

MINUTES OF THE
SANTA FE COUNTY
DEVELOPMENT REVIEW COMMITTEE

Santa Fe, New Mexico

November 20, 2014

This meeting of the Santa Fe County Development Review Committee (CDRC) was called to order by Chair Dan Drobnis, on the above-cited date at approximately 4:00 p.m. at the Santa Fe County Commission Chambers, Santa Fe, New Mexico.

Roll call preceded the Pledge of Allegiance and indicated the presence of a quorum as follows:

Members Present:

Dan Drobnis, Chair
Phil Anaya
Bette Booth
Louie Gonzales
Frank Katz

Member(s) Excused:

Susan Martin, Vice Chair
Manuel Roybal

Staff Present:

Wayne Dalton, Building & Services Supervisor
Vicki Lucero, Building & Services Manager
Rachel Brown, Deputy County Attorney
Vicente Archuleta, Development Review Specialist
John Lovato, Development Review Specialist
Mike Romero, Development Review Specialist
Mathew Martinez, Development Review Specialist
Buster Patty, Fire Marshal
Andrea Salazar, Assistant County Attorney

III. APPROVAL OF AGENDA

Vicki Lucero read the tablings made prior to the final agenda: VII. A. CDRC Case #V 14-5340, Luis and Isela Rodriguez Variance; C. CDRC Case #V 14-540, Melody Saucedo Variance; D. CDRC Case #V 14-5310, Patrick Lysaght Variance; and E. CDRC Case #V/ZA/S 10-5352, Rio Santa Fe Business Park.

2014 NOV 20 10 52 AM
SANTA FE COUNTY
CLERK OF COUNTY COMMISSION
SANTA FE, NEW MEXICO

Member Anaya moved approval as amended and Member Katz seconded. The motion carried by unanimous 5-0 voice vote.

IV. APPROVAL OF MINUTES: October 16, 2014

Member Katz moved to approve the October minutes as submitted. Member Anaya seconded and the motion passed by unanimous 5-0 voice vote.

VI. OLD BUSINESS

- A. **CDRC CASE # V 14-5300 Cathy and Chris Stoia Variance. Cathy and Chris Stoia, Applicants, request a variance of Article III, § 10 (Lot Size Requirements) of the Land Development Code to allow a Land Division of 12.87 acres into two lots. The property is located at 20 La Barbaria Road, within Section 17, Township 16 North, Range 10 East (Commission District 4) [Exhibit 1: Tackett Letter of Opposition]**

Chairman Drobnis read the case caption and John Lovato gave the staff report as follows:

“On October 16, 2014 the CDRC met and acted on this case. The decision of the CDRC ended in a tie vote with two committee members voting in favor of the motion to approve the requested variance and two committee members voting against the motion of the requested variance. Under Commission rules of order the application is automatically tabled until the next meeting where a greater number of members are present. This case now is coming before the CDRC for vote only.”

Member Anaya moved to approve CDRC Case #V 14-5300 with staff conditions and an additional condition as follows:

5. There will be a shared well agreement in the case one of the wells fails, with water restrictions of .25 acre-foot per residence per year. This is to be noted on the plat.

Member Gonzales seconded and the motion passed by majority [3-2] voice vote with Members Anaya, Gonzales and Drobnis voting in favor and Members Katz and Booth voting against

- B. **CDRC CASE # MIS 14-5360 Mark Martineau Accessory Structure. Mark Martineau, Applicant, requests approval to allow an accessory structure greater than 2,000 square feet on 15.03 acres to be utilized as a garage/storage building. The property is located at 22 Ranchos Canoñito, off Ojo de la Vaca Road, within Section 14, Township 15 North, Range 10 East, (Commission District 4)**

Mathew Martinez gave the following staff report:

“The Applicant requests approval for a 2,600 square foot accessory structure to be utilized as a garage/storage building. The purpose of the structure is to store and protect the Applicants recreational vehicles, sports equipment, and personal vehicles. The proposed structure is steel framed, and will be constructed on a concrete slab. There is currently a residence on the property.

“On October 16, 2014, the CDRC met and acted on this case. During the meeting it was discovered that there was a discrepancy in the square footage on the plan’s 2,600 square feet versus the written requests submitted by the applicant – 2,184 square feet. The decision of the CDRC was to table this case for clarification of the discrepancy. The applicant has submitted a letter requesting a 2,600 square foot accessory structure as depicted on the proposed plans.”

Mr. Martinez stated staff was recommending approval of an accessory structure greater than 2,000 square feet to be utilized as a garage/storage building subject to the following conditions:

1. Compliance with minimum standards for Terrain Management as per the Land Development Code and compliance with Ordinance No. 2003-6 Water Harvesting.
2. The structure shall not be utilized for commercial use.
3. The height of the accessory structure shall not exceed 24 feet.

Member Gonzales clarified that the discrepancy arose from the roof area of the portal.

Counsel for the applicant, Karl Sommer, stated the new square footage amount had been republished and renoticed. There was no response to the posting.

There was no one from the public wishing to speak.

Member Katz moved to approve CDRC Case #MIS 14-5360 with staff conditions. Member Anaya seconded the motion which carried unanimously 5-0.

VII. NEW BUSINESS

B. CDRC CASE # V 14-5330 Francisco and Arlene Tercero. Francisco and Arlene Tercero, Applicants, request a variance of Ordinance No. 2007-2 Village of Agua Fria Zoning District), Section 10.6 (Density and Dimensional Standards) to allow a Family Transfer of 1.53 acres into two lots; Both lots consisting of +/-0.75 acres. The property is located at 1645 Calle de Quiquido, within Section 32, Township 17, North, Range 9 East (Commission District 2)

Mike Romero gave the staff report as follows:

“The subject lot was created in 1985, via Division of Land, and is recognized as a legal lot of record. Currently there is a residence on the property which was

permitted by Santa Fe County as Permit# 99-1369, that the Applicants' son and his family reside in. The Applicants wish to give their son the portion of the property that he resides on and the other lot will be given to the Applicants' other child. The Applicants request a variance of Ordinance No. 2007-2 (Village of Agua Fria Zoning District), Section 10.6 (Density and Dimensional Standards) to allow a Family Transfer of 1.53 acres into two lots; both lots consisting of 0.75 acres +/- . The Applicants state a variance is needed in order to leave their children with a piece of property of their own.

“The minimum lot size in this area is 2.5 acres with 0.25 acre-foot water restrictions, Ordinance No. 2007-2 Village of Agua Fria Zoning District, Section 10.6 Density and Dimensional Standards. According to the Office of the State Engineer, the owner of the well on the property is Francisco and Arlene Tercero (Permit RG-64227), which was approved on December 4, 1998. The well permit provides the maximum amount of water that may be appropriated under this permit is three acre-feet in any year. At this time the subject property has no water restrictions.

Mr. Romero indicated staff was recommending denial of a variance of Ordinance No. 2007-2, Village of Agua Fria Zoning District, Section 10.6, Density and Dimensional Standards. If the decision of the CDRC is to recommend approval of the Applicants' request, staff recommends imposition of the following conditions:

1. Water use shall be restricted to 0.25 acre feet per year per lot. A water meter shall be installed for each lot. Annual water meter readings shall be submitted to the Land Use Administrator by January 1st of each year. Water restrictions shall be recorded in the County Clerk's Office (As per Article III, § 10.2.2).
2. A Plat of Survey meeting all County Code requirements shall be submitted to the Building and Development Services Department for review and approval (As per Article III, § 2.4.2).
3. Further division of either tract is prohibited; unless all lots are served by community water and sewer. This shall be noted on the plat (As Per Article III, Section 10).
4. The Applicant shall comply with all Fire Prevention Division requirements at time of Plat review (As per 1997 Fire Code.)

Member Katz asked what the NMED lot size requirement was for a septic system. Ms. Lucero said .75 acres was the minimum.

Arlene and Francisco Tercero were placed under oath. Ms. Tercero said they have eight children and this is one piece of property they hope to divide in order to give it to their children. She said this has been a drawn out process and they have been working with staff to eliminate some of the conditions. Staff requires a 38-foot utility easement which would conflict with the location of the two wells which are close to the existing roadway. She asked about the repercussions: Would they be able to redrill the wells if necessary? Would they be forced to abandon the wells when community water is near?

Member Anaya asked if there were any utilities within the easement. Mr. Tercero stated the gas line is in the 38-foot proposed easement along with the well. The gas line is within 20 feet. He said there is only one family past the lot which already has all utilities within the original 15-foot easement. No one would be landlocked by what they propose.

Member Gonzales noted that the plat makes mention of an emergency vehicle turnaround. He suggested making provisions for a turnaround at the end rather than having the entire road widened. Member Gonzales noted the report says water and sewer are both 2,000 feet away. He asked if they would be willing to hook up when they are nearer. Ms. Tercero stated they invested heavily in having the wells drilled and she did not want to cause problems for their children in the future. The lot is not amenable to having greater density than two lots due to the presence of arroyos.

Mr. Tercero described the acreage of the nearby properties.

Member Katz asked for staff clarification on the easement requirements. Ms. Lucero said the code requires a 38-foot easement for any roads that are accessing three or more lots, however, that could be reduced to 20 feet with adequate drainage control. Member Katz suggested these issues should be clarified before the CDRC makes a decision.

Mr. Romero said hooking up to community water and sewer were triggered when they were within 200 feet. Ms. Lucero recommended tabling the case to clear up the various issues.

Member Katz moved to table and Member Anaya seconded. The motion passed unanimously [5-0]

- F. CDRC CASE # Z 06-5033 Village at Galisteo Basin Preserve (“Trenza”) Master Plan Amendment. Commonweal Conservancy (Ted Harrison), Applicant, requests a Master Plan Amendment to a previously approved Master Plan to reconfigure the Planning Envelope from 10,360 acres to 3,560 acres, to reduce the size of the development from 965 dwelling units and 150,000 square feet of commercial and civic land uses to 450 dwelling units and 88,500 square feet of mixed use, commercial and civic land uses, a green cemetery and a 60-seat outdoor amphitheater. The Applicant also requests a modification of the original five-phase development to six phases that would take place over a period of 12 years. The property is located south of Eldorado, west off US 285, south of the railroad tracks, within Sections 1, 3, 11-14 23 and 24, Township 14 North, Range 9 East; Sections 5-7 and 18, Township 14 North, Range 10 East; Sections 34-36, Township 15 North, Range 9 East; and Sections 30 and 31, Township 15 North, Range 10 East (Commission District 5)**

Vicente Archuleta read the case caption and gave the following staff report:

“On June 12, 2007, the Board of County Commissioners granted Master Plan Zoning approval for a mixed-use development consisting of 965 residential units;

150,000 square feet of commercial, institutional, educational, and recreational land uses; and open space, parks, and trails on 10,316 acres.

“On February 9, 2010, the BCC granted Preliminary Plat and Development Plan approval for Phase I of the referenced subdivision which consisted of 131 single family residential lots and three multi-family residential lots for a total of 149 residential units, and five non-residential lots within a 60-acre development envelope. This approval was set to expire on February 9, 2012.

“On December 13, 2011, the BCC granted a 36-month time extension of the previously approved Preliminary Plat and Development Plan for Phase 1 which consists of 131 single-family residential lots, three multi-family residential lots for a total of 149 residential units and five non-residential lots within a 60-acre development envelope within the 10,316 acre area. A new Preliminary and Final Plat conforming to the Master Plan will need to be submitted. This time extension is set to expire on Feb 9, 2015.

“The Applicant now requests a Master Plan Amendment to reconfigure the Planning Envelope from 10,360 acres to 3,560 acres, to reduce the size of the development from 965 dwelling units and 150,000 square feet of commercial and civic land uses to 450 dwelling units and 88,500 square feet of mixed use, commercial and civic land uses, a green cemetery and a 60-seat outdoor amphitheater, and also requests a revision of the original five-phase development to six phases that would take place over a period of 12 years.

“The Applicant states: ‘In the face of a deep and protracted economic recession, Commonweal has been re-evaluating its economic opportunities and development ambitions for Trenza and the larger Galisteo Basin Preserve.’

“The Applicant proposes to reduce the extent of the original planning envelope from 10,316 acres to 3,560 acres.

“Based on the changed size and scale of the proposed development, the project’s water budget will be reduced. Specifically the water budget for the development uses will involve a 78 acre-foot allocation for residential uses and 20.45 acre-foot allocation for mixed use, commercial and civic land uses. By this allocation, the proposed water demand at full build-out in 2026 would total 98.45 acre-foot.

“The Applicant also requests a modification to the original Master Plan to change the location of the proposed Memorial Landscape known as the Green Cemetery. The Memorial Landscape will be relocated slightly south of its current location to an area that will allow for improved access from Morning Star Ridge Road.

“The Application includes a revision to the original five-phase development to six phases that would take place over a period of 12 years. Phase 1 of the development, a residential neighborhood will consist of 11 residential units

ranging in size from 750 square feet to 1,450 square feet and an 11-acre Memorial/Green Cemetery, a 60-seat community outdoor performance space/amphitheater and a 10,000 square foot storage facility for the Special Use parcel, which will be located approximately 1/3 mile southeast of the North Face neighborhood. The storage facility will be constructed in two phases. The facility's first 5,000 square feet will be constructed in Phase 1 with the remaining square footage to be constructed in Phase 3.

“The following Phases 2 through 6 will consist of the following: Phase 2 - 88 residential units and 27,850 square feet of commercial/civic uses; Phase 3 - 88 residential units and 27,850 square feet of commercial/civic uses; Phase 4 - 88 residential units and 27,800 square feet of commercial/civic uses; Phase 5 - 88 residential units; and Phase 6 - 87 residential units.

Mr. Archuleta stated the Applicant requests a Master Plan Amendment to reconfigure the Planning Envelope from 10,360 acres to 3,560 acres, to reduce the size of the development from 965 dwelling units and 150,000 square feet of commercial and civic land uses to 450 dwelling units and 88,500 square feet of mixed use, commercial and civic land uses, a green cemetery and a 60-seat outdoor amphitheater. The Applicant also requests a revision of the original five-phase development to six phases that would take place over a period of 12 years. Therefore, staff recommends approval of the request for Master Plan Amendment subject to the following conditions:

1. The Amended Master Plan must be recorded with the County Clerk's office prior to Preliminary Plat.
2. An Affordable Housing Agreement must be prepared and submitted for consideration by the Board of County Commissioners along with the Final Plat and/or Development Plan for the projects first development phase.
3. The Applicants shall meet all Preliminary and Final Plat and Development Plan requirements for each phase.
4. The Applicants shall construct the Community Water and Community Sewer system with Phase 1.

Mr. Archuleta distributed additional pages consisting of the Hydrologist's report.
[Exhibit 2]

Member Gonzales asked about the average lot size and if the new water budget is adequate for the proposed development. Mr. Archuleta said the hydrologist report says it is sufficient.

Duly sworn, agent Scott Hoefft said they concur with the conditions of approval. In response to the question from Member Gonzales he said the lots range from 4,500 to 6,500 square feet. The water budget allows .16 acre-feet for the residential uses and additional for the civic and commercial uses.

He gave a history of the projects, including a number of extensions, saying through it all the project has been true to its initial vision which emphasizes preservation

of open space. There has been an adjustment to market conditions. He said 25 of the 50 miles of public trails have been completed.

Member Katz asked what was anticipated for commercial development. Mr. Hoeft said in addition to the amphitheater there will be civic uses and small retail and mixed use. It will be evaluated as they proceed.

Member Gonzales asked if the trails were being used and Mr. Hoeft said they see 12,000 users per year. There are three trailheads.

There was no one from the public wishing to speak.

Member Katz moved to approve CDRC #A 06-5033 with conditions. Member Booth seconded. The motion carried by unanimous 5-0 voice vote.

G. CDRC CASE # FDP Glorieta Fire Station No. 2 Final Development Plan. Santa Fe County, Applicant, Riskin Associates Architecture (Marcie Riskin), Agent, request Final Development Plan approval for an unmanned fire station on 1.52 acres. The proposed 3,140 square foot fire station will consist of 3 apparatus bays and an administration area (restrooms, office, classroom and storage). The property is located at 366 Old Denver Highway in Glorieta, east of Leadville Lane, within Section 1, Township 15 North, Range 11 East (Commission District 4) [Exhibit 3: Fire Marshal's Report]

Mr. Archuleta read the staff report as follows:

“The Applicant is requesting Final Development Plan approval for a 3,140 square foot un-manned volunteer fire station to be located in Glorieta, which will consist of three apparatus bays and administration area, which will consist of restrooms, office, classroom and storage. . The nearest fire station is located approximately four miles to the west on the south side of I-25. The property was acquired from the New Mexico Department of Transportation (NMDOT) on December 9, 2004 and the deed was recorded in the Office of the County Clerk on December 21, 2004 and recorded as Document No. 1359749. The applicant met the Public Notice requirements of the Land Development Code by sending letters to the adjoining property owners and by placing the Public Notice Boards on the subject property.

“Article V, § 7.2, Final Development Plan, states: ‘a final development plan conforming to the approved preliminary plan and approved preliminary plat, if required, and containing the same required information shall be submitted. In addition, the final development plan shall show, when applicable, and with appropriate dimensions, the locations and size of buildings, heated floor area of buildings, and minimum building setbacks from lot lines or adjoining streets.’”

Mr. Archuleta gave the recommendation as follows: The Application for Final Development Plan approval is in conformance with Article V, Section 7.2. Therefore, staff recommends approval of the request for Final Development Plan subject to the following conditions:

1. The Development Plan must be recorded with the County Clerk's Office as per Article V, Section 7.2 of the Land Development Code prior to building permit issuance.
2. The Applicant shall comply with all review agency comments and conditions as per Article V, Section 7.1.3.c. of the Land Development Code prior to Final Development Plan Recordation.
3. The water use shall not exceed .25 acre-feet (81,457 gallons) per year. The Water Restrictive Covenants must be recorded with the Final Development Plan.
4. The Applicant must obtain an Access Permit from NMDOT to provide access for the proposed development prior to obtaining a Development Permit for the construction of the building.
5. The Applicant shall utilize roll-over curb from edge of right-of-way through the radiuses, to minimize interference with snow plows on Old Denver Highway.

Fire Chief Dave Sperling said the project has been a long time in the planning and adds a second fire station to the Glorieta fire district. The other is four miles away on the south side of the highway.

In response to questions from Member Anaya Chief Sperling said there would be pumper, a tanker and probably a brush truck. He added this will improve safety and likely the ISO rating for the district. He explained it is vacant most of the time; volunteers respond when an alarm sounds. Some training will also take place at the station. He noted the existing Glorieta station is solarized.

Duly sworn, John Felix said he was speaking on behalf of Margie Rodriguez who was notified about the proposal. Her property adjoins this project and she is concerned about her well. He asked how deep the station's well would be.

Under oath, Paul Rodriguez, son of Ms. Rodriguez stated a number of other families have wells on the same vein of water. Although he appreciates the presence of a fire station he worried that the wells would be drained. He also expressed concern about the road to the station.

Marci Riskin, architect, previously sworn, said there would be a well on the property. An arroyo separates the Rodriguez property from that of the station. The access will be through an easement off Old Denver Highway. The driveway opening is staggered from other driveways.

Chairman Drobnis noted that the water budget was .11 acre-feet per year. Ms. Riskin said the principal water use would be washing the trucks.

Mr. Rodriguez said there have been water shortages in the past and the wells have been there for years. He said washing trucks is a waste of water.

Member Katz asked Mr. Rodriguez how much water he was allotted from his well. He replied he was worried that the fire department would be deeper and would drain the other wells. Member Katz pointed out they were proposing to use only a small amount of water. Mr. Archuleta emphasized they will be using less than half of what a family is normally granted. There will be cisterns for water catchment. The tankers are filled elsewhere.

Member Anaya moved to approve CDRC #FDP 14-5390 with staff conditions. Member Katz seconded and the motion carried by unanimous voice vote. [5-0]

Chairman Drobnis urged the neighbors to work with the Fire Department.

H. PETITIONS FROM THE FLOOR

None were offered.

I. COMMUNICATIONS FROM THE COMMITTEE

Chairman Drobnis said he would not be reapplying to continue to serve on the committee.

J. COMMUNICATIONS FROM STAFF

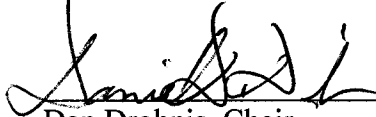
Ms. Lucero distributed an update on BCC action on land use cases. [Exhibit 4] She said members whose terms are due to expire in January are Members Roybal, Anaya, Katz and Drobnis. She asked that those interested submit to her letters of interest and résumés by December 12th.

The next meeting was scheduled for December 18, 2014.

X. ADJOURNMENT

Having completed the agenda and with no further business to come before this Committee, Chair Drobniis declared this meeting adjourned at approximately 6:00 p.m.

Approved by:



Dan Drobniis, Chair
CDRC

ATTEST TO:

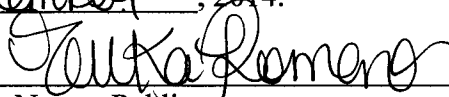
 12-18-2014

COUNTY CLERK

Before me, this 18 day of December, 2014.

My Commission Expires:

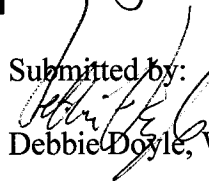
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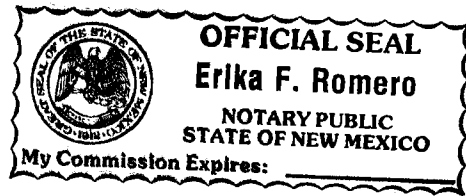


Notary Public



Submitted by:


Debbie Doyle, Wordswork



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

CDRC MINUTES
PAGES: 26

I Hereby Certify That This Instrument Was Filed for
Record On The 22ND Day Of December, 2014 at 02:04:15 PM
And Was Duly Recorded as Instrument # **1753590**
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office

Geraldine Salazar
Deputy County Clerk, Santa Fe, NM

PAULA TACKETT
7459 B. OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505
(505) 982-3784; ptackett13@gmail.com

November 18, 2014

Penny Ellis-Green
County Land Use Administrator
c/o Land Use Dept.
P.O box 276
Santa Fe, New Mexico 87504-0276

Subject: Stoia Request for a Variance of Article III, Section 10 (Lot Split Request)
CDRC Case # 14-5300

Dear Ms. Ellis-Green:

I attended the earlier hearing in October on this matter and have learned that there will be a follow-up hearing on November 20, 2014. I will unfortunately be out-of-town on that day, but after the last hearing I was able to visit with Antonia Quast and the gentleman who attended the hearing representing the Stoias, who were unable to appear because of a family emergency. We discussed their willingness to accede to Commissioner Anaya's suggestion regarding limiting the water usage to ¼ acre foot per lot if the split was allowed. I also believe there was some discussion about requiring a third-party monitoring condition but I did not get that down in my notes.

I have since had a conversation with Antonia Quast who confirmed the Stoias' willingness to agree to limiting the water usage on each of the parcels to ¼ acre-foot as a condition of approval of the lot split. As I expressed at the October hearing, my primary concern was the impact the use of two wells would have on the existing water table, given that one of the wells alone had authorization for 3-acre feet of water. If, as a condition of the lot split, the Stoias and the purchasers of the 5 + acre parcel agree to reduce their water usage to the ¼ acre foot per lot as suggested by Commissioner Anaya, and agree to install meters on their wells to allow for third-party monitoring and reporting on the usage on a quarterly basis, the normal reporting requirement for the county, then I would withdraw my earlier objection to this lot split.

Although I am out-of-state at meetings, I can be reached on my cell phone, 505 803-7084 if any of the members of the County Development Review Committee have any questions, or if I can be of any further assistance. Thank you for your attention to this matter.

Sincerely,



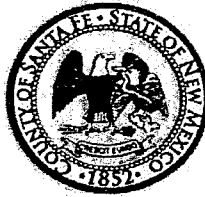
Paula Tackett

cc. John Lovato, Case Manager
Kathy Stoia
Antonia Quast

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy H. ...
Commissioner

Liz Stefani ...
Commissioner, District 5

Katherine Miller
County Manager

EXHIBIT

2

September 16, 2014

To: Vicente Archuleta, Development Review Team Leader

From: Karen Torres, County Hydrologist

Re: CDRC Case # 06-5033 Village at Galisteo Basin Preserve (aka "Trenza") Master Plan Amendment.

The subject master plan amendment was reviewed for technical accuracy and compliance with the SFC Land Development Code. The applicant has met the code requirements for Master Plan. Additional submittals necessary for Preliminary and Final Development Plan are outlined in this conclusions of this memo.

Project Description

The applicant is requesting an amendment to existing master plan approved by the BCC in June of 2007. The amendment proposed a reduction in the original residential development from 965 to 450 dwelling units and a reduction in area designated as mixed use, commercial and civic land from 150,000 to 65,000 square feet. The development will be served by the creation of a new community water and sewer system. Phase I of this development includes 11 residential dwelling units, an 11 acre Memorial Landscape / Green Cemetery and a 10,000 square foot nursery /storage facility with an estimated water budget of 1.97 acre-feet.

Master Plan Requirements for Water

Article V, Section 5.2.2 g, Master Plan Procedures, as amended by Ordinance 2005-2, requires a master plan report to include the following:

1. A preliminary water supply plan and liquid waste disposal plan which identifies the source of water, water budget by phase and water conservation plan.
2. Submission of a water supply plan for the first sustainable phase of development, as required by Article VII, Section 6 of the Code. Water right permits are not required for master plan but sufficient written documentation that water rights are available for Phase I of the development is required.

Article VII, Section 6 – Phase I Only Water Supply Plan Requirements for Master Plan

Article VII, Section 6.2 entitled General Requirements and Submittals for a Water Supply Plan sets forth requirements based on the type and scale of the development. Table 7.4, entitled Required Code Sections for Water Supply, states subdivisions required to have community water systems as listed on Article V Section 9 Table 5.1, which applies to the subject development, is required to submit a water supply plan which consists of submittals compliant with the following code requirements:

1. *Article VII, Section 6.2.2 entitled “Required Water Right Permits”*
2. *Article VII, Section 6.3 Community Water Systems*
3. *Article VII, Section 6.4.1 entitled “Requirements for Water Availability Assessments”*
4. *Article VII, Section 6.5 entitled “Water Quality”*
5. *Article VII, Section 6.6 entitled “Water Conservation”*
6. *Article VII, Section 6.7 entitled “Fire Protection”*

Each code section will be addressed separately as to compliance for Phase I only. Subsequent phases will require a separate review by county staff.

Article VII, Section 6.2.2 entitled “Required Water Right Permits”

This article states for all subdivisions containing 20 or more parcels any one of which are 2 acres or less in size, the subdivider shall provide proof that the person providing water has a valid water right permit.

The Office of the State Engineer approved Permit No. SP-1121-N-A into RG-88989 et al on March 21st, 2014. This allows for the diversion of 5.0 acre-feet of water with a consumptive use of 2.1 acre-feet per year from one existing (Village Well No. 1) and three proposed wells. The Purpose of Use was approved for domestic, livestock, irrigation, municipal and commercial purposes and has a priority date of October 26, 1940. There are sufficient water rights permitted in well RG-88989 aka Village Well No. 1 to serve Phase I of this development.

This code requirement for water right permits has been met for Phase I of this development.

Article VII, Section 6.3: Water Supply Plan - Community Water Systems

This article states community water systems shall be required for subdivisions according to the number and size of lots as indicated in Article V Section 9.3, Table 5.1. From Table 5.1 developments that propose between 100+ lots between the size of less than 1 acre to 10.0 acres are required to have a community water and sewer system to serve the project. The code has specific requirements for submittals and review of community systems as follows:

Requirements for Community Water Systems under Article VII, Section 6.3.1

6.3.1a: When a community water system is required, the developer shall provide water from existing or proposed water supply systems for domestic use, fire protection, and any other use that the developer proposes.

6.3.1b: The developer shall provide for the completion of the proposed water supply systems, in accordance with applicable minimum design standards of the New Mexico Environment Department and the Construction Industries Division.

6.3.1c: The developer shall meet fire flow requirements set forth in Article VII Section 6.7.

6.3.1d: The developer shall provide sufficient potable water for full development of all properties within the proposed development.

6.3.1e: If the development is in a Traditional Community District, the community water system shall be designed to minimize the use of local water resources. The applicant shall obtain water rights as the State Engineer requires. The community water system shall be consistent with the Local Land Use and Utility Plan, if any.

6.3.1f: All distribution mains shall be a minimum of six inches in diameter

6.3.1g: It shall be noted on the final plat and plans and in the covenants and disclosure statement that the drilling or use of individual or shared wells is strictly prohibited.

6.3.1h: The developer shall meet all applicable requirements of the Public Utility Act Articles 1 through 6 and 8 through 13 of Chapter 62 NMSA 1978.

Submittals for Community Water Systems Article VII, Section 6.3.2

The applicant shall submit a water supply plan which demonstrates that the [water] system will comply with the requirements of Section 6.3.1 of Article VII. The water supply plan shall be prepared by or under the supervision of a professional engineer and shall include the following:

6.3.2a: Information showing the volume and peak rate of production of water required for each month to supply each use at full use of the development

6.3.2b: Plans and specifications for production or diversion, storage and distribution facilities and a time schedule for their completion, prepared by or under the supervision of a registered professional engineer.

6.3.2c: A legal description of the location of all construction easements and right-of-way necessary for the installation of the water supply system.

6.3.2d: Well plans indicating casing diameter, total depth, screened interval and proposed pump setting.

6.3.2e: An agreement providing for:

- i. The construction and operation of the water supply system as shown in the plat documents and plans
- ii. Collateral, in the form of a performance bond or other means, adequately assure the complete construction and operation of the system in accordance with design and time specifications.
- iii. Certification of the operator of the system
- iv. Involvement as prescribed in the plat documents of a Homeowner's Association, Mutual Domestic Association, or non-profit corporation for the purpose of operation and maintenance of the system.

6.3.2f: If the developer is within a declared basin, the applicant shall obtain a valid water right permit issued by the State Engineer pursuant to Section 6.2.2 of this section.

Though Article VII Section 6.3 code section is technically part of the submittal of a Water Supply Plan for Phase I of this development but it is recommended these items be addressed by the applicant at Preliminary and Final Development Plan approval.

Requirements for Water Availability Assessments - Article VII, Section 6.4.1

Article VII Section 6.4.1a states "For developments where the source of water will be a new community well and community water system permitted pursuant to Section 72-12-3 the applicant shall demonstrate a one hundred year supply and shall submit a geohydrologic report and other information in accordance with Article VII Section 6.4.2 or a reconnaissance water availability assessment in accordance with Section 6.4.6 if applicable."

Water Availability Assessments For New Community Wells and Community Water Systems - Article VII, Section 6.4.2,

Article VII, Section 6.4.2 states the applicant shall submit a water availability assessment, this is only required for the first sustainable phase of the development at Master Plan Level. Such an assessment includes the following:

6.4.2a - Geohydrologic Report Demonstration of Physical Water Overview

A comprehensive geohydrologic report entitled "Hydrologic Report for the Galisteo Basin Preserve, Santa Fe County, New Mexico September 2006" was initially submitted to demonstrate water availability. Portions of this report were subsequently amended 5 times to reflect new data and/or changes to the original master plan. Based on the June 8, 2007 letter by JS&A to Ted Harrison regarding results from drilling, construction, and testing an exploratory well full scale production well (Village Well #1) at the Galisteo Basin Preserve a production of 50 gpm and the drilling of three additional wells was recommended.

The applicant has met this requirement Article VII Section 6.4.2a for Phase I.

6.4.2b - Sufficient Exploratory Wells

For type II subdivisions, one exploratory well shall be made within the development.

The applicant has met this requirement Article VII Section 6.4.2b for Phase I.

6.4.2c – Calculated 100 year schedule of effects (Amended by Ordinance 2005 -2)

Calculations of 100 year drawdown were described in the June 8, 2007 letter by JS&A to Ted Harrison regarding the Village Well #1. It appears the OSE methodology was used based on the Morrison criteria not requirements of the SFC Land Development Code. Based on this method a sustainable production of 50 gpm for 100 years was estimated. Due to the small amount of water required for Phase I (1.97 acre-feet) of this development this method is acceptable but additional calculations of regional decline, drawdown on adjoining properties and submission of model runs for staff review is requested for subsequent phases.

The applicant has met the requirement of Article VII Section 6.4.2c for Phase I but submission of model runs used to determine the regional and long-term drawdown is requested for preliminary and final development of subsequent phases.

6.4.2d – Lowest Practical Pumping Level

This section of the code requires an additional 20% reduction of the total available water column calculated in the previous section. Since the 100 year schedule of effects could not be properly verified it cannot be determined at this point if this reduction will impact the proposed production rate of this well. This is not seen as an issue for Phase I of this development due to the low amount of water required but this code section should be addressed for subsequent phases of this development.

The applicant has met the requirement of Article VII Section 6.4.2d for Phase I but updated calculations of lowest practical pumping level is requested for preliminary and final development of subsequent phases.

6.4.2e – Contents of Geohydrologic Report

Based on the original submittal in 2006 and subsequent amendments this code requirement has been met.

6.4.2 f – Density Calculation pursuant to Article III Section 10.2.

On August 8, 2014 a letter to Vicki Lucero from JS&A revised previous calculations for water is storage to reflect the revised planning envelope. Through the drilling of the Village Well No. 1 (RG-88989) the applicant's consultant has used the Land Use Code water storage equation to estimate water in storage in an area called Aquifer A. A summary is as follows:

Water in Storage = Acres of Land (340) x Specific Yield (0.09) x Saturated Thickness (448) x Reliability Factor (1.0) x Recovery Factor (0.8) = 10,967 acre-feet

Availability is defined as storage (10,967 acre-feet)/ acres of land (340) x 100 years = 0.32 acre-foot per acre per year or 109.7 acre-feet per year for 100 years.

Based on this submittal, the applicant has demonstrated sufficient water availability in Aquifer A to serve the proposed development. Water from this area will be conveyed to the development area approximately two miles to the southwest of well RG-88989.

Article VII, Section 6.5 entitled "Water Quality"

Lab report dated May 4th 2007 for the Village Well No 1 shows exceedances for EPA Secondary Drinking Water Standards for fluoride, total dissolved solids, pH.

The applicant is required to disclose in the disclosure statement on water quality the name of the contaminant, the contaminant level, the EPA SMCL, the expected adverse effects and the recommended treatment method. This can be accomplished as part of the Final Development Plan for Phase I.

Article VII, Section 6.6 entitled "Water Conservation"

A water budget by phase for the entire development was submitted for review which describes the average residential usage as 0.16 and 0.17 acre-foot per year with 20 acre-feet designated for commercial development. At master plan level this summary water budget is acceptable but a better understanding of outdoor water usage will be required for preliminary and final development approval.

For Phase I a combination of storage / nursery facility is proposed and has an estimated water usage of 0.07 acre-foot per year. Further clarification of the nursery portion of this facility is requested for review as a part of the submission of the Phase I Preliminary Plat.

Article VII, Section 6.7 entitled "Fire Protection"

This section to be addressed by the County Fire Department.

Conclusions

The applicant has met the code requirements for Master Plan. Additional submittals necessary for Preliminary and Final Development Plan are as follows:

- 1. Submission of necessary submittals for Article VII Section 6.3 code section for Phase I of this development with request for Preliminary and Final Development Plat approval.**
- 2. The applicant has met the requirement for Article VII Section 6.4.2c for Phase I but submission of model runs used to determine the regional and long-term drawdown is requested for preliminary and final development of subsequent phases.**
- 3. The applicant has met the requirement of Article VII Section 6.4.2d for Phase I but updated calculations of lowest practical pumping level is requested for preliminary and final development of subsequent phases.**
- 4. The applicant is required to disclose in the disclosure statement on water quality the name of the contaminant, the contaminant level, the EPA SMCL, the expected adverse effects and the recommended treatment method. This can be accomplished as part of the Final Development Plan for Phase I.**
- 5. Further clarification of the water demand for the nursery portion of the storage facility described in Phase I is requested for review as a part of the submission of the Phase I Preliminary Plat.**

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

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Com



Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department Fire Prevention Division

Official Development Review

Date	10-21-2014				
Project Name	Glorieta Fire Station #2				
Project Location	Old Denver Hwy east of Lower La Joya Rd. Glorieta NM 87535				
Description	New Fire Sub Station #2	Case Manager	Vicente Archuleta		
Applicant Name	Santa Fe County	County Case #	DP 14-5390		
Applicant Address	102 Grant Ave. Santa Fe, NM 87504	Fire District	Glorieta Pass Fire		
Applicant Phone	505-992-9863				
Review Type:	Commercial <input checked="" type="checkbox"/>	Residential <input type="checkbox"/>	Sprinklers <input checked="" type="checkbox"/>	Hydrant Acceptance <input type="checkbox"/>	
	Master Plan <input type="checkbox"/>	Preliminary <input type="checkbox"/>	Final <input checked="" type="checkbox"/>	Inspection <input type="checkbox"/>	Lot Split <input type="checkbox"/>
	Wildland <input checked="" type="checkbox"/>	Variance <input type="checkbox"/>			
Project Status:	Approved <input checked="" type="checkbox"/>	Approved with Conditions <input type="checkbox"/>	Denial <input type="checkbox"/>		

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

Fire Department Access

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

• Fire Access Lanes

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

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

▪ **Roadways/Driveways**

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

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

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

▪ **Street Signs/Rural Address**

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

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

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

▪ **Slope/Road Grade**

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

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

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

Section 902.4 Key Boxes. (1997 UFC) When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, the chief is authorized to require a key box to be installed in an accessible

location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the chief.

All gates shall be operable by means of a key or key switch, which is keyed to the Santa Fe County Emergency Access System (Knox Rapid Entry System).

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

Fire Protection Systems

▪ **Water Storage/Delivery Systems**

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

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

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

In the event that a fire protection system meeting the following fire code requirements is not available in the proposed area, this office may require additional means of fire protection.

Due to the lack of adequate resources for fire flow a minimum 15,000-gallon cistern for fire suppression system as shown on plans shall be installed, tested, approved. Plans and location for said system shall be submitted prior to installation for approval by this office and shall meet all minimum requirements of the Santa Fe County Fire Department. Details and information are available through the Fire Prevention office.

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

Automatic Fire Protection/Suppression

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

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

Locations of all Fire Department Connections (FDC's) shall be determined and approved prior to the start of construction on the system. All FDC's shall have ports with NST threads.

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

Fire Alarm/Notification Systems

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

▪ Fire Extinguishers

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

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

Hazardous Materials

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

- **Fuel/Flammable Material Storage**
- **MSDS**
- **Other**

Urban-Wildland Interface

SFC Ordinance 2001-11, Urban Wildland Interface Code

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

- **Building Materials**

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

- **Location/Addressing/Access**

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

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

The project shall also have a vegetation management plan adopted by covenant as required by the Urban Interface Fire Code.

General Requirements/Comments

- **Inspections/Acceptance Tests**

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

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

▪ **Permits**

As required

Final Status

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

Buster Patty



Fire Marshal

Date

10-21-14

Through: David Sperling, Chief

File: Landuse/Distr./Glorieta Fire Station #2 10/21/2014

Cy: Vicente Archuleta, Land Use
Applicant
District Chief
File

Official Submittal Review

6 of 6

Update of BCC Action on Land Use Cases as of November 2014

CDRC CASE #V14-5080 Jason Mohamed Variance. Jason Mohamed, Applicant, (Knutson Law P.C.) Kristofer C. Knutson, Agent, Requests A Variance Of Article III, Section 10 (Lot Size Requirements) Of The Land Development Code To Allow Two Dwelling Units On 2.5 Acres. The Property Is Located At 11 Virginia Lane, Within Section 24, Township 15 North, Range 8 East (Commission District 5). **Miguel "Mike" Romero, Case Manager.**

CDRC-Recommendation for approval (4-3 vote)

BCC-Approved (5-0 vote)

CDRC CASE # Z 13-5380 Elevation. Vedula Residential Operating, LLC, Applicants, JenkinsGavin, Agents, Request A Master Plan In Conformance With The Community College District Ordinance To Allow A Multi-Family Residential Community Consisting Of 214 Residential Units On 22 ± Acres. The Site Is Located On The North Side Of College Drive And East Of Burnt Water Road Within The Community College District, Within Section 21, Township 16 North, Range 9 East (Commission District 5). **Jose E. Larrañaga, Case Manager.**

CDRC-Recommendation for denial (5-1 vote)

BCC- Approved (3-2 vote)

CDRC CASE # V 14-5240 Julie Lopez Variance, Julie Lopez, Applicant, Michael Sandrin, Agent, Requests A Variance Of Article 4, Section 4.2 Of Ordinance No. 2008-10 (Flood Damage And Stormwater Management) To Allow A Driveway Within A Flood Hazard Area. The Property Is Located At 12 Calle Dos Puentes , Within The Vicinity Of Chimayo, Within Section 2, Township 20 North, Range 9 East, (Commission District 1). **John Lovato, Case Manager**

CDRC-Recommendation for Approval (5-0 vote)

BCC-Approved (5-0 vote)

CDRC CASE # V/Z 14-5210 Senior Campus @ Caja del Rio. Caja del Rio Holdings, LLC, Applicant, Jenkins/Gavin, Agents, Request Master Plan Zoning Approval To Allow The Creation Of A Large Scale Mixed Use District, To Be Utilized As A Senior Care Facility, To Be Developed In Four Phases On 28 ± Acres. The Request Also Includes A Variance Of Article III, Section 6.4.2 (Density Review) And Article III, Section 10 (Lot Size Requirements) Of The Land Development Code. The Property Is Located At 28 Caja Del Rio Road, Within Section 2, Township 16 North, Range 8 East, (Commission District 2). **Jose E. Larrañaga, Case Manager**

CDRC-Recommendation for Approval (5-0 vote)

BCC-Approved (5-0 vote)