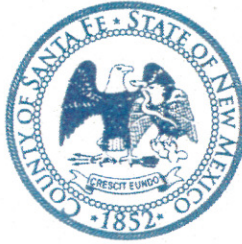


Daniel "Danny" Mayfield
Commissioner, District 1

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: June 12, 2012

TO: County Development Review Committee

FROM: Jose E. Larrañaga, Commercial Development Case Manager *JEL*

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

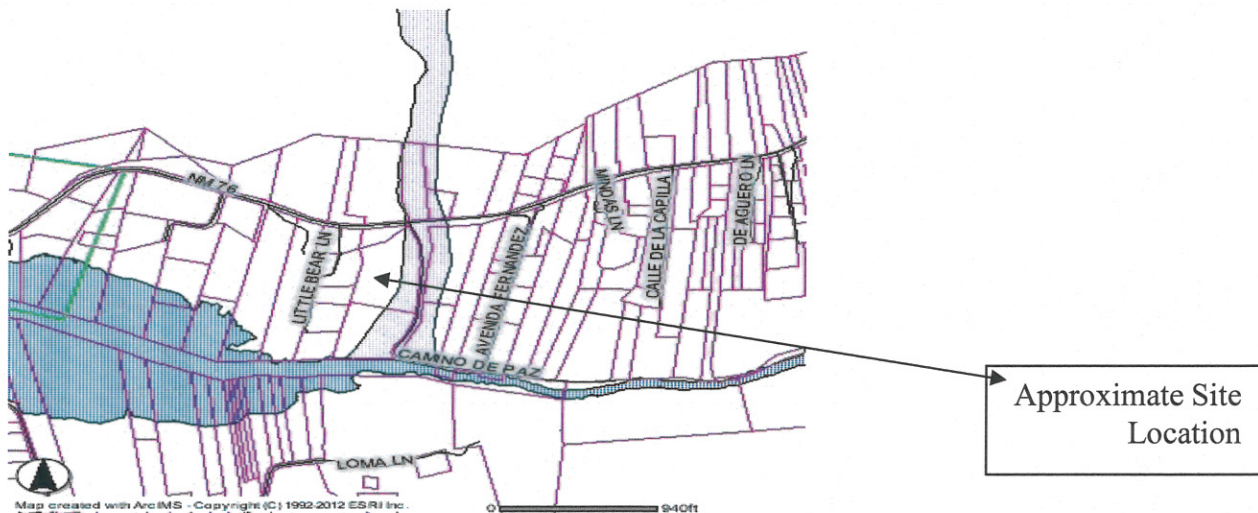
FILE REF.: CDRC Case # 12-5000 MP/PDP Camino de Paz School & Farm

ISSUE:

Camino de Paz School and Farm, Applicant, Scott Hoefft (Santa Fe Planning Group, Inc.), Agent, request approval of Master Plan Zoning as a Community Service Facility and Preliminary Development Plan approval for Phase I and Phase II on 2.7 acres. Phase I consists of a new proposed 2,000 square foot main school building, a new proposed 625 square foot classroom building and includes utilizing an existing 1,350 square foot dairy building and 1,200 square foot barn. Phase II consists of a new 4,000 square foot classroom/multiuse structure, a new 700 square foot classroom addition, and new 1,500 square foot boy's dormitory and 1,500 square foot girls dormitory.

The property is located at 03AB Camino de Paz, in Quarteles, within Section 7, Township 20 North, Range 9 East, (Commission District 1).

Vicinity Map:



SUMMARY:

On April 19, 2012, the County Development Review Committee (CDRC) met and acted on this case. The decision of the CDRC was to recommend approval of Master Plan Zoning as a Community Service Facility and Preliminary Development Plan approval for Phase I and Phase II. The CDRC also recommended approval of Final Development Plan to be approved administratively.

The Applicant requests Master Plan Zoning for use of the property as a Community Service Facility to operate as a school and farm.

Ordinance No. 2010-13 defines the uses that are permitted for a Community Service Facility, which include governmental services, elementary and secondary day care centers, schools, community centers and churches. Ordinance No. 2010-13 also states that a Community Service Facility must comply with Article III, Section 4.4, Development and Design Standards, Article V, Section 5.2, Master Plan Procedure and Article V, Section 7, Development Plan Requirements, of the Land Development Code.

Ordinance No. 2010-13 states that Community Service Facilities are allowed anywhere in the County, provided all requirements of the Code are met, if it is determined that; the use is compatible with existing development in the area and is compatible with development in the Code.

The existing school was established in 2001 and is integrated into the residential setting of the community. The Tony Quintana Elementary School is approximately 1 mile from this site. The McCurdy School and the Santa Cruz Housing Facility are located approximately 1.25 miles from this site. The La Puebla Fire Station and La Puebla Park are sited approximately 1.75 miles from the proposed school location. The proposed farm element of the school is compatible with the surrounding agricultural use. The studies, provided by the Applicant, indicate that traffic and water use will not have an effect on the surrounding community.

The Applicant also requests approval of Preliminary Development Plan for Phase I and Phase II. Phase I will accommodate 35 students and 6 staff members, and involves converting an existing 2,000 square foot residence into a main school building which will include classrooms/multi-use/kitchen and office. Phase I will also involve construction of a 625 square foot classroom building and utilize the existing 1,350 square foot dairy building and a 1,200 square foot barn for school purposes. Phase II will accommodate an additional 55 students and 6 staff members. Thirty of those students will board at the school. Phase II will also involve construction of a 4,000 square foot classroom/multiuse structure, and a 700 square foot classroom addition which will increase the classroom building to 1,325 square feet. Phase II will also involve construction of a 1,500 square foot boy's dormitory and 1,500 square foot girls dormitory.

The Applicant is requesting Final Development Plan review and approval be processed administratively for each phase or portion of a phase.

This Application was submitted on January 6, 2012.

Building and Development Services staff has reviewed this project for compliance with pertinent Code requirements and has found that the following facts presented support this request: Community Service Facilities are allowed anywhere in the County; a school is an allowed use as a Community Service Facility; the development is compatible with Code requirements generally; the use is compatible with existing development surrounding the site; the application is comprehensive in establishing the scope of the project; the proposed Preliminary Development Plan substantially conforms to the proposed Master Plan; the Application satisfies the submittal requirements set forth in the Land Development Code.

The review comments from State Agencies and County staff has established that this Application is in compliance with State requirements and Ordinance No. 2010-13, Community Service Facilities, Article III, Section 4.4, Development and Design Standards, Article V, Section 5, Master Plan Procedures and Article 5, Section 7 Development Plan Requirements of the Land Development Code.

APPROVAL SOUGHT: Master Plan Zoning as a Community Service Facility, Phase I and Phase II Preliminary Development Plan and Final Development Plan to be processed administratively.

GROWTH MANAGEMENT AREA: El Norte, outside Cuartelez Traditional Community boundary, SDA2, Future Land Use: Rural Fringe.

HYDROLOGIC ZONE: Basin Hydrologic Zone, minimum lot size in this area is 2.5 acres.

ARCHAEOLOGIC ZONE: High, less than 5 acres outside Traditional, report not required, reviewed by NMSHPD, potential for cultural resources to exist on site are low.

ACCESS AND TRAFFIC: The property will take access from Camino de Paz, a County Road, via State Road 76. The existing access will be abandoned. The proposed access is designed at a 90-degree angle to allow a safe ingress/egress to the site.

FIRE PROTECTION: La Puebla Fire District; automatic fire protection sprinkler systems shall be required in the dormitory buildings as per the New Mexico Fire Code.

WATER SUPPLY: Cuatro Villas MDWUA. A "willing and able to serve" letter has been provided by the Water Users Association.

LIQUID WASTE: Private septic, reviewed by NMED.

- SOLID WASTE:** Dumpster located on site, screened from view, private contractor to dispose of solid waste.
- FLOODPLAIN & TERRAIN MGMT:** Flood Designation: Zone A, Community Panel Number: 35049C0135D. A technical drainage analysis has been provided in accordance with Ordinance 2008-10. A retention pond is proposed which will serve as drainage control for onsite drainage. The drainage generated from total site disturbance is 1435ft³. On-site detention provided is a total of 1575.50ft³.
- SIGNAGE AND LIGHTING:** The Applicant is proposing a 4 ft. by 5 ft. sign. Set back and design of the sign shall be addressed prior to recording the Master Plan.
- EXISTING DEVELOPMENT:** School, licensed by Santa Fe County as a Home Occupation Business.
- ADJACENT PROPERTY:** The site is bordered to the north and west by residential property, to the south the site is bordered by agricultural property owned by the Applicants and to the east the site is bordered by Camino De Paz and residential parcels.
- PARKING:** If the variance of Article III, Section 9.1 (Parking Requirements), of the Land Development Code, is granted the Applicant will be allowed to supply 34 parking spaces instead of the Code required 54 parking spaces. **CDRC approved a variance to allow 34 parking spaces and required a revised plan set, illustrating the additional parking, to be submitted prior to being presented to BCC (Exhibit 10).**
- LANDSCAPING:** The abandoned existing access area shall be reseeded with native mix. The property features several mature trees. Landscape shall be implemented to screen parking area in compliance with the code criteria, Article III, Section 4.4.4.f.
- RAINWATER HARVESTING:** Cisterns shall be installed as per code requirements for all new structures for Phase I and Phase II development. Water conservation measures shall be implemented with the development.

AGENCY REVIEW:

<u>Agency</u>	<u>Recommendation</u>
NMOSE	Approval
NMDOT	Approval
NMED	Approval with Conditions
NMDHP	Approval
Cuatro Villas	
MDWUA	Able to Serve Letter Provided
County Fire	Approval with Conditions
County PW	Approval with Conditions
County Utility	Approval
Planning	Approval

CDRC AND STAFF RECOMMENDATION:

Conditional approval of Master Plan Zoning as a Community Service Facility, conditional approval of Phase I and Phase II Preliminary Development Plan and approval of Final Development Plan to be reviewed and approved administratively.

If the decision of the BCC is to approve the Applicant's request, staff recommends imposition of the following conditions:

1. The Applicant shall comply with all review agency comments and conditions, **Article V, Section 7.1.3.c.**
2. Master Plan and Preliminary Development Plan, with appropriate signatures, shall be recorded with the County Clerk, as per **Article V, Section 5.2.5.**

EXHIBITS:

1. Master Plan & Preliminary Development Plan Report
2. Drawings
3. Ordinance No. 2010-13
4. Article III, Section 4.4, Development and Design Standards
5. Article V, Section 5, Master Plan Procedures
6. Article V, Section 7
7. Aerial Photo of Property
8. Agency Reviews and Comments
9. April 19 CDRC Minutes
10. Revised Parking Plan

SANTA FE PLANNING GROUP, INC.

P.O. Box 2482

Santa Fe, NM 87504

505.983.1134; 505.983.4884 fax

March 15, 2012

Mr. Jose Laranaga
Santa Fe County Land Use Department
PO Box 276
Santa Fe, New Mexico 87504-0276

RE: Camino de Paz School & Farm
Master Plan & Preliminary Development Plan Submittal, Phase I & II
Final Development Plan "administratively" per Phase

Dear Mr. Laranaga:

Pursuant to our discussions please find attached the additional items for the submittal that you requested, which include building elevations, and a revised site plan (that includes lighting detail and location and signage detail and location, and phasing). It should also be noted that the number of students have been shifted to 35 students in Phase I and 55 students in Phase II. The same total number of students still applies (90 students).

	Students	Teachers/Staff
Phase I	35	6
Phase II	<u>55*</u>	<u>6</u>
	90	12

*30 students will board at the school.

Variance Request

At this time, we would also like to request a variance to Article III, Section 9.1, Community Facility Parking. SF Code requires that the applicant to provide **54 parking spaces** at full build out. We have designed the site plan to show **24 spaces**. It is our objective to "park" the subject site consistent with the intended use of an elementary school / middle school that features 12 teachers at full build and zero children of the age to drive. It should be highlighted the parking ratio provided by "Community Facility Parking" in the Code is a generic calculation for all community facilities which may include a senior center, a community center, or a school. Some of these uses would obviously have a greater number of participants that are of age to drive an automobile, unlike an elementary/middle school. It is our desire not to over-park the subject site and have a concern about taking up more farm land or orchards for dedicated parking spaces. All parking spaces for both phases will be constructed in Phase I.

In comparison, it should also be highlighted that the City of Santa Fe parking calculations for an elementary school/middle school is 1sp / classroom plus 1 space / 200 sf of gym or auditorium. This is in line with other municipalities across the Country according to the American Planning Association. Using this described parking ratio, **14 spaces** would be required.



NBE-6

Architectural, Signage, Lighting

Architectural elevations and images of the existing structures have been provided and shown on Sheet 5. Signage and lighting have been provided on Sheet 4 and Sheet 5.

Public Works

Regarding the comments by Mr. Paul Kavanaugh, we added a fence to the existing drive / fire turn-around (see site plan) that would preclude it from being used as an entrance after the new driveway is built. The drive will be built pursuant to the engineered design and will not return to its original state. The stop sign will be adjusted to a single mount post.

Fire Review

We met w/ Buster Patty and Victoria de Vargas in the field to discuss any issues related to fire protection. A fire review letter was submitted by Mr. Patty on March 15 and available for your review.

We are hopeful that the project will be scheduled for hearing at the **April 19, 2012** meeting of the County Development Review Committee (CDRC). If you have questions or require additional information, please do not hesitate to call at 412.0309.

Sincerely,



Scott Hoelt

Attachments:

- Revised Master Plan/Preliminary DP (2)
- Building Elevations (2)
- \$150 (variance fee)

DEVELOPMENT REPORT

Master Plan and Preliminary Development Plan, Phase I

CAMINO de PAZ SCHOOL & FARM

SANTA FE COUNTY

03AB Camino de Paz, Cuarteles, New Mexico

Section 7, T.20 N., R 9E

JANUARY 06, 2012

Prepared by:

SANTA FE PLANNING GROUP, INC.

PO Box 2482, Santa Fe, New Mexico 87504

(505) 983-1134, FAX 983-4884

NBE-8

SANTA FE PLANNING GROUP, INC.

P.O. Box 2482

Santa Fe, NM 87504

505.983.1134; 505.983.4884 fax

January 06, 2012

Mr. Jose Laranaga
Santa Fe County Land Use Department
PO Box 276
Santa Fe, New Mexico 87504-0276

RE: Camino de Paz School & Farm
Master Plan & Preliminary Development Plan Submittal, Phase I
03ab Camino de Paz, Cuarteles, NM.
P.O. Box 669, Santa Cruz, NM 87567

Dear Mr. Laranaga:

Enclosed please find 9-sets of plans and 10-development reports submitted on behalf of Greg Nussbaum and Patricia Pantano, owners of the Camino de Paz School & Farm. The application request is for Master Plan for "Community Services Facility" in order to expand the Camino de Paz School, a non-profit Montessori Middle School (grades 6-9). The request will also include Preliminary Development Plan, Phase I. The subject site is approximately 2.7-acres in size (denoted as Parcel B on the plat), and is currently zoned agricultural/residential. It should be noted that the rezoning request includes only Parcel B and does not include Parcel A or C which are located to the north and south of the subject parcel and also owned by the applicants.

It should be highlighted that this project was submitted for the same rezoning request in Year 2005. Several issues surfaced during the County review process which could not be solved at the time. These issues included: 1) water availability; 2) farm chicken processing; 3) flood plain encroachment; 4) driveway access. We feel that our planning and research work during Year 2011 has effectively resolved each of these issues, which has permitted the project to be presented again to Santa Fe County for review.

We are hopeful that the project will be scheduled for hearing at the **March 15, 2012** meeting of the County Development Review Committee (CDRC). If you have questions or require additional information, please do not hesitate to call at 412.0309.

Sincerely,


Scott Hoelt

Attachments:

Development Report (10 copies)

Plan Set (9 copies) and 2 reduced sets

NBE-9

I. INTENT OF APPLICATION

The intent of this application is to rezone the subject site from agricultural/residential to "Community Services Facility" in order to expand the Camino de Paz School and Farm. The application also includes a Preliminary Development Plan, Phase I. The subject site is approximately 2.7-acres in size and is labeled as Parcel B. It should be noted that Parcel A and C are not part of this application and remain as currently zoned. The school exists currently in several buildings that serve existing students. The facility is operating at its limit under its current zoning designation, and an expansion of the facility is necessary in order to serve additional students beyond the current capacity. A zoning change to Community Services Facilities" is required in order to accommodate the expansion of the school.

II. PROJECT DESCRIPTION

The Camino de Paz School & Farm provides students with the opportunity to undertake their normal course of study (grades 6-9) in a diverse farm setting. The program incorporates sustainable agriculture, organic farming, land stewardship, animal husbandry, community service and outdoor education. The facilities (existing and proposed) will serve to hold workshops, retreats, and classes for the greater community, as well as a teaching farm for interns and student teachers. The school day is (8:30-4:00pm) and classes are held five-days per week, September – June.

The plan is to expand the enrollment up to 90 students (45 for Phase I and 45 for Phase II) and expand the staff to 6 full time employees for Phase I and an additional 6 staff for Phase II. Phase II will also have 30 boarding students (as part of the 45 students total). The school is located in existing Building A (see master plan) and includes additional space in Building B. Existing Buildings F & G serve as the dairy building and barn.

PHASE I

-Building A (Main School Building, North Wing):	2000 sf
-Building B (Main School Building, South Wing):	625 sf
-Building F: Existing Dairy Building:	1,350 sf
-Building G: Existing Barn	1,200 sf

PHASE II

-Building B (classroom addition):	700 sf expansion
-Building E (Classrooms & Multiuse):	4,000 sf
-Building C (Boy's Dorm):	1,500 sf
-Building D (Girl's Dorm):	1,500 sf

III. ISSUES ADDRESSED

Poultry Component

The prior submittal for this project (year 2005) featured a chicken processing element of approximately 10,000 to 20,000 chickens. Based upon discussions with County staff, it was determined that such an operation was “significant” and contrary to the intent of a “Community Services Facility” zoning classification (and more acceptable in an industrial zoned property). The major processing component has been eliminated as part this submittal. As a school that teaches animal husbandry, chickens will part of the program but in significantly less quantities than previously proposed. The applicants have agreed to a maximum of 150 chickens be allowed onsite for Phase I of the project and up to 300 chickens total at build-out, or Phase II.

Flood Plain

Previous flood plain mapping showed a portion of the land on the east side of the property (and the site’s access driveway and access roadway (Camino de Paz Rd)) located within a 100-year flood plain. Recent FEMA data from year 2011 showed that the 100-year flood was revised significantly in this area of the site. The Camino de Paz Rd. (up to the access driveway) and the access driveway are no longer in the 100-year flood plain. The flood plain has been reduced significantly and is now further east (see attached flood plain map for further information).

Access, Traffic Impact, and Parking

The property is accessed via Camino de Paz Rd. from State Road 76. The existing driveway accesses Cam. de Paz Rd. at an obtuse angle, nearly perpendicular to Cam. de Paz Rd, which causes an unsafe circumstance for egress/ingress into the subject site. As part of this submittal, the driveway has been relocated to the north by approximately 180-ft. This relocation permits the access driveway to adjoin Cam. de Paz Rd. at a 90-degree angle, which will provide better visibility to oncoming traffic, for traffic driving north (from the south) on Cam. de Paz Rd. The driveway will be constructed to Santa Fe County standards and will be raised and have compacted gravel base course (please see the Grading and Drainage Plan and Road Profile Plans for further information).

Walker Engineering has provided a letter regarding the need for a traffic impact study. According to his assessment and NMDOT requirements, it is suggested that a traffic impact analysis will not be required for Phase I of the project. According to Mr. Walker, “the impact of the school expansion will be minimal on the surrounding roadway system (please see the attached letter from Walker Engineering and a Site Threshold Assessment (STH), which is required for developments that indirectly assess a state highway).

Parking for the site has been increased and demarked on the Master Plan and Preliminary Development Plan, Phase 1. Thirteen (13) spaces are required by Code for a middle school. Twenty-two (22) spaces have been provided as well as space for two passenger vans to meet the requirements for the project. Twelve (12) additional spaces have been provided as overflow parking for special events (such as an open house). Parking has been designed to accommodate full build out.

Water Supply

The annual water requirements for the Camino de Paz Montessori School and Farm were calculated using standard methods and unit values approved by the U.S. EPA and Santa Fe County. Both indoor (domestic) and outdoor (livestock) water uses were estimated. The annual water requirement for Phase 1 of the project is 0.66 acre-feet as shown on the attached tabulation. The water requirement for Phase 2 is estimated at 2.79 acre-feet.

The school's water supply will be provided by Cuatro Villas Mutual Domestic Water Users Association. Cuatro Villas has 12" water transmission line located in the south right of way of State Road 76 (directly in front of the site) with stub outs for future distribution lines and service connections. The MDWUA is based in Arroyo Seco, Santa Fe County. The MDWUA has provided a letter indicating their ability to provide sufficient water for both domestic needs and fire flow protection for both Phase 1 and Phase II of the project (see attached letter from the Cuatro Villas Water Association, dated September 28, 2011).

Fire Protection

According to Cuatro Villas, "there is a fire hydrant located within 500-ft of the school building. Under normal operating conditions, this hydrant is capable of providing 1000 gpm fire flow for 2 hours. At this time Cuatro Villas is seeking funding for construction of regional water storage as well as secondary bulk water source which will allow the regional water system to attain normal operating conditions."

It is our understanding that this regional water storage tank is proceeding toward design and development. The case was heard by the BCC on the December 13, 2011 agenda (CDRC Case # V 11-5270). Additional information forthcoming regarding the status of this project.

It should be noted that a meeting with Buster Patty occurred on September 01, 2011. In addition to numerous requirements of the buildings, Mr. Patty indicated that 1000 gpm of fire flow is required within 500-ft of the buildings. We will meet with Mr. Patty again, post-submittal, to verify that his fire requirements and recommendations have been addressed.

Liquid Waste Disposal

During the initial phase of the project, the school will discharge 85% of its domestic water use of 700 gallons in the form of liquid waste, or 595 gallons per day. The treatment of liquid waste will be provided through the existing conventional septic tank and liquid waste system approved by the NM Environmental Improvement Agency (now the NMED) in 1977 under permit E577039. The existing septic tank is a 1,500 gallon fiberglass tank. The leachfield consists of 4-220' x 3' trenches providing a total absorption area of 2,640 square feet. A copy of the permit is provided.

Per NMED design criteria, the septic tank must be able to hold 2.5 times the volume of the peak day liquid waste discharge volume (595 gallons). This was calculated at 1,488 gallons/day which is less than the 1,500 gallon tank provided. The NMED requires that the leach field provide an absorption area of 2 x the design flow and an application rate of 2.0 sq. ft./gallon/day or 2,380 square feet which is less than the 2,640 sq. ft. provided by the existing leachfield.

For Phase II of the project, the applicant may have to get a discharge permit as the effluent may exceed 2,000 gallons/day (Please see the liquid waste permit attached under cover).

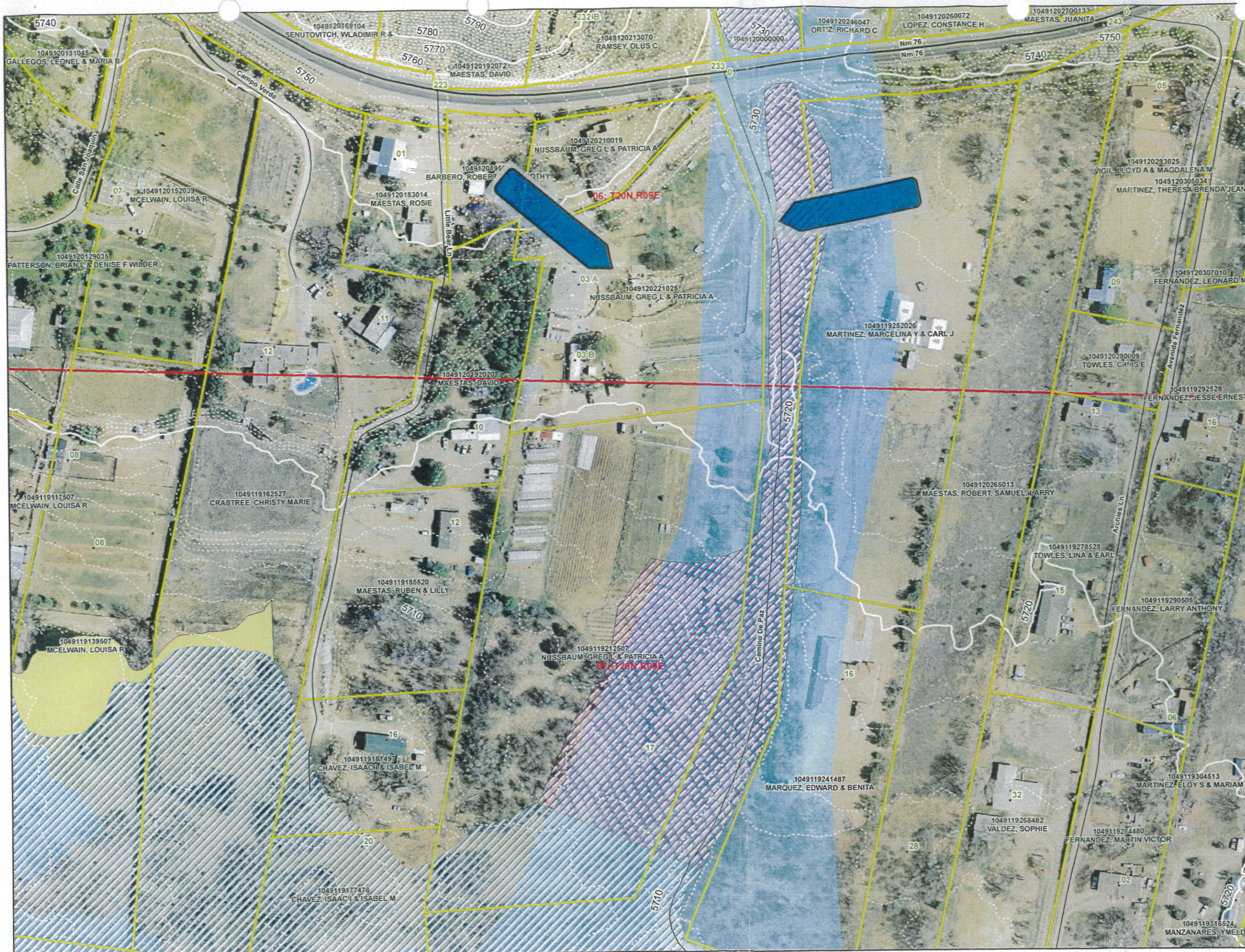
Landscaping & Lighting

The property features several mature trees in-and-around the various structures. It is intended to not add additional trees to the property at this time. All efforts shall be made to protect and to retain significant native trees on the property.

Camino de Paz will utilize minimal night lighting as the school engages in astronomy studies onsite. All lighting is down directed and low wattage and will comply with the dark sky ordinance.

FLOOD PLAIN

Map of Property in Santa Fe County



Legend

- driveways
- Minor Roads
- Major Roads
- Parcels_sde
- Section Lines

2011 FEMA Data Draft Fema Data 2011

- 0.2 PCT
- A
- AE
- AO; D; X

2008 FEMA Data

- 500 Year
- 100 Year

1:1,502

1 inch represents 125 feet



WARNING:
Two (2) foot contour data sets are NOT SUITABLE FOR ENGINEERING WORK. These data are appropriate for PLANNING PURPOSES ONLY.

Orthophoto from 2008
Contour Interval 2 Feet

This information is for reference only. Santa Fe County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy.



May 2, 2011

NBE-16

TRAFFIC IMPACT

W•E**Walker Engineering**

Morey Walker & Associates Engineering, Inc.

905 Camino Sierra Vista
Santa Fe, NM 87505
(505) 820-7990

January 4, 2012

Ms. Vicki Lucero
Santa Fe Land Use Dept.
Santa Fe County
102 Grant Ave
Santa Fe, NM 87504Ref: Camino de Paz School
Phase 1
Santa Cruz, NM

Dear Vicki,

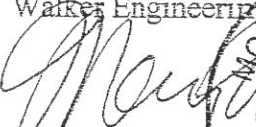
For the referenced project, I have reviewed the traffic impact that the proposed expansion will have on the surrounding roadway system. For Phase 1, the Camino de Paz School will have a maximum of 45 students in grades 6 through 8. Using ITE trip generation equations for this size and type of school, approximately 24 trips will be generated in the AM and 7 trips will be generated in the PM. Attached are the Site Threshold Assessment application per NMDOT Standards and the Trip Generation Calculation summary for a 45 student middle school.

Based upon NMDOT requirements, a traffic impact analysis will not be required for Phase 1 of the Camino de Paz School expansion. The impact of the school expansion will be minimal on the surrounding roadway system.

If you have any questions or need further information, please do not hesitate to contact me at (505) 820-7990. Thank you for your time and effort in this matter.

Sincerely,

Walker Engineering

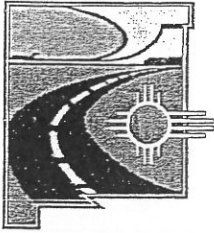

Morey E. Walker,
Principal

Camino de Paz School Phase 1
 Summary of Trip Generation Calculation
 For 45 Students of Middle School / Jr. High School
 January 04, 2012

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	1.62	1.45	1.00	73
7-9 AM Peak Hour Enter	0.30	0.00	1.00	14
7-9 AM Peak Hour Exit	0.24	0.00	1.00	11
7-9 AM Peak Hour Total	0.54	0.80	1.00	24
4-6 PM Peak Hour Enter	0.08	0.00	1.00	4
4-6 PM Peak Hour Exit	0.08	0.00	1.00	4
4-6 PM Peak Hour Total	0.16	0.41	1.00	7
Saturday 2-Way Volume	0.00	0.00	1.00	0
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.00	0.00	1.00	0

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS



Site Threshold Assessment (STH)

A Site Threshold Assessment (STH) is required of all developing or redeveloping properties that directly or indirectly access a state highway.

District No. 5
Project No. _____

Permit Applicant

Date: 1/4/12

Applicant Name: _____

Business Name: Camino de Paz School

Business Address: 34A Camino de Paz

City: Santa Cruz State: NM Zip Code: 87567

Site Description

Development Type

Site Information (fill in all that apply)

Residential _____
 Retail _____
 Office _____
 Industrial _____
 Institutional _____
 Lodging _____
 Restaurant _____
 Convenience/Gas _____
 Other School

Building Size (SF) _____
 Parcel Size (ac) _____
 Roadway Frontage (ft) _____
 Parking Spaces _____
 Employees _____
 Other _____

Dwelling Units _____
 Rooms _____
 Beds _____
 Students 45 (Phase 1)
 Seats _____
 Fuel Pumps _____
 Courts _____
 Storage Units _____

The STH examines existing roadway volumes and anticipated site trip generation for the purpose of determining if additional analyses are required. If the site characteristics and the trip generation estimate for a proposed development do not satisfy the requirements for a STA or a TIA as determined by the District Traffic Engineer, the STH should be approved and the traffic study requirement for the proposed development will be complete. If additional analysis is required based on the results of the STH, the District Traffic Engineer should indicate to the applicant the level of analysis that is required.

Existing Roadway Data

Highway No.: NM 76
 Highway ADT: 6900
 Number of Lanes (two-way): 2

Site Mile Post: 2.3±
 Count Year: 2008
 Func. Class.: _____

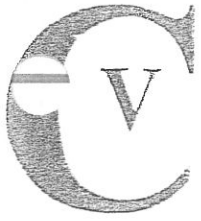
Trip Generation

ITE Trip Generation Land Use Category: Middle School
 AM Peak Hour Trips Enter: 14 Exit: 11
 PM Peak Hour Trips Enter: 4 Exit: 4

Exceeds Threshold: Y or N → If Yes, is a STA or TIA Required?

Notes: _____

WATER SUPPLY
AND WATER BUDGET



Cuatro Villas Mutual Domestic Water Users Association

P.O. Box 667 = Santa Cruz, = New Mexico 87567
(505) 747-4848
www.cuatrovillas.org

September 28, 2011

Patricia Pantano, Education Director
Camino de Paz Montessori School and Farm
Santa Cruz, NM 87567

Dear Ms. Pantano,

We have received a request for water service via your consultant, Mustafa D Chudnoff Consulting, LLC. The following needs for the Camino de Paz School have been identified therein as follows:

Phase 1

Annual demand: 0.66 acre-feet

Peak hour: 21 gpm

Full buildout

Annual demand: 2.79 acre-feet

Peak hour: 59 gpm

The Camino de Paz School is located within the Cuatro Villas MDWUA service area. Currently, we have a 12" water transmission line located in the south right of way of State Road 76 with stub outs for future distribution lines and service connections and will be willing and able to provide the needed water requirements identified above.

There is a fire hydrant located within 500 feet of the school building indicated by your consultant. Under normal operating conditions, this hydrant is capable of providing 1,000 GPM fire flow for 2 hours. At this time, Cuatro Villas MDWUA is seeking funding for construction of regional water storage as well as a secondary bulk water source which will allow the regional water system to attain normal operating conditions.

If you have any questions or need additional information, please do not hesitate to contact me at 505-450-2802 or mukhtiar@newmexico.com

Sincerely,

Cuatro Villas MDWUA
Mukhtiar Singh Khalsa, President

cc: Mustafa D Chudnoff Consulting, LLC
Kari Edenfield, P.E., Souder, Miller and Associates

CAMINO DE PAZ SCHOOL WATER BUDGET (PHASE 1)

Indoor (potable) Water Use by School	Capita	Days onsite/week	Water Use GPCD	Days onsite/Year	Demand (gallons)	
					Annual	Daily
Day students	30	5	20	170	102,000	600
Summer students	3	5	20	75	4,500	60
Non-resident staff	3	5	20	175	10,500	60
Year-round Staff	2	7	20	365	14,600	40
Summer teacher workshop	15	5	75	5	5,625	NA
Subtotal potable water use					137,225	760
Contingency/incidental uses	10%	As percentage of total indoor water use			13,723	76
Total potable water use				Gallons	Annual	Max. Monthly
				Ac-Ft	150,948	16,084
					0.46	836

Source: USEPA Manual 625/R-00/008 - "Onsite Wastewater Treatment Systems Manual."

Livestock Potable Water Use	Capita	Days on Site	Water Use GPCD	Demand (gallons)		
				Annual	Daily	
Chickens	200	365	0.05	3,650	10	
Goats	50	365	2	36,500	100	
Horses	4	365	12	17,520	48	
Subtotal				57,670	158	
Incidental Livestock Water Use	10%	As percentage of total livestock water use			5,767	16
Total livestock potable water use				Annual	Monthly	Daily
				63,437		174
				0.19		

Source: Leeden, Troise and Todd (1990), The Water Encyclopedia-Lewis Publishers, Inc.

TOTAL PROJECT POTABLE WATER USE	Gallons	Ac-Ft
	214,385	
		0.66
		1,010

Average day demand (8 hr. school day) 2 GPM
 Maximum day demand (school day) 3 GPM
 Maximum hour demand (school day) 21 GPM

Septic tank size = 2.5 design flow = 1,488 Gallons Per Section 20.7.3.201 Subsection Q(3) NMAC
 Absorption area = 4 x design flow = 2,380 S.F. Per Section 20.7.3.703 Subsection H NMAC and the soils report

GAMINO DE PAZ SCHOOL WATER BUDGET (PHASE 2)

Indoor (potable) Water Use by School	Capita	Days Onsite/week	Water Use GPCD	Days Onsite/year	Demand (gallons)	
					Annual	Daily
Day students	90	5	20	170	306,000	1,800
Boarding students *	30	7	64	170	326,400	1,920
Summer students	3	5	20	75	4,500	60
Non-resident staff	7	5	20	175	24,500	140
Boarding Staff	4	7	64	175	44,800	256
Year round staff	2	7	75	365	54,750	150
Summer teacher workshop	15	5	75	5	5,625	NA
Subtotal potable water use					766,575	4,326
Contingency/incidental uses	10%	As percentage of total indoor water use			76,658	433
Total potable water use				Gallons	Annual	Max. Daily
				Ac-Ft	843,233	4,759
					2.59	0.29

Source: USEPA Manual 625/R-00/008 - "Onsite Wastewater Treatment Systems Manual."

Livestock Potable Water Use	Capita	Days on Site	Water Use GPCD	Demand (gallons)	
				Annual	Daily
Chickens	300	365	0.05	5,475	15
Goats	50	365	2	36,500	100
Horses	4	365	12	17,520	48
Subtotal				Annual	Daily
Incidental Livestock Water Use	10%	As percentage of total livestock water use		59,495	163
				5,950	16
Total livestock potable water use				Annual	Daily
				65,445	179
				0.20	

Source: Leeden, Troise and Todd (1990), The Water Encyclopedia-Lewis Publishers, Inc.

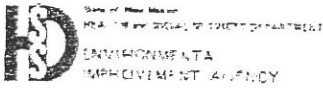
TOTAL PROJECT POTABLE WATER USE	Gallons	Ac-Ft	Gallons	Ac-Ft
	908,677		2,79	
				4,938

Average day demand (8 hr. school day) **10 GPM**
 Maximum day demand (school day) **15 GPM**
 Maximum hour demand (school day) **59 GPM**

*Weighted average of 4 sleepover days at 79 gpcd and one day at 20 gpcd

LIQUID WASTE

E597039



INDIVIDUAL LIQUID WASTE DISPOSAL SYSTEM REGISTRATION APPLICATION

I. GENERAL INFORMATION

Name of Owner: MARK SCARBOROUGH
Mailing Address: P.O. Box 437
Contractor: HUTCHINSON CONSTRUCTIVE
Mailing Address: P.O. Box 355 - EDWARDS, N. MEX. 87432
Type of Establishment: INDIVIDUAL HOME
Quantity of Liquid Waste: 5 BATHROOM
Type of Disposal System: PRIVATE WELL

JOB TYPE: OLD PLACE

Application for Registration for: PROPOSED INDIVIDUAL

General Location and Direction to the Site: APPROXIMATELY 3/4 MI. EAST OF LUCERO COUNTRY STORE ON RIGHT HAND SIDE OF ROAD. DIRECTLY ACROSS ROAD FROM THE 2-TWO STORY HOUSES (OLUS ROMERO)

II. SOIL AND TERRAIN CHARACTERISTICS FOR ABSORPTION FIELD USE

Soil Depth in Feet: YES
Soil Texture: GRAVEL - SANDY SOIL
Percolation Rate: 15 MINUTES PER INCH
Depth to Seasonal High Water Table in Feet: 25 FEET
Slope of the Ground: APPROXIMATELY ONE FOOT
Flooding Potential: NO

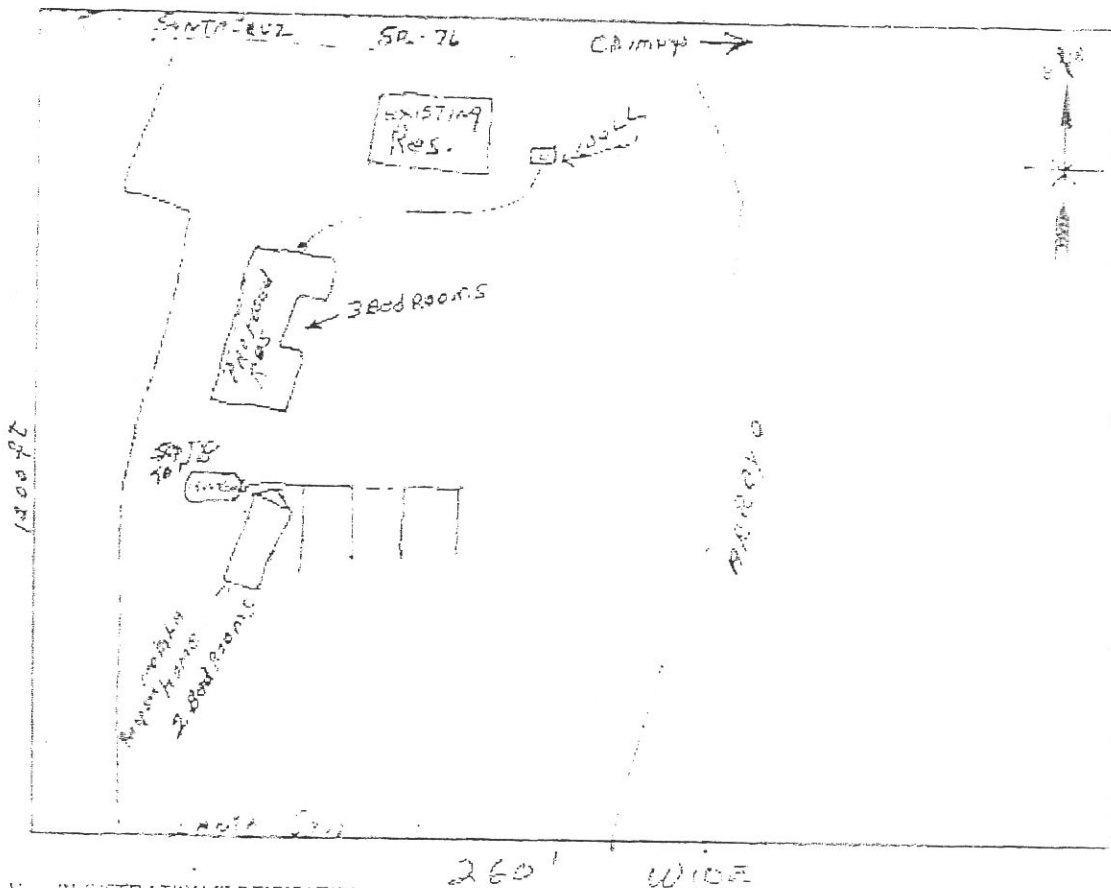
III. INDIVIDUAL SYSTEM DESIGN

Type of Individual System: SEPTIC TANK
Tank Capacity in Gallons: 1500
Manufacturer of the Tank: SOUTHWEST FIBER GLASS PRODUCTS CO. INC.
Tank Certification: BOTH
Absorption Trench Size: 220' LONG X 3' WIDE
Absorption Trench Depth in Inches: 48"
Depth of Gravel in Trench in Inches: 24"

IV. LAYOUT OF THE SYSTEM

Sketch the layout of the proposed system and the following landmarks within 100 feet:

1. Proposed or existing building, well, vault, and/or water disposal systems.
2. Existing or proposed streets, avenues, other watercourses or structures which affect ground water flow and
3. Dimensions of the project area where the system is to be installed or modified.



V. REGISTRATION CERTIFICATION

The foregoing information is submitted to the field office of the Environmental Improvement Agency as required by Section 100, Subsection B of the Liquid Waste Disposal Regulations adopted by the Environmental Improvement Board December 10, 1970. This information is correct and true to the best of my knowledge. I understand that the issuing of the permit or certificate does not relieve me of my responsibility of compliance with all applicable provisions of the Liquid Waste Disposal Regulations.

Signed: A. J. [Signature] Date: May 23 77
Owner or Contractor

This permit application has been reviewed by the Environmental Improvement Agency and a registration permit certificate issued. It appears that the proposed individual system will (M) (T) (N) (M) (T) the requirements of Section 105 of the Liquid Waste Disposal Regulations for the following reasons:

Signed: [Signature] Date: May 29 77
Environmentalist or Engineer