



STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

BATAAN MEMORIAL BUILDING
407 GALISTEO STREET, SUITE 236
SANTA FE, NEW MEXICO 87501
PHONE (505) 827-6320 FAX (505) 827-6338

February 7, 2012

Jose E. Larrañaga
Commercial Development Case Manager
County of Santa Fe
102 Grant Avenue
P.O. Box 276
Santa Fe, NM 87504-0276

RE: CDRC Case # 12-5000 Camino de Paz School and Farm

Dear Mr. Larrañaga:

I am writing in response to the above referenced Master Plan and Preliminary Development Plan that we received on January 13, 2012. It is my understanding that the intent of the application is to rezone the subject property.

The Historic Preservation Division (HPD) has no concerns regarding the proposal to rezone the property. However, in order to determine whether any future ground-disturbing activities associated with the expansion of the facility might impact cultural resources, I reviewed our archaeological records database. Several surveys were conducted on property to the west of the School. These surveys were negative; therefore, it appears that the potential for cultural resources to exist on the property is low. The property has not been surveyed however, so if ground disturbing activities uncover archaeological artifacts (i.e. pottery sherds, flaked stone, animal bone, etc.) we ask that work stop in the immediate vicinity and this office contacted so that we can evaluate the significance of the findings.

Please contact me if you have any questions. I can be reached by telephone at 827-4064 or by email at michelle.ensey@state.nm.us.

Sincerely,

Michelle M. Ensey
Archaeologist

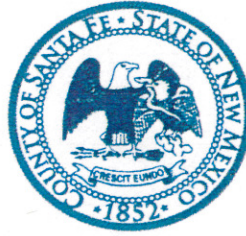
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NBE-57

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

February 13, 2012

TO: Jose Larrañaga, Commercial Development Case Manager

FROM: Karen Torres, County Hydrologist

THRU: Rich Silva, Utilities Department
Patricio Guerrerortiz, Utilities Director

RE: CDRC Case # DP 12-5000 Camino de Paz Montessori

The subject development plan was reviewed for technical accuracy and compliance with the SFC Land Development Code. This review concludes there is sufficient water available for the Master and Preliminary Development Plan. A revised water budget which reflects outdoor usage and proposed water conservation measures are necessary to meet code requirements. Additionally an updated liquid waste disposal permit from NMED, which describes the proposed commercial / community activities, is necessary for review prior to final development approval.

Nature of Project:

Camino de Paz School and Farm is located in the Santa Cruz area within T 16 N, R10 E, Section 7 NMPM. The applicant is seeking a master plan to rezone the current school site from agricultural / residential to a Community Services Facility. Additionally approval of a preliminary development plan for phase 1 is also requested.

Cuatro Villas Mutual Domestic Water Users Association is the proposed source of water supply and fire protection for this project.

Wastewater for phase 1 will use an existing septic tank with an upgrade proposed for phase II of the project.

History of Review:

On February 8th, 2006 this project was reviewed by the author. It was determined the on-site well had insufficient saturated thickness to demonstrate water availability using the procedure

NBE-58

outlined in the land development code. It was recommended the applicant either deepen the well or connect to a community water system to meet water availability requirements.

Code Requirements:

This review is limited to SFC Land Development Code requirements for water and wastewater.

Article III Section 7.2 of the Land Development Code, as amended by Ordinance 2010-13, requires compliance with all requirements in Article III, Section 4.4, Article V, Section 5.2 and Section 7.

Article III, Section 4.4 entitled “Design Standards and Review Criteria” requires the submission of a master plan compliant with Article V, Section 5.2.

Article V, Section 5.2 entitled “Master Plan Procedures” as amended by Ordinance 2005-2 requires a preliminary water supply plan and liquid waste disposal plan. Such a plan should include the following:

1. Identification of water to supply the development
2. Estimated water budget by phase
3. Total water demand at full build out
4. Water Conservation Plan
5. Water Supply Plan as required by Article VII, Section 6 of the code
6. Liquid waste disposal documentation as required by Article VII Section 2 of the code.

Article VII, Section 6 entitled “Water Supply” indicates in Table 7.4 all non-residential development in which the project uses more than 0.25 acre-feet of water annually is required to submit the following:

1. Requirements of Section 6.4 entitled “Water Availability Assessments”
2. Requirements of Section 6.5 entitled “Water Quality”
3. Requirements of Section 6.6 entitled “Water Conservation”
4. Requirements of Section 6.7 entitled “Fire Protection”

Article VII Section 2 entitled “Liquid Waste Disposal”, as amended by Ordinance No. 1999-1, requires a commercial development with typical domestic waste less than 2000 gallons per day to comply with Section 2.6.

Compliance with Land Use Code Requirements: Water Supply

Article VII, Section 6.4 entitled "Water Availability Assessments"

For developments where the source of supply will be an existing community or municipal supply system the applicant shall submit a water availability assessment in accordance with Section 6.6.4. This section requires a willingness to serve letter from the water system, proof of existing water rights, quantity of water presently produced and plans for the existing water system.

A letter from the Cuatro Villas Mutual Domestic Water Users Association, dated September 8, 2011, states the project is within their service area, are willing to provide water, connection is feasible and are capable of providing adequate fire protection. Though all the requirements of this section were not addressed in the service letter, Santa Fe County has reviewed plans for the water system expansion, water use and current supply of water for this system. On this basis, there is sufficient water available to serve the proposed development and **code requirements under this section have been met.**

Article VII Section 6.5 entitled "Water Quality"

As this development will be served by a community water system, which is required to meet all EPA drinking water standards, the applicant is not required to submit evidence of water quality therefore **code requirements under this section have been met.**

Article VII Section 6.6 entitled "Water Conservation"

This section requires non-residential development to provide proposed water conservation measures, a detailed demand analysis and a water budget which lists all the activities that will use water with the amount of water so used.

A water budget for phase I of the proposed development was compiled by the applicant's consultant. The potable water usage for the existing and proposed indoor and outdoor school activities is reasonable for these activities. Aerial photography submitted by the applicant shows a large vegetated / cultivated area on the existing parcel. If this area is irrigated, the source of water was not addressed in the water budget. Additionally, water conservation measures for this development were not submitted for review. **The applicant has not met the code requirements for this section.** An updated water budget which addresses outdoor water use and proposed water conservation measures is required.

NBE.
LDO

Compliance with Land Use Code Requirements: Liquid Waste

Article VII Section 2 entitled “Liquid Waste Disposal”

The existing waste disposal system is septic tank, installed in 1977, with a 1,500 gallon capacity. The current permit by NMED is for an individual home with 5 bedrooms and does not reflect the commercial / community services facility proposed by the applicant. In Article VII Section 2.6.10 of SFC Land Development Code, the applicant is required to meet all applicable NMED regulations in effect at the time the application is made. In general, compliance with this section of the code is met by submission of a Liquid Waste Permit approved by NMED for the proposed use. **The applicant has not met the code requirements for this section.** A Liquid Waste Permit approved by NMED describing the proposed use is required.

Conclusions

Staff concludes though there sufficient water availability for this project but not all code requirements are met. The following conditions of approval are recommended to be completed prior to final development approval:

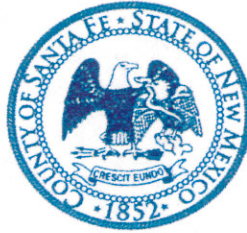
1. An updated water budget which addresses nature, quantity and source of supply for outdoor water use.
2. Submission of Water Conservation Plan which outlines the proposed water conservation measures, compliant with the Santa Fe County Land Development Code for this project.
3. Submission of a Liquid Waste Permit, approved by NMED, describing the proposed use.
4. Evidence of connection to Cuatro Villas Mutual Domestic Water Users Association for this development by submission of plans for the water connection.

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

Virginia Vigil
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Liz Stefanics
Commissioner, District 4

Kathy Holian
Commissioner, District 5

Katherine Miller
County Manager

**GROWTH MANAGEMENT DEPARTMENT
PUBLIC WORKS DIVISION
MEMORANDUM**

Date: February 3, 2012

To: Jose Larranaga, Land Use Department

From: Paul Kavanaugh, Engineering Associate Public Works *PK*
Johnny P. Baca, Traffic Manager Public Works *JB*

Re: **CDRC Case #12 – 5000 Camino de Paz School & Farm.**

The referenced project has been reviewed for compliance of the Land Development Code, and shall conform to roads and driveway requirements of **Article V (Subdivision Design Standards) and Section 8.1 (General Policy on Roads)**. The referenced project is located southwest of the intersection of New Mexico 76 and Camino de Paz situated within the Santa Cruz Grant, in the vicinity of Cuarteles, Sections 6 & 7, Township 20 North, Range 9 East. The applicant is requesting a rezoning from agricultural / residential to "Community Services Facility" and Preliminary Development Plan approval for Phase I.

Access:

The applicant is proposing to realign the existing driveway to align to an approximate 90° degree access to Camino de Paz (a County Road). The applicant is proposing a sixty-seven foot entryway with 20 foot radiuses accessing the 2.7 acre tract. Camino de Paz is a sixteen (16') foot dirt road.

Conclusion:

Public Works Staff has reviewed the project and **cannot** support the above mentioned project until the following conditions are met;

- Applicant shall provide a plan as to how the driveway will continue to remain at 90° degrees and not return to its original state.
- Applicant shall provide a single mount post for the R1-1 30"x30".

NBE-62

DATE: February 23, 2012
TO: DEVELOPMENT REVIEW COMMITTEE
FROM: JOSE LARRANAGA
VIA: ROBERT GRIEGO, PLANNING MANAGER
LAND USE ADMINISTRATOR
FILE REF.: **CASE NUMBER** CAMINO de PAZ SCHOOL & FARM

ISSUE:

Camino de La Paz School and Farm., (Greg Nussbaum and Patricia Pantano) Applicant, Scott Hoeft, Agent, request Master for "Community Services Facility" in order to expand the Camino de Paz School, a non-profit Montessori Middle School. The request will also include Preliminary Development Plan, Phase 1. The subject site is approximately 2.7 acres in size, and is currently zoned as agricultural/residential.

The property is located in 03AB Camino de Paz, Cuartelez, New Mexico. Section 7, T.20 N., R 9E.

Vicinity Map:

NBE 63

SUMMARY:

The Applicant is requesting Master for "Community Services Facility" in order to expand the Camino de Paz School, a non-profit Montessori Middle School. The request will also include Preliminary Development Plan, Phase 1.

Growth Management staff have reviewed this project for compliance with the Sustainable Growth Management Plan (SGMP) and Santa Fe County Land Development Code (SFCLDC) requirements and find the project IS in compliance with County criteria for this type of development.

SGMP:

Land Use: Future Land Use designation of Rural Fringe: Residential development at low intensities while protecting agricultural and environmental areas that are inappropriate for more intense development due to their sensitivity. Review factors are based on balance between conservation, environmental protection and reasonable opportunity for development.

Goal 2: Sustainable land development should provide for rational development patterns, land use compatibility and adequate facilities and services at adopted levels of service.

Policy 2.4: Establish SDA-3 areas to protect agricultural land, environmentally sensitive land and conservation areas.

Policy 2.5: Provide for a balanced and sustainable transition between new development and rural, agricultural and conservation areas.

Policy 2.6: Ensure consideration of the cumulative impacts of development within the area, availability of services, access to the properties, natural resources, and environmental constraints on the property.

Strategy 2.6.1: Utilize studies, reports and assessments to provide a solid basis for development review decisions.

Policy 2.7: Ensure that development provides adequate infrastructure as required by the SLDC.
(iii) Infrastructure is funded for construction and scheduled for completion within two years.

Economic Development: The County seeks to generate economic activity which enhances our quality of life, provides jobs for our residents, especially our youth. Appropriate economic activities support a healthy economy which enriches community life and promotes values such as a healthy environment, protection of social and cultural resources, self-reliance, self-sufficiency and entrepreneurship

Goal 8: Pursue a diverse and sustainable local economy.

Policy 8.4: Agriculture, ranching and community-based agriculture will be supported and protected as a critical component of the County's economy.

Goal 13: Support and implement economic programs and projects that utilize a skilled workforce that is trained regionally and housed affordably in local communities.

NBE-64

Policy 13.3: Coordinate with Santa Fe County educational programs and institutions to provide effective core education, training and lifelong learning opportunities for all residents.

Strategy 13.3.3: Coordinate with educational programs and institutions in the County to provide effective core education and lifelong learning opportunities for all residents.

Agriculture: The keys to sustainability lies in developing a thriving community-based agricultural system that supports the local production of agricultural products in as many forms as possible, including community gardens, programs to educate its citizens in how to be successful growers, water catchment systems, and through the development of as many markets for the sale of local food as possible.

Goal 15 Support local food systems and food security.

Strategy 15.4.2 Support programs to encourage and educate individuals in growing food in their own or a community garden.

Santa Fe County Land Development Code

SECTION 7 - COMMUNITY SERVICE FACILITIES: Community service facilities are facilities which provide service to a local community organization. These may include governmental services such as police and fire stations, elementary and secondary day care centers, schools and community centers, and churches.

7.1 Standards

Community service facilities are allowed anywhere in the County, provided all requirements of the Code are met, if it is determined that:

7.1.1 The proposed facilities are necessary in order that community services may be provided for in the County, and

7.1.2 The use is compatible with existing development in the area and is compatible with development permitted under the Code.

APPROVAL SOUGHT: Master Plan, Preliminary Development Plan, Phase 1

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

HYDROLOGIC ZONE: Basin Zone, min. lot size per Code is 10 acres with maximum allowable adjustment: 2.5 acres

ARCHAEOLOGIC ZONE:

OPEN SPACE

AFFORDABLE HOUSING:

NBE. 65

STREETS AND TRAFFIC:

FIRE PROTECTION:

WATER SUPPLY:

LIQUID WASTE:

FLOODPLAIN & TERRAIN MGMT:

SIGNAGE AND LIGHTING:

SETBACKS:

LANDSCAPING:

RAINWATER HARVESTING:

VARIANCES:

AGENCY REVIEW:

Agency

NMOSE

NMDOT

NMED

NMDHP

EAWS

County Fire

DPW

Co. Utility

A. Housing

Floodplain Admin.

Open Space

Planning

Recommendation

PERFORMANCE BONDS:

STAFF RECOMMENDATION:

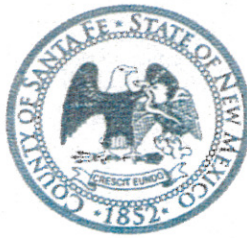
EXHIBITS:

1. Development Plan Report
2. Final Plat
3. Correspondence
4. Agency Reviews and Comments
5. Site Photographs

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

Santa Fe County Fire Department Fire Prevention Division

Official Submittal Review

Date	3/5/2012				
Project Name	Camino De Paz School				
Project Location	03AB Camino de Paz				
Description	Remodel, New Construction	Case Manager	Jose Larranaga		
Applicant Name	Greg Nussbaum and Patricia Pantano	County Case #	12-5000		
Applicant Address	P.O. Box 669 Santa Cruz, NM 87567	Fire District	La Puebla		
Applicant Phone	505-412-0309 (Santa Fe Planning)				
Commercial <input checked="" type="checkbox"/>	Residential <input type="checkbox"/>	Sprinklers <input type="checkbox"/>	Wildland <input type="checkbox"/>	Hydrant Acceptance <input type="checkbox"/>	
Review Type	Master Plan <input checked="" type="checkbox"/>	Preliminary <input checked="" type="checkbox"/>	Final <input type="checkbox"/>	Inspection <input type="checkbox"/>	Lot Split <input type="checkbox"/>
Project Status	Approved <input type="checkbox"/>	Approved with Conditions <input checked="" 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*):

Summary of Review

- The turn around submitted to the Fire Prevention Office on February 27, 2012 have been reviewed and approved. (*page #2*)
- Buildings within a commercial complex shall be assigned, post and maintain a proper and legible numbering and/or lettering systems. (*page #2*)
- Automatic Fire Protection Sprinkler systems shall be required in the Dormitory Buildings. (*page #3*)
- Automatic Fire Protection Alarm systems may be required. (*page #4*)
- Portable fire extinguishers shall be installed. (*page #4*)
- This development location is rated within a "Moderate Wildland-Urban Hazard Area". (*page #4*)

NBE-67

- Upon completion of the permitted work, the Contractor/Owner shall call for a final inspection by this office. (page #5)

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. Driveway, turnouts and turnarounds shall be County approved all-weather driving surface of minimum 6" compacted basecourse or equivalent. Minimum gate and driveway width shall be 20' and an unobstructed vertical clearance of 13'6".

The turn around submitted to the Fire Prevention Office on February 27, 2012 have been reviewed and approved.

- **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.

Buildings within a commercial complex shall be assigned, post and maintain a proper and legible numbering and/or lettering systems to facilitate rapid identification for emergency responding personnel as approved by the Santa Fe County Fire Marshal.

▪ **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.*

Driveway/fire access shall 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.*

To prevent the possibility of emergency responders being locked out, all access gates should 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). Details and information are available through the Fire Prevention office.

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 in the Dormitory Buildings.

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 tested by the Santa Fe County Fire Department. Fire sprinkler systems shall meet all requirements of NFPA 13 Standard for the Installation of Sprinkler Systems.

The required system riser shall meet the requirements of the NFPA 13 1996, but not less than 3" inches.

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 as per the City/County thread boundary agreement.

All sprinkler and alarm systems as required shall be tested 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.

The developer shall notify the water utility company or Co-op supplying this project of the requirements for the installation of automatic fire suppression sprinkler system(s).

Fire Alarm/Notification Systems

Automatic Fire Protection Alarm systems may be required as per 1997 Uniform Fire and Building Codes 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.

Life Safety

Fire Protection requirements listed for this development have taken into consideration the hazard factors of potential occupancies as presented in the developer's proposed use list. Each and every individual structure of a commercial or public occupancy designation will be reviewed and must meet compliance with the Santa Fe County Fire Code (1997 Uniform Fire Code and applicable NFPA standards) and the 1997 NFPA 101, Life Safety Code, which have been adopted by the State of New Mexico and/or the County of Santa Fe.

Urban-Wildland Interface

SFC Ordinance 2001-11, Urban Wildland Interface Code

This development location is rated within a "Moderate 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.

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.

Prior to acceptance and upon completion of the permitted work, the Contractor/Owner shall call for and submit to a final inspection by this office for confirmation of compliance with the above requirements and applicable Codes.

- **Permits**

As required

Final Status

Recommendation for Master/ Preliminary Development Plan approval with the above conditions applied.

Victoria DeVargas, Inspector

Victoria DeVargas
Code Enforcement Official

3/10/12
Date

Through: David Sperling, Interim Chief/Fire Marshal
Buster Patty, Fire Prevention Captain *BP*

File: NorthReg/DevRev/LaPuebla/2012/CaminodePazSchool.doc

Cy: Caleb Mente, Land Use Office
Applicant
District Chief
File

Enclosed: Santa Fe County Wildland Urban Interface Code
(applicant only)

S.R. 76

CAMINO DE PAZ

LLANO DITCH

TEMPORARY LOCATION OF TRAILER

BLDG. 'D'
1500 SF.
DORMITORY
15 STUDENTS

PARCEL B
2.7 ACRES +/-

BLDG. 'C'
1500 SF.
DORMITORY
15 STUDENTS

BUMPER STOP
(TYPICAL)

BLDG. 'A'
2,000 SF.
CLASS ROOMS,
KITCHEN,
OFFICE,
MULTI-USE

BLDG. 'E'
4,000 SF.
3 CLASS ROOMS
+ MULTI-USE

VAN PARKING
(2-15 PASSENGER VANS)

H.C. SPACES TO BE
PAVED WITH ASPHALT

PHASE 'B'
PHASE I
625 SF.

PHASE 'B'
PHASE II

H.C.V.
H.C.

DROP-OFF

DUMPSTER

WELL

EXIST. WALL

ASPHALT WALKWAY

EXIST. CONC.

ASPHALT WALKWAY

EXIST. DAIRY

EXIST. HORSE CORRAL

EXIST. BARN

GOAT PEN

COMPOST

BASE COURSE SURFACE

EXISTING PROPERTY LINE

28' R

28' R

8 SPACES @ 24'0"

EXISTING WALL & PILLARS

20'

24'0"

20'

20'

600'

7 SPACES @ 20'

6 SPACES

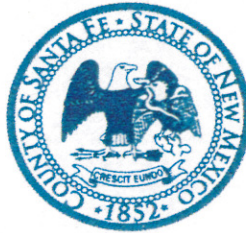
PARCEL C

NBE 72

Danny Mayfield
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Robert Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

DATE: March 27, 2012

TO: Jose Larranaga, Commercial Development Case Manager

FROM: Amanda Romero, Senior Development Review

VIA: Wayne Dalton, Building and Development Services Supervisor
Shelley Cobau, Building and Development Services Manager

FILE REF.: CDRC CASE # MP/PDP Camino De Paz School & Farm Master Plan /
Development Plan

REVIEW SUMMARY

ARCHITECTURAL, PARKING, LIGHTING, AND SIGNAGE:

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code. The request for Master Plan Zoning and Preliminary Development Plan approval for Phase I & II. The Application does not conform to Article III, Section 9 (Parking Requirements). The Application does not conform to Article VIII (Sign Regulations), Article III, Section 4.4.4 h (Outdoor Lighting).

PARKING:

The Applicant's proposal shows a total of 24 onsite parking spaces and 12 spaces located on Parcel C for a total of 36 spaces. This total includes 2 passenger van parking spaces and 2 handicap parking spaces. Parcel C is zoned Residential and is not a part of this Application. Applicant shall move location of all parking spaces to Parcel B. Article III, Section 9.1 Community Facility Parking is to be calculated at 1 space per employee plus 1 space per 300 sq ft. The Applicant shall provide 23 spaces for phase I, 1 being handicap. For Phase II the Applicant shall provide 31 spaces 2 being handicap. Applicant shall provide a total of 54 spaces 3 being handicap. All parking spaces shall be defined with striping, wheel stops, parking bumpers, or railroad ties. Staff has determined that the parking element of the Application does not comply with Article III, Section 9.

NBE 73

ARCHITECTURAL:

Phase I consists of Building A (Main School Building, North Wing) 2,000 sq.ft., 625 sq.ft., Building F (Existing Dairy Building) 1,350 sq.ft., Building G Existing Barn 1,200 sq.ft.. Building B (Main School Building, South Wing) Phase II consist of Building B (Main School Building) 700 sq.ft. Expansion, Building E (Classrooms & Multi-use) 4,000 sq.ft. Building C (Boy's Dorm) 1,500 sq.ft., Building D (Girls Dorm) 1,500 sq.ft. Elevations for the existing buildings shall be provided. Staff has determined that the Architectural element of this Application does not comply with Article V, Section 7 of the Land Development Code.

SIGNAGE:

The Applicant proposes to a free standing sign, setbacks have not been provided. All free standing signs shall have a base area equal in length to the signs length along its longest side, and not less than two feet in width and sixteen inches in height. No more than two simple styles, a simple shape, two colors, less than eight words and three lines. Additional information and submittals are required for compliance with Article VIII, Section 7.3 & 7.8 (Sign Regulations). Staff has determined that the signage element of the Application is incomplete.

LIGHTING:

The Applicant proposes to utilize minimal outdoor lighting on the property. Additional information is required for outdoor lighting. Applicant to provide light pole detail as per Article III, Section 4.4.4 h. Staff has determined that the lighting element of the Application is incomplete.

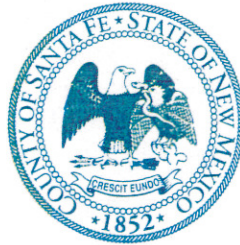
Due to the nature of the comments contained herein, additional comments may be forthcoming upon receipt of the required information.

NBE 74

Danny Mayfield
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Robert Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

DATE: January 25, 2012

TO: Jose Larranaga, Commercial Development Case Manager

FROM: John Lovato, Terrain Management *JL*

VIA: Penny Ellis-Green, Acting Land Use Administrator
Shelley Cobau, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

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

REVIEW SUMMARY

Terrain Management

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code. The request is for Master Plan for a Community Service Facility in order to expand the Camino de Paz School. The request will also include Preliminary Development Plan approval for Phase I to allow a building of Multi-use for a kitchen, office, and classrooms. The proposed Multi-use Building is a 2,000 square foot structure on approximately 2.72-acres. The site has slopes less than 15% and conforms to Article VII, Section 3 Terrain Management.

Flood Hazard

The property designated above has been located on the Federal Emergency Management Agency's (FEMA), Digital Flood Insurance Rate Map (DFIRM) effective date July 17, 2008. Community Panel Number: 35049C0135D Flood Zone designation A. However, Preliminary 2011 Maps show the property as designated on the Federal Emergency Management Agency's (FEMA), Digital Flood Insurance Rate Map (DFIRM) Community Panel Number: 35049C0135E Flood Zone designation X.

NBE-75

Grading and Drainage;

A retention pond is proposed which will serve as drainage control for onsite drainage. The drainage generated from total site disturbance is 1435ft³. The ponding provided is a total of 1575.50ft³. Therefore, the submittal is in conformance with Master Plan and Preliminary Development Plan submittal requirements and complies with Article VII, Section 3.4.6 and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance.

Due to the nature of the comments contained herein, additional comments may be forthcoming upon receipt of the required information.

**PRE-RECORDATION
DEVELOPMENT PLAN CONDITIONS:**

1. All redline Comments must be addressed prior to Final Development Plan.

MEMORANDUM

DATE: January 19, 2012
TO: Camino de Paz School & Farm
FROM: Jose Larranaga, Commercial Development Case Manager
VIA: Jan Daniels, Design Review: Landscaping and Water Harvesting
FILE REF.: Case # MP 12-5000 Camino de Paz School & Farm Master Plan and Preliminary Development Plan Approval for Phase I, Tract B

REVIEW SUMMARY:

The Master Plan and Preliminary Development Plan for Phase I, Tract B submittal dated 1/6/2012, prepared by Santa Fe Planning Group, Inc. for Camino de Paz School & Farm, CDRC Case 12-5000, has been reviewed for compliance to Santa Fe County Land Development Code criteria for Landscaping and Ordinance 2008-4, Rainwater Harvesting design and Ordinance 2003-2, amending Article V, Section 5.2 Master Plan Procedures.

Landscaping and Rainwater Harvesting

The Application meets landscape and rainwater harvesting requirements for Master Plan and Preliminary Development Plan Approval for Phase I, Tract B.

ADDITIONAL COMMENTS:

Due to the nature of the comments contained herein, additional comments may be forthcoming upon receipt of the required information.

The Applicant shall be advised that in Phase 2 for tract B, landscaping and rainwater harvesting will be required.

Jan Daniels
Building and Development Services
Design Review: Landscaping and Rainwater Harvesting
505-986-6343



NBE 77

- VII. E. **CDRC CASE # MP/PDP 12-5000 Camino de Paz School and Farm.**
Camino De Paz School & Farm, Applicant, Scott Hoeft (Santa Fe Planning Group, Inc.), Agent, Request Approval of Master Plan Zoning Approval 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 2,000 Square Foot Main School Building, a 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 4,000 Square Foot Classroom/Multiuse Structure, a 700 Square Foot Classroom Addition, a 1,500 Square Foot Boy's Dormitory and a 1,500 Square Foot Girls Dormitory. The Property is Located at #03AB Camino De Paz, in Cuarteles, within Section 7, Township 20 North, Range 9 East, (Commission District 1)

Mr. Larrañaga gave the staff report as follows:

"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 for school purposes the existing 1,350 square foot dairy building and a 1,200 square foot barn. Phase II will accommodate 55 students. 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.

"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: (i) Community Service Facilities are allowed anywhere in the County; (ii) a school is an allowed use as a Community Service Facility; (iii) the development is compatible with Code requirements generally; (iv) the use is compatible with existing development surrounding the site; (v) the application is comprehensive in establishing the scope of the project; (vi) the proposed Preliminary Development Plan substantially conforms to the proposed Master Plan; (vii) 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, 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."

The approval sought is Master Plan Zoning as a Community Service Facility, Phase I and Phase II Preliminary Development Plan and Final Development Plan to be processed administratively.

Mr. Larrañaga stated staff is recommending 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 CDRC is to recommend approval of 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.

Mr. Dalton offered an additional condition:

3. The Applicant shall identify the ten additional parking spaces on the site plan prior to being heard by the BCC.

Mr. Hoeft concurred with all the staff conditions.

Mr. Hoeft and Ms. Pantano gave details of the current and anticipated agricultural uses. She noted they sell products at the farmers market and have a USDA permit for dairy products.

Member Martin moved to approve CDRC Case #MP/PDP 12-5000 with the three conditions and Member Drobnis seconded.

Mr. Larrañaga pointed out there was a request for final development plan to be approved administratively.

The motion passed by 3-1 voice vote with Member Anaya casting the nay vote.

VIII. PETITIONS FROM THE FLOOR

None were offered.

IX. COMMUNICATIONS FROM THE COMMITTEE

Member Martin announced she would not be present for the next meeting and would possibly participate telephonically at the following meetings.

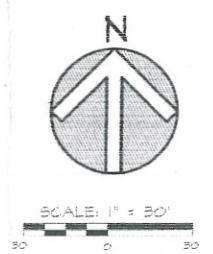
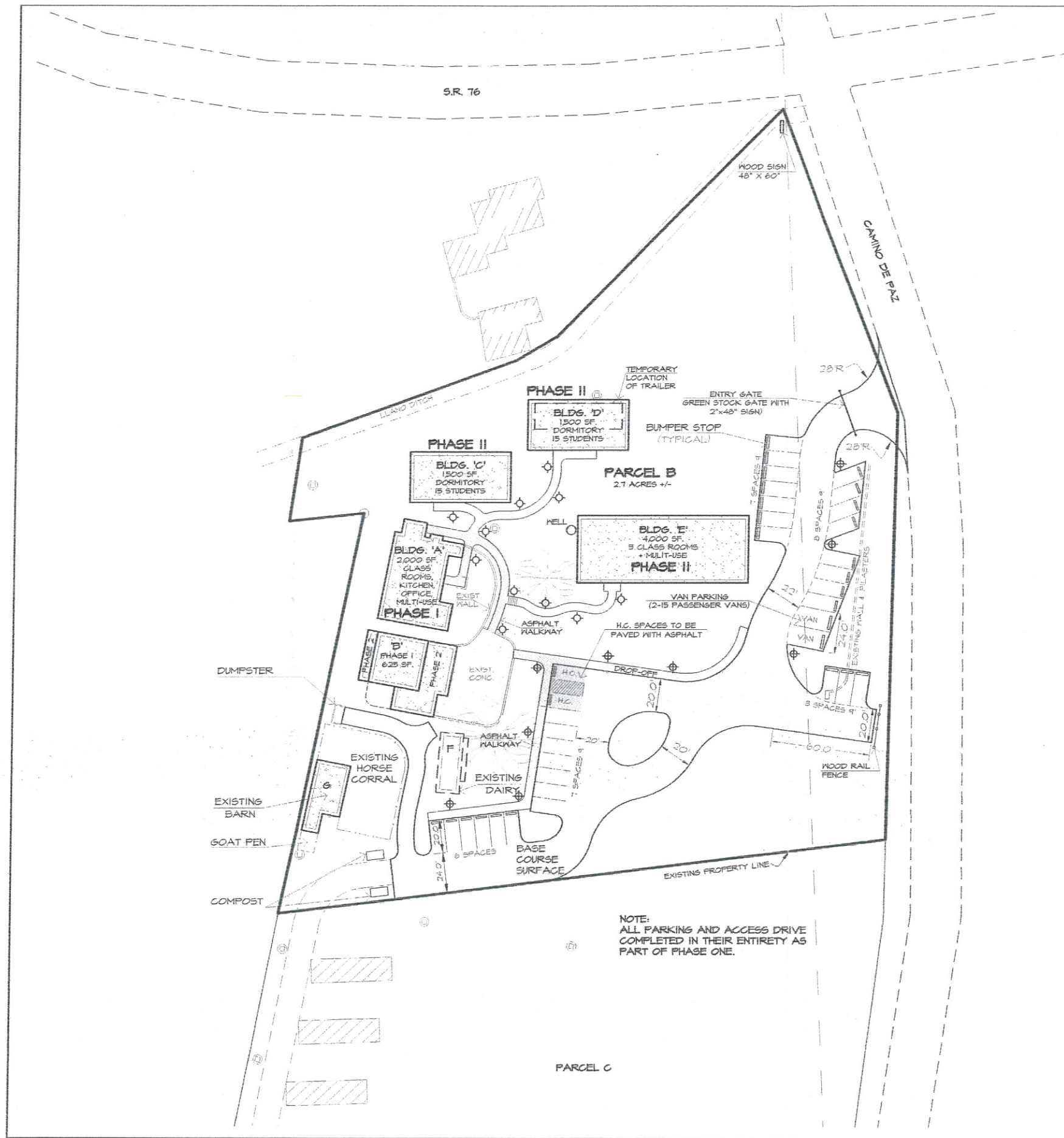
Member Drobnis had a question regarding the previously approved Joe Miller driveway. There is concern that Mr. Miller is going beyond the terms of the approval. Mr. Dalton said Mr. Miller is in compliance with the driveway access permit. However, he did some unpermitted grading up the hill, impinging on an archeological site. There will be a meeting with the County Attorney on April 20th to discuss the matter.

X. COMMUNICATIONS FROM THE ATTORNEY

None were presented.

XI. COMMUNICATIONS FROM STAFF

The next meeting was scheduled for May 17, 2012.



PROJECT DATA

PHASE I: 35 STUDENTS, 6 STAFF (TEACHERS, ADMINISTRATORS, LABOR)
 BUILDING A (MAIN SCHOOL BUILDING N. WING): 2,000 SF
 (INCLUDES 1 CLASSROOM/MULTI-USE SPACE/KITCHEN & 1 OFFICE)
 BUILDING B (MAIN SCHOOL BUILDING S. WING): 625 SF
 (INCLUDES 1 CLASSROOM)
 BUILDING F: EXISTING DAIRY BUILDING (1,350 SF)
 BUILDING G: EXISTING BARN (1,200 SF)

PHASE II: 55 STUDENTS, 6 STAFF
 NOTE: 30 STUDENTS WILL BOARD AT THE SCHOOL AS PART OF PHASE 2;
 BUILDING B (MAIN SCHOOL BUILDING S. WING): 700 SF ADDITION, FOR A TOTAL BUILDING AREA OF 1,325 SF (ADDITION INCLUDES 1 CLASSROOM)
 BUILDING E (3 NEW CLASSROOMS & MULTI-USE): 4,000 SF
 BUILDING C (BOY'S DORMITORY, 15 STUDENTS): 1,500 SF
 BUILDING D (GIRL'S DORMITORY, 15 STUDENTS): 1,500 SF

TOTAL: 90 STUDENTS 12 STAFF 30 BOARDING SCH. STUDENTS
 BUILDINGS A-E (6 CLASSROOMS, 1 OFFICE, 2 DORMITORIES)

NOTE: CHICKEN FARM TO INCLUDE 150 CHICKENS IN BOTH PHASES FOR A TOTAL OF 300 CHICKENS.

PARKING REQUIREMENTS BY CODE FOR SCHOOL (GRADES 6-9):

1 SP/CLASSROOM OR OFFICE: 6 CLASSROOMS + 1 OFFICE YIELDS 7 SPACES
 1 SP/200 SF OF COMMON SPACE (GYM, AUDITORIUM, ETC.):
 ASSUME 25% OF BUILDINGS A,B,E TO BE COMMON SPACE =
 25% OF 5,400 SF = 1,350 SF/200 = 6.75 YIELDS 7 SPACES
TOTAL SPACES REQUIRED: 14 SF
 (2 SP. MIN. TO BE HANDICAP)

NUMBER OF PARKING SPACES PROVIDED:
 31 PARKING SPACES (2 OF WHICH ARE HANDICAP SPACES: H.C.)
 2 VAN PARKING SPACES (15 PASSENGER VANS)
 NOTE: SPECIAL EVENT PARKING PROVIDED IN PASTURE LAND ON PROPERTY

- ⊕ POLE LAMP 10' POLE VANIRA PLACE 'ENERGY STAR' 15-3/4" H POST LAMP (24255) REMOVE GLASS (NIGHT SKY COMPLIANCE)
- ⊙ POST LAMP 3' POST KIRKHAM DARK SKY OUTDOOR LIGHT (48700)

LOCATION AND SPACING OF LIGHT FIXTURES TO BE VERIFIED BY ELECTRICAL CONTRACTOR PRIOR TO INSTALLATION AND SHALL BE IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND IN COMPLIANCE WITH ALL APPLICABLE CODE REQUIREMENTS.

NOTE:
 ALL DISTURBED AREAS TO BE SEEDDED WITH 'BIO20 DRY LAND BLEND' MULTIPURPOSE BLEND OF NATIVE GRASSES BY 'PLANTS OF THE SOUTHWEST' OR APPROVED EQUAL.

NOTE:
 ALL PARKING AND ACCESS DRIVE COMPLETED IN THEIR ENTIRETY AS PART OF PHASE ONE.

SURVEYOR:

PROJECT: CAMINO DE PAZ SCHOOL & FARM
 SANTA CRUZ, NEW MEXICO

**MASTER PLAN AND PRELIMINARY
 DEVELOPMENT PLAN**

SHEET TITLE:

REVISIONS	DATE	BY

SHEET NO.

4

04/25/12

