

**MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SANTA FE AND  
 SANTA FE COUNTY ALLOWING WASTEWATER DISCHARGE FROM THE  
 SENIOR CAMPUS @ CAJA DEL RIO INTO A COUNTY WASTEWATER  
 COLLECTION SYSTEM AND THEN INTO THE CITY WASTEWATER  
 COLLECTION AND TREATMENT SYSTEM**

The City of Santa Fe (“City”) and Santa Fe County (“County”) enter into this Memorandum of Understanding this 22<sup>nd</sup> day of January, 2016, for a new sanitary sewer connection and sewer services for the Senior Campus @ Caja Del Rio (“Senior Campus”). The Senior Campus will construct and dedicate sewer infrastructure to the County that will connect to the City’s existing wastewater collection system. A site map of the proposed Senior Campus is included in Exhibit A, the land title survey is Exhibit B, and the legal special warranty deed is Exhibit C.

**RECITALS**

1. The City and the County entered into a “Settlement Agreement and Mutual Release of Claims” on May 19, 2008 (“Settlement Agreement”), which addressed issues of annexation in general, the presumptive city limits, and the need to “establish sensible water and wastewater utility service areas for the City and County.”

Under Section 2(m) of the Settlement Agreement, “The City shall provide water and wastewater service within the presumptive city limits and shall not provide water and wastewater service outside the presumptive city limits unless required by a current contract with a customer, decrees of a court, or applicable rulings of the Public Regulation Commission, unless otherwise agreed upon between the City and the County in a separate written agreement.”

2. The Senior Campus is located outside the presumptive city limits as defined in the Settlement Agreement.
3. The Senior Campus is campus that includes a skilled nursing facility, an assisted living facility, a memory care facility, and an independent living community that will benefit both the City and the County in the form of increased jobs and tax revenue.
4. Section 22-6.2 of the Santa Fe City Code (“SFCC”) provides a process whereby connections to the City’s sewer system outside of the City of Santa Fe presumptive City limits can be established under specific conditions as shown in Recital (1) above, including review by a water/wastewater review team (City-County WWRT) made up of “City and County staff from the Water Division, the Wastewater Division, the City attorney’s office, the County Attorney’s Office, the Land Use Departments and the Office of Affordable Housing.”
5. Santa Fe County Utilities Division (“SFCU”) submitted a letter application to the City-County WWRT on behalf of the Senior Campus requesting connection of the Senior Campus to the City’s wastewater collection and treatment system on September 5, 2014.

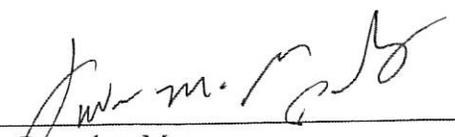
6. On September 18, 2014 the WWRT met to review the application (see Exhibit D). The WWRT members determined that the application was complete and that the application met the requirements of SFCC Section 22-6.2, subject to the approval of this agreement.

### AGREEMENT

1. Connection of the Senior Campus to City's Wastewater Collection and Treatment System. The Senior Campus is authorized to connect to the County wastewater collection system (to be constructed by the developer and dedicated to the County) and discharge its wastewater into the City's wastewater collection and treatment system via the County system (see Exhibit D).
2. Dedication to the City of a Portion of the County Wastewater Collection System. Upon the City's request, the County shall require the Developer (Senior Campus) to construct and dedicate to the City the portion of the County's wastewater collection system and easements that is gravity sewer or low pressure sewer and located within the City's presumptive City limits. This portion of the sewer system shall be designed and constructed to City standards as approved by the City's Wastewater Management Division.
3. Compliance with Federal, State, and Local Law. The County agrees to maintain and operate the County wastewater collection system as required by all applicable federal, state, and local laws and shall comply with all applicable requirements imposed upon City utility customers. The City's affordable housing ordinance, SFCC Section 14-8-11(D), does not apply, pursuant to SFCC Section 22-6.2(G).
4. Metering Requirements. The County shall meter water use of the Senior Campus pursuant to SFCU Customer Service Policies adopted by Resolution No. 2012-88, as the same may be amended from time to time. The County will collect the metered usage pursuant to SFCU Customer Service Policies. The County will report the metered water usage and other pertinent billing information to the City on a monthly basis for use in calculating the invoice for the wastewater bill to be paid by the County in accordance with the City's most current rates.
5. Utility Expansion Charges. The County shall collect and pay the City's Utility Expansion Charge incurred by Senior Campus under SFCC Section 22-6.6.
6. Service Fees. The County agrees to pay to the City the sum of the City's monthly service fees under SFCC Section 22.7, as it may be amended from time to time, for wastewater collection and treatment services provided for the wastewater discharge by the Senior Campus.
7. SFCC Section 22.9 and SFCC Section 22.10. The County agrees that the discharges from any commercial/industrial properties within the Senior Campus shall be subject to the provisions of SFCC Section 22.9, *Industrial Pretreatment Regulations and Procedures*, and SFCC Section 22.10, *Wastewater Extra Strength Surcharge Program*, as they may be amended from time to time.

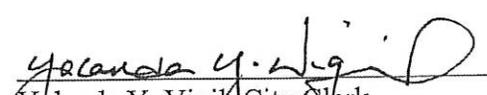
8. Pre-treatment Requirements. If determined to be necessary by the City, the City will issue an industrial wastewater discharge permit under SFCC Section 22.9, in which case all permit conditions and requirements must be met by the Senior Campus or any other occupant of the property as a condition of service.
9. Service Area. Except as otherwise authorized in separate agreements between the City and County, the County will not permit properties outside of the designated service area shown as Tract "1" set forth in Exhibit "B" to connect to the City's wastewater collection and treatment system without prior written approval from the City and County pursuant to the Settlement Agreement.
10. Successors & Assigns. This Memorandum of Understanding will inure to the benefit of the Parties' successors or assigns.
11. Amendments. This MOU may be amended in writing by agreement of all the parties.
12. Effective Date and Term. This agreement shall be effective upon the signature of all the Parties and shall be perpetual; provided, however, that the County may terminate this agreement when it is willing and able to provide wastewater treatment services for the Senior Campus through its own or another wastewater treatment system; that the City may terminate this agreement for failure by the County or Senior Campus to comply with the provisions of this agreement; and that this agreement may be terminated by either party pursuant to Paragraph 12, Bateman Act Compliance. If the City intends to terminate this agreement for failure to comply, the City shall give the County one hundred twenty days advance, written notice of termination, during which period the County shall have the right to cure the failure to comply.
13. Bateman Act Compliance. The terms of this Agreement are contingent upon sufficient appropriations and authorizations being made or given by the City and County to perform under this Agreement. If sufficient appropriations and authorizations are not made or given by the City or County, this Agreement may be terminated or this Agreement may be amended in accordance with Paragraph 11. A party's decision as to whether sufficient appropriations are available shall be accepted by the other party and shall be final.
14. New Mexico Tort Claims Act. Neither the City nor the County waive any of the limitations and immunities of the New Mexico Tort Claims Act, NMSA 1978, §§ 41-4-1 through 41-4-30.
15. No Third-Party Beneficiaries. The parties do not intend to create, and this Agreement does not create, any third-party beneficiaries under this Agreement. Without limiting the generality of the foregoing, no action to enforce the terms of this Agreement or for damages for breach thereof may be brought against either party by any person who is not a party to this Agreement.

For the City:

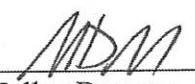
  
\_\_\_\_\_  
Javier Gonzales, Mayor  
City of Santa Fe

1/15/16  
Date

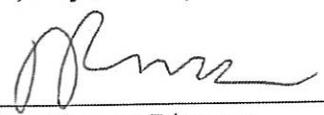
Attest:

  
\_\_\_\_\_  
Yolanda Y. Vigil, City Clerk  
CC mtg. 1/13/16  
Approved as to Form:

1-22-16  
Date

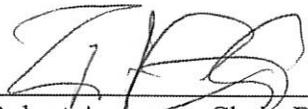
  
\_\_\_\_\_  
Kelley Brennan, City Attorney

1/19/16  
Date

  
\_\_\_\_\_  
Oscar Rodriguez, Finance Director

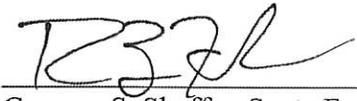
1-21-2016  
Date

For the County:

  
\_\_\_\_\_  
Robert A. Anaya, Chair, Board of  
County Commissioners of Santa Fe County

12/8/15  
Date

**Approved as to Form:**

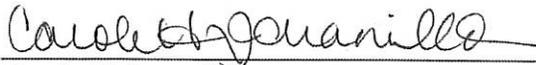
*for*   
\_\_\_\_\_  
Gregory S. Shaffer, Santa Fe County Attorney

11/24/15  
Date

**Attest:**

  
\_\_\_\_\_  
Geraldine Salazar, Santa Fe County Clerk

12-8-2015  
Date

  
\_\_\_\_\_  
Carole H. Jaramillo, Santa Fe County Finance Director

11/30/15  
Date

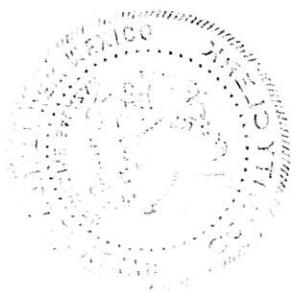


COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss

MEMO OF UNDERSTANDING  
PAGES: 31

I Hereby Certify That This Instrument Was Filed for  
Record On The 27TH Day Of January, 2016 at 08:10:43 AM  
And Was Duly Recorded as Instrument # 1784997  
Of The Records Of Santa Fe County

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







# ALTA/ACSM LAND TITLE SURVEY OF TRACT 1

SAND TRACT 1 SHOWN ON A PLAT FILED IN PLAT BOOK 7222 AND BEING PART OF THE SANTA FE COUNTY AND BEING A PORTION OF LOTS 10, 11 AND 22 WITHIN AND BEING SECTION 2, T.16N., R.8E., N.M.P.M., LOCATED ALONG CADA DEL RIO ROAD, COUNTY OF SANTA FE, STATE OF NEW MEXICO, AREA TRACT 1 - 28.00 AC. ±

### LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND, DESCRIBED AS TRACT 1, AS SHOWN ON A PLAT FILED IN PLAT BOOK 7222 AND BEING PART OF THE SANTA FE COUNTY AND BEING A PORTION OF LOTS 10, 11 AND 22 WITHIN AND BEING SECTION 2, T.16N., R.8E., N.M.P.M., LOCATED ALONG CADA DEL RIO ROAD, COUNTY OF SANTA FE, STATE OF NEW MEXICO, AREA TRACT 1 - 28.00 AC. ±, MORE OR LESS.

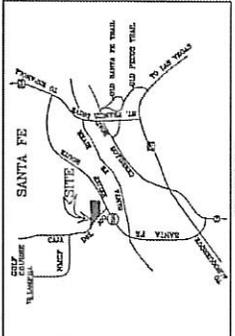
### SURVEYORS CERTIFICATION

TO: CAMELIA BOND REALTY, INC.  
BY: [Signature]  
DATE: [Date]



**MORRIS**  
Surveying & Engineering

1818-A Parkway Drive, Phoenix, AZ 85024-3100  
Santa Fe, NM 87507 FAX: (505) 474-8700  
STATE OF NEW MEXICO  
SCALE: 1" = 200'  
DATE: 01/27/2016



VICINITY MAP  
N.T.S.

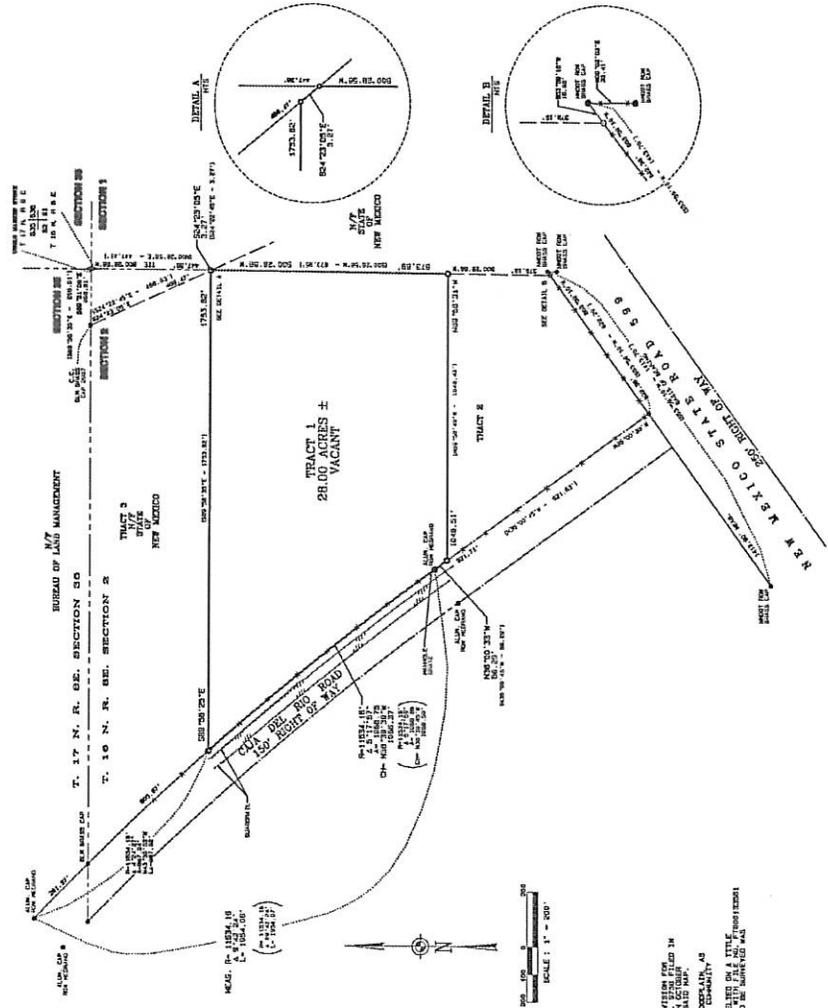
### LEGEND

- FOUND MARK AS SHOWN
- FOUND MARK AS SHOWN
- CALCULATED POINT
- WIRE FENCE
- END OF ASPHALT

### TABLE A OPTIONS

1. MONUMENTS SET IN FOUND SEE SURVEY.
2. VICINITY MAP SHOWN.
3. FLOOD TIDE INFORMATION SHOWN. SEE NOTE 3.
4. FOUND MARK AS SHOWN.
5. VACANT.
6. ACCESS ALONG PUBLIC RIGHT OF WAY FOR CADA DEL RIO ROAD.
7. NONE YET SET.

- NOTES**
1. THIS TRACT IS SHOWN ON A PLAT FILED IN PLAT BOOK 7222 AND BEING A PORTION OF LOTS 10, 11 AND 22 WITHIN AND BEING SECTION 2, T.16N., R.8E., N.M.P.M., LOCATED ALONG CADA DEL RIO ROAD, COUNTY OF SANTA FE, STATE OF NEW MEXICO, AREA TRACT 1 - 28.00 AC. ±.
  2. THIS TRACT IS WITHIN ZONE 17N AND IS SUBJECT TO THE CHANGE IN ZONE AS SHOWN ON THE SURVEY MAP.
  3. CADA DEL RIO ROAD IS A PUBLIC HIGHWAY AND IS SUBJECT TO THE CHANGE IN ZONE AS SHOWN ON THE SURVEY MAP.



## MOU-EXHIBIT B



REC CLERK RECORDED 01/27/2013  
e-Recorded 1725405 12/13/13 S.F.C

### SPECIAL WARRANTY DEED

*Foundation of the Knights Templar*, a Delaware corporation d/b/a Easter Seals El Mirador, who acquired title as Easter Seals Santa Maria El Mirador ("Grantor"), for consideration paid, grants to *Caja del Rio Holdings, LLC*, a New Mexico limited liability company ("Grantee"), whose address is 8814 Horizon Boulevard NE, Suite 400, Albuquerque, New Mexico 87113, the real property located in Santa Fe County, New Mexico described in Exhibit A attached hereto.

SUBJECT TO: Easements, reservations and restrictions of record.

SUBJECT TO: Taxes for 2013 and subsequent years.

With special warranty covenants.

This deed includes an assignment and conveyance of any and all water rights appurtenant or related to the real property described in Exhibit A including, but not limited to, ground water rights, surface water rights and all rights in any ditch or water company or cooperative.

Witness my hand and seal this 13<sup>th</sup> day of December, 2013.

FOUNDATION OF THE KNIGHTS TEMPLAR,  
a Delaware corporation d/b/a Easter Seals El  
Mirador, who acquired title as Easter Seals  
Santa Maria El Mirador

By: [Signature]  
Its: Executive Director



[Notary Acknowledgment on Following Page]

COUNTY OF SANTA FE )	SPECIAL WARRANTY DEED
STATE OF NEW MEXICO ) ss	PAGES: 3
I Hereby Certify That This Instrument Was Filed for Record On The 13TH Day Of December, A.D., 2013 at 04:17:01 PM And Was Duly Recorded as Instrument # 1725405 Of The Records Of Santa Fe County	
Deputy - FFISCHER	Witness My Hand And Seal Of Office Geraldine Salazar County Clerk, Santa Fe, NM

# MOU-EXHIBIT C



EXHIBIT A  
to  
Special Warranty Deed

A certain tract of land, designated as Tract 1 within the Northeast 1/4 Section 2, Township 16 North, Range 8 East, N.M.P.M., Santa Fe County, New Mexico.

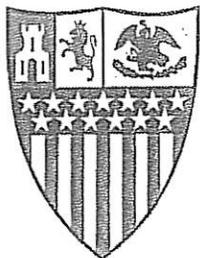
Beginning at the Northeast corner Section 2, T16N, R8E, N.M.P.M., marked by an original USGLO marked stone, beginning at the Northeast corner of the above mentioned tract thence S 00 Degrees 29' 06" W, 447.36 feet to the true point and place of beginning:

Thence from said point of beginning, S 00° 29' 06" W, a distance of 873.89 feet to the Southeast corner of this tract; Thence, N 89° 58' 31" W, 1048.51 feet to the Southwest corner of this tract, a point on the East right of way line of Caja Del Rio Road; Thence along said right of way N 36° 00' 33" W, a distance of 56.29 feet, to the beginning of a corner; Thence along said curve having a Radius of 11534.16; a Delta of 5° 17' 57", (Chord = N 38° 39' 39" W - 1066.37) and an Arc distance of 1066.75 feet to the Northwest corner of this tract; Thence leaving said Right of Way, S 89° 56' 35" E, a distance of 1753.82 feet; Thence S 24° 23' 05" E, 3.27 feet to the true point and place of beginning.

All as shown on "ALTA/ACSM Land Title Survey of Tract 1...being a portion of Lots 10, 11 and 22 within Section 2, T16N, R8E, NMPM...", prepared by Richard A. Morris NMPS #10277, dated 10/20/2013.







# City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909  
www.santafenm.gov

*Javier M. Gonzales, Mayor*

**Councilors:**

Peter N. Ives, Mayor Pro Tem, Dist. 2  
Patti J. Bushee, Dist. 1  
Signe I. Lindell, Dist. 1  
Joseph M. Maestas, Dist. 2  
Carmichael A. Dominguez, Dist. 3  
Christopher M. Rivera, Dist. 3  
Ronald S. Trujillo, Dist. 4  
Bill Dimas, Dist. 4

August 31, 2015

Jeff Stuve  
Cauwels & Stuve Realty &  
Development Advisors LLC  
8814 Horizon Blvd NE, Suite 400  
Albuquerque, NM 87113

Dear Mr. Stuve,

The City of Santa Fe has completed the review of the Senior Campus at Caja del Rio impacts to the City of Santa Fe water system per contract number 15-0806. The Water Division found no issues that need to be addressed with the proposed design under the current conditions.

There are several fire hydrants shown on a dead end 8" line in the proposed development. These hydrants would not provide more than 1500 gpm combined flow as reviewed by the City of Santa Fe Water Division criteria.

Attached is the fire flow analysis for the proposed development. If you have any questions, please contact Dee Beingssner at (505) 955-4231.

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Schiavo".

Nick Schiavo  
Public Utilities Director

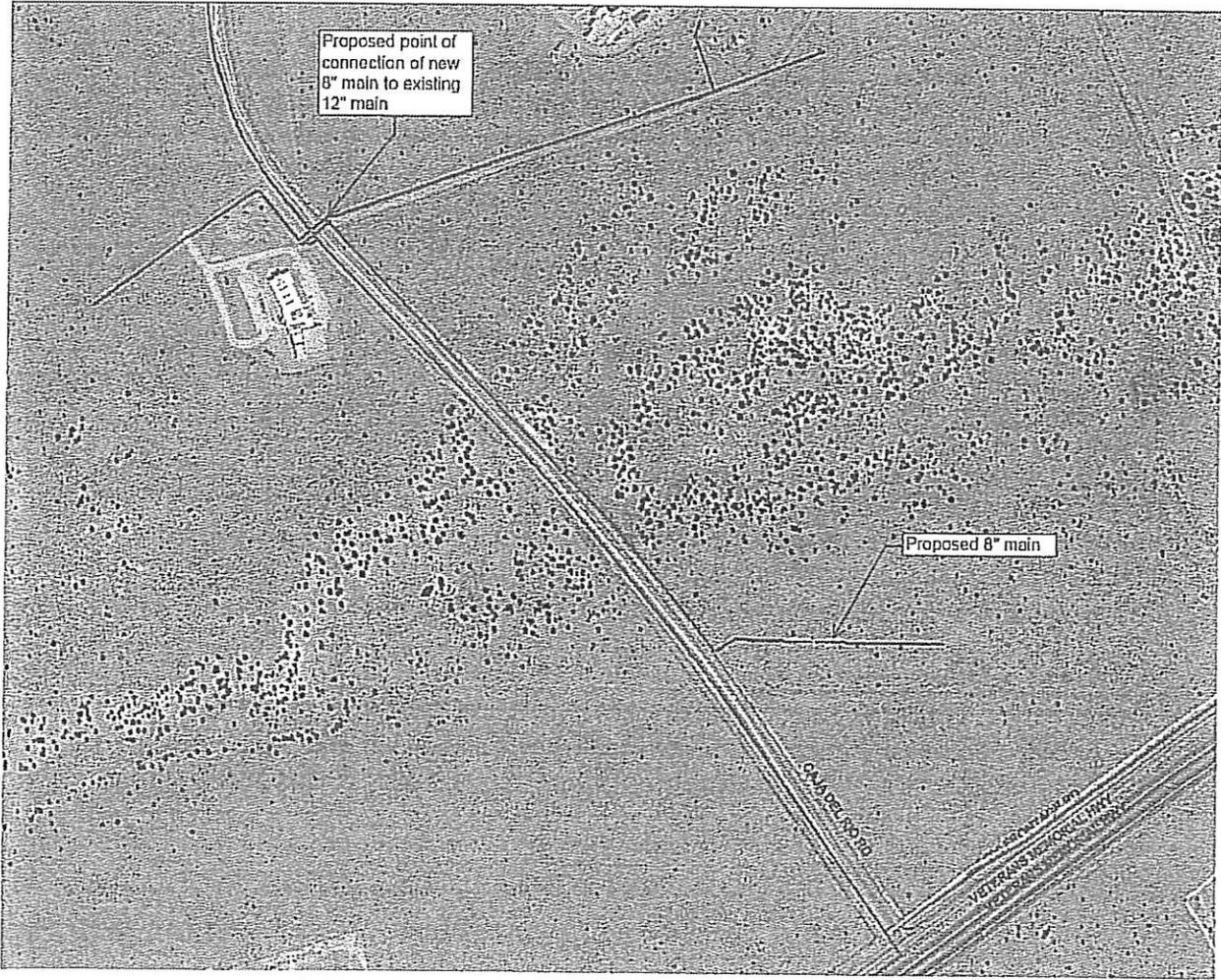
**MOU - EXHIBIT D**

**Proposed Senior Facility on Caja del Rio**  
 Total combined flow as shown in the water model for more than one hydrant operating at a time is 1500 gpm because the line is an 8" dead end main.

Fire Flow (gpm)	Residual (psi)	Junction Main Size	TOTAL
1500	64	J-80297*	8 1500

Available Flow (gpm)	Residual Pressure (psi)
0	128.85
250	125.61
500	119.09
750	109.52
1,000.00	97.08
1,250.00	81.88
1,500.00	64.01
1,750.00	43.53
2,000.00	20.5
2,202.68	0

\* J-80297 is the last fire hydrant on the 8" main



# MOU - EXHIBIT D

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 UTILITIES

September 5, 2014

Water/Wastewater Review Team  
C/O Stan Holland, P.E.  
Wastewater Division  
73 Paseo Real  
Santa Fe, New Mexico 87507

**RE: WATER/WASTEWATER REVIEW TEAM APPLICATION FOR THE  
SENIOR CAMPUS AT CAJA DEL RIO**

Dear Team Members:

Jenkins Gavin Design and Development Inc., on behalf of Caja del Rio Holdings LLC, is seeking wastewater services for their proposed development at 28 Caja del Rio Road, north of the NM 599 Frontage Road. The proposed development lies outside of the boundary of the Presumptive City Limits of the City of Santa Fe and within the boundary of Santa Fe County. In accordance with City Ordinance 2008-53, Jenkins Gavin Design and Development Inc. is seeking review by the Water and Wastewater Review Team (WWRT) at the meeting to be held on September 18, 2014.

**Description of Existing and Proposed Facilities & Water Budget & Health, Safety and Welfare Reasons for the Connection**

On August 1, 2014, Jenkins Gavin Design and Development Inc. submitted an application to the City of Santa Fe Public Utilities Department. Their application contains a description of the proposed project, a water budget and a description of the Health, Safety and Welfare reasons for connection to the City's Wastewater Treatment Facilities. Santa Fe County is supportive of the conclusion in the application that additional impacts to the aquifer are better avoided by connecting this development to the City's sanitary sewer system. Please find a copy of the application attached.

**Availability of Wastewater Services**

On June 18, 2014, Santa Fe County Utilities (SFCU) issued a conditional letter titled **WATER/SEWER SERVICE AVAILABILITY, CAUWELS 7 STUVE REALTY 7 DEVELOPMENT ADVISOR, LLC** to Jenkins Gavin Design and Development Inc.

WWRT, RE: Senior Campus at Caja del Rio  
 September 5, 2014  
 Page 2

concerning the subject property (copy attached). In that letter, SFCU sets forth the conditions for providing water and wastewater services to this property. With respect to sewer service, the letter points out that SFCU does not have any infrastructure in the immediate area and posits that privately owned, on-site, Advance Treatment Units (ATUs) may be the only option for sewer service to this property. However, in the event that a connection to the City's sanitary sewer is approved through the WWRT process, SFCU would own and operate any public sewer collection infrastructure up to the point of connection with the City's system (after the developer constructed it to County standards and dedicated it to SFCU) and the subject property would be serviced as SFCU sewer customers.

Last, it is unclear whether or not the applicant needs to demonstrate a certified Santa Fe Homes Proposal as set forth in Section 14-8.11 SFCC 1987 in this case.

SFCU respectfully submits the attached application and supporting materials on behalf of the applicant. If the application is deemed to be complete, SFCU requests that this application be added to the agenda of the WWRT meeting to be held on September 18, 2014. Please contact SFCU's Infrastructure Manager (Robert George) at (505) 992-3046 if you need additional information regarding this application.

Sincerely,

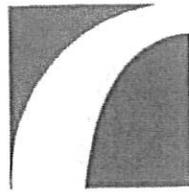


Claudia Borchert, Director  
 Santa Fe County Utilities Division

CB:RG/rjg

Encl: Application to WWRT from Jenkins Gavin Design and Development Inc.  
 SFCU Conditional Water/Sewer Service Availability Letter

CC: Vicky Lucero, Building and Devepment Manager, Santa Fe County Growth  
 Management Department (sent via email, with enclosures)  
 Jennifer Jenkins, Jenkins Gavin Design and Development Inc. (sent via email,  
 with enclosures)  
 Bryan Romero, Interim Director, Wastewater Management Division, City of  
 Santa Fe (sent via email, with enclosures)  
 Nick Schiavo, Public Utilities Director, City of Santa Fe, (sent via email, with  
 enclosures)



**jenkinsgavin**  
DESIGN & DEVELOPMENT INC

August 1, 2014

Nicholas Schiavo, P.E., Director  
Public Utilities Department  
City of Santa Fe  
801 W. San Mateo  
Santa Fe, NM 87505

**RE: Senior Campus @ Caja del Rio  
Request for Sewer Service**

Dear Nick:

This letter and the attached Utility Service Application are submitted on behalf of Caja del Rio Holdings, LLC in request for a sewer service connection in accordance with the provisions of City Ordinance 2008-53, for consideration by the Public Utilities Committee at the September 3, 2014 meeting. The subject property is a 28-acre parcel located in Santa Fe County at 28 Caja del Rio Road north of the NM 599 Frontage Road (the "Property").

Proposed Land Use and Water Budget

The Property will be developed in four phases as a senior continuum of care campus as reflected in the attached Master Plan. Uses will include a skilled nursing rehabilitation facility, a memory care facility, assisted living, and independent living. Per the attached water budget, the annual water use is estimated at 67.9 afy.

Health, Safety and Welfare

There is not currently an existing Santa Fe County sewer line serving the Property. Therefore, an on-site system is the only other, and least desirable, alternative for wastewater treatment in the absence of a City connection. The proliferation of septic tanks and on-site treatment systems at the City's perimeter poses a serious risk to the integrity of our aquifers. Furthermore, the City Wastewater Division is in the business of treating modern society's waste stream and creating an asset (treated effluent) that can be used to support irrigation needs in and around the City. Currently, treated effluent is supplied to the MRC, Santa Fe Country Club, and the Downs. The balance not delivered to customers is released down the Santa Fe River to support the riparian ecosystem in La Cieneguilla. Increasing the City's supply of treated effluent provides many economic and environmental benefits for the community. The City's Wastewater Division is uniquely situated, organized and capitalized to provide wastewater service to areas outside of the

Senior Campus @ Caja del Rio  
Request for Sewer Service  
July 17, 2014  
Page 2 of 2

City limits, and the collection/treatment of wastewater into treated effluent should be viewed as an asset both for the enterprise fund and as an environmental service.

Infrastructure Requirements

Requisite sewer line improvements will be constructed and dedicated to Santa Fe County, which will then connect to the City system. As shown on the attached map, a new sewer main is proposed connecting to the existing line in Paseo de River, which would extend north along the 599 Frontage Road right-of-way to Caja del Rio.

The following documentation is submitted herewith for your reference:

1. Utility Service Application
2. Survey Plat
3. Master Plan
4. Water Budget
5. Sewer Line Map

Your consideration of this request is greatly appreciated. Please do not hesitate to contact me if you have any questions or require additional information.

Thank you.

Sincerely,

**JENKINS GAVIN DESIGN & DEVELOPMENT, INC.**



Jennifer Jenkins

cc: Kyle Harwood, esq.

Attachments

MOU - EXHIBIT D

**City of Santa Fe, New Mexico  
UTILITY SERVICE APPLICATION**

\*Fill in all highlighted fields on this application. Applicant must sign and date application.

- Check one only:
- Sewer Service Technical Evaluation Request
  - Water Service Technical Evaluation Request
  - Agreement for Metered Service (AMS)
  - Agreement to Construct and Dedicate Public Improvements (ACD)
  - Annexation Application Water Budget
  - Water Offset Program/Water Rights Compliance Evaluation Request

WORK ORDER # \_\_\_\_\_

Applicant Name: Caja del Rio Holdings, LLC  
 Project Address: 28 Caja del Rio Rd.

\*Required - Attach a Plat of the Property (legal lot of record and proposed development)

Plat Filing Information: Year 2010 Book 722 Page 045 Township, Range, Section: T16N, R8E, S 2  
 Location: (check one only) Inside Corporate City Limits \_\_\_\_\_ Outside Corporate City Limits   
 Property Uniform Property Code: 1-049-096-456-466 Existing Well: Yes \_\_\_\_\_ No   
 Legal Description including lot size: Tract 1, 28.0 acres

Short Description of Project: Senior Campus including skilled nursing facility, memory care, assisted living & independent living  
 Construction Start Date: Spring 2015

\*RESIDENTIAL PROJECT - Complete the following

1. Type of project: (i.e. Single Family Residence, Subdivision, Lot split, Apartments) Senior Apartments
2. Total number of lots approved on final plat/development plan: 10
3. Total number of homes existing or under construction: 2"
4. Size of service requested: (5/8", 3/4", 1" or 2")

\*Please fill in all categories below that apply for which water service is requested:

--- COMPLETED BY APPLICANT ---	--- COMPLETED BY STAFF ---	
Number of Lots or Units	Water Use Factors	Annual Water Demand
<input type="checkbox"/> Single Family Dwelling Unit, lot size less than 6,000 sq. ft.	.15 afy per d.u.	_____
<input type="checkbox"/> Single Family Dwelling Unit, lot size 6,000-10,890 sq. ft.	.17 afy per d.u.	_____
<input type="checkbox"/> Single Family Dwelling Unit, lot size greater than 10,890 sq. ft.	.25 afy per d.u.	_____
<input type="checkbox"/> Mobile Home (in Mobile home park)	.17 afy per d.u.	_____
<input type="checkbox"/> Accessory Dwelling Unit	.09 afy per d.u.	_____
<input type="checkbox"/> Apartment/Condominium	.16 afy per d.u.	_____
<u>130</u> Senior Complex	.12 afy per d.u.	<u>21.6</u>
<input type="checkbox"/> Total	Total Residential Water Demand <u>21.6</u> AFY	

**MOU - EXHIBIT D**

**City of Santa Fe, New Mexico  
UTILITY SERVICE APPLICATION**

**\*COMMERCIAL PROJECT - Complete the following**

Type of Project: (i.e. Office, Retail, Mixed, etc.) Institutional Senior Services

Total gross floor area of building: 243,000 square feet

Total area of lot, tract or parcel: 11.3 acres

Automatic Fire Sprinkler System:  Yes  No

Building Construction Type: TBD

Building Square Footage: 243,000

Site Plan Attached:  Yes  No

\*Please check all use categories below that are planned for the building and the gross floor areas of each use within the proposed building.

*Please refer to attached Water Budget*

---- COMPLETED BY APPLICANT ----		---- COMPLETED BY STAFF ----	
Check	Type of Use Gross Floor Area	Water Use Factors	Annual Water Demand
<b>Commercial</b>			
<input type="checkbox"/>	Office – Non-medical	(0.70 afy per 10,000 s.f.)	_____
<input type="checkbox"/>	Medical Office	(0.72 afy per 10,000 s.f.)	_____
<input type="checkbox"/>	Office – City/State	(0.58 afy per 10,000 s.f.)	_____
<input type="checkbox"/>	Research and Development Lab	(1.18 afy per 10,000 s.f.)	_____
<input type="checkbox"/>	Manufacturing – Goods	(0.21 afy per site)	_____
<input type="checkbox"/>	Manufacturing – Consumables	(2.33 afy per site)	_____
<input type="checkbox"/>	Laundromat, Commercial	(0.78 afy per machine)	_____
<input type="checkbox"/>	Laundromat, Other	(0.22 afy per machine)	_____
<input type="checkbox"/>	Drycleaner	(0.41 afy per site)	_____
<input type="checkbox"/>	Plant Nursery	(0.56 afy per 10,000 s.f.)	_____
<input type="checkbox"/>	Gyms with showers	(8.94 afy per site)	_____
<input type="checkbox"/>	Gyms without showers	(0.77 afy per site)	_____
<input type="checkbox"/>	Salons	(0.21 afy per site)	_____
<input type="checkbox"/>	Pet Grooming	(0.52 afy per site)	_____
<input type="checkbox"/>	Pet Daycare	(0.11 afy per site)	_____
<input type="checkbox"/>	Retail, Large (Individual stores or shopping areas > 75,000 sq ft)	(0.45 afy per 10,000 s.f.)	_____
<input type="checkbox"/>	Neighborhood Center/Medium Retail (Individual stores or shopping areas 75,000-25,000 sq ft)	(0.43 afy per 10,000 s.f.)	_____
<input type="checkbox"/>	Retail, Small (Individual stores or shopping areas < 25,000 sq ft)	(0.06 afy per site)	_____
<input type="checkbox"/>	Gallery	(0.60 afy per site)	_____
<input type="checkbox"/>	Grocery Store	(1.27 afy per 10,000 s.f.)	_____
<input type="checkbox"/>	Restaurant (full service)	(0.02 afy per seat)	_____
<input type="checkbox"/>	Restaurant (limited service)	(1.63 afy per Site)	_____
<input type="checkbox"/>	Gasoline Station w/ Car Wash	(5.5 afy per Site)	_____

**MOU - EXHIBIT D**

\_\_\_ Gasoline Station

(0.88 afy per Site)

**City of Santa Fe, New Mexico  
UTILITY SERVICE APPLICATION**

\_\_\_ Car Wash (full service) \_\_\_\_\_  
\_\_\_ Car Wash (limited service) \_\_\_\_\_  
\_\_\_ Auto Repair \_\_\_\_\_  
\_\_\_ Car Rental \_\_\_\_\_

(5.66 afy per Site) \_\_\_\_\_  
(0.94 afy per Wash Bay) \_\_\_\_\_  
(0.12 afy per site) \_\_\_\_\_  
(0.12 afy per site) \_\_\_\_\_

\_\_\_ Car Sales \_\_\_\_\_

(0.07 afy per 10,000 s.f.) \_\_\_\_\_

\_\_\_ Self Storage \_\_\_\_\_

(0.13 afy per site) \_\_\_\_\_

\_\_\_ Wholesale, Warehousing \_\_\_\_\_  
\_\_\_ Industrial, Manufacturing \_\_\_\_\_

(0.4 afy per 10,000 s.f.) \_\_\_\_\_  
(applicant estimate of water use) \_\_\_\_\_

\_\_\_ Church w/ day care or school) \_\_\_\_\_  
\_\_\_ Church w/o day care or school) \_\_\_\_\_

(1.3 afy per Site) \_\_\_\_\_  
(0.6 afy per Site) \_\_\_\_\_

\_\_\_ Hotel No. of rooms \_\_\_\_\_  
\_\_\_ Motel No. of rooms \_\_\_\_\_

(.13 afy per room) \_\_\_\_\_  
(.09 afy per room) \_\_\_\_\_

**Public Services**

\_\_\_ School, Elementary \_\_\_\_\_  
\_\_\_ School, Middle or Junior High \_\_\_\_\_  
\_\_\_ School, Senior High \_\_\_\_\_  
\_\_\_ Schools, Daycare \_\_\_\_\_

(0.53 afy per 100 students) \_\_\_\_\_  
(1.68 afy per 100 students) \_\_\_\_\_  
(2.64 afy per 100 students) \_\_\_\_\_  
(0.85 afy per 100 kids) \_\_\_\_\_

\_\_\_ Places of Worship \_\_\_\_\_  
\_\_\_ With Daycare and school \_\_\_\_\_

(0.15 afy per site) \_\_\_\_\_  
(0.95 afy per site) \_\_\_\_\_

\_\_\_ Parks \_\_\_\_\_

(1.48 afy per acre) \_\_\_\_\_

Other (not listed above) Please attach

(with attachment) \_\_\_\_\_

water demand calculations and assumptions used

Total Floor Area \_\_\_\_\_

Total Commercial Water Demand 46.3 AFY

Total Residential Water Demand 21.6 AFY

**TOTAL PROJECT WATER DEMAND 67.9 AFY**

City of Santa Fe, New Mexico  
UTILITY SERVICE APPLICATION

OWNER: <u>Caja del Rio Holdings, LLC</u> Mailing Address: <u>8814 Horizon Blvd. NE</u> <u>Suite 400</u> <u>Albuquerque, NM 87113</u> Phone Number: <u>(505) 246-5711</u> Mobile Number: _____	<u>*Only If Applicable</u> AGENT: <u>Jennifer Jenkins/Jenkins</u> Title: _____ Mailing Address: <u>130 Grant Ave. #101</u> <u>Santa Fe, NM 87501</u> Phone Number: <u>820-7444</u> Mobile Number: <u>930-6149</u>
--	---

Information Provided By: Check one: Owner \_\_\_\_\_ Agent

Signature: [Signature] Date: 7.17.14

Technical Evaluation to be Sent to: Check one: Owner \_\_\_\_\_ Agent

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**APPLICANTS, PLEASE NOTE:**

- Ordinance 2008-53, prohibits new connections outside the presumptive city limits including the Agua Fria traditional historic community (AFTHC) unless specific conditions are met. Applications for service outside the presumptive city limits and AFTHC must include documentation showing these conditions are met or the application will be rejected. The documents required are shown below.
- A map of the proposed project in relation to the existing city limits and the presumptive city limits
- A detailed description of the proposed development including the type and size of proposed land uses
- The health, safety and welfare or other legal reason for the connection
- A site water budget
- Documentation from the County of Santa Fe that county water service is not available
- Documentation from the wastewater division regarding sewer availability
- A certified Santa Fe Homes Proposal as set forth in Section 14-8.11 SFCC 1987 if applicable

MOU - EXHIBIT D





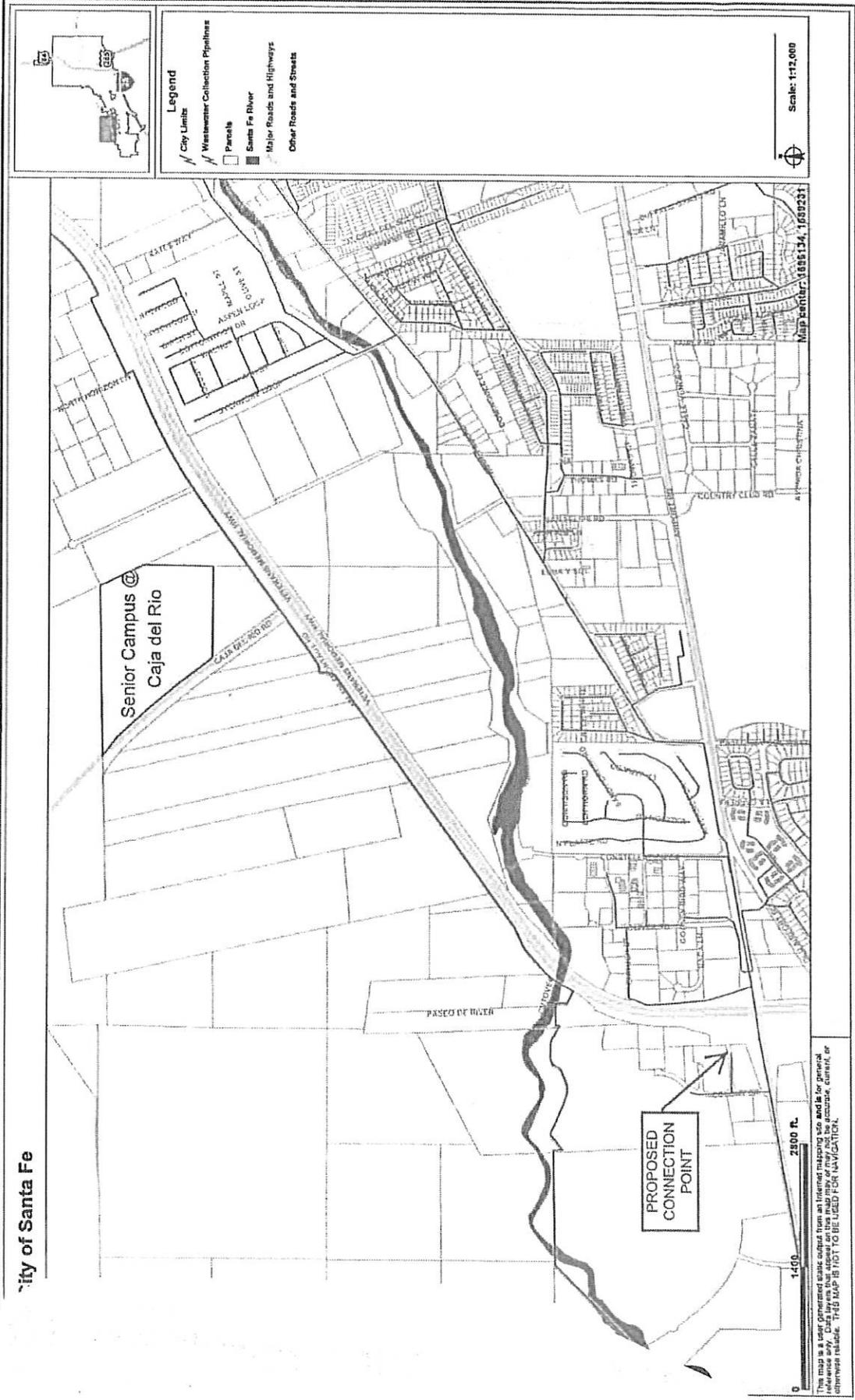
Conceptual Water Budget

Senior Campus @ Caja del Rio  
Master Plan Submittal  
June 6, 2014

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

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

City of Santa Fe





**QUANTITIES**

- 8" PVC Forcemain
- 2,000 LF
- 4" PVC Sanitary Sewer Line
- 6,000 LF
- 4" Dia. Manhole
- 20 EA
- 4" Dia. Forcemain Discharge Manhole
- 1 EA
- Lift Station
- 1 EA

**LEGEND**

- Forcemain
- Sanitary Sewer Line
- Lift Station
- Manhole

**CAUWELS & STUVE**  
 CONSULTING & DESIGN

PROJECT: Santa Fe Area Sewer Extension  
 DATE: 2 July 2018  
 PROJECT LOCATION: Santa Fe County, New Mexico  
 PROJECT OFFICE: Santa Fe, New Mexico 87501

**jenkins & gavin**  
 ENGINEERS ARCHITECTS INC.

1300 Grand Avenue, Suite 301  
 Santa Fe, New Mexico 87501

**HUITZ-ZOLARS**  
 2200 N. Meade Drive, Suite 100  
 Santa Fe, New Mexico 87505  
 Phone: (505) 825-2001 Fax: (505) 825-0209

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

Inlet A  
 RE: Sheet 2 for Enlargement

Proposed Lift Station

Proposed Point of Connection

DISCHARGE MANHOLE

Santa Fe County

MOU - EXHIBIT D

Printed: 7/27/2018 8:21:12 AM. Project: Santa Fe Area Sewer Extension. User: jgavin. Scale: 1"=200'. Date: 7/27/2018 8:11:13 AM. User: jgavin.



Daniel "Danny" Mayfield  
*Commissioner, District 1*

Miguel M. Chavez  
*Commissioner, District 2*

Robert A. Anaya  
*Commissioner, District 3*



Kathy Holian  
*Commissioner, District 4*

Liz Stefanics  
*Commissioner, District 5*

Katherine Miller  
*County Manager*

June 18, 2014

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

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

Dear Ms. Jenkins and Ms. Gavin:

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

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

**Water Availability**

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

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

•Physical: 424 NM 599 Santa Fe, NM 87507 • Mailing: P.O. Box 276 Santa Fe, NM 87504 • Phone (505) 992-9870  
• Fax (505) 992-3028 • [www.santafecountynm.gov](http://www.santafecountynm.gov)

**MOU - EXHIBIT D**

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

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

#### **Water Infrastructure and Line Extension Requirements**

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

#### *Conditions of Service:*

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

### **Sewer Service**

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

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

### *Conditions of Agreement:*

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

### **SFCU Acceptance:**

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

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

Respectfully,



Claudia Borchert, Director  
Santa Fe County Utilities Division

CB:PC/RJG

• Physical: 424 NM 599 Santa Fe, NM 87507 • Mailing: P.O. Box 276 Santa Fe, NM 87504 • Phone (505) 992-9870  
• Fax (505) 992-3028 • [www.santafecountynm.gov](http://www.santafecountynm.gov)

# MOU - EXHIBIT D

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

SFC CLERK RECORDED 61/27/2016

EXHIBIT D

