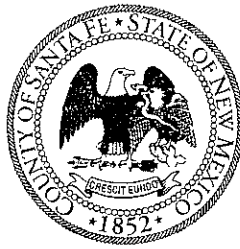


Daniel "Danny" Mayfield  
Commissioner, District 1

Virginia Vigil  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Kathy Holian  
Commissioner, District 4

Liz Stefanics  
Commissioner, District 5

Katherine Miller  
County Manager

**DATE:** May 8, 2012

**TO:** Board of County Commissioners

**FROM:** Jose E. Larrañaga, Development Review Specialist

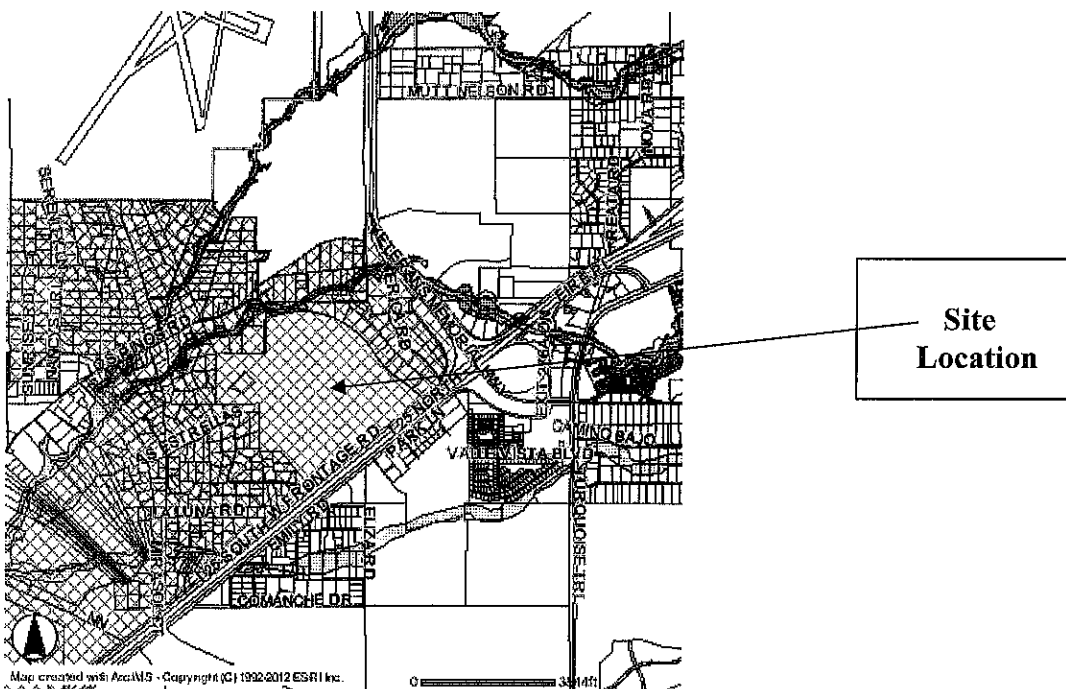
**VIA:** Wayne Dalton, Building and Development Services Supervisor *WD*  
Penny Ellis-Green, Interim Land Use Administrator *PEG*

**FILE REF.:** BCC Case # MIS 10-5151 The Downs At Santa Fe Master Plan Extension

**ISSUE:**

The Pueblo of Pojoaque Development Corporation, Applicant, requests a two year time extension, of a previously approved Master Plan, for the Downs at Santa Fe. The property is located within the La Cienega Traditional Historic Community, at 27475 I-25 West Frontage Road, within Sections 26 & 27, Township 16 North, Range 8 East (Commission District 3).

**Vicinity Map:**



**SUMMARY:**

On August 14, 2001, the Board of County Commissioners granted Master Plan Approval to allow recreational/non-residential uses at the Downs at Santa Fe on 321 acres. On July 14, 2004, the BCC granted approval of reconsideration and clarification of conditions to the previously approved Master Plan. On November 9, 2004, the BCC granted approval of a Preliminary Development Plan for Phase I, subject to conditions, and Final Development Plan to be approved administratively.

On April 13, 2010, the Board of County Commissioners granted a request made by the Pueblo of Pojoaque Development Corporation for a two year time extension of an existing Master Plan for the Downs at Santa Fe.

The Applicant requests a two year time extension of the existing Master Plan for the Downs at Santa Fe, which was originally approved in 2001. The Applicant states that representatives of the Downs are working with the La Cienega/La Cienegullia Planning Committee and the Santa Fe County Planning Department on a Community Plan update to develop options for the use of the Downs property.

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

Article V, Section 5.2.7b (Expiration of Master Plan) states: "Master plan approvals may be renewed and extended for additional two year periods by the Board at the request of the developer".

This application was submitted on April 4, 2012.

**Growth Management staff has reviewed this project for compliance with pertinent Code requirements and finds the following facts to support this submittal: the Application meets code criteria to allow a two year extension of the Master Plan; the existing Master Plan meets the criteria set forth in Article V, Section 5.2.4 (Master Plan Approval); the Application meets the criteria set forth Article V, Section 5.2.7 (Expiration of Master Plan) of the Land Development Code.**

**APPROVAL SOUGHT:** Approval of a two year time extension of a previously approved Master Plan for the Downs at Santa Fe.

**GROWTH MANAGEMENT AREA:** El Centro, SDA-2

**AGENCY REVIEW:**

Agency  
County Planning Dept.

Recommendation  
Approval

**STAFF RECOMMENDATION:**      **Staff recommends approval of a two year time extension for the existing Master Plan for the Downs at Santa Fe.**

**EXHIBITS:**

- 1- Letter of Request
- 2- Documents of approval-Case # 01-5010
- 3- Documents of approval-Case # 01-5013
- 4- Documents of approval-Case # 01-5014
- 5- Final Order Case # 10-5150
- 6- Article V, Section 5.2.7.b
- 7- Ariel
- 8- Recorded Master Plan
- 9- Review Comments from County Planning



April 4, 2012

Mr. Jose E. Larranaga, Commercial Development Case Manager  
Santa Fe County Building and Development Services  
102 Grant Avenue  
Santa Fe, NM 87504-0276

**Re: Requested Extension to Downs at Santa Fe Master Plan**  
**Applicant: Pueblo of Pojoaque Development Corporation**

Dear Mr. Larranaga:

The Pueblo of Pojoaque Development Corporation, owner of the Downs at Santa Fe, respectfully requests a Renewal and Two-Year Extension of the Downs' Master Plan, which the Board of County Commissioners originally approved on August 14, 2001 and extended on May 11, 2010. Attached is the Development Permit Application and the \$400 fee.

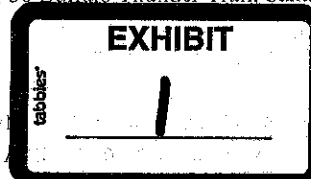
Representatives of The Downs have continued to work with the La Cienega & La Cieneguilla Planing Committee and the Santa Fe County Planning Division as part of the La Cienega/La Cieneguilla Community Plan Update. While the primary intended use of the Downs at Santa Fe was its historic horse racing use, in 2008 the State of New Mexico Racing Commission denied the Downs' application for a horse-racing license. The Downs continues to work with on the La Cieega/La Cieneguilla Community Plan Update to develop other options for the use of the property. The Downs has leased a portion of the property over the past two summers for a flea market and farmers market, with the support of the local community.

Thank you for your consideration of our request to extend the current Master Plan for two years as the Downs continues to review its development options.

Sincerely,

Allen Mosley  
Chief Executive Officer  
Pueblo of Pojoaque Development Corporation

Please Reply To: Allen Mosley, CEO, Buffalo Thunder Resort, 30 Buffalo Thunder Trail, Santa Fe, NM 87506  
(505) 819-2221; allmo1@msn.com



Marcos P. Trujillo  
Commissioner, District 1

Paul Duran  
Commissioner, District 2

Javier M. Gonzales  
Commissioner, District 3



Paul Campos  
Commissioner, District 4

Jack Sullivan  
Commissioner, District 5

Samuel O. Montoya  
County Manager

April 12, 2001

Jim Siebert  
915 Mercer  
Santa Fe, NM 87501

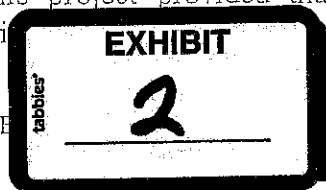
RE: LCDRC CASE # Z 01-5010 Downs at Santa Fe Master Plan

Dear Mr. Siebert.

The La Cienega Development Review Committee at its regularly scheduled meeting of April 12, 2001 met and acted upon the above referenced case.

The decision of the LCDRC was to approve your request for master plan approval subject to the following conditions:

1. All redline comments will be addressed, original redlines will be returned.
2. The applicant shall submit a drainage and grading plan including stormwater calculations with the development plan for each phase.
3. The applicant shall submit a detailed landscaping plan to include buffering from adjoining residential uses. Additional landscaping and berming may be required. The applicant shall install a 6 ft chain link fence with three strands of barbed wire on all property lines.
4. The applicant shall submit details and the contract for the removal of new and old manure, new manure shall be removed on a weekly basis. All manure on the site, including the area adjacent to Por Su Gracia Subdivision, must be removed prior to Phase 2 Development Plan submittal. If the agreement dated 5/8/00 is cancelled, the applicant shall notify the County within 45 days and submit a cost estimate and financial guarantee, approved by the County, to ensure that the manure is removed by 5/8/05.
5. The applicant shall submit a noise study with the development plan for each phase. If noise levels cannot be mitigated to meet Code requirements certain uses may not be allowed.
6. The applicant may request special use permits for events at the Downs prior to final approval of this project provided that a complete development plan for Phase 1 is submitted with the master plan approval. The County may issue special use



permits for 6 major outdoor events prior to submittal of Final Development Plan. A noise study will be conducted at the first event to determine noise levels and mitigation measures, if required. The applicant shall notify the Fire Marshal's office, the Sheriff's office, the State Highway Department and the State Police one month prior to all events.

7. The golf driving range will not be allowed if netting above 24 feet is required.
8. The flea market use cannot take place more than 20 times per year, permanent structures will not be allowed.
9. The applicant shall be responsible for all costs related to traffic control during all events. The Fire Marshall, Sheriff's Department, State Highway Department and the State Police shall be notified by the applicant one month prior to major events.
10. The applicant shall submit a revised Traffic Impact Analysis with the Development Plan; local use figures shall be used for all proposed major uses and the Frontage Road and intersections with SR 599, Camino Entrada, County Road 54 (Los Estrellas), County Road 56 (Los Pinos Road), Camino San Jose and the Downs entry shall be analyzed.
11. The applicant shall submit a hydrology report proving adequate long term water availability, water quality data, a water budget for full project build out and water conservation measures with the Development Plan for each phase. The well shall be metered, annual water meter readings shall be sent to the County Hydrologist. The County shall have the right to verify the readings. The applicant shall connect to the County Water System when it is within 200 feet of the property.
12. The well shall be registered as a Public Water Supply, documentation shall be submitted with the Development Plan.
13. The applicant shall submit a food preparation permit, septic permit, discharge permit and design of the wastewater treatment facility with the development plan for Phase 1.
14. The master plan shall be recorded with the County Clerks Office.
15. The applicant shall submit a driveway permit from the State Highway Department prior to Final Development Plan approval of Phase 1.
16. All existing and new lighting shall be shielded, details shall be submitted with the Development Plan. A lighting analysis for permanent fixtures shall be required for each phase. Details of portable and stage lighting shall be submitted with the Preliminary Development Plan.
17. The applicant shall identify fire access lanes, Knox lock and submit an emergency access plan.
18. The water storage system shall incorporate the use of a tank water level monitoring system, minimum water required for fire protection must be maintained at all times. Final

placement of all fire hydrants shall be coordinated with the County Fire Marshal prior to installation. All hydrants shall flow at 1000 gallons per minute with a 20-psi residual pressure.

19. The existing structure must meet current code requirements and may require a sprinkler system, building designs shall be submitted to the Fire Marshall with the Development Plan for Phase 1.
20. The applicant shall dedicate one lane of the main access road for emergency access and shall identify a basecoursed emergency access road from CR 54, plans shall be submitted with the Development Plan for Phase 1.
21. Compliance with the applicable review comments from the following:
  - A. State Engineer's Office
  - B. State Environment Department
  - C. State Highway Department
  - D. County Fire Marshal
  - E. County Public Works
  - F. Development Review Division Director
22. The applicant shall employ security during all major events to ensure that event goers do not trespass or park on adjacent residential properties or adjacent roads.
23. The applicant shall grant an access easement to the effluent water line to the Ditch Association.
24. All activities shall cease by midnight. In addition, mud bog events shall cease by 7 pm.

This case is due to be heard by the BCC on May 8, 2001.

If you have any further questions regarding this matter please do not hesitate to contact me at 986-6221.

Sincerely,

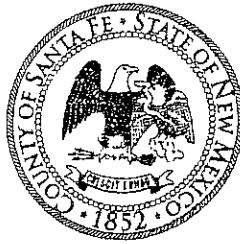


Penny Ellis-Green  
Development Review Specialist III

Marcos P. Trujillo  
Commissioner, District 1

Paul Duran  
Commissioner, District 2

Javier M. Gonzales  
Commissioner, District 3



Paul Campos  
Commissioner, District 4

Jack Sullivan  
Commissioner, District 5

Samuel O. Montoya  
County Manager

CASE NO. 01-5010  
DOWNS AT SANTA FE  
POJOAQUE PUEBLO DEVELOPMENT CORPORATION, APPLICANT  
JIM SIEBERT, AGENT

SEP 2001

1977784

ORDER

THIS MATTER came before the Santa Fe County Board of County Commissioners on August 14, 2001 on the applicant's request for:

Pojoaque Pueblo Development Corporation, applicant, Jim Siebert, agent, requests master plan zoning approval to allow for recreational/non-residential uses at the Downs at Santa Fe on 321 acres to be developed in two phases. The property is located southwest of the intersection of I-25 and SR 599, within Sections 26 and 27, Township 16 North, Range 8 East (Commission District 3).

The Board of County Commissioners hereby FINDS:

1. Master plan applications are subject to the requirements of Article V, Section 5.2 of the Land Development Code to the extent that those requirements are applicable to the particular type of master plan application at issue.

*Submittals*

2. The applicant submitted a vicinity map, a description and documentation of existing site data, a conceptual environmental plan, master plan maps, a phasing schedule, a schematic utilities plan and a master plan report in conformance with Article V, Section 5.2.2. See Downs Plan sheets,



Downs Plan Report, materials packet, staff report.

3. To the extent, if any, that a required submittal is not contained in the materials before the Commission but such submittal was either reviewed by county staff or the requirement was waived, and staff then recommended the application as being in conformance with code requirements, the Commission accepts as true staff's testimony that the application is in conformance with the relevant requirements.

1977785

*Additional Factual Findings and Conformance with Code Requirements*

4. On May 8, 2001 this case was tabled by the applicant, public testimony was taken at that meeting, minutes are attached in Exhibit L of staff packet. On April 12, 2001 the La Cienega/La Cieneguilla Development Review Committee (LCDRC) met and acted upon this case.
5. The applicant has addressed several issues raised at the May 8, 2001 BCC meeting (Exhibit M of staff packet), as follows:
  - **Manure** – The applicant states that the contract with Waupaca has been rescinded and they are now monitoring the hot spots in the manure pile and are discussing options for the manure removal. They do not have a removal plan at this time.
  - **Mud bogs and motor events** – the applicant agrees to remove mud bogs or other motor events that create substantial noise. Car shows are still proposed within the use list.
  - **Lighting** – the applicant states that they will prepare a lighting analysis for each outdoor event and will take measures to minimize the impact of lighting on adjoining properties.
  - **Flea Markets** – the applicant states that flea markets will be limited to one weekend per month.

6. The Downs at Santa Fe has been used for horse racing and recreational purposes since the 1970's. The Downs was purchased by Pojoaque Pueblo Development Corporation in 1996. As this property was operating prior to the effective date of the Code it was considered a legal non-conforming use. If a legal non-conforming use is suspended for more than a year the zoning on the property is lost. Operations ceased at the Downs in 1997, therefore the zoning on this property has been lost. In order to reopen the property for public use the applicants are now requesting master plan zoning and adoption of a use list under Other Development in the County Code.
7. The applicant states that historical uses at the Downs include horse racing, equestrian events, musical concerts and celebrations. The following facilities exist on the property:
  - Main structure, 55,000 sq. ft. with grandstand seating for 2,000 people and table seating for an additional 1,000 people.
  - Jockey club restaurant with seating for 200 people
  - Turf Club restaurant with seating for 400 people
  - Finish Line restaurant with seating for up to 125 people
  - Horse stalls for up to 1,500 horses
  - Cafeteria and kitchen in the stable area
  - Paved parking for 2,374 cars and additional unimproved parking for 2,626 cars
  - One mile horse racing track with lakes, landscaping and turf inside the track.
8. Applicant's Request: The applicant is requesting master plan approval to allow for a two-phased development with the following uses:
  - Horse Racing, betting and related activities as permitted by State Law, including up to 600

slot machines and simulcasting

- Events (e.g. equestrian shows, dog shows, car shows) 1977787
- Celebrations, weddings and banquets
- Musical concerts
- Seminars, conferences and meetings
- Arts and crafts festivals
- Golf driving range and pitch and putt
- Circus, carnivals, rodeos
- Motor events (mud bogs and other motor events that create substantial noise levels have been deleted, see Exhibit M of staff packet)
- Flea Market (limited to no more than one weekend per month)
- Public Recreation fields
- Restaurants including liquor sales

9. Phases: The applicant proposes two phases for this development.

Phase 1 (2001-2005)

- Horse racing with betting, the cafeteria and kitchen in the stables area will be reopened.
- Meeting and conference space will be created by remodeling approximately 7,100 sq ft of the second and third floor of the stadium building
- Concerts and events: a temporary stage and portable seating would be located within the race track. Portable concession stands would be used initially, later the finish line restaurant would be remodeled for use.

- Restaurant: the Jockey Club restaurant will be opened to the public in the evenings and during events. The applicant is in the process of transferring the Downs Liquor License into their name. The Turf Club restaurant will be remodeled as needed.
- The uses requested, except the golf driving range, will be permitted within Phase 1

#### Phase 2 (2007-2010)

- Permanent amphitheatre to be constructed on the southern portion of the infield, this will be capable of holding 12,000 people and will be sunk into the ground and bermed.
  - Golf driving range and pitch and putt course: the northern portion of the infield will be modified for these uses.
10. Highway Corridor: This property is identified for recreational/ non-residential uses in the Highway Corridor Plan, it is located within the La Cienega Corridor District of the Plan.
  11. Adjacent Property: County Road 54 runs along the east property boundary, east of this are residential uses. To the north and west of the property are residences generally on 2.5 acre lots, to the south of the property is the Frontage Road and I-25.
  12. Access: The main access to the Downs is from the I-25 Frontage Road, this is the public entrance. The access road is paved and is four lanes wide. There is an access road from County Road 54 to the stables area, this is not used by the public. The County Fire Marshall requires emergency access lanes at both of the entrances. The applicant has submitted a traffic impact analysis. The TIA recommends traffic control measures during large events, notifying the Sheriff's Department, State Police and the State Highway Department one month prior to large events and improving the Down's driveway access to the I-25 Frontage Road. The TIA has been reviewed by the Public Works Department with no additional comments and by the State

Highway Department who require that the TIA be amended using local figures and these figures should then be used to analyze the Frontage road and the intersections at I-25 and SR 599. The applicant states that an updated TIA, evaluating impacts at Camino Entrada, Las Estrellas, Downs entry, Los Pinos Road and State Road 599 will be submitted with the Preliminary Development Plan. The applicant is required to submit a driveway permit for both access roads.

13. Parking: The applicant proposes to repair the paved parking areas on an as needed basis and to define the spaces by striping. There is currently space for 2,374 cars. The applicant identifies 3 overflow parking areas which will be graded for unimproved parking during large events, this area will hold approximately 2,626 cars.
14. Terrain Management: The Arroyo Hondo is located at the north of this property, there are currently no detention ponds on the property. A drainage and grading plan with drainage calculations is required with the Development Plan submittal.
15. Water: The applicant proposes to utilize an existing on-site well for water supply, this was previously designated as a Public Water Supply. This designation was rescinded as a result of the closure of the Downs. Prior to opening this designation must be renewed. There is a 200,000 gallon water storage tank on the property northwest of the race track. The applicant has an agreement with the City to use up to 1.2 million gallons of treated effluent per year for irrigation, this agreement is valid through 2007. Effluent is delivered via an 8-inch pipe and is stored in a pond at the northwest corner of the property. The applicant states that there are 50 acre feet of water rights on this property. The applicant has submitted a water budget which estimates 44 acre feet of water will be required for full build out of this project. A geohydrology report to prove adequate water availability is required with the Development Plan. The County

Hydrologist has reviewed this application and has required a full hydrology report, water quality data, water conservation measures and annual water meter readings to be sent to the County. The State Engineer's Office has not reviewed this master plan, the Development Plan submittal will be provided to them for their review. The applicant states that they will continue discussions with the Utilities Division regarding the feasibility of connecting to the County Water System.

16. Fire Protection: The applicant states that a 1,200 gallon pressurized tank will initially pressurize the system on the out flow side of the existing 200,000 gallon water storage tank. The applicant states that two hydrants are located by the main building and an additional six hydrants are located within the stables area. The County Fire Marshal has reviewed this application and requires that the hydrants must flow at 1000 gallons per minute, final placement shall be coordinated with their office and the existing structure must meet current code requirements and may require a sprinkler system.
17. Liquid and Solid Waste: There is an existing wastewater treatment facility on the property, this was previously permitted by the Environment Department for flows up to 5,000 gallons per day. This system has not been operational since the operations at the Downs ceased. The applicant anticipates that initial waste water flows will be limited, therefore a septic system and leach field is proposed until flows reach 2,000 gallons per day. The applicant has submitted an approved septic permit for the initial septic system to be used until flows exceed 2,000 gallons per day (Exhibit J of staff packet). The County Hydrologist and the Environment Department have reviewed this application and require that the septic tank permit be submitted with the Development Plan and that the discharge permit be reactivated. The applicant states that solid

- waste removal will be contracted out; a screened trash dumpster is required.
18. There are existing horse manure piles on the western portion of the property. The applicant had a contract to have this removed within a five-year period; however, this contract is no longer in place. The applicant estimates that there is approximately 127,000 cubic yards of manure at the site, 20,000 cubic yards was removed in 2000. A removal plan for old and new manure is required to be submitted with the development plan.
  19. Archaeological: No archaeological report has been prepared on this property, a report is required for any new areas to be disturbed.
  20. Signage & Lighting: The applicant states that there is one existing free standing sign at the driveway entrance. This sign is 300 sq. ft in size and is 20 ft. in height, this does not meet Code requirements. Staff recommends that the sign be brought into compliance with the Code. The applicant states that the existing lighting will remain, this is required to be shielded. Temporary portable lights will be used during concert events. The applicant states that portable lights in the parking area will be directed downwards. Stage lighting will be focused on the stage, any additional portable lighting will be directed away from residential areas. The applicant states that they will submit a lighting analysis for each outdoor event.
  21. Landscaping: The applicant states that there is substantial existing landscaping on the property along the access road, parking areas and racetrack. No additional landscaping is proposed. The applicant is required to identify buffering from residential uses with the development plan application, additional landscaping may be required for this.
  22. Fencing/buffering: The applicant has contacted and met with concerned neighbors regarding securing the residential property from people using the Downs. They propose to move the

existing gate closer to the Frontage Road, lock the gate after 6 pm and post no access signs on the gate. They also state that the residents of the two mobile homes will monitor evening activities during non-event periods and security will be hired during events to ensure event goers do not trespass on adjoining property. The applicant states that security will be employed to ensure that event goers do not trespass or park on residential properties or adjacent roads.

23. Community Benefits: The applicant submitted a community benefits statement, attached in Exhibit H of staff packet, which states that benefits are as follows:

- The facility will be available for use by the residents
- There will be job opportunities with the reopening of the Downs
- The Downs will be maintained, preventing possible vandalism
- The fire protection system will be maintained, this resource will be available to the La Cienega area
- A schedule has been established for manure removal
- A portion of the gross receipts will be returned to the community
- The applicant will continue to investigate the possibility of connection to the County Water System
- Composted manure will be available to the community

24. The application conforms to the County Plan. See Resolution 1999-137, "Santa Fe County Growth Management Plan."

25. A preliminary review indicates that the site is suitable to accommodate the proposed development. However, further data is to be presented with the preliminary development plan to further substantiate this. See Downs Plan Report, materials packet, staff report, Downs Plan



sheets, testimony of Siebert.

26. A preliminary review indicates that the uses and intensity of the development are suitable at the location. However, further data is to be presented with the preliminary development plan to further substantiate this. See Downs Plan Report, materials packet, staff report, Downs Plan sheets, testimony of Siebert.
27. There is no significant impact to schools, adjacent lands or the County in general. See Downs Plan Report, materials packet, staff report, Downs Plan sheets, testimony of Siebert.
28. The proposed phases of the project are viable and may function as completed developments in the case that subsequent phases of the project are not approved or constructed. See Downs Plan Report, materials packet, staff report, Downs Plan sheets, testimony of Siebert.
29. The Board has reviewed and supports the decision of the La Cienega/La Cieneguilla Development Review Committee.
30. The facilities exist and there has been historic use of the property for similar uses.

*Consideration of Applicant's and Public's Comment*

31. On behalf of the applicant, the Commission took testimony from Jim Siebert, Jay Lazarus and Frank Demolli.
32. Members of the public were permitted to speak to the application. Four people spoke in support of the project and fourteen people spoke in opposition of the project.
33. To the extent that any testimony of a factual nature is in conflict with the above findings, the Board expressly chooses not to adopt such testimony.
34. The Board adopts the remainder of all testimony submitted to it.

WHEREFORE, the Board of County Commissioners hereby CONCLUDES that the application is in accordance with Article V, Section 5.2, of the Land Development Code.

WHEREFORE, it is hereby ordered that, subject to the Board of County Commissioners' discretionary zoning authority, the application is GRANTED subject to the following conditions:

1. All redline comments will be addressed, original redlines will be returned.
2. The applicant shall submit a drainage and grading plan including stormwater calculations with the development plan for each phase.
3. The applicant shall submit a detailed landscaping plan to include buffering from adjoining residential uses. Additional landscaping and berming may be required. The applicant shall install a 6 ft chain link fence with three strands of barbed wire on all property lines.
4. The applicant shall submit details for the removal of new and old manure, including any trash within the manure piles, with the preliminary development plan or within 6 months, new manure shall be removed on a weekly basis. All manure and unpermitted trash on the site, including the area adjacent to Por Su Gracia Subdivision, must be removed within 2 years of master plan approval and prior to Phase 2 Development Plan submittal. Half of the manure shall be removed in the first year. Any extension of this timeframe shall be reviewed by the BCC if the applicant shows reasonable cause to extend the tow year timeframe. If the timeframe is not complied with then the zoning on this property is void. The applicant shall submit a cost estimate and a financial guarantee, to be approved by the County Land Use Department, for removal of all manure and unpermitted trash prior to this facility re-opening.

5. The applicant shall submit a noise study with the development plan for each phase. If noise levels cannot be mitigated to meet Code requirements certain uses may not be allowed.
6. The applicant may request special use permits for events at the Downs prior to final approval of this project provided that a complete development plan for Phase 1 is submitted within 6 months of the master plan approval. The County may issue special use permits for 6 major outdoor events prior to submittal of Final Development Plan. A noise study will be conducted at the first event to determine noise levels and mitigation measures, if required. The applicant shall notify the Fire Marshal's office, the Sheriff's office, the State Highway Department and the State Police one month prior to all events.
7. The golf driving range will not be allowed if netting above 24 feet is required.
8. The flea market use will be limited to no more than one weekend per month, permanent structures will not be allowed.
9. The applicant shall be responsible for all costs related to traffic control during all events. The Fire Marshall, Sheriff's Department, State Highway Department and the State Police shall be notified by the applicant one month prior to major events.
10. The applicant shall submit a revised Traffic Impact Analysis with the Development Plan; local use figures shall be used for all proposed major uses and the Frontage Road and intersections with SR 599, Camino Entrada, County Road 54 (Los Estrellas), County Road 56 (Los Pinos Road), Camino San Jose and the Downs entry shall be analyzed.
11. The applicant shall submit a hydrology report proving adequate long term water availability, water quality data, a water budget for full project build out and water conservation measures with the Development Plan for each phase. The well shall be metered, annual water meter