

Henry P. Roybal
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: March 31, 2015

TO: Board of County Commissioners

FROM: Jose E. Larrañaga, Development Review Team Leader *jet*

VIA: Katherine Miller, County Manager
Penny Ellis-Green, Growth Management Director *VE/for*
Vicki Lucero, Building and Development Services Manager *VL*
Wayne Dalton, Building and Development Services Supervisor *WD*

FILE REF.: CDRC CASE # V/ZA/S 10-5352 Rio Santa Fe Business Park

ISSUE:

Peña Blanca Partnership, Applicant, Jim Siebert, Agent, requests a Master Plan Zoning Amendment to an existing Zoning approval, Preliminary and Final Plat and Development Plan approval to create four (4) commercial lots on a 31.44 ± acre parcel for Commercial/Industrial use. The Applicant also requests a variance to allow a Cul-De-Sac (Dead End Road) to exceed 500 feet in length. The property is located at 54 Colony Drive, North West of N.M. 599, North of Paseo De River, within Section 10, Township 16 North, Range 8 East, (Commission District 2).

Vicinity Map:



SUMMARY:

On February 19, 2015, the County Development Review Committee (CDRC) met and acted on this case. The decision of the CDRC was to recommend approval, by a 4-1 voice vote, of the Applicant's request for a Master Plan Zoning Amendment to an existing Zoning approval, Preliminary and Final Plat and Development Plan approval to create four (4) commercial lots on a 31.44 ± acre parcel for Commercial/Industrial use and a variance to allow a Cul-De-Sac (Dead End Road) to exceed 500 feet in length with staff conditions subject to a modification of staff condition number eight (to include "unless a Site Threshold Assessment is acceptable to NM DOT").

On December 14, 2010, the Applicant was granted Master Plan Zoning approval to allow commercial/industrial uses on 31.44 acres by the Board of County Commissioners. The conditions of approval included: water shall be supplied by Santa Fe County via an extension of service from the existing Buckman Direct Diversion (BDD) transmission line; the Business Park wastewater system shall connect to the City of Santa Fe sewer system; the site would take access via the NM 599 Frontage Road.

The Applicant is requesting an amendment to the approved Master Plan to allow the use of individual onsite wells as a water source for the development as a substitute for County water. The Applicant states that the number of lots is proposed to decrease, from 20 lots to 4 lots, therefore an extension of the BDD waterline (approximately 2 miles) is impractical for the development. The Applicant also states that the water use will be limited to 0.25 acre feet per year per lot.

The Applicant also requests that the use of conventional septic systems, on individual lots, be allowed. The Applicant states that a request to the City of Santa Fe, for connection to the City sewer system, was pursued and the City verbally stated that connection to the City Sewer System from outside of the City limits would not be allowed.

Article V, § 5.2.6.b (Amendments and Future Phase Approvals) states: "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".

Article III, § 4.4.1.a (Submittals) states: "to zone or re-zone any parcel for a commercial or industrial non-residential district a master plan shall be submitted. Submittals and procedures for master plans are set forth in Article V, Section 5.2."

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."

Article V, § 5.2.6 (Amendments and Future Phase Approvals) states: "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. 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."

The Applicant is requesting Preliminary and Final Plat and Development Plan approval to create four (4) commercial lots on a 31.44 ± acre parcel to be utilized for Commercial/Industrial uses. The lots range from 6.36 acres to 9.245 acres. The lots will take access off of Rio Abajo Road via the NM 599 Frontage Road.

Article V, § 5.3.5.a (Preliminary Plat Approval) states: "approval or conditional approval of a preliminary plat shall constitute approval of the proposed subdivision design and layout submitted on the preliminary plat, and shall be used as a guide to the preparation of the final plat."

Article V, § 5.4.1.a (Final Plat Procedure) states: "Final plats shall be submitted for Type-I, Type-II, Type-III, except Type-III subdivisions that are subject to review under summary procedure as set forth in Subsection 5.5 of this Section, and Type-IV subdivisions. Following approval or conditional approval of a preliminary plat, and before the expiration of the plat, the subdivider may prepare a final plat in substantial conformity with the approved or conditionally approved preliminary plat. At the discretion of the Code Administrator, preliminary and final plats may be reviewed for approval simultaneously. Final plats for subdivisions proposed to be phased shall be submitted as indicated on the phasing schedule submitted with the master plan as specified in Section 5.2. The final plat shall comply with the New Mexico Subdivision Act and these regulations."

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

The Applicant also requests a variance of Article V, § 8.2.1d to allow a dead end road (cul-de-sac) to exceed 500 feet in length. The proposed roadway to the site is not designed with an alternate access, and is therefore considered a dead end road.

The Applicant states: the excess length of the cul-de-sac is from having to maintain the existing Santa Fe County easement granted to Santa Fe County by Pena Blanca Partnership and denial by the MPO and County staff to allow for the relocation of the said easement.

Article V, § 8.2.1d (Cul-de-sacs) states: "cul-de-sacs (dead end roads) shall not be longer than five hundred (500) feet. At the closed end there shall be a turnaround having a minimum driving surface radius of at least forty-two (42) feet for roads under 250 feet long and of at least fifty (50) feet for roads 250 feet and longer. A suitable alternative, such as a hammerhead turn around, may be acceptable if approved by the Code Administrator and the Fire Marshal. All turn around areas shall be designed to protect existing vegetation and steep terrain. There shall be a minimum right-of-way diameter at the closed end of one hundred (100) feet. In low density residential areas the length of cul-de-sacs may be adjusted by the County Development Review Committee with the changes consistent with public safety factors. For local roads designated as a lane or place and designed to a twenty foot (20') width, the turn-around area remains the same as specified above".

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 of 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."

Article II, § 3.2 (Variation or Modification) states: "in no case shall any variation or modification be more than a minimum easing of the requirements."

The owner of the Property acquired the Property by warranty deed recorded as Instrument # 1802560 in the Santa Fe County Clerk's records dated August 31, 2000. James W. Siebert & Associates, Inc. is authorized by the property owner to pursue the request for a Master Plan Zoning Amendment to an existing Zoning approval, Preliminary and Final Plat and Development Plan approval to create four (4) commercial lots on a 31.44 ± acre parcel to be utilized as a Commercial/Industrial use and a variance to allow a Cul-De-Sac (Dead End Road) to exceed 500 feet in length as evidenced by a copy of the written authorization contained in the record (Exhibit 16).

Notice requirements were met as per Article II § 2.4.2, of the Land Development Code. In advance of a hearing on the Application, the Applicant provided a certification of posting of notice of the hearing, confirming that public notice posting regarding the Application was made for twenty one days on the property, beginning on March 24, 2015. Additionally, notice of hearing was published in the legal notice section of the Santa Fe New Mexican on March 24, 2015, as evidence by a copy of that legal notice contained in the record. Receipts for certified mailing of notices of the hearing were also contained in the record for all adjacent property owners (Exhibit 17).

A complete Application was submitted on August 8, 2014.

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 amending the existing Master Plan Zoning to allow the use of individual onsite wells as a water source for the development and to allow the use of conventional septic systems on individual lots: water availability has been demonstrated for the proposed subdivision with submission of a water resource analysis on adjacent wells; the water analysis provided information that satisfies the requirements set forth in the Code for water service for the proposed subdivision; the subdivision disclosure statement states that upon drilling a well on the individual proposed lots a qualified testing lab shall prepare a water quality report satisfying the Code requirements; water use will be limited to 0.25 acre feet per year per lot; the Applicant has demonstrated that the development concepts are acceptable; the Application is comprehensive in establishing the scope of the project; the Application satisfies the submittal requirements set forth in the Code.

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 Preliminary and Final Plat and Development Plan approval to create four (4) commercial lots on a $31.44 \pm$ acre parcel: the proposed subdivision design and layout submitted on the Preliminary Plat meets the requirements of the Land Development Code; the Final Plat substantially conforms with the Preliminary Plat; the Development Plan conforms with the Preliminary and Final Plat; the Application satisfies the submittal requirements set forth in the Land Development Code.

The review comments from State Agencies and County staff have established that this Application, for an amendment to the existing Master Plan Zoning and for Preliminary and Final Plat and Development Plan is in compliance with: State requirements; Article V, § 5 Master Plan Procedures; Article V, § 5.2.6 Amendments and Future Phase Approvals; Article V, § 5.3 Preliminary Plat Procedures; Article V, § 5.4 Final Plat Procedure; Article V, § 7.2 Final Development Plan. This Application is not in compliance with Article V, § 8.2.1d (Cul-de-sacs).

Building and Development Services staff has reviewed the Applicant's request for a variance and has found that the following information may be relevant to the decision of the BCC: the proposed access road (Rio Abajo Road) is 1,824 feet in length, from N.M. 599 Frontage Road to the end of Rio Abajo Court (Cul-de-Sac), the distance from the intersection of Paseo de River and the end of the Cul-de-Sac is 1,034 feet and from the intersection of Rio Abajo Road and Rio Abajo Court to the end of the Cul-de-Sac is 674 feet in length; the New Mexico Department of Transportation has indicated, to the Public Works Department and to the Applicant, that the Frontage Road will be blocked off and no thru traffic going east will be allowed onto Paseo de River from the Frontage Road. This action would leave the proposed site without access; the access from Paseo de River from the south via Paseo Rael does not have an all-weather crossing and would require a variance of that condition or a substantial expenditure of funds to install the all weather crossing; a platted, one hundred foot wide, easement (Old Cochiti Road) runs north/south through the site and connects to Caja Del Rio

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and Paseo Rael. The southern portion of the easement shall require an all-weather crossing and the distance from Caja del Rio to the site is approximately 6,185 feet.

APPROVAL SOUGHT:

Master Plan Zoning Amendment to an existing Zoning approval to allow the utilization of individual wells and septic systems rather than County Water and City Sewer and Preliminary and Final Plat and Development Plan approval to create four (4) commercial lots on a 31.44 ± acre parcel to be utilized for Commercial/Industrial use.

VARIANCE:

To allow a cul-de-sac (dead end road) to exceed 500 feet in length.

**GROWTH MANAGEMENT
AREA:**

SDA 1

USE LIST:

The following uses are proposed within the Park: wholesale/retail; warehouse/storage; warehouse/distribution; vehicle maintenance shop; manufacturing; retail commercial; commercial office; food service/distribution and storage; bulk fuel sales; entertainment; research and development; environmental recycling; dismantling and salvage; airplane parts manufacturing and repair; tire retreading; mortuary/crematorium; self-storage units telecommunications facilities; automobile sales; boat and recreational sales and service; electric facilities including substations; veterinary clinics including large animals; commercial laundries; construction yards; waste management and remediation service.

ARCHAEOLOGIC:

The site has been entirely excavated in the past therefore the Applicant requested an exemption to the archaeological requirement for Master Plan. Article VI, Section 3.4.3.a.v (Reconnaissance Survey and Report Required) states: "the Code Administrator may waive the survey and reporting requirements, or may reduce the area to be surveyed and the sampling methods to be employed for developments that are located in areas with extensive surface disturbance, such as gravel quarries." The Application was reviewed by the New Mexico State Historic Preservation Division and they agreed that the waiver was appropriate. Therefore the Land Use Administrator waived the survey and reporting requirements for this site as allowed in Article VI, Section 3.4.3.a.v (Reconnaissance Survey and Report Required).

ACCESS AND TRAFFIC:

The site is proposed to take access via the NM 599 Frontage Road. The Applicants design of the proposed access road illustrates a 50 foot easement with a 24 foot driving surface. A Traffic Impact Analysis was submitted and reviewed by the County Public Works Department and NMDOT. Public Works supports this project subject to the following conditions: a Traffic Impact Study shall be required for each lot at time of development; Applicant shall construct Rio Abajo Road to the most northern boundary of the property; Applicant shall place a T III (chevron) fifty feet north of Rio Abajo Road and Rio Abajo Court intersection.

NMDOT did not allow the proposed development to take access at the previously proposed point of access via the New Mexico 599 Frontage Road and Paseo de River. The Applicant has since acquired an access easement, east of the previously proposed point of access to the site, through property owned by the New Mexico State Land Office and a private land owner.

FIRE PROTECTION:

The development is located in the Agua Fria Fire District: The Applicant proposes a 30,000 gallon cistern and draft hydrant for the four lot commercial business park which shall meet all minimum requirements of the Santa Fe County Fire Prevention Division. **The 30,000 gallon cistern and draft hydrant shall be installed prior to recording the Final Development Plan or a financial guarantee shall be submitted, in an amount sufficient to assure the installation.** Automatic Fire Protection Sprinkler systems shall be required (for all structures) as per the 1997 Uniform Fire Code, Article 10 Section 1003.2 as adopted by the State of New Mexico and/or the County of Santa Fe.

WATER SUPPLY:

The Applicant proposes to utilize individual wells on each lot. This submittal was reviewed by the County Hydrologist as well as the Office of the State Engineer (OSE). The Applicant submitted a water resource analysis on adjacent wells. The water analysis provided information that satisfies the requirements set forth in the Code for water service for the proposed subdivision. The subdivision disclosure statement states that upon drilling a well on the individual proposed lots a qualified testing lab shall prepare a water quality report satisfying the Code requirements.

The County Hydrologist states the following: Code requirements for Master Plan for the entire project have been met; water availability has been demonstrated for the

proposed subdivision; submission of a water quality documentation package pursuant to Article VII, Section 6.5.1.d upon drilling of a well to serve any future development is recommended as a condition of approval; submission of water restrictive covenants is recommended as a condition of approval.

The OSE has determined that this development is not formally covered under the New Mexico Subdivision Act and therefore has declined to provide a formal opinion.

LIQUID WASTE:

The Applicant proposes to utilize individual septic systems on each lot. The New Mexico Environment Department (NMED) reviewed this Application. NMED comments include the following: proposed uses may produce liquid waste that is not compatible with conventional septic systems and may require additional treatment or separate storage for pumping off-site; current NMED regulations say the required setback for septic tanks is 50 feet and the required setback for leach fields is 100 feet from the edge of bank of a flood zone; the peak flows for conventional septic systems is listed as 5,000 gallons. At time of Development Plan for each individual lot, the Applicant shall submit an NMED approved liquid waste disposal permit.

SOLID WASTE:

The Applicant proposes that the user of each lot will contract for pick up and disposal of solid waste from the site. Pick-up will occur no less than once a week. The solid waste company selected to pick up and dispose of solid waste will be licensed to do business in Santa Fe County. All dumpsters shall be enclosed and screened. These requirements will be included in the covenants.

**FLOODPLAIN &
TERRAIN MANAGEMENT:**

The Terrain Management for the Rio Santa Fe Business Park has been reviewed for compliance with the Code and Ordinance No. 2008-10 (Flood Damage Prevention and Stormwater Management). The buildable site contains slopes less than 15%. Individual lot owners are responsible for complying with water harvesting requirements as per Code and Ordinance No. 2002-13 and must provide retention ponding for all proposed structures. A portion of the site is located within a 100 year FEMA Flood Hazard Area, and a 75' no build setback is proposed for lots 3 and 4. The Plan complies with the Code requirements and Ordinance No. 2008-10, Flood Damage Prevention and Stormwater Management.

SIGNAGE AND LIGHTING: The Applicant proposes a monument sign for the Development to be constructed in conformance with Article VIII (Sign Regulations).

The Applicant does not propose any street lighting for the proposed subdivision. The Applicant shall provide a lighting plan to include scaled height dimensions for the pole mounted lights and cut sheets for illumination of signage with Preliminary/Final Development Plan submittal for each lot. Additional information and submittals are required at Preliminary/Final Development Plan, for individual lots, in compliance with Article III, Section 4.4.4 h and Table 3.1.

EXISTING DEVELOPMENT: The project site is currently vacant. The property was used for the extraction of sand and gravel. Prior to abandoning the sand and gravel operation the site was re-contoured to provide a gradual slope to the south, re-establishing the original gradient on the property.

ADJACENT PROPERTY: Highway 599 is located to the east, an existing sand and gravel operation is located to the west, City, State and Federal lands, where commercial office buildings have been built, located to the north and La Farge, Colony Materials as well as other commercial/industrial type uses front the property to the south.

OPEN SPACE: The Applicant is proposing to donate a portion of land that borders the Santa Fe River to allow for the extension of the Santa Fe Greenway Trail. The Applicant is in negotiations with Santa Fe County Open Space and Trails Program to finalize the donation of land.

AGENCY REVIEW:

<u>Agency</u>	<u>Recommendation</u>
County Fire	Approval with Conditions
County Utilities	Approval
NMDOT	Approval
Open Space	Approval
Public Works	Denial of the Variance
OSE	No Opinion
SHPO	Approval
NMED	Approval with Conditions
County Hydrologist	Approval with Conditions

STAFF RECOMMENDATION:

Staff recommends denial of the Applicants request for a variance of Article V, § 8.2.1d to allow a Cul-De-Sac (Dead End Road) to exceed 500 feet in length.

The Board of County Commissioners may consider the information presented by staff in determining if the request for a variance of Article V, § 8.2.1d would be a minimum easing of the requirements.

The decision of the CDRC was to recommend approval of the variance of Article V, § 8.2.1d (Cul-de-sacs), and approval of the request for a Master Plan Zoning amendment to allow the use of individual onsite wells for the development and to allow the use of conventional septic systems on individual lots. Approval of Preliminary and Final Plat and Development Plan to create four (4) commercial lots on a 31.44 ± acre parcel subject to the following conditions with a modification of staff condition number eight so that it included the following language: "unless a Site Threshold Assessment is acceptable to NM DOT".

1. The Applicant shall comply with all review agency comments and conditions as per Article V, § 7.1.3.c.
2. Amended Master Plan with required signatures, shall be recorded with the County Clerk as per Article V, § 5.2.5.
 - a) Approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board.
3. Final Plat with required signatures, shall be recorded with the County Clerk as per Article V, § 5.4.4. The Plat shall illustrate the portion of the property that shall be dedicated as Open Space.
 - a) Any approved or conditionally approved final plat, approved after July 1, 1996 shall be recorded within twenty-four (24) months after its approval or conditional approval or the plat shall expire. Upon request by the subdivider, an additional period of no more than thirty-six (36) months may be added to the expiration date by the Board.
4. Final Subdivision Development Plan with required signatures, shall be recorded with the County Clerk as per Article V, § 7.2.

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5. The Applicant shall submit a financial guarantee, in sufficient amount to assure completion of all required improvements prior to Final Plat recordation, as per **Article V, § 9.9.**
6. The Applicant shall record water restrictive covenants restricting the water use to each lot to 0.25 acre feet per year (afy). A water meter must be installed for each lot. Annual meter readings shall be submitted to the County Hydrologist by January 1st of each year. If the proposed water budget exceeds 0.25 acre foot per year for the proposed development, submission of a geohydrology report approved by the County Hydrologist demonstrating water availability as allowed by the Code, will be required, as per **Article VII, Table 7.4.**
7. Water quality documentation shall be submitted at Preliminary Development Plan, on each lot, as per **Article VII, § 6.5.1.d and Table 7.4.**
8. A Traffic Impact Study shall be required for each lot at time of Preliminary Development Plan, **unless a Site Threshold Assessment is acceptable to NM DOT.**
9. The Applicant shall construct Rio Abajo Road to the most northern boundary of the property.
10. The Applicant shall comply with road design standards set forth in **Article V, § 8.2.1d.**
11. The Applicant shall submit a Plat, prior to the recordation of the Preliminary and Final Plat, which shall document the granting of easement and realignment of an easement on both private and New Mexico State Land Office property which will provide the access to the site.

EXHIBITS:

1. Master Plan Report
2. Proposed Plans
3. Reviewing Agency Responses
4. Aerial Photo of Site
5. Approved Master Plan Final Order
6. Article V, § 5.2.1.b Master Plan Procedure
7. Article V, § 5.2.6 (Amendments and Future Phase Approvals)
8. Article V, § 5.3.5.a Preliminary Plat Approval
9. Article V, § 5.4.1.a Final Plat Procedure
10. Article V, § 7.2.1 Final Development Plan
11. Article III, § 4.4.1.a
12. Article V, § 8.2.1d (Cul-de-sacs)
13. Article II, § 3 (Variances)
14. Request for Variance
15. Old Cochiti Road Plat
16. Warranty Deed and Letter of Authorization
17. Recorded February 19, 2015, CDRC Minutes
18. Legal Notice

RIO SANTA FE BUSINESS PARK

PRELIMINARY/ FINAL PLAT,

FINAL DEVELOPMENT PLAN

&

MASTER PLAN AMENDMENT

REPORT

PREPARED

FOR

PENÁ BLANCA PARTNERSHIP

PREPARED

BY

JAMES W. SIEBERT

&

ASSOCIATES, INC.

JULY, 2014



NBA-12.

INTRODUCTION & SITE LOCATION

The subject property consists of 31.44 acres and is located north of the Santa Fe River, west of NM 599 within Section 5, Township 15 North, Range 7 East. This tract of land is outside but contiguous with the boundary of the recently established City limits, annexed in 2009. Figure 1 is a vicinity map describing the location of this site relative to the nearby street system and known geographic features.

BACKGROUND INFORMATION

This property initially received master plat approval on August 10, 2010 to allow for administrative review and approval to allow specific lot layout when a sale of a lot determines size, scale or marketing requirements that suit a specific type of development.

The master plan was approved by the Board of County Commissioners December 14, 2010 as case #MP 10-5351 with the stipulation that the developer request approval from the City to connect to the Santa Fe wastewater system.

OWNERSHIP AND LEGAL LOT OF RECORD

The property is presently owned by Pena Blanca Partnership which has owned the land since August of 2000. The warranty deed is found in Appendix A to this report. The legal lot of record is established by the Lot Line Adjustment Plat for Western Mobile, NM, Inc. This plat is, recorded in the office of the Santa Fe County Clerk in Plat Book 449 Page 034. Appendix B is a reduction of this plat. The plat creating the road easement across the Espanola Mercantile property is attached as Appendix C.

SUMMARY OF SITE DATA

Size of subdivision:	31.44 acres
Number of lots:	4
Smallest lot size:	6.36 acres
Largest lot size:	9.45 acres
Average lot size:	7.86 acres
Area in floodplain:	3.65 acres
Water Source:	Individual Wells
Wastewater:	On-Site Conventional Septic Systems

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SITE

100 YEAR FLOOD PLAIN
PER 2008 FEMA

PASEO DE RIVER

FRONTAGE ROAD

SANTA FE RIVER

N.M. 599

COLONY DRIVE

Airport

Rd

PASEO REAL (C.R. 58)

AVIATION DRIVE

SANTA FE AIRPORT

FIGURE 1 NBA-14

JAMES W. SIEBERT
AND ASSOCIATES, INC.

915 MERCER STREET • SANTA FE NEW MEXICO 87505

(505) 983-5588



FAX (505) 989-7313

**RIO SANTA FE
BUSINESS PARK**

**VICINITY
MAP**



SCALE:
1" =
1000'

DEVELOPMENT REQUEST

A master plan amendment along, preliminary and final plat and final development plan approval to create 4 lots rather than 20, utilizing individual septic tanks and individual wells is being requested. The applicant has had various meetings with the City to connect to the City wastewater system. The outcome of the various meetings has been unsuccessful since the City will not allow connection to the wastewater system for properties outside of the city limits establish by ordinance on January 1, 2004. Written notification of the denial of the connection to the City sewer system has not been provided by the city. The County utilities Division participated in the City meetings and can verify the decision of the City staff on this matter. The use of on-site wastewater systems has decreased the number of lots from the approved master plan also making it impractical to extend the waterline from the State Archaeological building which is approximately a two mile distance from the subdivision.

EXISTING CONDITIONS AND ADJOINING LAND USES

The property has previously been used for the extraction of sand and gravel. Prior to abandoning the sand and gravel operations, this tract of land was re-contoured to provide a gradual slope to the south, re-contouring the property with a slight gradient to the west. The grading operation referred to above occurred prior to the current owners purchasing the land. Sufficient time has passed to establish an excellent ground cover of vegetation across the entire property.

AIRPORT NOISE ZONE

The consultant for the City has prepared noise contour zones for the year 2011 for the Santa Fe Municipal Airport. The noise contour lines for the Airport are included in the report as Appendix D. The 55 DLN noise contour does cross the southeast corner of the property. The noise level is considered in the Airport Noise Ordinance as "level one" which does not place any restrictions on land use for this zone. The location of this noise contour line is shown on the Existing Conditions Plan.

EXISTING AND FUTURE UTILITIES

Natural Gas

A four inch natural gas line is located in the easement for Paseo de River. This line currently provides service to the asphalt batch plant at the end of the road. A two or four inch line will be extended from this line into the Business Park. The size of the line will be determined by the New Mexico Gas Company after the subdivision plat is recorded.

Electric

PNM Electric facilities are not currently in the area. New electrical lines will have to be extended from the NM 599 frontage road in the vicinity of the County Public works building. A request for engineering design has been submitted to PNM and PNM is currently working on the design for electric service to the Park. Two phase electric backbone system will be extended to the end of the cul-de-sac.

Telephone

Telephone service is available at the County Public Works building and to the west of the Park. It is assumed the telephone service will be brought in from the distribution pedestal in the vicinity of the County Public Works building. Century Link will prepare their engineering plans after the subdivision plat is recorded.

Water

Water will be provided to each lot by means of individual wells. Water use is limited to 0.25 acre feet per year per lot.

Sewer

The applicant has pursued the connection to the Santa Fe City sewer system for over one year in cooperation with the County to include sewer service to the County Public Works building. The request for connection to City sewer for a development outside the City limits was received and considered by the City of Santa Fe Water and Wastewater Technical Review Team. The City has verbally stated that connection outside of the City limits would not be allowed.

Conventional septic systems are proposed for the lots within the development. No lot will be permitted to exceed 2,000 gallons of discharge per day. This note will be added to disclosure statement and on the final plat.

FIRE PROTECTION

This area of the County is served by the Agua Fria substation as the first responder. La Cienega serves as secondary responder in case of a major structure fire. The Agua Fria substation is manned by an emergency medical team 24 hours a day, 7 days a week. The Agua Fria substation is approximately three miles from the site measured along the NM 599 frontage roads. The La Cienega Fire Station, which provides secondary response, has two paid fire fighters, with support from volunteer fire personnel.

The La Cienega substation is approximately 8 miles from this development measured along County Road 54, County Road 56 and Paseo de River.

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ACCESS

The principal point of access to the site will be from the NM 599 frontage to an easement granted from the State Land Office located east of the Santa Fe County Public Works Facility and west and north of the Parker 599 property. The 50 foot easement on the Associated Asphalt tract recorded in 738 page 50 will have to be slightly realigned. Espanola Merc., LLC, has agreed to grant a 50 foot access and utility easement at the south end of their property to complete the access to the Rio SFBP. The letter agreeing to the grant of easement has previously been submitted to the County. The easements for the off-site easement is referenced in page 1 of this report

An updated traffic report was submitted with the amended master plan report indicating minimal traffic impact from this project. South Meadows road has also been extended from Agua Fria Road to the NM 599 interchange. These improvements have substantially improved traffic flow and capacity in this part of the County.

The number of lots has decreased from 27 to 4 lots from the time the traffic report was reviewed.

TOPOGRAPHY AND DRAINAGE

Topography

The land is exceptionally flat with slopes in the range of 2-5 percent. As mentioned previously the property has been excavated for sand and gravel purposes over several years. With the exception of the northwest area of the property the pits have been filled in and the property has been reclaimed by reshaping the land with a slight down-hill slope towards the west.

There are 20 percent and 30 percent man-made slopes within the tract. Some of the existing cut slopes will be re-graded to provide for a more stable slope.

Drainage

The Santa Fe River and associated flood plain form the southern boundary of the property. The flood plain mapping is based on the 2008 flood plain prepared by the consulting engineer for FEMA.

NBA-1

The development anticipates the adoption of the SLDC which requires a 75 foot building setback from the floodplain. This building setback is shown on the preliminary development plan and plat.

There are no natural drainage channels located within the boundary of the subject property. Each lot owner will be required to detain their stormwater within the lot plus some of the run-off created by the cul-de-sac roadway.

ENVIRONMENTAL EVALUATION

Terrain, Contamination and Slopes

There are no natural slopes that exceed 15 percent on this tract. The steeper slopes on the property are manmade and will be re-graded to reduce erosion on these slopes. The average slope is approximately three percent across the proposed development measured in a north-south direction. This property was never used for storage of fuel oil and there are no known sources of contamination on the site.

Vegetation

The property was re-contoured to fill in the prior sand and gravel pits on the land. There are several grasses, including blue and black gramma that have established themselves on the property. The density of the vegetation is substantial with approximately 90 percent of the property covered by grass or shrubs. Siberian Elms and cottonwood trees are located along the Santa Fe River.

Soils

Based on Natural Resources Conservation Services, Santa Fe Soil Survey Office mapping, the following soils are found on this tract of land.

Soils Number, Classification and Name

101—Zozobra-Jaconita complex, 5 to 25 percent slopes

Map Unit Setting

Elevation: 5,400 to 6,900 feet

Mean annual precipitation: 10 to 13 inches

Mean annual air temperature: 50 to 52 degrees F

Frost-free period: 150 to 170 days

Map Unit Composition

Zozobra and similar soils: 45 percent

Jaconita and similar soils: 40 percent

Description of Zozobra

Setting

Landform: Eroded fan remnants

NBA-18

Landform position (two-dimensional): Shoulder

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Alluvium derived from granite, gneiss, schist, and loess

Properties and qualities

Slope: 5 to 12 percent

Depth to restrictive feature: 20 to 35 inches to strongly contrasting textural stratification

Drainage class: Somewhat excessively drained

Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 50 percent

Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water capacity: Low (about 3.1 inches)

Interpretive groups

Land capability (nonirrigated): 6c

Ecological site: Gravelly (R035XG114NM)

Typical profile

0 to 3 inches: Gravelly sandy loam

3 to 7 inches: Loam

7 to 15 inches: Loam

15 to 24 inches: Sandy loam

24 to 28 inches: Gravelly loamy sand

28 to 35 inches: Gravelly loamy coarse sand

35 to 46 inches: Loamy coarse sand

46 to 54 inches: Gravelly coarse sand

54 to 67 inches: Very gravelly loamy coarse sand

67 to 88 inches: Gravelly coarse sand

Description of Jaconita

Setting

Landform: Eroded fan remnants

Landform position (two-dimensional): Backslope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from granite, gneiss, and schist

Properties and qualities

Slope: 10 to 25 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat excessively drained

Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

NBA-

Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water capacity: Very low (about 1.7 inches)

Interpretive groups

Land capability (nonirrigated): 6e
Ecological site: Gravelly (R035XG114NM)

Typical profile

0 to 2 inches: Very gravelly coarse sandy loam
2 to 6 inches: Very gravelly coarse sandy loam
6 to 14 inches: Extremely gravelly loamy coarse sand
14 to 45 inches: Very gravelly coarse sand
45 to 56 inches: Very gravelly loamy coarse sand
56 to 78 inches: Gravelly coarse sand
78 to 92 inches: Very gravelly coarse sand
92 to 104 inches: Loamy fine sand
104 to 118 inches: Fine sand

106—Pits

Map Unit Setting

Elevation: 5,400 to 7,700 feet
Mean annual precipitation: 10 to 13 inches
Mean annual air temperature: 50 to 52 degrees F
Frost-free period: 150 to 170 days

Map Unit Composition

Pits: 80 percent

Description of Pits

Setting

Landform: Eroded fan remnants
Landform position (two-dimensional): Summit
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Alluvium derived from granite, gneiss, and schist

Interpretive groups

Land capability (nonirrigated): 8

Typical profile

0 to 4 inches: Very gravelly coarse sandy loam
4 to 16 inches: Very gravelly coarse sandy loam
16 to 22 inches: Extremely gravelly coarse sand
22 to 29 inches: Very gravelly sandy loam
29 to 46 inches: Very gravelly sandy loam
46 to 63 inches: Very gravelly sandy clay loam
63 to 84 inches: Very gravelly coarse sandy loam

NBA-20

107—Riverwash, flooded

Map Unit Setting

Elevation: 5,600 to 6,500 feet

Mean annual precipitation: 10 to 13 inches

Mean annual air temperature: 50 to 52 degrees F

Frost-free period: 140 to 160 days

Map Unit Composition

Riverwash: 85 percent

Description of Riverwash

Setting

Landform: Channels on valley floors

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from mixed

Properties and qualities

Slope: 0 to 2 percent

Drainage class: Excessively drained

Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)

Frequency of flooding: Frequent

Calcium carbonate, maximum content: 3 percent

Gypsum, maximum content: 3 percent

Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water capacity: Very low (about 3.0 inches)

Interpretive groups

Land capability (nonirrigated): 8

Typical profile

0 to 10 inches: Gravelly coarse sand

10 to 50 inches: Very gravelly coarse sand

50 to 65 inches: Gravelly sandy loam

65 to 85 inches: Gravelly coarse sand

110—Calabasas loam, 1 to 3 percent slopes

Map Unit Setting

Elevation: 5,800 to 6,800 feet

Mean annual precipitation: 10 to 12 inches

Mean annual air temperature: 50 to 52 degrees F

Frost-free period: 150 to 170 days

Map Unit Composition

Calabasas and similar soils: 90 percent

Description of Calabasas

Setting

Landform: Interfluvies on plateaus

Landform position (two-dimensional): Summit

Down-slope shape: Linear

NBA-2

Across-slope shape: Linear

Parent material: Eolian material derived from volcanic ash and pumice, and alluvium derived loess and basalt

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: 2 to 6 inches to abrupt textural change; 39 to 59 inches to duripan; 39 to 59 inches to petrocalcic; 59 to 79 inches to duripan

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 60 percent

Maximum salinity: Nonsaline to very slightly saline (2.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum: 13.0

Available water capacity: Very low (about 0.7 inches)

Interpretive groups

Land capability (nonirrigated): 6c

Ecological site: Loamy (R035XA112NM)

Typical profile

0 to 4 inches: Loam

4 to 12 inches: Clay loam

12 to 17 inches: Clay loam

17 to 25 inches: Loam

25 to 32 inches: Very fine sandy loam

32 to 49 inches: Gravelly sandy loam

49 to 54 inches: Cemented material

54 to 70 inches: Fine sandy loam

70 to 81 inches: Cemented material

112—Riovista gravelly loamy sand, 0 to 1 percent slopes

Map Unit Setting

Elevation: 6,000 to 6,900 feet

Mean annual precipitation: 10 to 13 inches

Mean annual air temperature: 50 to 52 degrees F

Frost-free period: 150 to 170 days

Map Unit Composition

Riovista and similar soils: 85 percent

Description of Riovista

Setting

Landform: Flood-plain steps on valley floors

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

NBA-22

Parent material: Alluvium derived from granite, gneiss, and schist over residuum derived from granitic sandstone

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Excessively drained

Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 19.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: Rare

Frequency of ponding: None

Calcium carbonate, maximum content: 3 percent

Maximum salinity: Nonsaline (0.0 to 1.0 mmhos/cm)

Sodium adsorption ratio, maximum: 1.0

Available water capacity: Very low (about 1.7 inches)

Interpretive groups

Land capability (nonirrigated): 7s

Ecological site: Gravelly (R035XG114NM)

Typical profile

0 to 3 inches: Gravelly loamy sand

3 to 8 inches: Gravelly sand

8 to 16 inches: Very gravelly coarse sand

16 to 35 inches: Extremely cobbly coarse sand

35 to 53 inches: Extremely gravelly loamy coarse sand

53 to 61 inches: Gravelly loamy sand

61 to 95 inches: Stratified gravelly coarse sand to loamy sand

114—Devargas-Urban land complex, 1 to 3 percent slopes

Map Unit Setting

Elevation: 5,400 to 7,400 feet

Mean annual precipitation: 10 to 13 inches

Mean annual air temperature: 50 to 52 degrees F

Frost-free period: 150 to 170 days

Map Unit Composition

Devargas and similar soils: 50 percent

Urban land: 45 percent

Description of Devargas

Setting

Landform: Stream terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from sandstone over alluvium derived from granite, gneiss, and schist

NBA-27

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: 28 to 31 inches to strongly contrasting textural stratification

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 5 percent

Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water capacity: Low (about 4.5 inches)

Interpretive groups

Land capability (nonirrigated): 6c

Ecological site: Loamy (R035XA112NM)

Typical profile

0 to 2 inches: Loam

2 to 9 inches: Loam

9 to 17 inches: Clay loam

17 to 25 inches: Clay loam

25 to 30 inches: Loam

30 to 33 inches: Very gravelly coarse sandy loam

33 to 42 inches: Extremely gravelly loamy coarse sand

42 to 67 inches: Extremely cobbly coarse sand

67 to 85 inches: Extremely gravelly loamy coarse sand

85 to 94 inches: Very gravelly coarse sand

Description of Urban Land**Setting**

Landform: Stream terraces

Down-slope shape: Linear

Across-slope shape: Linear

Interpretive groups

Land capability (nonirrigated): 8s

116—Arents-Urban land-Orthents complex, 1 to 60 percent slopes

Map Unit Setting

Elevation: 5,400 to 7,600 feet

Mean annual precipitation: 9 to 15 inches

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 140 to 170 days

Map Unit Composition

Arents and similar soils: 50 percent

Urban land: 25 percent

NBA-24

Orthents and similar soils: 20 percent

Description of Arents

Setting

Landform: Eroded fan remnants

Landform position (two-dimensional): Backslope, toeslope

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Roadfill material derived from granite, gneiss, schist, sandstone, or siltstone

Properties and qualities

Slope: 1 to 45 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 15 percent

Gypsum, maximum content: 1 percent

Maximum salinity: Nonsaline to very slightly saline (2.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum: 13.0

Available water capacity: Moderate (about 6.2 inches)

Interpretive groups

Land capability (nonirrigated): 8

Typical profile

0 to 4 inches: Gravelly loam

4 to 26 inches: Gravelly loam

26 to 46 inches: Gravelly loam

46 to 63 inches: Loam

63 to 90 inches: Loam

Description of Urban Land

Setting

Landform: Eroded fan remnants

Down-slope shape: Linear

Across-slope shape: Linear

Properties and qualities

Slope: 1 to 15 percent

Depth to restrictive feature: 0 inches to strongly contrasting textural stratification

Interpretive groups

Land capability (nonirrigated): 8

Description of Orthents

NBA-25

Setting

Landform: Eroded fan remnants

Landform position (two-dimensional): Toeslope, backslope

Down-slope shape: Linear

Across-slope shape: Concave

Parent material: Roadcut material derived from granite, gneiss, schist, loess, sandstone, or siltstone

Properties and qualities

Slope: 30 to 60 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Excessively drained

Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 to 99.62 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 3 percent

Maximum salinity: Nonsaline (0.0 to 1.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water capacity: Very low (about 1.6 inches)

Interpretive groups

Land capability (nonirrigated): 8e

Typical profile

0 to 7 inches: Very gravelly coarse sand

7 to 15 inches: Very gravelly coarse sand

15 to 80 inches: Stratified gravelly coarse sand to very gravelly coarse sand

Soils are generally suited for their intended purpose, which are smaller scale commercial structures. It is recommended that a geotechnical report be prepared by a qualified professional engineer for all structures within the Park,

Archaeology

Given the fact that the property has been entirely excavated in the past, the Land Use Administrator waived the requirement to submit an archaeological study based on Article VI Section 3.4.3a.v of the Land Development Code.

NBA-26

PROJECT DESCRIPTION AND USE LIST

The use list provided below is the same use list approved by the Board of County Commissioners.

Use List

The following uses are proposed within the park

- Wholesale/Retail
- Warehouse/Storage
- Warehouse/Distribution
- Vehicle Maintenance Shop
- Manufacturing
- Retail Commercial
- Commercial office
- Food Services/Distribution and Storage
- Bulk Fuel Sales
- Entertainment
- Research and Development
- Environmental Recycling
- Dismantling & Salvage
- Airplane Parts Manufacturing and Repair
- Tire Retreading
- Mortuary/Crematorium
- Self-Storage Units
- Telecommunication Facilities
- Automobile Sales
- Boat and Recreational Vehicle Sales and Service
- Electric Facilities including Substations
- Veterinary Clinics, including large animals
- Commercial Laundries
- Construction Yards
- Waste management and remediation service

DISCLOSURE STATEMENT

The Disclosure Statement for the subdivision pursuant to County Code standards is provided in Appendix E.

NBA-2

SOLID WASTE

Solid Waste

The user of each lot will contract for pick up and disposal of solid waste from the site. Pick-up will occur no less than once per week. The solid waste company selected to pick up and dispose of solid waste will be licensed to do business in Santa Fe County. This requirement will be included in the covenants.

SIGNS, LIGHTING AND LANDSCAPE

Signs

A monument sign will be located at the southern entry to the Park. This monument sign will be 15 feet wide by 10 tall in conformance with the County Land Development Code standards. Signs will also be permitted on the individual buildings. These signs will not exceed 80 square feet and must be constructed in conformance with the County Land Development Code. All pole-mounted and building-mounted lighting will have to be shielded and designed with a cut off feature to minimize the spread of light outside the boundary of the Park.

Lights

In keeping with the night sky standards no street lights are proposed within the Subdivision. Pole mounted and wall mounted lighting will be permitted on lots within the Park in parking areas in conformance with County Land Development Code standards, which limit the type of lighting, the location and the type of shielding required for outside lighting.

Landscape and Water Harvesting

A uniform landscape plan has been prepared adjacent to the interior roadway. The developer/owner of each lot must comply with the design shown on the approved landscape plan. Each lot owner will be responsible for installing a drip irrigation system to water the plants. This drip system will be interconnected to the cistern that harvests water from the roof of the structure(s) on the lot.

Where feasible the runoff from the parking lot and natural runoff from the site will be directed to storm water detention ponds. Where they are needed these ponds will be landscaped with appropriate vegetation capable of accommodating standing water for brief periods of time.

NBA-28

The Landscape Plan only partially satisfies the County Code landscape requirements. The owner/developer of each lot will have to submit a landscape plan for the entire lot, incorporating the landscape plan for the roadway into the landscape plan for the lot. This provides for a consistent landscape theme along the roadways within the Park.

WATER BUDGET

Size of Park 31.44 acres
Number of lots in Park: 4

The indoor water use is based on a study prepared by the City of Santa Fe Water Division entitled "Water Use in Santa Fe, a study of residential and commercial water use in the Santa Fe Urban Area" July, 2009. This updated water study included water use information from 2007 and 2008.

This study evaluated five different manufacturing companies. The average annual water use for the five companies was .21 acre feet per year. The excerpt from this study for manufacturing uses is attached as Appendix F.

The estimated indoor water use for the Park is:

$$4 \text{ lots} \times .21 \text{ ac./ft./yr.} = .84 \text{ ac./ft./yr.}$$

The majority of the uses that were analyzed in the City study either had little or no landscaping. The County will require landscaping for each lot.

Example Landscape

Number	Type	Diameter at Full Size	Total Area (Sq.ft.)
25	Rocky Mtn. Juniper	20'	7,850
50	Spanish Broom	6'	1,413
100	Apache Plum	4'	1,256

¹9.49 gals. Sq.ft./year for trees

8.89 gals. Sq.ft./year for shrubs

All plants are watered by drip irrigation system

NBA-2^a

¹ From Office of State Engineer, report prepared by Brain C. Wilson P.E

Water use

Plant Type	Area Sq.ft.	Gals. (sq.ft.)	Total Annual Water Use (gals.)
Rocky Mtn. Juniper (25)	7,850	9.49	74,496
Spanish Broom (50)	1,413	8.89	12,562
Apache Plume (100)	1,256	8.89	11,166
		Total	98,224

Summary of Water Use per Lot

Interior:	.21 ac.ft./yr.
Remainder Landscape:	.04 ac.ft./yr.
Total	0.25 ac.ft./yr.

Estimates of Rainwater Capture

Month	Rainfall x .623 Inch	Catchment Area	Runoff Coefficient	Gals Captured
Jan	.82	20,000	.90	9,195
Feb	.49	20,000	.90	5,495
March	.42	20,000	.90	4,710
April	.51	20,000	.90	5,719
May	1.21	20,000	.90	13,569
June	.96	20,000	.90	10,765
July	1.24	20,000	.90	13,905
Aug	2.99	20,000	.90	33,530
Sept	.32	20,000	.90	1,148
Oct	.07	20,000	.90	785
Nov	.39	20,000	.90	4,373
Dec	.29	20,000	.90	3,252
			Total	106,446

Total rainwater capture: 106,446 gals/year = .326 ac.ft./yr.

Runoff Coefficient: $.785 \times .326 = .26$

The rainwater capture exceeds the landscape demand by .026 ac./ft./yr. The .04 ac.ft./yr. remainder from the interior use is available for extraordinary circumstances where water is not available in the cisterns.

The size and location of cisterns will be determined at the time of site plan review

NBA-30

APPENDIX B

REDUCTION OF LEGAL LOT OF RECORD PLAT

APPENDIX C

OFF SITE EASMENT PLAT

NBA-33

November 19, 2014

Katherine Miller
Santa Fe County Manager
102 Grant Avenue
Santa Fe, NM 87504

Re: Dedication of Easement

Dear Ms. Miller

This letter is to acknowledge that I am willing and able to grant a 50 foot public access and utility easement along the south boundary of my property as show on Exhibit A. The dedication will take place as such time as the County is in agreement with the road alignment from the terminus of the NM 599 frontage road to Paseo de River.

Sincerely,



Espanola Merc. Real Estate LLC
Katharine Cook Fishman

Xc: Adam Leigland
Robert Martinez
Penny Ellis Green
Jose Larranaga
Buster Patty
Javier Martinez

NBA-34

SANTA FE COUNTY PUBLIC NOTICE

THE SANTA FE COUNTY LAND USE ADMINISTRATOR HAS NOT REVIEWED THIS PLAT OF SURVEY BEFORE ITS FILING IN THE OFFICE OF THE COUNTY CLERK. THIS PLAT IS NOT BEING FILED FOR THE PURPOSE OF CREATING A SUBDIVISION OR NEW LOTS, ALTERING THE BOUNDARIES OF ANY EXISTING LOTS OR FOR THE PURPOSE OF "DEVELOPMENT" AS DEFINED IN THE SANTA FE COUNTY LAND DEVELOPMENT CODE, EXTRATERRITORIAL ZONING ORDINANCE OR EXTRATERRITORIAL SUBDIVISION REGULATIONS. THIS STATEMENT DOES NOT IN ANY WAY REPRESENT OFFICIAL COUNTY APPROVAL OF

LEGEND AND NOTES

- DENOTES POINT FOUND
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES MONUMENT
- — — — — DENOTES EDGE OF EASEMENT
- — — — — DENOTES OVERHEAD LINES
- X-X-X- DENOTES FENCE LINE

1. BASIS OF BEARING TAKEN FROM "LAND DIVISION CREATED BY FIVE YEAR EXEMPTION FOR PAUL AND MARY JO PARKER" BY RICHARD A. CHATROOP N.M.P.L.S. #11011 AND FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BK. 492, PG. 026.
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.
3. PLAT REFERENCE "BOUNDARY SURVEY FOR MOREYHOLDS AND PARKER" BY RICHARD A. CHATROOP N.M.P.L.S. #11011, AND FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BK. 362, PG. 039.

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE GRANTED THOSE EASEMENTS SHOWN HEREON THIS GRANT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER(S). UTILITY COMPANIES ARE GRANTED EASEMENTS AS SHOWN.

Richard P. Cook
RICHARD P. COOK, PRESIDENT ESPANOLA MERCANTILE INC.

STATE OF NEW MEXICO SS
COUNTY OF RIO ARriba

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY RICHARD P. COOK, PRESIDENT ESPANOLA MERCANTILE INC. THIS 10th DAY OF November 2011.

MY COMMISSION EXPIRES March 31 2012 NOTARY PUBLIC

N/F COLONY MATERIALS

TRACT B1

CREATED PLAT BK. 449, PG. 034
DATA SHOWN TAKEN DIRECTLY FROM
RECORDED PLAT - ROTATED TO MATCH
EXISTING DATA

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.90	S02°13'12"E
L2	244.14	S00°40'44"W
L3	293.54	S07°42'22"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD DIST	DELTA
C1	192.81	750.00	N02°02'10"E	192.09	14°42'53"
C2	132.27	800.00	N12°12'21"E	132.12	9°28'24"
C3	28.18	25.00	N27°17'38"E	25.00	60°02'00"
C4	28.18	25.00	S27°17'38"W	25.00	60°02'00"

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 OCT. 12TH, 2011, 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

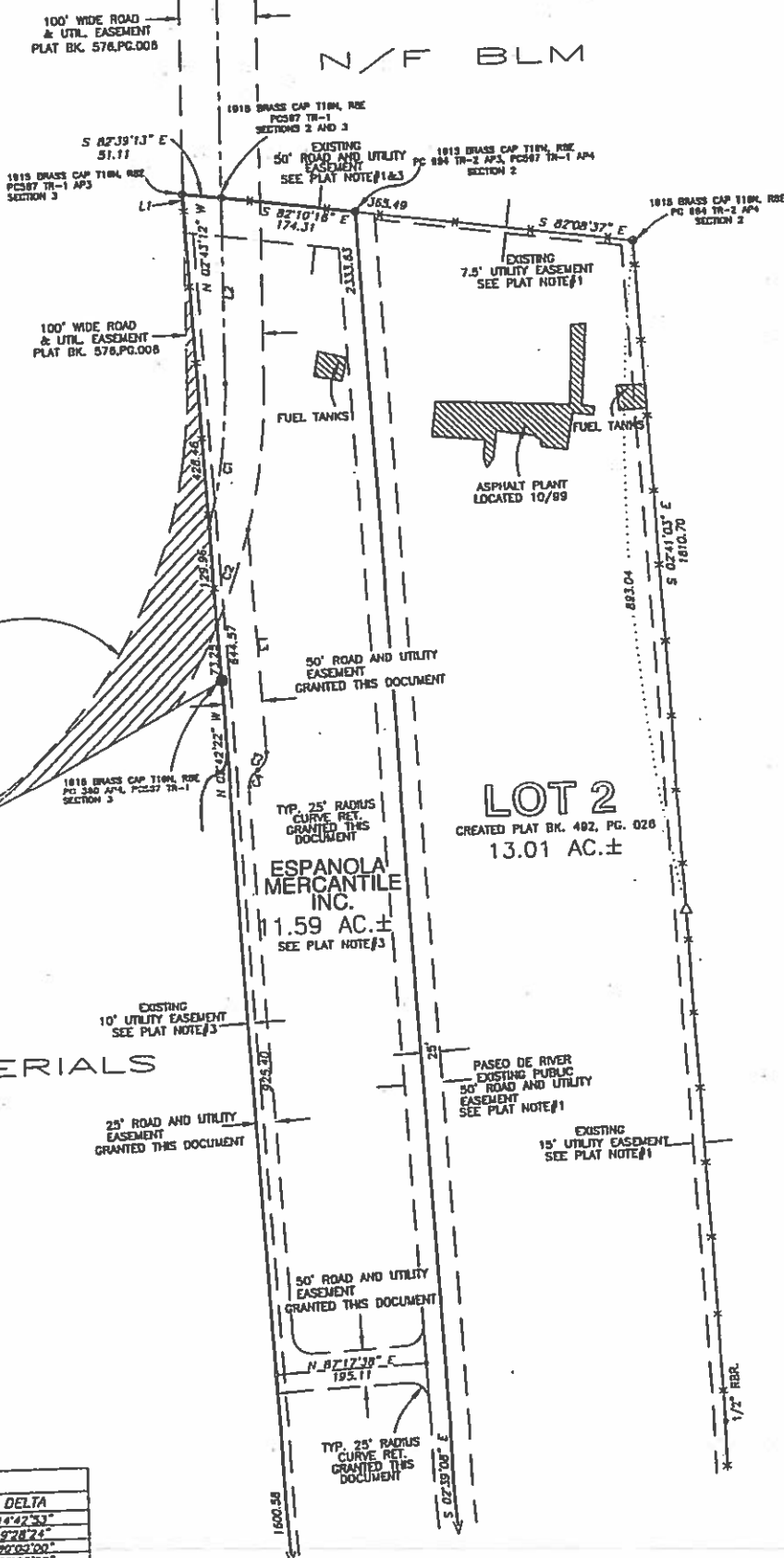
NORTH
SCALE 1"=100'

EASEMENT SURVEY FOR
ESPANOLA MERCANTILE INC.
OF
11.59 AC.± PARCEL

LYING WITHIN SECTION 2,3 & 11, T16N, R8E, N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM 87010

INDEXING INFORMATION FOR THE COUNTY CLERK
OWNER: ESPANOLA MERCANTILE INC.
LOCATION: LYING WITHIN SECTION 2,3 & 11, T16N, R8E, N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.



NBA-35

APPENDIX D

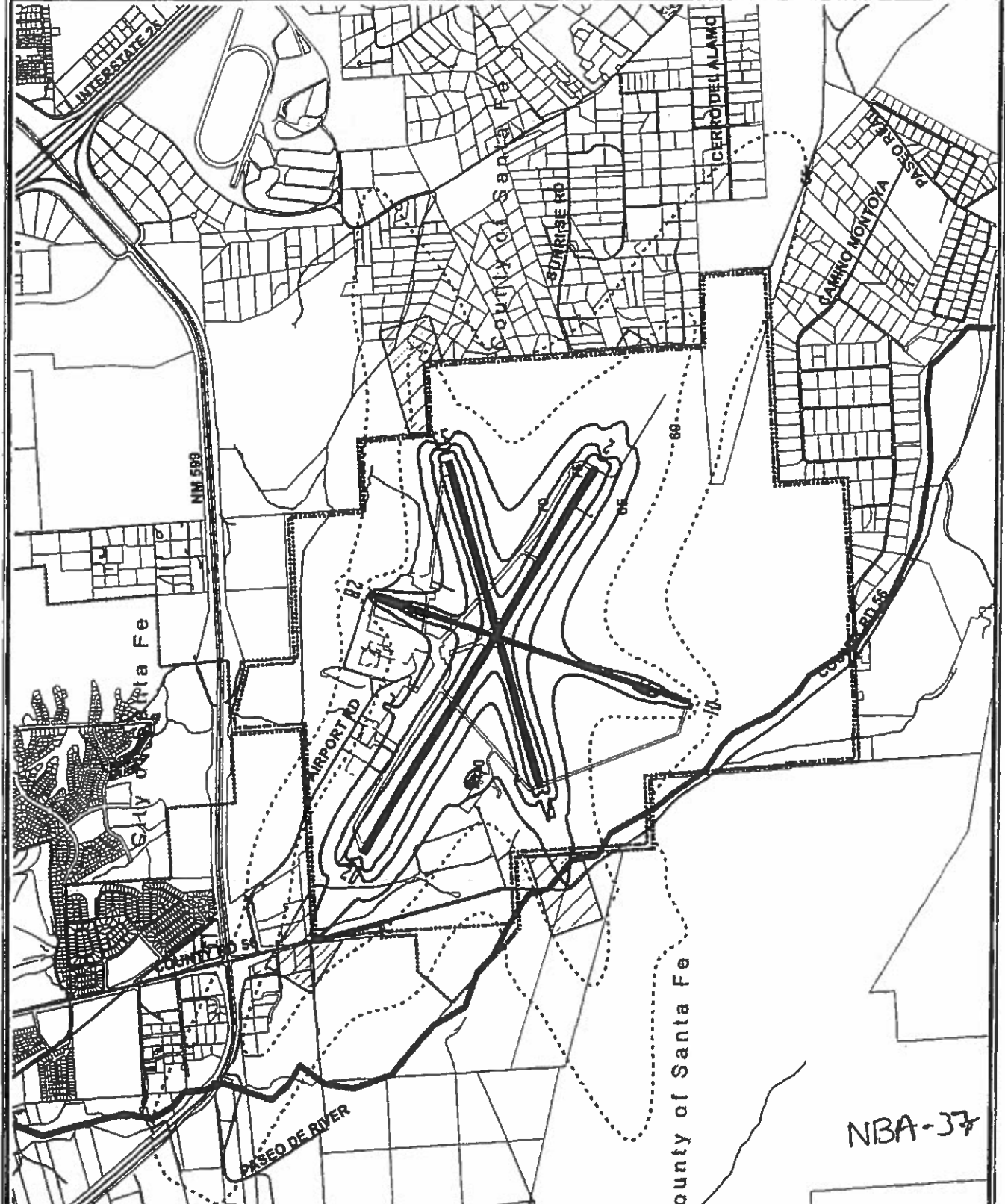
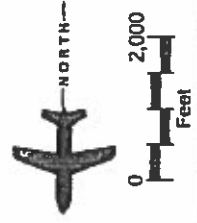
NOISE CONTOUR PLAN

NBA-36

LEGEND

-  Municipal Boundary
-  Airport Boundary
-  Aviation Easement
-  55 and 60 DNL
-  Noise Exposure Contours
-  2011 Noise Exposure Contours, Significant Effect

Source: City of Santa Fe, Geographic Information System, (March, 2001); Coffman Associates Analysis.



APPENDIX E

DISCLOSURE STATEMENT

NBA-38

DISCLOSURE STATEMENT

FOR ALL SUBDIVISIONS CONTAINING NO MORE THAN FOUR (4) PARCELS

PLEASE READ THIS DISCLOSURE STATEMENT BEFORE YOU SIGN ANY DOCUMENT OR AGREE TO ANYTHING

This disclosure statement is intended to provide you with enough information to permit you to make informed decisions on the purchase, lease or acquisition of the property described in this statement. You should read carefully all of the information contained in this statement before you decide to buy, lease or otherwise acquire the described property.

Various public agencies may have issued opinions, on both the subdivision proposal and the information contained in this disclosure statement. They may be favorable or unfavorable. You should read them closely.

The Board of County Commissioners has examined this disclosure statement to determine whether the subdivider can fulfill what the subdivider has said in this disclosure statement. However, the Board of County Commissioners does not vouch for the accuracy of what is said in this disclosure statement. In addition, this disclosure statement is not a recommendation or endorsement of the subdivision by either the County or the State. It is informative only.

The Board of County Commissioners recommends that you inspect the property before buying, leasing or otherwise acquiring it. **If you have not inspected the parcel before purchasing, leasing or otherwise acquiring it, you have six (6) months from the time of purchase, lease or acquisition to personally inspect the property. After inspecting the parcel within the six (6) month period, you have three (3) days to rescind the transaction and receive all of your money back from the subdivider when merchantable title is revested in the subdivider. To rescind the transaction, you must give the subdivider notice of your intent to rescind within three (3) days of your inspection of the property.**

County regulations require that any deed, real estate contract, lease or other instrument conveying an interest in a parcel in the subdivision be recorded with the Santa Fe County Clerk

Building permits, wastewater permits or other use permits must be issued by state or county officials before improvements are constructed. You should investigate the availability of such permits before you purchase, lease, or otherwise acquire an interest in the land. You should also determine whether such permits are required for construction of additional improvements before you occupy the property.

1. NAME OF SUBDIVISION

Rio Santa Fe Business Park

2. NAMES AND ADDRESS OF SUBDIVIDER

Pena Blanca Partnership:

Louis Gonzales, Managing Member
211 Las Mananitas Street
Santa Fe, New Mexico, 87501

3. TITLE

Rio Santa Fe Business Park

4. STATEMENT OF ALL RESTRICTIONS OR RESERVATIONS OF RECORD THAT SUBJECT THE SUBDIVIDED LAND TO ANY CONDITIONS AFFECTING ITS USE OR OCCUPANCY

Each lot is subject to a maximum annual water use of .25 acre feet. If the lot owner wishes to use more than .25 acre feet of water per year a geo-hydrologic report must be prepared unless the County Hydrologist is willing to accept a Reconnaissance Report. The lot owner will have to verify with the County Hydrologist the type of report to be prepared and the testing required to prepare the report.

Each lot owner must drill their own well with the depth of the well in the range of 500 to 600 feet.

Each lot owner must install their own liquid waste system in conformance with the standards and requirements as set forth by the New Mexico Environment Department. Septic tanks and leach fields are not permitted within 50 feet of the bank adjacent to the Santa Fe River.

It is anticipated that the zoning on the property will be PDD Planned Development District with the master plan dictating the conditions of use and design standards.

Each lot owner is required to retain their runoff on the lot by ponding and other measures. The pond or detention system must be maintained by the lot owner

NBA-40

5. UTILITIES

Electric, telephone and natural gas will be extended to each lot in the Subdivision.

<u>Utility</u>	<u>Cost to Connect</u>
Century Link	\$ 150 per line
PNM Electric Services	\$3,500-\$5,000 for the transformer depending on the size of the transformer
Gas Company of New Mexico	\$400-\$800 depending on the distance from the street to the building costs depend on size of yard line.)
Water	Cost to drill the well is estimated at \$18 a lineal foot of depth and \$5,000 to equip the well with electric, pump, cistern and supply system.
Liquid waste disposal	\$3,500-\$5,000 depending on the size of the septic tank and the length of the leach field
Solid waste disposal	\$50-\$80/month, depending on waste stream generation.

6. INSTALLATION OF UTILITIES

<u>Utility</u>	<u>Estimated Date Available</u>
Water	By lot owner
Telephone	August, 2015
Electricity (back bone only)	August, 2015
Natural Gas	August, 2015
Liquid waste disposal	By lot owner
Solid waste disposal	By lot owner

7. UTILITY LOCATION

Electric, telephone and natural gas will be extended as lateral lines to each lot in the subdivision.

Water: Lot owner must ensure compliance with County and State regulations

Telephone: Telephone installation will comply with the County's requirement for location.

Electricity: Electric installation will comply with the County's requirement for location

Gas: Natural gas installation will comply with the County's requirement for location.

Liquid Waste: Lot owner must ensure compliance with County and State Regulations

Solid Waste: Lot owner must ensure compliance with County and State regulations.

8. WATER AVAILABILITY

Each lot is restricted to a maximum annual water use of .25 acre feet per year for indoor and outdoor use.

Each lot is subject to a maximum annual water use of .25 acre feet. If the lot owner wishes to use more than .25 acre feet of water per year a geo-hydrologic report must be prepared unless the County Hydrologist is willing to accept a Reconnaissance Report. The lot owner will have to verify with the County Hydrologist the type of report to be prepared and the testing required to prepare the report.

Under ground water supply in this area has proven to provide wells that produce from 20-30 gallons per minute.

Each lot owner will be responsible for drilling and equipping the well and constructing the necessary supply to the building and landscaping.

The restrictive covenants recorded with the subdivision specify that each lot is limited to .25 acre feet unless a geo-hydrology report is prepared and accepted by the County for the maximum annual water use that is allowed for the lot by the County.

NBA-42

A meter must be installed on the well and quarterly reports on water use are required to be submitted to the Office of the State Engineer

9. FOR SUBDIVISIONS WITH COMMUNITY WATER SYSTEMS

Not applicable

10. FOR SUBDIVISIONS WITH INDIVIDUAL DOMESTIC WELLS OR SHARED WELLS

Lot buyer must construct and equip the well on their own lot.

It is estimated that a 4 inch well casing costs \$18.00 a lineal foot and equipping the well with an electrical source, pump, cistern and distribution system is approximately, \$5,000.00.

Each lot is limited to .25 acre feet per year for indoor and outdoor use

Average depth to ground water is 220 feet with well depths in the order of 500-600 feet deep.

Recommended depth of the well is 550 feet.

At the recommended depth the well should produce from 20-30 gallons per minute.

11. LIQUID WASTE DISPOSAL

Conventional septic tanks and leach fields will be permitted providing the daily or peak flows do not exceed a limit of 2000 gallons per day.

12. SOLID WASTE

Each lot owner must contract for solid waste pick up on a no less the weekly basis with a company that is properly licensed in Santa Fe County.

13. TERRAIN MANAGEMENT

The following soils are encountered within the Subdivision:

<u>Classification Name</u>	<u>Soils No.</u>
Arents-Urban land-Orthents complex, 1 to 60 percent slopes	116
Pits	106
Riverwash, flooded	107
Calabasas loam, 1 to 3 percent slopes	110

NBA-43

Riovista gravelly loamy sand, 0 to 1 percent slopes	112
Devargas-Urban land complex, 1 to 3 percent slopes	114
Arents-Urban land-Orthents complex, 1 to 60 percent slopes	116

The soils are generally adequate for the foundations of low-rise buildings as defined by the Natural Resources Conservation Service, Santa Fe Soils Survey Office. Riverwash flooded is subject to flooding and it is recommended that no building take place on these soils.

2. Describe any measures necessary for overcoming soil and topographic limitations, and who will be responsible for implementing these measures.

A geotechnical soils survey must be prepared for each building. A qualified soils engineer shall prepare such a soil study and recommendations for building on the lot.

3. Identify by lot and block numbers all parcels within the Subdivision located in whole or in part on slopes in excess of 15%.

All lots have slopes in excess of 15%. In some cases they are manmade slopes and in others along the Santa Fe River the adjoining banks have slopes greater than 15%.

4. Identify by lot and block numbers all parcels within the Subdivision that are subject to flooding. Describe the subsurface drainage for all lots in the Subdivision.

Lots 3 and 4 are located adjacent to the Santa Fe River flood plain, according to the FIRM maps prepared by the Federal Emergency Management Agency.

5. Describe the surface drainage for all lots in the Subdivision.

Storm water from the lots generally runs in a southern and western direction.

6. Describe the nature, location and completion dates of all storm drainage systems constructed in the Subdivision, including the completion date of any required to be constructed.

Each lot owner is required to detain the runoff on their lot including a prorated share of the runoff from the road. Engineering calculations on the typical estimated runoff and required ponding on the lot have been prepared by a Professional Engineer and are included in the plan set for the Subdivision.

7. Describe restrictions and other development requirement if lots are located on 15% slopes or ridge tops.

Lots 3 and 4 adjacent to the Santa Fe River have building restrictions on the plat which prohibit construction of buildings within 75 feet of the bank of the River. The lots within this Subdivision are not subject to ridge top design standards.

8. Describe detention pond requirements for each lot.

The estimated detention pond requirements for each lot are provided on the terrain management sheet for the Subdivision.

9. Describe restrictions of development within buildable areas per approved plans and County terrain management regulations.

The buildable areas are defined by the typical detail shown on the Development Plan.

14. SUBDIVISION ACCESS

The principle access to this development is from the NM 599 frontage road. The NM 599 frontage road is maintained by the New Mexico Department of Transportation. There is a secondary access that crosses the Santa Fe River. This consists of a low water unimproved access of the River.

15. MAINTENANCE

1. State whether the roads, drainage facilities and other improvements within the Subdivision will be maintained by the County, the subdivider or an association of lot owners.

Maintenance of the roads and drainage facilities associated with the road is the responsibility of the four lot owners within the Subdivision through a shared road maintenance agreement. Fees are collected on a monthly or semi-monthly basis to pay for the maintenance of the road.

2. If the roads within the Subdivision have not been accepted for maintenance, by the County, state how the roads will be maintained and describe lot owner's responsibilities and obligations with respect to road maintenance.

The roads within the Subdivision will be maintained by the four lot owners through a shared road maintenance agreement.

3. Describe what measures have been taken to make sure maintenance takes place.

Roads and drainage structures will be inspected every two years. Maintenance costs, if any, will be included in the preparation of the annual budget. If maintenance is required a qualified road contractor will estimate a cost for the required maintenance. A "sinking fund" will be included in the annual budget over a 15-year period for the reconstruction of the interior roads.

16. CONSTRUCTION GUARANTEES

1. Describe any proposed roads, drainage structures, water treatment facilities or other improvements that will not be completed before parcels in the Subdivision are offered for sale.

Roads and drainage structures associated with the roads and utilities may not be completed prior to the sale of the lots.

2. Describe all performance bonds, letters of credit, or other collateral securing the completion of each proposed improvement.

To be determined.

17. ADVERSE OR UNUSUAL CONDITIONS

The property is located within the flight path of airplanes entering and leaving the Santa Fe Airport. There may be noise from the from time to time from aircraft arriving at or leaving the airport.

18. FIRE PROTECTION

1. *Statement as to whether or not on-site fire protection will be provided.*

Each lot owner will be responsible for installing a water tank dedicated to fire protection purposes as determined by the Fire Marshal. It is assumed that each lot owner will have to install a fire suppression (sprinkler) system in the building.

2. *Distance to nearest fire station from Subdivision.*

The Subdivision will be within the Agua Fria fire district. The closest fire station is located on Caja del Oro Road south of NM 599, approximately 3 miles from the Park.

NBA-46

3. *Route over which distance is computed.*

The distance to the fire station is calculated along the Caja del Oro, NM 599, the NM 599 frontage Road and Paseo de River.

4. *State whether the fire department is full-time or volunteer.*

The La Cienega fire station is manned by voluntary personnel and two paid fire fighters.

5. *State whether or not a fire hydrant is within 1,000 feet of the buildable portion of each lot.*

The lot owner will have to install a fire hydrant connected to the fire storage tank.

6. *State whether or not a sprinkler system meeting NFPA standards is required.*

Interior fire suppression (sprinkler) systems may be required based on the occupancy load, use of the building and type material stored in the building.

19. POLICE PROTECTION

1. Sheriff's department

The Sheriff Department patrols this area of the County. The Sheriff's station is located on State Road 14 approximately 12 miles from the Park.

2. Municipal police

Municipal police do not patrol outside City limits.

3. State police

State Police will not patrol this Subdivision

20. PUBLIC SHOOOLS

1. Name of and distance to nearest public elementary school serving the Subdivision.

Not Applicable.

N13A-47

2. Name of and distance to nearest public junior high or middle school serving the Subdivision.

Not Applicable.

3. Name of and distance to nearest public high school serving the Subdivision.

Not Applicable.

NBA-48

Dated, this _____ day of _____, 2014.

Louis Gonzales, Managing Member
Pena Blanca Partnership

STATE OF NEW MEXICO)
)
)
COUNTY OF SANTA FE

The foregoing instrument was acknowledged before me this _____ day of
_____, 2014 by Louis Gonzales.

Notary Public

My Commission Expires: _____

NBA-49

APPENDIX F

WATER USE IN SANTA FE EXCERPT

Manufacturing Goods	2007 Use (ac ft)	2008 Use (ac ft)
Clean Air Systems (4379 Center)	0.13	0.15
Clean Air Systems (4363 Center)	0.08	0.07
Nambe Mills (Alameda)	0.08	0.08
Nambe Mills (Cooks Rd)	0.26	0.24
ABC Supply Company	0.57	0.47
Average	0.22	0.20
	0.21	

Manufacturing Consumables	2007 Use (ac ft)	2008 Use (ac ft)
Water Boyz (warehouse only)	1.80	1.84
Coca-Cola Bottling Co.	3.22	2.45
Average	2.51	2.15
	2.33	

Based on the results above, the manufacturing of goods generally requires a great deal less water than the manufacturing of consumables. Average annual use for manufacturing goods was 0.21 acre feet, while average annual use for manufacturing consumables was 2.33 acre feet.

6. Gas Stations and Carwashes

Gas Stations without Carwashes

This type of gasoline station contains only standard limited food and beverage and reflects a "gas-mart" without car wash facilities.

Gas Station	1998 Use (ac ft)	2007 Use (ac ft)	2008 Use (ac ft)
Giant Service Station (St Michael's Dr)	0.3	0.43	1.30
Giant Service Station (St Francis)	n/a	2.45	2.53
Giant Service Station (Sawmill Rd)	n/a	1.62	2.03
Giant (Cerrillos Rd)	0.6	0.37	0.37
Chevron	0.4	0.16	0.19
Allsup's (Cerrillos)	0.8	0.50	0.56
Allsup's (Calle Lorca)	n/a	1.03	0.45
Allsup's (Agua Fria)	n/a	0.68	0.72
Allsup's (St Michaels)	n/a	0.25	0.31
Texaco Amigo-Mart	0.5	n/a	n/a
Average	0.5	0.83	0.94
2007/2008 Average		0.88	

Average use by gas stations has increased from 1998 levels by 43%. Use went up in 7 out of 9 stations for which data was available for all three years. The data for this category of use exhibits relatively high variability.

Gas Stations with Carwashes

This type of gasoline station not only contains limited food and drink, but also has an automated conveyor car wash facility on site.

NBA-51

RIO SANTA FE BUSINESS PARK

PRELIMINARY & FINAL SUBDIVISION PLAT

& AMENDED MASTER PLAN



EXHIBIT
2

NEIGHBORHOOD MAP
1" = 2000'

TOWNSHIP 16 NORTH, RANGE 8 EAST, SECTION 2, 3 & 10
SANTA FE COUNTY

OWNERS:
PERLA BLANCA PARTNERSHIP
P.O. BOX 22877
SANTA FE, NM 87502
(505) 820-3849

CONSULTANTS:
JAMES W. SIEBERT AND ASSOCIATES
PLANNING CONSULTANT
915 MERCER STREET
SANTA FE, NM 87501
(505) 983-5588

RICK CHATROOP
SURVEYOR
110 WAGON ROAD
SANTA FE, NM 87510
(505) 470-0037

PURPOSE:

IT IS THE PURPOSE OF THIS SUBDIVISION PLAT TO CREATE 4 LOTS FOR DEVELOPMENT AND TO AMEND THE MASTER PLAN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON DECEMBER 14, 2010.

CONSENT OF OWNERS:

THIS PRELIMINARY DEVELOPMENT PLAN & PLAT IS MADE AT THE FREE CONSENT OF THE OWNERS.

RICHARD F. COOK, _____ DATE _____
PARTNER
LOUIS GONZALES, _____ DATE _____
PARTNER

INDEX TO SHEETS

LIST OF SHEETS	SHEET NUMBER
PLANNING	
COVER SHEET	P-1
EXISTING CONDITIONS PLAN	P-2
TOPOGRAPHY, NATURAL DRAINAGE, SLOPE & SOILS MAP	P-3
AMENDED MASTER PLAN	P-4
CONCEPTUAL LANDSCAPE PLAN	P-5
CONCEPTUAL UTILITY PLAN	P-6
SURVEY	
SUBDIVISION PLAT	S-1
CIVIL ENGINEERING	
GRADING & DRAINAGE PLAN	C-1
ROAD PLAN & PROFILE	C-2

COUNTY:

APPROVED BY THE COUNTY DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING OF _____

DATE _____
COUNTY COMMISSIONER
APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AT THEIR MEETING OF _____
DATE _____
COUNTY CLERK
DATE _____
COUNTY TREASURER

UPC# 1-046-096-449-036

NBA-52

JAMES W. SIEBERT
AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE, NEW MEXICO 87503
(505) 983-5588

RIO SANTA FE
BUSINESS PARK

COVER
SHEET

SCALE
AS SHOWN
DATE
2014
DRAWN BY
JWS
CHECKED BY
JWS
DATE
10/20/10
PROJECT NO.
DATE
2014
SHEET
P-1



LEGEND:

— DENOTES NATURAL DRAINAGE FLOW

SOILS DATA:

- 101: 2020B61-JACONITA COMPLEX 5 TO 25 PERCENT SLOPES
 - 106: PITS
 - 107: RIVERWASH, FLOODED
 - 112: RICHSTON GRAVELLY LOAMY SAND 0 TO 1 PERCENT SLOPES
 - 114: DENARDS-URBAN LAND COMPLEX 1 TO 3 PERCENT SLOPES
- SOILS DATA PROVIDED BY THE U.S.D.A. NATURAL RESOURCES CONSERVATION SERVICES

SLOPES:

- DR-15K
- 15K-30K
- 30K+

JAMES W. SIEBERT AND ASSOCIATES, INC.		RIO SANTA FE BUSINESS PARK		SCALE 1"=100'		DATE JULY 2014	
818 MONROE STREET • SANTA FE, NEW MEXICO 87505		TOPOGRAPHY, NATURAL DRAINAGE		DRAWN BY JES		CHECKED BY JMS	
SHEET 54 OF 54		00/00/00		TEL: 505.988.1111		SHEET	

NBA-54

SITE DATA

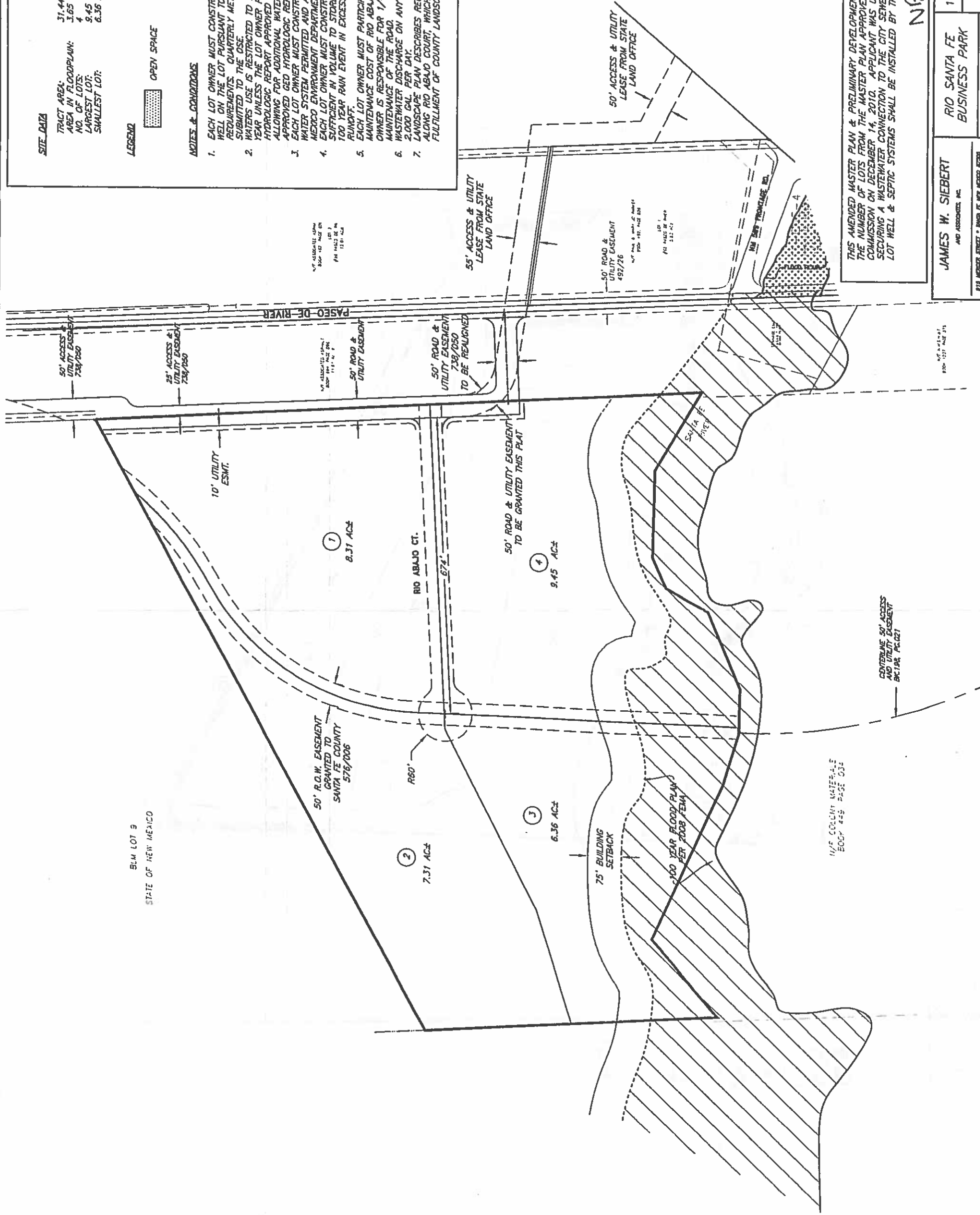
TRACT AREA: 31.44 AC±
AREA IN FLOODPLAIN: 3.65 AC±
NO. OF LOTS: 4
LARGEST LOT: 9.45 AC±
SMALLEST LOT: 6.36 AC±

LEGEND



NOTES & CONDITIONS

1. EACH LOT OWNER MUST CONSTRUCT AND EQUIP THE WELL ON THE LOT PURSUANT TO THE USE REQUIREMENTS. QUARTERLY METER READINGS MUST BE SUBMITTED TO THE USE.
2. WATERS USE IS RESTRICTED TO .25 ACRE FOOT PER YEAR UNLESS THE LOT OWNER PREPARES A GOD HYDROLOGIC REPORT APPROVED BY THE USE & COUNTY ALLOWING FOR ADDITIONAL WATER USE PER THE APPROVED GOD HYDROLOGIC REPORT.
3. EACH LOT OWNER MUST CONSTRUCT AN ON SITE LIQUID WASTE SYSTEM PERMITTED AND APPROVED BY THE NEW MEXICO ENVIRONMENT DEPARTMENT.
4. EACH LOT OWNER MUST CONSTRUCT A DETENTION POND SUFFICIENT IN VOLUME TO STORE STORM WATER FROM A 100 YEAR RAIN EVENT IN EXCESS OF THE HISTORIC RUNOFF.
5. EACH LOT OWNER MUST PARTICIPATE IN THE MAINTENANCE COST OF RIO ABAJO COURT. EACH LOT OWNER IS RESPONSIBLE FOR 1/4 OF THE COST FOR MAINTENANCE OF THE ROAD.
6. WASTEWATER DISCHARGE ON ANY LOT CANNOT EXCEED 2,000 GAL. PER DAY.
7. LANDSCAPE PLAN DESCRIBES REQUIRED LANDSCAPE ALONG RIO ABAJO COURT, WHICH IS A PARTIAL FULFILLMENT OF COUNTY LANDSCAPE STANDARDS.



THIS AMENDED MASTER PLAN & PRELIMINARY DEVELOPMENT PLAN REDUCES THE NUMBER OF LOTS FROM THE MASTER PLAN APPROVED BY THE COUNTY COMMISSION ON DECEMBER 14, 2010. APPLICANT WAS UNSUCCESSFUL IN SECURING A WASTEWATER CONNECTION TO THE CITY SEWER SYSTEM. ON LOT WELL & SEPTIC SYSTEMS SHALL BE INSTALLED BY THE LOT OWNER.

NBA-55

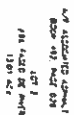
JAMES W. SIEBERT
AND ASSOCIATES, INC.

RIO SANTA FE
BUSINESS PARK

AMENDED

DATE	JULY 2014
CHECKED BY	JWS
DRAWN BY	JEF
RECORD	01/06/2014
FILE NAME	NBA-55

314 101 3



REVEGETATION PLAN

ALL DISTURBED AREAS SHALL BE TREATED WITH CLASS 7⁰ SEEDING AND SHALL INCLUDE HAND RAKING OR CHAIN HARROWING TO COVER SEED TO A DEPTH OF 1/4" TO 1/2". BLANKETS SHALL BE APPLIED AS SOON AS POSSIBLE AFTER THE SEED AND FERTILIZER ARE APPLIED. ALL SEEDING SHALL BE BLANKETED THE SAME DAY THEY ARE SEED

SOL. RETENTION BLANKET USED FOR CLASS 20 SEEPING SHALL BE PPS SUPER-SOL, METACON EXCELSDUR HIGH VELOCITY, NORTH AMERICAN GREEN S-150. THE SPREAD EVIDENT EXCEEDS 100% AND MUST BE SET TO 100% TO 120% TO 140% TO 160% TO 180% TO 200% TO 220% TO 240% TO 260% TO 280% TO 300% TO 320% TO 340% TO 360% TO 380% TO 400% TO 420% TO 440% TO 460% TO 480% TO 500% TO 520% TO 540% TO 560% TO 580% TO 600% TO 620% TO 640% TO 660% TO 680% TO 700% TO 720% TO 740% TO 760% TO 780% TO 800% TO 820% TO 840% TO 860% TO 880% TO 900% TO 920% TO 940% TO 960% TO 980% TO 1000% TO 1020% TO 1040% TO 1060% TO 1080% TO 1100% TO 1120% TO 1140% TO 1160% TO 1180% TO 1200% TO 1220% TO 1240% TO 1260% TO 1280% TO 1300% TO 1320% TO 1340% TO 1360% TO 1380% TO 1400% TO 1420% TO 1440% TO 1460% TO 1480% TO 1500% TO 1520% TO 1540% TO 1560% TO 1580% TO 1600% TO 1620% TO 1640% TO 1660% TO 1680% TO 1700% TO 1720% TO 1740% TO 1760% TO 1780% TO 1800% TO 1820% TO 1840% TO 1860% TO 1880% TO 1900% TO 1920% TO 1940% TO 1960% TO 1980% TO 2000% TO 2020% TO 2040% TO 2060% TO 2080% TO 2100% TO 2120% TO 2140% TO 2160% TO 2180% TO 2200% TO 2220% TO 2240% TO 2260% TO 2280% TO 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PRIOR TO PERFORMING SEEDING OPERATIONS ALL WEED SPECIES WHICH MAY HAVE GROWN IN AREAS TO BE SEEDDED AND WILL INTERFERE WITH THE SEED MULCH MAKING CONTACT WITH THE SOIL SHALL BE REMOVED.

SEED MIX (CERTIFIED SEED OF NAILED VARIETIES ARE REQUIRED IF AVAILABLE)			LIBS. PURE LIVE SEED PER ACRE
SPECIES	ORIGIN		
BOUTELLA GIGALIS (BLUE GRAMA)	HACHITA OR LONAMONT	2.0	
BOUTELLA CURPENDULA (SIDE GRASS GRAMA)	WACHITA OR KINER	4.0	
ANDROPOGON SCOPARIUM (LITTLE BLUESTEM)	PASTURA	1.0	
HILARIA JAMESII (GALETTA)	VINA	4.0	
SPOROBOLUS ARBOREUS (WALKER SACATON)	NEW MEXICO REGION	0.5	
FRAXINUS QUERCIFENS (FRUITING WHITEBARK)	NEW MEXICO REGION	2.0	
FLORIDA FLORIDA (FLORIDA FLORIDA)	NEW MEXICO REGION	2.0	
ESCHSCHOLZIA CALIFORNICA (CALIFORNIA POPPY)	ANY	0.5	
LIQUIA GRANDIFLORA RUBRUM (SCARLET FLAX)	ANY	0.5	
LIQUIA LEMNII (BLUE FLAX)	ANY	0.5	
GALLARDA ARTISTIA (GREENWHEEL)	ANY	0.5	

FERTILIZER REQUIREMENTS	
CHEMICAL	ACTUAL MIN. POUNDS/ACRE
SLOW RELEASE NITROGEN(LE, UREA, FORMALDEHYDE	50
PHOSPHORUS, AS P ₂ O ₅	46
SULPHUR(OR A WATER SOLUBLE FORM)	46
SEEDING DATES	
CULTURE 1 THROUGH AUGUST 31	
PRECIPITATION	

ANY PROPOSED CHANGES OR MODIFICATIONS TO THIS PLAN SHALL BE DISCUSSED WITH THE ENGINEER PRIOR TO MAKING SUCH CHANGES OR MODIFICATIONS.

LANDSCAPE DESIGN INTERIOR ROADWAYS	
KEY COMMON NAME	NATIVE NAME PLANTED
DBHS	HEIGHT
	SPREAD SIZE
BLACK LOCUST	30' 2" CAL
ROCKY MOUNTAIN WAMBER	30' 2" CAL
JAMES' SCOTLANDIA	30' 2" CAL
MAHOGANY PLANE	6' 4' 1 CAL
SPANISH GOLD BROW	8' 8' 1 CAL
GRASSY PINEAPPLE SPANISH	8' 8' 1 CAL

NOTES	
1. THIS IS A PARTIAL FULFILLMENT OF THE S.F. COUNTY LANDSCAPE REQUIREMENT.	
2. LOT OWNER MUST SUBMIT A LANDSCAPE PLAN IN COMPLIANCE WITH COUNTY CODE REGULATIONS.	
3. EACH LOT OWNER IS REQUIRED TO COMPLY WITH THE NUMBER & TYPE OF PLANTINGS SHOWN ON THIS PLAN.	
4. PLANTS SHALL BE PROVIDED BY A DRRP ASSOCIATION SISTERED WITH AN AUTOMATIC TREER.	
5. INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO COUNTY WATER WASTEWATER REQUIREMENTS.	

JAMES W. SIEBERT


AND ASSOCIATES, INC.

812 MONROE STREET • SANTA FE, NEW MEXICO 87505

RIO SANTA FE BUSINESS PARK

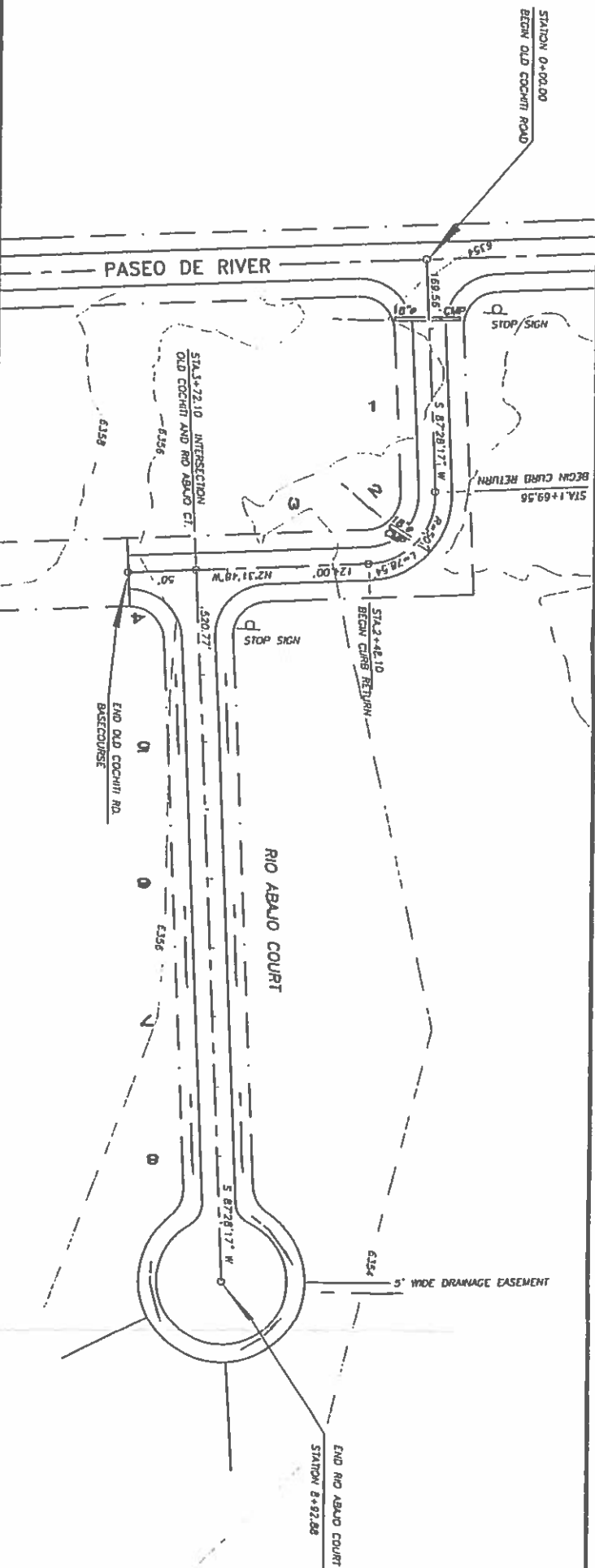
CONCEPTUAL LANDSCAPE PLAN

SCALE	DATE	REVISION	DATE
1" = 100'	JULY 2014		
BY	DRAWN BY	CHECKED BY	
BY	JMS		
REVISION	DATE	REVISION	DATE
01/06/2014			
REVISION	DATE	REVISION	DATE

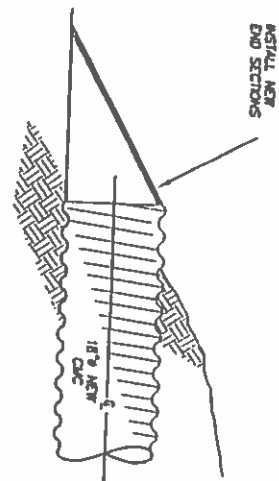
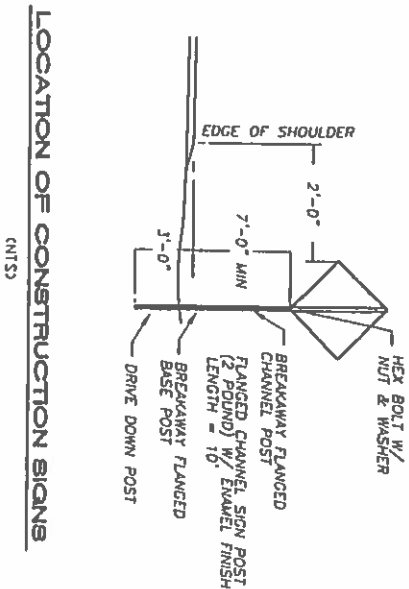
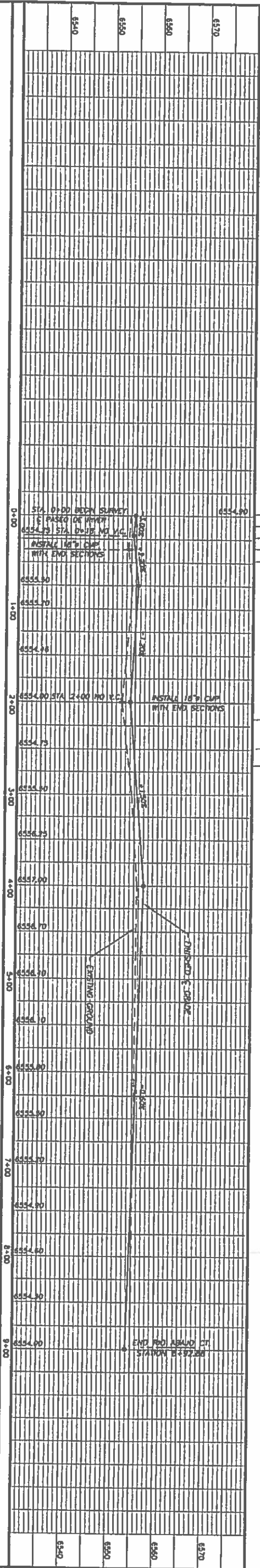


NSBA-56

P-5



SCALE: 1" = 50' HORZ.
1" = 5' VERT.



- GENERAL NOTES**
1. CONSTRUCTION MACHINERY AND EQUIPMENT SHALL BE MAINTAINED SUCH THAT NO FLUIDS (GASOLINE, OIL, ETC.) ARE PERMITTED TO LEAK ONTO THE GROUND. ACCIDENTAL SPILLS OF FLUIDS ARE TO BE CLEANED AND REMOVED FROM THE SITE IMMEDIATELY.
 2. SILT FABRIC FENCE AND STRAW BALES SHALL BE PLACED AND/OR MOVED AS NEEDED TO PREVENT UNFILTERED STORM WATER FROM LEAVING THE CONSTRUCTION SITE.

DESIGNED BY JAMES W. SIEBERT AND ASSOCIATES, INC.		CHECKED BY JOHN R. HART AND ASSOCIATES, INC.	
PROJECT NO. 001-100-1112		DATE 07/20/14	
ROAD PLAN AND PROFILE		ROAD PLAN AND PROFILE	
SCALE 1" = 50'		SCALE 1" = 50'	
DATE 07/20/14		DATE 07/20/14	
PROJECT C-2		PROJECT C-2	

NBA-60



STATE OF NEW MEXICO
OFFICE OF THE STATE ENGINEER
SANTA FE

Scott A. Verhines, P.E.
State Engineer

August 14, 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
Development Review Team Leader
Santa Fe County
P.O. Box 276
Santa Fe, NM 87504-0276

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Reference: Rio Santa Fe Business Park Preliminary/ Final Plat, Final Development Plan, & Master Plan Amendment

Dear Mr. Larrañaga:

On July 16, 2014 the Office of the State Engineer (OSE) received a request to provide comments for the *Rio Santa Fe Business Park Preliminary/ Final Plat, Final Development Plan, & Master Plan Amendment*. This proposal was previously reviewed on March 12, 2014. Please refer to that letter for more information.

The applicant seeks approval from Santa Fe County for the above referenced proposal for four lots.

The original submittal proposed to subdivide a 31.44 acre tract into 20 lots with parcels ranging in size from 1.0 to 2.29 acres. The amended proposal outlines subdividing the 31.44 acre tract into four lots for commercial and industrial purposes ranging in size from 5.99 to 9.29 acres.

The property is located north of the Santa Fe River, west of NM 599 within Section 5, Township 15 North, Range 7 East. This tract of land is outside but contiguous with the boundary of the established City limits, annexed in 2009. The proposed water will be supplied by individual wells.

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

The proposal contains a water demand analysis for indoor water use of 0.21 acre-feet per year per lot and 0.04 afy for outdoor water use.



NBA-61

The indoor estimate is consistent with the findings presented in the City of Santa Fe, New Mexico Resolution No. 2009-116, a study of residential and commercial water use, *November 2009*. The outdoor water use is consistent with the method presented in Rainwater Harvesting Supply from the Sky, published by the City of Albuquerque.

The proposal does not include water supply documents such as a well log, hydrogeology report or reconnaissance report to support the information provided in Item No. 10 of the Disclosure Statement regarding average depth to groundwater and yield.


The developer proposes to supply water to the development from four individual wells. The proposal also states that the development is for commercial and industrial purposes, possibly manufacturing. Title 19 of the New Mexico Administrative Code, Chapter 27 Part 5 governing *The Use of Public Underground Waters For Household Or Other Domestic Use (2011)* states "Water may not be used under this type of 72-12-1.1 domestic well permit for any commercial use such as the manufacture of a product, car wash, water bottling, concrete batching, or the irrigation of crops grown for commercial sale."

When a subdivision proposal is received by the OSE, the developer's water demand analysis is reviewed to determine if it is technically correct and reasonable. The OSE also verifies that the appropriate conservation measures are reflected in the analysis. The water demand analysis was technically correct based on the method provided in the Rainwater Harvesting Supply from the Sky. The data and statements included in the disclosure statement and in the restrictive covenants could not be verified as the supporting documents, such as a well log, were not provided.

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 the *Rio Santa Fe Business Park Preliminary / Final Plat, Final Development Plan, & Master Plan Amendment*.

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

Sincerely,



John Longworth, P.E.

cc: OSE Water Rights Division, Santa Fe Office

NBA-62



Susana Martinez
Governor

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

March 12, 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: CDRC Case # MPA/PDP/PP 10-5352, Rio Santa Fe Business Park

Dear Mr. Larrañaga:

Thank you for providing the Historic Preservation Division (HPD) with a copy of the preliminary development plan and plat and master plan amendment for the above referenced development. According to the preliminary development plan (page 16), the requirements for an archaeological survey have been waived by the Land Use Administrator because the property has been entirely excavated in the past for a gravel pit. HPD agrees that the waiver is appropriate.

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

Sincerely,

Michelle M. Ensey
Archaeologist

Log: 98691

NBA-63



SUSANA MARTINEZ
Governor
JOHN A. SANCHEZ
Lieutenant Governor

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 FLYNN
Cabinet Secretary
BUTCH TONGATE
Deputy Secretary

August 13, 2014

Hello Mr. Larranaga,

My name is Bill Brown and I am the new Liquid Waste Specialist in the Santa Fe field office of the New Mexico Environment Department. Bob Italiano asked me to review and comment on the proposed Rio Santa Fe Business Park. My comments are strictly related to the on-site liquid waste treatment systems (septic systems) that are proposed to be installed for each of the lots.

On page 15 of the report you submitted, some of the proposed uses within the park, including Vehicle Maintenance Shop, Bulk Fuel Sales, Environmental Recycling, Mortuary/Crematorium, Veterinary Clinic including Large Animals, and Waste Management and Remediation Service, may produce liquid waste that is not compatible with conventional septic systems and may require additional treatment or separate storage for pumping off-site.

In Appendix E, the Disclosure Statement, in Section 4, the setback stated for septic tanks and leach fields from the Santa Fe River is 50 feet from the bank. Current NMED regulations say the required setback for septic tanks is 50 feet, but the required setback for leach fields is 100 feet.

Also in the Disclosure Statement, in Section 5, the estimated cost for septic systems is listed as \$3,500-\$5,000. Although this figure may be accurate, it may be on the low side depending on the size of the proposed systems.

Also in the Disclosure Statement, in Section 11, the peak flows for conventional septic systems is listed as 2,000 gallons. Due to a new rule change that will take effect on September 15th, 2014, the peak flows will go up to 5,000 gallons.

Please feel free to contact me with any questions.

Sincerely,

Bill Brown
New Mexico Environment Department
2540 Camino Edward Ortiz
Santa Fe, NM 87507
505-827-1840 office
505-221-9227 cell

NBA-64

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

September 2, 2014

To: Jose E. Larrañaga, Commercial Development Case Manager
From: Karen Torres, County Hydrologist 
Re: CDRC Case # MPA/PP/FP/FDP 10-5352 Rio Santa Fe Business Park- Master Plan, Preliminary and Final Plat T16N, R8E, Sec 2, 3 and 10.

The subject development plan was reviewed for technical accuracy and compliance with the SFC Land Development Code. The submittal by the applicant is largely complete and meets the requirements Master Plan, Preliminary Plat. Additional information and changes are requested prior to final development plat approval as recommended:

1. Change Item 2 under Notes and Conditions on sheet P-4 to read "Water use is restricted to 0.25 acre-feet per lot per year unless the lot owner prepares a geohydrologic report approved by the County Hydrologist demonstrating water availability as allowed by the code."
2. Include the statement "Submission of a water quality documentation package pursuant to Article VII Section 6.5.1d upon drilling of a well to serve any future development" on the final plat in addition to the disclosure statement.
3. Submission of water restrictive covenants.

Nature of Project:

The applicant is seeking master plan zoning to create four (4) commercial lots ranging in size from 5.99 to 9.29 acres and located within the Basin Hydrologic Zone. Additionally approval of preliminary and final subdivision plat are also requested. The lots will be served by individual wells and will use septic tanks for wastewater disposal. The original submittal did not contain information to support water availability but was submitted by the applicant's agent via e-mail on August 19, 2014.

SFC Land Development Code Master Plan Requirements for Water:

To address requirements of the SFC Land Development Code the pertinent sections of the code are written out and are addressed individually as to compliance. At master plan level all applicants requesting approval of a non-residential development proposing to use more than 1.0 acre-foot must submit a water supply plan as required by Article VII Section 6.2.2 of the code and a liquid waste disposal plan. To determine if a water supply plan is necessary a review of the water budget was performed.

The applicant used figures from the City of Santa Fe for manufacturing purposes which sites an average annual use of 0.21 acre-foot. It is noted that on page 15 of the development report the proposed uses include many more activities than manufacturing. Most of the proposed uses are considered low water with the exception of commercial laundries, veterinary clinics and commercial office, depending on the office type and size. Due to the speculative nature of commercial development the applicant has put language in the proposed Disclosure Statement that will require a demonstration of water availability if the lot owner requires more than 0.25 acre-foot of water per year per lot. There is also language in the disclosure statement regarding a reconnaissance water availability report but due to each lot having its own well the code does not allow for such a report to be submitted and this language should be omitted.

Based on a review of the water budget and the proposed per lot water restriction a water supply plan is not required for master plan approval since the proposed water use is less than 1.0 acre-foot per year but demonstration of water availability may be required if a future commercial development requires more than 0.25 acre-foot per year on an individual lot.

SFC Land Development Code Preliminary and Final Development Plan Requirements for Water:

Article VII, Section 6 - Water Supply Plan

Article VII, Section 6.2 entitled General Requirements and Submittals for a Water Supply Plan sets forth requirements based on the type and scale of the development. Table 7.4, entitled Required Code Sections for Water Supply, states all subdivisions containing 5 or fewer lots, are required to submit a water supply plan which consists of submittals compliant with the following code requirements:

1. *Article VII, Section 6.2.2 entitled "Required Water Right Permits"*
2. *Article VII, Section 6.4.7 "Water Availability Assessments"*
3. *Article VII, Section 6.5 entitled "Water Quality"*
4. *Article VII, Section 6.6 entitled "Water Conservation"*

Article VII, Section 6.2.2 entitled "Required Water Right Permits" requires proof of a valid water right permit for all subdivisions containing twenty or more parcels.

This section of the codes does not apply to this subdivision as there are less than 20 parcels proposed.

Article VII, Section 6.4.7 entitled "A Water Availability Assessment for Subdivisions of five or fewer lots shall meet the following requirements:" states that if the source of water will be individual domestic wells the applicant shall submit the following information as their water availability assessment:

1. Well log from an existing well within 1 mile
2. Description of water bearing formation and a statement of the max and min depth to water
3. Statement of estimated yield of wells in gallons per minute.
4. Any additional information which is required by the Board that will enable it to determine if the sub-divider can fulfill the proposals contained in the disclosure statement.

Also this section of the code states if an applicant proposes lots which are less than the minimum lot size a geohydrologic report and water conservation covenants are required by Article III Section 10 and Article VII Section 6.6 of the SFC Land Development Code.

On August 19, 2014 the applicant's agent submitted via e-mail a water resource analysis from Corbin Consulting, Inc., dated March 6, 2007, for a neighboring parcel owned by Paul Parker. A well log, adequate description of the water bearing formation and an estimate of yields of two nearby wells was provided. These items meet the code requirements as submittals for water availability.

Upon review of Article III Section 10.2.3 entitled "Special Standards for Calculation of Use for Small Scale Commercial Development" applicants may use standardized values for water availability as set forth in Section 10.2.2 or may submit a hydrology report which contains an actual estimate of A for the land which is to be developed. The standard value of water availability for the basin zone is 0.1 acre-foot per acre per year. By multiplying this value by the area of the smallest lot proposed by this subdivision (5.99 acres) a water availability of 0.599 acre-foot per year is estimated for the smallest lot. This value is greater for larger lots. Due to the self imposed per lot water restriction of 0.25 acre-feet per year there is sufficient water availability to serve the proposed commercial lots.

As discussed previously, based on the speculative nature of commercial development the applicant has put language in the proposed Disclosure Statement that will require a demonstration of water availability if the lot owner requires more than 0.25 acre-foot of water per year per lot.

After review of the documents submitted by the applicant code requirements for water availability for this project have been met.

Article VII, Section 6.5.1d entitled "Water Quality"

The applicant has proposed that water quality requirements will be met when individual lot owners submit a development permit. This disclosure statement was modified to reflect this but it is suggested this also be clearly stated on the final plat and included as a condition of approval for this subdivision.

Code requirements for water quality will be met upon development of the individual parcels.

Article VII, Section 6.6 entitled "Water Conservation"

A water budget for this subdivision was submitted and discussed earlier in this memo. Water restrictive covenants were not submitted by the applicant for review. Submission of such covenants for review as a condition of final plat approval is recommended.

Code requirements for water conservation have not been met.

Conclusions

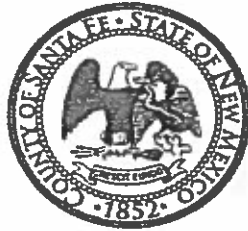
4. Code requirements for master plan for the entire project have been met.
5. Water availability has been demonstrated for the proposed subdivision.
6. Submission of a water quality documentation package pursuant to Article VII Section 6.5.1d upon drilling of a well to serve any future development is recommended as a condition of approval.
7. Submission of water restrictive covenants for is recommended as a condition of approval.

If you have any questions, please feel free to call me at 992-9871 or email at ktorres@co.santa-fe.nm.us

Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Liz Stefanics
Commissioner, District 4

Kathy Holian
Commissioner, District 5

Katherine Miller
County Manager

**PUBLIC WORKS DIVISION
MEMORANDUM**

Date: March 17, 2015

To: Jose Larranaga, Land Use Department

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

Re: Case # MPA/PDP/PP/FDP/V- 10-5352 Rio Business Park.

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)**, in which the roadway / driveway needs to conform. The project is located outside but contiguous with the boundary of the recently established City limits, annexed in 2009 and is situated west of New Mexico 599 and north of the Santa Fe River, within Sections 3 and 10, Township 16 North, Range 8 East. The applicant is requesting an Amendment to the Master Plan to create 4 lots rather than 20, utilize individual septic tanks and individual wells. The applicant is also requesting approval of a Preliminary Development Plat approval and Final Plat and Final Development Plan approval for a four (4) lot business park consisting of a mix of offices and industrial uses. The applicant is also requesting a Variance for the length of the Cul de sac exceeding five hundred linear (500') feet.

Access:

The applicant is proposing to construct a single access to the 31.44 acre tract **from the NM 599 Frontage Road**. The proposed project does not have a secondary access.

Conclusion:

Public Works has reviewed the applicant's submittal, and feels that they **cannot** support the above mentioned project for Preliminary Development Plan and Plat approval and Final Development approval.

- Applicant is proposing to construct a new entrance (Old Cochiti Road) to an extent of 1,200 feet. Article V, Section 8.2.1d, states Cul-de-Sacs (dead-end roads) shall not be longer than five hundred (500') feet in length.
- Applicant shall construct Old Cochiti Road to its most Northern Property Boundary.

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	07/22/2014		
Project Name	Rio Santa Fe Business Park		
Project Location	Paseo de River and Hwy 599 Frontage Road.		
Description	4 Commercial Lots	Case Manager	Jose Larranaga
Applicant Name	James W. Siebert & Associates Inc.	County Case #	CDRC Case # 10-5352
Applicant Address	915 Mercer Street Santa Fe, New Mexico 87501	Fire District	Agua Fria
Applicant Phone	505-983-5588		
Review Type:	Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Sprinklers <input checked="" type="checkbox"/> Hydrant Acceptance <input type="checkbox"/> Master Plan <input checked="" type="checkbox"/> Preliminary <input checked="" type="checkbox"/> Final <input checked="" type="checkbox"/> Inspection <input checked="" type="checkbox"/> Lot Split <input checked="" type="checkbox"/> Wildland <input type="checkbox"/> Variance <input type="checkbox"/>		
Project Status:	Approved <input type="checkbox"/> Approved with Conditions <input checked="" type="checkbox"/> Denial <input type="checkbox"/>		

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.*

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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.

Roads shall meet the minimum County standards for fire apparatus access roads within this type of proposed development. Driveways and turnarounds shall be County approved all-weather driving surface of minimum 6" compacted basecourse or equivalent. Minimum gate width shall be 14' and an unobstructed vertical clearance of 13'6".

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.

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

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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...).

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.

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

Water Storage/Delivery Systems

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 903.2 Required Water Supply for Fire Protection. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protect is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief.

Section 903.3 Type of Water Supply (1997 UFC) Water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow. In setting the requirements for fire flow, the chief may be guided by Appendix III-A.

The one 30,000-gallon cistern and draft hydrant for the four lot commercial business park shall be in place, tested, approved and operable prior to the start of any building construction. Plans and location for said system shall be submitted prior to installation for approval by this office and shall meet all minimum requirements of the Santa Fe County Fire Department.

If filled by a well, the water storage system shall incorporate the use of a tank water level monitoring system which maintains the minimum required water for fire protection needs at all times. When the tank water level exceeds the required limits, power to the domestic water pump shall be automatically disconnected.

The minimum pressure requirement for a dedicated draft fire protection storage and delivery system shall be 1psi residual at the hydrant(s).

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The water system and hydrants shall be in place, operable and tested prior to the start of any and all building construction. It shall be the responsibility of the developer to notify the Fire Prevention Division when the system and hydrants are ready to be tested.

The water storage system shall incorporate a tank water level monitoring system to enable visually determining the level of the water in the storage tank.

The Developer and/or the Business owners Association shall be responsible to maintain, in an approved working order, the water system for the duration of the development and shall connection to a regional water system as it becomes available. The responsible party, as indicated above, shall be responsible to call for and submit to the Santa Fe County Fire Department for an annual testing of the fire protection system and the subsequent repairs ordered and costs associated with the testing.

The requirement for water storage and commercial 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.

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.

Due to the nature of the proposed project and the uncertainty of the proposed occupancy usage of said structures involved, all buildings shall be plumbed to incorporate the installation of automatic fire protection sprinkler systems required by the Fire Marshal.

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, 2010.

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 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.

Fire Alarm/Notification Systems

Automatic Fire Protection Alarm systems may 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.

Unless the building is occupied on a continual 24-hour basis, the sprinkler system shall be electrically monitored by an approved central station, remote station or proprietary monitoring station.

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All Fire Alarm systems shall be developed by a firm certified to perform and design such systems. Copies of the fire alarm system design shall be submitted to the Fire Prevention Division for review and acceptance prior to installation. Systems will not be approved unless tested by the Santa Fe County Fire Department. Fire Alarm systems shall be in accordance with NFPA 72, National Fire Alarm Code for given type of structure and/or occupancy use.

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 or 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. The following bulleted areas will be addressed with specific conditions in subsequent review submittals as the information becomes available.

Hazardous Materials

The following bulleted areas will be addressed with specific conditions in subsequent review submittals or as the information becomes available prior to or upon final inspection at the time of the Certificate of Occupancy as applicable to the building(s) occupancy use.

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 Rio Santa Fe Business Park Master & Preliminary & Final Development Plan approval with the above conditions applied.

Renee Nix, Inspector

Renee Nix
Code Enforcement Official

7-22-14
Date

Through: David Sperling, Chief

File: DEV/RioSantaFeBusinessPark/072214 AF

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

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6

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

August 12, 2014

Mr. Jose Larranaga
Commercial Development Case Manager
Santa Fe County Land Use Department
102 Grant Ave
Santa Fe, NM 87504

RE: CDRC CASE #MPA/PDP/PP 10-5352 Rio Santa Fe Business Park

Dear Jose,

This letter is in response to your request for a review of Rio Santa Fe Business Park Preliminary/Final Plat/Final Development Plan & Master Plan Amendment dated July 16, 2014.

Please be aware that any statements made here refer solely to Rio Santa Fe Business Park Preliminary/Final Plat/Final Development Plan & Master Plan Amendment, as you have described in your written inquiry and appurtenant documentation you submitted. If the parcel location or development concept is modified, or the current field conditions are modified in the future, this letter will be automatically invalidated, unless otherwise indicated in writing by Santa Fe County Utility Division (SFCUD).

Due to the existing circumstances the SFCUD is open to the extension of a 12-inch waterline south from the existing stub-out at the State Archaeology Development.

Please note that in regards to sewer Santa Fe County does not have utility wastewater service available to accommodate these connections, and it is understood that they will be developed with individual septic systems to not exceed the 2000 gallons of discharge per day as stated.

SFCUD will not be involved with the ownership, operation or maintenance of these systems, nor would the owners of these systems be customers of SFCUD.

Respectfully,

Paul Casaus
Utilities Engineering Associate
Santa Fe County Utilities Department



MEMORANDUM

DATE: August 15, 2014

TO: Jose Larrañaga, Development Review Team Leader

FROM: Maria Lohmann, Open Space and Trails Planner
Planning Division, Growth Management Department

VIA: Robert Griego, Planning Division Manager, Growth Management Department

RE: CDRC CASE #MPA/PP/FP/FDP 10-5352 Rio Santa Fe Business Park

I have reviewed the case submittal for technical accuracy and for compliance with the Land Development Code and the Sustainable Growth Management Plan (SGMP), and I have the following comments:

Background

- **Proposed land donation to Santa Fe County Open Space and Trails Program:** Although the Preliminary Development Plan and Plat and Master Plan Amendment Report does not specifically mention it, portions of the property are depicted on the Official Open Space and Trails Map as part of the Santa Fe River Greenway Priority Open Space project per SGMP section 6.2.3.1. From verbal exchanges with Mr. Louis Gonzales of the Pena Blanca Partnership, I understand that the Pena Blanca Partnership intends to donate this land to the Santa Fe County Open Space and Trails Program for the future development of the Santa Fe River Greenway Trail.

Recommendations

- The Preliminary Development Plan and Plat should describe and depict the land donation, requiring lot lines to be amended for Lots 3 and 4. The attached documents depict the Santa Fe River Greenway plans.
 - Exhibit A: Legal description dated 12/13/2013 by Diego J. Sisneros
 - Exhibit B: Parcel D-5 dated 12/13/2014 by Dawson Surveys Inc.
- Approval conditional on depiction of land acquisition, either by donation or easement and recordation of supporting documents (Exhibit A and B).
- Per SGMP section 6.2.3.1 the Santa Fe River Greenway is a Priority Open Space Project. This submittal provides the County with the opportunity to acquire the land and easement for this Priority Project.

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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: August 5, 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 # MPA/PP/ FP/FDP 16-5352 Rio Santa Fe Business Park

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 Preliminary/Final Plat, Final Development Plan and Master Plan Amendment approval for Rio Santa Fe Business Park. The subject property is a 31.44 acres parcel located north of the Santa Fe River West of 599 within Section 5, Township 15 North, Range 7 East. A Master Plan Amendment Along, Preliminary and Final Development Plan approval to create 4 lots rather than 20, utilizing individual septic tanks and individual wells is being requested.

PARKING:

No parking is proposed within this Application. At time of Development Plan submittal the Applicant shall comply with all parking requirements within Article III, Section 9 (Parking Requirements).

ARCHITECTURAL:

No structures are proposed within this Application. The Applicant shall provide building elevations for all proposed structures at the time of Development Plan submittal

SIGNAGE:

The Applicant has proposes to utilize a monument sign at the southern entry to the park. The sign will be 15 feet wide by 10 feet tall. Signs will also be on the individual buildings. The Applicant has not provided signage detail. Additional information and submittals will be required at time of final 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 Pole Mounted lights and wall mounted lighting with in the park and parking area. 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

NIBA-80

MEMORANDUM

Date: August 8, 2014

To: Jose Larranaga, Commercial Case Manager

From: John Lovato, Development Review Specialist/Terrain Management

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

Re: CASE # MP, PDP/FDP 10-5352 Rio Santa Fe Business Park.

Review Summary

The Applicants are requesting Master Plan Amendment, Preliminary Development Plan, and Preliminary Plat approval for a 4 Lot Business Park (Rio Business Park) on 31.44 acres. The minimum lot size is 5.99 acres and the maximum lot size is 9.29 acres.

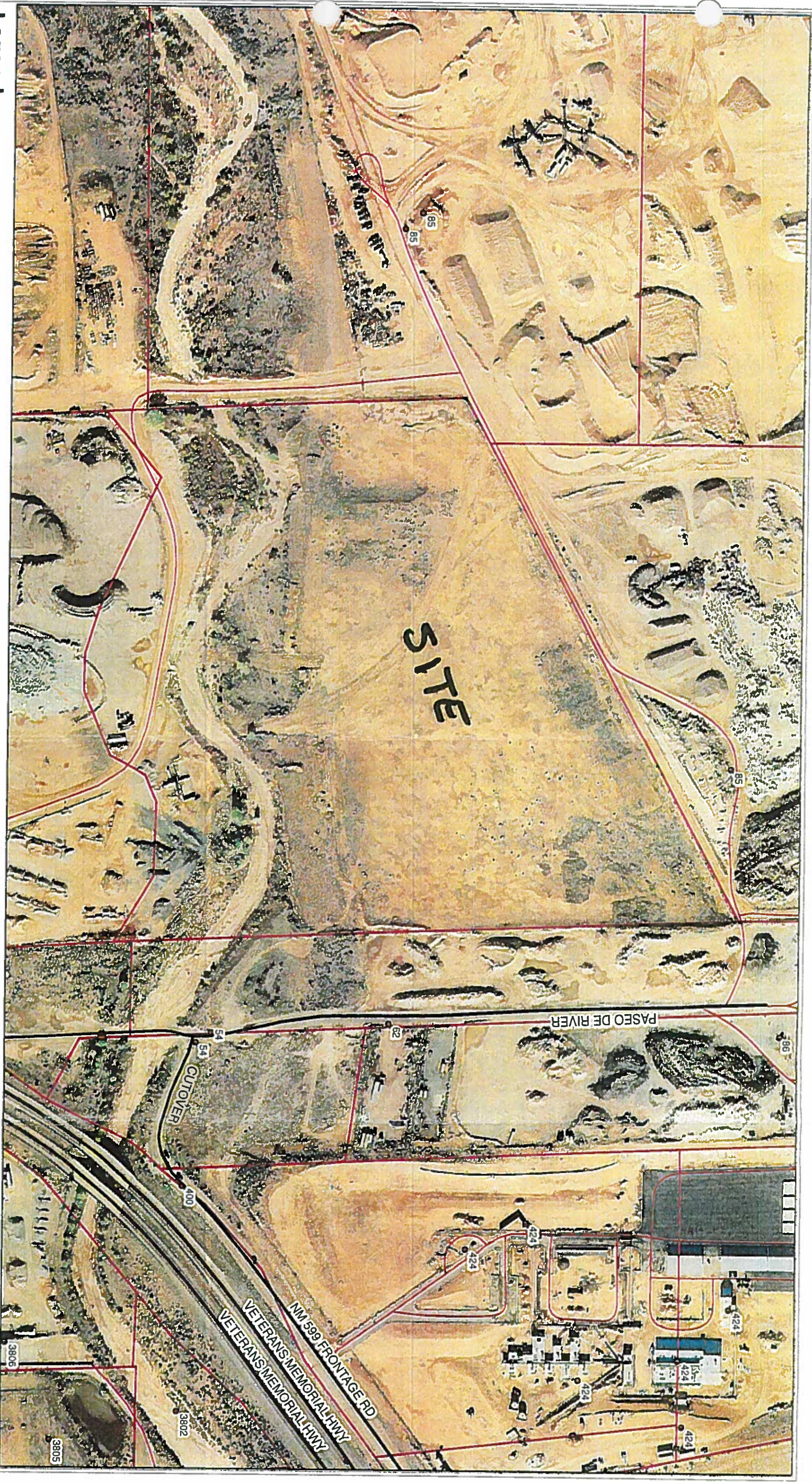
Terrain Management

The Terrain Management for the Rio Santa Fe Business Park 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 buildable site contains slopes less than 15%. Individual lot owners are responsible for complying with water harvesting requirements as per Code and Ordinance No. 2002-13 and must provide retention ponding for all proposed structures. The Plan Complies with Santa Fe County Land Development Code requirements and Ordinance No. 2008-10 Flood Damage Prevention and Stormwater Management Ordinance.

FEMA Flood Hazard Area

The site is located within a 100 year FEMA flood hazard area, and a 75' no build setback is proposed for lots 3 and 4. The Project complies with the Santa Fe County Land Development Code and Ordinance No. 2008-10, Flood Damage Prevention and Stormwater Management Ordinance.

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Legend

ROADS

DRIVEWAYS

PARCELS

1:2,880

1 inch represents 240 feet



2008 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.

NBA-82

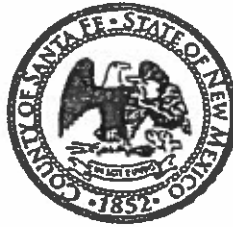


October 6, 2014

Daniel "Danny" Mayfield
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

**CASE NO. CDRC MP 10-5351
MASTER PLAN ZONING
RIO SANTA FE BUSINESS PARK, APPLICANT**

ORDER

THIS MATTER came before the Board of County Commissioners (hereinafter referred to as "the BCC") for hearing on December 14, 2010, on the Application of the Rio Santa Fe Business Park (hereinafter referred to as "the Applicant") for a Master Plan Zoning ("Master Plan") to allow commercial/industrial use on 31.44 acres. The BCC, having reviewed the Application and supplemental materials, staff reports and conducted a public hearing on the request, finds that the Application is well-taken and should be granted, and makes the following findings of fact and conclusions of law:

1. The Applicant is requesting a Master Plan in conformance with the requirements of Article V, Section 5 of the Land Development Code ("Code") to allow for commercial/industrial use on 31.44 acres.
2. The property is located at 54 Colony Drive, North West of N.M. 599, North of Paseo De River, within Section 10, Township 16 North, Range 8 East, in Commission District 2.
3. The Application satisfies the submittal requirements set forth in Article V, Section 5.2.2.
4. The Application is comprehensive in establishing the scope of the project.
5. The proposed site is a predominately commercial development area of the county.

SFC CLERK RECORDED 02/19/2011



6. The proposed Master Plan meets the criteria set forth in the Code.
7. The Application is in compliance with Article V, Section 5 Master Plan Procedures of the Code.
8. In support of the Application, the Agent for the Applicant stated that the Applicant is in agreement with Staff conditions.
9. No member of the public spoke against the Application.
10. Staff recommends the following conditions of approval, if the Commission approves the Application:
 - a. All Staff redlines shall be addressed and original redlines will be returned with final plans for Master Plan.
 - b. The Applicant shall comply with all requirements of the County Fire Marshal, County Public Works and County Utilities Department.
 - c. Master Plan with appropriate signatures shall be recorded with the County Clerk.
11. After conducting a public hearing on the request and having heard from the Applicant, the Board of County Commissioners hereby approves the request for a Master Plan conditioned on the Applicant complying with Staff's recommendations as stated above.

IT IS THEREFORE ORDERED that the Application is approved, and the Applicant is allowed a Master Plan subject to the conditions set forth herein.

I certify that the Application was approved by the Board of County Commissioners on this 8th day of Feb., 2011.

SFC CLERK RECORDED 02/10/2011

NBIA-84

The Board of County Commissioners of Santa Fe County

By: [Signature]
BCC Chairperson

ATTEST:

[Signature]
Valerie Espinoza, County Clerk



Approved as to form:

[Signature]
Stephen C. Ross, County Attorney



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

BCC ORDER
PAGES: 7

I Hereby Certify That This Instrument Was Filed for
Record On The 10TH Day Of February, 2011 at 09:59:34 AM
And Was Duly Recorded as Instrument # 1626341
Of The Records Of Santa Fe County

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

SFC CLERK RECORDED 02/10/2011

N13A-85

Commissioner Vigil.

COMMISSIONER VIGIL: Mr. Chair, I move to approve CDRC Case MP/PDR 10-5170 and remove the condition of the requirement for trails.

COMMISSIONER STEFANICS: I will second but I have a clarification question.

CHAIRMAN MONTOYA: Motion by Commissioner Vigil and second by Commissioner Stefanics. Commissioner Stefanics.

COMMISSIONER STEFANICS: So, we – Mr. Chair and Jack or Shelley, on staff condition number three we want some of those conditions but not others. I'm on page six.

MS. COBAU: Mr. Chair, Commissioner Stefanics, I think if we could just rewrite the condition to state that, The Applicant shall comply with Article XV, Section 6.E.7c.ii (Regulations for the Community College District) regarding bike lanes, sidewalks, curb radii, etc. (Exhibit "N") And just strike bike lanes from that condition.

COMMISSIONER STEFANICS: Okay, thank you very much.

CHAIRMAN MONTOYA: Is the matter of the motion okay with that?

COMMISSIONER VIGIL: Yes, that was the intent of the motion.

CHAIRMAN MONTOYA: And the seconder with that clarification.

COMMISSIONER STEFANICS: Okay.

CHAIRMAN MONTOYA: Any other discussion?

The motion passed by unanimous [5-0] voice vote.

8. CDRC Case # MP 10-5351 Rio Santa Fe Business Park Pena Blanca Partnership Applicant, Jim Seibert Agent, Request Master Plan Zoning Approval for a 31.44 acre parcel as a Commercial/Industrial Use. The property is located at 54 Colony Drive, North West of NM 599, north of Paseo de River, within Section 10, Township 16 North, Range 8 East, (Commission District 2). Jose E. Larrañaga, Case Manager
Exhibit 6: Memo from Matthew Baca/Baca Ranch dated 12/13/10

MR. LARRAÑAGA: Thank you, Mr. Chair. On September 16, 2010, the County Development Review Committee met and acted on this case, the decision of the CDRC was to recommend approval, of Case # MP 10-5351 with staff conditions.

On August 10, 2010, the Applicant was granted Master Plat Authorization approval, by the Board of County Commissioners, on a 31.44-acre parcel. Approval of the Master Plat delegates authority to the Land Use Administrator to administratively approve a specific lot layout plan when it determines that due to the size, scale or marketing requirements that approval of a plat with a specific lot layout is in the best interest of the county and developer. After such a delegation is made, the County Development Review Committee and Board shall establish development standards applicable to the subdivision as authorized by the Code and other applicable ordinances and laws, establish the maximum

SFC CLERK RECORDED 02/19/2011

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number of lots to be permitted, intensity of use, and required improvements, and may then approve both the Preliminary and Final Plat which will be known and designated as a Master Plat.

The Applicant requests Master Plan Zoning, in conformance with the requirements of Article V, Section 5 of the Land Development Code to allow for commercial/industrial use on 31.44 acres. The property has been used as a mine site for excavation of sand and gravel which is located in an area of the county where the predominant use is commercial.

Article V, Section 5.2.1.b states: "A master plan is comprehensive in establishing the scope of a project, yet is less detailed than a development plan. It provides a means for the County Development Review Committee and the Board to review projects and the subdivider to obtain concept approval for proposed development without the necessity of expending large sums of money for the submittals required for a preliminary and final plat approval."

Article V, Section 5.2.1.c states: "The master plan submittal will consist of both plans and written reports which include the information required in Article V, Section 5.2.2. 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."

The Application was reviewed for the following; existing conditions, adjacent properties, parking, access, outdoor lighting, signage, architecture standards, water, fire protection, liquid waste, terrain management, landscaping, and archaeology.

Recommendation: Staff has reviewed this Application and has found the following facts presented to support this request: the application satisfies the submittal requirements set forth in Article V, Section 5.2.2; the application is comprehensive in establishing the scope of the project; the proposed site is located in a predominately commercial developed area of the county; the proposed Master Plan meets the criteria set forth in the Land Development Code.

The review comments from State Agencies and the Building and Development Services Department have established findings that this Application is in compliance with Article V, Section 5, Master Plan Procedures of the Land Development Code.

Staff recommends Master Plan Zoning approval, of the Rio Santa Fe Business Park, to allow commercial/industrial use on 31.44 acres, subject to the following conditions, Madam Chair, may I enter these conditions into the record?

COMMISSIONER VIGIL: Yes.

The Conditions are as follows:

1. All Staff redlines shall be addressed, original redlines will be returned with final plans for Master Plan.
2. The Applicant shall comply with all requirements of the County Fire Marshal, County Public Works and County Utilities Department.
3. Master Plan with appropriate signatures shall be recorded with the County Clerk.

MR. LARRAÑAGA: I stand for any questions?

SFC CLERK RECORDED 02/18/2011

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COMMISSIONER VIGIL: Seeing none, is the applicant here? Mr. Siebert, do you have a presentation?

[Duly sworn, Jim Siebert, testified as follows]

JIM SIEBERT: My name is Jim Siebert. My address is 915 Mercer. Let me begin by saying thanks to Commissioner Anaya and Commissioner Montoya for their service over the last eight years. I've spent several nights down with them and I think the legacy that you both leave will be one of service and accessibility and responsiveness to your constituents. I'd just like to thank you for your service all of these years.

COMMISSIONER ANAYA: Thank you, Jim.

MR. SIEBERT: Let me give you a little background. The planning history of this particular property really began with the Airport Master Plan that County staff worked on and was eventually adopted several years ago. Elements of that plan that evolved into the Sustainable Growth Management Plan. And what we handed out depicts two issues: how does this relate to the past plan and how does it relate to the current plan? The first one [Exhibit 7] the area marked in orange is the description of the SDA zone relative to the site. The site is marked as site. And this is an SDA one zone or utility and infrastructure planned as the highest priority. The next drawing [Exhibit 8] is what the future land use map recommends and the big star is just an indication that it's a regional center, regional in scope and scale. And the red is that it's a mixed use non-residential project.

What we're proposing tonight is consistent with the SDA designation and consistent with the Land Use designation of the Sustainable Growth Management Plan. In terms of the access, we will be accessing the property off the extension of the 599 frontage road. It'll be the same road that passes by and serves the County's Public Works building. The water will be County water. We have a letter from the County Utilities saying that they're willing to serve the project with water. On sewer, we're currently working with Public Works and with the County Utilities to see if we can combine both projects, both the Public Works building which is currently on a septic tank and onsite wastewater with this project and we would actually lift it into the City sewer. We have the easements already acquired to be able to accomplish that for both, this project and the Public Works' project.

The one thing I think I'd like to discuss with you and we're going to hand out another document here. [Exhibit 9] There's another recommendation and it's part of the staff report regarding an access across the Santa Fe River. This is an important issue to the County and it's an important issue to the applicant as well. What I'd like to do is talk about firstly where this is. If you go to the very end there's an aerial photo which is part of the Phase B 599 study and it shows where the improvements would be to the extension of the frontage road including another bridge crossing of the Santa Fe River. This access isn't absolutely necessary to this project but we think overall it's good for the County.

Phase B there was a study done initially on 599; there was a subsequent study done that's called the Phase B study that ranks the priorities of improvements along 599. The cost of this particular improvement as it's shown on their on the photograph is approximately \$4.5 million. This is a substantial expenditure. The priority level is 5 out of

SFC CLERK RECORDED 02/18/2011

N13A-88

10 of the improvements. The number one priority is County Road 62 and 599 interchange which has been funded and should be completed around 2012. The current users, and one thing I included here is from the traffic study is the next two pages is some of the AM and PM traffic on that road that is currently crossing the Santa Fe River and it's substantial. And, in fact, probably a significant percentage of that traffic is from the Public Works building but there are other users as well. There's the State Game and Fish, the State Archaeology building and there will be other buildings adjacent to the State Archaeology. City solid waste trucks and this is from observation of being on the site. Recreational users, the City's recreational complex, the asphalt plant trucks and then cut-through traffic from Las Campanas.

What we would seek from the Commission would be consideration to put together a coalition of some of the stakeholders and we already have the support from State Archaeology to proceed forward to see if it is possible to secure funding and maybe increase the priority level of that river crossing.

We are in agreement with the conditions as stated by staff and I'll answer any questions you may have.

CHAIRMAN MONTOYA: Okay, questions for the applicant. Seeing none, this is a public hearing, if there is anyone who would like to speak on this case. Okay, this public hearing is closed. Deliberation.

COMMISSIONER ANAYA: Move for approval.

CHAIRMAN MONTOYA: Motion by Commissioner Anaya with conditions.

COMMISSIONER ANAYA: Yes.

COMMISSIONER HOLIAN: Second.

CHAIRMAN MONTOYA: And second by Commissioner Holian. Any discussion?

The motion passed by unanimous [4-0] voice vote. Commissioner Vigil was not present for this action.

LOUIS GONZALES: I would like to say a word to our Commissioners who are leaving. I have really enjoyed working with you and I think you have done a commendable job and the Commissioners that are staying have a lot of work ahead of and I commend them too. It's a hard job what you guys do as politicians who represent your constituency. I admire you for it and I thank you for it.

CHAIRMAN MONTOYA: Thank you, Louie. Appreciate it.

MR. GONZALES: Thank you.

COMMISSIONER ANAYA: Would you have said that if we had denied it?

[Laughter]

~~10 CDRC Case # MP/PDP/DP 10-5770 Santa Fe Brewing Company
Santa Fe Brewing Company, Applicant, Brian Lock, Agent,
Request a Master Plan Amendment to allow outdoor~~

SFC CLERK RECORDED 02/18/2011

N13.A-89

~~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.

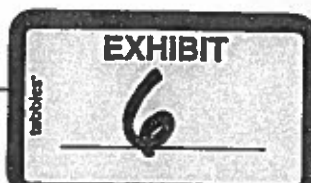
5.2 Master Plan Procedure

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.



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

5.2.5 Filing of Approved Master Plan

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



5.2.6 Amendments and Future Phase Approvals

- a. Approval of the master plan is intended to demonstrate that the development concept is acceptable and that further approvals are likely unless the detailed development plans cannot meet the requirements of applicable law and County ordinances in effect at that time. Each phase of the development plan must be considered on its own merits.
- b. The Code Administrator may approve minor changes to the master plan. Any substantial change in land use or any increase in density or intensity of development in the approved master plan requires approval by the County Development Review Committee and the Board.
- c. Any changes approved by the Code Administrator pursuant to Section 5.2 6b of this Article shall be subject to the review and approval of County Development Review Committee and the Board at the time of development plan or plat approval.
- d. The phasing schedule may be modified by the Board at the request of the developer as economic circumstances require as long as there is no adverse impact to the overall master plan. (See Article V, Section 4.5)

5.2.7 Expiration of Master Plan

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

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

5.3 Preliminary Plat Procedure

5.3.1 Introduction and Description

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

5.3.4 Public Hearings on Preliminary Plats

The proposed preliminary plat shall be reviewed by the County Development Review Committee and the Board according to the procedures set forth in Article II, Sections 2.3.2, 2.4 and 2.6 of this Code.

5.3.5 Preliminary Plat Approval

- a. Approval or conditional approval of a preliminary plat shall constitute approval of the proposed subdivision design and layout submitted on the preliminary plat, and shall be used as a guide to the preparation of the final plat.
- b. The Board shall not approve the preliminary plat if the subdivider cannot reasonably demonstrate that he or she can fulfill the requirements of the Code, the New Mexico Subdivision Act and the subdivider's disclosure statement.
- c. Action. Unless the applicant has agreed to a tabling, within thirty (30) working days after the Board's public hearing, the Board shall approve, approve with conditions, or disapprove the preliminary plat at a public meeting, the date, time, and place of which shall be announced publicly at the conclusion of the public hearing.

5.3.6 Expiration of Preliminary Plat

- a. Expiration. An approved or conditionally approved preliminary plat shall expire twenty-four (24) months after its approval or conditional approval. Prior to the expiration of the preliminary plat, the subdivider may request, from the Board, an extension of the preliminary plat for a period of time not exceeding thirty-six (36) months.
- b. Phased Development. If the preliminary plat was approved for phased development, the subdivider may file final plats for portions of the development, and the expiration date of the preliminary plat shall be extended for an additional thirty-six (36) months after the date of the filing of each final plat. The number of phased final plats shall be determined by the Board at the time of the approval or conditional approval of the master plan.
- c. Expiration effect. The expiration of the approved or conditionally approved preliminary plat shall terminate all proceedings on the subdivision, and no final plat shall be filed without first processing a new preliminary plat.

5.4 Final Plat Procedure

5.4.1 Introduction and Description.

5.4.1a Final plats shall be submitted for Type-I, Type-II, Type-III, except Type-III subdivisions that are subject to review under summary procedure as set forth in Subsection 5.5 of this Section, and Type-IV subdivisions. Following approval or conditional approval of a preliminary plat, and before the expiration of the plat, the subdivider may prepare a final plat in substantial conformity with the approved or conditionally approved preliminary plat. At the discretion of the Code Administrator, preliminary and final plats may be reviewed for approval simultaneously. Final plats for subdivisions proposed to be phased shall be submitted as indicated on the phasing schedule submitted with the master plan as specified in Section 5.2. above. The final plat shall comply with the New Mexico Subdivision Act and these regulations.

5.4.1b Application and Fees. A subdivider shall prepare a final plat and supporting documentation in accordance with the requirements provided in these regulations. Final plat submittal is initiated by completing an application on a form available

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5.3.4 Public Hearings on Preliminary Plats

The proposed preliminary plat shall be reviewed by the County Development Review Committee and the Board according to the procedures set forth in Article II, Sections 2.3.2, 2.4 and 2.6 of this Code.

5.3.5 Preliminary Plat Approval

- a. Approval or conditional approval of a preliminary plat shall constitute approval of the proposed subdivision design and layout submitted on the preliminary plat, and shall be used as a guide to the preparation of the final plat.
- b. The Board shall not approve the preliminary plat if the subdivider cannot reasonably demonstrate that he or she can fulfill the requirements of the Code, the New Mexico Subdivision Act and the subdivider's disclosure statement.
- c. Action. Unless the applicant has agreed to a tabling, within thirty (30) working days after the Board's public hearing, the Board shall approve, approve with conditions, or disapprove the preliminary plat at a public meeting, the date, time, and place of which shall be announced publicly at the conclusion of the public hearing.

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5.4.1 Introduction and Description



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- 5.4.1b Application and Fees. A subdivider shall prepare a final plat and supporting documentation in accordance with the requirements provided in these regulations. Final plat submittal is initiated by completing an application on a form available

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

7.1.4 Criteria for development plan phase approval

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

7.2 Final Development Plan

7.2.1 Submittals

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

7.2.2 Review

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

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

SECTION 8 - SUBDIVISION DESIGN STANDARDS

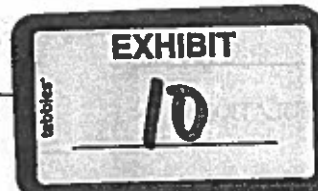
These standards shall be binding upon the subdivider unless modifications are justified by sound engineering principles. Such modifications from these standards may be approved by the Board after a review by the County Development Review Committee upon presentation of documented justification by a licensed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

8.1 General Policy on Roads

8.1.1 General

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

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4.4 Design Standards and Review Criteria

In addition to the other requirements of the Code, the following standards and criteria will be applied in the review process:

4.4.1 Submittals



- a. To zone or re-zone any parcel for a commercial or industrial non-residential district a master plan shall be submitted. Submittals and procedures for master plans are set forth in Article V, Section 5.2.
- b. A development plan shall be submitted for individual uses to be permitted within the district, as follows:
 - 1) Vicinity Map: A vicinity map drawn at a scale of not more than one inch equals two thousand feet (1"=2000') showing contours at twenty foot (20') intervals showing the relationship of the lot, tract or parcel to its general surroundings, and the location of all existing drainage channels, water courses and water bodies within one mile of the development site.
 - 2) Existing Site Data: A description of existing conditions on or adjacent to the lot, tract or parcel, including proof that the parcel is a legal lot of record. Maps shall be at a scale of one inch (1") to one hundred feet (100') or larger and shall include the following:
 - (a) Boundary lines, bearings and distances: The error or closure shall be of a third order survey, and no discrepancy between computed and measured distances shall exceed one (1) part in one thousand two hundred eighty (1,280) parts.
 - (b) Easements: Location, width and purposes.
 - (c) Streets on and immediately adjacent to the tract, name and right-of-way width.
 - (d) Utilities on and immediately adjacent to the tract.
 - (e) Owners of record or unplatted land and existing subdivision plats by name and recordation, shall be shown for property within one thousand feet (1,000') of that tract.
 - (f) 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.
 - 3) Site Plan
 - (a) The site plan consisting of a map and other drawings or documents drawn to a scale of one inch (1") to one hundred feet (100'), or larger, shall show the following:
 - (1) proposed arrangement of buildings;
 - (2) proposed off-street parking and loading facilities;
 - (3) proposed access to the site and internal vehicular circulation;
 - (4) existing and proposed landscaping;
 - (5) proposed location and type of fences, walls, and signs;
 - (6) drainage and grading plan indicating existing and proposed contours; soils and flood plain areas;
 - (7) lighting plan;



which schedule is on file at the Office of the Public Works Director and the Land Use Office.

8.1.12 Construction of roads or other required improvements may be phased according to a schedule that is part of an approved master or development plan.

8.1.13 Local roads shall be laid out so that their use by through traffic will be discouraged.

8.2 Road Design

Construction and design standards shall be according to sound engineering practice as follows:

8.2.1 Classification of Highways, Streets and Roads

8.2.1a Arterial Roads and Highways

A major arterial road or highway has from two to six driving lanes, may be divided with a median, and has sufficient additional right-of-way to provide for turning lanes and additional width at major intersections. Major arterials have an average daily traffic of more than 5000 vehicles and a minimum right-of-way of one hundred feet (100'). A minor arterial road has an average daily traffic of 2000 to 5000 vehicles, serves 200 to 1000 dwelling units or lots, and has a minimum right-of-way of sixty six (66) feet. Asphalt paving is required for major arterials at a minimum depth of five (5) inches and for minor arterials to a minimum depth of four (4) inches. Separated driving lanes or park-ways are encouraged. See Appendices A, B.1, B.2 and B.3 for further detail.

8.2.1b Collector Roads

A collector road has two (2) twelve (12) foot driving lanes. It serves 61 to 199 dwelling units or lots and has an average daily traffic volume of 601 to 1999 vehicles and a minimum right-of-way of fifty (50) feet; paving shall achieve a minimum depth of three (3) inches. See Appendices A, B.1, B.2 and B.3.

8.2.1c Local Roads

A local subcollector road has two (2) twelve (12) foot driving lanes, serves 31 to 60 dwelling units or lots, and carries an average daily traffic volume of 301 to 600 vehicles with a minimum right-of-way of fifty (50) feet. A local subcollector road has a six (6) inch minimum surface thickness of crushed gravel base course material, provided it can be shown that such minimum thickness is adequate based on subgrade soil conditions; a plasticity index of eight (8) to twelve percent (12%) shall be provided. A local lane, place or cul-de-sac road serves 0 to 30 dwelling units or lots and carries an average daily traffic volume of 0 to 300 vehicles with two (2), ten (10) foot driving lanes with a minimum right-of-way of fifty (50) feet. Local lanes, places and cul-de-sac roads shall be constructed with the same sub-grade and base course specifications as the subcollector road. See also Appendices A, B.1, B.2 and B-3 and Section 8.3 of this Article.

8.2.1d Cul-de-sacs

Cul-de-sacs (dead end roads) shall not be longer than five hundred (500) feet. At the closed end there shall be a turn around having a minimum driving surface radius of at least forty-two (42) feet for roads under 250 feet long and of at least fifty (50) feet for roads 250 feet and longer. A suitable alternative, such as a hammerhead turn around, may be acceptable if approved by the Code Administrator and the Fire Marshal. All turn around areas shall be designed to protect existing vegetation and steep terrain. There shall be a minimum right-of-

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way diameter at the closed end of one hundred (100) feet. In low density residential areas the length of cul-de-sacs may be adjusted by the County Development Review Committee with the changes consistent with public safety factors. For local roads designated as a lane or place and designed to a twenty foot (20') width, the turn-around area remains the same as specified above.

8.2.1e Other Road Standards

Design standards are further exhibited on Appendix 5. A - Road Classification and Design Standards.

8.2.2 Curve Radii and Superelevation

Vertical and horizontal curves and the superelevation of the horizontal curves shall conform to the requirements as set forth in the American Association of State Highway Transportation Officials publications "A Policy on Geometric Design of Rural Highways", hereinafter described as AASHTO Standards, a copy of which is available for review at the Office of the Code Administrator.

8.2.3 Intersections

Streets shall be laid out to intersect each other as nearly as possible at 90 degree right angles; under no condition shall intersection angles be less than 70 degrees. Off-set intersections of less than one hundred and twenty-five (125) feet shall not be permitted. Property lines at street intersections shall be rounded with a minimum radius of twenty-five feet (25') or a greater radius when necessary to permit the construction of a curb and sidewalk and shall provide for arc radius, as required for arterial roads.

8.2.4 A tangent of sufficient distance shall be introduced between reverse curves on all roads and streets according to AASHTO Standards.

8.2.5 When connecting road centerlines deflect from each other at any point by more than ten degrees, they shall be connected by a curve with a radius adequate to ensure a sight distance as required by AASHTO Standards.

8.2.6 Curvature in intersection design alignments shall not be less than stopping distances required for the design speed of the road or street as per AASHTO Standards.

8.2.7 Grade percentages

Except as otherwise provided by the terrain management regulations, vertical road grades shall not exceed the following:

- a. Major and minor arterial roads or highways of 4 lanes or more with a speed limit of 55 miles per hour or greater as permitted by law: six to eight percent grade;
- b. Collector roads of 2 lanes with a speed limit of 25-35 miles per hour: ten percent grade;
- c. Local roads of 2 lanes with a speed limit of 10 miles per hour: eleven percent grade;
- d. Grades at the approach to intersections shall not exceed 3% for 100 linear feet, excluding vertical curve distance; and
- e. No horizontal road grade shall be less than one percent.

8.2.8 Cut and Fill

All roads shall be located so as to minimize areas of cut and fill and shall be located to conform to sound terrain management principles. In general, fill slopes shall not exceed a 3:1 ratio and cut slopes shall not exceed a 2:1 ratio unless it can be demonstrated with

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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 within approach, Transitional, Horizontal and Conical surfaces as described within Map #21 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

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II - 9



**JAMES W. SIEBERT
AND ASSOCIATES, INC.**

915 MERCER STREET * SANTA FE, NEW MEXICO 87505
(505) 983-5588 * FAX (505) 989-7313
jim@jwsiebert.com

January 19, 2015

Jose Larranaga
Development Review Team Leader
102 Grant Avenue
Santa Fe, NM 87504

Re: Rio Santa Fe BP Variance Request

Dear Mr. Larranaga,

On Behalf of Pena Blanca Partnership, I am requesting a variance of Article V 8.2.1 (cul-de-sacs) of the Land Development Code to allow for the length of the cul-de-sac to exceed the required 500 foot length.

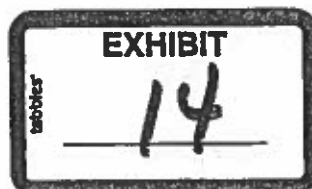
The result of the excess length of the cul-de-sac is from having to maintain the existing Santa Fe County easement granted to Santa Fe County by Pena Blanca Partnership and denial by the MPO and County staff to allow for the relocation of the said easement.

Thank you for your attention to this matter.

Sincerely,

James W. Siebert

Xc: Louis Gonzales



NBA-99

576006

LEGEND AND NOTES

- DENOTES POINT FOUND
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES MONUMENT

- — — — — DENOTES EDGE OF EASEMENT
- — — — — DENOTES OVERHEAD LINES
- X — X — DENOTES FENCE LINE

1. BASIS OF BEARING TAKEN FROM "CENTERLINE DESCRIPTION PROPOSED SOUTH CONNECTION ROADWAY" PROVIDED BY THE BUREAU OF LAND MANAGEMENT TADS FIELD OFFICE WITH DESIGNATION NM90125.
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.
3. DATA IN () IS RECORD DATA FROM DESCRIPTION OF NOTE NO. 1.
4. PLAT REFERENCE "PLAT SHOWING ROADWAY EASEMENT FOR CAJA DEL RIO ROAD" BY JAMES J. MEDRANO N.M.P.S. 5217, AND FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BK. 383, PG. 049.
5. DATA IN () IS RECORD FROM PLAT OF NOTE #4.

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 OCT. 1ST, 2003, 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.S. #11011



WEST EDGE
CAJA DEL RIO ROAD

((DELTA= 65°02'52" W))
((RADIUS= 1507.39'))
((LENGTH= 1711.34'))
((CH= N 13°18'23" W))
((1620.90'))

PRIVATE
LAND OWNER

BLM LANDS
WITHIN SEC. 35

1994 BRASS CAP
COR. SECS. 2 & 3, T16N, R8E,
AND SECS. 34 & 35, T17N, R8E
TIE TO 8898 CAP
N80°52'28" W, 3.85'

SEC. 34, T17N, R8E.
SEC. 3, T16N, R8E.

160.00'

S 18°16'09" W
151.99'

CROSSHATCHED AREA DENOTES
RIGHT-OF-WAY RW-28832
FROM STATE OF NEW MEXICO
TO SANTA FE CO.

DELTA= 1°48'27"
RADIUS= 540.12'
LENGTH= 17.04'
CH= S 19°10'23" W
17.04'

STATE LANDS
WITHIN SEC. 2

PRIVATE
LAND OWNER
WITHIN SEC. 3

50' WIDE ROAD &
UTIL. EASEMENT TO BE
GRANTED FROM PRIVATE
OWNER TO SANTA FE CO.

100' WIDE ROAD
& UTIL. EASEMENT

50' WIDE ROAD
& UTIL. EASEMENT
CROSSHATCHED AREA DENOTES
RIGHT-OF-WAY RW-28832
FROM STATE OF NEW MEXICO
TO SANTA FE CO.
5.00 AC.±

100' WIDE ROAD
& UTIL. EASEMENT

50' WIDE ROAD
& UTIL. EASEMENT
CROSSHATCHED AREA DENOTES
RIGHT-OF-WAY RW-28832
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5.00 AC.±

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TO SANTA FE CO.
5.00 AC.±

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& UTIL. EASEMENT

50' WIDE ROAD
& UTIL. EASEMENT
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RIGHT-OF-WAY RW-28832
FROM STATE OF NEW MEXICO
TO SANTA FE CO.
5.00 AC.±

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GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE GRANTED THOSE EASEMENTS SHOWN HEREON. THIS GRANT OF EASEMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER(S).

Richard P. Cook & Louis Gonzales for PENA BLANCA PARTNERSHIP TRACT B1

Richard P. Cook
RICHARD P. COOK OWNER PRIVATE LANDS GRANTING THE ABOVE EASEMENT

STATE OF NEW MEXICO
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY RICHARD COOK & LOUIS GONZALES FOR PENA BLANCA PARTNERSHIP TRACT B1

THIS 13th DAY OF October, 2004

MY COMMISSION EXPIRES 08-11-2005 NOTARY PUBLIC

STATE OF NEW MEXICO
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY RICHARD COOK

THIS 12th DAY OF October, 2004

MY COMMISSION EXPIRES 08-11-2005 NOTARY PUBLIC

STATE OF NEW MEXICO
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY RICHARD COOK

THIS 12th DAY OF October, 2004

MY COMMISSION EXPIRES 08-11-2005 NOTARY PUBLIC

STATE OF NEW MEXICO
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY RICHARD COOK

THIS 12th DAY OF October, 2004

MY COMMISSION EXPIRES 08-11-2005 NOTARY PUBLIC

STATE OF NEW MEXICO
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY RICHARD COOK

THIS 12th DAY OF October, 2004

MY COMMISSION EXPIRES 08-11-2005 NOTARY PUBLIC

STATE OF NEW MEXICO
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY RICHARD COOK

THIS 12th DAY OF October, 2004

MY COMMISSION EXPIRES 08-11-2005 NOTARY PUBLIC

STATE OF NEW MEXICO
COUNTY OF SANTA FE

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THIS 12th DAY OF October, 2004

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STATE OF NEW MEXICO
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY RICHARD COOK

THIS 12th DAY OF October, 2004

MY COMMISSION EXPIRES 08-11-2005 NOTARY PUBLIC

EASEMENT SURVEY FOR SANTA FE COUNTY OF SOUTH CONNECTION ROADWAY

LYING WITHIN SECTION 35, T17N, R8E, N.M.P.M.
AND SECTION 2, T16N, R8E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR

NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM 87010

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: BLM/STATE LAND, RICHARD P. COOK, PENA BLANCA PARTNERSHIP
LOCATION: LYING WITHIN SECTION 2, T16N, R8E, N.M.P.M. SANTA FE COUNTY, NM
AND LYING WITHIN SECTION 35 T17N, R8E, N.M.P.M. SANTA FE COUNTY, NM

LINE TABLE		
LINE	LENGTH	BEARING
L1	244.14	S00°24'43" W
L2	726.95	S02°17'01" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIR	CHORD LEN	DELTA ANGLE
C1	801.04	750.00	N31°00'34"E	763.50	61°11'41"
C2	561.75	544.48	S31°56'43"W	538.90	59°19'22"



COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 14th day of October, 2004, at 2:00 PM, and was duly recorded in book _____ of the records of Santa Fe County.
Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.
Sandra Sanchez Deputy

NORTH
SCALE 1"=300'

300'

150'

75'

37.5'

18.75'

9.375'

4.6875'

2.34375'

1.171875'

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WARRANTY DEED

Western-Mobile New Mexico, Inc., a New Mexico corporation, successor in interest to Colony Materials, Inc.

for consideration paid, gross

to Pena Blanca Partnership, a New Mexico general partnership

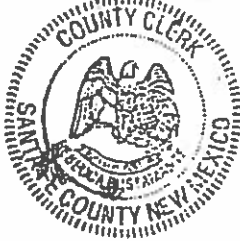
1802560

whose address is

PO Box 38, Espanola, NM 87532

the following described real estate in Santa Fe County, New Mexico:
Tract B-1 as shown and delineated on that certain plat entitled "Lot Line Adjustment Plat prepared for Western Mobile New Mexico Inc. (formerly Colony Materials, Inc.)", prepared by Edward M. Trujillo, NMLS #12352, dated April 12, 2000 and filed as Document No. 1123,860 in Plat Book 449, Page 34, in the records of Santa Fe County, New Mexico.

SUBJECT TO: Reservations, restrictions and easements of record.



COUNTY OF SANTA FE } ss 126
STATE OF NEW MEXICO }
I hereby certify that this instrument was filed
for record on the 29 day of August,
A.D. 2000, at 2:00 o'clock P.M.
and was duly recorded in book 1802
page 400 of the records of
Santa Fe County.

Witness my Hand and Seal of Office

Rebecca Bustamante

County Clerk, Santa Fe County, N.M.

Dydia Dismery
Deputy

with warranty covenant:

WITNESS my hand and seal this 31 day of August, 2000.

(Seal)

David Plummer

(Seal)

Western-Mobile New Mexico, Inc

(Seal)

David Plummer

(Seal)

its President

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF Bernalillo } ss.

This instrument was acknowledged before me on

8-30-00 August 30, 2000

by David Plummer
(names of person(s))

My Commission expires

May 7, 2003

Shelley A. Doria
Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO,

COUNTY OF Bernalillo } ss.

This instrument was acknowledged before me on

August 29 2000

by David Plummer

President

(Name of Officer)

(Title of Officer)

of Western-Mobile New Mexico, I

a New Mexico

(Name of Corporation Acknowledging)
corporation, on behalf of said corporation.

My commission expires

(Seal)

May 7, 2003

Shelley A. Doria
Notary Public

For Recorder's Use Only

EXHIBIT

16

NBA-101

January 29, 2015

Jose Larranaga
102 Grant Avenue
Santa Fe, NM 87504

Dear Mr. Larranaga:

On behalf of Pena Blanca Partnership, I authorize James W. Siebert & Associates, Inc., to act on my behalf of Rio Santa Business Park to submit application and present my case to the Development Review Committee and the Board of County Commissioners.

Sincerely,


Louis Gonzales

NBA-102

Member Martin moved to approve the final order for CDRC Case FDP 14-5390. Member Gonzales seconded and that motion passed by unanimous [5-0] voice vote. [Member Anaya was not present for this action.]

- B. CDRC CASE # FDP 14-5280 Romero Park Improvements Phase I. Santa Fe County, Applicant, Requested Final Development Plan Approval to Allow Improvements to the Existing Park, Formerly Known as Agua Fria Park. The Property is Located on Caja Del Rio Grant Road (County Road 62), within Section 31, Township 17 North, Range 9 East, (Commission District 2). (Approved 4-0), Jose E. Larrañaga
- C. CDRC CASE # PDP/FDP 14-5011 31 Bonanza Creek. Leslie Moody and Mitchell Ackerman, Applicants, Jenkinsgavin, Agents, Requested Preliminary and Final Development Plan Approval to Allow a Bed and Breakfast within an Existing Residence on 9.94 Acres. The Property is Located on the West Side of Highway 14 Off Bonanza Creek Road (County Road 45), within Section 26, Township 15 North, Range 8 East (Commission District 5). (Approved 4-0), Jose E. Larrañaga

Member Martin moved to approve the remaining two final orders for the above cases. Her motion was seconded by Member Gonzales and passed by unanimous [5-0] voice vote. [Member Anaya was not present for this action.]

VIII. NEW BUSINESS

- A. CDRC CASE # V/ZA/S 10-5352 Rio Santa Fe Business Park. Peña Blanca Partnership, Applicant, Jim Siebert, Agent, Request a Master Plan Zoning Amendment to an Existing Zoning Approval and Preliminary and Final Plat and Development Plan Approval to Create Four (4) Commercial Lots on a 34.44- Acre Parcel to Be Utilized as a Commercial/Industrial Use. The Applicant Also Requests a Variance to Allow a Cul-de-Sac (Dead End Road) to Exceed 500 Feet in Length. The Property is Located at 54 Colony Drive, North West of N.M. 599, North of Paseo de River, within Section 10, Township 16 North, Range 8 East, (Commission District 2). Jose E. Larrañaga, Case Manager
[Exhibit 2: Applicant – Aerial photographs demonstrating access; Exhibit 3: County Public Works memo; Exhibit 4: NM DOT District 5 Project Priority Rating for Public Funding; Exhibit 5: Packet material NBA-100; Exhibit 6: Baca provided photo of the yellow property posting]

Member Gonzales recused himself from this case and Member Anaya arrived during the staff report.



Case Manager Larrañaga recited the case caption and provided the staff report as follows:

"On December 14, 2010 the Applicant was granted Master Plan Zoning approval to allow commercial/industrial uses on 31.44 acres by the Board of County Commissioners. The conditions of approval included: water shall be supplied by Santa Fe County via an extension of service from the existing Buckman Direct Diversion transmission line; the Business Park wastewater system shall connect to the City of Santa Fe sewer system; the site would take access via the NM 599 Frontage Road.

"The Applicant is requesting an amendment to the approved Master Plan to allow the use of individual onsite wells as a water source for the development as a substitute for County water. The Applicant states that the number of lots has decreased from 20 lots to four lots, therefore an extension of the BDD waterline is impractical for the development. The Applicant also states that the water use will be limited to 0.25 acre-feet per year per lot.

"The Applicant also requests that the use of conventional septic systems, on individual lots, be allowed. The Applicant states that a request to the City of Santa Fe for connection to the City sewer system, was pursued and the City verbally stated that connection to the City Sewer System from outside of the City limits would not be allowed.

"The Applicant is requesting Preliminary and Final Plat and Development Plan approval to create four commercial lots on a 34.44-acre parcel to be utilized for Commercial/Industrial uses. The lots range from 6.36 acres to 9.245 acres. The lots will take access off of Rio Abajo Road via the NM 599 Frontage Road.

"The Applicant also requests a variance of Article V, 8.2.1d to allow a dead end road to exceed 500 feet in length. The proposed roadway to the site is not designed with an alternate access, and is therefore considered a dead-end road. The Applicant states: the excess length of the cul-de-sac is from having to maintain the existing Santa Fe County easement granted to Santa Fe County by P Peña Blanca Partnership and denial by the MPO and County staff to allow for the relocation of said easement.

"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 amending the existing Master Plan Zoning to allow the use of individual onsite wells as a water source for the development and to allow the use of conventional septic systems on individual lots: water availability has been demonstrated for the proposed subdivision with submission of a water resource analysis on adjacent wells; the water analysis provided information that satisfies the requirements set forth in the Code for water service for the proposed subdivision; the subdivision disclosure statement states that upon

drilling a well on the individual proposed lots a qualified testing lab shall prepare a water quality report satisfying the Code requirements; water use will be limited to 0.25 acre-feet per year per lot; the Applicant has demonstrated that the development concepts are acceptable; the Application is comprehensive in establishing the scope of the project; the Application satisfies the submittal requirements set forth in the Code.

"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 Preliminary and Final Plat and Development Plan approval to create four commercial lots on a 34.44 acre parcel: the proposed subdivision design and layout submitted on the Preliminary Plat meets the requirements of the Land Development Code; the Final Plat substantially conforms with the Preliminary Plat; the Development Plan conforms with the Preliminary and Final Plat; the Application satisfies the submittal requirements set forth in the Land Development Code.

"The review comments from State Agencies and County staff have established that this Application, for an amendment to the existing Master Plan Zoning and for Preliminary and Final Plat and Development Plan is in compliance with: State requirements; Article V, § 5 Master Plan Procedures; Article V, § 5.2.6 Amendments and Future Phase Approvals; Article V, § 5.3 Preliminary Plat Procedures; Article V, § 5.4 Final Plat Procedure; Article V, § 7.2 Final Development Plan. This Application is not in compliance with Article V, § 8.2.1d, Cul-de-sacs.

"Building and Development Services staff has reviewed the Applicant's request for a variance and has found that the following information is relevant to a recommendation by the CDRC: the proposed access road is 1,824 feet in length, from NM 599 Frontage Road to the end of Rio Abajo Court, the distance from the intersection of Paseo de River and the end of the cul-de-sac is 1,034 feet; from the intersection of Rio Abajo Road and Rio Abajo Court to the end of the cul-de-sac is 674 feet in length. The New Mexico Department of Transportation has indicated, to the Public Works Department and to the Applicant, that the Frontage Road will be blocked off and no through traffic going east will be allowed onto Paseo de River from the Frontage Road. This action would leave the proposed site without access; the access from Paseo de River from the south via Paseo Rael does not have an all-weather crossing and would require a variance of that condition or a substantial expenditure of funds to install the all-weather crossing; a platted, 100-foot wide, easement runs north/south through the site and connects to Caja del Rio and Paseo Rael. The southern portion of the easement shall require an all-weather crossing and the distance from Caja del Rio to the site is approximately 6,185 feet.

"Staff recommendation: Staff recommends denial of the Applicant's request for a variance of Article V, § 8.2.1d to allow a cul-de-sac to exceed 500 feet in length.

The County Development Review Committee may consider the information presented by staff in determining if the request for a variance of Article V, § 8.2.1d would be a minimum easing of the requirements."

Mr. Larrañaga said if the decision of the CDRC is to recommend approval of the variance of Article V, § 8.2.1d, staff recommends approval of the request for a Master Plan Zoning amendment to allow the use of individual onsite wells for the development and to allow the use of conventional septic systems on individual lots. Approval of Preliminary and Final Plat and conditional approval of Development Plan to create four commercial lots on a 34.44 + acre parcel subject to the following staff conditions:

1. The Applicant shall comply with all review agency comments and conditions as per Article V, § 7.1.3.c.
2. Amended Master Plan with appropriate signatures, shall be recorded with the County Clerk as per Article V, § 5.2.5.
3. Final Plat with appropriate signatures, shall be recorded with the County Clerk as per Article V, § 5.4.4. The Plat shall illustrate the portion of the property that shall be dedicated as Open space.
4. Final Subdivision Development Plan with appropriate signatures, shall be recorded with the County Clerk as per Article V, § 7.2.
5. The Applicant shall submit a financial guarantee, in sufficient amount to assure completion of all required improvements prior to Final Plat recordation, as per Article V, § 9.9.
6. The Applicant shall record water restrictive covenants restricting the water use to each lot to 0.25 acre-feet per year. A water meter must be installed for each lot. Annual meter readings shall be submitted to the County Hydrologist by January 1st of each year. If the proposed water budget exceeds 0.25 acre foot per year for the proposed development, submission of a geohydrology report approved by the County Hydrologist demonstrating water availability as allowed by the Code, will be required, as per Article VII, Table 7.4.
7. Water quality documentation shall be submitted at Preliminary Development Plan, on each lot, as per Article VII, § 6.5.1.d and Table 7.4.
8. A Traffic Impact Study shall be required for each lot at time of Preliminary Development Plan. [Modified at motion]
9. The Applicant shall construct Rio Abajo Road to the most northern boundary of the property.
10. The Applicant shall comply with road design standards set forth in Article V, § 8.2.1d.
11. The Applicant shall submit a Plat, prior to the recordation of the Preliminary and Final Plat, which shall dedicate the granting of easement and realignment of an easement on both private and New Mexico State Land Office property which will provide the access to the site.

Duly sworn, Jim Siebert, agent for the applicant, provided a history of the project stating the current master plan was for 27 lots with a loop road and on County water and City sewer. It took a year before a request could be presented to the City's Water and Wastewater Technical Review Committee and the City sewer connection was denied. In

order to accommodate septic, the lots had to be larger. The project was modified to four lots with onsite septic and wells.

Using aerial photographs [Exhibit 2], Mr. Siebert said DOT District 5 informed the applicant that a frontage road would be closed off by the Highway Department because there is an access control line issue. A new access using a State Land Office Land, 50-foot easement was obtained, and where the road turns into Española Mercantile an easement commitment was obtained from them, and an existing 50-foot roadway from Paseo del River to the subject property will have a slight realignment as part of the platting process. Should the road closure District 5 discussed occur, this development has alternative access. Public Works required a traffic study which indicated 1,500 to 2,000 vehicles that use the current crossing of the Santa Fe River. The crossing is used by City garbage trucks, the County Sheriff, City Police, etc., from the west or south.

Mr. Siebert said the length of cul-de-sac is consistent with the 1,500 to 2,000 vehicles that use the crossing.

Referring to the Public Works condition [Exhibit 3] requiring that a traffic impact study for each lot at time of development, Mr. Siebert said DOT District 5 reviews traffic studies and they apply a site threshold assessment form. As long as the A.M. or P.M. peak count does not exceed 25 vehicles a traffic impact study is not required. The applicant is willing to comply with DOT and agrees that if the peak traffic exceeds the threshold, a traffic study will be prepared.

Mr. Siebert distributed a project priority rating for projects along 599 developed by the Highway Department [Exhibit 4] and pointed out that to "extend NM 599 Frontage Road across Santa Fe River" was one of the listings and had an estimated cost of \$4.3 million. He said that seemed an unreasonable cost for the applicant and other landowners in the area to upgrade the inadequate crossing of the Santa Fe River located on Paseo del River. The original 599 plan included a frontage road crossing of the Santa Fe River which was deleted for cost saving.

Mr. Siebert confirmed for Chair Katz that the access is assumed to be located on Exhibit 2 where the red is shown and identified where the frontage road was proposed for closure which is situated southwest of the proposed access. Mr. Siebert said the easement has been acquired from the State Land Office that is valid for a period of 35 years. An easement has been prepared and signed with Española Mercantile awaiting BCC approval. From Paseo de River west is a previously granted easement that will require realignment and would be accomplished as part of the platting process.

Chair Katz noted that the OSE will only issue a well permit if the applicant demonstrates there are no other reasonably accessible water supplies. Mr. Siebert said the distance to the County's water system is cost prohibitive at \$300,000 to \$400,000, and the wells will cost \$15,000 to \$20,000. He said the disclosure statement will include the State's water use restrictions and added that the County's Public Works building is on a well.

Referring to Exhibit 4, Member Anaya asked how the \$4.3 million estimate was derived. Mr. Siebert said a private consultant for DOT District 5 developed the estimate and neither he nor the Applicant conducted a study on the cost.

Ms. Lucero advised the CDRC that she spoke with Johnny Baca, from Public Works Traffic Manager, who agreed to expand their condition [Staff condition 8] to read as follows: Staff will require that a Traffic Impact Study will be required for each lot at time of development unless a Site Threshold Assessment is acceptable to NM DOT.

Duly sworn, Matthew Baca, representing his family, owners of the Baca Ranch which is adjacent to and in the vicinity of the subject property. The staff report represented that the access road to the north was 6,000 feet leading to the Caja del Rio and he requested and was furnished a map for better identification. [Exhibit 5] For the record, Mr. Baca said he was not provided a copy of the map during the Applicant's presentation and thus was unable to follow that presentation.

Mr. Baca referred to the CDRC's December meeting where a PNM solar energy site was discussed and pointed out that CDRC Member Gonzales recused himself on that issue as well: these cases are related.

Mr. Baca said he was present to discuss the road that travels north to a corner where four sections come together and traverses to Caja del Rio. He identified the Baca family as the owners of SHC 480 and noted the 100-foot easement that traverses the family property. Referring to language on the easement survey [Exhibit 5], "Know all men by these presents that the undersigned owner(s) have caused to be granted those easements shown hereon..." Mr. Baca said his family has never provided an easement on this. He then spoke about the Old Cochiti Trail.

The access road, according to Mr. Baca runs into the Baca Family property and follows the historic Old Cochiti Trail which crosses through eight to nine miles of the Baca Ranch. He said his family has owned the ranch since 1928. Many of the parcels that now make up the Baca Ranch were purchased from homesteaders and the federal government created a provision, Section 932 Road, to make sure homesteaders never lost access to their lands across federal properties. He said this application as well as the PNM solar energy center uses a Section 932 road and a reconfiguration of the Old Cochiti Trail. "If the existing road is vacated and is replaced by the newly configured road then this will cut off access to and otherwise interfere with the historic use of certain properties owned by the Bacas...and constitutes a taking." The County Attorney was provided two cases to support the Bacas' position and he went on to state a reconfiguration would create a dangerous condition presenting a serious risk of injury to the traveling public because of the severity of the angle. He said the County could be subjected to liabilities.

Mr. Baca said the 932 road issues have come up between his family and the County in the past and his family has been successful. The first instance was a condemnation case for the Caja del Rio landfill. The next case was in 2002 when BLM and the King Family traded land and had something to do with Mr. and Mrs. Randy Travis.

Recognizing that this issue was of great importance to Mr. Baca and his family, Chair Katz said he was concerned because it has nothing to do with this particular case because their access is not coming from that direction.

Mr. Baca said, "It is my understanding that it is. So I believe we have a difference in understanding."

Chair Katz asked Mr. Siebert if there was any portion of the access coming from the north rather than the south.

Mr. Siebert first clarified that contrary to Mr. Baca's statement, the subject property does not adjoin his property. He demonstrated on the map how the road would come up and where it was terminated. "There is no access proposed to this property from the north. There would be no access whatsoever on the Baca land to this particular property," stated Mr. Siebert.

Mr. Baca handed Mr. Siebert NBA-100 and asked him to identify whether the road crossed Baca land. Mr. Siebert said he found this unique that they were "setting this up as some kind of a judicial hearing." He offered to answer the question if the Chair directed him to do so.

Chair Katz said he understood the question was answered: there is no access coming from the north. Mr. Siebert confirmed that was correct.

Mr. Baca redirected the CDRC to page NBA-100 within their packets.

Continuing, Mr. Baca brought up the archaeology in the area and said they find the archaeology study deficient.

Mr. Baca said he wanted to return to the takings issue and Chair Katz said it was not relevant to this particular application. At this point, Mr. Baca said they are adjacent landowners to the County's Public Works Department and hold state leases in the vicinity.

Chair Katz repeated that he understood the issue was important to the Baca family but said it was not pertinent to this case.

Thanking the Chairman, Mr. Baca requested clarification as follows, "I would also like maybe some direction from the Chair as to what – as a public hearing – whether it is quasi-judicial, I think this has to go back to the appeals and whether there are appeals of your decisions are not based on the public record."

Chair Katz said the CDRC makes recommendations to the BCC/governing body on some cases. There are other matters that come before the CDRC where a final decision is made and those decisions can be appealed to the BCC.

Mr. Baca said that was not his understanding from the County Attorney's Office. Deputy County Attorney Brown said the CDRC's recommendations are automatically forwarded to the BCC for decision, a decision which is appealable. CDRC decisions are appealable to the BCC.

For the record, Mr. Baca said when they tried to appeal the PNM Solar Center case and they received a letter that it was "not ripe yet for appeal."

Mr. Baca distributed a photo [*Exhibit 6*] taken from Paseo de River of a locked gate with the posted yellow notice approximately 100 yards off Paseo de River. On the reverse side of the photo was a maximum zoom photo of the posting to amplify its illegibility. The posted notice on the subject property for this hearing was not sufficient, stated Mr. Baca. He noted for the record that Louis Gonzales was offered the photograph and declined it.

There were no other members of the public wishing to speak.

Regarding the posting, Mr. Siebert said if it were on the property it would not be seen. The gate is closed at night but is open during the day.

Chair Katz closed the public hearing.

Apologizing for his late arrival, Member Anaya asked that his affirmative vote for the minutes be recorded.

Member Martin asked whether there were other cost-sharing agreements in the County similar to the upgrade for the river crossing. Ms. Lucero said there have been instances where the County enters into a cost-sharing agreement with developers for roadways, utilities, etc.

Chair Katz asked whether a cost-sharing of this magnitude of expense has been entered into. Ms. Lucero said she was unable to answer that question.

Member Anaya moved to recommend approval of CDRC Case #V/ZA/S 10-5352 with the modification to condition 8: Staff will require that a Traffic Impact Study will be required for each lot at the time of preliminary development plan unless a Site Threshold Assessment is acceptable to NM DOT. Member Martin seconded. The motion passed by majority [4-1] voice vote with Member Gray voting against and Member Gonzales recused.

B. CDRC CASE # Z/DP/V 14-5430 Ernest Luna Variance.

Tabled.

C. CDRC CASE # Z/DP 14-5440 Mariposa/Hillside. Mariposa Incorporated, Applicant, Tisha Si Strand, Agent, Request a Master Amendment to an Existing Zoning Approval and Preliminary and Final Development Plan for the Expansion of Allowable Uses on a Commercial Property on 8.99 Acres. The Property is Located at 86B Old Las Vegas Highway, within Section 7, Township 16 North, Range 10 East, (Commission District 4). John Lovato, Case Manager

Mr. Lovato recited the case caption and reviewed the staff report as follows:

"On November 30, 1999, the Extraterritorial Zoning Authority granted Master Plan Approval for retail sales, plant and garden accessories, greenhouse, and a

THE SANTA FE
NEW MEXICAN
Founded 1849

LEGAL# 98146

CDRC CASE #V/ ZA/5
10-5352 Rio Santa Fe
Business Park

**NOTICE OF PUBLIC
HEARING**

Notice is hereby given that a public hearing will be held to consider a request by Peña Blanca Partnership for a Master Plan Zoning Amendment to an existing Zoning approval and Preliminary and Final Plat and Development Plan approval to create four (4) commercial lots on a 31.44 + acre parcel to be utilized as a Commercial/Industrial use. The Applicant also requests a variance to allow a Cul-De-Sac (Dead End Road) to exceed 500 feet in length. The property is located at 54 Colony Drive, North West of N.M. 599, North of Paseo De River, within Section 10, Township 16 North, Range 8 East, (Commission District 2). A public hearing will be held in the County Commission Chambers of the Santa Fe County Courthouse, corner of Grant and Palace Avenues, Santa Fe, New Mexico on the 14th day of April 2015, at 5 p.m. on a petition to the Board of County Commissioners.

Please forward all comments and questions to the County Land Use Administration Office at 986-6225.

All interested parties will be heard at the Public Hearing prior to the Commission taking action.

All comments, questions and objections to the proposal may be submitted to the County Land Use Administrator in writing to P.O. Box 276, Santa Fe, New Mexico 87504-0276; or presented in person at the hearing.

Please forward affidavit of publication to the County Land Use Administrator, P.O. Box 276, Santa Fe, New Mexico 87504-0276.

Published in The Santa Fe New Mexican on March 24, 2015



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NBA-111

PUBLIC NOTICE

Notice is hereby given that an application has been filed with Santa Fe County for A MASTER PLAN ZONING AMENDMENT TO AN EXISTING ZONING APPROVAL & PRELIMINARY & FINAL PLAT & DEVELOPMENT PLAN APPROVAL TO CREATE FOUR(4) COMMERCIAL LOTS ON A 31.44 ± ACRE PARCEL TO BE UTILIZED AS A COMMERCIAL/INDUSTRIAL USE. THE APPLICANT ALSO REQUESTS A VARIANCE TO ALLOW A CUL-DE-SAC(DEAD END ROAD) TO EXCEED 500 FEET IN LENGTH
Name of Applicant PENA BLANCA PARTNERSHIP
Address of Request 54 COLONY DRIVE

Legal Description: Section 10 Township 10 NORTH
Range 8 EAST NMPM Santa Fe County, New Mexico.

A PUBLIC HEARING will be held/~~made~~ at the
Old Santa Fe County Courthouse, corner of Palace and Grant
Avenues, Santa Fe, New Mexico on/~~the~~ the 14th day of
APRIL, 2015, at 5 pm before the BOARD OF

COUNTY COMMISSIONERS

Further information can be obtained by contacting,
the Land Use Department, P.O. Box 276, Santa Fe, NM 87504
Phone (505)986-6225. Development Permit # 10-5352

PUBLIC NOTICE

Notice is hereby given that an application has been filed with Santa Fe County for **A MASTER PLAN ZONING AMENDMENT TO AN EXISTING ZONING APPROVAL & PRELIMINARY & FINAL PLAN & DEVELOPMENT PLAN APPROVAL TO CREATE FOUR (4) COMMERCIAL LOTS ON A 31.44 ± ACRE PARCEL TO BE UTILIZED AS A COMMERCIAL / INDUSTRIAL USE. THE APPLICANT ALSO REQUESTS A VARIANCE TO ALLOW A CUL-DE-SAC (DEAD END ROAD) TO EXCEED 500 FEET IN LENGTH**
Name of Applicant **PENA-BLANCA PARTNERSHIP**
Address of Request **54 COLONY DRIVE**

Legal Description: Section **10** Township **16 NORTH**
Range **8 EAST** NMPM Santa Fe County, New Mexico.

A **PUBLIC HEARING** will be held/ ~~made~~ at the Old Santa Fe County Courthouse, corner of Palace and Grant Avenues, Santa Fe, New Mexico on/ ~~after~~ the **14th** day of **APRIL**, **2015**, at **5 PM** before the **BOARD OF**

COUNTY COMMISSIONERS

Further information can be obtained by contacting, the Land Use Department, P.O. Box 276, Santa Fe, NM 87504
Phone (505) 986-6225. Development Permit # **10-5352**

CERTIFICATION OF POSTING

I herby certify that the public notice posting regarding Land Development

Case # 10-5352 was posted for 21 days on the property beginning

The 24 day of March 2015 . **

Heather Fud
Signature

*Photo of posting must be provided with certification

****PLEASE NOTE:** Public notice is to be posted on the most visible part of the property. Improper legal notice will result in re-posting for an additional 21 days. It is the Applicant's responsibility to ensure that the notice is on the property for the full 21 days.

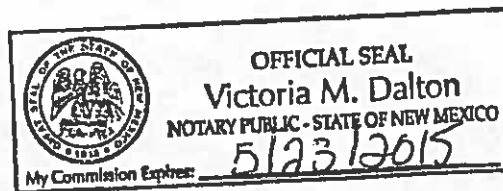
STATE OF NEW MEXICO }
COUNTY OF SANTA FE }

The foregoing instrument was acknowledged before me this 24th day of March, By Heather Fuentes.

Victoria M. Dalton
Notary Public

My Commission Expires:

5/23/2015



NBA-114

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