

MEMORANDUM

DATE: April 13, 2010

TO: Board of County Commissioners

FROM: Vicki Lucero, Development Review Team Leader

VIA: Jack Kolkmeier, Land Use Administrator
Shelley Cobau, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF.: CDRC CASE #S 09-5211 Saddleback Ranch Estates

ISSUE:

Saddleback Ranch Estates LLC. (Gabriel Bethel) requests approval of a summary review (Type V) residential subdivision consisting of 24 lots (each 40-acres in size) on 960 acres. The project is located on State Road 41 within Section 13, 23, 25, & 26 of Township 14 North, Range 9 East and Sections 7, 8, 9, 16, 17, 18, 19, 20, 21, and 29 Township 14 North, Range 10 East, near the villages of Galisteo and Lamy (Commission District 3).

SUMMARY:

On March 9, 2010, the BCC tabled this case with direction that the applicant, address future plans for the development, water, lighting, a landing pad, revegetation, height (installation of story poles), further address the wildlife corridor, and meet with the community again (Refer to BCC Minutes in Exhibit "A").

The applicant has responded to the issues brought up at the BCC meeting (Refer to Exhibit "C"). A summary of the Applicant's responses are as follows:

Future Plans for the Development-The applicant admits his desire to develop the remaining undeveloped property however, no plans to do so have been solidified by the Applicant or applied for at this time.

If a future application is made by Saddleback Ranch to further divide the undeveloped portion of land, it would be subject to the entire process required by Code.

Water-The 3-acre occupancy envelope does not represent “buildable area” or pad area. The occupancy envelope will be fenced, and can be landscaped, but all construction must take place within the 1-acre building envelope. The building envelope is not meant to be in any way a measure of the expected home size. Regardless of the size, all homes will be metered, reporting quarterly and restricted to 0.25 acre feet of residential water use per year.

Lighting-Night sky protection will be enforced per Code criteria, which includes shielding of all fixtures.

Landing Pad-Having no landing strip is acceptable to the applicants. However, a helopad for medi-vac emergency helicopters is planned.

Revegetation- The Code requires revegetation of all disturbed areas.

Building Height/View Shed-The Galisteo Community members suggested that story poles be placed at each home site. The placement of the poles (at 24’ in height) was completed on March 23. This site is not subject to any code restrictions pertinent to the view shed.

Wildlife Corridor-Pathways Wildlife Organization has begun a baseline survey of the property. This process will entail many more visits to the site over time. This, like any research of nature, is an ongoing work in progress. Saddleback Ranch is willing to consider such things as stream corridor restoration, glare, noise, and domestic pets when finalizing the CC&R documents. Wildlife corridors are not required by Code.

Community Meetings-The Applicant met with the community on March 27 and March 31. Attached are additional conditions requested by the Village of Galisteo Association most of which are not required by County Code (all Code requirements have been met). Those conditions required by County Code are marked with an asterisk (Refer to Exhibit “B”). The Applicant’s response to these conditions is also included in Exhibit “B”.

REQUIRED ACTION:

The BCC should review the attached material, consider the recommendation of staff, and take action to approve, deny, approve with conditions, or table for further analysis of this request.

RECOMMENDATION:

The proposed subdivision complies with Article V, Section 5.5 (Summary Review Procedures), of the Land Development Code.

Staff recommends Final Plat approval subject to the following conditions:

1. All redlines of staff must be addressed before recordation.
2. A condition will be recorded on the final plat that requires compliance with the water harvesting requirements of Ordinance 2003-6. A rainwater-harvesting plan will be required from individual lot owner upon application for a building permit. This requirement must be included in the Subdivision Disclosure Statement.
3. A condition will be recorded on the final plat that requires a liquid waste permit from the Environment Department for septic systems prior to issuance of building permits. This requirement must be included in the Subdivision Disclosure Statement.
4. A location for a future cluster mailbox area to serve the Saddleback Ranch Subdivision and other areas must be provided. The pullout shall meet the minimum specifications for mailbox pullouts set forth by the NMDOT. The pullout driving surface shall be a minimum of 6" of aggregate base course, and adequate drainage must be provided. The detail of this location shall be submitted prior to plat recordation, and additional right-of-way if required shall be dedicated on the Final Plat.
5. The Applicant will be required to provide a Landscaping Plan for revegetation of disturbed areas, prior to Final Plat recordation.
6. All utilities shall be underground. This shall be noted on the plat, covenants and disclosure statement.
7. Driveways shall not exceed 11% grade.
8. Roads shall meet the requirements set forth in the Code. Driveway, turnouts, and turnarounds shall be County approved all-weather driving surface of minimum 6' compacted basecourse. Minimum gate and driveway width shall be 14' and an unobstructed vertical clearance of 13'6".
9. A minimum 60,000-gallon of water storage and draft hydrant(s) shall be installed, tested, approved and operable prior to the start of any building construction. Plans and location for said system(s) shall be submitted prior to installation for approval by this

office and shall meet all minimum requirements for the Santa Fe County Fire Department. Details and information are available through the Fire Prevention Office.

10. Automatic fire Protection Sprinkler systems may be required by the New Mexico Fire Code.
11. If County water becomes available within $\frac{1}{4}$ mile of exterior boundary of the subdivision, all lots shall connect to the County System. Fire distributions mains may be utilized as water distribution lines.
12. A condition will be recorded on the final plat that states that domestic wells that serve the development be drilled to 500 feet or more, produce at least 5 gallons per minute.

ATTACHMENTS:

Exhibit "A"-March 9, 2010, BCC Minutes

Exhibit "B"-Conditions from Village of Galisteo Association & Applicant's response

Exhibit "C"-Applicants response to BCC directive

Exhibit "D"- March 9, 2010, BCC Staff Report & Exhibits