated in the Development Code as other than urban or metropolitan locations are permitted to locate anywhere in the County provided they meet all requirements of the Code, except that in lieu of the density requirements as specified in Article III, Section 10, the proposed development shall meet the following criteria”*; the multi-family uses permitted by the Large Scale Residential provisions cannot be developed at the single family density of one dwelling per 2.5 acres.

Staff Response: the Land Development Code, rather than the Sustainable Land Development Code (SLDC), is the governing law at this time and it does not provide regulations to fully implement the density permitted in the SLDC; the SLDC density requirements have not been established within a Public/Institutional Zoning District. The proposed amendments to the SLDC, which will be adopted with the adoption of the Zoning Map, will establish the density within a Public/Institutional Zoning District; the requested density exceeds the requirements of the Land Development Code; Article III, § 11 of the Land Development Code was reviewed by County Staff and it was determined that this section is not applicable in regards to the density proposed for this development due to the fact that this development will be utilizing County Water rather than independently importing water from the Rio Grande; the Application is subject to compliance with Article III, § 10, of the Land Development Code in regards to density; there are no features of the land which create a non-self inflicted hardship which could be addressed through a variance.

Article III, § 6.4.2 (Density Review) states: “the Code Administrator shall review an Application for development permit for development provided for in this Section 6 (Large Scale Residential Uses) in compliance with the density requirements of the Code. No Application shall be approved unless it is determined that the density requirements of the Code will be met”.

Article III, § 10.1.2 (Water Policies Governing Lot Sizes Where Developments Will Not Utilize Permitted Water Rights - BASIN ZONE) states: “Minimum lot size shall be calculated based upon ground water storage only. Water that is in storage beneath the lot in the Basin Zone may be depleted over a 100-year lifetime. The lot must be large enough to have ground water in storage beneath the lot for a 100 year supply of water without consideration of recharge of the ground water”. Ordinance No. 1997-3 amended Article III, § 10.1.2 to state: ‘the minimum lot size shall not be less than 2.5 acres regardless of calculated water availability”.

Article II, § 3 (Variances) states: “Where in the case of proposed development, it can be shown that strict compliance with the requirements of the Code would result in extraordinary hardship to the applicant because of unusual topography or other such non-self-inflicted conditions or that these conditions would result in inhibiting the achievement of the purposes of the Code, an applicant may file a written request for a variance. A Development Review Committee may recommend to the Board and the Board may vary, modify or waive the requirements of the Code and upon adequate proof that compliance with Code provision at issue will result in an arbitrary and unreasonable taking or property or exact hardship, and proof that a variance from the Code

will not result in conditions injurious to health or safety. In arriving at its determination, the Development Review Committee and the Board shall carefully consider the opinions of any agency requested to review and comment on the variance request. In no event shall a variance, modification or waiver be recommended by a Development Review Committee, nor granted by the Board if by doing so the purpose of the Code would be nullified”.

This Application was submitted on June 19, 2014.

Building and Development Services staff has reviewed the Applicants request for a variance of Article III, § 6.4.2 (Density Review) and Article III, § 10 (Lot Size Requirements), of the Land Development Code, to allow a maximum residential density of 20 dwelling units per acre, for compliance with pertinent Code requirements and has found that the facts presented do not support the request: the requested density exceeds the requirements of the Land Development Code; no Application shall be approved unless it is determined that the density requirements of the Code will be met; minimum lot size shall be calculated based upon ground water storage only and the minimum lot size shall not be less than 2.5 acres; there are no features of the land which create a non-self inflicted hardship which could be addressed through a variance; a variation or modification of this section of the Code may be considered more than a minimum easing of the requirements.

Building and Development Services staff has reviewed this project for compliance with pertinent Code requirements and has found the following facts presented support the request for Master Plan Zoning to allow a Large Scale Mixed Use Development: the Application is comprehensive in establishing the scope of the project; the proposed uses are in compliance with the uses associated with a Large Scale Mixed Use District; the Application satisfies the submittal requirements set forth in the Land Development Code, with the exception of the density element of the request.

The review comments from State Agencies and County staff have established that this Application, for Master Plan Zoning to allow a Large Scale Mixed Use Development, is in compliance with: State requirements; Article III, § 4.2.1.d.1 Large Scale Mixed Use Development; Article V, § 5 Master Plan Procedures. This Application is not in compliance with Article III, § 6.4.2 Density Review and Article III, § 10 Lot Size Requirements.

APPROVAL SOUGHT: Master Plan Zoning approval to allow a Large Scale Mixed Use Development, to be utilized as a Senior Care Facility, to be developed in four phases on 28 ± acres.

VARIANCE: Variance of Article III, § 6.4.2 (Density Review) and Article III, § 10 (Lot Size Requirements) of the Land Development Code to allow up to 20 dwelling units per acre.

GROWTH MANAGEMENT AREA: SDA 1, Public/Institutional Zoning District

HYDROLOGIC ZONE:

Basin Hydrologic Zone, minimum lot size per code is 2.5 acres.

ARCHAEOLOGIC ZONE:

Low Potential, less than 40 acres, an archaeological survey is not required. A review of this submittal, by NMSHPD, determined that no survey was required. Nonetheless NMSHPD recommended a survey be conducted to ensure that no significant archaeological sites are present before construction begins. If a survey is not conducted, construction crews should be advised to stop work if archaeological artifacts are observed

ACCESS AND TRAFFIC:

The development will access directly off Caja del Rio Road. A Traffic Impact Analysis (TIA) was submitted and reviewed by the County Public Works Department and NMDOT. Public Works determined that this project can be supported subject to the following conditions: submittal of an intersection analysis and intersection turning movement volumes for the driveway/Caja del Rio intersection for future phases to determine if a southbound left turn lane is required; construct a northbound right turn deceleration lane at the proposed driveway along Caja del Rio Road 370 feet long with 12.5:1 taper with the Phase I development; construct and maintain adequate sight distances at the proposed driveway; provide a detailed drainage plan for the proposed culvert located within SF County R-O-W/entry of driveway at Preliminary Development Plan. NMDOT stated that the development will have minor impact to the NMDOT roadway system and no further traffic analysis is required.

FIRE PROTECTION:

Agua Fria Fire District. The Santa Fe County Fire Prevention Division reviewed this Application and recommends approval of the Master Plan subject to the following conditions: roads shall meet the minimum County standards for fire apparatus access roads within this type of proposed development; shall comply with Article 9, § 903-Water Supplies and Fire Hydrants of the 1997 Uniform Fire Code; Automatic Fire Protection Sprinkler systems shall be required as per 1997 Uniform Fire Code, Article 10, § 1003.2.

WATER SUPPLY:

The proposed water budget for this development ranges from 59.4 afy to 6.79 afy, depending on the waste water collection and the availability of treated effluent for irrigation. This development will be served by the County

Water System. The developer will be responsible for constructing the water lines to serve the development. Five hydrants are proposed along the access drive of the development. The Santa Fe County Utilities Division (SFCU) has reviewed this submittal and is ready, willing and able to provide water service for this development subject to the following conditions: the BCC approves new water deliveries for this development, as required by Resolution 2006-57 (Adopting A Santa Fe County Water Resource Department Line Extension and Water Service Policy); the developer shall provide SFCU with data and calculations upon which the water budget was established. The developments water budget shall be premised on the Santa Fe County Conservation Ordinance 2002-13, which enumerates required water conservation measures. SFCU may adjust the developments water budget as appropriate; Approval by the BCC of the projects water budget of 69.7 acre-feet/year, which is in the excess of the maximum of 35 acre-feet/year identified in Resolution 2006-57, § IX.C. the development shall justify the “extraordinary circumstances” that merits an exception to the water allocation limit; the developer shall compensate SFCU for the quantity of water rights and supply assigned to the development per Resolution 2006-57, Article X and IV.A.3 of attached A, currently valued at \$11,000 per acre-foot; the development shall meet all other conditions of Resolution 2006-7, Resolution 2012-88, and all other SFCU water related ordinances and resolutions; The development is responsible for the design and construction of this project in its entirety and pays for all costs associated with the water system. Santa Fe County is not responsible for any costs incurred in order to ensure compliance with the County’s ordinances or other applicable rules and regulations; the development agrees to construct and dedicate all infrastructure needs identified by the SFCU; the development obtains a letter from the City of Santa Fe Water Division (City) that identifies what, if any, additional water utility infrastructure is needed in order to supply the proposed 69.7 acre-feet/year demand; the development agrees to construct and dedicate all infrastructure needs identified by the City’s water utility hydraulic modeling (Exhibit 3).

An on-site wastewater treatment system and leach field will be constructed on Lot 5 to serve Phase I of the project. If municipal sewer connection becomes available prior to the

LIQUID WASTE:

NBF-6

development of future Phases, the on-site system will be removed. In the event that municipal sewer connection is not feasible, the treatment facility would be expanded to accommodate the additional Phases of the development. NMED reviewed this request and states: Phase I will require a permit to construct the wastewater treatment system; the sizing, treatment type and subsequent proposed re-use of the wastewater will require an NMED application, staff review and staff approval prior to construction. In the event that municipal sewer connection becomes available for this development the developer is responsible for the design and construction in its entirety and pays for all costs associated with the connection.

SOLID WASTE:

Solid waste will be collected in dumpsters located on each individual lot and hauled to an approved land fill by a licensed disposal service. Dumpsters will be screened by a wall or opaque fence and gated.

**FLOODPLAIN & TERRAIN
MGMT:**

The Development indicates that all improved areas including impervious areas will drain to proposed centralized ponding. A conceptual plan for ponding has been provided with a total site runoff of 86,783 cubic feet. The total ponding provided for site run off is 87,120 cubic feet. At Preliminary and Final Development Plan, the Grading and Drainage Plan will be required to be sealed by a Professional Engineer. The request meets Ordinance 2008-10 (Flood Damage Prevention and Stormwater Management) for Master Plan Zoning.

The property contains slopes of 0-15 %, and the project is not located within a designated FEMA Special Flood Hazard Area. After review, the request for Master Plan Zoning for Senior Campus @ Caja Del Rio is in conformance with Article VII, § 3 (Terrain Management), of the Santa Fe County Land Development Code.

SIGNAGE AND LIGHTING:

The Applicant proposes to utilize a monument sign at the entry of lot 1 to identify the skilled nursing facility. In addition each future phase will have signage at their driveway entrance and potentially a wall-mounted sign on each building. The Applicant has not provided a signage detail. Additional information and submittals will be required at time of Preliminary and Final Development

Plan submittal for compliance with Article VIII (Sign Regulations). Staff has determined that the signage element of the Application complies with Article V, Section 5, Master Plan Procedures.

The Applicant proposes to utilize 6 pole mounted lights in the parking area, 2 wall mounted lights at building entrances and 4 bollards to illuminate pedestrian walkways. The Applicant shall provide scaled height dimensions for the pole mounted lights. The Applicant shall provide cut sheets for illumination of signage. The Applicant has not provided a lighting detail. Additional information and submittals are required at time of Preliminary and Final Development Plan submittal for compliance with Article III, § 4.4.4 h and Table 3.1. Staff has determined that the lighting element of the Application complies with Article V, Section 5 Master Plan Procedures.

ADJACENT PROPERTY:

The site is bordered to the west by Caja del Rio Road and to the north, east and south the site is bordered by property owned by the State of New Mexico.

PARKING:

The Applicant has proposed a 60 space parking lot for Phase I. This total includes 56 spaces and 4 handicap spaces. All parking spaces shall be defined with striping, wheel stops, parking bumpers, or railroad ties. Staff has determined that the parking element of the Application complies with Article V, § 5, Master Plan Procedures.

LANDSCAPING:

The Applicant has provided a general description of the landscaping concepts for this project. The Applicant proposes to re-vegetate all disturbed areas with native grasses. All existing vegetation will be preserved in open space. Buffer areas will be provided with deciduous trees and shrubs. Trees will be provided in planting strips along the main access driveways. Native trees, grasses and shrubs will be planted at the perimeter of the proposed structures, which will be irrigated until established. The proposed landscape plan complies with Master Plan Procedure, Article V, § 5.2 g (1). The Application shows a 60 space parking lot with native trees and shrubs buffering the structure. The proposed landscape plan complies with Article III § 4.4.4f.11. The Applicant proposes to utilize treated effluent water which will be delivered to each lot to be re-used for landscape irrigation.

RAINWATER HARVESTING:

Ordinance 2008-4 (Water Harvesting) requires commercial development to collect all roof drainage into a cistern. Cisterns shall be sized to hold 1.5 gallons per sq. ft. of roofed area. The Applicant is proposing to utilize a cistern for each facility sized with its landscaping water budget.

AGENCY REVIEW:

<u>Agency</u>	<u>Recommendation</u>
NMOSE	No Opinion
NMDOT	Approval
NMED	Conditional Approval
NMSHPD	Approval
County Fire	Conditional Approval
County PW	Conditional Approval
County Utilities	Conditional Approval
Planning	Conditional Approval

STAFF RECOMMENDATION:

Staff recommends denial of the Applicants request for a variance of Article III, § 6.4.2 (Density Review) and Article III, § 10 (Lot Size Requirements).

Staff has determined that the density requirements of the Code have not been met therefore staff cannot support the request for Master Plan Zoning to allow a Large Scale Mixed Use Development.

If the decision of the BCC is to approve the density variance and the request for Master Plan Zoning to allow a Large Scale Mixed Use Development, to be utilized as a Senior Care Facility and be developed in four phases on 28 ± acres, staff recommends the following conditions be imposed:

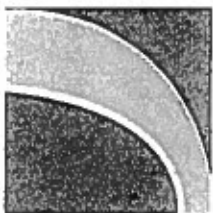
1. The Applicant shall comply with all review agency comments and conditions as per Article V, § 7.1.3.c.
2. Master Plan with appropriate signatures, shall be recorded with the County Clerk as per Article V, § 5.2.5.
3. Prior to submittal of Preliminary Plat or Development Plan the Applicant shall meet the requirements set forth in Resolution 2006-57.

Staff also recommends the imposition of the following additional conditions by the BCC:

4. A revised Traffic Impact Analysis shall be submitted, for each phase at Preliminary and Final Development Plan, analyzing the intersection and intersection turning movement volumes for the driveway/Caja del Rio intersection to determine if a southbound left turn lane will be required for future phases. **Article III, § 4.4.1.5.c**
5. Prior to submittal for Preliminary Development Plan Approval, each phase of development shall submit a proposed water budget that meets County code requirements and incorporates Santa Fe County conservation ordinances and resolutions. Upon approval, Utilities will add 20% to the development's water budget for line losses per Resolution 2006-57 and submit the water budget to the BCC for a water allocation.
6. Prior to submittal for Preliminary Development Plan Approval, each phase of the development shall have a BCC-approved water allocation in the amount needed for the development's water budget.
7. Prior to Final Development Plan Approval, each phase of the development shall provide the County Rio Grande surface water rights or a water right acquisition fee will be added to the meter installation fee, per Resolution 2012-88, Customer Service Policy 15, at the discretion of the Santa Fe County Utility Division.

EXHIBITS:

- 1. Applicants Report
- 2. Proposed Plans
- 3. Letter from Utilities
- 4. Agency Reviews and Comments
- 5. Aerial Photo of Property
- 6. Article III, § 4.2.1.d.1 (Large Scale Mixed Use Development)
- 7. Article V, § 5 (Master Plan Procedures)
- 8. Article III, § 6.4.2 (Density Review)
- 9. Article III, § 10 (Lot Size Requirements)
- 10. Article II, § 3 (Variances)
- 11. Resolution 2006-57
- 12. August CDRC Minutes
- 13. Section 8.8 of the SLDC
- 14. SLDC Amendment Table 9-15



jenkinsgavin
DESIGN & DEVELOPMENT INC

June 6, 2014

Jose E. Larrañaga
Development Review Team Leader
Building and Development Services
102 Grant Avenue
Santa Fe, NM 87501

RE: **Senior Campus @ Caja del Rio**
Master Plan Application

Dear Jose:

This letter is submitted on behalf of Caja del Rio Holdings, LLC in application for Master Plan and Variance approval for a Large Scale Mixed-Use District, for consideration by the County Development Review Committee at their meeting of August 21, 2014. The subject property is a 28-acre parcel located at 28 Caja del Rio Road north of the NM 599 Frontage Road.

Project Description

The Senior Campus @ Caja del Rio is a proposed Large Scale Mixed-Use District requested pursuant to §4-2.1.d. of the Santa Fe County Land Development Code (the "Project"). The proposed Senior Campus will provide a full spectrum of senior care and living options, including a skilled nursing facility, assisted living, a memory care facility, and independent living (i.e. senior housing). Please refer to the conceptual building rendering attached hereto. The Master Plan contemplates five parcels ranging in size from 2.10 acres to 10.0 acres. Lots 1 through 4 will accommodate each of the above-described uses and Lot 5 is reserved for the wastewater treatment facility and storm water retention. At build out, the gross building area is anticipated to be approximately ±425,000 square feet.

The Project's location adjacent to NM 599 and proximate to I-25 makes it an ideal setting for a senior mixed-use campus. The Project is consistent with existing institutional uses in the area, which include the Center for New Mexico Archaeology, the Santa Fe Animal Shelter, the Challenge New Mexico horse facility, the Municipal Recreation Complex, and the Marty Sanchez Links de Santa Fe.

Phasing Plan

The Project will be developed in four phases over a period of approximately 8 – 10 years, conceptually described below:



- | | |
|----------|--|
| Phase 1: | Lot 1 – 58,000 s.f. Skilled Nursing Facility |
| | Lot 5 – Wastewater Treatment System/Leach Field and Centralized Drainage Pond. |
| Phase 2: | Lot 2 – 150,000 s.f. Assisted Living Facility |
| Phase 3: | Lot 3 – 180,000 s.f. Retirement Housing/Independent Living complex |
| Phase 4: | Lot 4 – 35,000 s.f. Memory Care Facility. |

The phasing is conceptual and subject to change as the Project develops.

Sustainable Land Development Code

This proposed Large Scale Mixed-Use District is consistent with the property’s designations in the Sustainable Growth Management Plan and the proposed Sustainable Land Development Code (“SLDC”) Zoning Map. The site is located within *Sustainable Development Area I*, the highest priority for future development and *“the primary location targeted for new growth”*. In addition, and more importantly, the property is zoned *“Public/Institutional”* in the draft SLDC Zoning Map (see attached excerpt). The proposed uses for the Project are consistent with this zoning designation.

Permitted Uses

In keeping with the intent of the Large Scale Mixed-Use designation, outlined below is the proposed Permitted Use List for the Project:

- Retirement Housing
- Assisted Living Facility
- Life Care or Continuing Care Facilities
- Skilled Nursing Facilities
- Hospitals
- Medical Clinics
- Social Assistance, Welfare, and Charitable Services
- Services for Elderly and Disabled
- Office
- Research and Development Services

Variance Request

The proposed residential density for the Retirement Housing/Independent Living project is 20 dwellings per acre in accordance with the multi-family density permitted in the SLDC. It is our position that this density is also permitted under the current County Land Development Code pursuant to Article III, Section 11, which states, *“Developments which import water from the surface Rio Grande or other locations outside Santa Fe County to any location in Santa Fe County designated in the Development Code as other than urban or metropolitan locations are permitted to locate anywhere in the County provided they meet all requirements of the Code, except that in lieu of the density requirements as specified in Article III, Section 10, the proposed*

development shall meet the following criteria. " However, County staff has not confirmed the applicability of this provision, so we have been directed to request a variance from Article III, Section 6.4.2, which states that, "*No application shall be approved unless it is determined that the density requirements of the Code will be met.* " The subject property is in the Basin Hydrological Zone, which permits a one dwelling per 2.5 acres. Obviously, the multi-family uses permitted by the Large Scale Residential code provisions cannot be feasibly developed at this single family density. Therefore, we are requesting a variance to allow a maximum residential density of 20 dwelling units per acre.

Access & Traffic

The Project will be accessed from Caja del Rio Road via the NM 599 Frontage Road. Phase 1 will be accessed by a 400-foot driveway culminating in a roundabout. The driveway will comprise two 12' driving lanes, 5' sidewalks, and planting strips within a 70' public access and utility easement. The driveway will be extended an additional 450 feet to serve Phases 2 – 4 and will culminate in a second roundabout. Per discussions with the County Fire Marshal, it is anticipated that a secondary emergency access from Caja del Rio connection to terminus of the main drive will be required. Therefore, the main driveway will not be considered a "dead-end".

A Traffic Impact Analysis ("TIA") was prepared by Terry O. Brown P.E. and is submitted herewith for your review. The analysis found that the proposed development will have minimal impact on the adjacent transportation system. The TIA recommends one full unsignalized access driveway to serve the Project, with one entering lane and one exiting lane. The only warranted off-site improvement is a 370-foot long northbound right-turn deceleration lane to be constructed as part of Phase 1.

Terrain Management

The subject property's terrain slopes gently from the southeast to the northwest. Storm water retention for the main access driveway and each facility will be centralized and collected in a drainage pond in the northwest area of the parcel. The pond will be reseeded and landscaped to ensure an aesthetic appearance. As part of the development of each lot, on-site storm water management will be integrated with the landscaping in order to provide for passive water harvesting. Please refer to the attached Conceptual Grading Plan for further details.

Liquid Waste

An on-site wastewater treatment system and leach field will be constructed on Lot 5 to initially serve Phase 1 of the Project. The developer intends to seek a municipal sewer connection and, at that time, the on-site system will be removed. In the event a municipal connection is not feasible in the future, the treatment facility will be expanded to accommodate the additional phases of development. Treated effluent will be delivered to each lot to be re-used for landscape irrigation. Please refer to the attached utility plans for further details. Final design and requisite NMED permits will be provided as part of the Phase 1 approval process.

NBF-12

Water Supply and Fire Protection Plan

The Project will be served by the Santa Fe County Water Utility via a connection to the existing County water main in Caja del Rio adjacent to the parcel. The Project will be responsible for constructing the requisite waterline improvements. A series of five fire hydrants are proposed along the access drive. Furthermore, it is anticipated that each facility will be constructed with automatic fire suppression. A Conceptual Water Budget is submitted herewith for your review. Please refer to the attached utility plans and Water Availability Letter from the County Public Utilities Division.

Water Budget

The proposed water budget for the Project ranges from 59.4 afy to 67.9 afy, depending on the wastewater collection approach and the availability of treated effluent for irrigation. Please refer to the attached Conceptual Water Budget for details. The County’s water allocation policy outlined in Resolution 2006-57 limits water allocation to a maximum of 35 afy per project. In accordance with Section IX. C. of the Resolution, we are requesting an increased allotment from the BCC based on “extraordinary conditions”. The provision of much needed senior care services and living options in a cohesive campus setting simply requires annual water use that exceeds the 35 afy maximum. The basis for this maximum permissible allotment is unknown and needlessly prevents the realization of significant, coordinated developments in Santa Fe County and the associated economic benefits.

Solid Waste

Solid waste will be collected in dumpsters located on each individual lot and hauled to an approved landfill by a licensed disposal service. Dumpsters will be screened by a wall or fence and gated.

Landscaping Concepts

All disturbed areas, which will not be built upon or paved, will be re-vegetated with native grasses and landscaped per the landscaping plans approved for the development of each lot. Existing vegetation will be preserved to the greatest extent possible in open space/buffer areas provided as part of each lot development and augmented with additional trees and shrubs. In addition, deciduous street trees will be provided in the planting strips along the main access driveway. Each lot will be landscaped in accordance with County requirements, to include setback areas, parking lot screening, internal landscape islands, etc. Please refer to the Master Plan (Sheet 5) for further information.

Active water harvesting will be provided in accordance with County Ordinance 2003-6. The cisterns for each facility will be sized in accordance with its landscaping water budget. In addition, as described above, treated effluent will be delivered to each lot to be re-used for landscape irrigation.

Signage & Lighting

Phase 1 of the Project will have a monument sign at the entry to Lot 1 to identify the skilled nursing facility. In addition, each lot in future phases will have signage at their driveway entrance and, potentially, a wall-mounted sign on each building. In order to preserve dark skies for the neighborhood, lighting will be kept to a minimum, only used for safety purposes, and will be down-lit and fully shielded in accordance with County requirements. Lighting types may include (1) lighting at the Caja del Rio Road driveway access; (2) wall mounted lights at building entrances; (3) pole lights in parking areas; and (4) bollards to illuminate pedestrian walkways on individual lots.

Market Analysis

The population of the United States is aging and the need for senior services is becoming increasingly urgent. According to the United States Department of Health and Human Services Administration on Aging, in the year 2000, 12.4% of the population was age 65 and older. By the year 2030, that figure will jump to 19.3%. In New Mexico, there were 212,225 people over the age of 65 in the year 2000; by 2030, the projected number will more than double to 555,184. These statistics are alarming when faced with the lack of adequate senior care, skilled nursing, and rehabilitation facilities in northern New Mexico. For example, when released from the hospital, if a patient is not well enough to return home, the only option is to seek rehabilitation services in Albuquerque. The Project's proposed facilities will provide much needed services for the growing and under-served senior community of northern New Mexico.

Environmental Performance Standards

The Project will comply with all County codes as they pertain to environmental performance standards. Furthermore, environmental protection is accomplished through (1) the preservation of open space and existing vegetation; (2) reuse of wastewater for irrigation purposes; (3) active water harvesting; (4) passive irrigation through drainage swales; and (5) night sky protection. No noxious odors or fumes will be emitted by this facility.

Archaeology

The Project is located in a Low Potential Archaeological District. As the parcel comprises less than 40 acres, no archaeological survey is required.

In support of this request, the following documentation is included for your consideration:

- ☐ Development Permit Application
- ☐ Conceptual Building Rendering
- ☐ Conceptual Water Budget
- ☐ SLDC Zoning Map Excerpt
- ☐ Address Verification Form
- ☐ Proof of Property Taxes Paid

NBF-14

- ☐ Warranty Deed & Letter of Authorization from Owner
- ☐ Legal Lot of Record Verification
- ☐ Traffic Impact Analysis – 3 copies
- ☐ Master Plan Submittal Drawings – 9 full size sets & 1 reduced set

Finally, a \$1,350.00 check is attached for the application fees, calculated as follows:

100.00	Application
50.00	Notice Boards
150.00	Inspection
250.00	Master Plan Review
150.00	Variance
500.00	TIA Review
100.00	Fire Review
50.00	Fire Inspection
<u>\$1,350.00</u>	<u>Total</u>

Please do not hesitate to call should you have any questions or need additional information.

Thank you for your consideration.

Sincerely,

Jennifer Jenkins

Colleen C. Gavin, AIA

Jose Larranaga

rom: Jennifer Jenkins <jennifer@jenkinsgavin.com>
Senti: Monday, September 29, 2014 11:08 AM
To: Jose Larranaga
Subject: Senior Campus @ Caja del Rio

Hi Jose,

Here is the information you requested:

Phose	Lot	Lot Size	Use	Approximate SF	Approximate Bed Count
1	1	6.26 acres	Skilled Nursing Facility	58,000 s.f.	~120 beds
	5	6.69 acres	Drainage & Wastewater Treatment		
2	2	2.10 acres	Assisted Living Facility	150,000 s.f.	~200 beds
3	3	10.00 acres	Retirement Housing/Independent Living	180,000 s.f.	~200 d.u.'s
4	4	2.95 acres	Memory Care Facility	35,000 s.f.	~80 beds

Let me know if you have any questions.

Thanks.

Jennifer Jenkins
JenkinsGavin Design & Development, Inc.
130 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501
Ph. (505) 820-7444
jennifer@jenkinsgavin.com
www.jenkinsgavin.com



Conceptual Water Budget

Senior Campus @ Caja del Rio

Master Plan Submittal

June 6, 2014

SCENARIO A: ON-SITE WASTEWATER TREATMENT/GREY WATER REUSE FOR IRRIGATION

Use	Size	Formula	AFY
Skilled Nursing Facility (Phase 1)	58,000 sf	2.4 afy/10,000 sf	13.9
Memory Care Facility	35,000 sf	2.4 afy/10,000 sf	8.4
Assisted Living Facility	200 residents	0.12 afy/du*	24.0
Independent Senior Housing	180 du's	0.12 afy/du*	21.6
Subtotal			67.9

<u>Irrigation</u>			
Landscaped Area: 25% of site area = 7.0 acres/305,000 square feet			
Trees: 91,500 sf @ 9.49 gallons per sf per year** =			2.7
Shrubs/Groundcover: 213,500 sf @ 8.89 gallons per sf per year** =			5.8
Typical Irrigation Water Budget			(8.5)

NET WATER BUDGET WITH NO POTABLE IRRIGATION 59.4 AFY

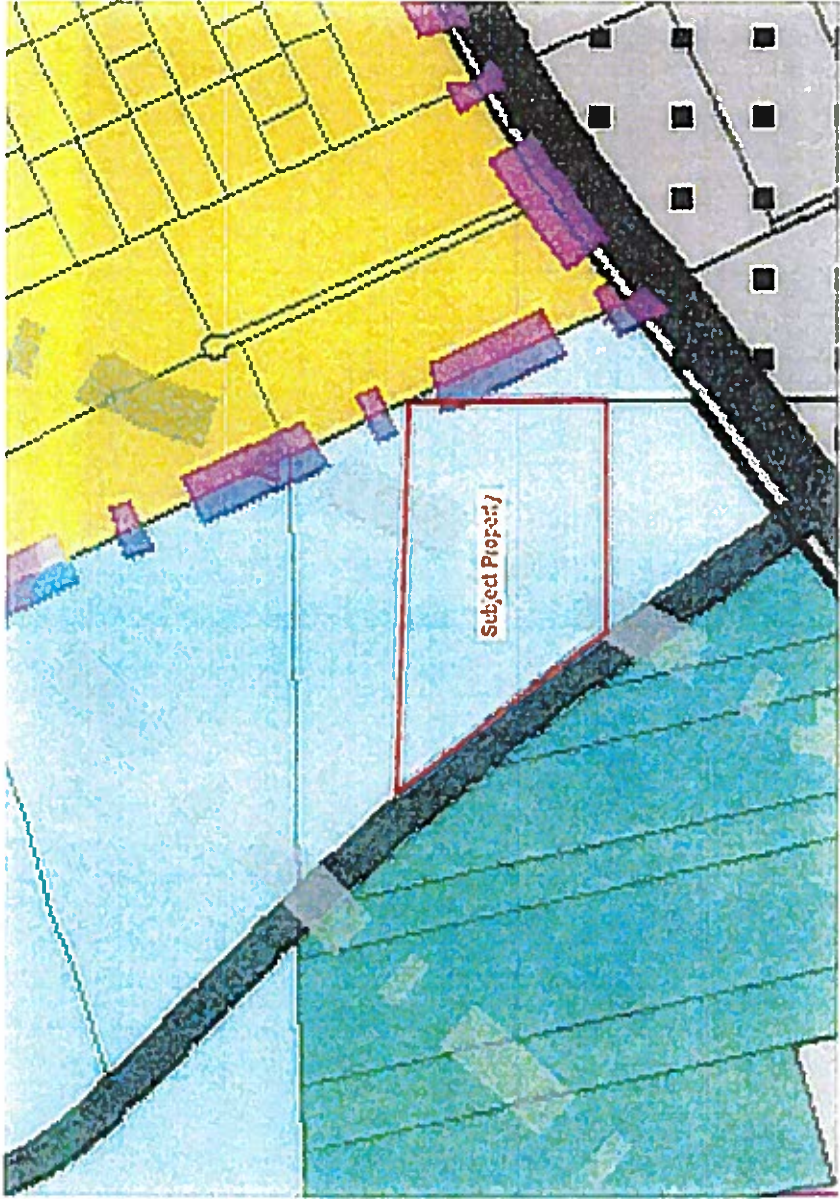
* Source: City of Santa Fe standard water budget formulas per Resolution 2009-116.
** Source: New Mexico Office of the State Engineer, Technical Report 48

SCENARIO B: MUNICIPAL WASTEWATER COLLECTION/STANDARD IRRIGATION

Use	Size	Formula	AFY
Skilled Nursing Facility (Phase 1)	58,000 sf	2.4 afy/10,000 sf	13.9
Memory Care Facility	35,000 sf	2.4 afy/10,000 sf	8.4
Assisted Living Facility	200 residents	0.12 afy/du*	24.0
Independent Senior Housing	180 du's	0.12 afy/du*	21.6
TOTAL			67.9 AFY

* Source: City of Santa Fe standard water budget formulas per Resolution 2009-116

Excerpt from the Proposed SLDC Official Zoning Map



Proposed 3/21/2014 SLDC Official Zoning Map

- Ag / Ranch (1 dwelling per 160 acres)
- Rural (1 dwelling per 40 acres)
- Rural Fringe (1 dwelling per 20 acres)
- Rural Residential (1 dwelling per 10 acres)
- Residential Fringe (1 dwelling per 5 acres)
- Residential Estate (1 dwelling per 2.5 acres)
- Residential Community (1 dwelling per acre)
- Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre - on central water and sewer)
- Commercial Neighborhood
- Commercial
- Industrial
- Public/Institutional
- Mixed Use
- Planned Development District

NBF-18

Senior Campus @ Caja Del Rio

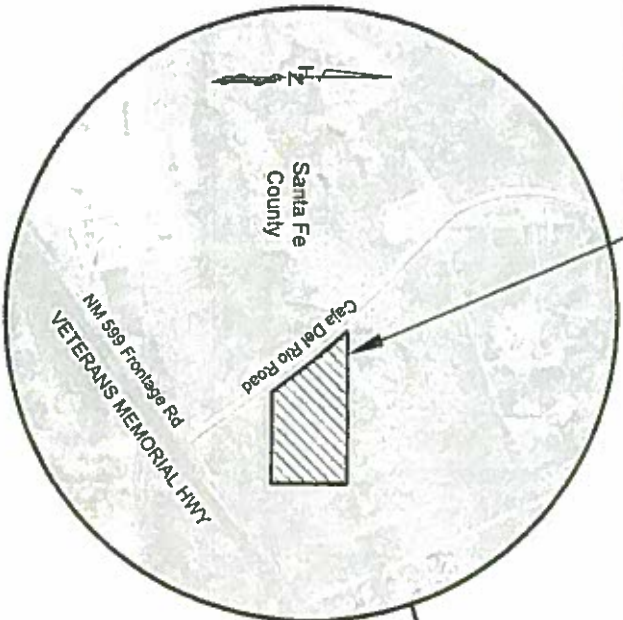
Santa Fe County, New Mexico

Master Plan Submittal

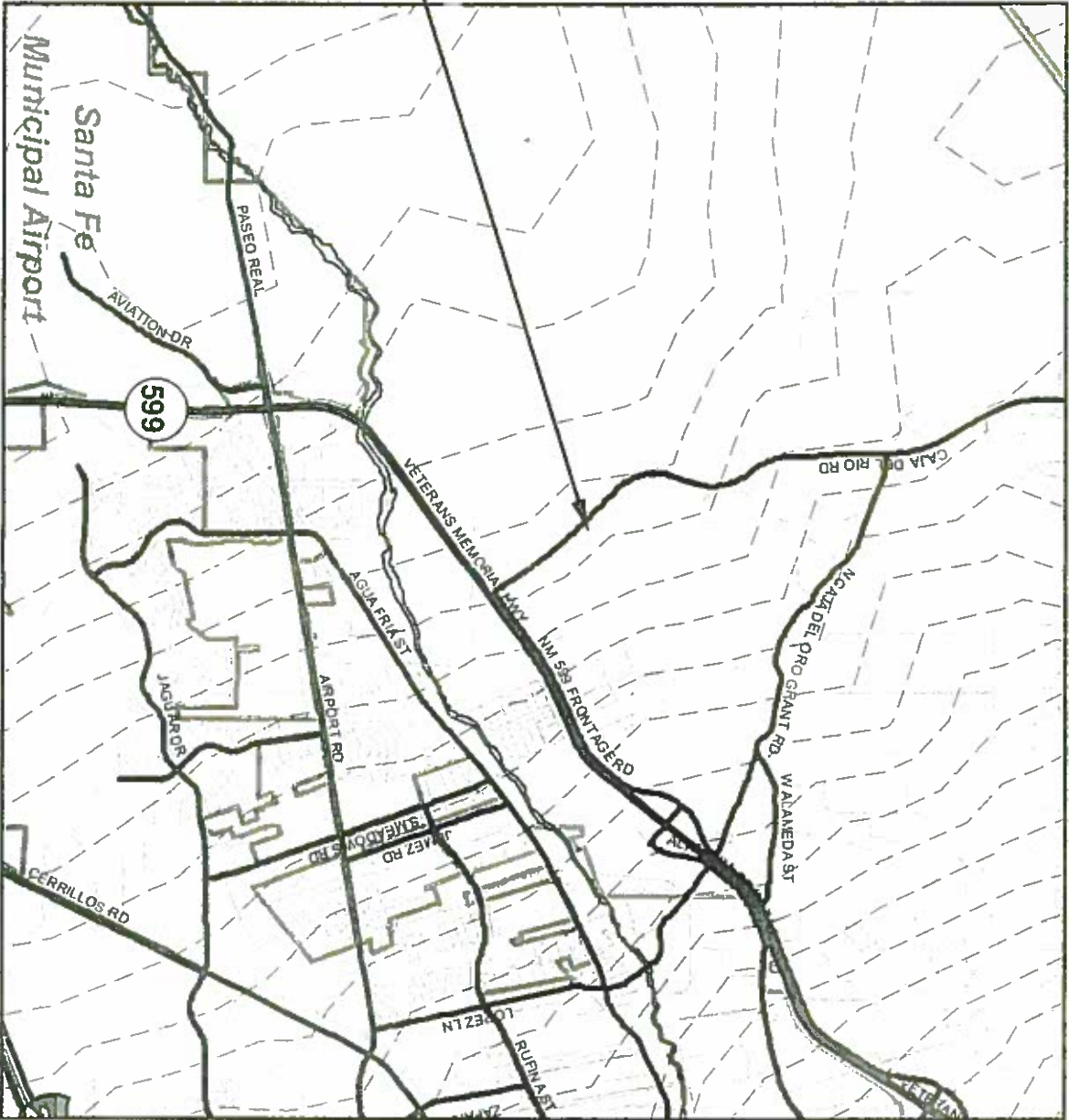
9 May 2014



Senior Campus @ Caja Del Rio
Santa Fe County, New Mexico



SENIOR CAMPUS LOCATION MAP
SCALE: 1"=100'

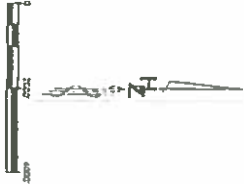


VICINITY MAP

SHEET INDEX	
SHEET	SHEET TITLE
1	COVER SHEET
2	BOUNDARY SURVEY
3	MASTER PLAN
4	PHASING PLAN
5	LOT TYPICAL
6-7	CONCEPTUAL BUILDING ELEVATIONS
8	EXISTING CONDITIONS AND TOPOGRAPHIC MAP
9	SLOPE ANALYSIS MAP
10	TYPICAL SECTIONS, NOTES AND DETAILS
11	CONCEPTUAL MASTER UTILITY PLAN
12	CONCEPTUAL WET & DRY UTILITY PLAN
13	WASTEWATER TREATMENT FACILITY
14	CONCEPTUAL DRAINAGE PLAN
15	CONCEPTUAL GRADING PLAN
16	CONCEPTUAL DRIVEWAY A PLAN AND PROFILE



jenkins gavin
DESIGN & DEVELOPMENT INC.
1310 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501



HUNT-ZOLLARS
1440 Canyon Road, Santa Fe, NM 87501
330 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87144
Phone: (505) 882-3461 Fax: (505) 882-3236

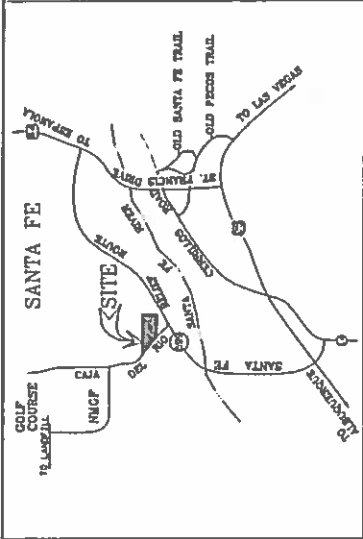
PROJECT
Senior Campus @ Caja Del Rio
Santa Fe County, New Mexico

CAUWELS & STUVE
Construction & Design

2244 Highway Boulevard NE
Suite 400
Albuquerque, NM 87111
Phone: (505) 833-4171
Fax: (505) 255-9022
www.cauwels-stuve.com

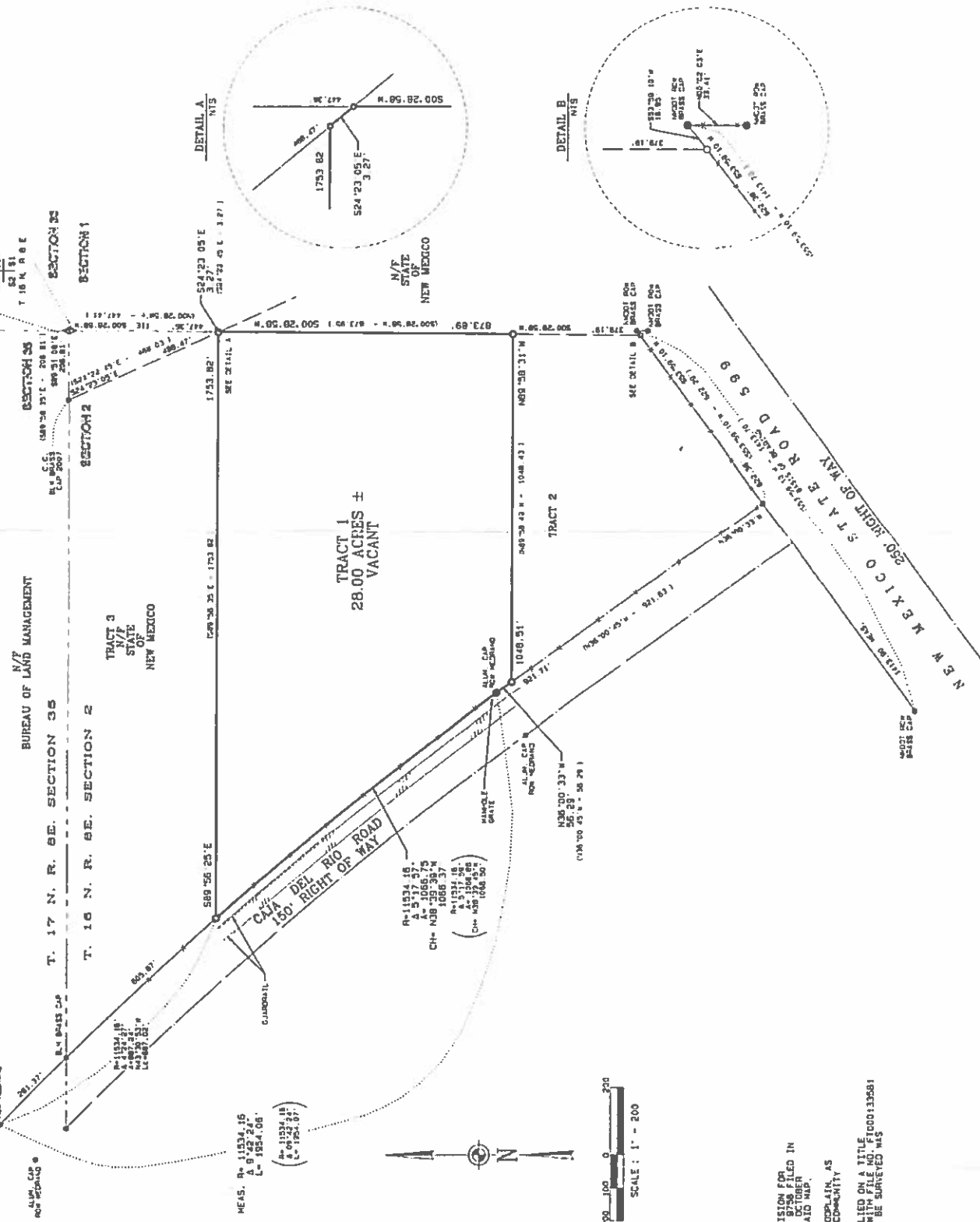
PROJECT Board & Issue Date
Master Plan
9 May 2014
Cover Sheet





ALTA/ACSM LAND TITLE SURVEY OF TRACT 1

SAID TRACT 1 SHOWN ON A PLAT FILED IN PLAT BOOK 722
PAGE 045 WITH THE SANTA FE COUNTY CLERK AND BEING
A PORTION OF LOTS 10, 11 AND 22 WITHIN NORTHEAST 1/4
SECTION 2, T.16N., R.8E., N.M.P.M. LOCATED ALONG CAJA DEL
RIO ROAD, COUNTY OF SANTA FE, STATE OF NEW MEXICO.
AREA TRACT 1 = 28.00 AC. ±



LEGEND

●	FOUND POINT, AS NOTED
○	POINT SET 1/2" REBAR
○	N/CIP 102771
○	CALCULATED POINT
—	WIRE FENCE
—	EDGE OF ASPHALT

TABLE A. OPTIONS

1. MONUMENTS SET OR FOUND SEE SURVEY.
2. VICINITY MAP SHOWN.
3. FLOOD ZONE INFORMATION SHOWN. SEE NOTE 3.
4. LAND AREA SHOWN.
5. VACANT.
6. ACCESS ALONG PUBLIC RIGHT OF WAY FOR CAJA DEL RIO ROAD.
7. NONE VISIBLE.

- NOTES**
- 1) BASIS OF BEARINGS IS TAKEN FROM PLAT ENTITLED "PLAT OF LAND DIVISION FOR THE COUNTY OF SANTA FE, NEW MEXICO, BEING A PORTION OF LOTS 10, 11 AND 22 WITHIN NORTHEAST 1/4 SECTION 2, T.16N., R.8E., N.M.P.M. LOCATED ALONG CAJA DEL RIO ROAD, COUNTY OF SANTA FE, STATE OF NEW MEXICO." AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR SANTA FE COUNTY, NM, COMMUNITY PANEL NO. 3504003930, DATED AS EFFECTIVE JUNE 17, 2008.
 - 2) THIS TRACT IS WITHIN ZONE "1" AREA OUTSIDE THE 0.25 CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR SANTA FE COUNTY, NM, COMMUNITY PANEL NO. 3504003930, DATED AS EFFECTIVE JUNE 17, 2008.
 - 3) FOR TITLE INFORMATION AFFECTING THIS TRACT, THE SURVEYOR HAS RELIED ON A TITLE CURATIVE RECORDS SEARCH OF THE PUBLIC RECORDS OF SANTA FE COUNTY, NM, DATED AS EFFECTIVE ON JUNE 11, 2011. SAID LEGAL DESCRIPTION TO BE SURVEYED WAS PROVIDED IN THIS TITLE COMMITMENT.

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND, DESIGNATED AS TRACT 1, AND SHOWN ON PLAT FILED IN PLAT BOOK 722 PAGE 045 WITHIN THE SANTA FE COUNTY CLERK'S OFFICE BEING A PORTION OF LOTS 10, 11 AND 22 WITHIN NORTHEAST 1/4 SECTION 2, T.16N., R.8E., N.M.P.M. LOCATED ALONG CAJA DEL RIO ROAD, COUNTY OF SANTA FE, STATE OF NEW MEXICO.

BEGINNING AT THE NORTHEAST CORNER SECTION 2, THEN RUN, WORK, MARKED BY AN ORIGINAL USGS MARKED STONE, THENCE 500.78 S. 88° W. 427.35 FEET TO THE NORTHEAST CORNER OF THIS TRACT AND THE TRUE POINT AND PLACE OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING 500.78 S. 88° W. A DISTANCE OF 873.89 FEET TO THE NORTHEAST CORNER OF THIS TRACT, THENCE S. 88° W. A DISTANCE OF 1048.51 FEET TO THE SOUTHWEST CORNER OF THIS TRACT, A POINT ON THE EAST RIGHT OF WAY LINE OF CAJA DEL RIO ROAD, THENCE ALONG S. 88° W. A DISTANCE OF 1048.51 FEET TO THE SOUTHWEST CORNER OF THIS TRACT, A CURVE, THENCE ALONG SAID CURVE HAVING A RADIUS OF 1153.4 FEET, BEGINS AT THE SOUTHWEST CORNER OF THIS TRACT, THENCE ALONG SAID CURVE HAVING A RADIUS OF 1153.4 FEET, AN ARC DISTANCE OF 1066.75 FEET, S. 88° W. 29° E. A DISTANCE OF 1733.82 FEET, THENCE S. 88° W. A DISTANCE OF 3.27 FEET TO THE TRUE POINT AND PLACE OF BEGINNING.

CONTAINING 28.00 AC. ±, MORE OR LESS

SURVEYOR'S CERTIFICATION

IC: CONRAD E. BRYNE REALTY AND DEVELOPMENT ADVISORS L.L.C.

IT IS MY DUTY TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, INCLUDING THE DETAIL AND 18 OF TITLE 1, CHAPTER 1, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11 OF TITLE 1, CHAPTER 1, AND 18 OF TITLE 1, CHAPTER 1.

SUBMITTED THIS DAY OF 2013.

RICHARD A. MORRIS
N.T.S. NO. 102771

INDEXING INFORMATION FOR COUNTY CLERK

OWNER	SECT.	TOWNSHIP	RANGE	LOCATION
FRANCHISE OF THE BUREAU OF LAND MANAGEMENT	2	16 N	8 E	SANTA FE COUNTY



MORRIS
surveying | engineering

1218-A Parkway Drive Phone (505) 438-8100
Santa Fe, NM 87507 FAX: (505) 474-8723
OWNER BY: C.O.A. | SCALE = 1" = 200' | CHECKED BY: R.A.H.
NAME: ALTA-TRACT 1 CAJA DEL RIO ROAD | PROJECT NO. 13501

SITE DATA

ZONING: LARGE SCALE MIXED-USE
 PROPOSED DENSITY: INDEPENDENT LIVING SENIOR HOUSING
 20 DWELLINGS/ACRE, 200 UNITS MAXIMUM
 TOTAL ACREAGE: 27.9964 ACRES +/- (1,219,523.18 +/- S.F.)

NOTES

PURPOSE STATEMENT
 THE PURPOSE OF THIS MASTER PLAN IS TO DESIGNATE THE SUBJECT PROPERTY AS A "LARGE SCALE MIXED-USE DEVELOPMENT" IN ACCORDANCE WITH ARTICLE III, SECTION 4.2.D OF THE SANTA FE COUNTY LAND DEVELOPMENT CODE.

PLATTING
 LOT CONFIGURATION IS CONCEPTUAL AND SUBJECT TO MODIFICATION THROUGH THE DEVELOPMENT REVIEW PROCESS WITHOUT THE NEED FOR A MASTER PLAN AMENDMENT.

PERMITTED USE LIST

- RETIREMENT HOUSING
- ASSISTED LIVING FACILITY
- LIFE CARE OF CONTINUING CARE FACILITIES
- SKILLED NURSING FACILITIES
- HOSPITALS
- MEDICAL OFFICES
- SOCIAL ASSISTANCE, WELFARE AND CHARITABLE SERVICES
- SERVICES FOR ELDERLY AND DISABLED
- OFFICE
- RESEARCH AND DEVELOPMENT SERVICES

WASTEWATER NOTE:

THE PROJECT WILL BE SERVED BY AN ON-SITE WASTEWATER TREATMENT SYSTEM THAT MEETS THE APPROVAL OF THE SANTA FE COUNTY UTILITY DIVISION AND THE NEW MEXICO ENVIRONMENT DEPARTMENT.

COUNTY APPROVALS:

Approved by the Board of County Commissioners at their meeting of _____ as Case # _____

Chairman _____ Date _____

Approved by _____ Date _____
 County Land Use Administrator

Approved by _____ Date _____
 County Fire Marshal

Approved by _____ Date _____
 County Fire Marshal

OWNER'S CONSENT:

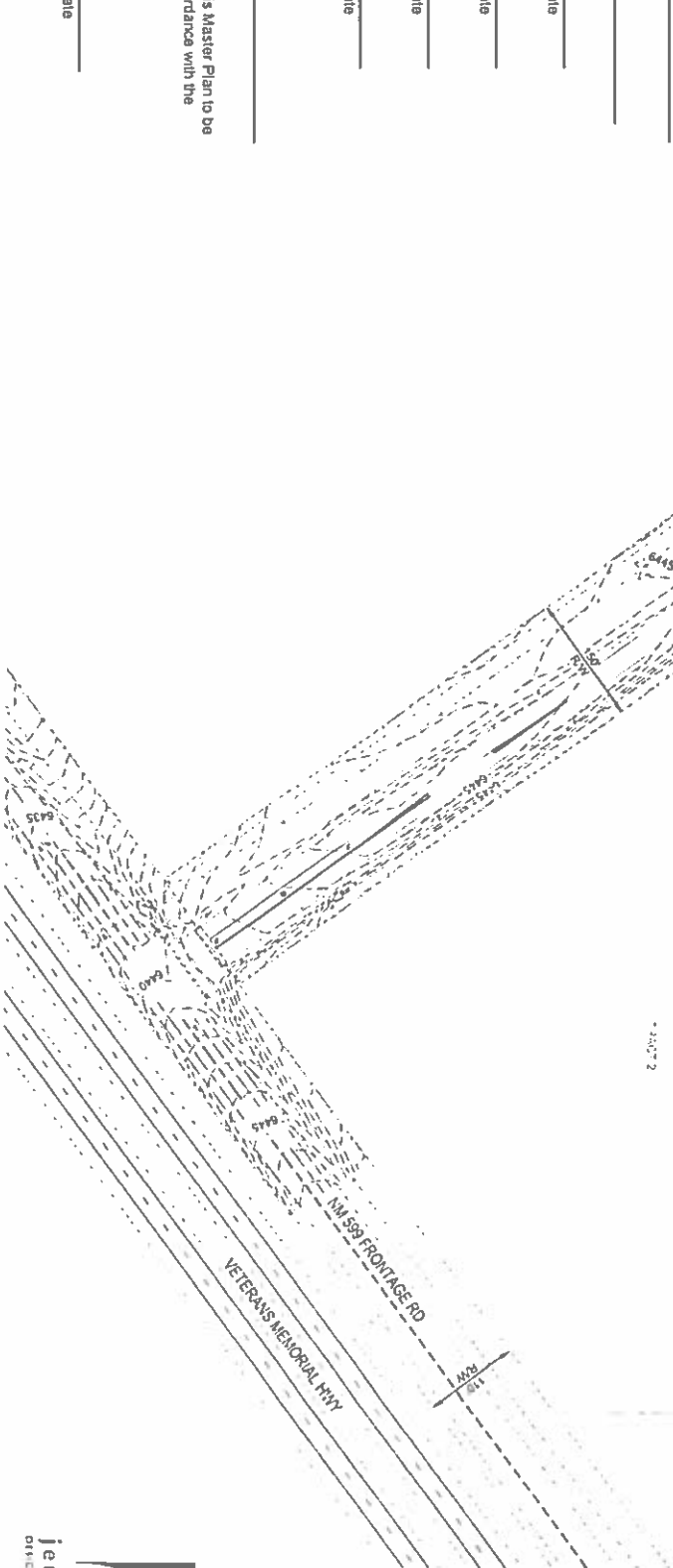
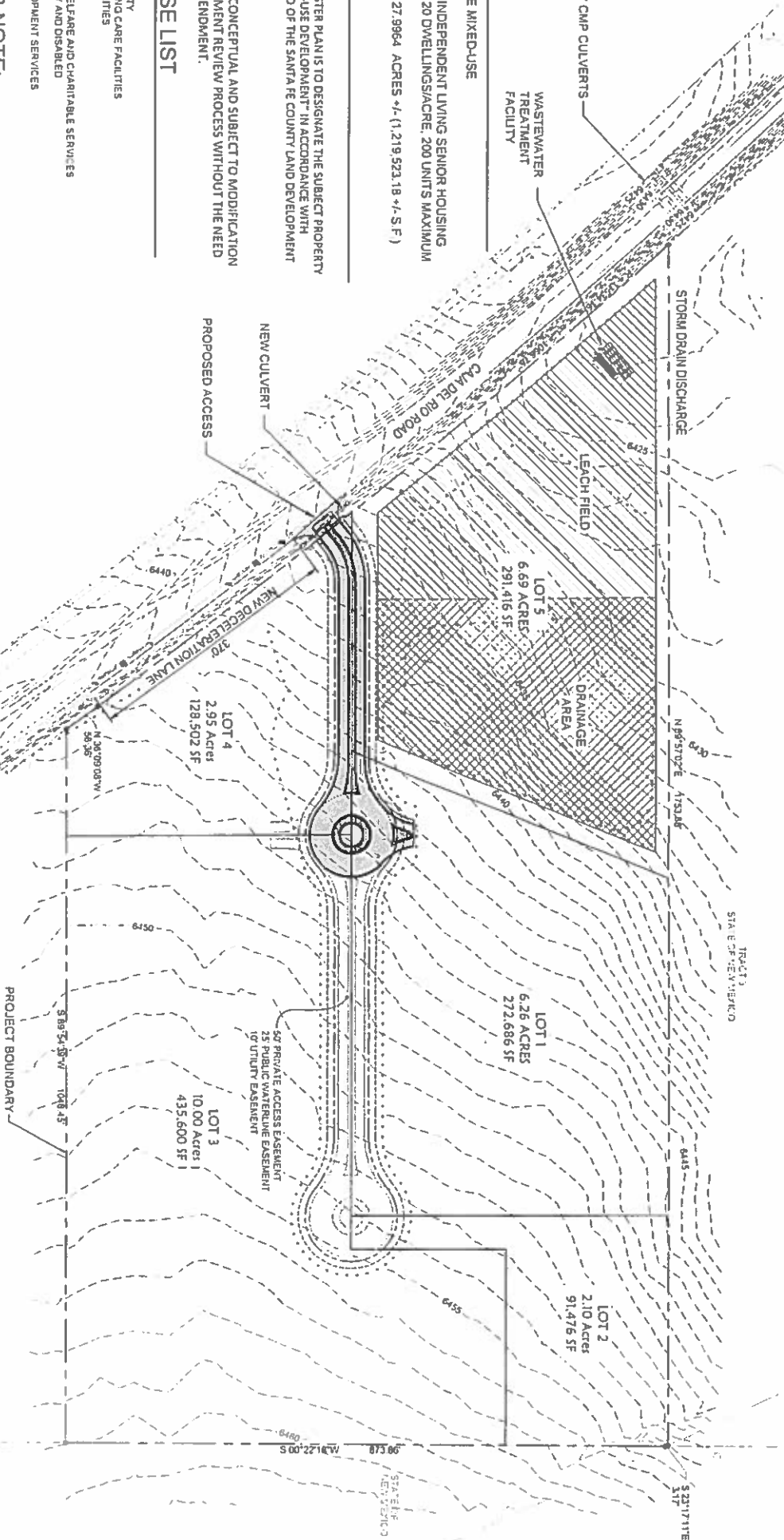
Know all persons by these presents that the undersigned owners have caused this Master Plan to be prepared. All that appears on this plan is made with the free consent and in accordance with the desires of the undersigned owners.

CAUWELS & STUVE

By _____ Date _____

(STATE OF NEW MEXICO) SS
 (COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
 BY _____ AUTHORIZED SIGNATORY OF CAUWELS & STUVE WHO SIGNED THIS INSTRUMENT ON BEHALF OF SAID COMPANY

BY _____
 NOTARY PUBLIC
 MY COMMISSION EXPIRES _____



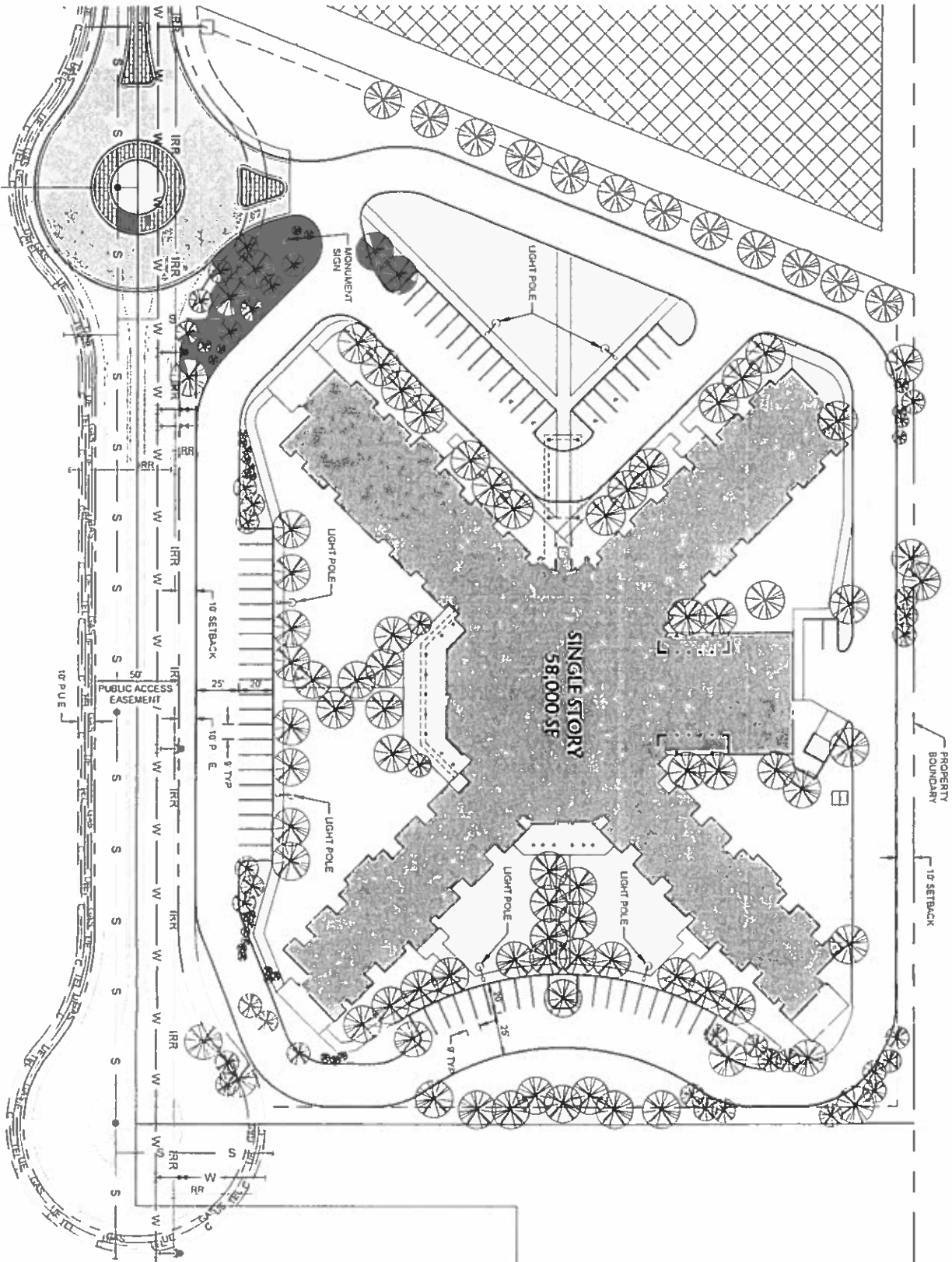
- LEGEND
- EX RIGHT-OF-WAY PROPERTY LINE
 - EX CURB & GUTTER
 - EX STREET LIGHT
 - EX WTR VALVE
 - EX SAS MANHOLE
 - EX FIRE HYDRANT
 - EX STORM DRAIN PIPE
 - EX GAS LINE
 - EX WATER
 - EX SEWER LINE
 - EX BARRIERE FENCE
 - EX GUARD RAIL
 - BENCHMARK
 - EX ASPHALT TO BE REMOVED
 - NEW UTILITY EASEMENT
 - NEW CURB AND GUTTER
 - NEW ASPHALT
 - NEW CONCRETE VALLEY GUTTER
 - NEW WATER LINE & WATER BOX
 - NEW FIRE HYDRANT
 - NEW DOMESTIC METER
 - NEW SEWER LINE & MANHOLE
 - NEW GAS LINE
 - NEW UNDERGROUND ELECTRIC
 - NEW TELEPHONE
 - NEW CABLE
 - TRANSFORMER
 - SILT FENCE
 - PRIVATE ACCESS EASEMENT
 - LIMITS OF DISTURBANCE

CAUWELS & STUVE
 Construction & Design
 1111 Main Street, Suite 100
 Santa Fe, New Mexico 87501
 Phone: 505.335.5711
 Fax: 505.335.5711
 Email: info@cauwelsstuve.com

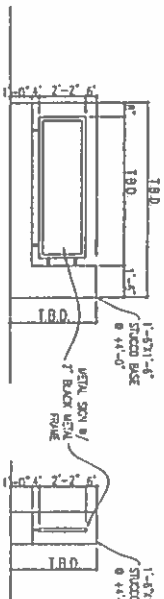
PROJECT
 Senior Campus @ Cajal Del Rio
 Santa Fe County, New Mexico

PROJECT Status & Date
 Master Plan
 9 May 2014

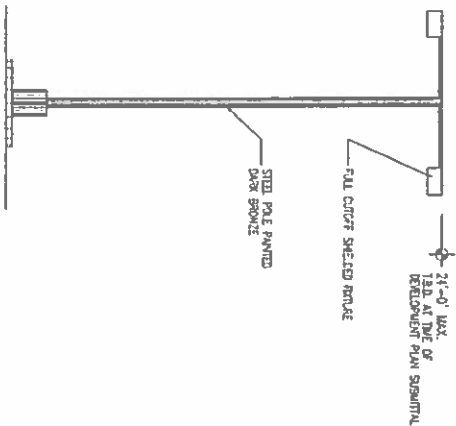
HUITT-ZOLLARS
 Multi-Zoning, Inc.
 3201 Rio Puerco Drive NE, Suite 101
 Santa Fe, New Mexico 87501
 Phone: (505) 897-5941 Fax: (505) 897-5289



LOT TYPICAL - PHASE 1 SKILLED NURSING



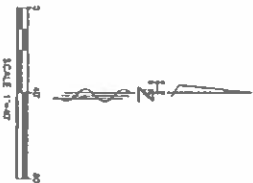
1 MONUMENT SIGN
1/4"=1'-0"
MAX 60 S.F. OVERALL
FINAL DESIGN TO BE SUBMITTED AT
TIME OF DEVELOPMENT PLAN SUBMITTAL



2 LIGHT POLE
NOT TO SCALE



WALL LIGHTING
NOT TO SCALE



jenkinsgavin
DESIGN & CONSTRUCTION, INC.
1101 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501

HUTT-ZOLLARS
HUTT-ZOLLARS, INC.
300 Rio Ranch Drive NE, Suite 101
Rio Ranch, New Mexico 87504
Phone (505) 882-9147 Fax (505) 882-9299

LANDSCAPE CONCEPTS

PLANT MATERIAL STANDARDS
REQUIRED DECIDUOUS TREES SHALL BE A MINIMUM OF 2" CALIPER.
REQUIRED EVERGREENS SHALL BE 5 GALLON.
NEW PLANTINGS SHALL BE BULKED TO A MINIMUM OF 6 FEET IN HEIGHT.
STREET TREE REQUIREMENTS
EACH LOT SHALL PROVIDE 1 DECIDUOUS TREE EVERY 20 FEET IN THE 3 FOOT LANDSCAPE STRIP ALONG THE
INTERNAL ACCESS DRIVEWAY.
SITE RESEEDING REQUIREMENTS
AREAS DISTURBED BY CONSTRUCTION AND NOT PAVED SHALL BE RESEED TO THE STANDARD OF 50 LBS PER
ACRE FOR BURET AND GRASS AND 2 TONS PER ACRE FOR BLUE GRAMA GRASS. THESE MIXES SHALL BE USED
RECOMENDATION. ADDITIONAL PLANTING OR SEEDS MAY BE USED IN CONSULTATION WITH THESE
SPECIES.

PERMITTED USE LIST

- RETIREMENT HOUSING
- ASSISTED LIVING FACILITY
- LIFE CARE OF CONTINUING CARE FACILITIES
- SKILLED NURSING FACILITIES
- MEDICAL CLINICS
- SOCIAL ASSISTANCE, WELFARE AND CHARITABLE SERVICES
- SERVICES FOR ELDERLY AND DISABLED
- OFFICE
- RESEARCH AND DEVELOPMENT SERVICES

NOTES

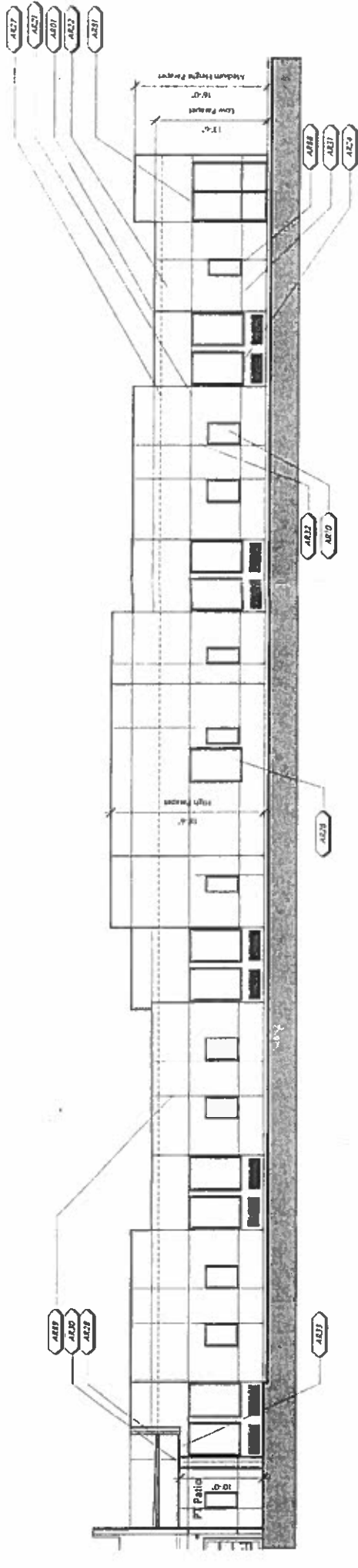
1. FINAL LANDSCAPE LIGHTING AND SIGNAGE PLANS TO BE SUBMITTED FOR REVIEW WITH
DEVELOPMENT APPLICATION FOR EACH LOT.
2. PURSUANT TO ARTICLE III SECTION 9.2 THE PARKING NEEDS FOR EACH USE SHALL BE CALCULATED
AND SATISFIED AS PART OF THE DEVELOPMENT REQUIREMENTS FOR EACH INDIVIDUAL LOT.

CAUWELS & STIVE
Construction & Design

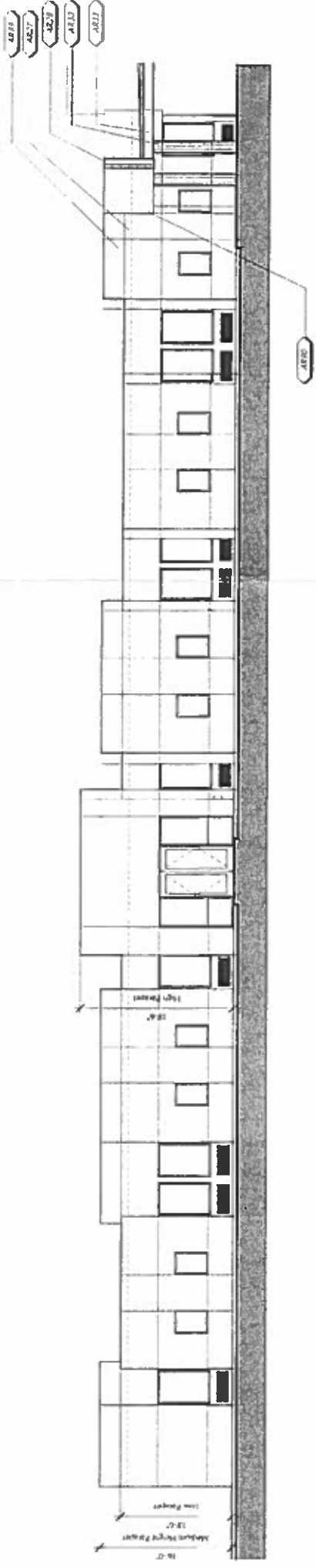
PROJECT
Senior Campus @ Cape Del Rio
Santa Fe County, New Mexico

PROJECT FRAME, 1/10/2014
Master Plan
9 May 2014
Lot Typical

N31-23



North Building Elevation
Scale: 1/8" = 1'-0"



South Building Elevation
Scale: 1/8" = 1'-0"

Keyed Notes
Keyed Value

Keyed Value	Keynote Text
A801	Window Type: French
A802	Window Type: French
A803	Window Type: French
A804	Window Type: French
A805	Window Type: French
A806	Window Type: French
A807	Window Type: French
A808	Window Type: French
A809	Window Type: French
A810	Window Type: French
A811	Window Type: French
A812	Window Type: French
A813	Window Type: French
A814	Window Type: French
A815	Window Type: French
A816	Window Type: French
A817	Window Type: French
A818	Window Type: French
A819	Window Type: French
A820	Window Type: French
A821	Window Type: French
A822	Window Type: French
A823	Window Type: French
A824	Window Type: French
A825	Window Type: French
A826	Window Type: French
A827	Window Type: French
A828	Window Type: French
A829	Window Type: French
A830	Window Type: French
A831	Window Type: French
A832	Window Type: French
A833	Window Type: French
A834	Window Type: French
A835	Window Type: French
A836	Window Type: French
A837	Window Type: French
A838	Window Type: French
A839	Window Type: French
A840	Window Type: French



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HUETT-ZOLLARS
Architects, Inc.
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San Diego, CA 92108
Phone (619) 592-2111 Fax (619) 592-2112

CAUWELS & STUVE
Construction & Design

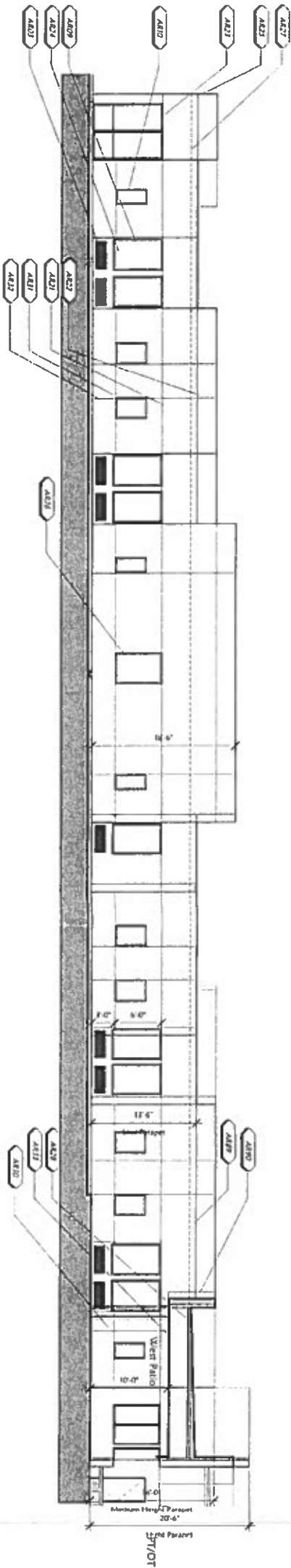
804 West Broadway, Suite 400
New Mexico 87501
Phone (505) 266-1711
Fax (505) 266-1712
www.cauwelsstuve.com

Senior Campus @ Caja Del Rio
Santa Fe County, New Mexico

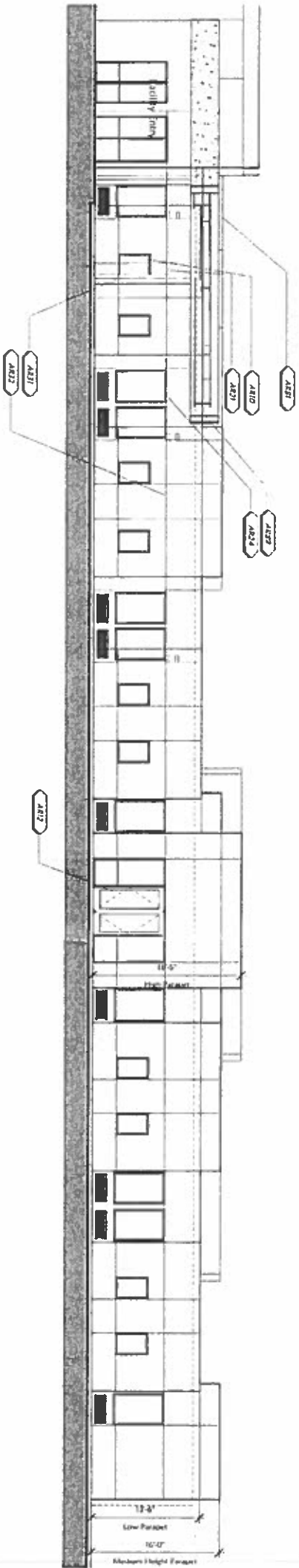
PROJECT: Huet & Zollars
Master Plan
9 May 2014

Conceptual Building
Elevations

NOT - 24



East Building Elevation
Scale: 1/8" = 1'-0"



West Building Elevation
Scale: 1/8" = 1'-0"

Keyed Notes	
Keyed Value	Keynote Text
A828	Window Elevation
A829	Window Elevation
A830	Window Elevation
A831	Window Elevation
A832	Window Elevation
A833	Window Elevation
A834	Window Elevation
A835	Window Elevation
A836	Window Elevation
A837	Window Elevation
A838	Window Elevation
A839	Window Elevation
A840	Window Elevation



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PROJECT
Senior Campus @ Del Rio
Santa Fe County, New Mexico

REVISIONS
Master Plan
9 May 2014

CONCEPTUAL BUILDING ELEVATIONS

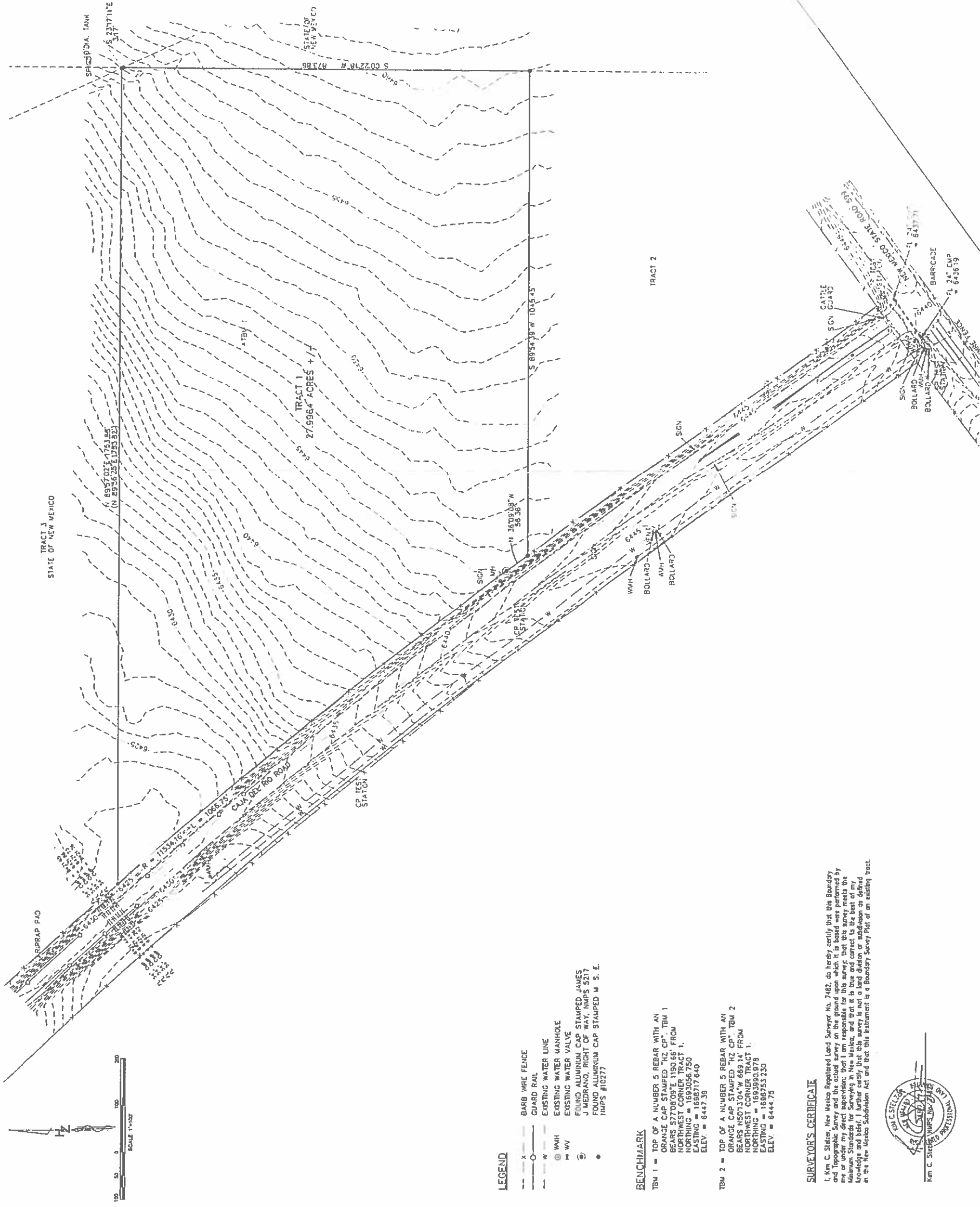
7

NRSC-25

TRACT 1

SAID TRACT 1 SHOWN ON A PLAT FILED IN PLAT BOOK 722
PAGE 045 WITH THE SANTA FE COUNTY CLERK AND BEING A
PORTION OF LOTS 10, 11 AND 22 WITHIN NORTHEAST 1/4
SECTION 2, T.16N., R.8E., N.M.P.M. LOCATED ALONG CAJA DEL
RIO ROAD, COUNTY OF SANTA FE, STATE OF NEW MEXICO.

TRACT 3
STATE OF NEW MEXICO



NOTES

1. BASIS OF BEARING IS TAKEN FROM AN OPUS SOLUTION USING NEW MEXICO STATE PLAN CENTRAL ZONE.
2. COORDINATES SHOWN HERE ON ARE NAD 83, NAVD 88.
3. GROUND TO GRID FACTOR = 0.99959850
4. PROPERTY IS VACANT WITH NO VISIBLE IMPROVEMENTS

SURVEYOR'S CERTIFICATE

I, Ken C. Steiner, New Mexico Registered Land Surveyor No. 7482, do hereby certify that this Boundary and Topographic Survey and the actual survey on the ground upon which it is based was performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this instrument is a Boundary Survey Plot of an existing tract.



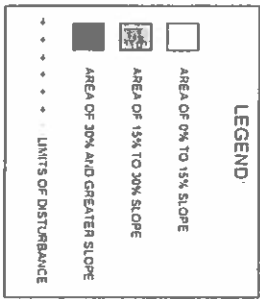
TRACT 1

A PORTION OF LOTS 10, 11 AND 22
SANTA FE, NEW MEXICO

HUTT-ZOLLARS

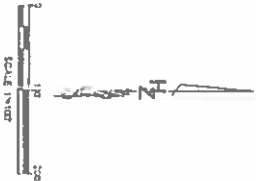
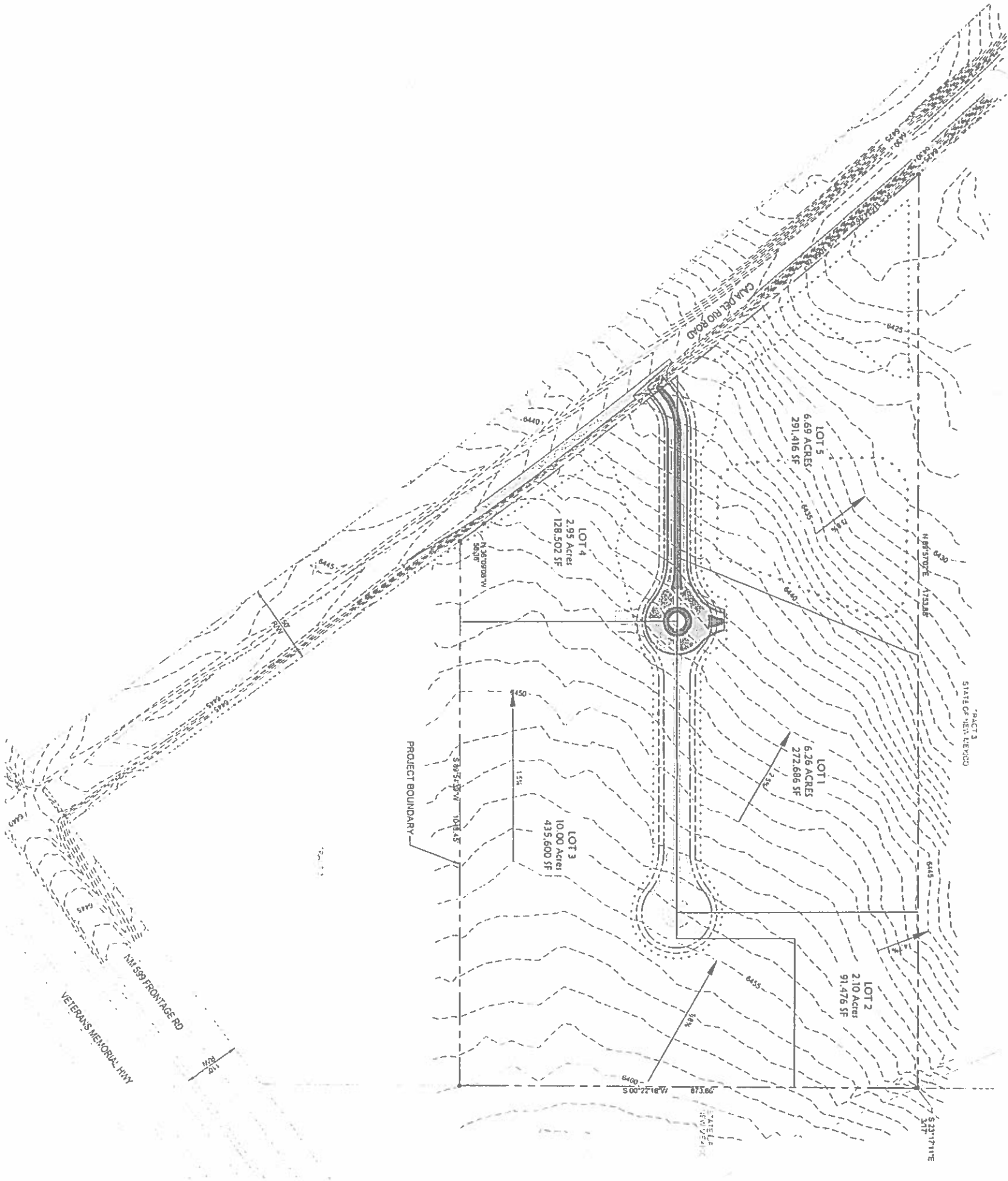
TOPOGRAPHIC
SURVEY

MARCH 26, 2014

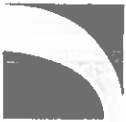


- NOTES:
1. ALL TOPOGRAPHIC INFORMATION IS PROVIDED BY THE CLIENT.
 2. TOTAL AREA OF DISTURBED NATURAL, 30% OR GREATER SLOPES = 0.00 SQUARE FEET.
 3. THIS SLOPE ANALYSIS IS BASED UPON 5 FOOT CONTOUR INTERVALS.

SLOPE ANALYSIS MAP



- LEGEND
- EX. RIGHT-OF-WAY / PROPERTY LINE
 - EX. CURB & GUTTER
 - EX. STREET LIGHT
 - EX. WTR VALVE
 - EX. GAS MANHOLE
 - EX. FIRE HYDRANT
 - EX. STORM DRAIN PIPE
 - EX. GAS LINE
 - EX. WATER
 - EX. SEWER LINE
 - EX. BARS WIRE FENCE
 - EX. GUARD RAIL
 - BENCHMARK
 - EX. ASPHALT TO BE REMOVED
 - NEW UTILITY EASEMENT
 - NEW CURB AND GUTTER
 - NEW ASPHALT
 - NEW CONCRETE VALLEY GUTTER
 - NEW WATER LINE & WATER BOX
 - NEW FIRE HYDRANT
 - NEW DOMESTIC WATER
 - NEW SEWER LINE & MANHOLE
 - NEW GAS LINE
 - NEW UNDERGROUND ELE. CTRIC
 - NEW TELEPHONE
 - NEW CABLE
 - TRANSFORMER
 - SLT FENCE
 - PRIVATE ACCESS EASEMENT
 - LIMITS OF DISTURBANCE



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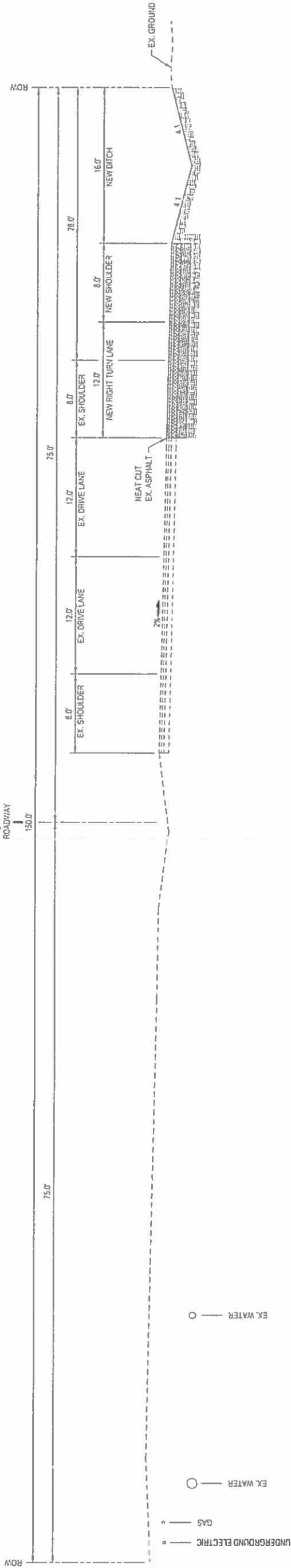
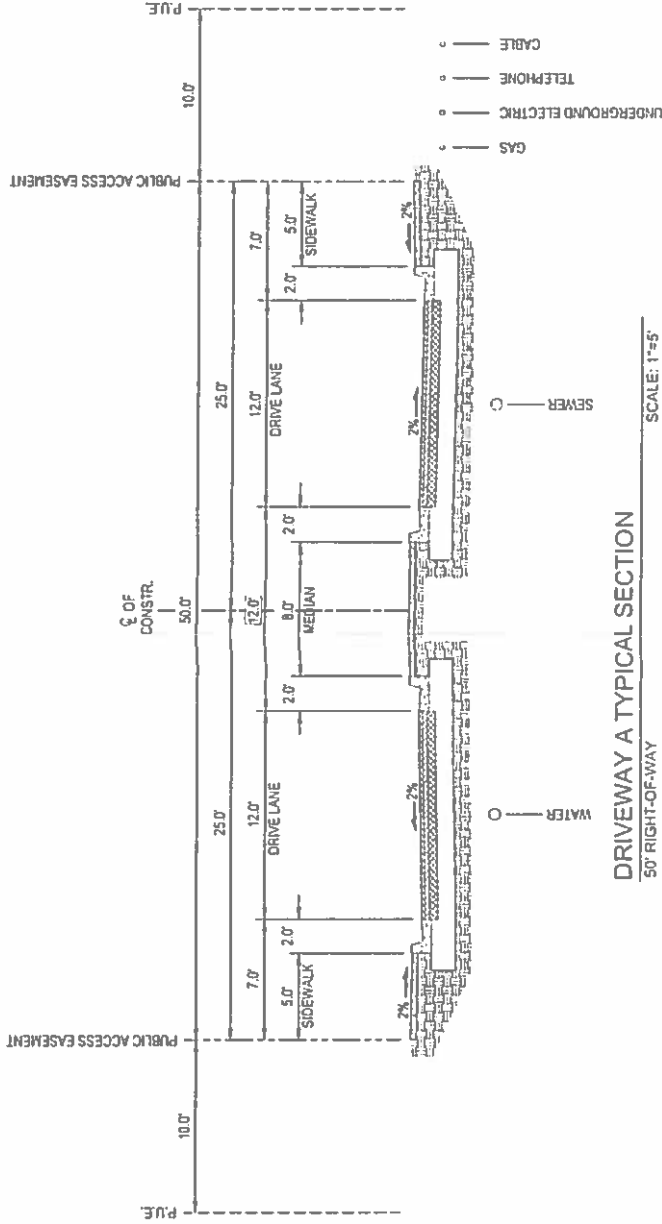
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PROJECT
Senior Campus @ Cajal Del Rio
Santa Fe County, New Mexico

CAUWELS & STUVE
Construction & Design

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cauwels@cauwels.com

PROJECT Update & Issue Date
SLOPE ANALYSIS
9 May 2014
Slope Analysis Map



TYPICAL SECTIONS

Plotted: 5/9/2014 2:52:01 PM B7-Rolando Landa
H:\proj\B702055\01 CAD\DWG\CAD\Sections.dwg
Last Saved: 5/9/2014 2:14:15 PM, Hichiro



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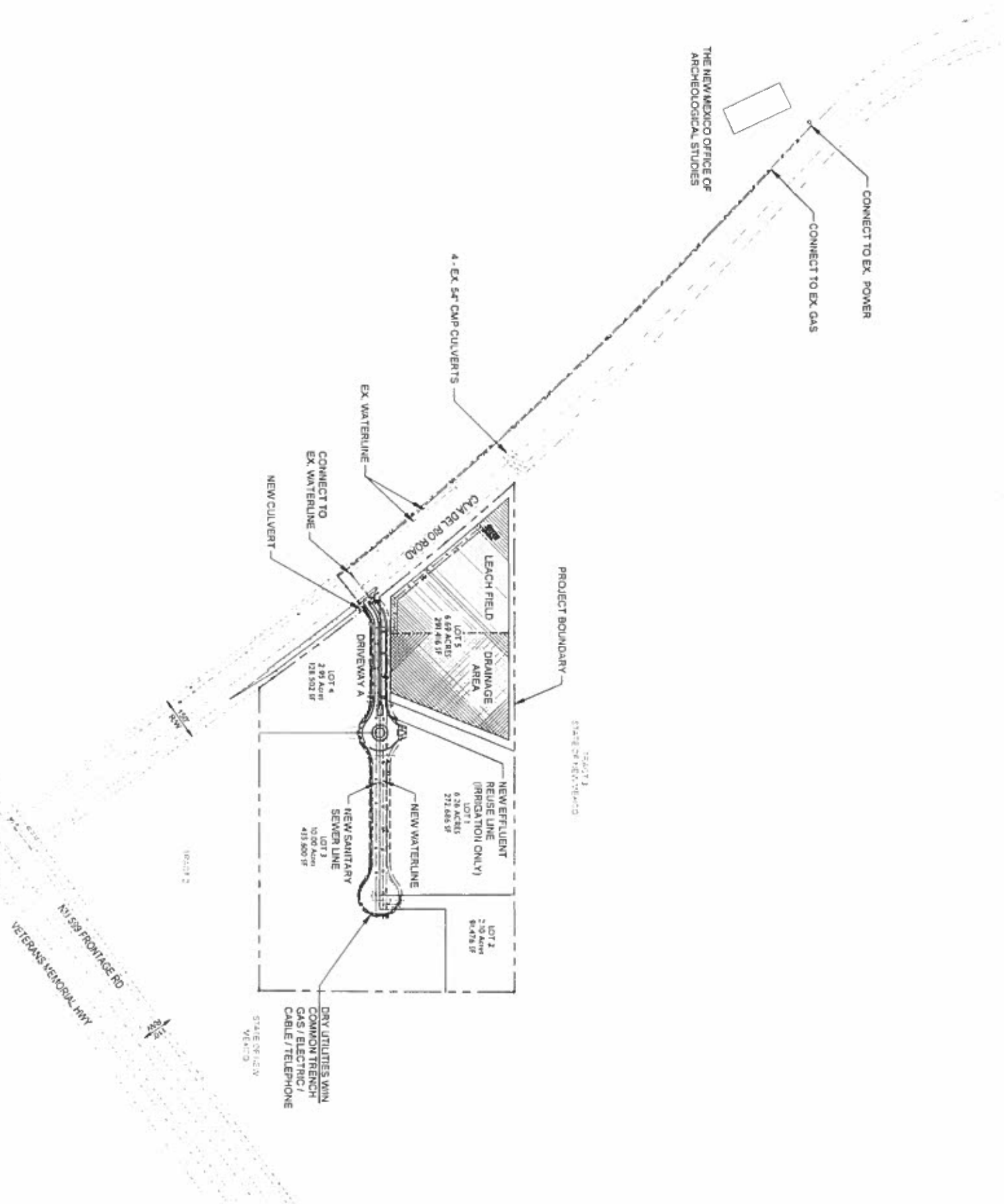
PROJECT

Senior Campus @ Caja Del Rio
Santa Fe County, New Mexico

PROJECT File #, Issue Date
Number of Sheets
9 May 2014

Typical Sections, Notes
and Details

CONCEPTUAL MASTER UTILITY PLAN



LEGEND

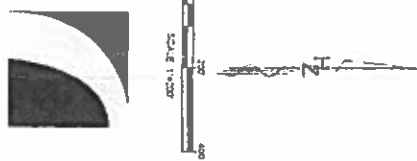
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	EX. CURB & GUTTER
	EX. STREET LIGHT
	EX. WTR VALVE
	EX. GAS MANHOLE
	EX. FIRE HYDRANT
	EX. STORM DRAIN PIPE
	EX. GAS LINE
	EX. WATER
	EX. SEWER LINE
	EX. BURNING FENCE
	EX. GUARD RAIL
	EX. ASPHALT TO BE REPAVED
	NEW UTILITY EASEMENT
	NEW CURB AND GUTTER
	NEW ASPHALT
	NEW CONCRETE VALLEY GUTTER
	NEW WATER LINE & WATER BOX
	NEW FIRE HYDRANT
	2\"/>
	NEW SEWER LINE & MANHOLE
	NEW GAS LINE
	NEW UNDERGROUND ELECTRIC
	NEW TELEPHONE
	NEW CABLE
	NEW EFFLUENT REUSE LINE (IRRIGATION ONLY)
	TRANSFORMER
	SALT FENCE
	PRIVATE ACCESS EASEMENT
	UNITS OF DISTANCE

GENERAL UTILITY NOTES

1. CONTRACTOR WILL NOTIFY SANTA FE COUNTY UTILITY DIVISION (SCUD) AND (S) DAYS PRIOR TO COMMENCEMENT OF ANY UTILITY WORK.
2. WORK ON OR CONNECTIONS TO, STORM FACILITIES CANNOT PROCEED UNTIL A MEETING CONSTRUCTION CONFERENCE HAS BEEN HELD WITH SCUD.
3. CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH SCUD CONSTRUCTION SPECIFICATIONS.
4. ANY CHANGES TO THE APPROVED PLANS REQUIRES THE APPROVAL OF BOTH THE DESIGN ENGINEER AND SCUD. APPROVED CHANGES SHALL BE NOTED ON THE AS-BUILT DRAWINGS.
5. ALL EASEMENTS WILL BE DEDICATED, CLEARED, GRADED AND STAGED PRIOR TO BEGINNING WATER AND SEWER LINE INSTALLATION.
6. CONTRACTOR (DEVELOPER) SHALL PROVIDE CONSTRUCTION STAGING UTILIZING THE APPROPRIATE RIGHT-OF-WAY MAPS, SIGNED PLATS AND STORM DRAWINGS.
7. MATERIAL SUBMITTALS SHALL BE SUBMITTED TEN (10) WORKING DAYS BEFORE AND APPROVED BY SCUD PRIOR TO THE BEGINNING OF CONSTRUCTION.
8. CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL AT 1-800-331-ALERT, 48 HOURS IN ADVANCE OF CONSTRUCTION FOR LOCATION OF EXISTING UTILITIES.
9. CONTRACTOR SHALL PROVIDE CONSTRUCTION TRAFFIC CONTROL, AS NEEDED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
10. CONNECTIONS TO EXISTING UTILITIES SHALL BE STAGED AND PROTECTED TO REVEAL LOCATION MATERIALS AND CONDUITS EXISTING UTILITIES AND TO DETERMINE OR OTHERWISE DEFINE AS-BUILT CONDITIONS WHICH MAY AFFECT THE WORK.

DRY UTILITY NOTES

1. CONNECTION IN CITY OR STATE RIGHT-OF-WAY SHALL MEET OR EXCEED MINIMUM SPECIFIED REQUIREMENTS.
2. SHADING AND STAGING MATERIAL TO THE TYPE OF CLASS OR DIRECT BURIED CABLE AND TYPICAL CLASS 2 FOR CABLE IN CONDUIT TYPE MATERIAL IS SUITABLE FOR EITHER TYPE OF INSTALLATION. REFER TO DS-10-12.4 FOR FILL MATERIAL.
3. IF TRENCH RUN MATERIAL MEETS BACK FILL MATERIAL TYPE REQUIREMENTS, 3\"/>
4. MAXIMUM CHANGE IN THE TRENCH BOTTOM ELEVATION SHALL NOT EXCEED 2\"/>
5. SPOKE RING SHALL BE PLACED ON THE FIELD SIDE A MINIMUM OF 2\"/>
6. LATEST DSHA TRENCH SAFETY REQUIREMENTS SHALL BE STRICTLY OBSERVED.
7. WARNING TAPE SHALL BE PLACED A MINIMUM OF 12\"/>
8. WHEN BENDING CABLES TO POSTALS, 12\"/>
9. PUMP OWNED OR MAINTAINED STREETLIGHT CIRCUITS MAY BE INSTALLED IN TRENCH NEXT TO ELECTRIC CABLES.
10. PRIVATE AREA LIGHTING OR PRIVATE STREETLIGHT CIRCUITS MUST MAINTAIN 12\"/>
11. GAS SERVICE MUST BE 12\"/>
12. ALL PLANTS AGREE THAT 12\"/>
13. TYPICAL SUBDIVISION WHERE PROPERTY LINE IS 9\"/>
14. DEPTH OF GAS MISCANED FROM FINAL GRADE.



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Santa Fe, New Mexico 87501

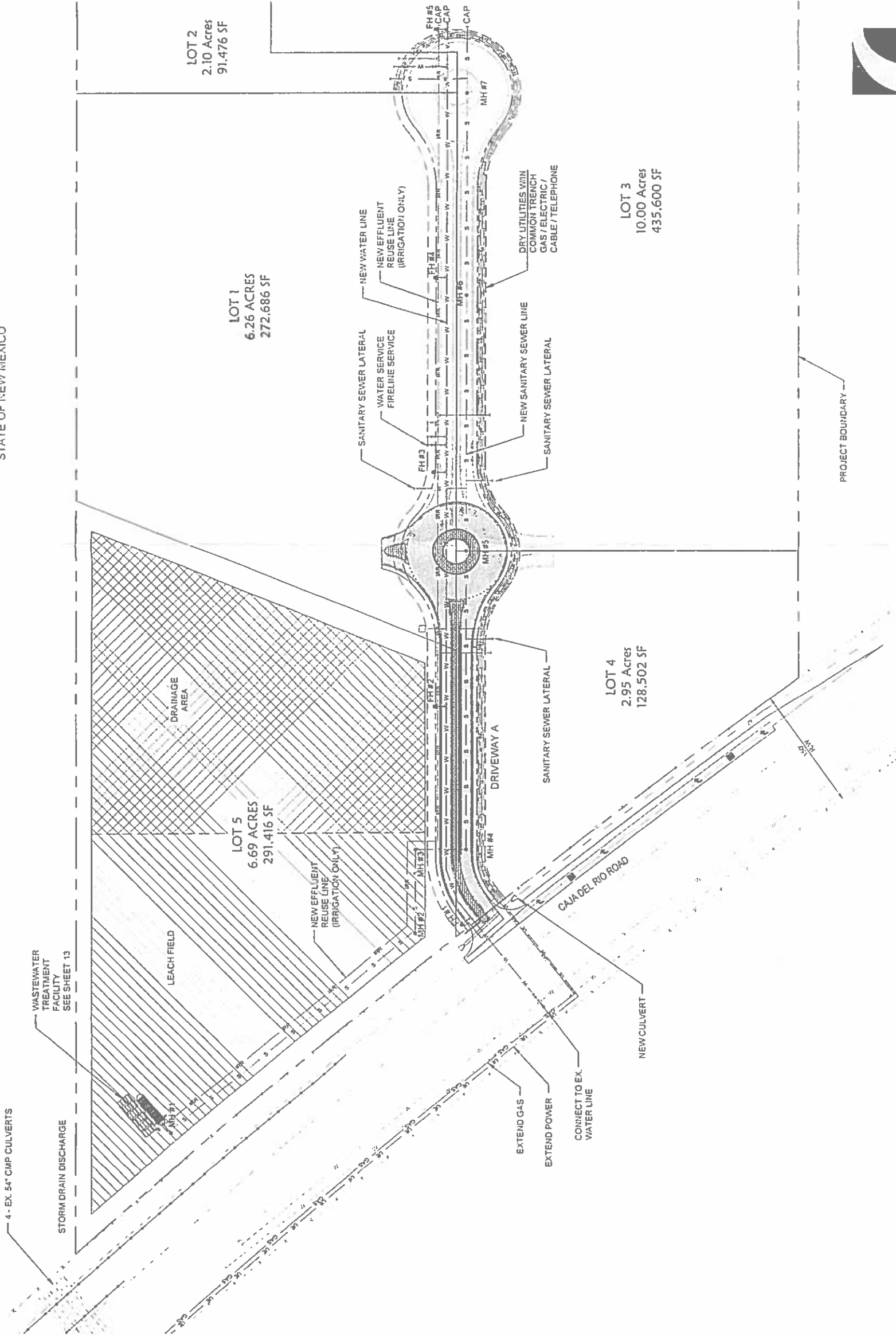
HUTT-ZOLLARS
HUTT-ZOLLARS, INC.
320 Rio Puerco Drive NE, Suite 101
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Phone (505) 892-5441 Fax (505) 892-3299

PROJECT
Senior Campus @ Caja Del Rio
Santa Fe County, New Mexico

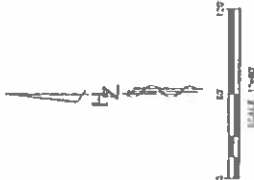
PROJECT SHEET & LAYOUT DATE
Master Plan
9 May 2014
Conceptual Master
Utility Plan

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cauwels@csd.com

TRACT 3
STATE OF NEW MEXICO



LEGEND	
---	EX. RIGHT-OF-WAY / PROPERTY LINE
=====	EX. CURB & GUTTER
----	EX. STREET LIGHT
----	EX. WTR VALVE
----	EX. GAS MANHOLE
----	EX. FIRE HYDRANT
----	EX. STORM DRAIN PIPE
----	EX. GAS LINE
----	EX. WATER
----	EX. SEWER LINE
----	EX. BARRIERE FENCE
----	EX. GUARD RAIL
----	BEACH MARK
----	EX. ASPHALT TO BE REMOVED
----	NEW UTILITY EASEMENT
----	NEW CURB AND GUTTER
----	NEW ASPHALT
----	NEW CONCRETE VALLEY GUTTER
----	NEW WATER LINE & WATER BOX
----	NEW FIRE HYDRANT
----	7" DOMESTIC METER
----	NEW SEWER LINE & MANHOLE
----	NEW GAS LINE
----	NEW UNDERGROUND ELECTRIC
----	NEW TELEPHONE
----	NEW CABLE
----	NEW EFFLUENT REUSE LINE (IRRIGATION ONLY)
----	TRANSFORMER
----	SALT FENCE
----	PRIVATE ACCESS EASEMENT
----	LIMITS OF DISTURBANCE



CONCEPTUAL WET & DRY UTILITY PLAN



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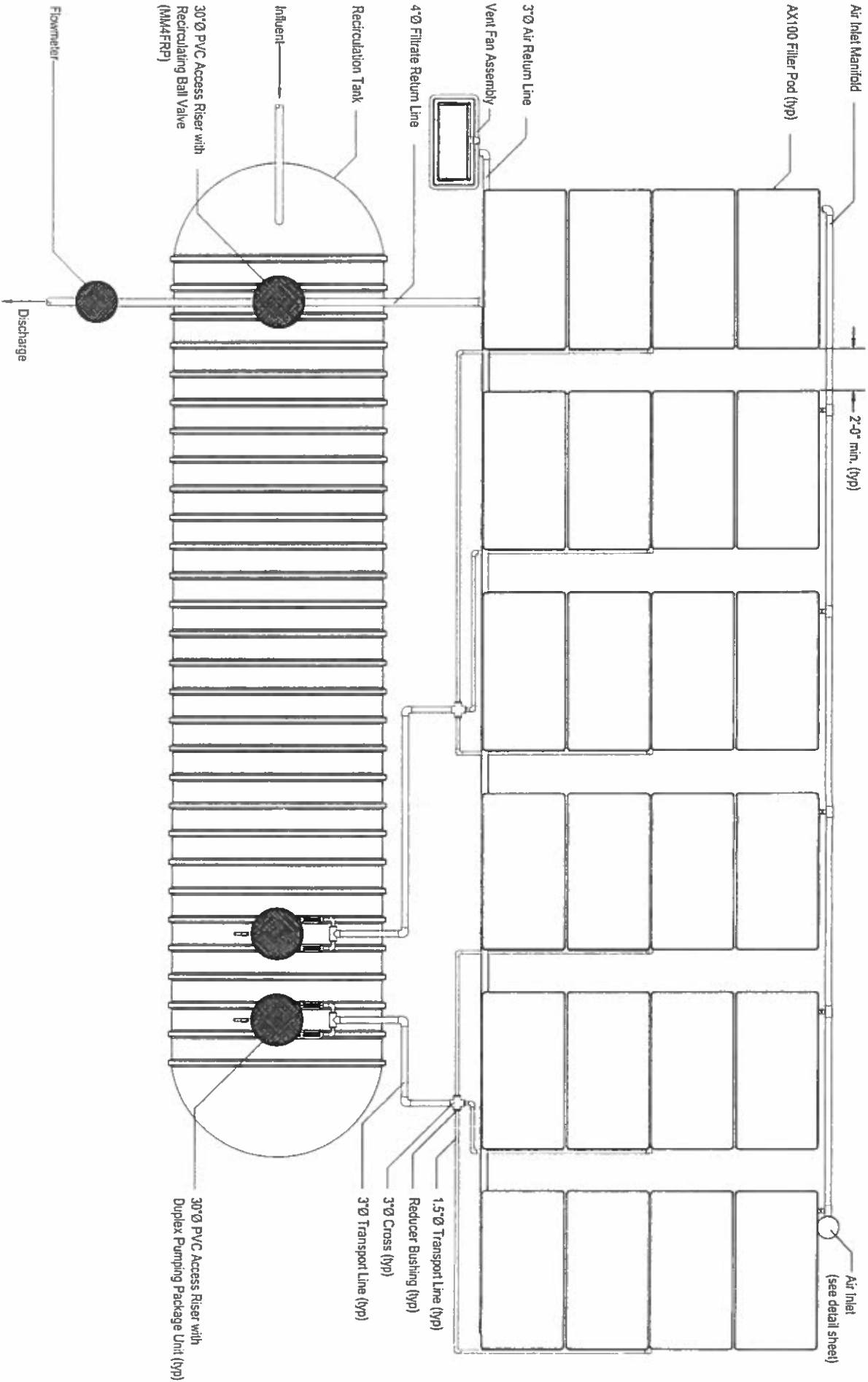
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CAUWELS & STUVE
Construction & Design

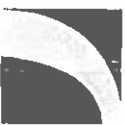
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PROJECT
Senior Campus @ Caja Del Rio
Santa Fe County, New Mexico

PROJECT Location, Issue Date
Master Plan
9 May 2014
Conceptual Wet & Dry
Utility Plan



WASTEWATER TREATMENT FACILITY



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Rio Rancho, New Mexico 87224
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Design Notes

- Expected Flow
 - Q max 5, 115,000 gpd
 - Q min 5, 30,000 gpd
- Expected Influent Quality
 - BOD < 20 mg/L
 - COD < 20 mg/L
 - TSS < 20 mg/L
 - TN < 25 mg/L
 - NH < 65 mg/L
- Recirculation Tank is typically sized to equal 80% of peak flow
- * Non-hydrogen Sulfide Applications

General Notes

Consult with Oranco Systems, Inc. for applications where expected influent quality is outside of design parameters. Goals vary from those stated above.

For engineer drawing and information contact Oranco Systems, Inc.

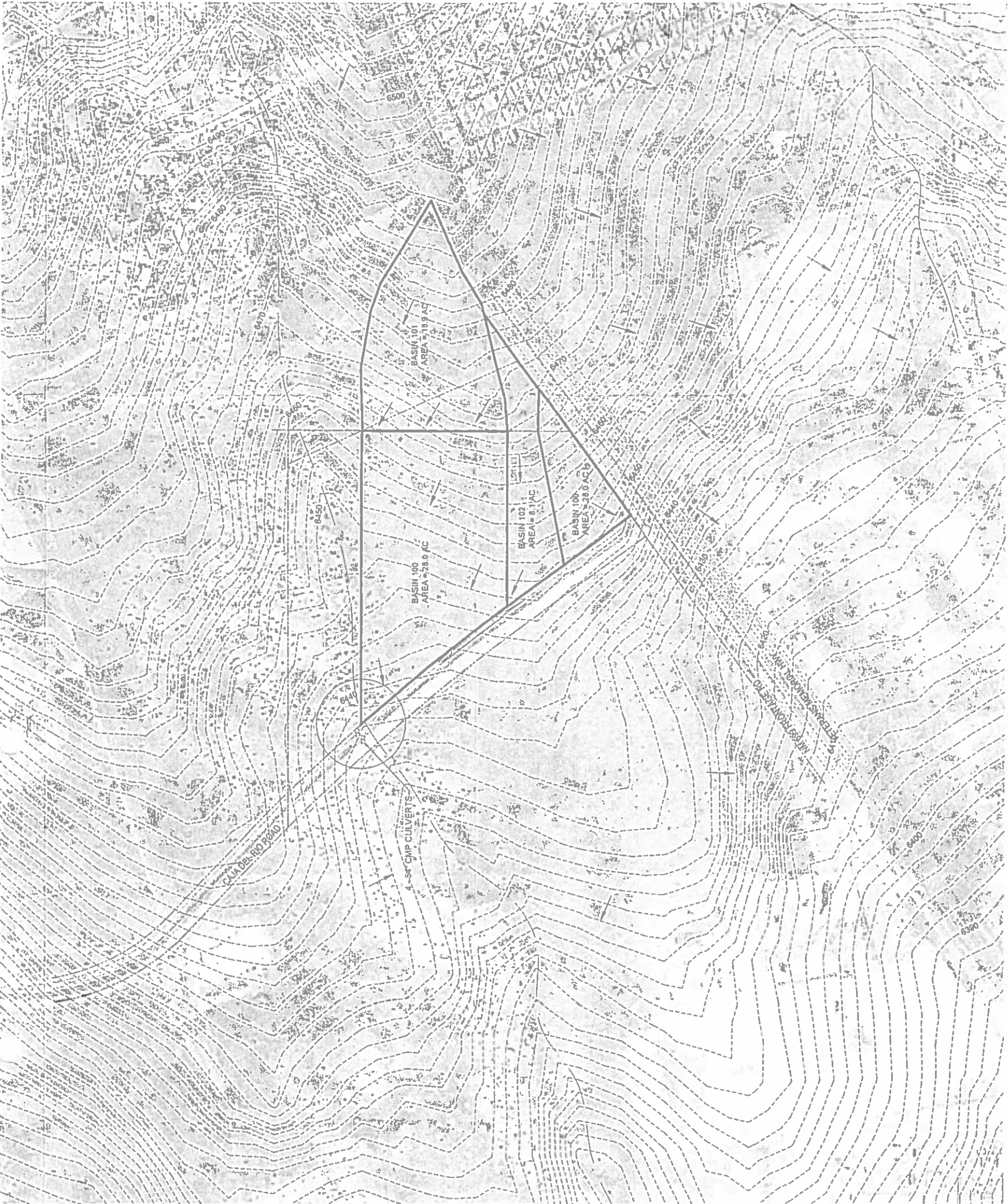
For instructions on operating nitrogen reduction, contact Oranco Systems Engineering.

CAUWELS & STUIVE
Consulting & Design

2001 Highway 180, Suite 100
New Mexico 87501
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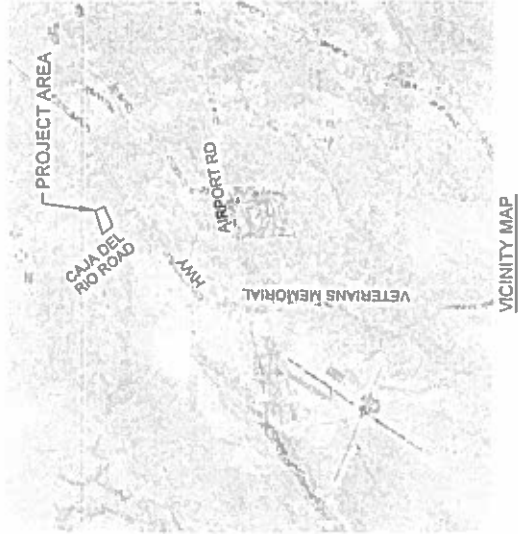
PROJECT
Senior Campus @ Del Rio
Santa Fe County, New Mexico

PROJECT PREPARED BY
Master Plan
9 May 2014
Wastewater Treatment
Facility



CONCEPTUAL DRAINAGE PLAN

DRAINAGE AREAS		
BASIN #	AREA (AC)	FLOW (CFS)
100	28.0	51.2
101	18.9	34.5
102	8.1	14.9
103	5.9	10.8



VICINITY MAP

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Last Saved: 3/9/2014 2:22:28 PM, by: [redacted]
File: [redacted]



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PROJECT
Senior Campus @ Caja Del Rio
Santa Fe County, New Mexico

PROJECT Title & Issue Date
Master Plan
9 May 2014

Conceptual Drainage
Plan

POND CALCULATIONS

THE PROPOSED DEVELOPMENT AT THE SITE CONSISTS OF THE FOLLOWING:
PROPOSED IMPERVIOUS AREAS (ROOFS,
SIDEWALKS, ROADS, ETC.)

• 820,000 FT²

THE COUNTY OF SANTA FE TERRAIN MANAGEMENT REGULATIONS REQUIRE THAT TRAP
DISCHARGE AT THE DEVELOPMENT MUST NOT EXCEED FIVE DISCHARGES BEFORE
DISCHARGE. EXCESS RUNOFF FROM NEW IMPERVIOUS AREAS (ROOFS, SIDEWALKS,
ROADS, ETC.) SHALL BE TREATED BY TEMPORARY DETENTION IN LANDSCAPED PONDING
AREAS WITH CONTROLLED RELEASE. CALCULATIONS TO DETERMINE PONDING VOLUMES
ARE AS FOLLOWS:

ACCORDING TO THE "SOIL SURVEY OF SANTA FE, NEW MEXICO" BY THE SOIL
CONSERVATION SERVICE, THE SOILS ON THE SITE ARE IN HYDROLOGIC GROUP B & D
PRIOR TO THE DEVELOPMENT AT THE SITE. THE AREA COULD BE CONSIDERED A MIXED SOIL
GROUP IN FAIR CONDITION. ACCORDING TO TR 55, THE DIRECT RUNOFF FOR THE 100
YEAR PRECIPITATION IS AS FOLLOWS:

	DIRECT RUNOFF CM (INCHES)
MIXED SOIL GROUP	81 1.49
HYDROLOGIC SOIL GROUP B & D COVER FAIR	

THE DIRECT RUNOFF FOR THE PROPOSED IMPROVEMENTS, FOR THE 100 YEAR
PRECIPITATION ACCORDING TO TR 55 ARE AS FOLLOWS:

DIRECT RUNOFF CM (INCHES)	2.76
---------------------------------	------

IMPERVIOUS AREAS
TO MITIGATE THE PROPOSED NEW IMPERVIOUS AREA, THE DIFFERENCE IN DIRECT RUNOFF
FROM PRE-DEVELOPMENT CONDITIONS TO POST DEVELOPMENT CONDITIONS IS
CALCULATED. PONDING VOLUME IS CALCULATED AS FOLLOWS:

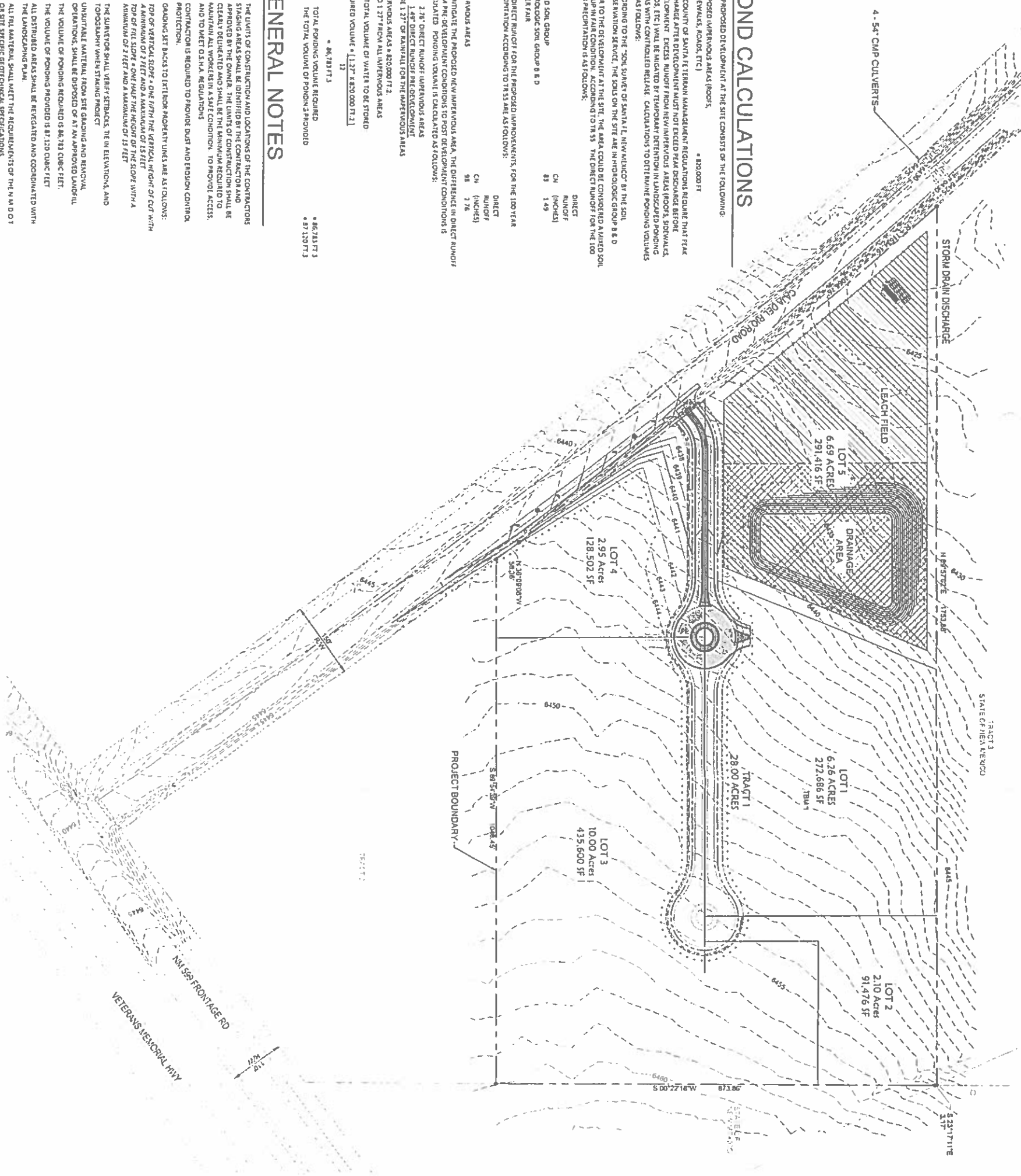
1.76" DIRECT RUNOFF IMPERVIOUS AREAS
1.49" DIRECT RUNOFF PRE-DEVELOPMENT
STORE 1.27" OF RAINFALL FOR THE IMPERVIOUS AREAS
IMPERVIOUS AREAS = 820,000 FT²
POND 1.27" FROM ALL IMPERVIOUS AREAS
THE TOTAL VOLUME OF WATER TO BE STORED
REQUIRED VOLUME = 11,327 * 820,000 FT² * 1
17
= 86,783 FT³

TOTAL PONDING VOLUME REQUIRED
= 86,783 FT³
THE TOTAL VOLUME OF PONDING IS REQUIRED
= 87,120 FT³

GENERAL NOTES

1. THE LIMITS OF CONSTRUCTION AND LOCATIONS OF THE CONSTRUCTIONS
STAGING AREAS SHALL BE IDENTIFIED BY THE CONTRACTOR AND
APPROVED BY THE OWNER. THE LIMITS OF CONSTRUCTION SHALL BE
CLEARLY DELINEATED AND SHALL BE THE MINIMUM REQUIRED TO
MAINTAIN ALL WORKERS IN A SAFE CONDITION. TO PROVIDE ACCESS,
AND TO MEET O.S.H.A. REGULATIONS.
2. CONTRACTOR IS REQUIRED TO PROVIDE DUST AND EROSION CONTROL
PROTECTION.
3. GRADING SET BACKS TO EXTERIOR PROPERTY LINES ARE AS FOLLOWS:
TOP OF VERTICAL SLOPE = ONE FIFTH THE VERTICAL HEIGHT OF GUT WITH
A MINIMUM OF 3 FEET AND A MAXIMUM OF 15 FEET
TOP OF FIL SLOPE = ONE HALF THE HEIGHT OF THE SLOPE WITH A
MINIMUM OF 2 FEET AND A MAXIMUM OF 15 FEET
4. THE SUBVECTOR SHALL VERIFY SETBACKS, TIE IN ELEVATIONS, AND
TOPOGRAPHY WHEN STAGING PROJECT
5. UNSUITABLE MATERIAL FROM SITE GRADING AND REMOVAL
OPERATIONS, SHALL BE DISPOSED OF AT AN APPROVED LANDFILL.
6. THE VOLUME OF PONDING REQUIRED IS 86,783 CUBIC FEET.
7. THE VOLUME OF PONDING PROVIDED IS 87,120 CUBIC FEET.
8. ALL DISTRIBUTED AREAS SHALL BE REVEGETATED AND COORDINATED WITH
THE LANDSCAPING PLAN.
9. ALL FILL MATERIAL SHALL MEET THE REQUIREMENTS OF THE N.M.D.O.T
ON SITE SPECIFIC GEOTECHNICAL SPECIFICATIONS.
10. THE FILL SHALL BE COMPACTED AS PER N.M.D.O.T. SPECIFICATIONS.
11. ALL EXTERIOR CONCRETE SIDEWALK ELEVATIONS AT DOOR OPENINGS
SHALL BE 1" LOWER THAN THE FINISHED FLOOR SLAB ELEVATIONS.
12. THE MAXIMUM CROSS SLOPE OF WALKING SURFACES SHALL NOT EXCEED
2:1.
13. INSTALL SUEF FENCE AROUND THE SITE.
14. PROPERTY DEVELOPMENT MUST COMPLY WITH SECTION 14.8.12
(RELOCATION OF DUNNISON'S PLANT CLOS.)

CONCEPTUAL GRADING PLAN



- LEGEND
- EX. RIGHT-OF-WAY / PROPERTY LINE
 - EX. CURB & GUTTER
 - EX. STREET LIGHT
 - EX. WTR VALVE
 - EX. GAS MANHOLE
 - EX. FIRE HYDRANT
 - EX. STORM DRAIN PIPE
 - EX. GAS LINE
 - EX. WATER
 - EX. SEWER LINE
 - EX. BARB WIRE FENCE
 - EX. GUARD RAIL
 - BENCHMARK
 - EX. ASPHALT TO BE REMOVED
 - NEW UTILITY EASEMENT
 - NEW CURB AND GUTTER
 - NEW ASPHALT
 - NEW CONCRETE VALLEY GUTTER
 - NEW WATER LINE & WATER BOX
 - NEW FIRE HYDRANT
 - 7' DOMESTIC METER
 - NEW SEWER LINE & MANHOLE
 - NEW GAS LINE
 - NEW UNDERGROUND ELECTRIC
 - NEW TELEPHONE
 - NEW CABLE
 - TRANSFORMER
 - SUEF FENCE
 - PRIVATE ACCESS EASEMENT
 - UNITS OF DISTURBANCE

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DESIGN & DEVELOPMENT INC.
170 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501

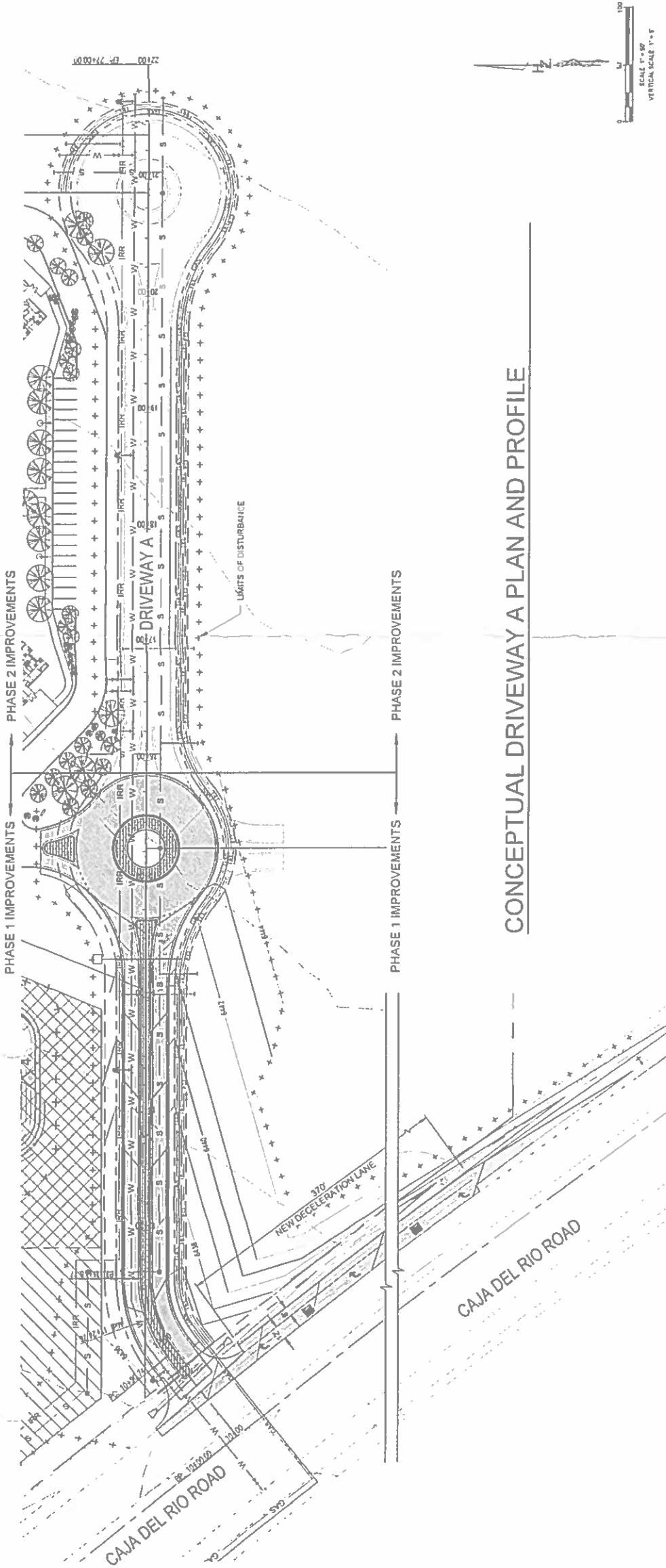
HUTT-ZOLLARS
HUTT-ZOLLARS, INC.
3000 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87134
Phone (505) 885-5141 Fax (505) 885-0250

CAUWELS & STOVE
Construction & Design
2011 President, Boardman NE
New Mexico 87102
Phone (505) 253-3444
Fax (505) 253-9922
www.cauwels-stove.com

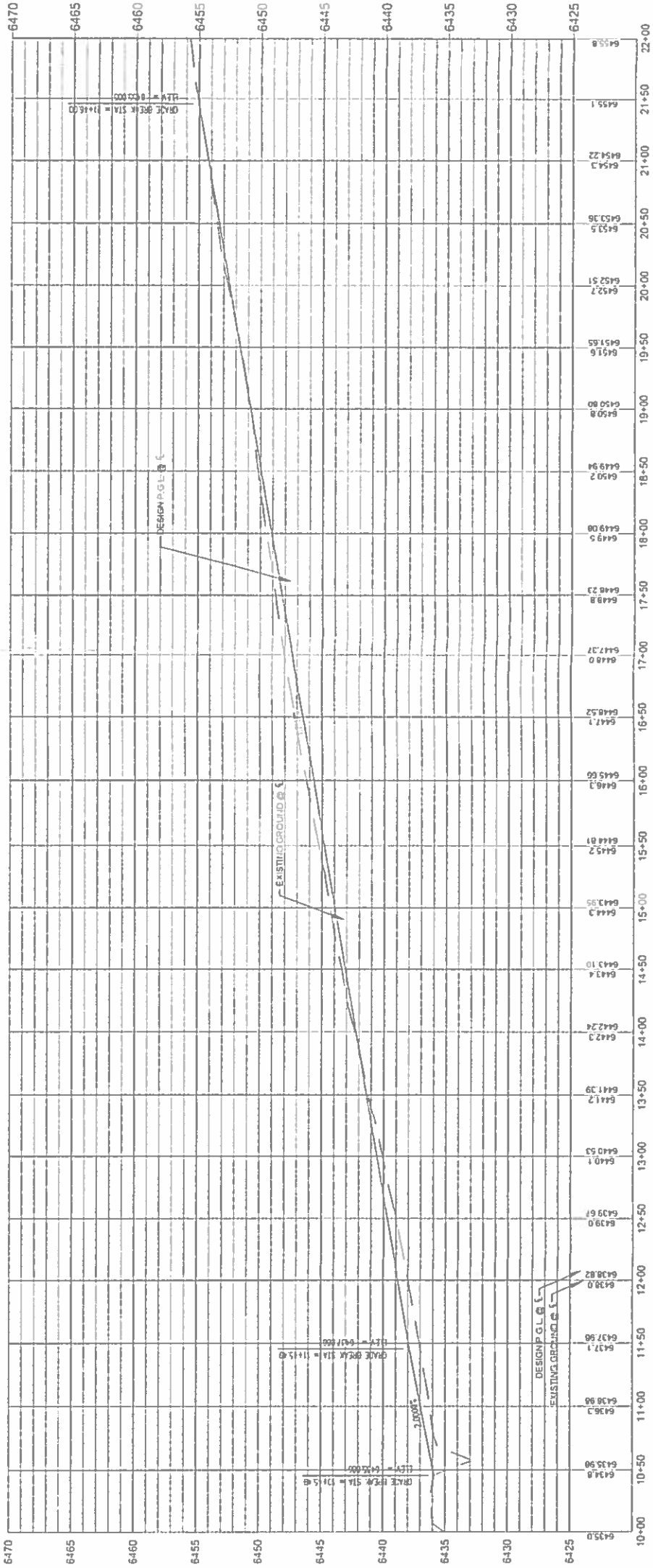
PROJECT
Senior Campus @ Camp Del Rio
Santa Fe County, New Mexico

PROJECT TEAM & LEAD DES
Master Plan
9 May 2014

Conceptual Grading
Plan



CONCEPTUAL DRIVEWAY A PLAN AND PROFILE



jenkinsgavin
DESIGN & DEVELOPMENT INC.

110 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501

HUIT-ZOLLARS
Huit-Zollars, Inc.
330 Rio Ranchito Drive NE, Suite 101
Santa Fe, New Mexico 87501
Phone (505) 892-5841 Fax (505) 892-3259

CAUWELS & STUVE
Construction & Design

3000 Camino Real, Suite 100
Santa Fe, New Mexico 87501
Phone (505) 266-2711
Fax (505) 251-9922
cauwels@csd.com

PROJECT

Senior Campus @ Caja Del Rio
Santa Fe County, New Mexico

PROJECT
Huit-Zollars, Inc.
Master Plan
9 May 2014

Conceptual Driveway A
Plan and Profile

16

NBF-34

Daniel "Danny" Mayfield
Commissioner, District 1

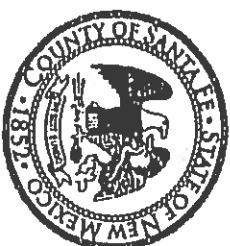
Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3

Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager



June 18, 2014

Jennifer Jenkins & Colleen C. Gavin, AIA
JenkinsGavin Design & Development, Inc.
130 Grant Avenue, Suite 101
Santa Fe, NM 87501

**RE: WATER/SEWER SERVICE AVAILABILITY, CAUWELS & STUVE
REALTY & DEVELOPMENT ADVISORS, LLC**

Dear Ms. Jenkins and Ms. Gavin:

The Santa Fe County Utilities (SFCU) Division is in receipt of your 4/15/2014 request, submitted on behalf of Cauwels & Stuve Realty & Development Advisors, LLC, concerning water and sewer service for a property under development at 28 Caja Del Rio Road. The development project is known collectively as "Continuum of Care". The Continuum of Care development plan proposes to build out approximately 28 acres of currently undeveloped property, phased over the next ten years, to include a 58,000 square-foot (sf) skilled nursing facility, a 150,000-sf assisted-living facility, a 35,000-sf memory care facility and 180,000 sf of independent living community. The water budget you submitted for the project at full build out is 69.7 acre-feet/year.

Please be aware that any statements made herein refer solely to the parcel and development concept you have described in your written inquiry and appurtenant documentation you submitted. If the parcel location or development concept is modified, or the construction conditions are modified in the future, this letter will be automatically invalidated, unless otherwise indicated in writing by SFCU.

Water Availability

SFCU is ready, willing, and able to provide water service to Continuum of Care, provided the following conditions are met before preliminary plat approval:

- 1) The Board of County Commissioners (BCC) approves New Water Deliveries for Continuum of Care, as required by Resolution 2006-57, "Adopting A Santa Fe County Water Resource Department Line Extension and Water Service Policy".
- 2) Continuum of Care will provide SFCU with data and calculations upon which the water budget was established. The applicant's water budget shall be premised on the SF County Conservation Ordinance 2002-13, which enumerates required water conservation measures. SFCU may adjust the Continuum of Care's water budget as appropriate.



- 3) The BCC approves the project's proposed water budget of 69.7 acre-feet/year, which is in excess of the maximum of 35 acre-feet/year identified in Resolution 2006-57, Section IX.C. It is Continuum of Care's responsibility to justify the "extraordinary circumstances" that merit an exception to the water allocation limit.
- 4) Continuum of Care compensates SFCU for the quantity of water rights and supply assigned to Continuum of Care per Resolution 2006-57, Article X and IV.A.3 of Attachment A, currently valued at \$11,000 per acre-foot.
- 5) Continuum of Care meets all other conditions in Resolution 2006-57, Resolution 2012-88, and all other SFCU water-related ordinances and resolutions.
- 6) Continuum of Care is responsible for the design and construction of this project in its entirety and pays for all costs associated with the water system. Santa Fe County is not responsible for any costs incurred in order to ensure compliance with the County's ordinances or other applicable rules and regulations.
- 7) Continuum of Care agrees to construct and dedicate all infrastructure needs identified by the SFCU.
- 8) Continuum of Care obtains a letter from the City of Santa Fe Water Division (City) that identifies what, if any, additional water utility infrastructure is needed in order to supply the proposed 69.7 acre-foot-year demand.
- 9) Continuum of Care agrees to construct and dedicate all infrastructure needs identified by the City's water utility hydraulic modeling.

After preliminary plat approval, Continuum of Care will need to enter into a Water Delivery Agreement with SFCU, which will specify requirements, like construction standards (e.g., line-taps and meter cans), inspections, and dedications.

Water Infrastructure and Line Extension Requirements

SFCU has a 12-inch distribution waterline approximately one-half mile from the proposed property boundary. If your development decides to connect to the existing 12-inch distribution waterline, SFCU will require your development to extend the waterline from its existing location to your development and to extend it to the furthest property development boundary. The proposed connections and waterlines will be required to comply with the American Waterworks Association (AWWA) and Standards the New Mexico Standard Specifications for Public Works Construction (NMAPWA) 2006 Edition or subsequent revisions and the SFCUD standards and specifications.

Conditions of Service:

- 1) Applicant must obtain submit the water infrastructure and line extension design approval from SFCU before final plat approval.
- 2) The applicant is responsible for the design and construction of this project in its entirety and pays for all costs associated with the water system. Santa Fe County is not responsible for any costs incurred in order to ensure compliance with the County's ordinances or other applicable rules and regulations.
- 3) Each dwelling unit will be metered separately. The project utility engineer shall consult with SFCU to properly size the meter based on anticipated demands.

Sewer Service

SFCU does not have utility wastewater service available to Continuum of Care at this point.

The likely option for sewer service for Continuum of Care consists of privately owned and operated advance treatment units (ATUs) that would be installed for each lot or clusters of lots or gravity lines that dispose of treated wastewater to leach fields. Such ATUs would be permitted by the New Mexico Environment Department pursuant to the Liquid Waste Disposal and Treatment Regulations (20.7.3 NMAC) or the Water Quality Control Commission Regulations (20.6.2 NMAC), as appropriate. Given the nature of liquid waste from a nursing facility, SFCU may require pre-treatment of the sanitary sewer waste. SFCU would not be involved with the ownership, operation or maintenance of the ATUs, nor would the owners of these systems be customers of SFCU.

Conditions of Agreement:

- 1) Applicant must submit the sewer service design to SFCU for review before final plat approval.
- 2) The applicant is responsible for the design and construction of this project in its entirety and pays for all costs associated with the wastewater system. Santa Fe County is not responsible for any costs incurred in order to ensure compliance with the County's ordinances or other applicable rules and regulations.
- 3) If SFCU is willing and able to provide sewer collection, treatment and disposal services for this area at some point in the future, your development (including future private owners) would be required to decommissioned the ATUs and connect to SFCU sanitary sewer system at the developments expense. County ownership/maintenance of the system stops at the sewer main where lateral sewer connects.

SFCU Acceptance:

Following the successful design and construction of the facilities and upon verification that all requirements of the County's ordinances have been met to the SFCU's satisfaction as outlined in a Water Delivery Agreement, SFCU will accept ownership of and adopt all water supply facilities as part of its infrastructure for operations and maintenance.

We look forward to working with you toward the successful completion of this project. Please contact SFCU Associate Engineer Paul Casaus at (505) 986-6364 or contact me at 992-9872 if you have any questions and or concerns.

Respectfully,



Claudia Borchert, Director
Santa Fe County Utilities Division

CB:PC/RJG

CC: Vicki Lucero, Building and Development Manager, Santa Fe County Growth
Management Department (via email to: vlucero@santafecountynm.gov)
Greg Shaffer, Santa Fe County Attorney (via email to gshaffer@santafecountynm.gov)
Nick Schiavo, Public Utilities Director, City of Santa Fe (via email to:
nschiavo@ci.santa-fe.nm.us)

July 22, 2014

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

Re: CRDC Case #Z 14-5210 Senior Campus at Caja del Rio

Dear Mr. Larrañaga:

Traffic staff reviewed the Master Plan Report and Traffic Impact Study for the above referenced project in Santa Fe County, NM. The South Meadows Interchange on NM 599 was recently constructed and provides adequate capacity for the proposed development. The development will have minor impact to the NMDOT roadway system and no further traffic analysis is required.

If you have any questions, please feel free to call me at
505-995-7800.

Sincerely,

Javier A. Martinez
Javier A. Martinez, P.E.
District 5 Traffic Engineer

Susana Martinez
Governor

Tom Church
Cabinet Secretary

Commissioners

Pete K. Rahn
Chairman
District 3

Ronald Schmeis
Vice Chairman
District 4

Dr. Kenneth White
Secretary
District 1

Robert R. Wallach
Commissioner
District 2

Butch Mathews
Commissioner
District 5

Jackson Gibson
Commissioner
District 6





STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

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

Susana Martinez
Governor

July 21, 2014

Jose E. Larrañaga
Development Review Team Leader
County of Santa Fe
102 Grant Avenue
P.O. Box 276
Santa Fe, NM 87504-0276

RE: Case # Z 14-5210 Senior Campus at Caja del Rio

Dear Mr. Larrañaga:

I am writing in response to your review for review and comment on the above referenced development and master plan received at the Historic Preservation Division (HPD) on June 24, 2014. On behalf of HPD, I reviewed our records to determine whether the proposed project will impact cultural properties.

According to our records, there are no archaeological sites within the proposed senior campus. An archaeological survey of the area was conducted in 1978; however, recent survey conducted by the Office of Archaeological Studies within the new Center for New Mexico Archaeology campus identified one archaeological site. This area had also been covered by the 1978 survey and no sites were identified at that time. Although there are no known archaeological sites within the area proposed for the senior campus, there is a potential that unidentified sites exist. The original survey was conducted over 35 years ago and may not have been conducted to standards.

It is my understanding that the proposed senior campus is located within a low potential zone for archaeological sites and a survey is not required. Nonetheless, this office recommends a survey be conducted to ensure that no significant archaeological sites are present before construction begins. However, if a survey is not conducted, construction crews should be advised to stop work if archaeological artifacts (i.e. pottery sherds, bone, flaked stone, etc.) are observed. If artifacts are found during construction, please contact this office at (505) 827-6320.

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

Sincerely,

Michelle McEnsey
Archaeologist

Log: 98874 99452

NBF-40



STATE OF NEW MEXICO
OFFICE OF THE STATE ENGINEER
SANTA FE

Scott A. Verhines, P.E.
State Engineer

July 21, 2014

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

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

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Reference: Senior Campus @ Caja del Rio Master Plan and Variance Application

Dear Mr. Larrañaga:

On June 24, 2014 the Office of the State Engineer (OSE) received a request to provide comments for the *Senior Campus @ Caja del Rio Master Plan and Variance Application*.

The applicant seeks approval from Santa Fe County for a Master Plan and Variance application for a Large-Scale Mixed Use District project. The Master Plan contemplates five parcels ranging in size from 2.10 acres to 10.0 acres. Lots 1 through 4 will accommodate each of the uses described below and lot 5 is reserved for the wastewater treatment facility and storm water retention.

The project will be developed in four phases over a period of approximately eight to ten years as described below:

Phase 1: Lot 1 – 58,000 ft² Skilled Nursing Facility

Lot 5 – Wastewater Treatment System/ Leach Field Centralized Drainage Pond

Phase 2: Lot 2 – 150,000 ft² Assisted Living Facility

Phase 3: Lot 3 – 180,000 ft² Retirement Housing / Independent Living complex

Phase 4: Lot 4 – 35,000 ft² Memory Care Facility

The property is a 28-acre parcel located at 28 Caja del Rio Road north of the NM 599 Frontage Road. The proposed water will be supplied by the Santa Fe County Utilities.

The water supply documents submitted to this office consist of a Master Plan Report, Water Budget, and a Letter from Santa Fe County Utilities.

NBC-41

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

When a development/subdivision proposal is received by the OSE, the developer's water demand analysis is reviewed (pursuant to the Code) to determine if it is technically correct and reasonable. The OSE also verifies that the appropriate conservation measures are reflected in the analysis. Further, data in the water demand analysis is compared with the data and statements included in the Master Plan Report to make sure that they are consistent with each other.

The Development Plan includes a water budget, which estimates water use for the Senior Campus ranging from 59.4 acre foot per year (afy) to 67.9 afy depending on the wastewater collection approach and the availability of treated effluent for irrigation. Active rainwater harvesting will be used to provide water for landscaping. This estimate is based on the findings presented in the City of Santa Fe's November 2009, *Resolution No. 2009-116* that adopted standard formulas by water use category for calculating development water budgets and by annual water requirements for outdoor water use following the procedures set forth in OSE Technical Report 48 (Wilson, 1996). The developer is requesting a variance as the water use is above the 35 afy per project maximum as outlined in Resolution 2006-57. The developer is requesting an increased allotment based on "extraordinary conditions."

Section 47-6-11.F (1) of the New Mexico Subdivision Act requires that the developer provide documents demonstrating that water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision is available. Therefore, the OSE reviews the water rights and the physical water availability.

Article VII, Section 6.1 of the Code allows the Santa Fe County Land Use staff to refer development plans to state agencies for review "*if, in the opinion of the County Hydrologist and the Code Administrator, such referrals will provide information necessary to the determination of whether or not a proposed development is in conformance with provisions of this Code*". The OSE recognizes the proactive actions on behalf of the County to solicit the technical opinion of the OSE on this development plan. However, because the proposed development is not formally covered under the New Mexico Subdivision Act, the OSE declines to provide an opinion at this time. We appreciate the opportunity to review Senior Campus @ Caja del Rio Master Plan and Variance Application.

If you have any questions, please call Emily Geery at 505-827-6664.

Sincerely,

Molly Magnuson, P.E.
Water Use & Conservation/Subdivision Review Acting Bureau Chief

cc: OSE Water Rights Division, Santa Fe Office

NBF-42



NEW MEXICO
ENVIRONMENT DEPARTMENT

2540 Camino Edward Ortiz
Santa Fe, NM 87507

Phone (505) 827-1840 Fax (505) 827-1839
www.nmenv.state.nm.us



RYAN ELYNN
Cabinet Secretary
BUTCH TONGATE
Deputy Secretary

SUSANA MARTINEZ
Governor
JOHN A. SANCHEZ
Lieutenant Governor

July 8, 2014

Mr. Jose Larranaga, Development Review Team Leader
Santa Fe County - Planning & Zoning Department
102 Grant Avenue P.O. Box 276
Santa Fe, New Mexico 87504-0276

RE: Senior Campus @ Caja del Rio – Master Plan Application

Dear Mr. Larranaga,

I have reviewed the **Senior Campus @ Caja del Rio – Master Plan Application** and Variance Approval submittal. My review is based upon information submitted by the applicant, in-house files and the State Liquid Waste regulations.

I have reviewed the plan submittal for compliance with the New Mexico Liquid Waste Disposal and Treatment Regulations (20.7.3 NMAC). These regulations are administered by the New Mexico Environment Department (NMED), Environmental Health Bureau.

The plan submitted is for construction of a Large Scale Mixed Use District. The subject property is 28 acre parcel located at 28 Caja del Rio Road. The project is planned for four phases over 8 to 10 years.

The “Senior Campus will provide a full spectrum of senior care and living options. The Master Plan contemplates five parcels ranging in size from 2.10 acres to 10.0 acres.” Lots 1 through 4 will be used for the full spectrum of senior care and living options. “Lot 5 is reserved for the Wastewater treatment facility and for storm water retention.”

Phase 1 will be a 58,000 s.f. Skilled Nursing Facility on Lot 1 and will include a Wastewater Treatment System. Phase 1 will require a permit to construct the Wastewater Treatment System. The sizing, treatment type and subsequent proposed re-use of the wastewater will require an NMED application, staff review and staff approval before construction. The design flow of wastewater will determine which bureau will administer this application process.

If you have any questions regarding this review please contact me at the number above.

Respectfully submitted,

Robert Itallano, Manager
Environmental Health Bureau - District II
New Mexico Environment Department
Santa Fe Field Office

NBF-43

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



Santa Fe County Fire Department

Fire Prevention Division

Official Development Review

Date	07/10/2014		
Project Name	Senior Campus at Caja Del Rio		
Project Location	Caja Del Rio and 599 Highway, Santa Fe, New Mexico 87507		
Description	Full spectrum of senior care & living options buildings	Case Manager	Jose Larranaga
Applicant Name	JenkinsGavin Design & Development Inc.	County Case #	CDRC Case # Z 14-5210
Applicant Address	130 Grant Avenue, Suite 101 Santa Fe, New Mexico 87501	Fire District	Agua Fria
Applicant Phone	505-820-7444		

Review Type:	Commercial ☒	Residential ☐	Sprinklers ☒	Hydrant Acceptance ☒
	Master Plan ☒	Preliminary ☐	Final ☐	Inspection ☒
	Wildland ☐	Variance ☐	Lot Split ☒	
Project Status:	Approved ☐	Approved with Conditions ☒	Denial ☐	

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

Fire Department Access

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

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

- Fire Access Lanes

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

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

No off-site parking shall be allowed and shall be marked accordingly as approved by the Fire Marshal.

Roadways/Driveways

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

Roads shall meet the minimum County standards for fire apparatus access roads within this type of proposed development. Final acceptance based upon the Fire Marshal's approval.

Cul-de-sacs shall be a minimum 50' radius. SFC Land Use Code, Article V, Section 8.2.1d, (cul-de-sacs over 250' in length).

Maximum size for an island in a cul-de-sac shall be 20' diameter.

Roads shall meet the minimum County standards for fire apparatus access roads of a minimum 20' wide all-weather driving surface and an unobstructed vertical clearance of 13' 6" within this type of proposed development.

Street Signs/Rural Address

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

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

All access roadway identification signs leading to the approved development area(s) shall be in place prior to the required fire hydrant acceptance testing. Said signs shall remain in place in visible and viable working order for the duration of the project to facilitate emergency response for the construction phase and beyond.

Properly assigned legible rural addresses shall be posted and maintained at the entrance(s) to each individual lot or building site within 72 hours of the commencement of the development process for each building.

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

Slope/Road Grade

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

This driveway/fire access does not exceed 11% slope and shall have a minimum 28' inside radius on curves.

Restricted Access/Gates/Security Systems

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

Commercial buildings will be required to install a Knox Cabinet or applicable Knox device as determined by this office for Fire Department access, Haz-Mat/MSDS data, and pre-fire planning information and for access to fire protection control rooms (automatic fire sprinklers, fire alarm panels, etc...).

All gates on a public way shall be operable by means of a key or switch, which is located in a Knox Lock entry system, keyed to the Santa Fe County system. Details, information and forms are available from the Fire Prevention Division

A final inspection by this office will be necessary to determine the applicability of the installation of the Knox lock access system in regards to emergency entrance into the fenced area. Should it be found suitable for such, the developer shall install the system.

Fire Protection Systems

Hydrants

Shall comply with Article 9, Section 903 - Water Supplies and Fire Hydrants of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

Section 903.4.2 Required Installations. (1997 UFC) *The location, number and type of the fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or on the site of the premises or both to be protected as required and approved.*

Fire hydrants subject to possible vehicular damage shall be adequately protected with guard posts in accordance with Section 8001.11.3 of the 1997 UFC.

All fire hydrants shall be spaced so that the furthest buildable portion of a parcel shall be within five hundred feet (500') as measured along the access route.

Fire hydrant locations shall be no further than 10 feet from the edge of the approved access roadways with the steamer connections facing towards the driving surface. Final placement of the fire hydrants shall be coordinated and approved by the Santa Fe County Fire Department prior to installation. Additional hydrants and/or relocation of existing fire hydrants shown within the submittal packet may be required. Final fire hydrant locations shall be located in full view for incoming emergency responders. Landscape vegetation, utility pedestals, walls, fences, poles and the like shall not be located within a three foot radius of the hydrant per Article 10, Sections 1001.7.1 and 1001.7.2 of the 1997 UFC.

Supply lines shall be capable of delivering a minimum of 1,000 gpm with a 20-psi residual pressure to the attached hydrants. The design of the system shall be accordingly sized and constructed to

accommodate for the associated demands placed on such a system through drafting procedures by fire apparatus while producing fire flows. The system shall accommodate the operation of two pumping apparatus simultaneously from separate locations on the system. Final design shall be approved by the Fire Marshal.

All hydrants shall have NST ports.

No building permits shall be granted until such time as the fire hydrants have been tested and approved by the Santa Fe County Fire Marshal.

All hydrants shall comply with Santa Fe County Resolution 2000-55, Hydrant color-coding, marking and testing. Note: Please have the installing contractor contact this office prior to the installation of the fire hydrant, so that we may assist you in the final location placement and avoid delays in your projects' final approval.

Automatic Fire Protection/Suppression

Automatic Fire Protection Sprinkler systems shall be required as per 1997 Uniform Fire, Article 10 Section 1003.2 in accordance with the Building Code as adopted by the State of New Mexico and/or the County of Santa Fe.

All Automatic Fire Protection systems shall be developed by a firm certified to perform and design such systems. Copies of sprinkler system design shall be submitted to the Fire Prevention Division for review and acceptance prior to construction. Systems will not be approved unless final inspection test is witnessed by the Santa Fe County Fire Department. Fire sprinklers systems shall meet all requirements of NFPA 13 Standard for the Installation of Sprinkler Systems.

The required system riser shall meet the requirements of the NFPA 13 1996.

Locations of all Fire Department Connections (FDC's) shall be determined and approved prior to the start of construction on the system. All FDC's shall have ports as per the City/County thread boundary agreement. All FDC's shall be within 150' of a fire hydrant.

All sprinkler and alarm systems as required shall have a test witnessed and approved by the Santa Fe County Fire Department, prior to allowing any occupancy to take place. It shall be the responsibility of the installer and/or developer to notify the Fire Prevention Division when the system is ready for testing.

The requirement for residential fire protection sprinkler systems shall be recorded on the plat and in the covenants at the time of filing or as otherwise directed by the County Fire or Land Use Department.

The developer shall notify the water utility company or Co-op supplying this project of the requirements for the installation of automatic fire suppression sprinkler system(s).

Fire Alarm/Notification Systems

Automatic Fire Protection Alarm systems shall be required as per 1997 Uniform Fire Code, Article 10 Section 1007.2.1.1 and the Building Code as adopted by the State of New Mexico and/or the County of Santa Fe. Required Fire Alarm systems shall be in accordance with NFPA 72, National Fire Alarm Code, for given type of structure and/or occupancy use. Said requirements will be applied as necessary as more project information becomes available to this office during the following approval process.

Fire Extinguishers

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

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

Life Safety

Fire Protection requirements listed for this development have taken into consideration the hazard factors of potential occupancies as presented in the developer’s proposed use list. Each and every individual structure of a commercial and public occupancy designation will be reviewed and must meet compliance with the Santa Fe County Fire Code (1997 Uniform Fire Code and applicable NFPA standards) and the 1997 NFPA 101, Life Safety Code, which have been adopted by the State of New Mexico and/or the County of Santa Fe.

General Requirements/Comments

Inspections/Acceptance Tests

Shall comply with Article 1, Section 103.3.2 - New Construction and Alterations of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

The developer shall call for and submit to a final inspection by this office prior to the approval of the Certificate of Occupancy to ensure compliance to the requirements of the Santa Fe County Fire Code (1997 UFC and applicable NFPA standards) and the 1997 NFPA 101, Life Safety Code.

Permits

As required

Final Status

Recommendation for Master Development Plan approval with the above conditions applied.

Renee Nix, Inspector
Renee Nix
Code Enforcement Official

7-10-14
Date

Through: David Sperling, Chief Fire Marshal
File: DEV SeniorCampus 071014 AF

Cy: Buster Patten, Fire Marshal
Jose Larranaga, Land Use
Applicant
District Chief Agua Fria
File

NBF-48⁵

Daniel "Danny" Mayfield
Commissioner, District 1
Miguel Chavez
Commissioner, District 2
Robert A. Anaya
Commissioner, District 3



Liz Stelaries
Commissioner, District 4
Kathy Holian
Commissioner, District 5
Kathne Miller
County Manager

PUBLIC WORKS DIVISION MEMORANDUM

Date: June 30, 2014

To: Jose Larranaga, Land Use Department

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

Re: CRDC CASE # Z 14-5210 Senior Campus at Caja del Rio .

The referenced project has been reviewed for compliance of the Land Development Code, and shall conform to roads and driveway requirements of Article V (**Subdivision Design Standards**) and Section 8.1 (**General Policy on Roads**). The referenced project is located on the east of Caja Del Rio a County Road, and north of New Mexico 599 Frontage Road. The applicant is requesting Master Plan and Variance approval for a Large Scale Mixed-Use District on the 28 acre tract.

Access:

The applicant is proposing to construct a forty (40') foot driveway with two twelve (12') foot driving lanes, an eight (8') foot median with two (2') foot stand up curb and gutter throughout.

Conclusion:

Public Works has reviewed the applicant's submittal and feels that they can support the above mentioned project with the following conditions.

- Santa Fe County Public Works will require an intersection analysis and an intersection turning movement volumes for the Driveway/Caja del Rio intersection for future phases to determine if a southbound left turn lane is required.
- Applicant shall construct a northbound right turn deceleration lane at the proposed driveway along Caja del Rio Road 370 feet long with a 12.5:1 taper with the Phase I development.
- Applicant shall construct and maintain adequate sight distances at the proposed driveway.
- Applicant shall provide a detailed drainage plan for the proposed culvert located within SF County's Right-of-Way/entry of driveway at preliminary development plan.

DATE: July 22, 2014

TO: Jose Larrañaga, Commercial Development Case Manager

FROM: Sarah Ijadi, Senior Planner

Via: Robert Griego, Planning Manager, Growth Management: Planning Division

FILE REF.: CDRC CASE #

REVIEW SUMMARY: The Senior Campus @ Caja del Rio application for Master Plan and Variance approval dated June 6, 2014 for a Large Scale Mixed-Use District to allow a skilled nursing facility, assisted living, a memory care facility and independent living (senior housing) and prepared by Jenkins Gavin Design & Development Inc. has been reviewed in accordance with the Santa Fe County Sustainable Growth Management Plan (SGMP).

STAFF COMMENTS: The location, use, density/intensity and use of public facilities, primarily county water & potentially city wastewater, of the proposed Senior Campus/ Continuum of Care development project is generally consistent with the policies of the Sustainable Growth Management Plan. In particular the project supports the policy of expanding centralized water and wastewater to serve primary growth areas. The SGMP identifies “Adequate Public Facilities” “and “Concurrency” as appropriate growth management techniques and the SLDC provides methods that apportion the cost to all parties. However, it is unclear on how the development will share the expense associated with capital infrastructure and increase in services.

The Santa Fe County Land Development Code (1996-10 as amended) does not provide regulations to fully implement SGMP policies related to “Adequate Public Facilities” and “Concurrency” which are techniques designed to ensure necessary public facilities and services at adopted levels of services (LOS), are available and adequate at the time that development occurs. The SLDC which has been adopted but is not in effect does provide regulations that implement these techniques.

A portion of the site is covered by the Airport Noise Overlay Zone which should be considered for the proposed uses.

The SGMP incorporates the Official Map Series, the Tres Arroyos Future Land Use Plan and the MPO Bike Master Plan. These maps and plans identify the following existing and future regional and local bike routes and trails:

- Caja del Rio Road: MPO Bike Master Plan / MRC Trail Phase A & B which is a component of the larger regional El Camino Real Buckman Rd Retracement Trail envisioned as a multi-use path separated from the road aligned with the south bound lane
- Tres Arroyos Community Plan Preferred Trail Route following the arroyo which intersects Caja del Rio just north of the proposed development project site.

RECOMMENDATION:

APPROVE WITH THE FOLLOWING CONDITIONS:

- SLDC adequate public facilities regulations and LOS standards for roads, law enforcement, jails, fire protection, emergency response, open space, parks trails sewer and water, community facilities and environmental capital facilities will be in place at the time of final discretionary development approval. This can be achieved through a Development Agreement between the County and the developer that is in place at the time of final discretionary approval.
- Establish safe pedestrian connections between the proposed development and local and regional trails.
- Provide report that informs the County of the impact and effect of airport sound levels and identifies ways to minimize adverse effects or impacts.

BACKGROUND Information

Master Plan and Variance

The application is requesting Master Plan to designate the subject property as a “Large Scale Mixed-Use District” pursuant to §4.2.1.d and a variance to increase the maximum density from 2.5 residential units per acre to 20 residential units per acre for the following uses, density and intensities on the property:

Uses

- Retirement Housing
- Assisted Living
- Skilled Nursing Facilities
- Hospitals
- Medical Clinics
- Social Assistance, Welfare and Charitable Services
- Services for Elderly and Disabled
- Office
- Research and Development Services

Density/ Intensity

- 20 dwelling units per acre;
 - Assisted living facility - 200 residents
 - Independent senior housing - 180 units
- Skilled Nursing Facility 58,000 sf
- Memory Care Facility 35,000 sf

Santa Fe County Sustainable Growth Management Plan 2010

Sustainable Development Area 1

The site for the proposed development is located in SGMP Sustainable Development Area 1 which identifies the County’s primary growth areas where new development is likely to occur and infrastructure is planned, budgeted or reasonably available.

Future Land Use Map (FLUM)

In SGMP Future Land Use Map 2010 the site is categorized as “Federal and State Public Lands”. Since that time, the land has been conveyed to the private sector. The SGMP does not provide policy direction for re-classifying Federal and State land that has been conveyed to the private sector. Adjacent land is vacant land owned by the State Land Office. Land uses within 1.5 miles radius include:

- low density residential development
- public institutions and recreational campuses:
 - Santa Fe Animal Shelter & Humane Society
 - Dog Parks

- Center for New Mexico Archeology
- Challenge New Mexico Horse Facility
- Marty Sanchez Links de Santa Fe
- New Santa Fe public school Camino Real Academy

Tres Arroyos Community Plan

The east boundary of the site is congruent with the Tres Arroyos Community District. Land adjacent the site is designated in the TAP Community District as Rural Residential.

SGMP & Official Map Series:

Bikeways, Open Space and Trails

Within a quarter or five minute walk of the site are several trail and bike routes identified on the SGMP official maps and the Tres Arroyos Community plan.

MPO Bike Master Plan / MRC Trail Phase A & B which is a component of the larger regional El Camino Real Buckman Rd Retracement Trail envisioned as a multi-use path separated from the road.

Archeological District- Low Percentage

Daniel “Danny” Mayfield
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

DATE: June 26, 2014

TO: Jose Larranaga, Commercial Development Case Manager

FROM: Mathew Martinez Development Review Specialist

VIA: Wayne Dalton, Building and Development Services Supervisor
Vicki Lucero, Building and Development Services Manager

FILE REF.: CDRC CASE # MP/DP Z 14-5210 Senior Campus at Caja Del Rio

REVIEW SUMMARY
ARCHITECTURAL, PARKING, LIGHTING, AND SIGNAGE:

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code. The request for Master Plan approval for a Senior Campus at Caja del Rio. The subject property is a 28 acre parcel located at 28 Caja del Rio Road north of the NM 599 Frontage Rd. At build out, the gross building area is anticipated to be approximately 425, 000 square feet. The proposed Senior Campus will provide a full spectrum of senior care and living options, including a nursing facility, assisted living, memory care facility, and independent living. The project will be developed in four phases over a period of approximately 8-10 years

PARKING:

The Applicant has proposed for Phase I a 60 space parking lot. This total includes 56 spaces and 4 handicap spaces. All parking spaces shall be defined with striping, wheel stops, parking bumpers, or railroad ties. Staff has determined that the parking element of the Application complies with Article V, Section 5. Master Plan Procedures.

ARCHITECTURAL:

The Applicant has submitted Building Elevations. The proposed building heights range from 16' to 20' 6". Staff has determined that the Architectural element of the Application complies with Article V, Section 5 Master Plan Procedures.

SIGNAGE:

The Applicant proposes to utilize a monument sign at the entry of lot 1 to identify the skilled nursing facility. In addition each future phase will have signage at their driveway entrance and potentially a wall-mounted sign on each building. The Applicant has not provided signage detail. Additional information and submittals will be required at time of Final Development submittal for compliance with Article VIII (Sign Regulations). Staff has determined that the signage element of the Application complies with Article V, Section 5. Master Plan Procedures.

LIGHTING:

The Applicant has proposed to utilize 6 Pole Mounted lights in the parking area, 2 wall mounted lights at building entrances, and 4 bollards to illuminate pedestrian walkways. The Applicant shall provide scaled height dimensions for the pole mounted lights. The Applicant shall provide cut sheets for illumination of signage. The Applicant has not provided lighting detail. Additional information and submittals are required at time of final submittal for compliance with Article III, Section 4.4.4 h and Table 3.1. Staff has determined that the lighting element of the Application complies with Article V, Section 5 Master Plan Procedures.

Due to the nature of the comments contained herein, additional comments may be forthcoming upon receipt of the required information

DATE: July 9, 2014

TO: Jose Larranaga, Commercial Development Case Manager

FROM: John Lovato, Development Review Specialist Senior

VIA: Penny Ellis-Green, Interim Land Use Administrator
Vicki Lucero, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

Re: CASE # Master Plan Z14-5210 Senior Campus @ Caja Del Rio

Review Summary

The Terrain Management and Grading and Drainage plan for the Senior Campus at Caja del Rio has been reviewed for compliance with the Santa Fe County Land Development Code and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance. The Application is for Master Plan zoning and consists of a skilled nursing facility, assisted living, a memory facility, and independent living. At final build out, the facility will be approximately 425,000 square feet. The project will be designed in four phases.

Grading & Drainage

The Development indicates that all improved areas including impervious areas will drain to proposed centralized ponding. A conceptual plan for ponding has been provided with a total site runoff of 86,783 cubic feet. Sheet 15 indicates total ponding provided for site run off is 87,120 cubic feet. At final Development plan, the Grading Drainage Plan will be required to be sealed by a Professional Engineer. The request meets Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance for Master Plan Zoning.

Terrain Management

The property contains slopes of 0-15 %, and the project is not located within a designated FEMA Flood Hazard Area. After review, the request for Master Plan Zoning for Senior Campus @ Caja Del Rio is in conformance with Article VII, Section 3, of the Santa Fe County Land Development Code.

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MEMORANDUM

DATE: June 27, 2013

TO: Jose Larranaga, Commercial Development Case Manager

FROM: Miguel Romero, Senior Development Review Specialist

VIA: Penny Ellis-Green, Land Use Administrator
Vicki Lucero, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF.: Case # MPZ 14-5210 Senior Campus at Caja del Rio

REVIEW SUMMARY:

The Applicant requests approval of Master Plan Zoning to allow a Senior care and living facility on 28 acres in accordance with the Land Development Code and all pertinent Ordinances. The Water Harvesting and Landscaping Plan for the Senior Campus at Caja del Rio has been reviewed for compliance with the land Development Code 1996-10, Article III Section 4.4.4 f4 (landscaping Plan), 4.4.4f.11 (Landscaping for Parking Lots), and Ordinance 2008-4 (Water Harvesting).

Landscaping

The Applicant has provided a general description for the landscaping concepts for this project. The Applicant proposes to re-vegetate all disturbed areas with native grasses. All existing vegetation will be preserved in open spaces, buffer areas will be provided with deciduous trees and shrubs. Trees will be provided in planting strips along the main access driveways. Native trees, grasses and shrubs will be planted at the perimeter of the proposed structure/s, which will be irrigated until established. This segment of the proposed landscape plan does comply with Master Plan Procedure, Article V 5.2 g (1). The application shows a 60 space parking lot with native trees and shrubs buffering the structure. This segment of the proposed landscape plan does comply with Article III Section 4.4.4f.11.

Water Harvesting

Conceptually the Applicant is proposing to construct a 58,000 sq. ft. Nursing Facility. Ordinance 2008-4 (Water Harvesting) requires commercial development to collect all roof drainage into a cistern. Cisterns shall be sized to hold 1.5 gallons per sq. ft. of roofed area. The Applicant is proposing to utilize a cistern for each facility sized with its landscaping water budget. Conceptually the Applicant will need to utilize a cistern sized to hold 85,000 gallons. The Applicant is also proposing use treated effluent water which will be delivered to each lot to be re-used for landscape irrigation. The Applicant will also need to provide a cistern and pump

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detail along with which type irrigation system will be used. This segment of the proposed Water Harvesting does not conform to Ordinance 2008-4. In order to meet Code/Ordinance and for Master Plan Zoning and Preliminary Development, the Applicant will need to provide the following.

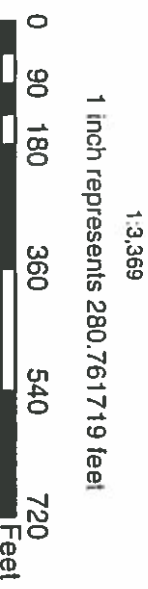
- 1. Conceptually the Applicant will need provide a cistern to capture 85,000 gallons (Nursing Facility).
- 2. A Landscaping Plan providing a schedule specifying conceptual methods, to include type, size, and location of vegetative and non-vegetative landscape material, and a preliminary description of the irrigation system to be used.
- 3. Xeriscape principles: Water requirements shall be reduced by: Article III Section 4.4.4f. 6 a-c
- 4. Applicant will need to add Landscape Plans to new plan set.
- 5. Type of irrigation system that will be used to serve all landscaped areas.
- 6. Correct Water Harvesting calculations for Commercial Development (total roofed area x 1.50)

Additional Comments
Due to the nature of the comments contained herein, additional comments may be forthcoming upon receipt of the required information.



Legend

- ROADS
- DRIVEWAYS
- PARCELS



Word Imagery
2 FOOT CONTOURS

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

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b. A non-residential use district may be established within a traditional community at a qualifying intersection or at an area which is pursuant to the criteria set forth in Sub-section 4.2.2.

c. Spacing Between Districts. Intersections which qualify for a commercial or industrial non-residential use district are established either by the proximity of established or potential districts as follows:

- 1) the exterior boundary of a proposed major center or community center commercial or industrial non-residential district, or parcel proposed for zoning or rezoning near the boundary of a proposed or established district, must be one (1) mile from the exterior boundary of another established or proposed district or parcel proposed for zoning in such district; and
- 2) The exterior boundary of a proposed local or village center or neighborhood or small center commercial or industrial non-residential district or parcel proposed for zoning or rezoning near the boundary of a proposed or established district, must be one-half (1/2) mile from the exterior boundary of any other type established or proposed district, or parcel proposed for zoning in such district.
- 3) Spacing between districts as described above is intended to assure the integrity of commercial or industrial use areas, residential neighborhoods, and highways. Uses which may locate between the districts are residential, large scale residential, community facilities, or large scale master planned development.

d. Large Scale Mixed Use Development

- 1) Master Plan Required. Proposed developments which are planned for a mix of residential, large scale residential, and/or non-residential uses and large scale developments or subdivisions which may be developed in phases shall present a master plan for development to the County pursuant to Article V, Sections 5.1 and 5.2 of the Code.
- 2) Location Criteria. Proposed mixed use developments are allowed to locate anywhere in the County, except that the location of any specific commercial or industrial non-residential use area designated by such proposals shall be subject to the purposes and intent of Subsection 4.2.3. and 4.1.
- 3) Uses. See Sub-section 4.3., Guidelines for Permitted Uses and Structures, and Uses Not Listed.
- 4) Design Standards and Review Criteria: Refer to Section 4.4.
- 5) Review Requirements: Section 4.5, establishes the applicable reviews.

~~History. 1980 Comp. 1980-6, Sections 4.2.1 Types of Districts, was amended by County Ordinance 1990-11, adding the term Regional to Sub-section 1; retitle neighborhood as local or village center in Sub-section 3; and adding the term neighborhood to Sub-section 4; specifying new criteria for traditional village areas; criteria for spacing between districts; and adding a provision for large scale mixed use master planned developments.~~

4.2.2 Traditional Community Districts

a. Mixed Uses Permitted

~~Traditional Community districts established by the Code are intended to accommodate a mixture of uses such as agriculture, residential, large scale residential, community service, institutional, non-residential or recreational uses anywhere inclusive of the boundaries of the village, provided the performance standards and criteria set forth by the Code are met.~~



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

4.8 Common Promotional Plans

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

SECTION 5 - PROCEDURES AND SUBMITTALS

5.1 Pre-application Procedures

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

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

5.2 Master Plan Procedure

5.2.1 Introduction and Description

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

5.2.2 Master Plan Submittals

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

EXHIBIT

7

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

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

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

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

5.2.3 Master Plan Review

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

5.2.4 Master Plan Approval

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

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

5.2.5 Filing of Approved Master Plan

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

5.2.6 Amendments and Future Phase Approvals

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

5.2.7 Expiration of Master Plan

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

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

5.3 Preliminary Plat Procedure

5.3.1 Introduction and Description

- 5.3.1a Preliminary plats shall be submitted for Type-I, Type-II, Type-III, except Type-III subdivisions that are subject to review under summary procedure as set forth in Subsection 5.3.2 of this Section, and Type-IV subdivisions.

- (2) two sets of plans and specifications for the construction of structures;
- (3) the valuation of the proposed structures. The final development plan may be submitted separately for the first and each successive stages of development. The final development plan (or successive stages thereof) as approved becomes the final plat and the basis for issuance of a development permit and for acceptance of public dedications;
- (4) a certificate by the Code Administrator that the applicant has either:
- (5) Installed all improvements required by the Code, or
- (6) Filed a surety bond or other security acceptable to the Board, in a sufficient amount, based on cost estimates to insure completion of all required improvements within 18 months of the approval of the application.

History: 1980 Comp. 1980-6. Section 6.4.1 Submittals. was amended by County Ordinance 1987-1 providing for a master plan submittal for large scale residential uses to be developed in phases.



6.4.2 Density Review

The Code Administrator shall review an application for development permit for development provided for in this Section 6 in compliance with the density requirements of the Code. No application shall be approved unless it is determined that the density requirements of the Code will be met.

6.4.3 Special District Review

The Code Administrator shall check the location of the proposed large scale residential use and shall inform the applicant if any additional submittals or reviews required because of location of the proposed use within a special review district and make the applicable review.

6.4.4 Environmental Review

The Code Administrator shall review the proposed development and shall inform the applicant of the additional submittals or reviews required under Article VII - Environmental Regulations - of the Code and make the applicable review.

6.4.5 Conformance to Building, Mechanical and Electrical Codes.

The Code Administrator shall cause the submitted plans and specifications to be reviewed for compliance with the building, mechanical and electrical provisions of the Code for engineering design. If all of the requirements of the Code are met and a development permit is issued, construction must begin within one year of the date of issuance, or the permit becomes void and a new application must be made.

SECTION 7 - COMMUNITY SERVICE FACILITIES

Community service facilities are facilities which provide service to a local community organization. These may include governmental services such as police and fire stations, elementary and secondary day care centers, schools and community centers, and churches.



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TYPE OF USE	NUMBER OF PARKING SPACES
Retail Centers	1 per 1 employee plus per 200 sq. ft.
Restaurants, Bars	1 per 1 employee plus per 150 sq. ft.
Gas Stations	1 per 1 employee plus 1 per 300 sq. ft. of garage space.
Industrial	1 per employee plus 1 per 500 sq. ft.
Small Scale Centers, Home Occupations	1 per 1 employee plus 1 per 400 sq. ft. of commercial space.
Large Scale Residential, Institutional, Residential Resorts	2 per dwelling unit
Churches, auditoriums, theaters, arenas, spaces used for public assembly	1 for each 4 seats
Uses not listed	As determined by the County

- 9.2 Multiple use projects shall calculate cumulative parking needs for each type of use in the project to be developed.
- 9.3 Minimum size of parking space shall be 300 square feet which includes the parking stalls and aisles.
- 9.4 Commercial, industrial, other non-residential and large scale residential uses shall provide for handicap parking.
- History 1980 Comp. 1980-6. Section 9, Parking Requirements was amended by County Ordinance 1990-11 adding requirements for auditorium uses, multiple uses and handicap access.

SECTION 10 - LOT SIZE REQUIREMENTS

10.1 Relationship of Lot Sizes to Water Policies

The General Plan sets forth the policy that future population growth in the County should be supported by adequate long term water availability and concentrate population growth in Urban and Metropolitan Areas and Traditional Communities. Development within these areas will generally be served by one or more regional water systems, or community water systems Development outside of the Urban, Metropolitan Areas and Traditional Communities using domestic wells (Section 72-12-1 wells) should consider estimated long term water availability and protect water resources for existing County residents having domestic wells. Development may also be permitted if the applicant for a development permit demonstrates that he/she has water rights, excluding rights permitted under 72-12-1 NMSA 1978 or 75-11-1 NMSA 1953, recognized and permitted by the Director of Water Resources Department of Natural Resources Division of the State of New Mexico which are approved for transfer by the Director of Natural Resources Division to the site of the Development, and the permitted water rights are sufficient to support the proposed development.

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10.1.1 Water Policies Governing Lot Sizes Where the Development will Utilize Permitted Water Rights

Applicants seeking a development permit may base their application on water rights authorized and permitted by the Director of Water Rights Division of the Natural Resources Department of the State of new Mexico, (with the exception of water rights permitted under Section 75-11-1 NMSA 1953 or 75-12-1 NMSA 1978). The applicant shall provide evidence that he/she owns or has an option to purchase the permitted water rights in an amount adequate to meet the needs of the development as shown by Article VII, Section 6.6.2, Water Budgets and Conservation Covenants. Any development permit approved and issued by the County shall be expressly conditioned upon the applicant obtaining final non appealable order or final non appealable approval from the Director of Water Rights Division of the Natural Resources Department of the State of New Mexico authorizing the change in use and change in point of diversion to meet the needs of the proposed development. The minimum lot size permitted by this Section shall be 2.5 acres, unless the proposed development is within an Urban, or Metropolitan Area or a Traditional Community, in which case further adjustments of the lot size shall be permitted as provided by Sections 10.4, 10.5.2 and 10.5.3.

10.1.2 Water Policies Governing Lot Sizes Where Developments Will Not Utilize Permitted Water Rights

BASIN ZONE: Minimum lot size shall be calculated based upon ground water storage only. Water that is in storage beneath the lot in the Basin Zone may be depleted over a 100-year lifetime. The lot must be large enough to have ground water in storage beneath the lot for a 100 year supply of water without consideration of recharge of the ground water.

BASIN FRINGE ZONE: Same as Basin Zone.

HOMESTEAD ZONE: Minimum lot size shall be calculated based either upon ground water storage or recharge of ground water, but not both. Water that is in storage beneath the lot in the Homestead Zone may be depleted over a 100 year lifetime. The lot must be large enough to have ground water in storage beneath the lot for a 100 year supply of water. Calculation of recharge in any specific case shall be done in a manner approved by the County Hydrologist. Recharge should be sufficient to supply water over a 100 year lifetime. However, applicants should be aware that studies done in the development of the General Plan indicated that in most areas of the Homestead Zone minimum lot sizes based on storage in this zone would be larger than those based on recharge.

MOUNTAIN ZONE: Same as Homestead Zone.

METROPOLITAN AREAS-BASIN AND BASIN FRINGE: For Basin and Basin Fringe zones within a Metropolitan Area as shown on Code Maps 12, 14 and 15, it is anticipated that regional water systems will eventually be developed. Therefore, water that is in storage beneath a lot within a Metropolitan Area may be depleted over a 40 year lifetime. The lot must be large enough to have ground water in storage beneath the lot for a 40 year supply of water without consideration of recharge of the ground water.

METROPOLITAN AREAS-HOMESTEAD AND MOUNTAIN ZONE: For Homestead and Mountain Zones within a Metropolitan Area, the minimum lot size shall be calculated based either upon ground water storage or recharge of ground water, but not

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both. Water that is in storage beneath the lot in the Homestead Zone may be depleted over a 40 year lifetime. The lot must be large enough to have a ground water in storage beneath the lot for a 40 year supply of water. Calculation of recharge in any specific case shall be done in a manner approved by the County Hydrologist. Recharge should be sufficient to supply water over a 40 year lifetime. However, applicants should be aware that studies done in the development of the General Plan indicated that in most areas of the Homestead and Mountain Zones, minimum lot sizes based on storage in these zones would be larger than those based on recharge.

10.2 Calculation of Minimum Lot Size

Calculation of the minimum lot size under Section 10.1.2 shall be determined by the formula:

$$\frac{\text{Acre Feet}}{\text{Use (Year)} \times \text{acres}}$$

Minimum Lot Size (Acres)=Water Available in acre feet per acre/year

$$MLS = \frac{U \times X}{A} \text{ acres}$$

Where:

MLS is the minimum lot size in acres; it is the size of a lot needed to supply anticipated water needs.

U is the anticipated water needs for the lot; it is the use of water which will occur from the intended development of the lot, measured in acre-feet per year. The standard values listed for A were derived using the procedures set forth in the water appendix of the Code. The standard value for U is set forth in Section 10.2.2. A is the amount of water available in the aquifers which are beneath the lot, measured in acre-feet per acre per year using recharge or storage as described in 10.1.2.

10.2.1 Standard Values for A and Adjustments. The standard values for A shall be as follows:

<u>BASIN ZONE:</u>	0.1 acre-feet per acre per year
<u>BASIN FRINGE ZONE:</u>	.02 acre-feet per acre per year
<u>MOUNTAIN ZONE:</u>	.0125 acre-feet per acre per year
<u>HOMESTEAD ZONE:</u>	.00625 acre-feet per acre per year

The minimum lot sizes which result from the use of these standard values are as follows:

<u>BASIN ZONE:</u>	10 acres
<u>BASIN FRINGE ZONE:</u>	50 acres
<u>MOUNTAIN ZONE:</u>	80 acres
<u>HOMESTEAD ZONE:</u>	160 acres

The standard values of A may be adjusted if the applicant submits a hydrology report, either a detailed report (see Section 6.4 of Article VII), or a reconnaissance report (see Section 6.7 of Article VII). Values of A determined in such reports shall be reviewed by the County Hydrologist, who shall recommend to the Code Administrator whether or not

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the value is reasonable, and if not, shall recommend a value appropriate for the use in determining minimum lot size.

The actual value of A used shall be based on the information submitted by the applicant, by the County Hydrologist or by others submitting information. If water conservation measures are used, as provided in Section 10.2.4b, and an actual value of A is determined, in most cases minimum lot sizes will be reduced below those listed in Section 10.2.1. However, applicants are advised that because of varying geologic conditions in Santa Fe County there is no assurance that a hydrology report will determine that the water supply in an area is more abundant than indicated by the standard value of A. In cases where the actual study shows a value of A which is less than the standard value (that is, there is less water available than assumed by the standard value), minimum lot size requirements may be increased beyond those indicated in this Section.

10.2.2 Calculation of Use

U shall have a standard value of 1.0 acre feet per year per dwelling unit for residential use. For all other uses U shall be equal to the actual anticipated consumptive use for the development. The standard value for residential use may be adjusted if an applicant proposes to utilize water conservation measures. There shall be no adjustments for conservation in Urban, Traditional Community and Agricultural Valley Areas.

The Code Administrator shall maintain an application form upon which are listed potential water conservation measures. This form shall indicate the effect of each conservation measure of the value of U. As a minimum, the measures shall include: restrictions on use of water for irrigation purposes (including watering of lawns, gardens and shrubbery); restrictions on use of water for swimming pools; restrictions on the number of bathrooms per dwelling unit; restrictions on garbage disposal units; devices which reduce the utilization of water by appliances, kitchen fixtures, and bathroom fixtures; and pressure-reduction devices on in-coming water lines.

Any applicant who uses the application form as a basis for proposing conservation measures shall be allowed to reduce U in accordance with the effectiveness of the measures proposed. The maximum reduction in U which shall be considered achievable using this approach shall be a reduction of U to no less than 0.25 acre feet per year per dwelling unit. An applicant who proposes water conservation measures sufficient to reduce U to less than 0.25 acre feet per year per dwelling unit shall be required to prepare a water conservation report. See Section 6.6 of Article VII.

The actual value of U, and the minimum lot sizes which result, will depend on the conservation measures proposed by the applicant. In general, applicants who substantially restrict the use of irrigation (lawn and garden) water will be assumed to have a U of 0.5 acre feet per year per dwelling unit, while those who further restrict other types of water use will be assumed to require even less water. For reference purposes, the following lot sizes would be allowed if U is equal to 0.5 acre feet per year per dwelling unit.

<u>BASIN ZONE:</u>	5 acres
<u>BASIN FRINGE ZONE:</u>	25 acres
<u>MOUNTAIN ZONE:</u>	40 acres
<u>HOMESTEAD ZONE:</u>	80 acres

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For reference purposes, the following lot sizes would be allowed if U is equal to 0.25 acre feet per year per dwelling unit.

<u>BASIN ZONE:</u>	2.5 acres
<u>BASIN FRINGE ZONE:</u>	12.5 acres
<u>MOUNTAIN ZONE:</u>	20 acres
<u>HOMESTEAD ZONE:</u>	40 acres

10.2.3 Special Standards for Calculation of Use for Small Scale Commercial Development
Special standards which set forth specific limitations on use for small scale commercial developments are set forth in this subsection. Applicants who propose small scale commercial development are required to prepare a written estimate of water use. The value of U shall be determined by that estimate unless otherwise determined by the Code Administrator. The Code Administrator shall have on file, a list of standard water consumption requirements for commercial activities. The applicant may use these figures in lieu of the written estimate of water use. Applicants may use standardized values for A as set forth in Section 10.2.2. or they may submit a hydrology report which contains an actual estimate of A for the land which is to be developed.

10.2.4 Special Standards for Calculation of Water Availability for Metropolitan Areas
Special standards which set forth limitations on water availability for metropolitan areas shown in Code Map 12, 14, and 15 are set forth in this Sub-section.

a. Standard Values of Water Availability
Because the policy for water management in Metropolitan areas allows for depletion of storage over a 40 year period, standard values for A are as follows:

<u>BASIN ZONE:</u>	.25 acre feet per acre per year
<u>BASIN FRINGE ZONE:</u>	.05 acre feet per acre per year
<u>MOUNTAIN ZONE:</u>	.0125 acre feet per acre per year

The minimum lot sizes which result from the use of these standard values are as follows:

<u>METRO BASIN ZONE:</u>	4 acres
<u>METRO BASIN FRINGE ZONE:</u>	20 acres
<u>METRO MOUNTAIN ZONE:</u>	80 acres

b. Adjustments for Water Conservation
For the division of land into four (4) or less lots, the minimum lot size may be adjusted using the procedures set forth in Section 10.2.2. For reference purposes, the minimum lot sizes which result if U = 0.25 acre feet per year per dwelling unit or commercial use are:

<u>BASIN ZONE:</u>	2.5 acres
<u>BASIN FRINGE ZONE:</u>	5 acres
<u>MOUNTAIN ZONE:</u>	20 acres

10.3 Exceptions to Minimum Lot Size Requirements

The minimum lot sizes calculated under Sections 10.1 and 10.2 shall not apply to the areas described in this Section and the minimum lot size contained in this Section shall control.

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10.3.1 Metropolitan Area - Community Water Systems

Where a community water system provides water service to a development within the Metropolitan Areas, as shown on Code Maps 12, 14 and 15, the minimum lot sizes shall be:

<u>BASIN ZONE:</u>	1 acre
<u>BASIN FRINGE ZONE:</u>	2.5 acres
<u>MOUNTAIN ZONE:</u>	5 acres

10.3.2 Agricultural Areas

In the Estancia Valley Agricultural Area, minimum lot sizes shall be 50 acres for the Basin Fringe Zone and 10 acres for the Basin Zone. Adjustments for water conservation and water availability will not be allowed. In the Northern Valley Agricultural Area, the minimum lot size for lands with permitted water rights shall be five (5) acres. Adjustments to lot sizes in these areas are conditioned on the finding in each case by the County Development Review Committee that it is in the best interest of the County to convert water rights from agricultural to commercial or residential use.

10.3.3 Traditional Communities

The minimum lot size in traditional communities as shown on Code Maps 40-57, shall be .75 acres, except as follows:
14,000 sq. ft. - Where community water service and community sewer service systems are utilized, or a Local Land Use and Utility Plan is adopted.

10.3.4 Urban Areas

The minimum lot size in Urban Areas shall be 2.5 acres, except as follows:
1 acre - Where community water or community liquid waste disposal systems are utilized.
.50 acre - Where community water and community sewer systems are utilized.

10.4 Density Transfer

The minimum lot sizes specified in this Section 10 shall be taken as gross figures for the purposes of determining the total number of dwellings allowed in a particular development. The arrangement of dwellings in clusters or in such locations as to take advantage of topography, soil conditions, avoidance of flood hazards, access and reduced cost of development, shall not violate the lot size requirements of the Code so long as the total number of acres per lot conforms with the requirements of the Code.

 SECTION 11 - IMPORTING OF WATER

11.1 Location Requirements

Developments which import water from the surface Rio Grande or other locations outside Santa Fe County to any location in Santa Fe County designated in the Development Code as other than urban or metropolitan locations are permitted to locate anywhere in the County provided they meet all requirements of the Code, except that in lieu of the density requirements as specified in Article III, Section 10, the proposed development shall meet the following criteria.

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11.2 Criteria

The following criteria may be used to determine the density of a development which imports water:

11.2.1 Traffic Generation. The amount of traffic generated by the proposed activity shall not at any time impede traffic flow; cause a public road to operate at over capacity; nor contribute to excessive air pollution. The Code Administrator may refer an application to the New Mexico Environmental Improvement Division for their comments on the impact of additional development upon air quality.

11.2.2 Energy Consumption. Proposed development which is not near employment or shopping facilities shall serve to minimize commuting and shopping trips by such methods as reducing density; provision of employment and shopping in the proposed development; and provision of mass transit facilities.

11.2.3 Provision by Local Government of Public Facilities and Services. The proposed development shall not cause undue burden to the local government in the provision of public facilities and services.

11.2.4 Compatibility with Adjoining Residences. The proposed development shall be of a character and density that will not be intrusive to the adjoining residential areas as they now exist or may develop as permitted by the Development Code. The development:

- a. Shall correlate with the residential life style of adjoining residences as expressed in intensity of use and size of structures;
- b. Shall provide a sense of the open space of rural areas that corresponds to adjoining locations; and
- c. Shall generate corresponding amounts of vehicular traffic.

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2.5 Zoning

In connection with the review of an application for a development permit with respect to matters described in the New Mexico Statutes concerning zoning, the procedures concerning zoning matters set forth in the New Mexico Statutes, as amended from time to time, shall apply in addition to the review procedures provided in the Code. The time limits established in this Article II may be extended if required, in order to comply with the procedures concerning zoning matters.

2.6 Subdivisions

In connection with review of an application for a development permit with respect to matters described in the New Mexico Subdivision Act, as it may be amended from time to time, the procedures for review provided for in Article V of the Code and the New Mexico Subdivision Act shall apply in addition to the review procedures provided in this Article II of the Code. The time limits established in this Article II shall be extended if required in order to comply with the procedures concerning subdivision matters.

2.7 Other Requirements

The time limits set forth in this Article II shall be extended in order to comply with other provisions of the Code providing for time limits in connection with reviews and requirements under the Code.

SECTION 3 - VARIANCES

3.1 Proposed Development

Where in the case of proposed development, it can be shown that strict compliance with the requirements of the Code would result in extraordinary hardship to the applicant because of unusual topography or other such non-self-inflicted conditions or that these conditions would result in inhibiting the achievement of the purposes of the Code, an applicant may file a written request for a variance. A Development Review Committee may recommend to the Board and the Board may vary, modify or waive the requirements of the Code and upon adequate proof that compliance with Code provision at issue will result in an arbitrary and unreasonable taking or property or exact hardship, and proof that a variance from the Code will not result in conditions injurious to health or safety. In arriving at its determination, the Development Review Committee and the Board shall carefully consider the opinions of any agency requested to review and comment on the variance request. In no event shall a variance, modification or waiver be recommended by a Development Review Committee, nor granted by the Board if by doing so the purpose of the Code would be nullified.

3.2 Variation or Modification

In no case shall any variation or modification be more than a minimum easing of the requirements.

3.3 Granting Variances and Modifications

In granting variances, and modifications, the Board may require such conditions as will, in its judgment, secure substantially the objectives of the requirements so varied or modified.

3.4 Height Variance in Airport Zones

All height variance requests for land located with approach, transitional, horizontal and conical surfaces as described within Map #31-A incorporated herein by reference, shall be reviewed for compliance with Federal Aviation Administration Regulations. The application for variance shall be accompanied by a determination from the Federal Aviation Administration as to the



RESOLUTION NO. 2006-57

A RESOLUTION ADOPTING A SANTA FE COUNTY
WATER RESOURCES DEPARTMENT LINE EXTENSION AND WATER
SERVICE POLICY

WHEREAS, pursuant to the Water Resources Agreement by and Between Santa Fe County and the City of Santa Fe (2005), the City of Santa Fe agreed to provide wholesale water deliveries to Santa Fe County in the amount of 500 acre feet per year (in perpetuity) and an additional 375 acre feet per year between the year 2005 and the year that the Buckman Direct Diversion Project becomes operational;

WHEREAS, of the 875 acre feet of wholesale water deliveries that the County may receive from the City of Santa Fe prior to the date the Buckman Direct Diversion becomes operational, approximately 700 acre feet per year has already been committed by the County through Water Service Agreements, yet the County Water Resources Department in calendar 2005 delivered 324.68 acre feet per year to County customers;

WHEREAS, under current practice, the County provides water to new customers through a system of water rights transfers and parallel water service agreements;

WHEREAS, the form of water service agreements has varied widely, but has become more consistent in recent years, and a common element of virtually all water service agreements is the "allocation" of available water which is reserved to the holder of the water service agreement, whether the holder of the water service agreement actually puts the water to beneficial use or not;

WHEREAS, the practice as described above has resulted in an apparent shortage of water and has also apparently created the possibility of speculation in water service agreements and County allocations of available water, thus reducing the amount of water needed for the County to achieve its stated purposes of providing affordable housing for its citizens and assuring that the County's growth management objectives are met;

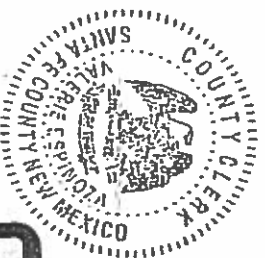
WHEREAS, in order to assure that the County's stated objectives as described above are met, significant amendments to existing practices and policies are needed to ensure that water is put to beneficial use, that water is targeted to affordable housing, that water is targeted towards persons who will put it to use, and that speculation in water and water service agreements is avoided; and

WHEREAS, the Board of County Commissioners desires to put such policies in place, effective immediately.

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
BCC RESOLUTIONS
PAGES: 13

Hereby Certify That This Instrument Was Filed for
Record On The 5TH Day Of April, A.D., 2006 at 11:41
and Was Duly Recorded as Instrument # 1427655
of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
County Clerk, Santa Fe, NM



EXHIBIT

11

SFC CLERK RECORDED 04/06/2006

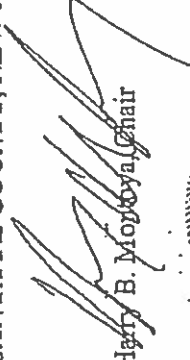
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IT IS THEREFORE RESOLVED, AS FOLLOWS:

1. The Board of County Commissioners of Santa Fe County hereby adopts Attachment A hereto as its Water Resources Department Line Extension and Water Service Policy.
2. Attachment A shall henceforth govern new water service by the by Santa Fe County Water Resources Department, and shall supplant the current practice.
3. Any resolution or policy of the County that is inconsistent herewith shall be, and hereby is, rescinded.

PASSED, APPROVED AND ADOPTED this 28th day of March, 2006.

THE BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY, NEW MEXICO

By 
Harry B. Moroyan, Chair

By 
Valerie Espinoza, County Clerk

Approved:  Form

By 
Stephen C. Ross, County Attorney

SFC CLERK RECORDED 04/06/2006

2. Santa Fe County delivers physical water from a limited number of sources. Santa Fe County, through the "Water Resources Agreement Between the City of Santa Fe and Santa Fe County," has the right to receive 500 afy from the City of Santa Fe in perpetuity. Most of this water has already been obligated through existing water service agreements, and Santa Fe County allocations for economic development and affordable housing. The County, through the Water Resources Agreement, has the right to receive an additional 375 afy of water deliveries from the City of Santa Fe until the Buckman Direct Diversion, a joint City-County venture to divert San Juan-Chama contract water to the City, the County and Las Campanas, is completed. The City's commitment of 375 afy will cease in approximately 2009 when the Buckman Direct Diversion becomes operational and therefore cannot be considered to be a permanent and perpetual source of water. The County has applied to divert its 375 afy of San Juan-Chama water rights from the Buckman Direct Diversion. After completion of the Buckman Direct Diversion, the County will have the right to divert up to 1,700 afy from the Buckman Direct Diversion, and has the capacity to receive 500 afy of perpetual deliveries from the City of Santa Fe. Applicants may therefore expect that supplies of physical water may be limited until the Buckman Direct Diversion is completed. The County's decisions on allocating any part of the 375 afy supplied by the City of Santa Fe, given the uncertainty of deliveries after 2009, shall be final. The County may deny any Application on the grounds that adequate physical water is not available to serve the Application.

3. Because the County holds a limited amount of water rights, Applicants for New Water Deliveries may be required to deposit or dedicate water rights with the County to match against expected deliveries (see Section X, below), pay the County to acquire water rights to match against deliveries that are sought, pay a significant initial service fee, or pay other fees to the County to assist the County to provide a permanent and perpetual water supply. In addition, Applicants for New Water Deliveries may be required to pay the costs of infrastructure (such as line extensions) to supply physical water to projects, and to pay for necessary improvements to County infrastructure to serve an Applicant.

B. Annual Schedule of New Water Deliveries

1. Twice each year, the County shall promulgate a schedule of New Water Deliveries for the upcoming six months, which shall be approved by Resolution of the Board upon recommendation of the Department. The approved schedule shall govern New Water Deliveries over the following year.

2. To assist in preparing the annual schedule of deliveries, the Department shall maintain an accounting of available physical water, water rights, allocations established through a valid water service agreements in existence as of the effective date of this document, line losses, allocations established for affordable housing pursuant to Ordinance No. 2006-02, other allocations made to County sponsored projects or for County discretionary use, and deliveries that were made in the preceding year. When total deliveries of water in a given year to all customers of the County do not exceed 500 afy, the Department shall set aside no less than ten percent of the water that is deliverable that year for County purposes. When total deliveries of water in a given year exceed 500 afy, the Department shall set aside no less than 50 acre feet plus five percent of the water that is deliverable that year for County purposes. The Department shall

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present the accounting to the Board along with its recommendations for the upcoming years' schedule.

3. Once the schedule is approved as described in the previous paragraph, any allocations established through valid water service agreements in existence as of the effective date of this document, line losses, allocations established for affordable housing pursuant to Ordinance No. 2006-02, other allocations made to County sponsored projects or for County discretionary use, and deliveries that were made in the preceding year shall not be available for distribution as New Water Deliveries.

4. Persons desiring New Water Deliveries during the upcoming year and persons holding valid water service agreements in existence as of the effective date of this document, shall file an Application seeking new water service with the Department on or before the date set for the filing of such applications by the Department. The Application shall be made on a form supplied by the Department, and shall be complete; incomplete Applications shall not be accepted. Holders of water service agreements that were executed prior to the effective date of this document must apply for each new delivery, and the deliveries shall be included on the annual schedule.

5. Based on its accounting, the Department may declare that water to service pending Applications is not available, either because of the unavailability of physical water or because insufficient water rights exist to justify deliveries. In this event, the Department shall, during a regular meeting, advise the Board of the problem and the inability to provide service. The Board may suspend issuance of a schedule or schedules for New Water Deliveries pursuant to Section IV (B) (1), until the problem is resolved, or issue a schedule based on its prioritization of water that is available.

6. If, based on its accounting, the Department determines that insufficient physical water or water rights exist to serve existing allocations plus scheduled deliveries for the upcoming year and a declaration of unavailability is made pursuant to the previous paragraph, the Department shall reject any pending Application, but shall keep the Application on file. If the problem that resulted in the declaration is corrected within one year, the Application may be processed. If water becomes available more than one year after submission of the Application, a new Application will be required.

7. Any New Water Deliveries that are scheduled for delivery that are not made within the one-year period of the schedule shall be cancelled and the underlying Water Delivery Agreement shall automatically terminate. Subsequent deliveries will require a new Application, schedule delivery and Water Delivery Agreement.

8. No deliveries will be made that are not consistent with the annual schedule unless extreme hardship is first demonstrated to the Board.

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C. Prioritization of new deliveries

1. When there is more demand for New Water Deliveries for the upcoming fiscal year than the Department can deliver, and finding has been made pursuant to Section IV (B) (6), above, the County may allocate deliveries in any reasonable manner; allocation of water deemed to be available may be allocated among pending applications in any reasonable manner taking into consideration the following factors:

a. [reserved]

b. A project that partially developed a phase under a previous year's schedule and that requires water service to prevent economic infeasibility of the phase may receive priority.

c. A project that employs water conservation measures above and beyond what are already required by County ordinance, or a project that employs energy efficiency measures may receive priority.

d. Existing residential customers that do not receive County or community water service that suffer water supply quantity and/or quality problems (e.g., well requiring immediate work to meet demand or nitrate concentration greater than 10mg/l) or reasonably believe that water quantity or quality problems threaten water supplies (e.g., well water level declining and likely to require well work within two years or nitrate concentration between 4 and 10 mg/l), may be entitled to priority.

e. A project that provides both water and wastewater service may be entitled to priority.

f. A project within a growth priority area of the County, as established by planning documents adopted by the Board, may receive priority.

2. If prioritization becomes necessary, the Department shall provide recommendations to the Board concerning the relevant factors to be considered, the proper application of the factors to the facts of the Application, and the amount of water believed to be available for scheduling. In addition, the Department shall provide recommendations concerning the Department's efforts to increase future supplies.

V. WATER SERVICE: LINE EXTENSIONS.

A. Whenever a water service line is required in order for the Department to be able to deliver water to customers, an Applicant for New Water Deliveries shall be responsible for constructing infrastructure to provide the water service and for constructing any necessary improvements to the Department's infrastructure.

B. A valid Water Delivery Agreement or a separate line extension agreement shall be required prior to beginning construction of any proposed infrastructure.

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C. The Applicant shall plan, design and construct the proposed line extension project. The planning, design work, and construction shall conform to this document, all other applicable laws, standards, Ordinances, Resolutions and regulations of the County, and the standards established by the American Water Works Association (AWWA). Prior to commencing construction of any line extension, engineering plans shall be prepared and certified by a Licensed Professional Engineer in the State of New Mexico and submitted to the Department for review and approval. The Department may disapprove any engineering plans that do not comply with this Resolution and the standards set forth herein. A line extension may be phased, but each phase must independently comply with this Resolution. Construction may commence only after the Department has issued its written approval of the engineering plans. Construction of the line extension project must conform to the approved plans, and shall meet all applicable standards, and shall be performed in a workmanlike manner consistent with standards existing within Santa Fe County. Personnel of the Department shall be permitted reasonable access to the construction site during periods when construction is taking place, and shall be permitted to inspect the project and to issue relevant orders relating to the project, including stop work orders for work that does not conform to the approved plans, requiring that work be constructed according to the approved plans, and requiring that work meet all applicable codes and standards.

D. The cost of planning, designing, constructing and inspecting a line extension project shall be the sole responsibility of the Applicant. Upon completion of construction of the work, the County may accept the work. Acceptance of the line extension project shall be made only by the Director of the Water Resources Department or a designee, and shall be made in writing. After acceptance, the applicant shall ensure that the line extension project and all of its components, including water lines, meters, trunks, stubs, fire hydrants, pumps and other equipment, become the property of Santa Fe County through a separate deed or, as appropriate, plat dedication. Thereafter, the line extension project shall become the property of Santa Fe County and shall be operated and maintained by the Department.

E. The Applicant shall grant to the County, without charge, any and all permanent easements and rights-of-way over and across the Applicant's property on which the line extension project, and any component thereof, is located. Such grant shall be made through the appropriate plat dedication or instrument, and shall be recorded in the office of the Santa Fe County Clerk. The easements and rights-of-way may be located, to the extent possible considering cost and engineering feasibility, in a manner that avoids unreasonable interference with the Applicant's contemplated uses of its property, in a way that complements the contemplated uses, and in accordance with sound construction and engineering standards and practices. In the event that easements and rights-of-way must be acquired from third parties who are not parties to this Agreement in order to complete the line extension project, acquisition of such easements and rights-of-way shall be the sole responsibility of the Applicant.

F. After completion of the line extension project as set forth in the previous paragraphs, the Applicant may be entitled to receive water service pursuant to a Water Delivery Agreement. All such service must be scheduled pursuant to Section IV (B) (1), above, and shall be subject to the prevailing service rates, as published from time to time by the Water Resources Department.

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G. If the Department desires that a given line extension be modified to accommodate other reasonably anticipated County needs, the County may require amendments to the line extension project. Any such amendments shall be the subject of a separate written agreement by and between the County and the Applicant. Oral instructions to modify a line extension project to benefit the County shall not be valid in the absence of a valid written contract.

H. Certain smaller applications (e.g., individual residences or neighborhoods currently not receiving service) may provide cash payment and avoid constructing infrastructure pursuant to the requirements set forth above. In such instances, the County shall construct the required infrastructure. The Applicant shall provide any necessary easements. The County shall provide an estimate of the costs to the Applicant; however, an Applicant shall be responsible for the entire costs of construction that may accrue, whether or not said costs exceed the County's estimate. If costs are less than estimated, or if the County receives external funding for construction, the Applicant may receive a refund, or a credit against billings. The Applicant remains responsible for paying any required fees.

VI. APPLICATION PROCESS.

A. To be eligible to receive scheduled water deliveries and a Water Delivery Agreement, an Applicant must meet the following criteria:

1. An Application must be submitted to the Water Resources Department in writing on the form provided by the Water Resources Department.
2. The service requested must be within a designated service area of water service of the Department.
3. The Applicant must agree to comply with all the terms set forth in this document.
4. In order to be placed on the schedule for water deliveries, the project for which the Applicant seeks water service must be approved, as applicable, through the County's land development approval process.

B. An Application will be processed only upon receipt of a complete Application. Applications for water service shall be incorporated into the Department's recommendations for scheduled deliveries pursuant to Section IV (B), herein.

C. If an Application is granted, the Department shall notify the Applicant of the necessity to execute a Water Delivery Agreement. Service will not be provided until an agreement is executed, water rights are deposited into County ownership, and any required fees are paid.

VII. REQUESTS TO AMEND A SERVICE AREA.

A. An Applicant may petition the Department to amend the Department's declared water service area at any time.

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B. Once an application is made to amend the Department's service area, the Department shall analyze the request and shall determine the technical merits of the application and evaluate the cost of providing service within the area requested. The analysis shall be presented to the Board for consideration.

C. The Board shall consider the application, the report of the Department, and the statements of persons supporting or opposing the application. The Board may base its decision whether to amend a service area on the ability of the County to service the proposed service area, the costs of providing such service, the revenue expected to be received as a result of the service so provided, and other relevant facts.

VIII. BULK WATER SERVICE TO COMMUNITY SYSTEMS.

A. The County may provide water service to community water systems, mutual domestic water associations, cooperative water associations, water and sanitation districts, and other similar entities on a bulk service basis.

B. All requests for such service shall be presented to the Board, and shall be documented pursuant to a Joint Powers Agreement or other appropriate agreement.

C. The rate to be charged for water provided pursuant to this Section shall be the bulk service rate set forth in Department's rate schedules.

D. Deliveries made pursuant to this Section shall be scheduled as set forth in Section IV (B), herein.

IX. ALLOCATION LIMITATIONS.

A. Allocations of capacity for New Water Deliveries shall be limited as set forth on the schedule in any given year, and an Applicant, notwithstanding any transfer of water rights or cash, shall not be entitled to water in any upcoming year unless water deliveries are scheduled and have commenced pursuant to the schedule.

B. In no event shall a residential property be scheduled to receive more than 0.25 afy per dwelling unit (including guest homes, if any) in any given year.

C. New Water Deliveries to any residential development or commercial development shall be limited to 35 afy each year absent extraordinary conditions, except for deliveries made under water service agreements executed prior to the effective date of this document.

D. In no event shall any property be scheduled to receive water in excess of the amount of water rights held by the County to match against the deliveries.

E. For residential subdivisions and commercial developments, an allocation for a given amount of water pursuant to a Water Delivery Agreement will be based on the Applicant's expected water demand for the project, which will in turn be based on the Applicant's projected water budget. Although the Department, and in many cases the County Land Use Department, reviews the proposed water budget for reasonableness, the Department's review shall not be construed as legitimizing the amount of the request for purposes of land use approvals. In the

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event that the actual use exceeds the allocation and the amounts set forth in the Water Delivery Agreement, the Department shall take steps to limit actual water use to the amount agreed upon or require the Applicant to supply additional water rights to support deliveries.

X. WATER RIGHTS AND CASH PAYMENTS.

A. At the time of execution of a Water Delivery Agreement, or before at the Applicant's election, an Applicant shall be required to deposit with the County water rights (or the cash equivalent at the County's option to the value of the water rights required, both as established by the County), to support deliveries pursuant to the Water Delivery Agreement, plus 20%. Using a dedication form provided by the Department, an Applicant may deposit water rights with the County at any time that are intended to back up water deliveries in future years or to satisfy requirements under the Land Development Code, with the understanding that deposit of said water rights does not create a delivery obligation on the part of the County to deliver water in subsequent years otherwise than as set forth in this document and the annual schedules issued by the County pursuant to the provisions herein. If the Applicant elects to make a cash deposit in lieu of water rights, deliveries will not be scheduled until the County has obtained water rights to match against scheduled deliveries.

B. If water rights are deposited, no later than upon execution of the Water Delivery Agreement, the Applicant shall prepare and submit to the County an application for the transfer of water rights. The water rights transferred pursuant to this paragraph shall be used for offset purposes at the City's Buckman well field pursuant to the "Water Resources Agreement between the City of Santa Fe and Santa Fe County," or transferred to another point of diversion designated by the County. Concurrent with the application to transfer the water rights to the point of diversion, the Applicant shall convey the water rights to the County and obtain approval of a transfer through the Office of the State Engineer. The Applicant shall pay all costs associated with these proceedings. If the water rights are transferred to the Buckman Well Field, the Applicant shall pay the additional cost, if any, necessary to transfer the water rights from the Buckman Well Field to the Buckman Direct Diversion project at any time, if requested to do so by the County. If the County elects to undertake the transfers itself, the Applicant shall reimburse the County for all costs associated with the proceedings before the Office of the State Engineer, and may be required to provide advance payment of the costs.

C. Upon the final, non-appealable issuance of an order approving the application for transfer, the Applicant shall inform the County and provide a copy of the order. If the application is denied, the Applicant shall provide adequate substitute water rights.

D. Any return flow credits that may be approved by the Office of the State Engineer (hereinafter "the OSE") that are associated with the water rights shall belong to the County.

E. If required by the Office of the State Engineer, the Applicant shall acquire and transfer ownership to the County sufficient water rights within an affected tributary system sufficient to offset depletion of the tributary surface flows, as determined by the OSE, and associated with the pumping of the transferred water rights from the diversion point.

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F. If water service is not scheduled and the Applicant proposes to terminate the Water Delivery Agreement, the water rights may be returned to the Applicant and the Applicant shall be responsible for the costs of effectuating the transfer, or, at the County's sole option, the County may purchase the water rights for their-then fair market value.

XI. THE COUNTY'S DELIVERY OBLIGATIONS UNDER A WATER DELIVERY AGREEMENT

A. Once deliveries have been placed on the annual schedule and a Water Delivery Agreement has been executed, and so long as the Customer or Applicant has fulfilled all of its obligations as set forth in the relevant agreement, then, for so long as the Customer or Applicant complies with such obligations, the Department shall provide water service to the Customer or Applicant and successors-in-interest.

B. The Department shall endeavor, by all reasonable means, to deliver the agreed-upon amount of water, suitable in quality for municipal, domestic and industrial use, at pressures meeting the Customer or Applicant's needs.

C. Water service will be provided in accordance with all of the Department's policies, and subject to all the established fees, costs and expenses required by ordinances, resolutions, regulations, contractual conditions, as amended from time to time.

D. In the event of a shortage of water supply or an interruption of water supply due to operational constraints, insufficient water rights, or a lack of physical water, the Department may curtail usage or customers in accordance with County ordinances and regulations. The County shall have no liability for any reduction in water deliveries due to water supply shortages or an interruption of water supply due to operational constraints.

E. Once deliveries pursuant to a Water Delivery Agreement begin, use of any domestic well associated with the premises shall cease and the well plugged and abandoned. Any water rights associated with such a domestic well shall, to the extent permitted by the Office of the State Engineer, be transferred to the County.

XII. CHARGES AND FEES

A. All customers of the Department shall pay fees and charges associated with water service as set forth in schedules promulgated from time to time by the Department and approved by the Board. The Department may assess standby fees, meter fees, impact fees, connection fees, inspection fees, and engineering fees on any particular project.

B. [reserved]

C. The Applicant's obligation to pay service charges will cease when a sufficient number of dwelling units and commercial properties have used water for a period of time sufficient for the County to determine whether the approved water budget reflects actual usage. Release of the Customer from its obligation to pay service charges will be at the sole discretion of the County but such release shall not be unreasonably withheld.

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XIII. DEVELOPMENT APPROVALS

A. Nothing herein shall be construed as a commitment by the Department or the County to bind or obligate the County, its Elected Officials, boards, committees, employees and agents to take any action, including but not limited to: acceptance of any application or other documents for filing; processing of any application or proposal; approval of any kind of land use or development proposal; issuance of any license or permit; or any other action, whether discretionary, ministerial or otherwise, with respect to any proposal or application or other request by the Applicant or anyone on the Applicant's behalf. The Applicant shall acknowledge in a Water Delivery Agreement, that the County's obligations as described in this Agreement are totally independent of any other action or decision-making process of the County and have no bearing whatsoever upon the exercise of any authority or discretion of the County, its Elected Officials, boards, committees, employees, or agents. The Applicant shall be solely and fully responsible for obtaining any and all licenses, permits, approvals or other consents required enabling it to utilize the water committed to be delivered by the County hereunder. Nothing herein constitutes a commitment, promise, assurance or other favorable indication that any such license, permit, approval or other consent will in fact occur or be granted.

B. Applicants shall comply with any conditions of approval and covenants applicable to the development engaged in, and Water Delivery Agreements may be conditioned upon compliance with same.

C. The County may include additional conditions in a Water Delivery Agreement when necessary to address particular circumstances.

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ATTACHMENT A

SANTA FE COUNTY WATER RESOURCES DEPARTMENT LINE EXTENSION AND
WATER SERVICE POLICY

I. PURPOSE.

The purpose of this Document is to guide Santa Fe County staff and interested persons on the procedures and principles that will be applied to applications for water service from the Santa Fe County Water Resources Department, water line extensions, allocation of scarce water resources, and areas served by the Department with water service.

II. DEFINITIONS.

The following definitions shall apply to terms and phrases used in this document:

- A. "Afy" means "acre feet per year."
- B. "Applicant" means a person, corporation, unincorporated association or other legal entity who seeks water service through the Santa Fe County Water Resources Department.
- C. "Application" shall mean the form used by Applicants to apply for New Water Deliveries from the Santa Fe County Water Resources Department.
- D. "Board" means the Board of County Commissioners of Santa Fe County.
- E. "Customer" means a person, corporation, unincorporated association or other legal entity who receives water service through the Santa Fe County Water Resources Department.
- F. "Department" means the Santa Fe County Water Resources Department.
- G. "Line Extension" means an extension of the Department's existing water system or facilities, which extension may include but is not limited to planning, design and construction of transmission and distribution line(s) with related appurtenances.
- H. "New Water Deliveries" means deliveries of water that are applied for after the effective date of this document.
- I. "Project" means a residential or commercial development that was platted or, in the case of a commercial development, that received final approval prior to the effective date of this document.
- J. "Service Area" means the territory which is eligible for water service by the Department as set forth by separate Resolution of the Board.

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E. CDRC CASE # S 12-5452 Caja del Rio Senior Campus at Caja del Rio, Development Phase 1 and 2. (TABLED)

VII.

F. CDRC CASE # V/Z 14-5210 Senior Campus at Caja del Rio. Caja del Rio Holdings, LLC, Applicant, Jenkins/Gavin, Agents, Request Master Plan Zoning Approval to Allow the Creation of a Large-Scale Mixed-Use District, to Be Utilized as a Senior Care Facility, to Be Developed in Four Phases on 28 Acres. The Request Also Includes a Variance of Article III, Section 6.4.2 (Density Review) and Article III, Section 10 (Lot Size Requirements) of the Land Development Code. The Property is Located at 28 Caja Del Rio Road, within Section 2, Township 16 North, Range 8 East, Commission District 2

Jose Larrañaga read the case caption and gave the following staff report:

“The Applicant requests Master Plan Zoning approval to allow a Large Scale Mixed Use Development to be utilized as a Senior Care Facility on 28 ± acres. The proposed Senior Campus at Caja del Rio will provide a full spectrum of senior care and living options, including a skilled nursing facility, assisted living, a memory care facility and independent living.

“The proposed Senior Care Facility will be developed in four phases over a period of 8 to 10 years: Phase 1 will consist of a 58,000 square foot skilled nursing facility and a waste water treatment system, leach field and centralized drainage pond; Phase 2 will consist of a 150,000 square foot assisted living facility; Phase 3 will consist of a 180,000 square foot retirement housing/independent living complex; Phase 4 will consist of a 35,000 square foot memory care facility.

“The Applicant is requesting the following permitted uses as a Large Scale Mixed Use designation: retirement housing; assisted living facility; life care or continuing care facilities; skilled nursing facility; hospitals; medical clinics; social assistance, welfare and charitable services; services for elderly and disabled; offices; research and development services.

“The Applicant also requests a variance of Article III, § 6.4.2, Density Review, and Article III, § 10 (Lot Size Requirements), of the Land Development Code, to allow a maximum residential density of 20 dwelling units per acre. The proposed site is within the Basin Hydrologic Zone where the minimum lot size is one dwelling unit per 2.5 acres.

“The Applicant states the following reasons to allow the variance: 20 dwellings per acre is in accordance with the multi-family density permitted in the Sustainable Land Development Code; the density is permitted under the current County Land Development Code pursuant to Article III, § 11 which states:

“Developments which import water from the surface Rio Grande or other



locations outside Santa Fe County to any location in Santa Fe County designated in the Development Code as other than urban or metropolitan locations are permitted to locate anywhere in the County provided they meet all requirements of the Code, except that in lieu of the density requirements as specified in Article III, Section 10, the proposed development shall meet the following criteria"; the multi-family uses permitted by the Large Scale Residential provisions cannot be developed at the single family density of one dwelling per 2.5 acres.

“Staff Response: The Land Development Code does not provide regulations to fully implement the density permitted in the SLDC; the requested density exceeds the requirements of the Land Development Code; Article III, § 11 of the Land Development Code was reviewed by County Staff and it was determined that this section is not applicable in regards to the density proposed for this development due to the fact that this development will be utilizing County Water; the Application is subject to compliance with Article III, § 10, of the Land Development Code in regards to density.

“Building and Development Services staff has reviewed the Applicants request for a variance of Article III, § 6.4.2, Density Review and Article III, § 10 (Lot Size Requirements), of the Land Development Code, to allow a maximum residential density of 20 dwelling units per acre, for compliance with pertinent Code requirements and has found that the following facts presented do not support the request: the requested density exceeds the requirements of the Land Development Code; no Application shall be approved unless it is determined that the density requirements of the Code will be met; minimum lot size shall be calculated based upon ground water storage only and the minimum lot size shall not be less than 2.5 acres; a variation or modification of this section of the Code may be considered more than a minimum easing of the requirements.

“Building and Development Services staff has reviewed this project for compliance with pertinent Code requirements and has found the following facts presented support the request for Master Plan Zoning to allow a Large Scale Mixed Use Development: the Application is comprehensive in establishing the scope of the project; the proposed uses are in compliance with the uses associated with a Large Scale Mixed Use District; the Application satisfies the submittal requirements set forth in the Land Development Code, with the exception of the density element of the request.

“The review comments from State Agencies and County staff have established that this Application, for Master Plan Zoning to allow a Large Scale Mixed Use Development, is in compliance with: State requirements: Article III, § 4.2.1.d.1 Large Scale Mixed Use Development; Article V, § 5 Master Plan Procedures. This Application is not in compliance with Article III, § 6.4.2 Density Review and Article III, § 10.

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“The Santa Fe County Utilities Division (SFCU) has reviewed this submittal and is ready, willing and able to provide water service for this development subject to the following conditions: the BCC approves new water deliveries for this development, as required by Resolution 2006-57; the developer shall provide SFCU with data and calculations upon which the water budget was established. The development’s water budget shall be premised on the Santa Fe County Conservation Ordinance 2002-13, which enumerates required water conservation measures. SFCU may adjust the development’s water budget as appropriate; Approval by the BCC of the project’s water budget of 69.7 acre-feet/year, which is in the excess of the maximum of 35 acre-feet/year identified in Resolution 2006-57, § IX.C; the development shall justify the extraordinary circumstances that merit an exception to the water allocation limit; the developer shall compensate SFCU for the quantity of water rights and supply assigned to the development per Resolution 2006-57, Article X and IV. A. 3 of attached A, currently valued at \$11,000 per acre-foot; the development shall meet all other conditions of Resolution 2006-7, Resolution 2012-88, and all other SFCU water related ordinances and resolutions; The development is responsible for the design and construction of this project in its entirety and pays for all costs associated with the water system. Santa Fe County is not responsible for any costs incurred in order to ensure compliance with the County’s ordinances or other applicable rules and regulations; the development agrees to construct and dedicate all infrastructure needs identified by the SFCU; the development obtains a letter from the City of Santa Fe Water Division that identifies what, if any, additional water utility infrastructure is needed in order to supply the proposed 69.7 acre-feet/year demand; the development agrees to construct and dedicate all infrastructure needs identified by the City’s water utility hydraulic modeling.”

Mr. Larrañaga said staff recommends denial of the Applicants request for a variance of Article III, § 6.4.2, Density Review, and Article III, § 10, Lot Size Requirements. Staff has determined that the density requirements of the Code have not been met therefore staff cannot support the request for Master Plan Zoning to allow a Large-Scale Mixed Use Development.

If the decision of the CDRC is to recommend approval of the density variance and the request for Master Plan Zoning to allow a Large Scale Mixed Use Development, to be utilized as a Senior Care Facility and be developed in four phases on 28 ± acres, staff recommends the following conditions be imposed:

1. The Applicant shall comply with all review agency comments and conditions as per Article V, § 7.1.3.c.
2. Master Plan with appropriate signatures, shall be recorded with the County Clerk as per Article V, § 5.2.5.
3. Prior to submittal of Preliminary Plat or Development Plan the Applicant shall meet the requirements set forth in Resolution 2006-57.

Member Katz asked for clarification of the requirements of Resolution 2006-57. Claudia Borchert, County Utilities Director, stated the Utility is given leeway in what kind of requirements can be placed on development. The practice has been to impose

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connection fees to cover the acquisition of water rights. A small, individual residential lot is calculated at \$11,000 per acre-foot. However, a development of this size might require a six-inch meter the fee for which would not cover the water use. Consequently the developer would need to pay more than the typical current installation fee charge.

Clarifying the provisions in Article III, Section 11, Ms. Borchert said this refers to a development contemplating its own surface water directly.

Responding to questions from Member Gonzales, Mr. Larrañaga said the agreement with the County Utility to provide water is not part of the request for a density variance. Ms. Lucero indicated at master plan stage the applicant only needs to show that the utility is willing and able to serve. At later stages they will have to go through an extensive process to procure the water they're requesting and the BCC will have to make that decision.

Jennifer Jenkins, agent for the Cauwels and Stuve who are proposing the project, was duly sworn and gave a presentation [Exhibit 1]. She said the request is for a large-scale mixed-use project providing a continuum of care for seniors from independent living to skilled nursing. Santa Fe currently lacks a facility of this type and it is a much needed service. She demonstrated the location and layout of the four phases. There is a single access off Caja del Rio, which will be extended as the project develops. There will be a modular onsite wastewater treatments system with use of effluent for onsite irrigation. It a public system becomes available they will hook up to that.

Ms. Jenkins pointed out the density variance is for the third phase, which is classified as residential. She said density based upon groundwater consideration is not applicable since they plan to tap into the County utility. Additionally, the current code does not accommodate the multifamily uses that are permitted in the code.

In response to a question from Member Katz, Ms. Jenkins said under the Sustainable Land Development Code there would be no need for the master plan or the variance.

Member Gonzales recognized the need for the project and the fact that approval would move up the timeline on the project.

There was no one from the public wishing to speak.

Member Katz moved to approve the master plan and grant the variance in Case #C/Z 14-52. Senior Campus with conditions as recommended by staff. Member Booth seconded and the motion carried by unanimous [5-0] voice vote.

FROM THE FLOOR

None were presented.

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8.8 PUBLIC/INSTITUTIONAL ZONING DISTRICT.

8.8.1. **Purpose.** The purpose of the Public/Institutional (PI) district is to accommodate governmental, educational, and non-profit or institutional uses, including public or community parks and recreation facilities, and public, non-profit, and institutional residential uses, but excluding any such uses of an extensive heavy industrial character.

8.8.2. **Permitted Uses.** Appendix B contains a list of all permitted, accessory and conditional uses allowed within the within the PI district.

8.8.3. **Dimensional Standards.** The dimensional standards within the PI district are outlined in Table 8-15 below.

8.8.4. **Review/approval procedures.** All PI developments must meet the design standards of this section in addition to the applicable standards of Chapter 7. A master site plan shall be approved in accordance with procedures outlined in Chapter 4.

Table 8-16 Dimensional Standards – PI (Public/Institutional)

PI Zoning District	CN
Density	n/a (2)
Frontage (minimum, feet)	40
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	48
Lot coverage (maximum, percent)	80

8.8.5. **Side and Rear Setbacks.** For buildings in the PI district that are over 12 feet in height, side and rear setbacks adjacent to any A/R, RUR, RUR-F, RUR-R, RES-F, RES-E, R-C, or TC districts, and any predominantly single-family detached or attached dwelling districts or sub-districts in areas subject to community district zoning, as well as any existing or approved development consisting of predominantly single-family detached dwellings or 1- or 2-story duplex or single-family detached dwellings in MU or PDD districts, are outlines in Table 8-16 below.

Table 8-17 Side and Rear Setbacks – PI (Public/Institutional)

Building Height	Minimum Side and Rear Setbacks
Greater than 12 but less than or equal to 24 feet	40 feet
Greater than 24 but less than or equal to 36 feet	100 feet
Greater than 36 but less than or equal to 48 feet	150 feet

8.9. ~~MIXED-USE ZONING DISTRICT (MU).~~

8.9.1. **Purpose.** The Mixed Use (MU) ~~district~~ provides for areas of compact development with primarily residential and some commercial uses. ~~The MU district provides a full range of housing choices and promotes a sense of community, vitality, and adequate facilities and services. The purpose of the MU district is to provide a mix of compact communities, which typically have public gathering places and businesses, and local commercial uses.~~

THE BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY

ORDINANCE NO. 2014-_____

AN ORDINANCE AMENDING ORDINANCE NO. 2013-6, THE SUSTAINABLE LAND
DEVELOPMENT CODE (SLDC).

WHEREAS, on December 10, 2013, the Board of County Commissioners voted to adopt Ordinance 2013-6, the Sustainable Land Development Code (“SLDC”);

WHEREAS, at the time of its December 10, 2013 vote to adopt the SLDC, the Board of County Commissioners directed County staff to review the SLDC and come back to Board with recommended changes and Section 1.13 of the SLDC provides that “The Board shall review the SLDC at the time of adoption of the Zoning Map...”;

WHEREAS, staff did review the SLDC since the adoption vote;

WHEREAS, Ordinance 2013-6 stated that “The Board shall review the Sustainable Land Development Code at the time of adoption of the Zoning Map and six (6) months thereafter”; and

WHEREAS, Ordinance 2013-6 although adopted, by its own terms does not become effective until 30 days after the adoption and recording of a Zoning Map.

NOW THEREFORE, be it enacted by the Board of County Commissioners of Santa Fe County to adopt the following changes in amending Ordinance 2013-6, the County’s Sustainable Land Development Code:

A new section with the following language shall be added as §1.11.8:

~~1.11.8. Development Approval for Applications in Process. Any application for a development approval, which has been deemed complete by the Administrator prior to the effective date of this SLDC may be approved in conformance with the 1996 Santa Fe County Land Development Code so long as the application is able to move through the process within a reasonable period of time not to exceed 12 months. Development of any subsequent phase or further application related to the same development shall be in compliance with this SLDC.~~

1. The following change shall be made to § 1.15.6.2:

1.15.6.2. Criteria.
* * *

3. Suitability as Presently Zoned. The Board shall consider the suitability or unsuitability of the tract, parcel or lot for its use as presently zoned. This factor shall however, be weighed in relation to proof of a clerical mistake in the text or map dimensions and uses of the zoning district, substantially changed conditions in the area surrounding the property, or to effectuate the important findings of § 1.15.7.2 § 1.15.6.2,



****Establishment size may be increased up to 30,000 square feet with the issuance of a conditional use permit.**

***** density shall be 1 acre if the surrounding zoning district is RC, or reduced to 0.75 acres if the surrounding zoning district is TC.**

30. Table 8-15 shall be changed as follows:

a. In the “Density” row, strike ~~maximum dwelling units/acre~~ and replace with # acres per dwelling Unit, in the same row replace “n/a” with “2.5*.”

b. Below Table 8-15, add a footnote with the following language, *density shall be 1 acre if the surrounding zoning district is RC, or reduced to 0.75 acres if the surrounding zoning district is TC.

A complete version of Table 8-15 depicting all technical changes follows:

Table 8-15: Dimensional Standards – I (Industrial).

Zoning District	I
Density (# acres per dwelling Unit)	2.5*
Frontage (minimum, feet)	50
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum,feet)	50
Lot coverage (maximum, percent)	70%

*density shall be 1 acre if the surrounding zoning district is RC, or reduced to 0.75 acres if the surrounding zoning district is TC.

31. Table 8-16 shall be changed as follows:

a. In the “Density” row, add # acres per dwelling Unit after the word “Density”; in the same row strike ~~#a~~ and replace with 2.5*.

b. Below Table 8-16, add a footnote with the following language, *density shall be 1 acre if the surrounding zoning district is RC, or reduced to 0.75 acres if the surrounding zoning district is TC.

A complete version of Table 8-16 depicting all technical changes follows:

Table 8-16 Dimensional Standards – PI (Public/Institutional)

PI Zoning District	CN
Density (# acres per dwelling Unit)	2.5*
Frontage (minimum, feet)	40
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	48
Lot coverage (maximum, percent)	80

*density shall be 1 acre if the surrounding zoning district is RC, or reduced to 0.75 acres if the surrounding zoning district is TC.

32. The following deletions and additions shall be made to § 10.15:

~~10.15. COMMUNITY SERVICE FACILITIES:~~

~~10.15.1. General Requirements. Community service facilities are facilities which provide service to a local community organization. These may include governmental services such as police and fire stations, elementary and secondary day care centers, schools and community centers, and churches.~~

~~10.15.2. Standards. Community service facilities are allowed anywhere in the County, provided all requirements of the Code are met, if it is determined that:~~

~~10.15.2.1. The proposed facilities are necessary in order that community services may be provided for in the County;~~

~~10.15.2.2. The use is compatible with existing development in the area and is compatible with development permitted under the Code; and~~

~~10.15.2.3. A master plan and preliminary and final development plan for the proposed development are approved.~~

10.15. TRADE CONTRACTOR.

10.15.1. Applicability. This section shall apply to all trade contractor businesses.

10.15.2. Standards. Trade contractor businesses located within a Residential Base Zoning District shall meet design standards within this SLDC in addition to the following standards:

10.15.2.1. No more than five (5) large commercial vehicles shall be permitted in a trade contractor business;

10.15.2.2. Outside storage shall not exceed 1500 square feet, including vehicle storage, and shall be screened by a six-foot high solid wall or fence. All other storage shall be within a building.

33. The following new language shall be added to § 10.15.2.3:

~~10.15.2.3. A master plan and preliminary and final site development plan for the proposed development are approved.~~

34. The following new section shall be added directly after § 10.22:

10.23. AUTOMOTIVE PAINT AND BODY BUSINESS.

10.23.1. Applicability. This section shall apply to all automotive paint and body businesses.

