

Henry P. Roybal
Commissioner, District 1

Anna Hansen
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Anna T. Hamilton
Commissioner, District 4

Ed Moreno
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

DATE: October 22, 2018

TO: Board of County Commissioners

FROM: Vicente Archuleta, Development Review Team Leader *VA*

VIA: Katherine Miller, County Manager
Penny Ellis-Green, Growth Management Director *PEG*
Vicki Lucero, Building and Development Services Manager *VL*

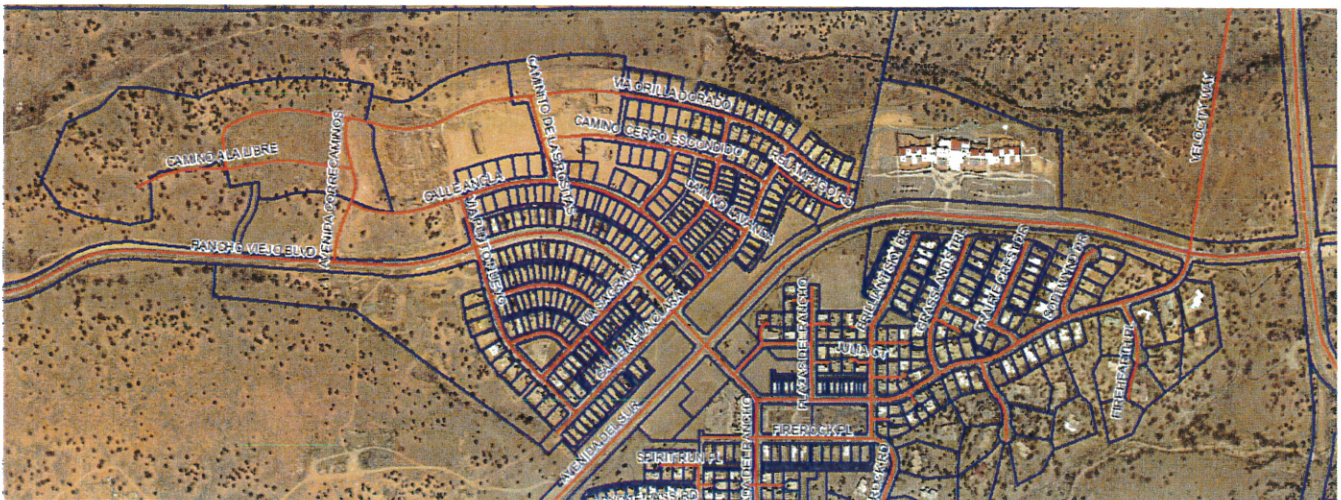
FILE REF.: CDRC CASE # S 15-5052 Univest-Rancho Viejo La Entrada Subdivision Phase 1, Sub-phase 2 Final Plat

ISSUE:

Univest-Rancho Viejo, Applicant, Jessica Lawrence, Agent, requests Final Plat Approval for Sub-phase 2 of the La Entrada Residential Subdivision Phase 1 to create 24 residential lots within a previously approved 404 lot residential subdivision.

The property is located within the Santa Fe Community College District Planned Development District, on Camino Cerro Escondido and Via Orilla Dorado, within Sections 19 & 20, Township 16N Range 9E (Commission District 5).

Vicinity Map:



SUMMARY:

The chronological history of the project is as follows:

On April 11, 2006, the Board of County Commissioners (BCC) granted Master Plan approval for Rancho Viejo Village West, for a Mixed Use Development (Residential, Commercial, Community) consisting of 1,250 residential units and 117,250 square feet of commercial space on 668 acres to be developed in three phases within Rancho Viejo (Exhibit 3, April 11, 2006 BCC Minutes).

On September 12, 2006, the BCC approved the La Entrada Subdivision Phase 1, which was part of Rancho Viejo Village West. The BCC granted Preliminary Plat, Final Plat, and Development Plan Approval of 456 residential lots with a Commercial Community Center, on 249 acres with the approved Master Plan and variance to permit a Cul-de-sac road exceeding 300 feet (Exhibit 4, September 12, 2006 BCC Minutes).

On December 19, 2006, the plat for the southern portion of La Entrada Phase I (south of Rancho Viejo Blvd) consisting of 238 lots was recorded.

On June 10, 2014, the BCC approved the vacation of the platted Archaeological easement located within La Entrada Phase 1 residential subdivision, which has been mitigated (Exhibit 5, June 10, 2014 BCC Meeting Minutes).

On June 9, 2015, the BCC approved the requested amendment to the Preliminary Plat, Final Plat, and Development Plan for La Entrada Phase 1. The request was for a reduction in the number of lots from 456 lots to 404, an increase of undeveloped open space from 139.78 acres to 146.36 acres, an increase of developed open space from 5.69 acres to 7.87 acres, and a reduction of the private park area from 4.13 acres to 3.94 acres. In addition to the lot size changes the Applicant requests the removal and realignment of several roads within the subdivision (Exhibit 6, June 9, 2015, BCC Meeting Minutes).

On November 10, 2015, the BCC approved the request for the Master Plan, Preliminary Plat, Final Plat and Development Plan Amendment to sub-phase the previously approved La Entrada Residential Subdivision Phase 1 (North of Rancho Viejo Blvd.) into four (4) sub-phases. Sub-phase 1 consisted of 58 lots (recorded September 5, 2017), Sub-phase 2 will consist of 24 lots, Sub-phase 3 will consist of 35 lots and Sub-phase 4 will consist of 49 lots for a total of 166 lots. The Final plat for La Entrada Phase 1, Sub-phase 1 was recorded on September 5, 2017 as Instrument No. 1833488 (Exhibit 7, November 10, 2015 BCC Meeting Minutes).

Chapter 7, Section 5.7.12, Preliminary Plat, Phased Development, of the Sustainable Land Development Code (SLDC) states:

The Board may approve a sectionalized phasing plan extending the effective period of the preliminary plat approval where it is the intent of the applicant to proceed to a final plat covering only a section or phase of the site at any one time. Each filing of a final plat shall extend the expiration of the approved or conditionally approved preliminary plat for an additional thirty-six (36) months from the date of its expiration or the date of the

previously filed plat, whichever is later. Once a preliminary plat has expired, the phased preliminary plat approval development order shall be null and void.

The Applicant now requests Final Plat approval per Chapter 5, Section 5.8, Final Plat, of Ordinance No. 2016-9, the Santa Fe County Sustainable Land Development Code (SLDC) for Sub-phase 2, which consists of 24 lots on 6.2 acres.

The site lies within the Community college District, a Planned Development District.

The applicable requirements under the Santa Fe County Sustainable Land Development Code, Ordinance No. 2016-9 (SLDC), which governs this Application are the following:

Chapter 5, Section 5.8.1, Final Plat, When Required, states:

Final plat approval is required for all subdivisions, both major and minor. No final plat shall be recorded until a final plat has been approved as provided in this section, or in the case of a minor subdivision as provided in Section 5.6.

Chapter 5, Section 5.8.2, Application, states:

An application for final plat approval shall be filed with the Administrator and include all information and submittals required by this Chapter. If the approved preliminary plat permitted phasing or sectionalizing, the application shall submit an application only for the phase(s) proposed.

Chapter 5.8.3 Compliance with Preliminary Plat (Major Subdivisions), states:

The final plat for a major subdivision shall conform to the approved amended preliminary plat, including all conditions and mitigation requirements contained within the development order approving the preliminary plat. No deviation from the approved or approved amended preliminary plat, together with all conditions and mitigation requirements, shall be authorized to be granted at final approval; any deviation from the development order granting the preliminary plat approval shall require an amendment.

Notice requirements were met as per Chapter 4, Section 4.6.5, of the SLDC. 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 (21) days on the property, beginning on October 18, 2018. Additionally, notice of hearing was published in the legal notice section of the Santa Fe New Mexican on October 23, 2018, as evidenced by a copy of that legal notice contained in the record. Receipts for certified mailing of notices of the hearing were also contained in the record for all adjacent property owners.

ZONING DISTRICT:

The property lies within the Community College Planned Development District within the Village Zone/New Community Center Zone of the Community College District. Residential Density of Village Zones including any new Community Center, Neighborhood Centers and Neighborhoods contained within the Zone is 3.5 dwelling units per acre minimum. The Applicants' proposal is 3.62 dwelling units per acre.

FIRE PROTECTION:

La Cienega Fire District - The La Cienega Fire Station is located approximately ½ miles to the west of the La Entrada Subdivision.

WATER SUPPLY:

Santa Fe County Utilities will provide water to the development and there are no changes from the original proposal.

LIQUID WASTE:

Ranchland Utility Company will provide sewer service to the development and there are no changes from the original proposal.

TERRAIN MANAGEMENT:

The entire tract has slopes less than fifteen (15) percent and is buildable.

SOLID WASTE:

Individual Lot Owners will be responsible for the contracting for collection of solid waste from all lots, with bills sent to the individual lot owners on a periodic basis.

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

RECOMMENDATION:

Staff recommends approval of the amendment to the Master Plan, Preliminary Plat, Final Plat, and Development Plan of the La Entrada Phase 1 Subdivision subject to the following conditions:

1. Compliance with all conditions of approval of the Master Plan, the previous Preliminary Plat, Final Plat, and Development Plan.
2. Each Phase of the Final Plat and Development Plan must be recorded in the Office of the County Clerk.

The recordation of this plat shall extend the Preliminary Plat for 3 years per Chapter 5, Section 5.7.12 (Preliminary Plat, Phased Development).

EXHIBITS:

1. Letter of Request
2. Site Plans
3. April 11, 2006 BCC Meeting Minutes
4. September 12, 2006 BCC Meeting Minutes
5. June 10, 2014 BCC Meeting Minutes
6. June 9, 2015 BCC Meeting Minutes
7. November 10, 2015 BCC Meeting Minutes
8. Aerial Photo of Site

September 24, 2018

Santa Fe County
Building and Development Services
102 Grant Ave.
Santa Fe, NM 87501

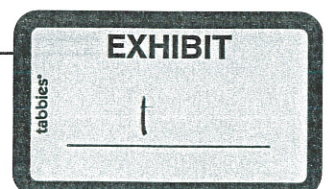
Re: Final Plat Approval, La Entrada Subdivision Phase 1 Sub-Phase 2

To Whom It May Concern:

This is a request for Final Plat Approval for La Entrada Phase 1 Sub-Phase 2. The relevant history of approvals includes the following:

- March 9, 2006: The Extraterritorial Zoning Commission recommended approval of the Rancho Viejo Village West Master Plan.
- April 11, 2006: The Board of County Commissioners granted master plan approval of the Rancho Viejo Village West Master Plan.
- September 12, 2006: The Board of County Commissioners approved the Preliminary Plat, Final Plat, and Development Plan for La Entrada Phase 1, a portion of the Village West Master Plan.
- June 10, 2014: The Board of County Commissioners approved the vacation of a platted archaeological easement located in La Entrada Phase 1.
- June 9, 2015: The Board of County Commissioners approved a Preliminary Plat, Final Plat, and Development Plan Amendment for La Entrada Phase 1, reducing the number of lots from 456 to 404. This was recorded on September 9, 2015, as Instrument Number 1774101.
- February 23, 2016: The Board of County Commissioners approved a Master Plan, Preliminary Plat, Final Plat, and Development Plan Amendment for La Entrada Phase 1, phasing the previously approved La Entrada Phase 1 subdivision into four sub-phases. This was recorded on February 24, 2016, as Instrument Number 1787130.
- September 5, 2017: The Final Plat for La Entrada Phase 1 Sub-Phase 1 was recorded as Instrument Number 1833488.

La Entrada Phase 1 Sub-Phase 2 consists of 24 lots on 6.2 acres. The Parcel ID number is 99308321. The property is located within the Santa Fe Community College District Planned Development District. The lots are located on Camino Cerro Escondido and Via Orilla Dorado and accessed via Rancho Viejo Boulevard; all internal roads meet the road design standards of SLDC 8.10.3.7.5. Rancho Viejo Fire Station is located within 1.5 miles of the subdivision and fire hydrants are to be installed as part of the subdivision improvements. Water is provided by



Santa Fe County Utilities under an Amended Water Service Agreement dated March 29, 2005. Wastewater treatment is provided by Ranchland Utility Company, a public regulated utility.

The following materials are submitted as part of the request for Final Plat Approval for Phase 1 Sub-Phase 2:

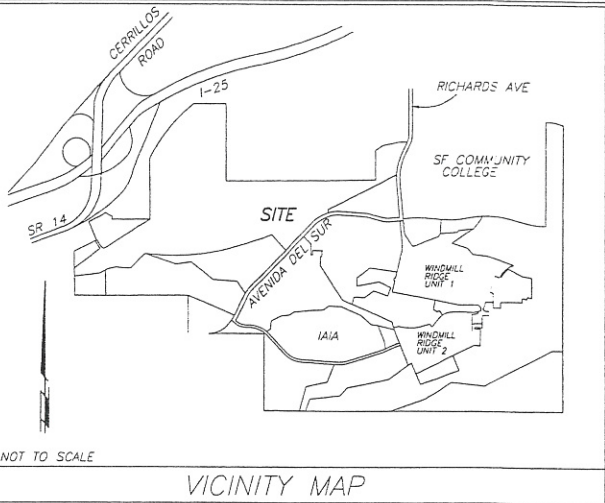
- Santa Fe County Development Application
- Warranty Deed
- Approved Survey Plat
- Proof of Taxes Paid
- Letter of Consent from Property Owner
- Appropriate Instruments of Conveyance:
 - Amendment to Community Charter for La Entrada at Rancho Viejo
 - Grant of Easements for La Entrada Phase 1 Sub-Phase 2
- Subdivision Improvement Agreement
- Orders of Approval for Preliminary Plat
- Amended Water Service Agreement
- Declaration of Water Restrictions and Conservation Covenants
- Public Utility and Water and Sewer Easement Map
- Wastewater Collection Agreement
- Affordable Housing Agreement
- La Entrada at Rancho Viejo Phase 1 Disclosure Statement
- Subdivision Plat

As the agent for Univest-Rancho Viejo for this land use request, I respectfully request that this submittal be placed on the Board of County Commissioners agenda for approval.

Sincerely,



Jessica Lawrence, Esq., AICP

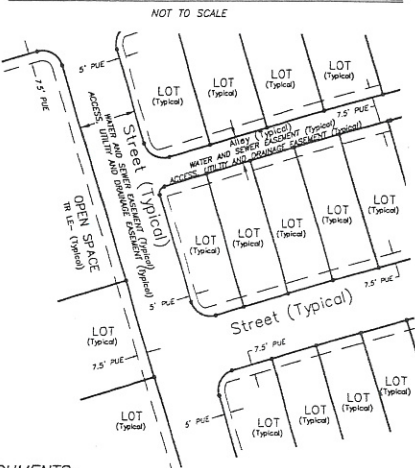


LEGEND:

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES SHOWN TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- F DENOTES REBAR, OR AS SHOWN FOUND
- DENOTES REBAR TO BE SET, UPON RECORDING
- DENOTES CALCULATED POINT NOT SET
- PUE DENOTES PUBLIC UTILITY EASEMENT
- 0-S DENOTES OPEN SPACE
- ⊕ DENOTES STREET ADDRESS

LA ENTRADA, PHASE 1, SUB-PHASE 2 (TYPICAL PUE)



REFERENCE DOCUMENTS:

1. LA ENTRADA, PHASE 1, SUB-PHASE 1, REC. SEPT. 5, 2017 IN Bk.824, Pg.5-11.
2. LA ENTRADA SUBDIVISION, PHASE 1, REC. DEC. 19, 2006 IN Bk.643, Pg.9-24.
3. VILLAGE WEST MASTER PLAN REC. JULY 27, 2006, IN Bk.630, Pg.016-023.
4. LOT DIVISION PLAT REC. SEPT. 23, 2003, IN Bk.569, Pg.024.
5. WINDMILL RIDGE UNIT 1, SUBDIVISION REC. NOV. 17, 2000, IN Bk.460, Pg.029-036
6. DEDICATION OF RANCHO VIEJO BOULEVARD, REC. JUNE 24, 1998, IN Bk.389, Pg.012
7. REPLAT OF EASEMENT FOR AVENIDA DEL SUR, REC. FEB. 1994, IN Bk.266, Pg.043.
8. LOT LINE ADJUSTMENT BETWEEN LOT 274 AND LOT 275 REC. DEC. 23, 2014 IN Bk.782, Pg.14.
9. GRANT OF EASEMENT AMENDING INSTRUMENT 1513182, REC. SEPT. 5, 2017, AS INST#1835491.
10. GRANT OF EASEMENT FOR LA ENTRADA PHASE 1 SUB-PHASE 2, REC. AS INST#

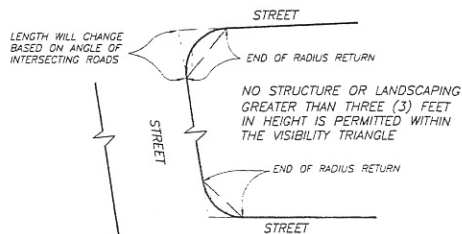
FLOOD ZONE:

THIS PROPERTY IS LOCATED WITHIN ZONES "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AS SHOWN ON FIRM PANELS 35049C050E, MAP REVISED DATED DECEMBER 4th, 2012.

NOTES:

- 1) THIS PLAT ALSO SUBJECT TO VALID RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.
- 2) CURVE AND LINE TABLE LOCATED ON SHEET 5.
- 3) ADDRESS LISTED ON SHEET 3.

TYPICAL VISIBILITY TRIANGLE



COUNTY DEVELOPMENT REVIEW COMMITTEE APPROVAL:

APPROVED BY THE COUNTY DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING OF APRIL 16, 2015.

CHAIRPERSON DATE

BOARD OF COUNTY COMMISSIONER APPROVAL:

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AT THEIR MEETING OF JUNE 9, 2015.

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AT THEIR MEETING OF NOVEMBER 10, 2015

CHAIRPERSON DATE

ATTESTED BY: COUNTY CLERK DATE

SANTA FE COUNTY APPROVAL NOTES AND CONDITIONS:

THE LANDS SHOWN HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF SANTA FE COUNTY.

MAINTENANCE OF PRIVATE ACCESS EASEMENTS, UTILITY EASEMENTS AND/OR PRIVATE ROADWAYS IS NOT THE RESPONSIBILITY OF SANTA FE COUNTY, UNLESS DEDICATED AND ACCEPTED FOR MAINTENANCE BY THE SANTA FE COUNTY PUBLIC WORKS DEPARTMENT AND THE BOARD OF COUNTY COMMISSIONERS.

THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT INCLUDING BUILDING PERMITS. ALL STANDARD COUNTY PERMITS AND FEES MUST BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY OF ANY KIND. DEVELOPMENT PERMITS FOR BUILDING CONSTRUCTION WILL NOT BE ISSUED UNTIL REQUIRED IMPROVEMENTS FOR ROADS, FIRE PROTECTION, TERRAIN MANAGEMENT, AND DRAINAGE ARE COMPLETED AND APPROVED.

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.35049C050E DATED DECEMBER 12, 2012, THIS PROPERTY LIES OUTSIDE THE LIMITS OF THE 100 YEAR (1%) FLOOD PLAIN, IN ZONE X. THIS DESIGNATION DOES NOT GUARANTEE THAT THE PROPERTY WILL BE FREE FROM FLOODING OR FLOOD RELATED DAMAGES.

THIS PLAT IS SUBJECT TO COMMUNITY CHARTER FOR LA ENTRADA AT RANCHO VIEJO RECORDED ON DECEMBER 15, 2006 AS INSTRUMENT NUMBER 1463341, AND AS MODIFIED BY: INSTRUMENT NUMBER 1520358 RECORDED MARCH 31, 2008, INSTRUMENT NUMBER, 1621129 RECORDED DECEMBER 23, 2010, INSTRUMENT NUMBER 1735274 RECORDED ON APRIL 14, 2014, INSTRUMENT 1826743 AND 1826744, BOTH RECORDED MAY 25, 2017.

ALL EXISTING DRAINAGE CHANNELS WITH THESE LOTS ARE TO REMAIN IN THEIR NATURAL STATE EXCEPT FOR CROSSINGS AND DIVERSIONS APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE OF THE L.E.C.A. AND THE COUNTY LAND USE DEPARTMENT.

BUILDING SITES AND DRIVEWAY LOCATIONS ARE SUBJECT TO THE SANTA FE COUNTY TERRAIN MANAGEMENT REGULATIONS.

FURTHER DIVISION FOR THE RESIDENTIAL LOTS IS PROHIBITED. THE CONSOLIDATION OF TWO OR MORE LOTS MAY BE ACCOMPLISHED WITH THE CONSENT OF L.E.C.A..

MITIGATION OF STORM WATER RUNOFF FOR THE LOTS WITHIN THE SUBDIVISION IS ACCOMPLISHED BY THE USE OF CENTRALIZED STORM WATER DETENTION ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED WITH THIS SUBDIVISION PLAT AND APPROVED BY THE COUNTY OF SANTA FE.

SANITARY SEWER LATERALS SHALL BE PROVIDED TO EACH LOT LINE. THE CONSTRUCTION AND MAINTENANCE OF THE INDIVIDUAL SERVICES, SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.

VISIBILITY TRIANGLES AT INTERSECTIONS ARE SHOWN ON THIS SHEET. CONSTRUCTION ABOVE 3 FEET IS NOT ALLOWED IN THESE TRIANGLES.

ALL UTILITY LINES SHALL BE PLACED UNDERGROUND. UPON THE COMPLETION OF THE INSTALLATION OR REPAIR OF THE SAID UTILITIES, THE GRADE OF THE UTILITY EASEMENT SHALL BE RESTORED BY THE UTILITY COMPANY TO ITS CONDITION PRIOR TO SAID INSTALLATION OR REPAIR TO ALLOW FOR THE NATURAL DRAINAGE OF STORM WATERS. HOWEVER, TEMPORARY ABOVE GROUND UTILITIES, NOT TO EXCEED ONE YEAR SHALL BE ALLOWED BY UNIVEST-RANCHO VIEJO LLC, OR PARTIES WORKING FOR OR WITH UNIVEST-RANCHO VIEJO LLC, OR ITS SUCCESSORS OR ASSIGNS.

ANY STRUCTURES SEPARATED BY LESS THAN 10 FEET SHALL BOTH MEET THE COUNTY FIRE MARSHAL'S REQUIREMENTS FOR ADEQUATE FIRE WALLS.

WHEN DRIVEWAYS CROSS ROADSIDE DITCHES, AN 18 INCH MINIMUM SIZE CULVERT IS REQUIRED.

THE RESIDENTIAL LOTS ON THIS PLAT ARE SUBJECT TO A WATER RESTRICTION OF 0.20 ACRE/FEET/YEAR, WHICH RESTRICTION IS SUBJECT TO ENFORCEMENT SOLELY BY SANTA FE COUNTY. WATER RESTRICTIVE COVENANTS ARE FILED THE OFFICE OF THE COUNTY CLERK AND RECORDED AS DOCUMENT NO. 1315323, DOCUMENT NO. 1463181 AND DOCUMENT NO. 1833489.

SANTA FE COUNTY'S APPROVAL OF THIS PLAT DOES NOT INCLUDE THE CONSTRUCTION OF THE PRIVATE EASEMENTS OR ROADS AS SHOWN PRIOR TO CONSTRUCTION OF SAID PRIVATE EASEMENTS OR ROADS. IT IS REQUIRED THAT AN ADDITIONAL DEVELOPMENT PERMIT BE APPLIED FOR AND APPROVED BY THE SANTA FE COUNTY LAND USE DEPARTMENT.

THE LOTS SHOWN ON THIS PLAT MAY BE SUBJECT TO ASSESSMENTS AND/OR TAXES FOR COMMUNITY FACILITIES AND IMPROVEMENTS.

ALL LOTS HAVE SLOPES LESS THAN 15% AND ARE BUILDABLE, THE TRACTS, PARCELS OR LOTS SHOWN HEREON LIE OUTSIDE THE URBAN WILDLAND INTERFACE ZONE AS DEFINED BY THE SANTA FE COUNTY FIRE DEPARTMENT.

THESE TRACTS, PARCELS AND/OR LOTS ARE SUBJECT TO UTILIZING THE SANTA FE COUNTY WATER SYSTEM. WATER WELLS ARE PROHIBITED WITHOUT THE PRIOR CONSENT OF THE COUNTY LAND USE ADMINISTRATOR.

THE SUBDIVISION DISCLOSURE STATEMENT REGARDING THE LOTS IS FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK AS INSTRUMENT NUMBER 1835490.

SPECIAL BUILDING PERMIT CONDITIONS

THE INSTALLATION OF AN AUTOMATIC FIRE SUPPRESSION SYSTEM IS HIGHLY RECOMMENDED FOR ALL HOMES ON ALL LOTS. THESE LOTS ARE SUBJECT TO UTILIZING THE SANTA FE COUNTY WATER SYSTEM. INDIVIDUAL WELLS ARE NOT PERMITTED. THESE LOTS ARE SUBJECT TO USING THE RANGLAND UTILITY COMPANY SEWER SYSTEM. NO INDIVIDUAL WASTEWATER SYSTEM SHALL BE ALLOWED.

THE PARCELS, LOTS OR TRACTS PLATTED HEREON ARE SUBJECT TO ALL PERTINENT COUNTY CODE AND ORDINANCE REGULATIONS AT THE TIME OF DEVELOPMENT. THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR DEVELOPMENT PERMIT. DEVELOPMENT PERMITS FOR BUILDING CONSTRUCTION WILL NOT BE ISSUED UNTIL REQUIRED IMPROVEMENTS FOR ROADS AND EMERGENCY TURN-AROUND ARE COMPLETED AND APPROVED BY STAFF. NO ACCESSORY DWELLING UNITS ARE ALLOWED ON THESE LOTS.

COUNTY REVIEW:

COUNTY LAND USE ADMINISTRATOR DATE

DEVELOPMENT PERMIT #

COUNTY PUBLIC WORKS DATE

COUNTY FIRE MARSHAL DATE

COUNTY RURAL ADDRESSING DATE

COUNTY TREASURER DATE

THE TRACTS PARCELS AND/OR LOTS DEPICTED HEREON LIE WITHIN THE SANTA FE COMMUNITY COLLEGE DISTRICT PLANNED DEVELOPMENT DISTRICT.

PUBLIC UTILITY EASEMENT:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
2. PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
3. QWEST CORPORATION d/b/a CENTURY LINK QC, FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES
4. CABLE TV FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO FROM AND OVER SAID RIGHT OF WAY AND EASEMENT, WITH THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE AND TO TRIM AND REMOVE TREES, SCRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF THE ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

THE WATER AND SEWER EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF SANTA FE COUNTY, RANGLAND UTILITY COMPANY, AND UNIVEST-RANCHO VIEJO, LLC AS DESCRIBED IN THE DEDICATION AND AFFIDAVIT SECTION OF THIS PLAT.

DISCLAIMER:

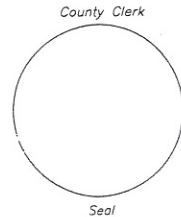
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGCO) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGCO DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

QWEST CORPORATION d/b/a CENTURY LINK QC	DATE
PUBLIC SERVICE CO. OF NEW MEXICO	DATE
NEW MEXICO GAS COMPANY	DATE
RANGLAND UTILITY CO.	DATE
SANTA FE COUNTY UTILITIES DEPT.	DATE

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }
I hereby certify that this instrument
was filed for record on the _____ day of
_____, 20____ A.D. at _____
o'clock _____, and was duly recorded in
book _____, page(s) _____ of the
records of Santa Fe County.

Witness my Hand and Seal of office
GERALDINE SALAZAR
County Clerk, Santa Fe County, N.M.

Deputy



DEDICATION AND AFFIDAVIT:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THOSE LANDS LYING WITHIN SANTA FE COUNTY CONTAINING AN AREA OF 251.3 ACRES, MORE OR LESS, BEING A PART OF SECTIONS 24 AND 25 T16N, R9E, SECTIONS 19, 20, 29 AND 30, T16N, R9E, HAS CAUSED THE LANDS TO BE REPLATED AS SHOWN ON THIS PLAT AND THAT THE SAID REPLAT IS NAMED AND SHALL BE KNOWN AS "LA ENTRADA SUBDIVISION, PHASE 1". ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

THE INTERNAL STREETS AND ALLEYS WILL BE DEEDED TO THE LA ENTRADA AT RANCHO VIEJO COMMUNITY ASSOCIATION, ("L.E.C.A."). SUBJECT TO PRIVATE ACCESS EASEMENTS IN FAVOR OF THE L.E.C.A. AND SUBJECT TO PUBLIC UTILITY EASEMENTS AND WATER AND SEWER EASEMENTS, WHICH EASEMENTS SHALL BE SUBJECT TO THE REASONABLE RULES AND REGULATIONS OF THE L.E.C.A.. THE MAINTENANCE OF THESE STREETS AND ALLEYS IS THE RESPONSIBILITY OF THE L.E.C.A.. THE STREETS SHALL BE NAMED AS SHOWN HEREON. COLLECTOR AND ARTERIAL ROADS WITHIN LA ENTRADA, PHASE 1 WILL BE CONDITIONALLY DEDICATED TO THE COUNTY.

THE L.E.C.A., THE UTILITY PROVIDERS, THE WATER AND SEWER PROVIDERS, AND THE PUBLIC ARE GRANTED EASEMENTS OVER AND ALONG THE FOLLOWING STREETS. THE SCOPE OF THE EASEMENT GRANTED TO EACH RECIPIENT IS CIRCUMSCRIBED BY THE PURPOSE SERVED BY THE EASEMENT, WITH THE UTILITY EASEMENT BEING LIMITED TO THE OPERATION OF THE RESPECTIVE UTILITIES, THE WATER AND SEWER EASEMENTS BEING LIMITED TO WATER AND SEWER OPERATIONS AND THE EASEMENT TO THE GENERAL PUBLIC LIMITED TO THE NORMAL USES OF THE PUBLIC AT LARGE. THE EASEMENT GRANTED TO THE L.E.C.A. ESTABLISHES THE RIGHT OF THE ORGANIZATION TO IMPOSE REASONABLE RULES AND REGULATIONS ON THE USE OF THE OTHER GRANTED EASEMENTS DESCRIBED IN THIS PARAGRAPH. CAMINITO DE LAS ROSITAS, CAMINO CERRO ESCONDIDO, VIA ORILLA DORADO.

THE 7.5' WIDE PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND OPERATION OF UTILITIES. THE EASEMENTS ARE SUBJECT TO THE PROVISIONS OF PUBLIC UTILITY EASEMENT NOTES ON THIS PLAT AND THE REASONABLE RULES AND REGULATIONS OF THE L.E.C.A.

THE WATER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY GRANTED TO SANTA FE COUNTY FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, AND OPERATION OF WATER DELIVERY INFRASTRUCTURE.

THE SEWER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY GRANTED TO RANGLAND UTILITY COMPANY FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, AND OPERATION OF THE SANITARY SEWER INFRASTRUCTURE.

THE WATER AND SEWER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY GRANTED TO UNIVEST-RANCHO VIEJO, LLC. FOR THE INSTALLATION OF WATER AND SEWER INFRASTRUCTURE IN THE CONTINUED DEVELOPMENT OF THE SUBDIVISION.

DRAINAGE EASEMENTS AS SHOWN HEREON ARE GRANTED TO THE L.E.C.A. FOR THE PURPOSE OF MAINTAINING THE FLOW OF STORM WATERS. THESE DRAINAGE EASEMENTS SHALL BE MAINTAINED FREE OF OBSTRUCTIONS AND DEBRIS BY THE OWNER WHOSE LOT IS SUBJECT TO THE DRAINAGE EASEMENT.

THE OPEN SPACE TRACTS "LE-FF, LE-OO, LE-PP", AND "TRACT LE-A1, LE-B1 AND TRACT LE-C1" WILL BE DEEDED TO THE L.E.C.A., SUBJECT TO AN EASEMENT IN FAVOR OF THE PUBLIC TO USE THE TRAILS BUILT WITHIN SAID AREAS, WHICH EASEMENT SHALL BE SUBJECT TO THE REASONABLE RULES AND REGULATIONS OF THE SANTA FE COMMUNITY COLLEGE DISTRICT ORDINANCE AND THE L.E.C.A.. ALL OF SAID OPEN SPACE AREAS ARE SUBJECT TO DRAINAGE AND UTILITY EASEMENTS. DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF MAINTAINING THE FLOW OF STORM WATERS AND FOR STORM WATER MANAGEMENT. THESE EASEMENTS GRANT THE COUNTY OF SANTA FE THE RIGHT TO ENTER, INSPECT AND MAINTAIN DRAINAGE AND STORM WATER MANAGEMENT FACILITIES. L.E.C.A. IS PRIMARILY RESPONSIBLE FOR MAINTENANCE OF THESE FACILITIES.

THE ACCESS AND UTILITY EASEMENTS SHOWN HEREON SUPERSEDE PRIOR EASEMENT CONFIGURATIONS.

OWNERS:

UNIVEST - RANCHO VIEJO, LLC

BY: WARREN THOMPSON, MANAGER

STATE OF NEW MEXICO
COUNTY OF SANTA FE

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME
BY WARREN THOMPSON, MANAGER OF UNIVEST - RANCHO VIEJO, LLC,
THIS _____ DAY OF _____, 20____

NOTARY PUBLIC MY COMMISSION EXPIRES

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 15th DAY OF JUNE, 2017. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

EDWARD M. TRUJILLO, N.M.P.L.S. 12352 DATE

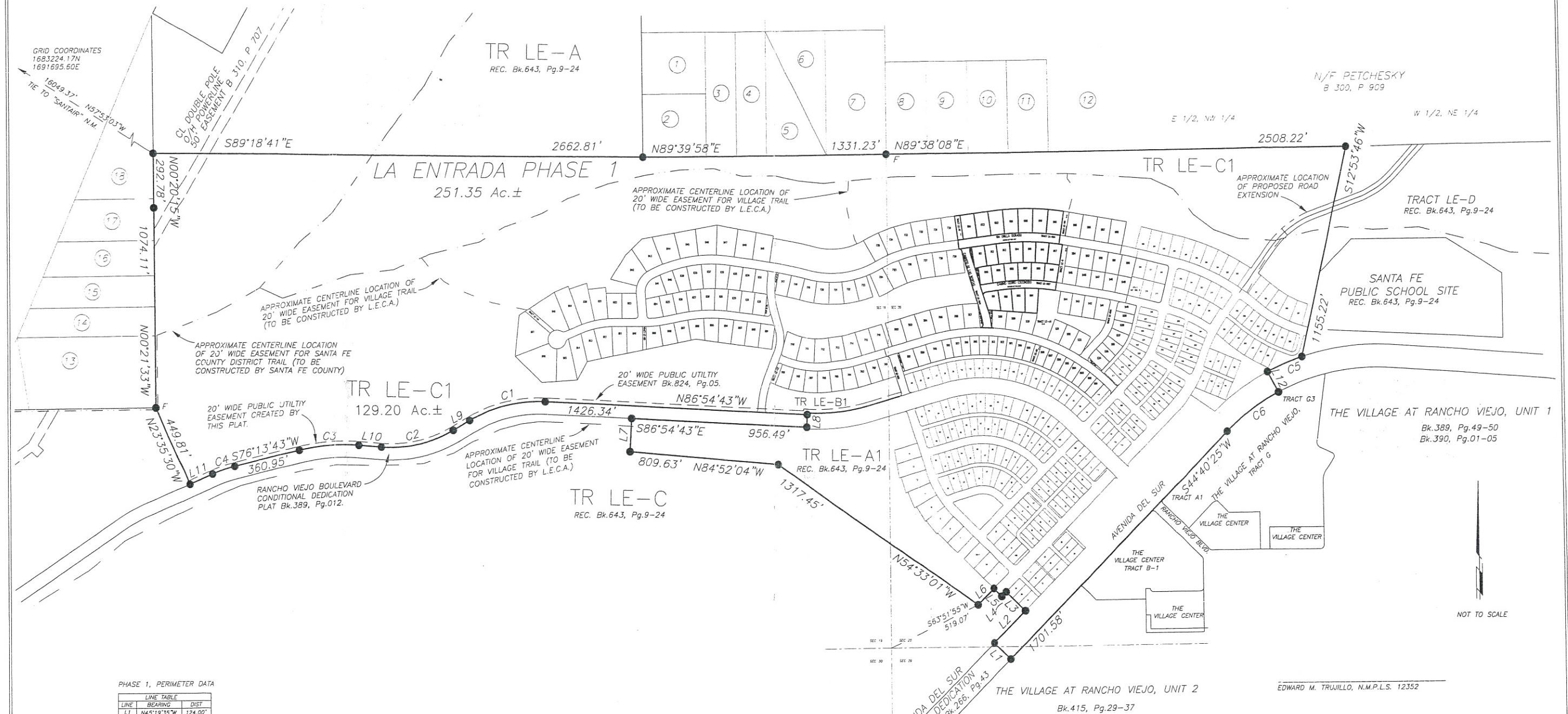
"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

SUBDIVISION PLAT AMENDMENT PREPARED FOR
UNIVEST - RANCHO VIEJO, LLC
DEVELOPMENT OF
LA ENTRADA, PHASE 1, SUB-PHASE 2
WITHIN THE EXISTING SUBDIVISION OF
LA ENTRADA SUBDIVISION, PHASE 1, RECORDED DEC. 19, 2006 IN
PLAT Bk.643, Pg.9-24 OFFICE OF THE SANTA FE COUNTY CLERK.

SECTIONS 19 & 20, T.16N., R.9E., NMPM, SANTA FE COUNTY
NEW MEXICO.

PURPOSE OF THIS PLAT: TO REPLAT 458 RESIDENTIAL LOTS INTO 24 RESIDENTIAL LOTS INTO 404 RESIDENTIAL LOTS IN 4 SUB-PHASES, PLUS OPEN SPACE TRACTS AND ASSOCIATED STREETS, BEING PART OF THE COUNTY APPROVED RANCHO VIEJO MASTER PLAN.

EXHIBIT



PHASE 1, PERIMETER DATA

LINE	BEARING	DIST
L1	N45°19'15"W	124.00'
L2	N44°40'25"E	241.99'
L3	N45°19'15"W	143.00'
L4	S44°40'25"W	33.50'
L5	N45°19'15"W	61.00'
L6	S44°40'25"W	123.29'
L7	N03°05'17"E	179.13'
L8	N02°09'21"E	68.01'
L9	S59°40'07"W	103.98'
L10	N85°23'53"W	124.08'
L11	S66°24'30"W	135.77'
L12	S27°37'19"E	124.00'

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	37°25'11"	734.00'	428.13'	422.09'	S76°22'42"W
C2	34°54'00"	686.00'	405.67'	399.43'	N77°07'07"E
C3	18°20'23"	1034.00'	330.97'	329.56'	S85°23'55"W
C4	9°49'14"	734.00'	125.81'	125.65'	S71°19'07"W
C5	9°17'49"	1262.00'	204.78'	204.55'	S87°01'36"W
C6	17°42'16"	1138.00'	351.64'	350.25'	S53°31'33"W

#	OWNER	BK/PAGE	LOT	PLAT	#	OWNER	BK/PAGE	LOT	PLAT
1	REENE	1138/032	TR C-1	238/032	10	WOODY	1215/451	TR A	160/043
2	PEREZ	957/532	TR C-2	238/032	11	JENNINGS	683/460	TR B	160/043
3	MIGNARDOT	1074/802	D-1	262/018	12	GIVANDO	525/318		
4	BURTRAM	987/896	D-2	262/018	13	L'HEUREUX	1145/401	TR D-2	105/028
5	BIGGS	865/624	G-2	227/027	14	L'HEUREUX	1145/400	LOT 4	399/631
6	GREENE	871/001	G-1	227/027	15	LOCK	1277/964	LOT 3	328/039
7	PV CONSTR	98/918		085/021	16	L'HEUREUX	1145/399	LOT 2	182/001
8	MCCOLLOM	912/056	TR E	220/017	17	L'HEUREUX	1145/399	LOT 1	182/001
9	DAVIS	842/543	TR F	220/017	18	WILSON	1244/305		261/037

SUBDIVISION PLAT AMENDMENT PREPARED FOR
UNIVEST - RANCHO VIEJO, LLC
DEVELOPMENT OF
LA ENTRADA, PHASE 1, SUB-PHASE 2
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SECTIONS 19 & 20, T.16N., R.9E., NMPM, SANTA FE COUNTY
NEW MEXICO.

NEW LOT CONFIGURATION

20' WIDE PUBLIC UTILITY
EASEMENT Bk.824, Pg.05.

NEW ADDRESSES
SUB-PHASE 2

CURRENT LOT/ADDRESS IDENTIFICATION

LOT	ADDRESS		
601	01	Camino Cerro	Escondido
602	04	Camino Cerro	Escondido
603	08	Camino Cerro	Escondido
604	08	Camino Cerro	Escondido
605	11	Camino Cerro	Escondido
606	09	Camino Cerro	Escondido
607	07	Camino Cerro	Escondido
608	05	Camino Cerro	Escondido
609	03	Camino Cerro	Escondido
610	01	Camino Cerro	Escondido
611	54	Viña Orilla	Dorado
612	56	Viña Orilla	Dorado
613	58	Viña Orilla	Dorado
614	60	Viña Orilla	Dorado
615	62	Viña Orilla	Dorado
616	64	Viña Orilla	Dorado
617	66	Viña Orilla	Dorado
618	68	Viña Orilla	Dorado
619	69	Viña Orilla	Dorado
620	61	Viña Orilla	Dorado
621	59	Viña Orilla	Dorado
622	57	Viña Orilla	Dorado
623	55	Viña Orilla	Dorado
624	53	Viña Orilla	Dorado
LE-FF		OpenSpace	
LE-00		OpenSpace	
LE-PP		OpenSpace	

LEGEND:

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES SHOWN TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ^F DENOTES REBAR , OR AS SHOWN FOUND
 • DENOTES REBAR TO BE SET, UPON RECORDING
 • DENOTES CALCULATED POINT NOT SET
 PUE DENOTES PUBLIC UTILITY EASEMENT
 O-S DENOTES OPEN SPACE
 (P) DENOTES STREET ADDRESS

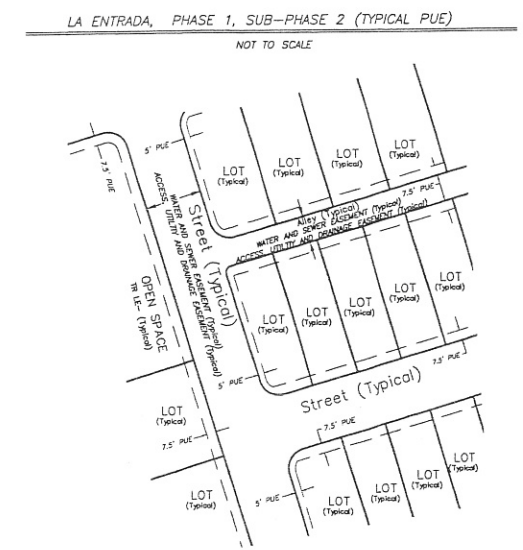
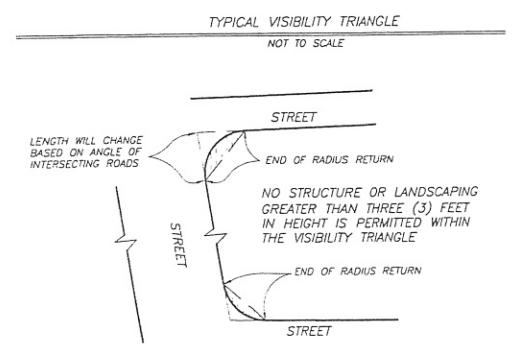
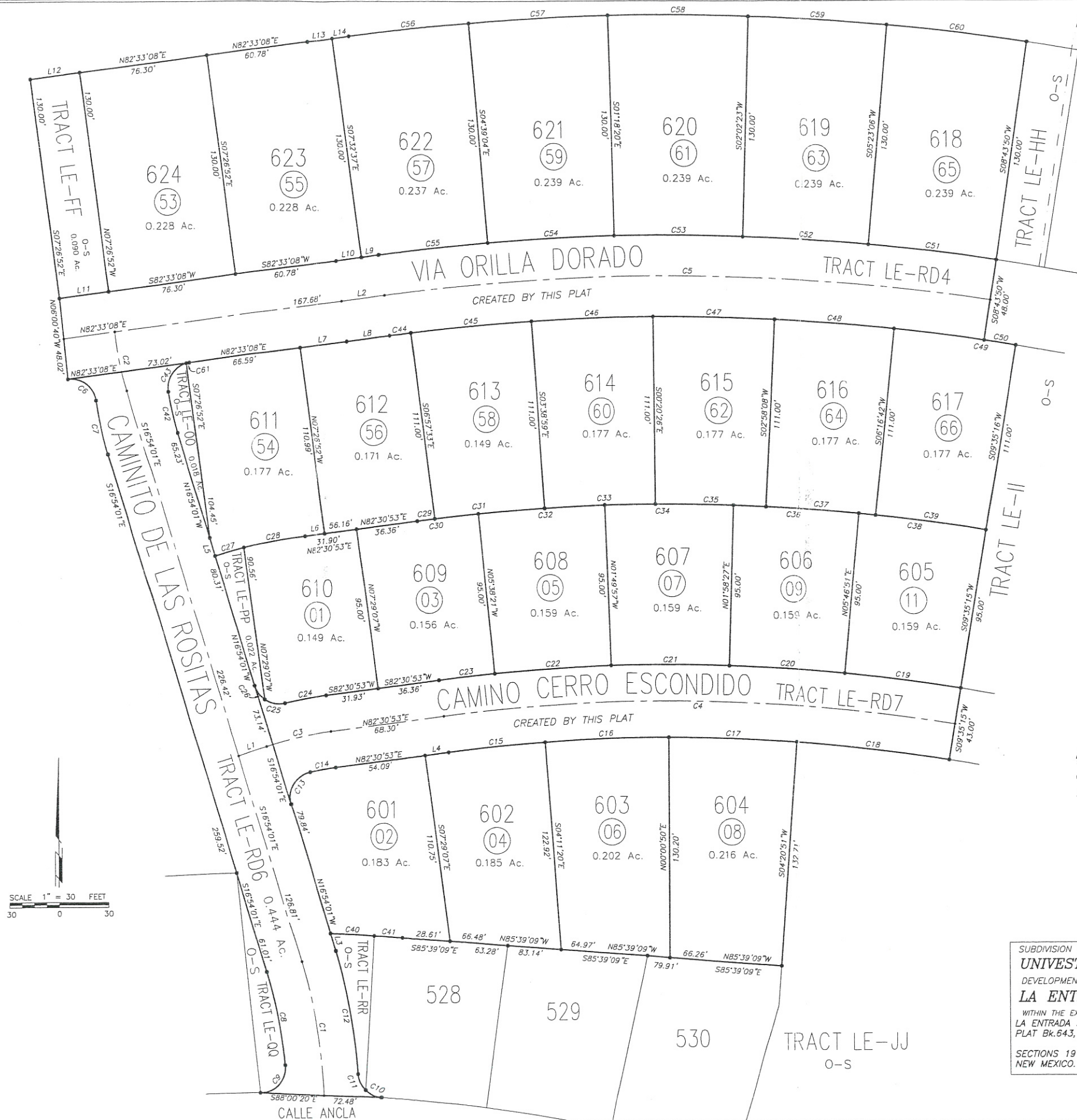
NOT TO SCALE

EDWARD M. TRUJILLO, N.M.P.L.S. 12352

SUBDIVISION PLAT AMENDMENT PREPARED FOR
UNIVEST - RANCHO VIEJO, LLC
DEVELOPMENT OF
LA ENTRADA, PHASE 1, SUB-PHASE 2
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LA ENTRADA SUBDIVISION, PHASE 1, RECORDED DEC. 19, 2006 IN
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SECTIONS 19 & 20, T.16N., R.9E., NMPM, SANTA FE COUNTY
NEW MEXICO.

SHEET 3 OF 5

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502B CAMINO ENTRADA
SANTA FE, N.M. 87507
FILE# 10206\LE-SUB-PH2 DATE: 06\18\18



NOTES:
CURVE AND LINE TABLE LOCATED ON SHEET 5.
ADDRESS LISTED ON SHEET 3.

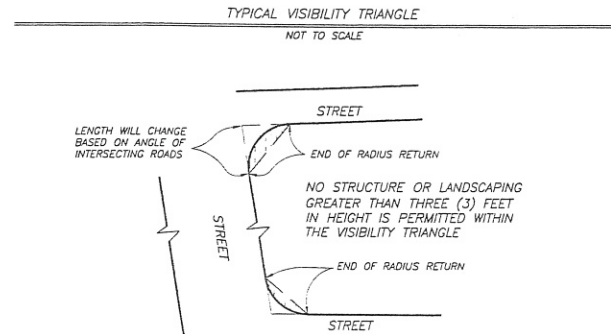
LEGEND:
BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES SHOWN TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.
• F DENOTES REBAR, OR AS SHOWN FOUND
• DENOTES REBAR TO BE SET, UPON RECORDING
• PUE DENOTES CALCULATED POINT NOT SET
• O-S DENOTES PUBLIC UTILITY EASEMENT
• DENOTES OPEN SPACE
• DENOTES STREET ADDRESS

SUBDIVISION PLAT AMENDMENT PREPARED FOR
UNIVEST - RANCHO VIEJO, LLC
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NEW MEXICO.

EDWARD M. TRUJILLO, N.M.P.L.S. 12352

CURVE	DELTA	RADIUS	ARC	BEARING	CHORD
C1	14°39'09"	314.50'	80.43'	N09°34'26"W	80.21'
C2	11°20'37"	180.00'	35.64'	S11°13'42"E	35.58'
C3	11°18'18"	200.00'	39.46'	S76°53'59"W	39.40'
C4	17°04'22"	1028.50'	306.47'	N88°56'56"W	305.34'
C5	16°16'27"	1280.00'	363.57'	N89°24'24"W	362.35'
C6	89°00'31"	15.00'	23.30'	N52°56'37"W	21.03'
C7	8°27'40"	221.50'	32.71'	S12°40'11"E	32.68'
C8	10°59'08"	293.00'	56.18'	N11°24'27"W	56.09'
C9	95°51'25"	15.00'	25.10'	N42°00'49"E	22.27'
C10	40°50'44"	15.00'	10.69'	S65°31'50"E	10.47'
C11	40°50'44"	15.00'	10.69'	S24°41'06"E	10.47'
C12	12°38'16"	336.00'	74.11'	N10°34'53"W	73.96'
C13	94°20'22"	15.00'	24.70'	S30°16'10"W	22.00'
C14	5°06'46"	178.50'	15.93'	S79°59'45"W	15.92'
C15	3°17'47"	1007.00'	57.94'	S84°09'47"W	57.93'
C16	4°12'09"	1007.00'	73.86'	S87°54'45"W	73.85'
C17	4°20'01"	1007.00'	76.17'	N87°49'09"W	76.15'
C18	4°50'11"	1091.07'	92.10'	N83°06'35"W	92.07'
C19	3°48'24"	1050.00'	69.76'	N82°18'57"W	69.75'
C20	3°48'24"	1050.00'	69.76'	N86°07'21"W	69.75'
C21	3°48'24"	1050.00'	69.76'	N89°55'45"W	69.75'
C22	3°48'24"	1050.00'	69.76'	S86°15'51"W	69.75'
C23	1°50'46"	1050.00'	33.83'	S83°26'16"W	33.83'
C24	6°27'14"	221.50'	24.95'	S79°19'31"W	24.94'
C25	48°13'16"	15.00'	12.62'	S79°47'28"E	12.25'
C26	38°46'49"	15.00'	10.15'	S36°17'25"E	9.96'
C27	3°16'53"	316.50'	18.13'	S74°15'53"W	18.12'
C28	6°38'26"	316.50'	36.68'	S79°13'33"W	36.66'
C29	0°31'34"	1145.00'	10.51'	S82°46'40"W	10.51'
C30	1°50'46"	1145.00'	36.90'	S83°26'16"W	36.89'
C31	3°18'34"	1145.00'	66.13'	S84°41'43"W	66.13'
C32	3°48'24"	1145.00'	76.07'	S86°15'51"W	76.06'
C33	3°18'34"	1145.00'	66.13'	S88°00'17"W	66.13'
C34	3°48'24"	1145.00'	76.07'	N89°55'45"W	76.06'
C35	3°18'34"	1145.00'	66.13'	N88°41'09"W	66.13'
C36	3°48'24"	1145.00'	76.07'	N86°07'21"W	76.06'
C37	3°18'34"	1145.00'	66.13'	N85°22'35"W	66.13'
C38	3°48'24"	1145.00'	76.07'	N82°18'57"W	76.06'
C39	3°18'34"	1145.00'	66.13'	N82°04'02"W	66.13'
C40	1°22'46"	1107.00'	26.65'	N87°11'48"W	26.65'
C41	0°51'16"	1107.00'	16.51'	N86°04'47"W	16.51'
C42	8°01'06"	178.50'	24.98'	S12°53'28"E	24.96'
C43	84°06'01"	15.00'	22.02'	S33°10'06"W	20.09'
C44	0°35'04"	1256.00'	12.81'	S82°44'55"W	12.81'
C45	3°18'34"	1256.00'	72.55'	S84°41'44"W	72.54'
C46	3°18'34"	1256.00'	72.55'	S88°00'18"W	72.54'
C47	3°18'34"	1256.00'	72.55'	N88°41'09"W	72.54'
C48	3°18'34"	1256.00'	72.55'	N85°22'35"W	72.54'
C49	3°18'34"	1256.00'	72.55'	N82°04'01"W	72.54'
C50	0°51'26"	1256.00'	18.79'	N80°50'27"W	18.79'
C51	3°20'43"	1304.00'	76.14'	N82°56'32"W	76.13'
C52	3°20'43"	1304.00'	76.14'	N86°17'15"W	76.13'
C53	3°20'43"	1304.00'	76.14'	N89°37'59"W	76.13'
C54	3°20'43"	1304.00'	76.14'	S87°01'18"W	76.13'
C55	2°53'33"	1304.00'	65.83'	S83°54'10"W	65.83'
C56	2°53'33"	1434.00'	72.40'	S83°54'10"W	72.39'
C57	3°20'43"	1434.00'	83.73'	S87°01'18"W	83.72'
C58	3°20'43"	1434.00'	83.73'	N89°37'59"W	83.72'
C59	3°20'43"	1434.00'	83.73'	N86°17'15"W	83.72'
C60	3°20'43"	1434.00'	83.73'	N82°56'32"W	83.72'
C61	7°20'01"	15.00'	1.92'	S78°53'07"W	1.92'

LINE	BEARING	DIST.
L1	N71°14'50"E	17.67'
L2	N82°27'23"E	26.08'
L3	N16°54'01"W	10.68'
L4	N82°30'53"E	14.23'
L5	N16°54'01"W	11.32'
L6	N82°30'53"E	12.11'
L7	N82°33'08"E	28.72'
L8	N82°27'23"E	26.08'
L9	S82°27'23"W	10.33'
L10	S82°27'23"W	15.71'
L11	N82°33'08"E	30.00'
L12	N82°33'08"E	30.00'
L13	N82°27'21"E	15.49'
L14	N82°27'21"E	10.33'



LA ENTRADA, PHASE 1, SUB-PHASE 2 (TYPICAL PUE)
NOT TO SCALE



NOTES:

ADDRESS LISTED ON SHEET 3.

LEGEND:

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES SHOWN TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- DENOTES REBAR, OR AS SHOWN FOUND
- DENOTES REBAR TO BE SET, UPON RECORDING
- DENOTES CALCULATED POINT NOT SET
- PUE DENOTES PUBLIC UTILITY EASEMENT
- O-S DENOTES OPEN SPACE
- Ⓢ DENOTES STREET ADDRESS

EDWARD M. TRUJILLO, N.M.P.L.S. 12352

SUBDIVISION PLAT AMENDMENT PREPARED FOR
UNIVEST - RANCHO VIEJO, LLC
DEVELOPMENT OF
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NEW MEXICO.

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COMMISSIONER SULLIVAN: I think what we just approved here was a 126-lot subdivision.

COMMISSIONER CAMPOS: There's no water there.

COMMISSIONER SULLIVAN: I know there's no water there. That doesn't stop us from approving subdivisions. Okay. I'm just glad I voted no. Thank you, Mr. Chairman.

COMMISSIONER VIGIL: Mr. Chairman.

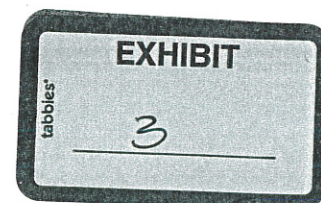
CHAIRMAN MONTOYA: Commissioner Vigil.

COMMISSIONER VIGIL: Commissioner Sullivan, your characterization of that actually misrepresents what my vote was. My vote was, given the recommendations by staff and that the hydro had been done, that this subdivision was going to move forward in good faith to subdivide in accordance with the proposed recommendation. Now, if they come before us and prove another hydro study, which I'm understanding Commissioner Anaya to say it would be difficult to do, we'll cross that bridge when we come to it. But at this point in time, I don't want my vote to be represented as a statement that we've just approved 120-lot division. That misrepresents what I intended to vote for.

- XII. A. 6. EZ Case # MP 05-4870 Rancho Viejo Village West- Rancho Viejo de Santa Fe, Inc. (Isaac Pino) Applicant, Requests Master Plan Approval for a Mixed Use Development (Residential, Commercial, Community) Consisting of 1,250 Residential Units and 117,250 square feet of Commercial Space on 668 Acres to be Developed in 3 Phases. The Property is Located off Rancho Viejo Blvd/Avenida del Sur Intersection in the Community College District within Sections 19, 20, 29, 30, Township 16 North, Range 9 East and Sections 24,25 Township 16 North, Range 8 East (5-Mile EZ Districts)

MR. CATANACH: Thank you, Mr. Chairman. I handed out a letter that came from the County Fire Department in which they are making a request or a recommendation that Rancho Viejo provide a lot within this master plan for a fire station. [Exhibit 9] And with that, Mr. Chairman, I'll go ahead and read the staff report. This is Rancho Viejo of Santa Fe, Incorporated, Isaac Pino, applicant is requesting master plan approval for a mixed-use development, residential/commercial/community consisting of 1,250 residential units and 117,250 feet of commercial space on 668 acres to be developed in three phases. The property is located off the Rancho Viejo Boulevard, Avenida del Sur intersection in the Community College District.

The staff report starts out by summarizing what subdivisions have been approved for Rancho Viejo. Turquoise Trail, 20 commercial lots, Rancho Viejo Business Park, 12 commercial lots, the Village at Rancho Viejo, 334 residential lots, Windmill Ridge 782



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residential lots, College Heights 75 residential lots.

On March 9, 2006, the EZC recommended master plan approval and I included the minutes of the EZC meeting. I need a report at this time that also on April 6th, last Thursday the Community College Development Review Committee also recommended approval of this master plan and the master plan proposes the following development with 334 acres of open space, parks, plaza and residential units for affordable housing.

Mr. Chairman, at this point I would go ahead and also clarify that the 188 would have been 15 of the total residential units for affordable housing, but now that we have a new affordable housing ordinance it will be 30 percent. So that in fact would be 30 percent of 1250 would be 375 residential units for affordable housing.

The proposal, phase 1 would be the village zone community center with village zone neighborhood and fringe zone neighborhood at 575 residential units on 351 acres and the staff report outlines the village zone community center, 43 residential units, 41,000 square feet of commercial space. Also, you'd have the village zone neighborhood, 481 residential units, the fringe zone neighborhood, 55 residential units and an elementary school site on 15 acres that would accommodate 500 students.

Phase 2 would be the village zone neighborhood and fringe zone neighborhood, 571 residential units. And that breaks down to the village zone neighborhood, 527 and the fringe zone neighborhood, 44 residential units.

Phase 3 is the employment center zone. About 100 residential units and 68,500 square feet of commercial.

The staff report outlines the locations of the zones and the zoning allowances. The minimum residential density in the Community College District is 3.5 units per acre. The applicant is proposing about 9.1 units per acre, and the gross residential density in the fringe zone is one unit per acre; the applicant is proposing a gross density of one unit per 1.5. The staff report outlines the minimum floor area ratios for the community center and the employment center in which the applicant has stated the proposal to comply different floor area ratios within those commercial areas.

Market analysis, economic, fiscal impact and the master plan submittals did include a commercial market analysis and it included an economic, fiscal impact report. I state what the criteria are for these reports as per the ordinance, and in fact the applicant will have to also submit a residential market analysis in line with those criteria.

The water/wastewater and the County water system is proposed subject to transfer of water rights. Mr. Chairman, I'd want to make a clarification at this time of the staff report. It states that as an option, an onsite community water system, subject to water availability and transfer of water rights. Mr. Chairman, in the Community College District, the ordinance requires that you utilize a public utility, City or County water, so in fact, the applicant did state an option for an onsite community water system, actually, maybe I wasn't absolutely clear if that was a proposal that they would possibly be considering - if need be - considering a transfer of that well to the County water system. I wasn't clear on that. The clarification I'm making is that the Community College District

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requires that they utilize a public water utility.

The total estimated water use for the master plan is 268 acre-feet. The applicant is in the process of purchasing 292 acre-feet of water rights and initiating a request to the BCC for approval of a water service agreement for 110 acre-feet to serve the first phase of development. I think that with the new water allocation policy that came out, it's possible that the applicant wasn't able to request that much water in one request. So I think that this applicant will be returning back to the BCC in accordance with the water allocation policy. That's my understanding.

Existing wastewater treatment facility will be utilized subject to permit for expansion as approved by the Environment Department. Treated wastewater is currently used for irrigation of common area landscaping.

Roads and access, a preliminary traffic report has been submitted and primary access will be Rancho Viejo Boulevard to State Road 14. A traffic signal is currently being installed at Rancho Viejo Boulevard/ State Road 14 intersection. Rancho Viejo Boulevard is currently a County road. The master plan indicates a general road network with intersections off Rancho Viejo Boulevard, Richards Avenue and connecting intersections with existing roads off Avenida del Sur.

The master plan indicates that the roads will be in compliance with road standards for the Community College District. That includes bike lanes, sidewalks, on-street parking. The road plan for the Community College District indicates potential for future extension of College Drive through the development to connect with Rancho Viejo Boulevard and the potential for future extension of Avenida del Sur to connect with Vista del Monte to State Road 14.

The staff report addresses terrain, open space, landscaping, archeology. Mr. Chairman, Commissioners, the master plan is in compliance with the Community College District zone, based on land types, permanent open space, parks, plaza will consist of 334 acres, that's 50 percent of the total acreage. This includes five acres of the school site for a community park. So part of the school site would actually be part of the community park. They will be required to install cisterns for collection of roof drainage and an archeological report did determine several significant sites that would need to be preserved in easements or subject to a treatment plan.

Homeowners association, and obviously, this development will again use covenants that are consistent with the covenants that are already being used out there in Rancho Viejo. Staff recommendation and the criteria - the staff report lists the criteria for consideration of the master plan and we're familiar with those criteria, A, B, C, and D. Mr. Chairman, the proposed master plan is in conformance with the Community College District plan and ordinance and staff recommends master plan approval subject to conditions.

Mr. Chairman, I think for purposes of clarification that an additional condition would be added that the applicant shall connect to a public water system. That would be condition 9, shall connect to a public water system in accordance with Ordinance 2002-11.

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And like I mentioned, that's already an ordinance. Thank you, Mr. Chairman.

CHAIRMAN MONTTOYA: Okay, we'll enter the conditions for the record.
[The conditions are as follows:]

1. Compliance with applicable review comments from the following:
 - a) State Engineer
 - b) State Environment Dept.
 - c) State Dept. of Transportation
 - d) Soil & Water Dist.
 - e) County Hydrologist
 - f) County Public Works
 - g) County Fire Dept.
 - h) County Technical Review
 - i) County Water Resources Dept.
 - j) Santa Fe Public School Dist.
 - k) State Historic Div.
 - l) County Open Space, Parks & Trails Div.
 - m) County Housing Services Div.
2. Submit a market analysis for the proposed residential development in conformance with the criteria.
3. Specify open space buffer for portion of property along Dinosaur Trail (highway corridor) and Richards Ave. in conformance with CCD Ordinance.
4. Provide road connection for future extension of College Drive in accordance with road circulation plan.
5. Address phasing for off-site road extension for future connection of Avenida del Sur and Vista del Monte in accordance with road circulation plan as required by BCC-EZA.
6. Provide a minimum of 15 percent affordable housing for each phase based on total number of residential units for each phase in conformance with current ordinance for affordable housing .
7. Participation in an infrastructure extension policy for district wide infrastructure improvements as required by the County.
8. Private open space shall not exceed 15 percent of total residential floor area.

CHAIRMAN MONTTOYA: Any questions for staff?

MR. CATANACH: Mr. Chairman, I'm sorry. I should state that this proposed master plan is within the Two-mile Extraterritorial - primarily within the Two-mile. There's property outside the Two-mile. This master plan, like I mentioned, has already gone through the two recommending committees, the EZC and the Community College District. The recommendations - the EZC recommendations would include the City staff conditions. That's what I wanted to say. The City staff conditions would also be

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included as part of the conditions. Thank you, Mr. Chairman.

COMMISSIONER SULLIVAN: I have a question for staff, Mr. Chairman.

CHAIRMAN MONTTOYA: Commissioner Sullivan.

COMMISSIONER SULLIVAN: Joe, on the City staff conditions, I recall from reading the materials that the applicant was not in agreement with those. Is that correct?

COMMISSIONER SULLIVAN: Mr. Chairman, the minutes will clarify and this applicant will clarify that I think the applicant had an issue with condition 1 of City, and probably condition 2 as I recall, for discussion, I think this applicant is going to state that condition 1 is too general to understand what they're agreeing to, and number 2, this applicant has already contributed - I think the amount was \$80,000 towards intersection improvements at Rodeo and Richards, which apparently has been in an escrow that the applicant has continued to have to review for the last several years. The money hasn't been used.

CHAIRMAN MONTTOYA: By the City?

MR. CATANACH: By the City. I think those were probably the extent of the applicant's issues on the City conditions.

CHAIRMAN MONTTOYA: Commissioner Sullivan.

COMMISSIONER SULLIVAN: That's all for the staff. Thank you, Mr. Chairman.

CHAIRMAN MONTTOYA: Commissioner Vigil.

COMMISSIONER VIGIL: For staff, and perhaps, Dolores, you should answer this. Is the Community College District planning and ordinance up for re-evaluation?

MS. VIGIL: Mr. Chairman, Commissioner Vigil, I believe that was asked of staff at one point, maybe about three, four months ago, but it hasn't been re-evaluated by my staff at this time.

COMMISSIONER VIGIL: Okay. Thank you.

CHAIRMAN MONTTOYA: Okay, if the applicant would come forward please.

[Duly sworn, Ike Pino testified as follows:]

IKE PINO: Thank you, Mr. Chairman, Commissioners. Just by way of a brief presentation there's a couple of points I want to make and then address those City conditions and give you what our concerns were about those. And then I think the most effective thing beyond that would be to just stand for your questions, because there probably should be a few.

One of the things that we wanted to call to your attention was that in order to design this master plan we decided to last summer to conduct what we called the Homework Group. [Exhibit 10] And essentially what we did is we invited all of the adjoining residents to participate in the design of the master plan, and that included the residents of Vista Ocaso and the residents of the Village or Rancho Viejo. We had

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responses from about 50 people who showed up and worked throughout the summer, really for the early part of the summer, five weeks. And the purpose of the group was to reach consensus on issues that they felt were critical to be addressed in this master plan.

What was essential about the consensus process was that Rancho Viejo did not take it over it. Rancho Viejo did not guide it. In fact, Rancho Viejo was a participant the same as all the rest of the residents. Through that process, four major items were identified for consensus and consensus was reached, and I just wanted to point those out to you. One of them was the issue about the buffer between Vista Ocaso and Rancho Viejo, because the Rancho Viejo property in question butts right up to the south line of Vista Ocaso. And I'll show you on this map. Right there is Vista Ocaso. There's the south part of Vista Ocaso. And you might recall that the issue of the buffer on the north side for another development project was fairly contentious. So when we got together as the Homework Group what we agreed by consensus - and most of the residents that live here on the south side participate in the Homework Group, was that we would have a 325-foot buffer on the south side expanding to 400 feet over here on the southwest side on which nothing would be built. We agreed to that condition and we agreed to bring that forward as a consensus point of the Homework Group.

The residents of Vista Ocaso on the south end were content that a curve would be in there, particularly for potential equestrian use, but there would be no building going on in that particular buffer.

Another major item of consensus was the affordable housing. The entire group felt strongly that the affordable housing needed to mirror what we've done in the past and that would be to have it scattered throughout the subdivision, have it look like the rest of the subdivision and we agreed to that. That's always been our intent because we want to have a look in our community that does not separate the affordables from anything else.

The another item is the location of the public school site. Now, Santo Nino is building right up in here in and will open in the fall a K through 6th grade school. And the public schools have been talking with us about a 15-acre site for a K-8 school. They have not moved forward with this. The project is funded in the bond issue but they don't have the operation money and it's starting to look like the situation is getting even more dire for the public schools.

But the Homework Group decided this was the primary location. There were representatives from Santa Fe Public Schools in the Homework Group. So in the future, when they're ready to build, they're looking at this particular site right in here for the location of the school. It fits within their criteria in that it's tucked in a neighborhood and that's really what they wanted to see.

And then the fourth item, if you go to the College District Plan, Jon Paul, the fourth item was the issue of what's called the north connector road. Right in here, this is the road plan right in here that shows a north connector road that goes up by Vista Ocaso and connects through I-25, either under or over. And there was a sense on the part of some of the residents of Vista Ocaso that participated from the north end that in the development

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plan approval for La Pradera that the ability to connect this north connector had been taken out.

We don't know for certain whether that's the case but we did not show this north connector in our plan just in observance of the consensus. However, one of the staff conditions from the County is that we bring across College Drive and connect it to the south. In looking at our master plan that's a condition we can agree with because we had some opportunities to bring College Drive right over here down into the subdivisions, and bring it down to the proposed roads that connect east and west and connect to Rancho Viejo Boulevard and Avenida del Sur.

So a portion of what would be the north connector road would be up in here, but it would probably terminate at the turn here to College Drive back to this intersection, unless - and we're open to this and we told the homeowner group we would come back to them if there was a requirement to push that under now. The traffic impact analysis, and I think you heard this discussed in other cases, suggests that it could - Al Pitt's study suggests that it could be 20 years before that's needed.

But I mention that only because the Vista Ocase residents were primarily concerned about that north connector road and asked by consensus that it just not be made part of the master plan. So we will come up and swing around back into College Drive. That would be the plan over time. And we'd probably do it in such a fashion as to keep the portion of the road that goes in front of the school separate from the road that comes north and south.

Two other items. Of course we were prepared to discuss water in the context of a water service agreement and that's not the case anymore with the water delivery schedules. We understand how that resolution is intended to work. I did want to tell you that we did conclude the purchase of the 292 acre-feet of water rights. They're diversion water rights. They're pre-1907. We've had preliminary talks with County staff about transferring those or moving them to a place of the County choice in the near future as soon as the County is ready to move on that. We also talked to the State Engineer about those water rights. The State Engineer has recently changed their policies about transfers of water rights, particularly if it's water rights trying to go to a diversion. These are diversion rights and certainly the OSE just looks at them very broadly when we ask them for an opinion and they just say, well these are the kind of rights that are likely to transfer without effect from that policy.

So we do own them. We closed on them on February 14th and we're prepared to make application and to move them as the County would seem reasonable. Now, we understand that moving 292 acre-feet in the County's name doesn't mean that that's going to be banked for us so we can continue on with this master plan. We understand that the water delivery at this point would only allow for an application of 35 acre-feet per year as long as there's water available. But I just want to make it clear that we didn't have an expectation that 292 equals 292 in delivery, and we're just going to have to queue up with everybody else on our request for water and we go forward.

In terms of traffic, there are a couple of items I want to mention. One of them is

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that Rancho Viejo Boulevard right now is a road that has no shoulders and the further work on the traffic impact analysis has indicated that we'll need to add shoulders and some on-street parking all the way down to the location of the last intersection. We're going to build parallel trails also that will connect down into regional trails over here that will take pedestrians and bicycles off of Rancho Viejo Boulevard, which is a pretty dicey situation right now with no shoulders. So the combination of widening Rancho Viejo Boulevard, adding parallel trails and crossing them into the regional trail system, should, we hope, create a much safer situation for people on bicycles and pedestrians who like to use that roadway for their purposes.

The staff conditions that the City talked about were these. They said we'd like you to participate financially in the cost of the improvements for Rodeo and Richards intersection. Back in the Village Unit 1, in 1998 we were asked to escrow \$79,000 and we did in the form of a CD and we keep renewing it each year. And we keep asking the City if they're going to do a project and they keep saying they're going to, and we've yet to see a project. Frankly, City staff that is here now was unaware of the fact that we have that money in the bank and they invited us to talk with them about it at a future date when we were at the EZC and took exception to that particular condition, because they didn't know we had it and they really couldn't tell us how much more they would need from us because conditions have changed dramatically. We have a number of subdivisions that have master plan or development plan in the College District and beyond to the north that in my view ought to be participating in the cost of that intersection in addition to what we've added to it already.

But we have made ourselves available to the City. They said they would meet with us and we've had a couple of meetings cancelled by City staff so we haven't been able to find out what else they have on their mind, or to show them the CD, which of course we do have.

Their other one was to participate in a South Richards widening, and we certainly understand that there will be impacts and that that road needs to be widened and we're willing to do our share, but there again we wanted to make sure that we weren't footing the entire bill and just essentially putting ourselves in a position to write a blank check to the City without them telling us what their plans are. In working with the County staff, it's always been real clear as to what their expectations are in terms of infrastructure so we can estimate that fairly easily but it's difficult to say, well, one of these days we're going to do a project and we're going to do a program and we can't tell you how much it's going to be but we want you to agree to participate.

Certainly we're willing to do our fair share but we just want to make sure that it's understood that the City did agree to talk to us to tell us what our fair share of what their project might be. They're not here tonight to speak to that particular issue and those were the reasons why we took exception to those two conditions.

We did have an opportunity to meet with Chief Holden tonight, and we agreed that the donation of the 1.5-acre site for a new fire station would be do-able.

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We haven't had a chance to sit down with the chief to find out where exactly he wants it. Certainly anywhere in the master plan is do-able, but it could be that maybe something located in some tracts from previous subdivisions is something that is more preferable. But we've agreed to sit down with Stan and work out where they want to do that and then get that land dedicated to the County so that they can go ahead and then work forward on moving and getting a fire station put in.

I think Commissioner Sullivan will tell you that he's had a lot of phone calls from residents in Rancho Viejo that would like to see a fire station in Rancho Viejo. We understand that a fire station located in Rancho Viejo isn't necessary just for Rancho Viejo and certainly our residents would probably understand that as well but I think they would feel more comfortable if they had something more immediate for fire protection and emergency services. So we're willing to make that provision a condition in our approval for the County when they're ready to do that.

Mr. Chairman, with that I'll stand for any questions.

CHAIRMAN MONTOYA: Commissioner Vigil.

COMMISSIONER VIGIL: Mr. Pino, am I to understand if we included, as a condition of approval, number 10, the applicant shall provide a 1.5-acre site to construct a fire station to Santa Fe County, somewhere in there, shall provide a 1.5-acre site to Santa Fe County for the purposes of constructing a fire station.

MR. PINO: That's correct.

COMMISSIONER VIGIL: You're in agreement with that.

MR. PINO: Mr. Chairman, Commissioner Vigil, that's correct.

CHAIRMAN MONTOYA: That would be number 11.

COMMISSIONER VIGIL: I only have number 9, shall connect to public system. What is number 10?

CHAIRMAN MONTOYA: Under City staff conditions, that they also be included.

COMMISSIONER VIGIL: I'm not sure. You didn't agree with all the City staff conditions, right?

MR. PINO: We didn't agree, and Mr. Chairman, Commissioner Vigil, I guess the thing I wanted to underscore the most without too many words was that City staff said we'll talk to you about those and they've never made themselves available to talk to us about them, so it's kind of in limbo insofar as what the City might want us to do specifically. That's why I wanted to put on the record that we do already have a CD in place via other approvals and we would expect to pay a proportionate share of any widening project for Richards, as long as we know there are others paying proportionate shares as well.

COMMISSIONER VIGIL: Okay. Item number 10, being that the applicant will work with City staff to negotiate requests by City for road improvements in the area?

MR. PINO: Mr. Chairman, Commissioner Vigil, if the rest of the Commission agrees with that condition we certainly accept it.

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COMMISSIONER ANAYA: What was that?

COMMISSIONER VIGIL: We were discussing the distinct difference between a condition that the applicant is required to comply with City staff's recommendations, or whether or not the applicant should be working with City staff to negotiate conditions. My understanding for that second condition is that the applicant does not agree with the stated conditions by the City, particularly because they have already placed close to \$80,000 in a CD to be applied to improvements to the intersection of Richards Avenue and Rodeo Road, and those improvements have not been made.

So I suppose if we included language that says applicant shall work with the City to negotiate improvements as recommended by them, they would be able to hammer out what's going to happen to the \$80,000 and talk to the City about any perspective requirements. So I would just propose that that language be number 10, and that -

CHAIRMAN MONTTOYA: That City staff conditions will be negotiated?

COMMISSIONER VIGIL: Yes. Between applicant and City.

CHAIRMAN MONTTOYA: Is that okay, Ike?

MR. PINO: Mr. Chairman, that would be fine on our part, yes.

COMMISSIONER VIGIL: And that would mean that item number 11 would be the applicant shall provide a 1.5-acre site to Santa Fe County for the purposes of constructing a fire station. Mr. Pino, I get a phone call here and there from residents saying they've been talking to Rancho Viejo with regard to land that might be donated for, in some cases it's a church. In some cases it's a charter school. Can you tell me what you've actually donated land for and what might be in the prospective future for what that area might look like for donated land?

MR. PINO: Sure. Let me show you on the College District map and that will give us a broader view. Rancho Viejo Partners, we in conjunction with them once we became partners with them, dedicated the first part of the Community College site and then provided a bonus price for the rest of the land that they're on. The first ten acres of Santa Maria de la Paz were donated, and they purchased the balance of their property. And then we donated the 11 acres where the school is being constructed today. The IALA site was also donated, 164 acres, and then this little blue wedge down here is approximately 80 acres of institutional property and that's where ATC was given 15 acres for their school. The Seventh Day Adventist Church has come in and petitioned for five acres that we're trying to work with them right now. And then I got a request from the Singing Marimba Music School, or something like that. They wanted five acres down in here.

So we're trying to focus the smaller institutional uses right down in this area inasmuch as the road loops around and can pick up that traffic. But those have been the donations to date.

COMMISSIONER VIGIL: Do you see any future donations?

MR. PINO: Mr. Chairman and Commissioner Vigil, we still approximately 60 acres available to donate in this area. Given the size of the requests that come to us that should be fairly substantial for a while. I might add, the 15 acres for the public schools

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should also be included in that. That hasn't been transferred by deed yet but we're intending to do that as soon as they're ready to go.

COMMISSIONER VIGIL: Okay. Also, Mr. Pino, I received a phone call from I think it was a member of the Community College Development Review Committee or someone who is active in there who had made the representation that at some point in time you had made statements with regard to gathering the community, perhaps some surrounding communities, and I'm not even sure if now, as I look at this Homework Group if this is what he was referencing or you were referencing. The reason why I pose the question is if the County is actually in the process of identifying or relooking at the Community College District Ordinance with regard to updating it.

The phone call that I received, however, was more concerned about what the vision of Rancho Viejo was going to be. Is Rancho Viejo currently engaged in any kind of a public process?

MR. PINO: Mr. Chairman, Commissioner Vigil, what the caller was referring to was a discussion I had with him concerning the potential of a master association or an assembly of homeowners associations in the College District. Right now, the only real operating ones are the ones in Rancho Viejo. There are two associations. We've created a third one with this master plan. I'm sure Oshara, La Pradera, all of them will have their own homeowner associations.

What I was suggesting to Mr. Rosen was that over time, as the Community College develops, with the number of people that could actually live on this whole 16,000-acre piece of land, that requirements or requests for such things as community centers or senior centers or even swimming pools for that matter could create a situation where it would become necessary for all of the associations to pool their resources, perhaps to provide those facilities. Back when we were doing the College District plan, I suggested that the County at that time certainly, and probably still today, doesn't have the resources where the group came in and said, we want a senior center, that the County could say, oh, sure. We'll just build it for you.

So the idea always was to create a master or an assembly that would deal with those kinds of issues and create in such a way that dues could be collected or fees could be assessed, etc. It's a long way down the road still, simply because the other associations don't exist. But it's an idea that Mr. Rosen was intrigued by, simply because he sees down the road as a member of the CCDRC, as these things come out of the ground that those kinds of requests will probably come up.

So it's not anything that can occur without coming to the BCC and getting approval for such a creation, and it's one that we've asked the law firm that does our covenants, Hyatt Stebblesfield out of Atlanta, does these types of things all over the world, and we've asked them to start taking a preliminary look to schedule on how something like that might look, just so that we can put it out there. Mr. Rosen's biggest concern was that Rancho Viejo not be the promoted of this. And we certainly said if the Community College wants to take the lead as the facilitator, we have no pride of ownership in the idea, that we would

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be a participant in it. So that's been the extent of the discussion with them today.

COMMISSIONER VIGIL: Thank you. Mr. Chairman, just one more question for Mr. Pino, while you're there, so we have a triad here of clarification. This question is for Steve Ross. Steve, I know it's a late hour, but with our new water policy, what Rancho Viejo would do is they would come to our Water Resources Department for phase 1 of this development, request 35 acre-feet per year. What they have is 292 diversion water rights that are pre-1907, what will happen first, and do those water rights get banked? Does the 35 acre-feet get allocated and the 292 water rights get reduced by 35 acre-feet once they're used? I'm not real clear on that process and I'm not sure if you are Mr. Pino, either.

MR. PINO: Mr. Chairman, Commissioner, the way we would deal with it would be this. Right now, your total water, and most of it's allocated already anyway is 875 acre-feet. So all you have to work with is that amount. So that will terminate at some point, potentially before the diversion is built. But once the diversion is open you have a greater opportunity for the delivery of more than 875 acre-feet. And so our thought was if we go ahead and transfer the 292 acre-feet in the name of the County that certainly that would be more than enough for any requests that we would make within what's left over in the 875 over the next several years, however long that lasts. But once that diversion is open, those water rights should easily transfer into the diversion and that we would continue making our request through whatever policy the County has in place based on whatever reserve is left there at that time. That would be our approach on how we would look at this and understanding that the biggest limitation right now is that 875 and how far that will stretch.

COMMISSIONER VIGIL: Okay. Thanks. Our chair has left. I've monopolized with too many questions. Any other questions? I saw Commissioner Anaya, Commissioner Campos, and then Commissioner Sullivan.

COMMISSIONER ANAYA: Thank you, Madam Chair. Ike, we appreciate you donating that 1.5 acres for the fire department. Would you be willing to build that station and donate it to the County?

MR. PINO: Mr. Chairman, Commissioner Anaya, Stan and I haven't really talked about that. I'd be willing to talk about it, see how something like that might work out. One of the things that might be a potential is maybe in lieu of paying a fire impact fee with every permit, because over time, that's going to amount to a lot of money, if we figure out how much money would be needed for the station and get it built for you, and perhaps take a credit against the fire impact fees going forward. Because that's what the fire impact fee is for anyway, and rather than wait until you've collected enough to do it over time, just make an agreement where we could provide something like that up front and then have relief from the fire impact fee until it reaches balance and then start charging the fire impact fee again.

I think something along those lines could be worked out and included in some form of an agreement going forward.

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COMMISSIONER ANAYA: Tell me if you talk about it and see what you come up with.

MR. PINO: Well, we're certainly open to that, Commissioner.

COMMISSIONER ANAYA: Thank you, Madame Chair.

COMMISSIONER VIGIL: Do you think it would be appropriate at this time to amend condition 11 to say shall provide 1.5-acre site to Santa Fe County to construct a fire station and negotiate with our fire department the construction of that fire station? Mr. Pino.

MR. PINO: Madame Chair, if the County Commission is ready to deal with the issue of the trade-off on fire impact fees - that just came to me now. I don't know if that's the best solution. I'm not even sure the fire chief would agree to that, frankly. But I just brought that up as a potential solution right now, to get you the fire station when you need it rather than later when you need it worse. I'm not quite sure what form that would take. If the Commission is willing to say, yes, we'll forgive the fire impact fee in the amount of what it would take to get the fire station built as part of the condition tonight, then we could probably accept that, Madam Chair.

COMMISSIONER ANAYA: I think that I wouldn't feel comfortable with doing that right now. I would feel comfortable if you would all just talk about it first and come up with some ideas, just saying that, because I don't know what that is. It's late. I just thought I'd throw that out and if you guys could talk about it then maybe we could come up with a good compromise.

COMMISSIONER VIGIL: So, negotiate the possible purchase of the fire station by Rancho Viejo. Or the possible construction.

MR. PINO: Madam Chair, we'd be willing to talk to the County about that. And there'd be an opportunity in the first development plan to make sure and memorialize that, perhaps as a condition of the first development plan and that will give us all enough time to consider how we might want to finance it and what kind of credits would be given to Rancho Viejo for that.

COMMISSIONER VIGIL: I think that's the understanding of the Commission. Are you done, Commissioner Anaya?

COMMISSIONER ANAYA: Yes.

COMMISSIONER VIGIL: Okay. Commissioner Campos and then Commissioner Sullivan. I'm turning it over to our chairman.

COMMISSIONER CAMPOS: Mr. Pino, there was a discussion about a number of donations. Obviously these projects will require water. Are you going to give them water, sell them water, or are you going to send them over to the City? The City has been complaining that the EZ projects have been getting donations from some folks and going to the City, getting water and bringing it out into the County.

MR. PINO: Mr. Chairman, Commissioner Campos, every time that a different entity more recently has approached us, they generally come to us saying that they've got the water situation taken care of. For instance, when ATC approached us, our

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first true test for them is do you have the capital to build what it is you're seeking to build. I don't want to give away a piece of land and then have to worry about trying to get it back because you couldn't build anything. And then we talk about water. ATC came in and suggested that they had an agreement working with the City to get water from them so we didn't feel compelled to have to do anything.

When the public schools come in, however, they have no water rights. They hired Elud Martinez to investigate the water rights they thought they had and apparently he found that their water rights are all gone now. So it would be my expectation that we'd have to try to help the school out somehow, not knowing how much they would need but working with them in some fashion.

The Archdiocese had an agreement to be on Sangre de Cristo water like the church is, and so they didn't need any water from us and the Seventh Day Adventists haven't even reached the level of being able prove up their capital outlay money yet, so we haven't discussed water.

So more to your point, Commissioner, I wouldn't want to say that, yes, carte blanche, we'll provide water to everybody, because if they have some other wherewithal to something, perhaps they have water rights, that they can transfer or make some agreement with the City. And I have heard that complaint from the City. I'm not quite sure they're complaining about it now, they could have said no and we could have done something else. But ATC was able to make that deal with them. So we're flexible, Commissioner, I guess what I'm trying to say in so many words. We're flexible to talk with them about those sorts of things.

COMMISSIONER CAMPOS: I've just heard over the last couple of years continuous criticism. The County is sending over to the City and the City has to give them water and they get free land at Rancho Viejo or in the EZ. It's a point of contention. I've talked to Miguel Chavez about it and explained our position. Certainly I could say no but they keep saying yes and then they get mad about it.

MR. PINO: Mr. Chairman, Commissioner, the one on ATC seemed reasonable to me. IAIA is served by City water and the pipe goes right in front of the tract where ATC just has to go across the road there and tie in for their purposes. I think that's why they chose to deal with the City because it was easily accessible. Now I'm hearing, well, they may be this side of the meter, that side of the meter. I don't know. ATC may have to come back to us and work with us on something else. But their original request seemed very reasonable because that pipe was right in the ground, right in front of the property. That was their choice.

COMMISSIONER CAMPOS: I'm just - the issue of more City water in the College District is concerning. It raises some other issues that I'm not sure how they would work out but I sense that the City's very concerned about exporting water to the Community College and I'm not sure what their thoughts are in the future. If the utility gets a stronger presence in the College District I'm not sure what they would want to do. So I'm interested in that issue.

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CHAIRMAN MONTTOYA: Okay. Commissioner Sullivan.

COMMISSIONER SULLIVAN: Ike, a couple of questions. I recall reading somewhere in the report that you were allocating the school as your commercial requirement. Is that how you're satisfying the commercial requirement of the master plan, with the school?

MR. PINO: Mr. Chairman, Commissioner Sullivan, no. The commercial requirement, the floor area ratio computation is based primarily on this commercial center which is an extension – they don't show the red on the other side; that already exists in the village. And all of this employment zone is in pink over here. So the entire commercial obligation for this master plan is encompassed there and right there. The school is an institutional parcel all by itself.

COMMISSIONER SULLIVAN: And what goes in the employment zone?

MR. PINO: The employment has commercial uses intended to create jobs, as the ordinance was written. And just by way of example, Mr. Chairman, if somebody came in and said I want to put in storage units. Storage units certainly create jobs in the construction but they don't create long-term jobs because then you have one guy sitting over a bunch of storage units. So in my view, that wouldn't be an employment zone type use. However, if an employer, and we had some inquiries – I can't name their name – that were interested in coming in down here in the industrial park and moving about 90 employees in, that would then become an employment zone type use because it would move 90 jobs into the College District.

So we would market this for that type of commercial, that is, bring a campus, bring a large group of employees, but not really entertain the proposals that just create one or two jobs and eat up the mass of the land. The commercial center is different in that it doesn't have the requirement of having to create the jobs, although it will create some jobs. We've had inquiries already from small grocery stores about coming out here once we start construction of this master plan. That's potentially one use that we would see almost immediately.

COMMISSIONER SULLIVAN: The State Engineer review was that the master plan does not provide sufficient information on the water budget for technical review at this stage. Where do we stand with that?

MR. PINO: Mr. Chairman, there was a memo issued by Ms. Torpy. Was that her name? Is that the one? Here we go. Karen Torres. Okay. Mr. Chairman, Commissioner Sullivan, if I could just – this was a short memo that was submitted on February 17th by the Water Resources Department and it says that we had submitted the revised water budget that includes all the total commercial phases and the master plan and the estimated water usage for the proposed elementary school. And then in a letter on February 10th to the County Manager we outlined the imminent purchase of the 292 acre-feet which has since been completed. And then a draft water service agreement that was going to be required. For the master plan level, Mr. Chairman, Commissioner Sullivan, that was really all that was required.

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We had a little bit of an issue with the State Engineer's review because a lot of times they don't make the distinction between a development plan and a master plan and we've seen conditions that are more intended for - if you're going to build x-number of houses or this many square feet in this phase, where's your budget. And in fact, the purchase of the 292 acre-feet was intended to be able to cover most of this master plan and that was all that was required to go forward at master plan. That's been our understanding, Commissioner Sullivan and Mr. Chairman. I'm not sure that the State Engineer quite understands that but that's been a continuing source of discussion.

COMMISSIONER SULLIVAN: Let me just - if that's the case then why are we asking the State Engineer for review comments.

MS TORRES: Actually, Mr. Chairman, Commissioner Sullivan, it's late. My brain's a little slow. We did discuss that with the State Engineer with regarding master plans specifically. They are not required by the statutes to chime in at the master plan level. They're only required at the preliminary plat level to actually submit a review. They have been doing it administratively but I guess they've become bogged down and their policy has been they will look at it but they will not really issue an opinion on a master plan.

COMMISSIONER SULLIVAN: Okay.

MS. TORRES: Also, what was done for this one was a little bit more than some of the letters we have been receiving from them.

CHAIRMAN MONTROYA: But as far as County Code they're meeting what's needed for master plan approval.

MS. TORRES: Yes, they are. They have submitted a budget for the first phase. We reviewed it and we were okay with it, but because it is for the first phase if they don't meet that budget, in their final phase, their final build-out, it will come off of that end.

CHAIRMAN MONTROYA: Okay. Commissioner Sullivan.

COMMISSIONER SULLIVAN: And then could you explain, I've been receiving some calls from Churchill Road residents and they're having problems with their wells. And they've checked the physical wells, the connections and everything, and these problems apparently appeared to have started when you started doing the well work. Would you explain what it is you're doing there and what might possibly be causing the problems?

MR. PINO: Mr. Chairman, Commissioner Sullivan, I'll explain what we're doing. I'm not sure I can address what might be causing their problems, but right here, see where this commercial square is right in this area, right in this area where the light yellow and the dark green come together, we have drilled to date one observation well and an injection well for the governor's water innovation project to try and do an injection project and see what it does to the aquifer. Both wells are approximately 1800 feet deep. But nothing's been pumped. That's why I found it kind of curious what might be causing a problem for some of the Churchill area wells, because nothing's been pumped at all to date