

**REVISED AMENDED MASTER PLAN
SUBMITTAL**

For

Santa Fe Canyon Ranch, LLC

**A RESIDENTIAL DEVELOPMENT WITH 174
RESIDENTIAL UNITS**

**Located South and West of the
Village of La Cienega
Sections 10, 11, and 12 Township 15 North
Range 7 East and
Section 7, Township 15 North Range 8 East
Santa Fe, New Mexico**

**Prepared by:
Craig Watts PE
Wendy Blackwell
Design Enginuity
QuERI-International
Glorieta Geoscience
Law Offices of Rosanna C. Vázquez**

December 28, 2007

Revised Amended Master Plan
Santa Fe Canyon Ranch
December 28, 2007
Table of Contents

1. Introduction	1
1.1 General Site Description.....	1
1.2 Legal Description.....	2
1.3 Project Description.....	3
2. Existing Site Conditions	4
3. Access/ Traffic Impact Analysis	5
3.1 Traffic Impact Analysis.....	5
4. Water	6
4.1 Service of Development.....	6
4.2 Water Budget.....	7
4.2.1 Water Budget Assumptions.....	8
4.2.2 Water Conservation Policies.....	8
4.3 Hydrologic Data for use of Onsite Water.....	9
4.3.1 Effects on Ground Water.....	9
4.3.2 Effects on Surface Water.....	10
4.4 Water Quality.....	10
5. Environmental Plan	10
5.1 Flood Hazard.....	10
5.2 Liquid Waste Treatment.....	10
5.3 Energy Incentives.....	11
6. Fire Protection	11
7. Solid Waste	11
8. Terrain Management	11
8.1 Existing Conditions and Slope Analysis.....	12
8.2 Project Soils.....	12
8.2.1 Mitigation.....	13
8.3 Clearing and Grading Plan.....	13
8.4 Re-vegetation Plans.....	14
8.5 Storm Drainage and Erosion Control Plans.....	14
9. Recreational Facilities	14
10. Archaeological Investigations	15
11. School Impact	15
12. Affordable Housing	16
13. Market Analysis and Phasing Plan	17

14. Fiscal Impact.....	18
15. Restrictive Covenants.....	18
16. La Cienega Neighborhood Meeting.....	20
17. Closing.....	21

LIST OF FIGURES

- Figure 1. Site Plan
- Figure 2. Master Plan

APPENDICES

- Appendix A – Warranty Deed, Legal Description of Property
- Appendix B – Revised Density Calculation/Water Budget (revised)
- Appendix C – Request for Water Service for Affordable Units
- Appendix C1 -- Response from County (new)
- Appendix C2-- Response from Rosanna C. Vázquez to Dr. Wust (new)
- Appendix D1– License to appropriate License No. RG-29242 and RG-29242-S
- Appendix D2 – OSE Final Inspection of Beneficial Use and Change of Ownership
- Appendix D3-- Scheduling Order (new)
- Appendix E – Environmental Assessment
- Appendix F – Archeological Report
- Appendix G – School Impact Report and Letter
- Appendix H1 – Market Analysis
- Appendix H2 – Fiscal Analysis
- Appendix I – Legal Notice of Community Meeting
- Appendix I2-- Legal Notice of Community Meeting for January 12, 2008 (new)

APPENDICES UNDER SEPARATE COVER

- Appendix J– Revised Traffic Impact Analysis (April 2007)
- Appendix K – Revised Geohydrology Investigation (December 2006)
- Appendix L-- Supplemental TIA (June 2007)

Revised Amended Master Plan

Santa Fe Canyon Ranch

Re-submitted December 28, 2007

1. Introduction

The Revised Amended Master Plan incorporates changes as noted by Santa Fe County Land Use in their letter dated August 14, 2007, as a result of their review of our Amended Master Plan submitted in April 2007. The changes to the April 2007 Master Plan are set forth as follows and more particularly described herein:

1. The total density changes from 168 to 174 units;
2. The Master Plan includes the entire 1316.13 acres of property;
3. The TIA was supplemented to include a secondary access via the Thompson Overpass. The Thompson Overpass intersection with the East Frontage Road is analyzed;
4. Adjustments have been made in the Water Budget to serve all units and indicate that the affordable homes will be served by the County.

As part of this Revised Amended Master Plan submittal, the Amended (April 2007) and the Supplemental TIA (June 2007) are (*attached as Appendices J & L*), and revised plans will be submitted. All other Appendix's within the report are attached hereto and remain the same, except for inclusion of additional water rights information (*Appendix D*), and a Revised Density/Water Calculation Chart (*Appendix B*). The Revised Geo-hydrology Report (*Appendix K*), has not been altered except for *Table 6* which is attached as part of this submittal for insertion in the Revised Geo-hydrology Report.

1.1 General Site Description

Santa Fe Canyon Ranch Residential Development (Project) is located to the south and west of the Village of La Cienega, approximately 15 miles southwest of the City of Santa Fe. The property was formally known as the Thompson Ranch. *Figure 1* is a map identifying the exact location of the

proposed Santa Fe Canyon Ranch. This Revised Amended Master Plan, encompasses nine legal lots of record, for a total acreage of approximately 1,316 acres. *See Revised Amended Master Plan dated December 19, 2007, Sheet 2.* The development base density is 151 residential units, 45.3 affordable units, and 23 density bonus units (as set forth in the Affordable Housing Ordinance No. 2006-02.) The total density is 174 units. Eighteen units of base density will be located on Tracts 4A-4F, with the remaining units on Tracts 4G – 4I. Tracts 4A – 4F, while included in the total density and water budget calculation, shall remain as individual large (140 acre), legal lots of record. *See Density/Water Budget Chart attached hereto as Appendix B.* The Stakeholders reserve the right and opportunity to increase the density such time as additional water sources are found.

The Project site is surrounded by public, private and pueblo lands. The Bureau of Land Management owns the property to the northwest. Private owners have the properties to the north and northeast. The land to the west is part of Cochiti and Santo Domingo Pueblos. 1-25 is the south and southeast boundary. Alamo Creek joins the La Cienega Creek and the Santa Fe River just to the north of the Project site.

The Project site is located within the La Cienega and La Cieneguilla Community Planning Area, and as such, is governed by La Cienega and La Cieneguilla Community Plan and Zoning Ordinance 2002-9. The Project site is outside the La Cienega Traditional Community Zoning District.

1.2 Legal Description

The legal description for entire Santa Fe Canyon Ranch is as follows:

Tract 4, as shown on plat of survey entitled "Boundary Survey prepared for Los Atrevidos Limited Partnership Tract 4 of the Mesita De Juana Lopez Grant Sections 10, 11, 12, T15N, R7E, and Section 7 T15N R8E, NMPM...", filed for record in the office of the County Clerk, Santa Fe County, New Mexico on June 21, 2005, in Plat Book 591, Page 004, as Document No. 1385312.

Together with 120' wide ingress, egress and utility easement over Tract 3 as shown on that certain plat recorded in Book 389, Pages 014-015,

records of Santa Fe County, New Mexico.
See Appendix A.

1.3 Project Description

Santa Fe Canyon Ranch is requesting master plan approval for a Type II subdivision. The master plan contemplates, a green sustainable community, with a total 174 units. *See Appendix A.* The majority of the homes will be created primarily on the eastern portion of the property. Phase One of this development shall have a total density of 156 units, with 110 market rate units and 45.3 affordable units. *See Appendix A, and Figure 2 , Revised Amended Master Plan.* This report along with the 24" x 36" drawings makes a complete re-submittal for project approval as defined in the La Cienega Ordinance, and the Santa Fe County Code.

The concept for this revised submittal is very similar to the Amended Master Plan submitted on April 27, 2007, except that pursuant to County staff comments, this revision has incorporated the entire property, Tracts 4A-4I. This revised submittal has at its core, the principles set forth in the La Cienega Plan. Phase One lots will range in size from .35 to 2.42 acres. The village concept will allow utilization of a Community Water and Liquid Waste Disposal System, and maintain larger areas of common open space surrounding the lots.

The density of the development is calculated as follows:

Base density of 151 units
Affordable units 30% x 151 = 45.3
Density bonus 15% x 151 = 23 Total:
174 units

*The increase in density takes into consideration the reserved density in Tracts 4A-4F.
See Appendix A (Density Calculation/ Water Budget).*

All roads within the project will be constructed to the County standards. A secondary access road has been added to provide access to the Thompson Overpass. *See Sheet 2, Revised Amended Master Plan.* A proposed 50 foot wide access and utility easement will be reserved for access to Tracts 4A-4F. Setback from the highway are between 250' – 500' feet, from the nearest residential unit. Some roads may be closer. This Revised Amended Plan

amends the original setback of 100 feet to 150 feet from the closest existing neighborhood to further minimize impact to the La Cienega community.

Additional housing setbacks within the lots are contemplated through the use of defined building envelopes, with the balance of the lot designated as "Private Open Space" (POS). Calculation of POS will be finalized at preliminary plat and development. This plan contemplates approximately 167 acres of common open space.

La Cienega Ordinance requires new subdivisions to be served by County water. However, this request was denied by the Board of County Commissioners. As such, this plan utilizes a community water system with onsite water rights for all market rate units and a request to the County for water rights to serve the affordable units as required by the Affordable Housing Ordinance. *See Appendix B.*

2. Existing Site Conditions

Santa Fe Canyon Ranch has three different zones. The western third of the property is mesa, with relatively flat grades between 2-4%. The mesa has thin soils over volcanic rock. The north side is the Santa Fe River Canyon. The canyon is near vertical in places. There is an agricultural field on this area in which chile, wheat and other crops have been and are currently grown.

The middle portion of the project is the Alamo Creek Valley, and is the site of the Thompson family home. It has a large home with an attached guest house and a caretaker's home, a tennis court, pool, stables, barns and several out buildings, and a couple of fruit trees. It has gentle rolling hills with steep cliff walls on both the east and west side. The valley is traversed by Alamo Creek. The Alamo Creek is a 100-year flood zone as determined by FEMA.

Along Alamo Creek are large cottonwoods and a beautiful riparian environment. There is an existing pond near the house, two springs, and a Creek which runs year round. The Creek joins the La Cienega Creek, and the Santa Fe River just to the north of the project.

The eastern third of the property is defined by its gentle hills dissected by small arroyos. The grades in this area are variable, typically under 15%. Near the 1-25, the grades are typically 5%. Bonanza Creek flows into this area after a

storm. This supports a riparian area along the creek bed. A stock pond exists that is often filled with water after a storm. A large mine exists on the north portion, where gravel was mined for the 1-25 construction. A second mine site is located near the Eastern Boundary.

The vegetation on the site is primarily open juniper woodland, interspersed with short grasses and associated shrubs and forbs. Bonanza Creek flows into this area after rains, supporting a riparian area along the creek bed. The southern portion of the Project site is more open, with less tree cover.

3. Access/Traffic Impact Analysis

All roads within the project will be private and subject to an easement for public use. The new West Frontage Road will be conditionally dedicated for ownership and maintenance to the County of Santa Fe. The project roads will be maintained by the Homeowners Association until accepted for County maintenance. Access for Tracts 4A – 4F shall remain unchanged, via the Thompson overpass. The proposed 156 lots will be accessed via Camino La Entrada, at the La Cienega Interchange. A Secondary access road shall be constructed from the Phase One development to the Thompson Overpass. *See Sheet 2, Revised Amended Master Plan.* A gated emergency access on the North side of the property shall be provided. This access will have a Knox Lock accessible by Santa Fe County emergency vehicles. *See Appendix J (Revised Traffic Impact Analysis, dated April 2007 and Appendix L (Supplemental TIA dated June 2007).*

3.1 Traffic Impact Analysis

At the request of the County staff, a Supplemental Traffic Report was prepared in June 2007, and submitted to the County. *See Appendix L.* The June 2007, TIA included a secondary access connection to the Thompson overpass from Phase 1. The TIA analyzed the intersection of the East Frontage Road and the Thompson overpass. The remaining assumptions and conclusions in the April 2007, Traffic Impact Analysis prepared by Craig Watts are still applicable. Both the April and June 2007 TIA's used a density of 180 units; a higher density than what is being currently proposed. The TIA's both assumed a four year build out period, and concluded a Level of Service A or B on all the intersections presently and in the future.

At full build out, the project is anticipated to generate the following peak hour traffic volumes:

Morning peak hour traffic volume – 36 entering/ 109 exiting
Evening peak hour traffic volume – 119 entering/70 exiting

Four intersections along Entrada La Cienega were analyzed: at the West Frontage Road, the East Frontage Road, and both 1-25 off ramps. The report concludes "The implementation of the project will not create any adverse impacts to any of the locations analyzed within the study".

4. Water

4.1 Service of Development

The project will use onsite water rights associated with the ranch for the entire development. The development will be served by 5 existing and proposed onsite wells and will feed into a 60,000 gallon water tank. The stakeholders have OSE License No. RG-29242 and RG-29242-S, with an 1876 priority date, for the diversion of 29.1 acre feet per annum, with consumptive use to not exceed 14.55 acre feet per annum. The stakeholders have filed an application with the Office of the State Engineer (OSE) to 1) change the purpose of use to subdivision purposes; 2) to change the place of use; 3) to add 3 additional wells/points of diversion to existing wells RG-29242 and RG 29242-S for a total of 5 permitted wells, and; 4) for return flow credit of 55% based on their proposal to discharge the subdivision's treated domestic wastewater effluent to Alamo Creek. The application was submitted on February 18, 2007. When approved by the OSE, the return flow credit would allow the developer to divert 32.32 acre feet per annum without exceeding the consumptive use limit of 14.555 acre feet per annum.

The stakeholders also own 8.5 acre feet per annum of consumptive use water rights in La Cienega (OSE File 01395; subfile 23.3). This water plan and this subdivision will have no incremental impact on La Cienega Creek based upon the full use of the water right.

However, if necessary and if required by OSE, the stakeholders will file an application with the OSE to use these water rights to offset any surface water depletions on La Cienega Creek and associated creeks.

As part of the onsite system, a 60,000 gallon potable water storage tank will be placed for storage and capacity of potable water for service to the homes.

Santa Fe Canyon Ranch is requesting water service for the affordable housing units, as required by the Affordable Housing Ordinance in the amount of 8.154 acre feet per annum (45.3 x 0.18 acre feet per year). A formal request for water service from the County Utility, and a response from the County Utility denying this request is attached hereto as *Appendix C1 & 2*. After much discussion with the County Legal and Land Use Department, a request for water rights from the County as set forth in the Affordable Housing Ordinance has been made and is a part of the request for approval of this Revised Amended Master Plan. *See Appendix C3 (Letter to County requesting a legal opinion on duty of County to provide water for Affordable Units pursuant to Ordinance.)* A decision on the request is pending from the County. The County Water Line is located east of our project.

4.2 Water Budget

It is presumed in the Water Budget that the entire development shall be served by a Community Water System, with the County providing water rights for the affordable units. The Water Budget for the total 174 units is 31.32 acre feet per annum. All units within the subdivision, in both Phases, shall have a water budget of .18 acre feet per annum, leaving a reserve of approximately 1 acre feet. *See Appendix B*. Strict covenants will limit lawns and use of evaporative coolers; require front loaded washing machines, low flow toilets and plumbing fixtures, and low water using vegetation. Horses and other livestock will only be allowed on 140 acre tracts and larger. Water consumption by livestock and/or horses will require adjustment of the water budget for those lots, and review and approval by the County Land Use Department.

4.2.1 Water Budget Assumptions:

1. Water rights for the Affordable homes will be supplied by the County in the amount of 8.15 acre feet per annum.
2. Homes served by the private community water system will have a use of 0.18 acre-feet/year.

See Appendix B.

4.2.2 Water Conservation Policies:

Water conservation will be enforced through the use of water restrictive covenants and general covenants recorded in the Office of the County Clerk of Santa Fe.

1. Lots will be permitted to have small lawns and will require all outdoor landscape vegetation to be limited and be of very low water use.
2. Every home is required to only use low water plumbing fixtures such as low flow toilets and front loaded washing machines, which use a maximum of 25 gal per load.
3. Evaporative coolers will not be permitted

These policies will result in significant potable water savings, as proven by existing Santa Fe County Utility Department records. Santa Fe County records indicate that the Rancho Viejo development showed a consistent water use of 0.18 acre-feet per annum home, lawns are permitted, as are standard top loading washing machines and evaporative coolers. Approximately 70% of the homes in Rancho Viejo have evaporative coolers.

4.3 Hydrologic Data for use of Onsite Water

Water supply for the 174 units of the Santa Fe Canyon Ranch Development will come from existing and/or future wells drilled into the Ancha and Galisteo Formations. Glorieta Geoscience (GGI) prepared the Geo-Hydrology Report which was previously attached in the April 2007 Amended Master Plan as *Appendix K*, (and is not being re-attached herein.)

4.3.1 Effects on Ground Water

Testing was conducted on a well which is completed into saturated sediments of the Ancha and Galisteo Formations to a depth of 460 feet. The test well indicates a productive aquifer system capable of sustaining the proposed 32.32 acre feet per annum groundwater use. GGI's saturated thickness calculation utilizes a minimum of Ancha formation saturated thickness of 25 feet (based on on-site well logs) of water producing sand and gravel present beneath 744 acres of the Ranch property, and a minimum Galisteo formation saturated thickness of 50 feet of water producing sand, sandstone, and gravel present beneath 1250 acres of the property. These values were used in conjunction with pumping test data from one, 96 hour test, and three 48 hour tests to calculate projected effects from the proposed diversion. GGI's calculations show that there is sufficient groundwater and minimal available drawdown at the property to support 100 years of proposed groundwater use at a rate of 32.32 acre feet per annum. *See Appendix K.*

Analysis of data from the 96-hour aquifer testing indicate the development's community wells will produce 20-25 gallons per minute, with minimal draw-downs at the end of 100 years, significantly less than the available saturated thickness of the Ancha Formation. GGI's model runs determined the effect on off-site well, including wells located around the community of La Cienega would be minimal, less than 0.1 feet. Therefore private wells located in the vicinity of the development will not be impaired by the community well system. *See Appendix K*

4.3.2 Effects on Surface Water

GGI's model analysis shows that, 100-year surface water depletions would be 0.227 acre feet per annum on springs and streams located in the vicinity of La Cienega. These off-site effects would be distributed as follows: 0.866 AFY on Bonanza Spring, and 0.505 AFY on the Alamo Wetlands (the marshy area located immediately upstream from the property on Alamo Creek (east side of 1-25)); approximately 0.031 AFY on springs located primarily in the area of the community of La Cienega area; and 0.196 AFY on Cienega Creek in the vicinity of La Cienega. Total depletion effects on La Cienega area springs and Cienega Creek are approximately 0.1 AFY. Santa Fe Canyon Ranch has in reserve water rights for offsetting effects on the La Cienega wells and springs if necessary and as determined by the New Mexico State Engineer (La Cienega Water Rights OSE File 01395; subfile 23.3). *See Appendix K*

4.4 Water Quality

Glorieta Geoscience has analyzed the groundwater water quality on the Project site. The results concluded that ground water is of very good quality and all primary drinking water standards have been met. *See Appendix K*

5. Environmental Plan

5.1 Flood Hazard

There is a 100-year flood plain on the project, the Alamo Creek. The secondary access road will cross this FEMA designated flood zone. The crossing will likely be three - 10 foot wide box culverts or a 30 foot arch culvert. The crossing will have to be approved by FEMA and the Army Corp of Engineers. *See Appendix E (Environmental Assessment Report)*

5.2 Liquid Waste Treatment

The development shall be served by an onsite advanced wastewater treatment system. Wastewater will be collected in a sewer system and

conveyed to a reclamation facility located between the project main access road and 1-25. The facility will treat the water to tertiary standards, and the effluent will be discharged directly to Alamo Creek. The plant will have to have a National Discharge Permit Elimination System Permit (NPDES Permit).

5.3 Energy Incentives

Energy efficiency is a compelling component to the sustainability of Santa Fe Canyon Ranch. This shall be accomplished through the conservative use of energy and requiring the construction of every home and building to be built to Energy Star Rating requirements. Placement and siting of homes will take into consideration solar energy possibilities. To reduce the amount of petroleum used coming to and from work, home occupations will be encouraged, in accordance with the La Cienega Plan and County Code requirements.

6. Fire Protection

The entire project will be served by fire hydrants capable of producing at least 1000 gpm with a residual pressure of 20 PSI. The spacing will be such that the back of every home site will be within 1000 feet of a hydrant. Sixty-thousand gallons of water storage will be provided.

7. Solid Waste

Santa Fe Canyon Ranch will contract with a solid waste hauler such as Waste Management or Environmental Controls Inc. (ECI, a division of Waste Management Inc.) to serve the needs of the project.

8. Terrain Management

The proposed development has been designed to protect and enhance the natural beauty of the land and vegetation, and minimize soil erosion and sediment load in storm water runoff. To that end, typical design practices will be utilized such as designing the project roads to closely follow the terrain to limit the extent of grading. Centralized detention ponds will be used to retain excess storm water flows generated by the proposed road and lot development.

Re-seeding plans will be proposed to stabilize all disturbed areas.

8.1 Existing Conditions and Slope Analysis

The enclosed set of drawings includes the existing topography of the project site. The site's slope analysis indicates areas of 0-15%, 15-30% and 30% or greater slopes. There are few slopes in excess of 20%. *See 24 "x36" Project Plans, under separate cover.*

8.2 Project Soils

There are seven Soil Associations found on the project site.

Apache stony fine sandy loam is found on approximately 11% of the Project site, at the western tip, in the central part of the mesa top, and in a small area along the southern boundary of the Project site. This series was formed from weathered basalt and other volcanic debris.

Basalt rock land is found on approximately 5% of the Project site, at the base of the escarpment in the central part of the Project site and in a small area on the north western tip of the Project site. This series is characterized by cliffs, ledges, and basalt borders on very steep slopes.

Clovis loam is found on approximately 40% of the Project site and covers a majority of the western and central portion of the site. These are well drained soils that are a mix of alluvium on upland alluvial fans.

Fivemile loam is found on less than 1% of the Project site, in a small area along the eastern edge of the Project site, where the Alamo Creek enters. These soils are well drained mixed alluvium found on floodplains.

The Harvey-Cerrillos Association is found on approximately 10% of the Project site, in the central portion east of the mesa and along the eastern boundary. This series is made up of 40% Harvey fine sandy loam and 30% Cerrillos fine sandy loam. Both types are formed in old alluvium on upland surfaces with a clay substratum and high lime content.

Panky fine sandy loam is found on approximately 5% of the Project site, in

a narrow band in the eastern portion of the site. It is formed from mixed old alluvium on alluvial fans.

Pojoaque-Rough broken land is found on approximately 28% of the Project site, in the eastern portion. It is formed from old alluvium that has been reworked by water. *See Appendix F (Archeological Report).*

8.2.1 Mitigation

Best Management Practices will be utilized not only during construction, but also for long-term erosion control. Utilizing best management practices in engineering and construction techniques will minimize the amount of erosion potential.

Examples of best management practices to be utilized may include the following:

- construction vehicle entrance
- temporary wash out location
- straw wattles
- straw bale check dams
- detention ponds
- rip rap bank protection
- gabion weir check dams

See Appendix E.

8.3 Clearing and Grading Plan

This development will be designed to have the least amount of impact to the existing terrain and vegetation. In that light, during construction operations straw bales and silt fencing will be installed to minimize soil erosion. Grading operations will be completed quickly while the roads and any disturbed areas will be stabilized immediately, to limit the exposure of disturbed soils. All cut slopes will be 2:1 and fill slopes will be 3:1 or gentler. Sensitive areas such as riparian zones will be protected with construction barriers so that equipment and people will not be able to enter these areas. *See Appendix E.*

8.4 Re-vegetation Plans

All disturbed areas are to be seeded with a mixture of native grass seed and mulch. All topsoil will be stockpiled on site and reused. Where possible, trees within areas to be disturbed will be transplanted. Also, storm water along roads will be used for irrigating the streetscape plants. Best Management Practices will be incorporated as set forth in Section 8.2.1, supra. *See Appendix E.*

8.5 Storm Drainage and Erosion Control Plans

Several centralized ponds will be installed to control the increase in post-development storm water flow. Natural percolation rates will empty all ponds within 24 hours. These ponds will also serve as stilling basins to trap soils carried by the storm water. Culverts will be used where necessary to carry water under roads. Stone splash pads will be installed to control erosion as necessary. All culverts will have riprap splash pads. *See Appendix E.*

9. Recreational Facilities

The project will be family friendly. There will be a community park with a playground and picnic facilities. The park will be link to the two villages via basecourse trails. The trails and park will be open to the public. The common open space will be dedicated to the Home Owners Association.

Approximately 167 acres of the total 400 acres in Phase One will be dedicated as common open space.

Trails will loop through each of the two proposed villages. These trails will be linked. These will be 5' wide base course trails within 15' wide public easements.

10. Archaeological Investigations

The Archeological Report was completed for the original master plan, over the entire property. The Archeological Researchers concluded that there are 54 sites (seven were previously recorded) with 38 considered "significant" under Article VI, Section 3.2.13 of the Santa Fe County Development Code. Approximately 14 archeological sites are located within the proposed development. A combination of avoidance and data recovery will be utilized to mitigate the adverse impacts on archeological resources. Six of those sites will have to be further studied prior to development. Eight will be protected with permanent non-disturbance easements.

In addition the researchers found 173 isolated occurrences. The sites date from the Paleo-Indian Period (ca. 13,000 BC to 7,900 BC) to the post-World War II period; the majority of the sites reflect ancestral Pueblo settlement and agricultural activities from AD 1300 and AD 1600. Pre-historic agricultural fields on the mesas, field houses along Alamo Creek, and three small Pueblos along Alamo Creek were found from this time period. The historical sites relate mostly to sheep herding and were probably built between the late 1700's and the mid 1900's. Spanish colonists used the area to graze sheep and cattle in the late 1700's. Herding continued on the Project site into the 1900's. *See Appendix F.*

11. School Impact

It is anticipated that for the most part, the homes in Santa Fe Canyon Ranch will be primary homes. The closest elementary schools are Turquoise Trail and Cesar Chavez, and Ortiz and Sweeney Junior High, and Capital High School will serve the project *See Appendix G (School Impact Report and letter)*. Due to the location of Santa Fe Canyon Ranch, the School Superintendant and the stakeholders of the development have agreed to work together to create a possible contribution by the stakeholders, in lieu of a school site, to the school district for capitol improvements and maintenance costs. The timing of such contribution shall be determined and set out in more detail in preliminary and final plat submittal. *See Appendix G (Letter from School District dated June 26, 2006)*

12. Affordable Housing

Santa Fe Canyon Ranch development shall include the 30 percent affordable housing requirement, or approximately 45.3 units. The homes will fall into the four ranges of affordability shown below:

1. Approximately 11.325 units, (7.5 %), in Range 1 - 65% and below, with a maximum housing price of \$125,000;
2. Approximately 11.325 units (7.5%), in Range 2 - 66%-80%, with a maximum housing price of \$162,000;
3. Approximately 11.325 units (7.5%) in Range 3 – 81%-100%, with a maximum housing price of \$200,000;
4. Approximately 11.325 homes (7.5%), in Range 4 – 81%-100%, with a maximum housing price of \$250,000.

The affordable units will be single-family homes and will be built in the first phase of development. They will be built with the design and square footage specifications as set forth in the draft regulations. Such design will be more fully addressed in the final plat development stage. The affordable units will be reasonably dispersed within the development. As the project moves forward with preliminary and final development approval, an Affordable Housing Agreement will be entered into with the County. The stakeholders will work with the County on the most suitable approach for the .3 fraction of a unit required by the calculation. Santa Fe Canyon Ranch will also provide energy efficiency measures within the project for all units and implement all possible water savings devices.

The project has requested the County to supply the water rights for all the affordable units, approximately 8.15 afy, as set forth in the Affordable Housing Ordinance. It is the opinion of the Stakeholders, that the County has an affirmative duty pursuant to its Affordable Housing Ordinance, to provide water to a developer for the creation of affordable units, provided such water is available.

The stakeholders of this development have primarily been concerned with meeting the needs of the Santa Fe community. The affordable housing in this

development will serve the Santa Fe workforce and the local community.

Examples of the persons who can qualify for the affordable units in Santa Fe Canyon Ranch are:

Range 1 - 65% below medium income

- A person making approximately \$25,000.00 per year
Teachers, Entry level policemen

Range 2 - 66%-80% of medium income

- A person making approximately \$32,000.00 per year Career police and Fireman; Health workers; Mid-level management in Government

Range 3 — 81%-100% of medium income

- A person making approximately \$40,000.00 per year. Nurses, Fire Investigators, Accountants, and Managers in Government positions

Range 4 — 101%-120% of medium income

- A person making approximately \$50,000.00 per year. Upper Level Management, State Transportation Engineers, Los Alamos employees, Senior Level First Responders, Commanders.

13. Market Analysis and Phasing Plan

The project will be built in two phases. The first phase density calculation is set forth as follows:

Phase I

110. market rate units
45.3 affordable units

Total 155.3 units

Phase II

18 market rate units

Total 18 units

TOTAL for Phase I and II: approximately 174 units

It is anticipated that it will take ten years for the project to reach full build-out. A Market Analysis was completed and attached as part of the original master plan, and is being referred to herein. The analysis originally done for the project indicates there is more than enough demand for the project to sell out within a 10 year period. *See Appendix H 1 & 2 (Market and Fiscal Impact Analysis)*. Construction of the project will begin in 2008, and home occupation would likely occur in 2009.

14. Fiscal Impact

The Fiscal Impact originally developed for the initial master plan submittal demonstrates a positive impact with the addition of Santa Fe Canyon Ranch. The project will provide affordable housing, tax revenues, employment in construction related jobs.

The creation of a green sustainable master planned community such as Santa Fe Canyon Ranch, is a positive attribute to the local community, not only on a financial level but as a strong commitment to the continuation of a positive trend toward responsibly planned communities that are created for the benefit of the community. *See Appendix H 1&2 (Market and Fiscal Impact Analysis)*.

15. Restrictive Covenants

The covenants will be drafted to include restrictions to minimize impact of the development to land, adjacent neighbors, terrain, riparian areas, water use, and animal habitat. The Covenants will include the following:

Water:

1. Lots will be permitted small lawns, and will be required to have low water using plants. Cisterns will be required.
2. Every home is required to only use water saving plumbing fixtures such as low flow toilets and low water using front loaded washing machines, which use a maximum of 25 gal per load.
3. Evaporative coolers will be prohibited.
4. Livestock allowed only if water budget allows and solely on the 140 acre parcels.

Erosion:

1. All off-road vehicles (motorized and non-motorized) will be prohibited from any individual lot or open space by covenant.
2. All motorized vehicles will be restricted to improved roads and driveways.
3. All non-motorized vehicles will be restricted to roads and non-designated trails.

Vegetation:

1. Establish a minimum size of tree that can be removed.
2. Require replacement for any significant tree removed.
3. Restrict the number of trees that can be removed.
4. Require re-vegetation for erosion control.
5. To the extent possible, determine house-siting and pad grading based on avoidance of mature trees.
6. Establish limitations of human activity and disturbance near riparian areas for the protection of wildlife.

Cultural Resources:

1. Removing or disturbing artifacts will not be permitted as part of the covenants.

Visual Impact:

1. Building height
2. Architectural style
3. Exterior colors
4. Exterior lighting height and direction
5. Preservation of natural vegetation
6. Vegetative screening
7. Xeriscaping principles
8. Fence/gate design, color and style

Open Space and Recreation:

1. Landscaping on individual lots will utilize drought tolerant species and will conform to xeriscape principles identified in the covenants.
2. The use of plants that attract a variety of birds and animals will become a part of the landscape design.
3. Nesting and other sensitive habitat areas will be avoided during specific months of the year.

Noise:

1. Construction best management practices.
2. Construction of infrastructure to occur only during daylight hours.
3. Prohibit offensive noise at individual residences.

Energy Conservation:

1. Outline home occupation requirements
2. Outline requirements for homes to meet Energy Star ratings.

16. La Cienega Neighborhood Meeting

The planning process for Santa Fe Canyon Ranch has been ongoing for the last year and a half. During that time, meetings with La Cienega community have occurred. As a result of those meetings, the plan has evolved to address some of those concerns such as:

1. Elimination of any commercial on the subdivision, except for home occupations.
2. Creation of a 150 foot setback from the closest neighbor's lot in La Cienega.
3. Reduction in the number of lots from 605 to 174, which includes 45.3 affordable units, 151 base density units, and 23 density bonus units.

On Monday, April 16, 2007, a meeting was held at the La Cienega Community Center to discuss the revised master plan, the new density, and the timing of the submittal. *See Appendix I (Legal Notice. Previous legal notices and copies of certified mailings are in the possession of Land Use.)* At the inception of this process, the Applicants made a good faith commitment to La Cienega Community to continue the dialog. In addition to the noticed meetings the last year and a half of planning has included numerous meetings with small groups of the La Cienega residents. While all requests made by La Cienega have not been able to be granted, the stakeholders have agreed to reduce the density from 605 units to 174 units.

On January 12, 2008, at 1:00 pm, a community meeting is scheduled to update the community on the revisions to the April 2007 Amended Master Plan. The Legal Notice is attached as *Appendix II (Legal Notice 01/12/08 Meeting.)* While there are some minor changes to the development the Master Plan has

essentially remained the same. All the revisions submitted herein have been made as a result of numerous meetings, and at the request of Santa Fe County Land Use. The Revised Amended Master Plan has changed by the following items:

1. Increase density by 6 units;
2. Addition of secondary Access;
3. Inclusion of the entire 1316. acres of land in the Plan; and
4. Amendment to the Water Budget Chart, reflecting a change in density, affordable housing, and more conservative budget per household per year.

The Applicants will continue to work with the community and will in good faith consider their concerns. The dialog and negotiation with the community has continued, and submittal of this Revised Amended Master Plan serves solely to further the process, and invoke further communication in the hopes of achieving a development that is an integral and vital contribution to the Community.

17. Closing

The roots of Santa Fe Canyon Ranch are found in the Plan and Ordinance for La Cienega and La Cieneguilla Communities. This development focuses on the sustainability of natural resources such as water, energy, wildlife and riparian areas. The revised master plan implements the desires of the community of less density, in a village concept to maximize open space so loved by La Cienega. It strives to create a community where diversity is created through homes available to the entirety of Santa Fe's workforce. It hopes to achieve through this Master Plan, and continued dialog with the Community, the creation of subdivision that melds into the fabric of surrounding area by hearing the needs of the community and working in concert to achieve them.

This project began with the input of the Community Plan. This project will continue with open discussion, and this Project will succeed with the help of its surrounding community.