

develop a 48 space parking lot. The proposed landscape screening and buffering does not comply with Article III Section 4.4.4f 11 (Landscaping for Parking Lots). Additional landscaping will be required in front of the 23 lot parking area.

Water Harvesting

The Applicant proposes to construct a 15,560 square foot building and there is an existing (square footage) square foot residence on the site. Ordinance 2008-4 (Water Harvesting) requires: that commercial structures collect all roof drainage into a cistern; the size of the cistern shall be calculated by multiplying the total roofed area by 1.50 gallons. The Applicant proposes to utilize a 14,000 gallon cistern. **(Complies? Does not comply? State pertinent section of code/ordinance. What is required to comply?). List any deficiencies.**

- a) **List any conditions, such as: what is required to meet code/ordinance requirements for Master Plan Zoning and Preliminary Development Plan; what will be required at Final Development Plan; Applicant shall submit landscape water budget or alternative water harvesting methods to reduce the size of the cistern(s) at Final Development Plan; cistern details at Final Development Plan; irrigation details at Final Development Plan.**

The Applicant has proposed a 14,000 gallon cistern for the 15,560 sq. ft. building. All Commercial Development, are required to collect all roof drainage into cisterns to be reused for landscaping irrigation. The proposed roof drainage plan shows an 8" PVC Roof Drain Pipe that will be piped into the cistern. However, the Applicant will need to show how the proposed landscaped areas will be irrigated by the cistern as required by the Land Development Code and the Water Harvesting Ordinance. The Applicant has shown a general description of the cistern detail but will need to add a pump detail.

Additional Comments

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

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Mr. Bowker said if the County wants to pay the \$400 he would adjust the lot line and locate the barn on the agricultural lot but if he fails to receive the exemption he asked, "who is going to pay the \$400 again to have the lot line moved?" Recognizing it would be his expense; Mr. Bowker said he was not willing to do that.

Assistant County Attorney Manzanares said the Assessor is an independent elected official and by statute that office has separate and distinct functions from other departments. He said the BCC's action on this case will stand alone as will the Assessor's action. He said the Applicant may be able to select the most advantageous decision/action.

Ms. Cobau informed the CDRC that County Code Enforcement has had no complaints regarding the Applicant's horses and she pointed out there was no one in the audience speaking against the proposal.

Ms. Cobau said if the Applicant is granted the agricultural exception, a variance for the barn's height is not necessary.

Stating she joined in the concerns raised by the CDRC regarding the building of the structure in violation of the County Code and without a permit, Member Martin moved to support the staff recommendation and deny the variance request of MIS/V 10-5260. Member DeAnda seconded and the motion passed by unanimous [6-0] voice vote.

Mr. Dalton advised the Applicant that the CDRC's recommendation will be forwarded to the BCC.

VII. NEW BUSINESS

- A. **CDRC CASE # Z 10-5360 St. Francis South Business Park (Mixed-Use Subdivision):** J.O.E.B., LLC, Applicant, Jenkins/Gavin Design Development Inc., Agent, request Master Plan Zoning Approval for a mixed-use subdivision (commercial, residential and community service) consisting of 22 lots on 68.94 acres with approximately 760,000 square feet of structures at full build-out. The project will be completed in four phases. The property is located at the Southwest corner of I-25 and St. Francis Drive, within Section 11, Township 16 North, Range 9 East, Commission District 4
Exhibit 2: Updated review from DOT; review letter from the County Fire Department and one letter of opposition from neighbor

Ms. Lucero presented the staff report as follows:

"The Applicant requests Master Plan Zoning Approval for a mixed-use subdivision consisting of 22 lots with up to 760,000 square feet of buildings on 68.94 acres. Uses will include a combination of office, community service, retail, warehouse and residential. Lot sizes range in size from 1.04 acres to 2.90 acres.

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A 14.61-acre open space area will also be included as well as a 3.05-acre area designated for a wastewater treatment system. The project will be completed in four phases.

"Article III, Section 4.2.1.d.2 of the County Code states 'Proposed mixed-use developments are allowed to locate anywhere in the County, except that the location of any specific commercial or industrial non-residential use area designated by such proposals shall be subject to the purposes and intent of Subsections 4.2.3 and 4.1.'

"The property is currently vacant. It is bounded on the north by the I-25 interchange, on the east by St. Francis Drive, on the south by Rabbit Road and on the west by two 3.15+ acre residential lots. The development will have two points of access off of Rabbit Road. The two points will be connected via a loop road within the property. This Application was submitted to the State Department of Transportation and the County Public Works Department for review. The DOT states that a revised TIA must be submitted and their comments must be addressed before they can approve the subdivision. The Applicant has responded to the DOT comments and states that they have done the traffic counts, prepared the requested data, and have a meeting scheduled with DOT to discuss the results. The Applicant states that based on these efforts, they fully anticipate the DOT issuing a revised letter recommending approval of the Application prior to this case being heard by the CDRC. The County Public Works Department did not have any major issues with the concepts presented in the Master Plan, however they did submit a list of conditions that must be addressed prior to Preliminary Plat & Development Plan approval.

"The development will be served by the County Utility via a new 12-inch water main line that will extend from Campo Conejos down Old Galisteo Road and along Rabbit Road to the west property line. The County Utilities Department has issued a utility service analysis letter."

Ms. Lucero said the proposal was reviewed for fire protection, liquid and solid waste, terrain management, archaeology, signage and lighting, parking, open space and trails.

Ms. Lucero said the Application is in accordance with Article V, Section 5.2 (Master Plan Requirements) of the County Land Development Code therefore staff recommends Master Plan Zoning approval subject to the following conditions:

1. All redlines comments must be addressed.
2. The Applicant must seek approval from the CDRC to allow the eastern driveway to exceed 500 feet.
3. The western driveway shall be constructed at phase II.
4. A TIA will be required with future phases I, II, III, and IV to ensure that offsite improvements are addressed for the development.
5. Speed change lanes and tapers are required as per the TIA.

6. Future TIA shall address St. Francis Drive/Old Galisteo Road concerns regarding the feasibility of a signal light or a roundabout.
7. The Applicant shall provide turnarounds with a driving surface of a minimum of 120' diameter at all dead ends servicing internal lots.
8. Supporting documentation for the drainage calculations consistent with the requirements of the NMDOT's Drainage Design Criteria, 4th ed. must be submitted at Preliminary Plat/Development Plan stage.
9. Drainage control infrastructure plans with sufficient detail to define construction specifics for that infrastructure having a direct impact on NMDOT facilities shall be submitted at preliminary plat/development plan stage.
10. A map showing the complete drainage basin contributing flows to and within the site shall be submitted at preliminary plat/development plan stage.

Member C. Gonzales asked whether the development's trails would connect with Oshara's trails. Ms. Lucero said at this point the only proposed trail connects with the rail trail.

Member C. Gonzales said the curb and gutter need revision and he encouraged the Applicant's engineer to make necessary changes.

Ms. Lucero confirmed that exiting I-25 at St. Francis the access would be from Sawmill to Rabbit Road.

Member DeAnda asked about the impact on the established residential areas on Rabbit Road and noted the opposition letter from an area resident [*Exhibit 2*] and whether bike lanes were proposed for Rabbit Road.

Chair Romero referred to NB A-21, which delineated the widened road sections for shoulders and bike lanes.

Member JJ Gonzales asked whether a water service area extension was necessary for the Applicant to tie into at Campos Conejos. Ms. Lucero said she understood from County Utilities Director Guerrerortiz that the subject property was within the County service boundary.

Ms. Lucero indicated that the phase 1 of the project originally proposed using a well but that has been amended (NB A-12) to use County water.

Member Salazar asked about the Applicant's plan to build an offsite wastewater treatment center while Mr. Guerrerortiz requires sewer designed for gravity flow into the Rodeo Business Park. Ms. Lucero said at this point the developer will design an offsite system; however, once the water line is extended a final determination regarding feasibility of the sewer line will be made.

Duly sworn, David Gurule, a member of the LLC developing the project, a neighbor to the project and lifelong resident of Santa Fe introduced his partner, Ernie Romero.

Duly sworn, Jennifer Jenkins, Jenkins & Gavin Design and Development, agent for the project stated the parcel is "unique, really special, really unusual and very pretty with lovely views." She said it was unusual in that it is bordered by an interstate on two-sides, Rabbit Road/rural residential on its south and St. Francis on the east. The property provides tremendous potential as an employment center to attract large-scale employers.

Using a site map, Ms. Jenkins described the property and its boundaries. The property consists predominantly of gentle terrain; the steep terrain will be dedicated open space. Referring to visibility, Ms. Jenkins said the terrain creates a natural buffer/ridge line that will buffer the existing residents' view of the proposed development.

Ms. Jenkins demonstrated the two access points off Rabbit Road. St. Francis Road is access-controlled by the DOT and therefore there is no access. She reviewed the designed loop road and discussed the four-phased development. The plan includes 22 lots of an average lot size of 3.25 acres. The development is proposed as a campus environment to accommodate potentially large employers and institutional uses.

Ms. Jenkins discussed the neighborhood meeting they held and said the area residents recognized the economic opportunities of the property beyond residential. The developer is sensitive to the existing residents and will provide 100 feet of open space buffering along Rabbit Road. The County's proposed SLDP identifies this tract of land as a regional center and located within development area #1 which has the highest priority for development.

Referring to the utilities, Ms. Jenkins said they have been working closely with Mr. Guerrerortiz. The County is the entity that will need to petition the City for the sewer connection. Adequate land has been set aside for the sewer system and she was confident the connection would be accomplished.

Ms. Jenkins said they are working with the County's open space and trails staff to design a trail that will traverse a short right-of-way to reach the rail trail and connect to the Zia station.

The project has undergone a full-scale traffic impact analysis and analyzed the intersections at Rabbit Road/St. Francis, Rabbit Road/Old Galisteo Road and the I-25 interchange at St. Francis. County Public Works and DOT have approved the development access and overall approach.

Ms. Jenkins said that Rabbit Road, while it has changed a great deal over the years, maintains a tremendous capacity for vehicles. The developers will significantly improve Rabbit Road in terms of safety.

Referring to the neighbor meeting, Ms. Jenkins said it is their intention to hold another meeting prior to BCC hearing this case.

Responding to Member DeAnda, Ms. Jenkins said the trail will not encroach on private property, will stay within the right-of-way and will probably have an all-weather surface. DOT will be required to approve the right-of-way use for the trail. Typically, bike and pedestrian trails are not an issue with DOT right-of-way.

Referring to the Vereda Serena resident in opposition to the development [Exhibit 2], Member DeAnda asked whether the Applicant has made an effort to meet with them. Ms. Jenkins responded that residents of Vereda Serena were present at the community meeting. She said her contact information was made available to all the residents and was surprised this individual had not contacted her.

Ms. Jenkins said it was her understanding that the recently completed I-25 corridor study recommends an interchange at I-25/Richards Avenue. An interchange will require considerable improvements to Richards Avenue.

Member DeAnda said her concern about the project is the traffic generated on Rabbit Road. She appreciates that the developer will improve that road but the developer's traffic study does not show much traffic yet the focus is on a "large-scale employer."

Ms. Jenkins said the use list is based on assumptions and along with large-scale employers there will probably be warehouses and light industrial which are typically large spaces with few people, senior housing which typically generates moderate traffic and churches which are off-peak traffic.

Member C. Gonzales requested a summary of County-required offsite improvements over the full five phases. Ms. Lucero responded that the traffic study will be updated at each phase of the development and as traffic counts rise improvements may be required to Rabbit Road.

Ms. Cobau said DOT would be the lead agency on the interchange on Richards Avenue with the MPO's involvement. She said funding was clearly an issue.

Regarding this development, Ms. Cobau said according to Code a minor arterial is adequate to convey 2,000 to 4,999 trips per day – making this development substantially under the volume for a major arterial.

Member DeAnda asked whether the Richards interchange would be built within the proposed phasing of this project through to 2018. Ms. Cobau said it would take a couple of years to design the plan, right-of-way acquisitions, detouring of I-25, expanding Richards, and three+ years to construct. The widening of the bridge and the Rail Runner contribute to the complexity of the interchange. She expected that the majority of traffic relief would be at Richards/Rodeo if the interchange were constructed.

Member JJ Gonzales asked what uses were excluded from the project and Ms. Jenkins the proposal did not include automotive uses although a gasoline/convenience store was contemplated because of proximity to I-25. She suggested the project would be similar to the Rodeo Road projects. She said they will accommodate the market needs.

Member Dayton asked whether a noise generating business was anticipated and Ms. Jenkins said no they were not proposing heavy industrial. She said they will comply with the County's night sky ordinance.

Duly sworn, Leon Romero, identified himself as the project's closest neighbor and said he had no objection to the development. He said he received notification of the community meeting.

Member CC Gonzales moved to approve #Z 10-5360 with staff-imposed conditions. Member Martin seconded and the motion passed by unanimous [6-0] voice vote.

F. CDRC CASE # MP/ PDP 10-5170 Santa Fe Southwest S.D.A. Adventist Church. Texico Conference Association of Seventh-Day Adventists, Applicant, Jenkins/Gavin, Agent, Request Master Plan Zoning and Preliminary Development Approval to allow a 6,524 square foot church facility on five (5) acres. The property is located at 62 A-Van-Nu-Po, within the Community College District, Sections 29 & 30, Township 16 North, Range 9 East, Commission District 5

Mr. Larrañaga provided the staff report as follows:

"The Applicant requests Master Plan and Preliminary Development Plan approval for a new church facility at 62 A-Van-Nu-Po Road within the Rancho Viejo Subdivision. The Applicant also requests the Final Development Plan be processed administratively. The church facility will consist of a 6,524 square foot structure and is sited within the Institutional Campus Zone of the Community College District.

"Article III, Section 7 (Community Service Facilities) states: '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 daycare centers, schools and community centers, and churches.' Section 7.1 of Article III (Standards) states: 'Community service facilities are allowed anywhere in the County, provided all requirements of the Code are met, if it is determined that: the proposed facilities are necessary in order that community services may be provided for in the County; the use is compatible with existing development in the area and is compatible with development permitted under the Code.'

"Ordinance No. 2000-12 (Community College District Land Use and Zoning Regulations), Land Use Table identifies churches/religious institutions as an eligible use within the Institutional Campus Zone."

Mr. Larrañaga reviewed the associated Code regulations regarding this development and stated that staff reviewed existing conditions, adjacent properties, parking, access, signage, architectural standards, water, fire protection, liquid waste, landscaping, and archaeology. Regarding terrain management the following conditions shall apply:

1. Approved silt control measures shall be in place prior to the start of construction.

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~~COMMISSIONER HOLIAN: I move for approval of CDRC case MP/PDP/DP 10-5330.
COMMISSIONER STEFANICS: Second.
CHAIRMAN MONTOYA: Motion by Commissioner Holian and second by Commissioner Stefanics.
COMMISSIONER HOLIAN: With staff conditions.
CHAIRMAN MONTOYA: With staff conditions. Any discussion?~~

~~The motion passed by unanimous [4-0] voice vote. Commissioner Vigil was not present for this action.~~

- 7. CDRC Case # Z.10-5360 St. Francis South Business Park, J.O.E.B. LLC (David Gurule), Applicant, Jenkins/Gavin Consultants, Agent Request Master Plan Zoning Approval for a Mixed Use Subdivision (Commercial, Residential And Community Service) consisting of 22 lots on 68.94 acres and approximately 760,000 square feet of buildings at full build-out. The development will be completed in four phases. The Property is located at the southwest corner of I-25 and St. Francis Drive, within Section 11, Township 16 North, Range 9 East. (Commission District 4) Vicki Lucero, Case Manager.

MS. LUCERO: Thank you, Mr. Chair. On September 16, 2010, the CDRC met and acted on this case. The decision of the CDRC was to recommend approval of the request.

The Applicant requests Master Plan Zoning Approval for a mixed-use subdivision consisting of 22 lots with up to 760,000 square feet of buildings on 68.94 acres. Uses will include a combination of office, community service, retail, warehouse and residential, for a complete use list refer to Exhibit A. Lot sizes range in size from 1.04 acres to 2.90 acres. A 14.61 acre open space area will also be included, as well as a 3.05 acre area designated for a wastewater treatment system.

Article III, Section 4.2.1.d.2 of the County Code states "Proposed mixed-use developments are allowed to locate anywhere in the County, except that the location of any specific commercial or industrial non-residential use area designated by such proposals shall be subject to the purposes and intent of Subsections 4.2.3 and 4.1."

This application was reviewed for existing conditions, adjacent properties, access, traffic, water, fire protection, liquid and solid waste, terrain management, archaeology, signage and lighting, parking, open space and trails.

Recommendation: Staff has reviewed this Application and makes the following findings to support this request: the Application satisfies the submittal requirements set forth in Article V, Section 5.2.2; the Application is comprehensive in establishing the scope of the project; the proposed Master Plan meets the criteria set forth in the Land Development Code; the Application is in accordance with Article V, Section 5.2 of the County Land

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Development Code.

Staff recommendation and the decision of the CDRC is to recommend Master Plan Zoning approval subject to the following conditions. May I enter those conditions into the record?

COMMISSIONER VIGIL: You may.

The conditions are as follows:

1. All redlines comments must be addressed.
2. The Applicant must seek approval from the CDRC to allow the eastern driveway to exceed 500 feet.
3. The western driveway shall be constructed at phase II.
4. A TIA will be required with future phases I, II, III, and IV to ensure that offsite improvements are addressed for the development.
5. Speed change lanes and tapers are required as per the TIA.
6. Future TIA shall address St. Francis Drive/Old Galisteo Road concerns regarding the feasibility of a signal light or a round-about.
7. The Applicant shall provide turnarounds with a driving surface of a minimum of 120' diameter at all dead ends servicing internal lots.
8. Supporting documentation for the drainage calculations consistent with the requirements of the NMDOT's Drainage Design Criteria, 4th ed. and Ordinance No. 2008-10 must be submitted at Preliminary Plat/Development Plan stage.
9. Drainage control infrastructure plans with sufficient detail to define construction specifics for that infrastructure having a direct impact on NMDOT facilities shall be submitted at preliminary plat/development plan stage.
10. A map showing the complete drainage basin contributing flows to and within the site shall be submitted at preliminary plat/development plan stage in accordance with Ordinance No. 2008-10.

MS. LUCERO: Thank you, Madam Chair. Staff would like to recommend one additional condition as follows:

11. In order for this development to qualify as "mixed-use" it must contain a residential component. Therefore, the first phase of the development shall have a residential element to be determined by the Applicant and the appropriate County Staff. [Condition removed at motion]

Thank you, Madam Chair and I will stand for questions.

COMMISSIONER VIGIL: Thank you. Are there any questions for Vicki? Seeing none, is the applicant here? Please, would you be sworn in. Jennifer, are you going to speak on behalf of the applicant?

[Duly sworn, Jennifer Jenkins testified as follows]

JENNIFER JENKINS: I am.

COMMISSIONER VIGIL: Does he agree to all the terms and conditions as stated by staff?

MS. JENKINS: Most of them, which we will get to.

COMMISSIONER VIGIL: Okay, please proceed.

MS. JENKINS: Thank you. Commissioners, my name is Jennifer Jenkins and

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this is Colleen Gavin. We are Jenkins Gavin Design Development and we are here this evening on behalf of the applicant, Dave Gurule and Ernie Romero and also part of our team is Mike Gomez, with Santa Fe Engineering Consultants who is our civil and traffic engineer on the project. And I'm going to keep it as brief as possible considering everybody is looking down the barrel of the holidays.

As Vicki mentioned we are requesting master plan approval for a large-scale mixed-use project at a 69-acre parcel at the southwest quadrant of St. Francis Drive and I-25. In September the CDRC recommended unanimous approval of our application. So I'm going to go ahead and approach and show you some visuals and go through just the highlights and key points on our proposal.

This here is the subject property. Again, it is just shy of 69 acres. This is I-25, the St. Francis interchange. St. Francis dead-ends into Rabbit Road. So everybody, I think, is oriented to where we are. I'm going to zoom-in, this is zoomed in on the subject property. It has actually very gentle nice gentle rolling terrain and it is in the Sustainable Land Development Plan that was recently adopted. This property has a couple of designations that I believe are pertinent to our existing request. One of which is this in Sustainable Development Area 1, which is the highest priority for growth. And, secondly, this is identified as a Regional Center. Regional Center contemplates retail, employment center, mixed-uses, and things of that nature. But I would consider Regional Center kind of the highest intensity type of designation that the Sustainable Land Development Plan contemplates.

We are proposing a mixed-use subdivision. Our master plan here contemplates about 22 lots ranging in size from just over an acre to just under three acres. We show two access points off of Rabbit Road with a loop road that would serve the project and we're contemplating four phases of development starting on the east side and working our way to the west side. The project has a significant amount of open space here that is reflected in green. We are showing a 100-foot buffer from the Rabbit Road right-of-way because we have an existing neighborhood so we are very cognizant of the existing neighborhood that we part of. Our goal here is to buffer our activities as much as possible and as we move forward with design guidelines and things of that nature really keeping in mind the residential nature of this neighborhood while at the same recognizing that we're on I-25 and St. Francis Boulevard, a major arterial and an interstate which really presents fantastic opportunities from a standpoint of economic development for Santa Fe County. We have excellent access.

We have excellent visibility and at the same time over here we have an existing neighborhood so it is a wonderful site. It's a challenging site but we believe that we can do something here that really works for the County in terms of the County's own economic development goals but also is respectful of our neighbors.

One of the really wonderful features of this property is the terrain. It's very gentle. It's very easily developable but we have a natural ridge that runs right here and then the property slopes down towards I-25. So when you're standing here looking north you can't see what's over here. So as buildings are constructed whether they be office buildings or other types of uses are constructed here the terrain really provided a wonderful natural buffer for those activities that really want to relate more to I-25 in terms of visibility. And, again,

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the 100-foot buffer here in terms of preserving this existing vegetation is going to have a wonderful impact as well as the open space here and 100-foot buffer here along the I-25 right-of-way.

We also conducted two neighborhood meetings. One in August, prior to going to the CDRC and we had a second neighborhood meeting in October prior to coming to the Board of County Commissioners. We had maybe, anywhere between four and seven neighbors in attendance at each meeting. We discussed a variety of things. We talked about access. We talked about uses and we think we had a very productive dialogue and never really received what we deemed as strong objection to the concept of what we're proposing. More was looking at how we're going to handle the lighting, and how are we going to handle traffic, and how are we going to handle some of types of issues. So I think we had a really productive dialogue in those meetings.

So let's talk about the access. Again, we are proposing two access points on Rabbit Road. We submitted a traffic impact analysis that was submitted, reviewed and approved by the County's Public Works Department as well as the Department of Transportation. And, our recommendation for roadway improvements were covered there so we are proposing and I'm going to have a little drawing that I'm going to show you, that talks about the improvements to Rabbit Road that we are proposing that includes turn-lanes, medians, landscaped medians, bike lanes and things of that nature. We're also proposing a trail that gets built in this buffer that will connect to the new rail trail extension that stops right here at Rabbit Road. So we're creating a connection opportunity to that rail trail system.

As part of our first phase, we're proposing to construct just this eastern most entrance and we would have a temporary emergency turnaround here and then as we move into phase two, we will be constructing the remainder of this. So once we construct the whole thing, this eastern portion here will be limited to right-in/right-out only movements and this will become our full access.

With respect to utilities, we are proposing to extent a 12 inch county water line from Campos Conejos – are you guys familiar with the Campos Conejos Subdivision that is just south of I-25? It's off this map but it's located just over here, just south of I-25 and we would extent a 12 inch water line what is called Old Agua Fria Road to Rabbit Road to serve the project. We have been working very closely with Patricio Guerrerortiz, the Public Utilities Director, to make sure that the property can be adequately served. And we do have a statement in your packet from him to that effect.

Which respect to wastewater, Mr. Guerrerortiz would prefer, he wants to, you know, pursue something possibly with the City where we can send our effluent across the street into the existing infrastructure in Rodeo Business Park. But that is going to need, you know, we're working with him on that. But we also have an area set aside for on-site wastewater treatment and we'll be reusing all the water for irrigation on site. We are prepared to accommodate it on site if necessary but if we have an opportunity to have it taken care of municipally, then that is what we will do.

And, lastly, I would like to address the new condition that staff has requested that pertains to the phasing of the project and the request that our first phase have a residential

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component. We are extremely concerned about this condition for several reasons. First, there is not a code requirement that says a mixed-use project must have a residential component in their first phase. That's my first concern. My second concern really is about geography. The first phase of the project in this area is really the worst place to put a residential element on this property. This is closest to St. Francis Boulevard. It is one of the more prime commercial areas from a marketing standpoint. And, frankly, in this economic climate, we really believe in this project and we really believe this project is going to attract employers and is going to be really again, dovetail beautifully with the County's own economic efforts. We need flexibility to attract users. To make sure the first phase is successful and gets off the ground so that we can construct significant infrastructure to serve the project as well as this part of the County. I'm not saying there won't be a residential component in the first phase. Say there's senior housing for example. We thought this site might be beautiful facility and maybe they would love that location. We need the flexibility to negotiate with users and make sure that the project is viable and successful. So imposing that type of condition creates a restriction that can really hamper our ability to do that. I respectfully request that this project be approved without that new condition. But we are in agreement with all the other conditions that staff has requested.

COMMISSIONER ANAYA: Mr. Chair.

CHAIRMAN MONTOYA: Commissioner Anaya then Commissioner Stefanics.

COMMISSIONER ANAYA: Could you read that last condition again?

MS. LUCERO: Mr. Chair, Commissioner Anaya, it's in the staff report as condition number 11.

COMMISSIONER ANAYA: Okay, thank you.

CHAIRMAN MONTOYA: Commissioner Stefanics and then Commissioner Vigil.

COMMISSIONER STEFANICS: Thank you and this is back to the developer. I'm sorry what is your name again?

MS. JENKINS: Jennifer Jenkins.

COMMISSIONER STEFANICS: Jennifer Jenkins, thank you. At what phase would you be doing any improvements to Rabbit Road?

MS. JENKINS: In the first phase.

COMMISSIONER STEFANICS: So before you start your building in your phase one or concurrently or –

MS. JENKINS: The infrastructure will come first. So we will come in for a development plan and subdivision plat application to the County for phase one to create the lots that we're proposing and to provide all the civil drawings for the roadway and improvements on Rabbit Road, utilities and everything. That will happen first and then you'll see building permit applications for the buildings on those individual lots afterward.

COMMISSIONER STEFANICS: And, Mr. Chair, have you done a traffic study on the amount of traffic on Rabbit Road currently?

MS. JENKINS: Yes, we absolutely have and Mike Gomez speak specifically to the existing traffic on Rabbit Road and the significant improvements that we're proposing

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to mitigate the additional traffic that we will be adding.

COMMISSIONER STEFANICS: The current Rabbit Road does need major improvement so I'm very interested in Rabbit Road being improved. I do know that more people every week are starting to use that as a venue. I just am interested that we not – as people get used to a thoroughfare if it's blocked for construction then it's going to upset some people.

MS. JENKINS: We will have traffic control plan, nothing that we're doing will absolutely block traffic. We will always be permitting traffic to move through. There may be some days that it's a little slower than others but we will not be absolutely blocking traffic. We actually can't. We will be making sure that there are lanes of passage while we're working on this side we'll divert all the traffic to this side, and when we're on this side we'll divert to this side. There will be a full traffic control plan that will be submitted for approval by the Public Works Department.

COMMISSIONER STEFANICS: And the other question I have is what type of residence were you going to build, eventually?

MS. JENKINS: You know, what we're believing that this site would be appropriate for this site, we're not envisioning large single-family semi-rural lots. We do not believe adjacent to I-25 that this is an appropriate use. We think in combination of this mixed-use environment of office buildings and other types of employments, again, I think senior center – a senior housing facility I think could be a really good use. Possibly live-work, some higher density residential. Those are the types of uses as we are talking to the market and talking to potential users, those are the types of users that have expressed interest up to now.

COMMISSIONER STEFANICS: And, Mr. Chair, what phase were you intending to put the residential in?

MS. JENKINS: You know we aren't going to build it ourselves. It's going to be marketing those end-users to come and purchase lots and build that. But based upon my understanding of the site and my understanding of the market, I think you could see residential in phase two and we could see it in phase one. It's a tough thing to predict right now but I think it's very likely that we could see some residential uses in phase two.

COMMISSIONER STEFANICS: Thank you, Mr. Chair.

CHAIRMAN MONTOYA: Commissioner Holian and then Commissioner Vigil.

COMMISSIONER HOLIAN: Thank you. Do the developers have a track record in mixed-use development?

MS. JENKINS: The owners of the property have a long track record of different types of real estate ventures here in Santa Fe. I can't speak directly to mixed-use but they are not the actual users so we are looking at people coming in and owning their lot and building their facility in accordance with the master plan and the approvals and the entitlements that we receive. And so they are not actually going to be doing the sticks and bricks.

COMMISSIONER HOLIAN: I see. So how many lots do you anticipate

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creating in phase one?

MS. JENKINS: In phase one, I believe it's five. And one of the reasons that we have the lot layout right now the way we do is that it allows flexibility. For example, it is six lots, so phase one is six lots right here. What these six lots allow us to do, for example in these lots right here it's a little over two acres. We could have the user say I really like this right here and I want to put my company's headquarters here but I need two acres. All we have to do is consolidate these. It allows for that type of flexibility. At the end of the day, do I think that we're going to have 22 different facilities out here? No, I do not. I think it's going to be a lot less.

COMMISSIONER HOLIAN: Okay, thank you. Do you know that, are you aware of that on the side of Rabbit Road there is a property that has a whole lot of junk cars on it?

MS. JENKINS: Yes.

COMMISSIONER HOLIAN: Have you been in contact with that owner?

MS. JENKINS: You know I have not. Mr. Gurule lives in the neighborhood across the street, actually, and he knows his neighbors really well and I don't know - have you had any communications? [Mr. Gurule nods in the negative.] No we haven't.

COMMISSIONER HOLIAN: We have been trying to work with him to have a lot of the cars removed but it's a slow process. I don't know that we can guarantee that they're going to be off -

MS. JENKINS: We understand and as I said it's the existing local color.

COMMISSIONER HOLIAN: I also wanted to ask you, you had mentioned that there's a pedestrian pathway where people could get to the rail trail and it goes through a couple of private property lots and I wonder if there's been any progress made with talking to the owners of those lots?

MS. JENKINS: I'm so glad you asked that question. Let me show you this first, what we are proposing, this is the adjacent property here. We are actually not proposing to put the trail on private property. There's a really generous shoulder of the Rabbit Road public right-of-way that will easily accommodate. The trail that will be on our property through the open space here and then we'll just divert it down; it'll be a little bit closer to the road just for that short stretch. And you can see here, this is a section of what Rabbit Road will look like after our improvements progress. So you can see we have the landscaped median in the center, we have the driveway on the edge and here we have a 14-foot corridor, essentially, adjacent right on the frontage of that lot next door to accommodate that little stretch of trail. So we're not infringing on any private property.

COMMISSIONER HOLIAN: Okay, terrific. And then I have one final question. Well, first of all I'll make a comment that I actually like the idea of having a wastewater treatment facility on the property because then you can reuse the water so actually that would be my preference. In any event, what kind of wastewater treatment facility; have you done any research on that?

MS. JENKINS: You know we have done some research just to make sure that we have the appropriate amount of land area set aside to accommodate it. That was our primary concern at the master plan stage. So we'll be definitely looking at a fairly intensive

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treatment, advanced treatment plant so we can get the water to irrigable standards.

COMMISSIONER HOLIAN: Great, thank you very much.

MS. JENKINS: You're welcome.

CHAIRMAN MONTOYA: Commissioner Vigil.

COMMISSIONER VIGIL: Vicki, this is for you. Was there a compelling reason or an ordinance that you needed to cite for the purposes of recommending the residential component in phase one?

MS. LUCERO: Mr. Chair, Commissioner Vigil, staff's concern was basically that this was proposed as a mixed-use development which means that there's a residential and a commercial component to it. And mixed-use developments are allowed to locate anywhere in the County. We were concerned that if the project, if phase one got built out with strictly commercial and for some reason the rest of the project never got built-out then we would be stuck with a commercial development which is not allowed in this area. Strictly commercial is not allowed in this location of the County so that was our concern and the reasoning for that condition.

COMMISSIONER VIGIL: Thank you, Vicki and thank you, Mr. Chair.

CHAIRMAN MONTOYA: All right. Any other questions? Commissioner Stefanics.

COMMISSIONER STEFANICS: Thank you, Mr. Chair. I just remembered something else as you were talking about Rabbit Road. Have you – I noticed that you have consulted with the DOT, did you, in fact, review the 25 year plan that the Metropolitan Planning Organization just approved as it relates to the I-25 and the St. Francis improvements.

MS. JENKINS: You know I am familiar with that plan but honestly, Mr. Chair, Commissioner Stefanics, I have not read it thoroughly.

COMMISSIONER STEFANICS: Well, you might want to get in touch with either Mark Tippetts or Keith Wilson to actually identify what portions of our plan that we have put forward to the federal government as projects for the next 25 years and there is quite a bit of work that is going to be done to St. Francis.

MS. JENKINS: Thank you. I was actually aware of the improvements being proposed at the interchange and when we were interfacing with the DOT that did come up in our dialogue with them.

COMMISSIONER STEFANICS: Okay, thank you.

CHAIRMAN MONTOYA: Any other questions? I'd like to open this up for a public hearing. If there is anyone who would like to speak on this case, please come forward.

[Duly sworn, Baron Wolman, testified as follows]

BARON WOLMAN: Mr. Chair, Commissioners, I'm Baron Wolman. I live in a small-scale development across from what the proponents are calling a large-scale mixed-use development. Five minutes from my house, our houses, are two gas stations, two mini-marts, and two fast food restaurants. Five minutes from our developments is the big development on Zia Road with Albertson's and Walgreen's and all that stuff.

A large mixed-use development in our small-scale development, most of – the entire

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area is small-scale development with single-family homes everywhere; it's going to have a huge impact on us. There's just no way around it. We're going to see it. We're going to hear it. We're going to feel it. We don't need for example things like mini-marts. We don't need any more gas stations. We don't need a truck stop. In fact, I don't even know why we need office buildings because I went across I-25 and looked at all the office buildings over there and there's unbelievable amounts of space for rent and lease. So I don't understand the need for this development actually. And, actually, I don't really like the development but I understand that people own property and they can develop it.

I don't understand how the neighborhood itself is going to benefit from this development. There is nothing that they're proposing that they're proposing that they're going to put in there that we need or that we would use. We don't need a senior citizen center. We don't need. We don't need – I don't know what the homes are going to be like, what the residential area is going to be like but I assume it's going to be apartment and things like that and that totally changes the nature of our entire neighborhood. And those of you who have been there, you know. I don't see it's actually going to benefit Santa Fe at all other than the tax income and things like that. It just doesn't feel right. This whole development is so massive in the face of such small scale living that I'm – it just doesn't feel right. And I'm – I don't see the need for it.

The one thing that I'm puzzled about is that the applicant is saying we're not going to do anything here. We're not going to build anything here. We're just going to sell it off. So where is there involvement? Where is their part for something that is going to affect so many of us so greatly? They're just going to sell it to anonymous buyers and that doesn't feel right either.

I don't know on balanced needs and I wrote a letter already that says I'm not really in favor of this development as they have described it. I just have to say it doesn't feel right. It just doesn't feel right. Thank you.

CHAIRMAN MONTROYA: Thank you. Anyone else like to come forward to speak on this case please come forward, be sworn in and state your name and address.

[Duly sworn, Sam Hitt, testified as follows]

SAM HITT: My name is Sam Hitt and I live at 48 Old Galisteo Way about a mile from the proposed development.

I have several concerns. Let me just start with the trail. Staff report says that this is a pathway that leads to nowhere. And that the trail would force people to use quote the heavily used and dangerous Rabbit Road. So if you have the map in your packet then perhaps you can see that when the trail gets toward the rail trail it's forced into the shoulder of Rabbit Road. That is heavily used now and of course will be more heavily used in the future. So, I'm concerned that if this – I think you should make a condition of your approval if that's what you want to do tonight, that an easement would be required through those private properties so there could be actual safe connection to the rail trail from this proposed trail.

I think that I have some similar concerns of Mr. Wolman. I think a lot of the neighbors where I live are familiar with the business park that's on Rodeo Road and we like the unified look there. The proposed development being sold off piece by piece in various phases will not have that. I'm not sure what authority you have to require the developer to

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have a unified architectural look to the property but we think that would be a very good idea.

I'm just not familiar with why the density can be so great where the lots can go down to just over one acre for example. But it certainly seems too dense to us. We would like to see more open space. Right now there's about 25 percent of the land as open space. We'd like to see perhaps 50 percent.

Also, water use that was not discussed, but in the staff report and in the materials that I reviewed a figure of 40 acre-feet per-year was mentioned as possible use. That seems excessive so I think approval should be granted on the condition that businesses that are low water users use the property.

Also, I understand that the study has not been done. The geohydrology study has not been done and that is a code requirement and I think that should be done before approval.

This is going to be a big development. It's going to change our neighborhood a great deal. It's going to increase traffic tremendously. We would like to see in the spirit of the Sustainable Growth Management Plan that local businesses be favored in the property. Again, I don't know what authority you would have to require that but that would certainly make it better in our eyes.

On the question about the condition of residential use, it's just a bit confusing to me because in the Sustainable Growth Management Plan the area is designated mixed-use non-residential and as a regional source. Mixed-use non-residential what does that mean? That to me, means that there's not residential as part of the mixed-use and perhaps I'm just not reading things right but I don't understand that problem. I think that's about it. Thank you very much.

CHAIRMAN MONTROYA: Thank you. Please come forward, next.

[Duly sworn, Shawn Sweeney, testified as follows]

SHAWN SWEENEY: Mr. Chair, my name is Shawn Sweeney and my address is 214 Rabbit Road. I also represent my parents, Ed and Frances Sweeney at 216 Rabbit Road. Rabbit Road as what it is now. It's been Route 3, Route 7, Route 9 over the years that the County has changed it.

We have seen a lot of change in the decades that we have lived there and I would like to say that I have found the developers to be listening people. They have indeed answered my questions when I've put forward to them.

I would like the Commissioners to consider the chickens, pigs, sheep, horses, goats -- the very rural lifestyle that we lead facing this development. I appreciate that the developer has put a 100-foot greenbelt between Rabbit Road and the start of the development. But, unfortunately, if you look at the plat lots I believe, 15, 19 and 20 are not helped by what the developer described as favorable geography. They face us directly.

When you hear words like "regional center" and "high-intensity" we do realize that there will be change but again I would like to ask the Commissioners to keep in mind the rural nature of the area being developed and the residential nature. Thank you.

CHAIRMAN MONTROYA: Thank you. Come on forward.

[Duly sworn, Don DeVito testified as follows]

DON DEVITO: Hi, my name is Don DeVito and I want to take this opportunity to thank the Commissioners for approving the rail trail area in Rabbit Road. It's

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been a huge benefit to the community and I really would encourage continued improvement of that rail trail as a community asset.

I live right across the street from the proposed development and I also work as a real estate broker so I try and walk the line of what is good land use and good development while maintaining and respecting what's already there. And what you're looking at here if you go to your maps, you're creating a commercial use bulge if you will into a rural residential area. That's fine. That's change and we can learn to live with that provided it's planned accordingly.

What I would favor, what I can live with, is something that earlier commented on where you've got some continuity which what's already across I-25 in the Rodeo Road Business Park. I-25 has always been a natural demarcation. South of I-25 was rural residential, 2.5 acre lots, horses, donkeys, chickens, mobile homes and custom homes. With this development now we're headed into a new frontier, if you will, where you're extending that commercial development across I-25 into what historically has been rural residential. They're opposed that but I ask that you think carefully about the conditional uses. And what I would not like to see are things like gas stations, retail or anything of a 24/7 nature. So I land on what's a compromise? Professional offices, churches, schools, maybe a community center just something that is not there 24/7. That's all I really have to say. Thank you for your consideration.

CHAIRMAN MONTROYA: Anyone else like to speak on this application.

[Duly sworn, Ernie Romero, testified as follows]

ERNIE ROMERO: Mr. Chair, members of the Commission, my name is Ernie Romero. I live at 35 Camino Monte Feliz in Santa Fe. And I wasn't planning on speaking because there are other people here who can speak on the specifics of this project a lot better than I can.

I just wanted to make a comment that when we first got the opportunity to look at this project it had a great amount of appeal to me. I've been here all my life. But to be involved in a viable commercial mixed-use project in the County was pretty interesting me because I've always seen all of that happen in the City where the City benefits from all of the gross receipts taxes and so forth and yet the County provides a lot of the housing which doesn't – but you don't get the benefit of the gross receipts taxes to support what you have to do here. So a project in the County that's viable is very appealing to me.

There are other mixed-use projects in the County but nothing that is so obvious that a mixed-use commercial development could take place. Because of its frontage along I-25 and St. Francis Drive. I really am proud to be part of a project that can provide jobs and economic opportunity to the citizens of Santa Fe County and people that live there and work there we're all the same. We're all just part of the greater Santa Fe area.

There's been some statements that all we would do is get it zoned and get the infrastructure in and start selling off parcels. That's not entirely true. You know, we'll be looking at doing some build-to-suit. We'll be looking at possibly moving our office there. We would do joint ventures with people. We have a track record. I've been in this business for 25 years and I have many projects under my belt in Santa Fe, Albuquerque, and in all of our neighboring states. We're here and we're here to stay. I just want to say that this will be

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a good project and we really appreciate your consideration.

CHAIRMAN MONTROYA: Thank you. Anyone else wish to speak on this application? Okay, the public hearing is closed. Final comments.

MS. JENKINS: Just a few final comments. I just want to address a couple of things really quickly. I really appreciate the comments made about what -- about maintaining some architectural integrity and continuity in the project. That's absolutely our vision as well. So as we move forward with our first phase, we will be developing design standards. We'll have CC&Rs that will have architectural standards and we will possibly have different standards depending on which lot a facility is being constructed. Depending on how visible is that lot from the people across the street. That's one of the things that we're looking at. So strict architectural standards, we absolutely believe in that and I'm really glad that Mr. Romero addressed their involvement. And Rodeo Business Park across the street, we do see that to some degree as a model. As a matter of fact, this property used to be owned by the original developers of Rodeo Business Park and Rodeo Business Park has developed well over the years but all of those parcels are individually owned. All of those facilities were built by the users of those parcels and so that pattern of development there is really seen as a model for what we're doing but we want to do it better. We want to have that mixed-use component that we think is really important especially as part of this existing neighborhood.

I think that's all I have now. I'll be happy to stand for any questions.

CHAIRMAN MONTROYA: Commissioner Holian.

COMMISSIONER HOLIAN: Jennifer, would you be willing to take all 24/7 businesses off the use list?

MS. JENKINS: You know what my preference would be and I appreciate the concerns about that, and my preference would be to address that when we come in for our first phase because the marketing effort in terms of the types of users and the types of facilities that we may be attracting that's really going to kick off assuming that we receive our entitlement this evening. So we'll be in a better position to respond to that once we are coming in with our first phase and say these are the users and really see if that is even -- I don't think that that is going to be an issue frankly based on this site. But I would just ask for the opportunity to address that specifically when we come in with our first phase.

COMMISSIONER HOLIAN: And, another condition, well I don't know if this is a condition so much as just asking you to at least look into whether you could put the trail across the properties next door?

MS. JENKINS: We would be happy to reach out to that property owner. You know, it's only about 260 feet. It's a very short stretch and I appreciate the concerns about safety. We would be happy to reach out to that landowner and see if they are open or willing. I do know that it gets to be kind of a liability issue for an independent -- for just a person who owns their home and lot there to have a public trail on their property. And if I owned that house that would be my primary concern. But I can tell you that we will absolutely reach out to that landowner and see if we can possibly come to an arrange with them.

CHAIRMAN MONTROYA: Commissioner Vigil.

COMMISSIONER VIGIL: Thanks. I have a question for clarification purposes from staff and Vicki this might be for you but Jennifer I'll probably ask you some

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too. With regard to the request that's before us, it's for master plan specifically; correct.

MS. LUCERO: That's correct.

COMMISSIONER VIGIL: But this project is going to be phased in. Does that mean that each phase will come to us for preliminary and final?

MS. LUCERO: Mr. Chair and Commissioner Vigil, each phase will be coming back to the Board for preliminary and final plat approval which is actually subdividing the lot. The development plan for actually constructing the commercial or residential buildings on the site will just go to CDRC. But for plat approval it will come back to the Board for each phase.

COMMISSIONER VIGIL: Okay. The architectural integrity that wants to be protected by the agent, is that something that we would have to put as a condition of approval in master plan or can it be done in preliminary?

MS. LUCERO: Mr. Chair and Commissioner Vigil, it should be -- when they make application for preliminary they'll have to support any kind of restrictive covenants that they plan on having and at that point they'll address any architectural standards that they see appropriate. If there's something at that point that the Commissioners would like to add, I think that that would be the more appropriate time.

COMMISSIONER VIGIL: The other question is more a technical question. How close is this property to the contiguous requirement for annexation with the City do you know?

MS. LUCERO: Mr. Chair, Commissioner Vigil, I do not know the answer to that. I don't know if Jennifer does.

MS. JENKINS: I-25 right-of-way was annexed as part of the phase one annexation so we are directly adjacent. But this property is subject to the 20-year limitation on annexation per the settlement agreement from May of 2008.

COMMISSIONER VIGIL: So it's in phase three or something?

MS. JENKINS: No, this property cannot be annexed. It is not part of the presumptive City limits. This is County property and it is not even eligible for consideration of annexation for 20 years, actually 18 now.

COMMISSIONER VIGIL: Okay, thanks for clarifying that, Jennifer. I have no further questions.

CHAIRMAN MONTOYA: Okay, the public hearing is closed.
Commissioner Holian.

COMMISSIONER HOLIAN: Mr. Chair, I would like to move for approval of CDRC Case Z 10-5360 with staff conditions but removing number 11. Also, I would just like to urge you to investigate whether you can get an easement across the neighboring property for the trail -- I won't put that as a condition. And, also, to work on for the preliminary plat phase to work on covenants that provide a uniform architectural look for the property. And, also, to be favorable towards local businesses.

COMMISSIONER ANAYA: Second.

CHAIRMAN MONTOYA: Okay, motion by Commissioner Holian and second by Commissioner Anaya. Any other discussion?

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The motion passed by [5-0] voice vote.

COMMISSIONER VIGIL: Clarification, Mr. Chair. Were those conditions of approval?

COMMISSIONER HOLIAN: No. I wasn't really adding them as conditions it was more of requests.

COMMISSIONER VIGIL: Okay, so those conditions can be addressed at preliminary. Thank you.

CHAIRMAN MONTOYA: We're going to move to item 11.

- 11. CDRC Case # Z/DP 09-3132 PNM Caja del Rio Substation. Public Service Company of New Mexico "PNM" (Jeanette Yardman), Applicant, Requests Master Plan Zoning/Preliminary and Final Development Plan approval for the construction of the Caja del Rio Substation on 2.4 acres. The substation is needed to serve the City of Santa Fe/Santa Fe County Buckman Direct Diversion Water Pumping and Treatment Facilities, and future growth in the area. The project will consist of the substation, installation of two tap structures approximately 45 feet in height, and an interconnection with PNM's existing 115kV transmission line. The property is located at 11 W. Caja del Oro Grant Rd., within Section 22, Township 17 North, Range 8 East (Commission District 2). Wayne Dalton, Case Manger

CHAIRMAN MONTOYA: I'll ask Steve Ross for some comments on this case.

MR. ROSS: Mr. Chair, I think we're going to ask for this case to be tabled for a month to allow us to work out some arrangements that began yesterday. Mr. Leyba who is a member of the community that's affected by the proposed substation there on Caja del Rio and County Road 62 has proposed an interesting suggestion yesterday which we are working on with PNM and the Buckman Direct Diversion Board. The suggestion is this, that the proposed substation be moved from its current proposed location at Caja de Rio and County Road 62 west down County Road 62 about 1,500 feet, 500 yards, which would put it below a rise that exists in the natural topography over there closer to the landfill and hopefully mostly out of sight for the community as it has been concerned about the effects of the substation on their neighborhood.

There are a number of technical issues that still need to be resolved. One is that we need to verify that the City actually owns the property where the station would be moved to. Remember, the proposed substation is going to be located on City property. There's maybe some technical issues that need to be worked out. They need to take a long at a new site, select a new site, and do the engineering on that site plus they would need to amend their application so that it can be brought back to you next month with a new location specified and all the other necessary details. Plus, they need to look at the cost for purposes of

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[The Commission recessed from 5:53 to 6:06.]

7. **PUBLIC HEARINGS**

a. **Land Use Cases**

- iii. **BCC Case # MIS 10-5361 Saint Francis South Master Plat Authorization. Vegas Verdes, LLC, Applicant, Requests Authorization to Proceed with a Master Plat for the Creation of Twenty-Two (22) Mixed-Use Lots on 69 Acres More or Less. The Property is Located on Rabbit Road, via St. Francis Drive, within Section 11, Township 16 North, Range 9 East (Commission District 4)**

CHAIR MAYFIELD: Commissioners, thank you. We are going to convene our public hearing and we had two earlier cases that were tabled.

VICENTE ARCHULETA (Case Manager): Thank you, Mr. Chair. Vegas Verdes, LLC, Applicant, requests master plat authorization for the St. Francis South Large-Scale Mixed-Use Subdivision, which was approved by the Board of County Commissioners at their meeting of December 14, 2010. Approved uses include a combination of office, community service, retail, warehouse and residential.

The proposed request is for up to twenty-two parcels ranging in size from 1.0 acre to 5.45 acres, with an average size of 2.23 acres. The project will be developed in four phases of approximately five to six lots per phase to be developed over a period of 8 to 10 years. The County Land Development Code provides a process that allows an applicant the option of submitting a master plat instead of a standard subdivision that specifically defines the lot and road layout.

Article V, Section 5.6.1 of the Code states, In commercial, industrial or high density residential subdivisions which are to be developed in phases or in cases where a condominium proposes to convert to a subdivision, the Board may delegate authority to the Land Use Administrator to administratively approve a specific lot layout plan when it determines that due to the size, scale or marketing requirements that approval of a plat with a specific lot layout is in the best interest of the County and developer.

Before seeking master plat approval, the developer must file a petition with the Board requesting that it be permitted to obtain approval pursuant to this Section. If the Board approves the petition, the application will be reviewed by the CDRC and the Board for preliminary and final plat approval which will then be referred to as the master plat.

The applicant states: The master plat authorization is requested to allow the Land Use Administrator to administratively approve lot line adjustments and consolidations as may be necessary to accommodate the needs of future users.

Growth Management staff has reviewed this Application for compliance with pertinent Code requirements and finds the project is in compliance with County criteria for this type of request.

Approval sought: Authorization to proceed with a master plat for the creation of

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twenty-two mixed-use lots on 69 acres for the St. Francis South Large-Scale Mixed-use Subdivision. Thank you, Mr. Chair.

CHAIR MAYFIELD: Thank you, Mr. Archuleta. Are there any questions of staff and I have Commissioner Chavez, please.

COMMISSIONER CHAVEZ: Thank you, Mr. Chair. Mr. Archuleta, I have in the packet some language that is a little confusing to me or doesn't quite line up as far as the use. On page 2 of your summary it states that the code allows for commercial, industrial or high density residential subdivisions which are to be developed in phases and then it goes on to say in the cases where a condominium proposes to convert a subdivision. So the language I'm focusing on or concerned with is the commercial, industrial, or high density subdivision in this summary, and then if you go to Exhibit 3 the language changes slightly and it says that the applicant is requesting master plan and zoning approval for a mixed-use subdivision, and then in parentheses it reads, commercial, residential and community service. So how do you reconcile those two permitted land uses – commercial, industrial or high density residential, versus commercial, residential and community service?

MR. ARCHULETA: Mr. Chair, Commissioner Chavez, I think maybe Vicki can answer that question.

VICKI LUCERO (Building & Development Services Manager): Mr. Chair, Commissioner Chavez, because there is a commercial component and a large-scale or a high density residential component to this application staff felt that it did meet the intent of the code section to allow for master plat authorization.

COMMISSIONER CHAVEZ: But why the different language then? It would have been better for me if the language would have been more consistent, I guess, in the two documents.

MS. LUCERO: Mr. Chair, Commissioner Chavez, the language in Exhibit A is what the applicant was proposing as part of their master plan request, which was approved back in 2010 so it is slightly different from the exact language in the code but it does both refer to high density residential and commercial developments.

COMMISSIONER CHAVEZ: So if I refer to Exhibit 3 is that – would that be more accurate, with those conditions and those permitted uses be more accurate? Or would they apply more than the language on page 2?

MS. LUCERO: Mr. Chair, Commissioner Chavez, the language in Exhibit 3 is exactly what was approved as part of the master plan request.

COMMISSIONER CHAVEZ: Okay. So what's changing – what will change today then with this request?

MS. LUCERO: Mr. Chair, Commissioner Chavez, the request before you is just it's basically a procedural request. Rather than to submit an application for preliminary and final development plan and plat to the BCC the applicant is requesting that the BCC basically grant the final authority to the Land Use Administrator in order to adjust lot lines so it doesn't have to keep coming back to the Board every time a new buyer comes in with a different lot configuration.

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COMMISSIONER CHAVEZ: So then I could point to these specific land use uses, commercial, residential and community service? Those would be the parameters that we will be discussing for tonight.

MS. LUCERO: Mr. Chair, Commissioner Chavez, yes. The use list was actually approved as part of the master plan application in 2010, so this is just a procedural issue as to how they want to have their plat approved.

COMMISSIONER CHAVEZ: Okay. Thank you.

CHAIR MAYFIELD: Thank you, Commissioner Chavez. Commissioner Stefanics.

COMMISSIONER STEFANICS: Thank you, Mr. Chair. Thank you for the presentation. Is the applicant aware of the northeast connector plans that are going forward?

MR. ARCHULETA: Mr. Chair, Commissioner Stefanics, yes, they are.

COMMISSIONER STEFANICS: Thank you very much.

CHAIR MAYFIELD: Commissioner Holian, I apologize for the oversight. Commissioner Holian.

COMMISSIONER HOLIAN: Thank you, Mr. Chair. Vicente, how long does master plat authorization last? In other words does it ever expire, like master plans can?

MR. ARCHULETA: Mr. Chair, Commissioner Holian, I don't believe that they expire. I think they can continue as long as the process is going through.

COMMISSIONER HOLIAN: Okay. And the other question I have is about the water supply for the development. It was mentioned in here that it would become part of the County utility. Has that line been installed out there on Rabbit Road?

MR. ARCHULETA: Mr. Chair, Commissioner Holian, no it hasn't. That's part of the – that will be coming up with the development at a later date.

COMMISSIONER HOLIAN: So the development will not proceed until the utility line is installed?

MR. ARCHULETA: Mr. Chair, Commissioner Holian, I believe so.

COMMISSIONER HOLIAN: Okay. Thank you. Thank you, Vicente.

COMMISSIONER CHAVEZ: Mr. Chair.

CHAIR MAYFIELD: Commissioner Chavez.

COMMISSIONER CHAVEZ: Thank you. We all have a letter here *[Exhibit 4]* and I'll just – I'm not going to read the whole letter but I think this is where sometimes the land use cases are maybe not understood or just divisive at some times. But this is writing to urge in the strongest possible terms to prohibit any retail establishments on Rabbit Road. And I'll just leave it at that because it talks to the permitted uses and if the master plan is already permitted for those uses it's really hard to argue against them even though there may not be complete support for that and so the only thing I can think is that we communicate to the residents that the project is in compliance with what's allowed and they're not getting anything that is outside of the zoning and land use requirements that we have in place now. And I don't know who would communicate that. Will there be any meetings as you move forward with this project?

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MR. ARCHULETA: Mr. Chair, Commissioner Chavez, the applicant is going to speak a little bit about this. At this point this is irrelevant. This will be relevant when the preliminary plan is approved with the master plan. And when they come in with their development plan these issues can be addressed at that time, I believe.

COMMISSIONER CHAVEZ: Okay. Well, I just bring that up now because I think sometimes even though the master plan has already been approved it's not always generally accepted, because of the time that's gone by or whatever. And so it says that we always have to revisit that and re-educate ourselves about what's been approved, why and what the parameters are. So I just wanted – since this was before us I wanted to address it now and then we'll be discussing it as we move forward. Thank you, Mr. Chair.

MR. ARCHULETA: Thank you, Mr. Chair. The applicant is going to speak a little bit about the uses also so at this point I would like to defer any questions to Jennifer.

CHAIR MAYFIELD: Yes, applicant please be prepared to add and I don't know if you're an attorney so if you would be sworn please be sworn.

[Duly sworn, Jennifer Jenkins testified as follows:]

JENNIFER JENKINS: My name is Jennifer Jenkins, with Jenkins Gavin Development and Design, 130 Grant Avenue, Suite 101 in Santa Fe, 87501. Good evening, Chairman Mayfield, Commissioners. I'm here this evening on behalf of Vegas Verdes, LLC in request for master plat authorization for the St. Francis South project. And just as a little bit of background, as Vicente mentioned, St. Francis South received master plan approval in December 2010 with a list of permissible uses that were commensurate with that master plan.

We have now – we are moving forward, which is very exciting for the county. This was always seen as a real economic development driver. That's really the key and opportunity that rests with this project for Santa Fe County. We have submitted a preliminary development plan and a preliminary subdivision plat application to Santa Fe County for showing the 22 lots that is consistent with what is reflected in the master plan, and that – those applications will be going before the CDRC in March and probably coming back before this body, I would expect probably in May of this year.

And that preliminary plat and development plan really addresses infrastructure. So for example, Commissioner Holian, this development plan application that the County is currently processing addresses water, addresses wastewater, road improvements, the whole nine yards. So once we have a preliminary development plan, a preliminary subdivision plat approval this spring then we will proceed with final development plan and then proceed with actually constructing the requisite infrastructure to serve the initial phase of the project.

Tonight the master plat, the sole purpose of this is for a project like this we don't know who all the users are going to be and what their needs are going to be, so we may have a little cluster, say, of four two-acre lots and somebody says, well, I need eight acres, so I want all four of those lots, but we need to consolidate them into one parcel. So with this master plat that enables us to go to staff and say, okay, we're moving forward with this section of the project with this user, whatever that may be, an office building, for example. But we need to consolidate those lots.

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The only thing this master plat does is gives staff the authority to say, okay, we can consolidate those administratively without spending more time, using this body's time for something like that. Or we need to adjust a lot line between a couple of lots. Somebody needs - there's a three-acre lot; they want a four-acre lot, so we'll make the lot next door a little smaller. So it just allows us the opportunity for marketing purposes as the project develops over time that we can accommodate the needs of the individual users.

So that is really our sole purpose here this evening. The master plat authorization, again, runs with the project, but we have submitted a formal preliminary subdivision plat already and so that is again, that is being reviewed by staff right now. And with respect to the permitted use list it covers everything from residential to office to community services and very limited retail. Maximum size of a building could be 5,000 square feet. And the vision really was is that the potential retail uses that could serve the users in that development, maybe a small, little PakMail that would serve the people who are there, or a small, little copy center or something like that. So we currently at this point have had no inquiries for potential retail users. It's not really a retail site; it's really not what this property is and what its highest and best use is.

And so we would just - and I think it's also really important to point out is that the proposed - every single one of our permissible uses that were approved by this body in 2010, virtually all of them are also permissible under the Sustainable Land Development Code under the proposed commercial zoning for this parcel. So not only is our proposal today and the development plan that is being reviewed right now by staff, not only are we consistent with our own master plan approval that this body approved but we also dovetail quite seamlessly with the Sustainable Land Development Code. So with that I'd be happy to stand for any questions. Thank you very much.

COMMISSIONER HOLIAN: Thank you, Mr. Chair. Thank you, Ms. Jenkins. When do you plan to start with Phase 1? And have you done any marketing for that yet?

MS. JENKINS: Oh, absolutely. The project is being marketed actively right now and we have a lot of inquiries. We actually have some letters of intent going back and forth which is very exciting, and that's why we have submitted our preliminary development plan because we need to be ready. And so we are moving at as quick of a pace as the County process will allow and we do anticipate that we would like to have the proverbial shovel in the ground out here on infrastructure here this fall, is our ideal picture.

COMMISSIONER HOLIAN: But what about water supply? Is the water main going to be ready?

MS. JENKINS: Well, that's part of putting the shovel in the ground. That's part of that process. As we're building and doing all that - that's probably the first thing we're going to do is build the water line.

COMMISSIONER HOLIAN: What about the wastewater treatment?

MS. JENKINS: We have two options with respect to wastewater and we've been working closely with the Public Works Department on this and we are pursuing a connection across I-25 so the County is asking the City to accept the effluent. There is already a sleeve under I-25 that was put there intentionally years ago and so there is access to the wastewater infrastructure that is in Rodeo Business Park on the north side of I-25. That's

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Option A and that is of course our first option, and I think it makes a huge amount of sense and it's gravity, they're downstream from us so that is our hope. That is the direction we're going. But in the alternative we – per our master plan approval we have the option – we have the space, frankly, to do onsite wastewater treatment should that become necessary.

COMMISSIONER HOLIAN: Okay. It does seem like Option A is the preferred option.

MS. JENKINS: Yes. Absolutely. I'm right there with you. So, yes, we are pursuing that actively, working through the Public Works Department.

COMMISSIONER HOLIAN: And the other thing I wanted to ask you about is the trail that goes – that sort of allows people not to have to walk along Rabbit Road. And then when this was considered in 2010 there was talk about in order to get to the Rail Trail you needed to cross a couple of other private properties. Have you done any investigation about working with those properties?

MS. JENKINS: We actually are in the process of doing that right now. There's only one property owner between our property and the railroad right-of-way, so that's good. There's a lot of terrain in there, so we have a variety of issues. We have approached those landowners about would they be willing to grant some easement so we can keep – it's a very short stretch where the trail would have to dip down into the right-of-way. Thankfully, it's a short stretch but I know it's not ideal. So we are in dialogue with those homeowners to see if they a) are they willing to consider granting a trail easement, and b) is there really a feasible path to get from point A to point B, because there's quite a bit of terrain in there.

So when we come back this spring with the review of the preliminary development plan and preliminary plat before CDRC and then before this body, we will have that resolved.

COMMISSIONER HOLIAN: Okay. Great. Thank you, Ms. Jenkins.

MS. JENKINS: You're welcome.

CHAIR MAYFIELD: Are there any other questions of the applicant? This is a public hearing. Do we have anybody from the public wishing to comment on this case? Sir, please come forward and state your name for the record.

[Duly sworn, Baron Wolman testified as follows:]

BARON WOLMAN: My name is Baron Wolman and I live on Vereda Serena. I came and spoke against this development in 2010. I didn't like it then; I don't like it now. The question really is the effect this enormous development is going to have on really the entire area, thousands of people, hundreds of families, and not many people know about it. So I'm wondering, is there some kind of study that can be done or is it typical that a study is available that will show the effect of such an enormous – this is so out of scale with what's already there – upon the people who live in the area. Does the County do that? Can they ask for something like that prior to granting all kinds of – I understand what's being granted already but prior to letting this thing begin can the rest of us really find out how it's going to affect us somehow?

CHAIR MAYFIELD: Thank you. Mr. Ross, I know you're not in your chair, but the impact studies have all been complied with. Correct? Are there additional studies that the County typically requests?

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MR. ROSS: Mr. Chair, Vicki tells me they've complied with all requirements of the code, in terms of there's a number of things that are requested in connection with developments. So all that stuff is in.

MR. WOLMAN: I understand that they have complied with – it's a small area that had to be notified of what was going on, and they did that and they're in compliance and I'm not saying that they aren't. But really, the effect of this upon everybody from Rainbow Village to Campo Conejo in every direction is going to be enormous and it seems as if many people aren't aware of it, number one, and since they aren't aware of it they're not here talking about it. And this is of course perhaps not the time, again, to argue against something that's already been approved. But it would be nice if we all had a sense of the entire area that's going to be affected, had some kind of sense of what this is going to mean to our lives which is going to be a radical, radical, radical change. Trust me, I know. I live there and I know what's going to happen.

So my request, really is is there such an opportunity for the County to ask for that in advance of providing the next step for them to develop?

CHAIR MAYFIELD: Thank you, sir. Is there anybody else from the public wishing to provide – or any more comments?

[Duly sworn, Don DeVito testified as follows:]

DON DEVITO: Good evening. Don DeVito. I live in the area as well and I don't have a problem with the master plan, master plat going through. I think you'll find me commenting during the development plan as well as a lot of other people about concerns of potential uses out here. Two comments tonight that I wanted to bring out. One is this has historically been a rural residential area. Rabbit Road, up until four years ago was a dead-end road with 500 cars a day. Now we're the main artery between St. Francis and Richards Road with a car count of over 6,000, and there's been no road improvements or traffic calming measures done since this has happened.

So I would ask that before construction begins on Phase 1 or any of this that the road improvements and traffic calming measures the County requires are in place, and I'm sure they will be but I want to bring it up.

Second point tonight, we are a rural residential area. We do enjoy some night skies. We've already suffered from significant light pollution from headlights in the traffic count. So I would ask going forward that the applicant think about mitigating some of this light pollution. And one of the things in the order of December 14, 2010 was the idea of a turnabout, a turnaround, to mitigate the traffic at St. Francis and Rabbit Road. I think this is a good idea, as opposed to more signal lights or something like that. Because with a turnabout you can at least do some mitigation for headlight splash and that kind of thing. We're just trying to maintain some of the character of this area as this project goes through. Thank you.

CHAIR MAYFIELD: Thank you, Mr. DeVito. Is there anybody else wishing to provide public comment at this time? Seeing none, this part of the public hearing is closed. I'm going to still ask the applicant to still come forward, please.

MS. JENKINS: Thank you very much. I just wanted, as just a follow-up, something I actually intended on covering when I spoke earlier but neglected to do so. When

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we were moving forward with the master plan, over three years ago – it was probably four years ago now, we had a series of two neighborhood meetings to discuss the project. We talked a lot about uses, we talked a lot about traffic, we talked about all the various items that get discussed at such things. This project of course was vetted through staff, it was vetted through the CDRC and then obviously through this body. We over-notified. Within 100 feet of this property is like five landowners so we went above and beyond, recognizing that our neighborhood was far beyond the landowners within 100 feet of our property line. So we notified residents in the neighborhood on the east side of St. Francis, that whole residential neighborhood there. Of course we notified our neighborhood to the south. We notified neighbors to the west so we were very vigilant about our community interactions. We notified everybody prior to them receiving notice of this hearing we also notified everybody that we were proceeding with the preliminary plat and development plan, strictly related to our infrastructure needs. We notified everybody of that. We offered to meet with anyone who had questions and made ourselves available and we received nothing in return on that. So it's important for the Commission to know that we have made concerted efforts to make sure we were keeping our neighbors informed. So thank you. With that I'll stand for questions. Thank you.

CHAIR MAYFIELD: Thank you.

COMMISSIONER HOLIAN: Mr. Chair.

CHAIR MAYFIELD: Vice Chairman Anaya.

COMMISSIONER ANAYA: Mr. Chair, I just have a comment. Respecting that a prior Commission granted the approval and this is part of the process and respecting the recommendation of staff, there's always an opportunity as things progress to continue an open dialogue with the surrounding neighborhood so I appreciate that there's been prior efforts but there always needs to be continued efforts and communication as the process progresses. So that's my comment, Mr. Chair. Thanks.

CHAIR MAYFIELD: Thank you, Commissioner Holian.

COMMISSIONER HOLIAN: Thank you, Mr. Chair. Ms. Jenkins, have you given any thought in your development to the night skies issue?

MS. JENKINS: Oh, absolutely. Obviously, right now we're not proposing any particular new construction, aside from infrastructure, but we recognize that this parcels is a very interesting transitional parcel. We are sandwiched between an interstate, which is a very intense use, and like they said, a rural residential neighborhood and we're very, very cognizant and sensitive to that. So we think it's incredibly important that as projects come in the door that lighting is key and we're very mindful of where we are. And so that is – and obviously, the County's ordinance is very – it's pretty strict in terms of requirement of downward and shielding and foot-candles and all of that and we would like to go above and beyond that even, as far as how individual projects are lit.

COMMISSIONER HOLIAN: Thank you.

CHAIR MAYFIELD: Commissioner Stefanics.

COMMISSIONER STEFANICS: Thank you, Mr. Chair. I just wanted to point out that the northeast connector is already under engineering plans. The State Department of

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Transportation is funding that. That is going to change Rabbit Road forever. And that has been considered by the Metropolitan Planning Organization several years back. There's been several public meetings about this and the entire nature of that connector is changing the neighborhood. So if I lived there I would be going, well, I'm not going to be in rural residential much longer. You already aren't, because of the 500 to 6,000 cars. But with the northeast connector that goes along the highway between Richards Avenue, Rabbit Road and St. Francis it is changed. And that decision was made and funded by the County and the state a few years back and work is in progress.

So that has nothing to do with our prior approval but I just wanted to say as a message to the community, there are other things besides this development that are going to change the character of Rabbit Road. Thank you very much, Mr. Chair.

CHAIR MAYFIELD: Thank you, Commissioners. Commissioner Chavez, Commissioner Anaya, anything else? Commissioner Holian.

COMMISSIONER HOLIAN: Mr. Chair, I'm ready to make a motion.

CHAIR MAYFIELD: Sure. Motion please.

COMMISSIONER HOLIAN: Mr. Chair, well, first I'd like to make a couple of comments and that is I recognize that the area adjacent to Rabbit Road was historically rural but bit by bit, more development is occurring in that area and as Commissioner Stefanics mentioned also, Rabbit Road is going to become the northeast connector. I feel that the developers have given a lot of thought to how to develop in a responsible way. It's well designed. There are consistent design standards in the development, and I would also like to note that what we're voting on tonight is just really procedural, master plat authorization. Master plan was approved in 2010.

So I would like to move for approval of BCC Case MIS #10-5361, St. Francis South Master Plat Authorization.

COMMISSIONER STEFANICS: I'll second.

COMMISSIONER CHAVEZ: For discussion.

CHAIR MAYFIELD: Commissioner Chavez.

COMMISSIONER CHAVEZ: On page 11, under recommendation, Commissioner Holian, there are 11 conditions of approval.

COMMISSIONER HOLIAN: Commissioner Chavez, are you referring to the master plan?

COMMISSIONER CHAVEZ: Yes.

COMMISSIONER HOLIAN: Those have already been approved.

COMMISSIONER CHAVEZ: So then, would those stay in place then?

COMMISSIONER HOLIAN: I assume so.

COMMISSIONER STEFANICS: That was part of an earlier decision, Mr. Chair.

COMMISSIONER CHAVEZ: Okay. So then you're approving – but you're approving –

COMMISSIONER HOLIAN: The master plat authorization.

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COMMISSIONER CHAVEZ: Right. And that would include -- then I'm assuming that that would include those recommendations. Okay. I just want to be sure.

CHAIR MAYFIELD: I'm just going to defer to our County Attorney here or to Ms. Lucero.

MR. ROSS: Mr. Chair, Commissioner Chavez, the master plan that was approved, master plan zoning was approved a number of years ago had a number of conditions and those of course are applicable to the master plan. But there are actually no conditions recommended on the master plat approval.

COMMISSIONER CHAVEZ: Okay.

MR. ROSS: Obviously the conditions that were applicable way back when will continue.

COMMISSIONER CHAVEZ: Okay.

CHAIR MAYFIELD: We have a motion and second on the floor. No further questions?

The motion passed by unanimous [5-0] voice vote.

6. MATTERS FROM THE COUNTY ATTORNEY

a. Executive Session

i. Discussion of Pending or Threatened Litigation

1. *New Mexico Gas et al. v. BCC*
2. Global Litigation Review
3. BIA Notice to Show Cause

MR. ROSS: Mr. Chair, we need a closed executive session to discuss primarily the BIA notice in order to show cause and the global litigation review. The New Mexico Gas matter is not ready at this meeting; it won't be ready till the next meeting. As far as I know we don't have any limited personnel issues or land or water rights issues or contract negotiations under the procurement code unless you are aware of something.

CHAIR MAYFIELD: County Attorney Ross, I believe there might be an issue on litigation that Commissioner Anaya may want to discuss.

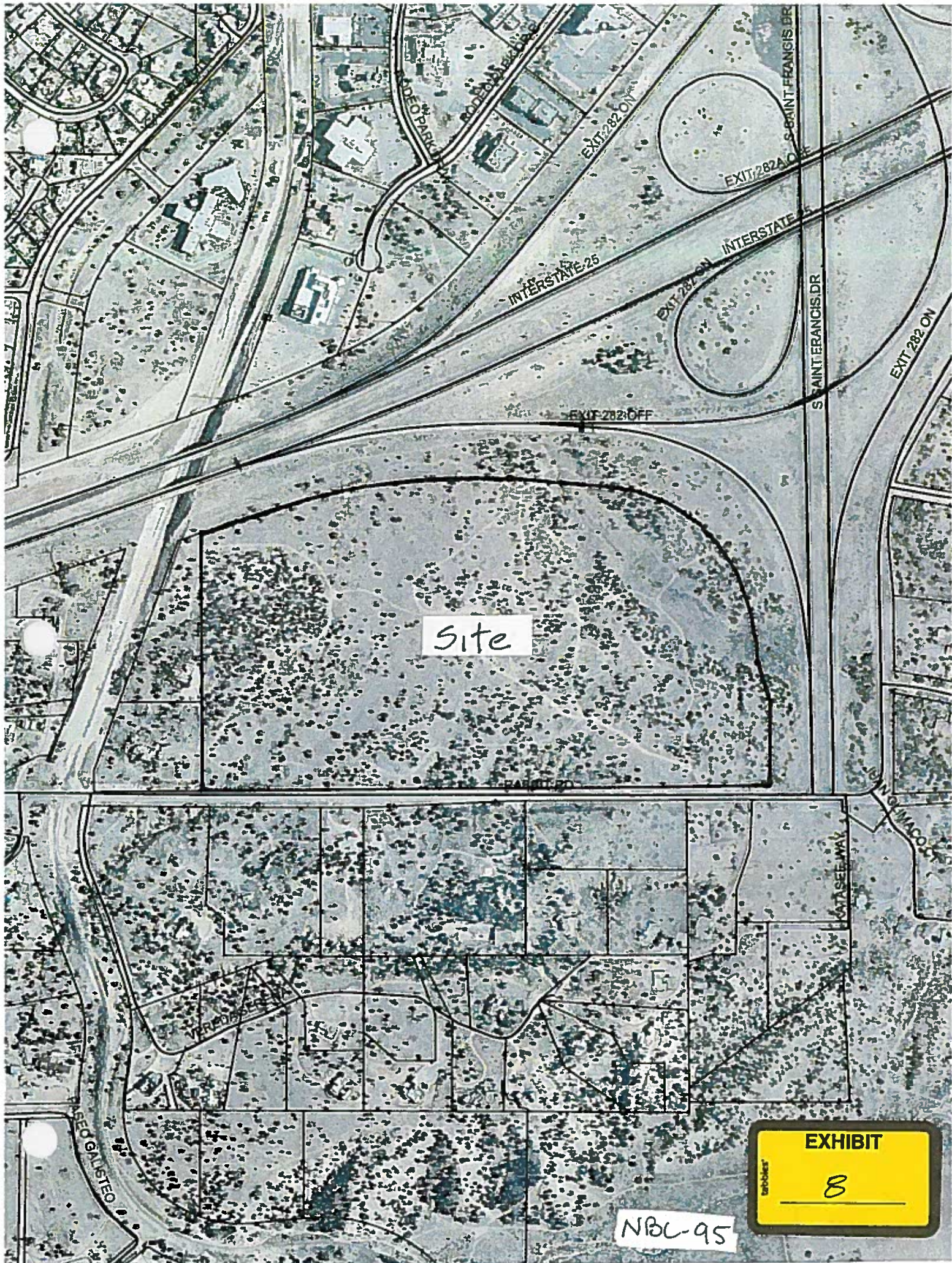
MR. ROSS: Yes. We're going to go over all the current litigation that the County is engaged in if you have time. So what Commissioner Anaya is interested in is part of that list.

CHAIR MAYFIELD: Thank you. And just for our listening audience I don't believe there's any other matters to come before this Commission tonight. We really don't have anybody else in our audience tonight. We have County Attorney Rachel Brown with us, so this Commission will be concluding business after. We will come on and publicly do that, but if there's any other staff here, I don't think we have a need for any other staff members either. So thank you, Commissioners. With that can we have a roll call please going into executive session. Motion first.

COMMISSIONER CHAVEZ: Motion to go into executive session.

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Site

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EXHIBIT
8

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

DATE: April 17, 2014

TO: County Development Review Committee

FROM: Jose E. Larrañaga, Development Review Team Leader *JEL*

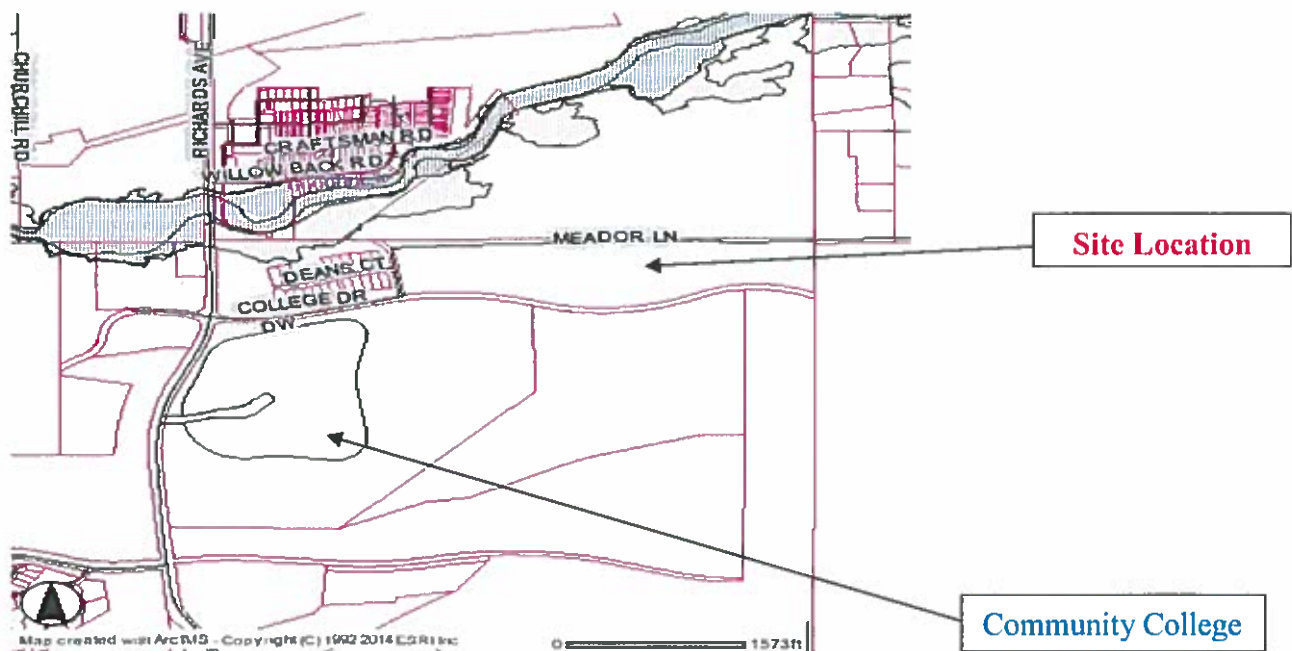
VIA: Penny Ellis-Green, Land Use Administrator *PEG*
Vicki Lucero, Building and Development Services Manager *VL*
Wayne Dalton, Building and Development Services Supervisor *WD*

FILE REF.: CDRC CASE # Z 13-5380 Elevation

ISSUE:

Vedura Residential Operating, LLC, Applicant, JenkinsGavin, Agents, request Master Plan approval in conformance with the Community College District Ordinance to allow a multi-family residential community consisting of 214 residential units on 22 ± acres. The site is located on the north side of College Drive and east of Burnt Water Road within the Community College District, within Section 21, Township 16 North, Range 9 East (Commission District 5).

Vicinity Map:



SUMMARY:

This case was on the March 20, 2014, CDRC Agenda as a Master Plan Amendment to the College North Master Plan. This case was tabled from the Agenda at the request of the Applicant. During the review process staff determined that the College North Master Plan had expired. The College North Master Plan, which allowed for 73 single family lots on 90.75 acres, was approved by the Extraterritorial Zoning Authority (EZA) in 1997 and Phase I of the Master Plan was developed in 1999 as a 20 lot subdivision known as the College Heights Subdivision on 33.84 ± acres.

Article V, § 5.2.7 Expiration of Master Plan states: “approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board; Master Plan approvals may be renewed and extended for additional two year periods by the Board at the request of the developer; progress in the planning or development of the project approved in the master plan consistent with the approved phasing schedule shall constitute an automatic renewal of the master plan approval. For the purpose of this Section, "progress" means the approval of preliminary or final development plans, or preliminary or final subdivision plats for any phase of the master planned project”.

The Applicant is requesting Master Plan approval in conformance with the Community College District Ordinance (CCDO). The Community College District Ordinance was adopted on December 11, 2000. The CCDO Land Use Zoning Map designates this site as a Village Zone within a New Community Center which allows for multifamily residential use. The Master Plan would allow a 214 unit multifamily residential apartment community on a 22 ± acre site, which is defined as an eligible use in the CCDO Land Use Table (Exhibit 10). Density allowed in this area is a minimum of 3.5 dwelling units per acre. The Applicant is proposing approximately 9.7 dwelling units per acre and is in conformance with the CCDO.

The Applicant has refined their plans to relocate the proposed site of the apartments in accordance with the alignment of the proposed Southeast connector. The exact alignment of the Southeast Connector has not been established therefore the actual building site of the apartments may change to coincide with the alignment once it is finalized by the County.

Article V, § 5.2.1.b states: “a Master Plan is comprehensive in establishing the scope of a project, yet is less detailed than a Development Plan. It provides a means for the County Development Review Committee and the Board to review projects and the sub-divider to obtain concept approval for proposed development without the necessity of expending large sums of money for the submittals required for a Preliminary and Final Plat approval”.

This Application was submitted on December 6, 2013 and revised on March 26, 2014.

Building and Development Services staff have reviewed this project for compliance with pertinent Code requirements and have found that the facts presented support this request: the Application is comprehensive in establishing the scope of the project; the Master Plan conforms to the eligible use and density allowed under a New Community Center; the Application satisfies the submittal requirements set forth in the Land Development Code.

The review comments from State Agencies and County staff have established findings that this Application is in compliance with state requirements, County Ordinance No. 2000-12 Community College District and Article V, § 5, Master Plan Procedures of the Land Development Code.

APPROVAL SOUGHT: Master Plan in conformance with the Community College District Ordinance to allow a multi-family residential community consisting of 214 residential units on 22 ± acres.

GROWTH MANAGEMENT AREA: Community College District, Community District.

ZONE: Village Zone within a New Community Center District.

ARCHAEOLOGIC: An archaeological site was documented on this site in 1995. This site is eligible for listing in the National Register of Historic Places and the State Register of Cultural Properties. The Historic Preservation Division recommends that an archaeologist verify the site location and boundaries to ensure that the non-disturbance easement is in the correct location and is of sufficient size to protect the site. The Applicants must verify the exact location of the archaeological non-disturbance easement on the Development Plan submittal and/or survey plat.

ACCESS AND TRAFFIC: The site will access directly off College Drive. A Traffic Impact Analysis was submitted and reviewed by the County Public Works Department. Public Works supports this project subject to the following conditions: the Southeast Connector will operate as a Minor Arterial Roadway, therefore, no direct access unto the Southeast Connector will be allowed; should the project Elevation be constructed prior to the Southeast Connector being constructed the Applicant shall be responsible for the construction of College Drive from the existing termini of Burnt Water Road; should the project Elevation be constructed prior to the Southeast Connector being constructed the Applicant shall conduct a Traffic Analysis, using the data provided for the slip lane on Richards Avenue, to determine the amount of apartment units which can be approved without causing an unacceptable level of service on the Richards/College Drive Roundabout; the Applicants shall submit a Traffic Impact Analysis once traffic data for the location study, of the Southeast Connector, becomes publically available to determine if any off-site improvements are warranted; a traffic circle may be required at the intersection of

College Drive and the Southeast Connector which would require a 105' radius from the intersections center line (the proposed plans depict a 100' set back from the structure to edge of R-O-W of the proposed Southeast Connector); a left turn deceleration lane shall be installed at the main driveway of the development (Exhibit 3, pg. NBD-38).

FIRE PROTECTION:

La Cienega Fire District: Santa Fe County will provide the water source for fire protection; fire hydrants will be located within the site; Cul-de-sacs shall be a minimum 50' radius.

WATER SUPPLY:

The project will be served by the County Water Utility. A 12" water line will be constructed to serve the development which will connect to a master meter that is connected to a 16" main line on Richards Avenue. A water utilities service availability analysis was issued to the Applicants by the Santa Fe County Utilities Department.

LIQUID WASTE:

The project will be served by the Ranchland Utility Company. The application was reviewed by NMED, Ground Water Quality Bureau who determined that the proposal will fit within the current conditions of Rancho Viejo's Ground Water Discharge Permit and no further permitting is required.

SOLID WASTE:

The apartments will have a series of dumpsters that will be screened and gated. Weekly collection of waste will be contracted with a local waste collection company.

**FLOODPLAIN &
TERRAIN MANAGEMENT:**

The site has 0-20% percent slopes with minor 15%-30% isolated occurrences. The property is not located within a designated FEMA 100 Year flood zone according to FIRM Community Panel No. 35049c0526E dated December 4, 2012, which shows that the property is located in Zone X.

The Applicant's proposal shows existing topography, natural drainage, and proposed locations for ponding. The Application meets Master Plan requirements of the Santa Fe County Land Development Code, Ordinance No. 2000-12 Community College District, and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance.

SIGNAGE AND LIGHTING:

The Applicants have submitted a conceptual signage plan showing two Monument Signs at the entrance of the development. As per Article VIII, Section 7.13, only one permanent identification sign shall be permitted and sign

area shall not exceed 20 square feet in size. The Applicant shall comply with all signage requirements within Article VIII, (Sign Regulations) at time of Development Plan Submittal. The signage element of this Application does not comply with Article V, Section 5 (Master Plan Procedures).

The Applicants have submitted a conceptual lighting plan showing pole mounted lights at 25 feet in height. All pole mounted lighting shall not exceed 24 feet in height. All lighting within the CCD shall be shielded. The Applicant shall comply with all outdoor lighting requirements within Article VIII, Section 4.4.4.h at time of Development Plan submittal. The lighting element of this Application does not comply with Article V, Section 5 (Master Plan Procedures).

EXISTING DEVELOPMENT: The project site is currently vacant.

ADJACENT PROPERTY: The site is bordered to the west by the College Heights Subdivision. The Community College and vacant property owned by the Community College borders College Drive to the south. The site is bordered to the north and east by vacant residential parcels.

OPEN SPACE: The proposal meets the requirements set forth in the Land Development Code and Ordinance 2000-12 (Community College District), for Open Space and Trails, including minimum 50% open space and accommodation of planned district trails running E-W along College Drive and NW-SE along a utility easement on the eastern end of the property.

AGENCY REVIEW:

<u>Agency</u>	<u>Recommendation</u>
County Fire	Approval with Conditions
County Utilities	Approval
NMDOT	Approval
Open Space	Approval
Public Works	Approval with Conditions
OSE	No Opinion on Master Plans
SHPO	Approval with Conditions
NMED	Approval
Public Schools	Approval

STAFF RECOMMENDATION: Conditional approval for a Master Plan in conformance with the Community College District Ordinance to allow a multi-family residential community consisting of 214 residential units on 22 ± acres subject to the following staff conditions:

1. The Applicants shall comply with all review agency comments and conditions, as per **Article V, § 7.1.3.c. Conditions shall be noted on the recorded Master Plan.**
2. Master Plan with appropriate signatures shall be recorded with the County Clerk, as per **Article V, § 5.2.5.**
3. A revised Traffic Impact Analysis, showing current road conditions, shall be submitted based on the Southeast Connector at Preliminary Development Plan. **Article III, § 4.4.1.5.c**

EXHIBITS:

1. Master Plan Report
2. Proposed Plans
3. Reviewing Agency Responses
4. Letter from County Utilities
5. Aerial Photo of Site
6. Letter from Ranch Land Utility Co.
7. Article V, § 5.2.6.b Expiration of Master Plan
8. Article V, § 5.3.6 Expiration of Preliminary Plat
9. Article V, § 5.2.1.b Master Plan Procedure
10. Article V, § 5.2.5 Filing Approved Master Plan
11. CCD Land Use Table
12. CCD Land Use Zoning Map
13. Article III, § 4.4.1.5.c Traffic Generation Report
14. Preferred Alignment of the Southeast Connector
15. Letters of Concern



jenkinsgavin
DESIGN & DEVELOPMENT INC

March 26, 2014

Jose Larrañaga, Commercial Development Case Manager
Santa Fe County Development Services
102 Grant Avenue
Santa Fe, NM 87501

**RE: Elevation Multi-Family Community
Master Plan Application**

Dear Jose:

This letter is respectfully submitted on behalf of Vedula Residential Operating, LLC in application for Master Plan approval for a 214-unit multi-family community on ± 22.0 acres. The subject property is part of a 56.91-acre parcel located north of College Drive and east of Burnt Water Road in a New Community Center Village Zone of the Community College District.

Background Summary

The subject property was part of "Future Phases 2 & 3" of the 1997 College North Master Plan in Rancho Viejo, which contemplated 73 single family lots on 90.75 acres. The subdivision plat for Phase I of the Master Plan, the 20-lot College Heights Subdivision, was approved in 1998. In accordance with Article V, Section 5.2.7 of the County Land Development Code, the Master Plan has expired since no additional plats were approved subsequent to Phase I.

Master Plan

A 214-unit apartment community is proposed for the subject property. Originally, the Project was proposed adjacent to Burnt Water Road and the existing College Heights Subdivision. However, in response to neighbor concerns expressed at our first two community meetings, the Project was relocated significantly eastward to provide a large buffer and transition between College Heights and the proposed apartments. Furthermore, as reflected in the attached plans, the Project is now even further east and sited on the east side of the proposed right-of-way for the SE Connector roadway. Consequently, the apartments are now 0.26 miles east of the College Heights Subdivision. This siting revision was explained to the neighborhood at a follow-up community meeting on March 10, 2014. A subdivision plat will be prepared that dedicates the right-of-way for the SE Connector and creates the ± 22.0 -acre subject tract for the apartment development.



Access & Traffic

The Project will be accessed via two driveways connecting to a new extension of College Drive. In addition, a gated entrance is proposed from the new SE Connector. Per our discussions with the County Public Works Department, the portion of College Drive from its current terminus at Burnt Water to the future SE Connector will be constructed by the County as part of the SE Connector project. The section of College Drive from the SE Connector to the east end of the apartments will be constructed by the applicant as part of the Elevation project. A Traffic Impact Analysis (“TIA”) was prepared by CKS LLC and is submitted with this application. The conclusions are summarized below:

- The Project’s proposed access points on College Drive should be designed and constructed as un-signalized intersections. A left-turn deceleration lane will be required on College Drive at the central main driveway.
- The intersections of Richards Avenue/Dinosaur Trail and Richards Avenue/Avenida del Sur currently operate at acceptable levels of service during peak periods, and will continue to do so in the future. No further improvements to these two intersections are warranted.
- The intersections at Richards Avenue/Willowback Road and Richards Avenue/College Drive currently experience delay, or will in the future, during peak periods whether or not the Project is implemented.
- The roundabout at Richards Avenue/Willow Back Road currently operates at acceptable levels of service, but will experience delay in the future, whether or not the Project is implemented. If a second southbound through lane for Richards traffic were added, the intersection would operate at acceptable levels of service with or without the Project.
- The roundabout at Richards Avenue/College Drive currently experiences delay and will continue to do so in the future, whether or not the Project is implemented. If the existing single-lane roundabout were converted to two lanes, the intersection would operate at acceptable levels of service, with or without the Project.

The NE/SE Connector Location Study is currently underway to determine the future location of the Southeast Connector. The SE Connector is intended to provide relief to Richards Avenue, but as the study is not complete, the extent of the impact is not yet known. However, the construction of the SE Connector is likely to produce acceptable levels of service on Richards Avenue and therefore render the above referenced improvements unnecessary. Once the County’s traffic data becomes publicly available, we will review it to determine if any off-site improvements are warranted and will update the TIA accordingly.

In conjunction with development of the apartment community, Rancho Viejo is open to donating the requisite right-of-way for the SE Connector. This is a significant cost and time savings for the County that will greatly benefit the overall success of the NE/SE Connector project.

Water Supply Plan & Preliminary Water Budget

The Project will be served by the County Water Utility with the construction of a new 12” water

NBD-8

line in College Drive connecting to the existing 16" main in Richards Avenue. Please refer to the attached plans and the Water Utility Service Availability Analysis for further details.

The Preliminary Project Water Budget is 34.24 acre feet per year, as described below:

<i>Use</i>	<i>AFY/Unit</i>	<i>Unit Count</i>	<i>Total AFY</i>
Multi-Family	0.16	214	34.24

Liquid Waste Disposal

The Project will be served by Ranchland Utility Company. On-site wastewater collection will be accomplished via a series of 6" gravity and 2" force main service lines, flowing into a new 3" force main commencing at the northwest corner of the apartments and connecting to the existing 3" force main at the intersection of Burnt Water and Deans Court. Please refer to the attached Conceptual Sanitary Sewer Plan for further information.

Terrain Management

Storm water runoff from the Project will be collected in a series of small, shallow drainage swales integrated into the landscaped common areas, which maximizes passive irrigation. Please refer to the Conceptual Terrain Management Plan for further information.

Landscaping Concepts

As described above, storm water management at the apartment community will be integrated with the landscaping, which will include a combination of native, drought tolerant grasses, shrubs, evergreens, and deciduous trees. Seasonal flowering plants will also be incorporated. In addition to the passive water harvesting described above, storm water will be actively harvested in a series of below-ground cisterns connected to the irrigation system. A conceptual landscape plan is included to provide the intent of the design. A detailed landscape plan will be included in the pending Development Plan submittal.

Water harvesting will be provided in accordance with County Ordinance 2003-6. Conceptually, the cisterns would total 180,000 gallons (roofed area of 120,000 s.f. x 1.5), but shall be reduced upon submittal of the Final Development Plan application and the associated landscaping water budget.

Open Space & Trails

The Project will comply with the minimum 50% open space requirement of the CCD Ordinance.

An east-west pedestrian trail will be constructed along the north side of College Drive along the subject property's frontage. In addition, a twenty foot trail easement is proposed along the west side of the power line easement east of the subject property.

NBD-9

Archaeology

An archaeological survey was performed as part of the Rancho Viejo master planning process and an archaeologically significant site is preserved in an easement at the east end of the 56.91-acre master tract. There are no archaeological sites identified on the 22.0-acre subject parcel.

Solid Waste

The apartments will have a series of dumpsters that will be screened and gated. Weekly collection will be contracted with a local waste collection company.

Lighting & Signage

As depicted in the attached Conceptual Lighting & Signage Plan, site lighting in the apartment community will be combination of 25-foot pole mounted lights along the driveways and in the parking areas, 9-foot post top lights along the pedestrian walkways, and building mounted sconces. All lights will be shielded and full cut-off in accordance with County requirements. Regarding signage, two monument signs are proposed on either side of the main entrance. Lighting and signage details are attached for your reference.

Environmental Performance Standards

The Project will comply with all County codes as they pertain to environmental performance standards. Furthermore, environmental protection is accomplished through (1) the preservation of open space and existing vegetation; (2) passive irrigation through drainage swales; (3) active water harvesting for irrigation purpose; (4) night sky protection; and (5) pedestrian trail improvements.

In support of this request, the following documentation is included herewith for your review and consideration:

- Development Permit Application
- Warranty Deed & Letters of Authorization
- College North Master Plan (1997)
- Water Utilities Service Availability Analysis
- Landscape Concept Plan
- School Impact Form
- Legal Lot of Record
- Proof of Property Taxes Paid
- Traffic Impact Analysis – 4 copies
- Master Plan Submittal Drawings – 13 full size & one reduced set

Finally, included herewith is a check in the amount of \$1,250.00 for the application fees, calculated as follows:

NBD-10

Application Fee	100.00
4 Notice Boards	100.00
Inspection	150.00
MP Amendment	250.00
TIA	500.00
Fire Review	100.00
<u>Fire Inspection</u>	<u>50.00</u>
Total	\$1,250.00

Please do not hesitate to contact us should you have any questions or need additional information.

Thank you for your consideration.

Sincerely,



Jennifer Jenkins
JenkinsGavin Design & Development, Inc.



Colleen C. Gavin, AIA

NBD-11

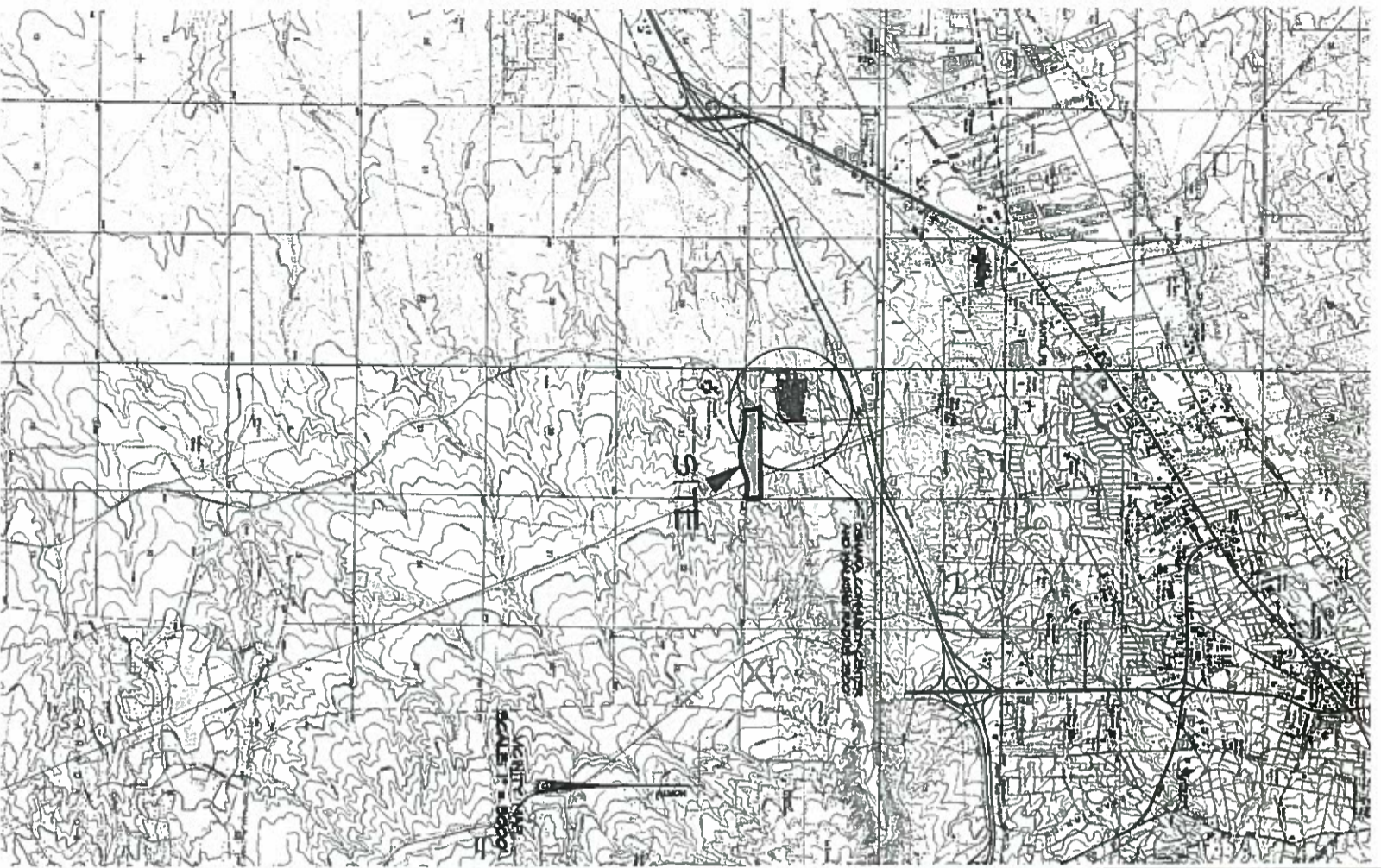
Elevation

MASTER PLAN

COLLEGE DRIVE, SANTA FE, NEW MEXICO
SECTIONS 16 and 21, T 16 N, R 9 E, N.M.P.M.

SHEET LIST

1. COVER SHEET
2. BOUNDARY SURVEY
3. TOPOGRAPHY
4. LAND USE TYPES
5. SLOPE ANALYSIS AND EXISTING CONDITIONS
6. MASTER PLAN
7. CONCEPTUAL FLOOR PLANS
- 8-9. CONCEPTUAL BUILDING PLANS
- 10-11. CONCEPTUAL BUILDING ELEVATIONS
12. CONCEPTUAL LIGHTING & SIGNAGE PLAN
13. LIGHTING DETAILS
- 13a. SIGNAGE DETAILS
14. CONCEPTUAL ROADWAY PLAN
15. CONCEPTUAL TERRAIN MANAGEMENT PLAN
16. CONCEPTUAL WATER AND FIRE PROTECTION PLAN
17. CONCEPTUAL SANITARY SEWER PLAN
18. CONCEPTUAL DRY UTILITY PLAN
19. CONCEPTUAL WATER HARVESTING PLAN
20. CONCEPTUAL OPEN SPACE PLAN



OWNER/DEVELOPER:
VENDURA RESIDENTIAL OPERATING, LLC,
6120 NORTH SCOTTSDALE ROAD, SUITE 104
SCOTTSDALE, AZ 85258

PLANNERS:



jenkinsgavin
DESIGN & DEVELOPMENT INC
130 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501

CIVIL ENGINEER:

DESIGN ENGINEUNITY

141 Lulus Street, Suite E, Santa Fe, New Mexico
(505) 484-7991

SURVEYOR:

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, NM, 87507
PH: (505) 471-6660

ARCHITECT/LANDSCAPE ARCHITECT:

TOD & ASSOCIATES, INC.
ARCHITECTURE • PLANNING •
4019 N. 44TH STREET
PHOENIX, ARIZONA 85018
(602) 952-8280 PHONE
(602) 952-8995 FAX
www.todassoc.com

TRAFFIC ENGINEER:

OKS
7 AVENIDA VISTA GRANDE, SUITE B7, #236
SANTA FE, NM 87508
(505) 984-4196

DECEMBER 02, 2013
REVISIONS

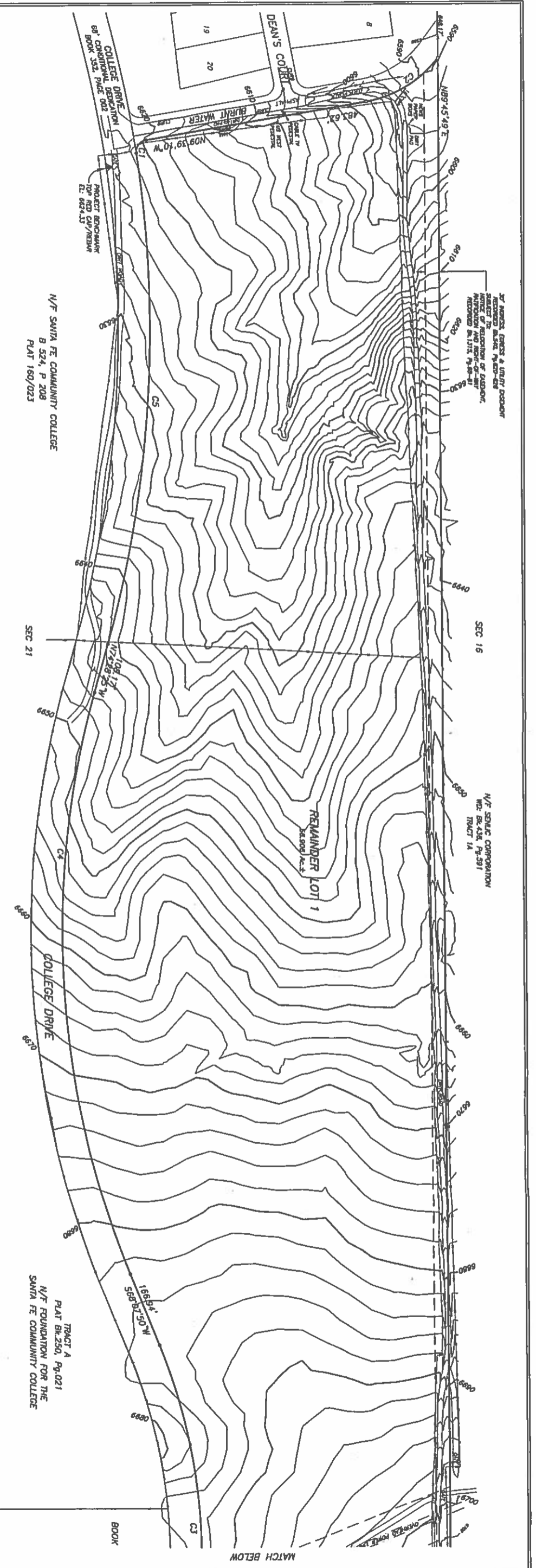
DATE	BY	DATE	BY
09/24/14	OS		

EXHIBIT

2

ELEVATION

MASTER PLAN

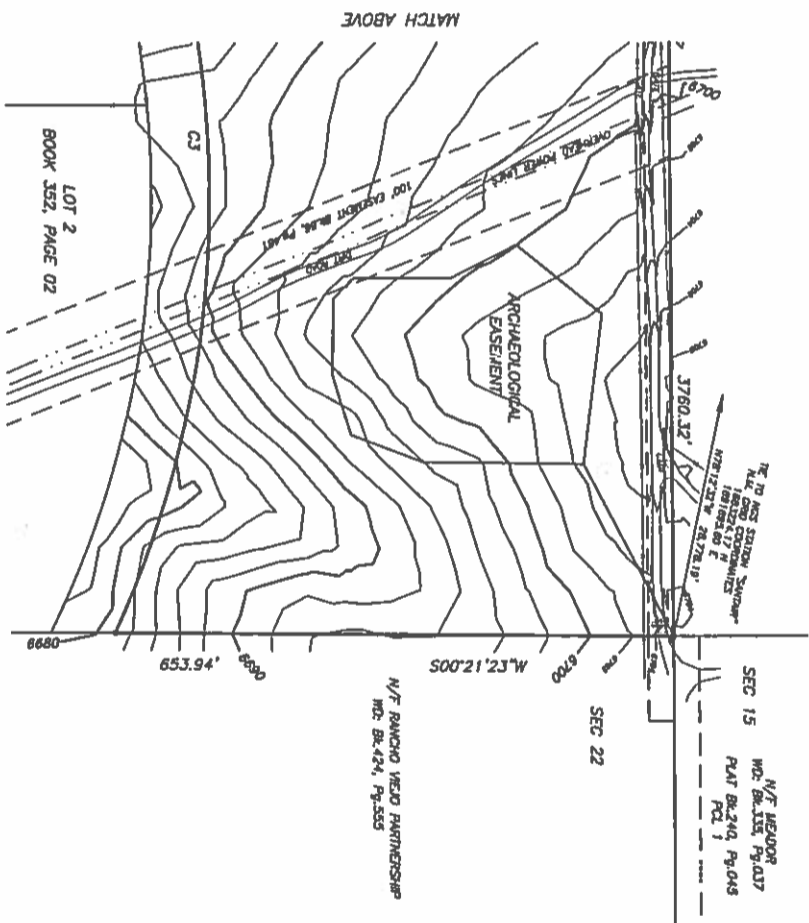
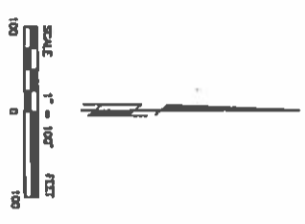


CURVE	DELTA	RAIUS	ARC	CHORD	CAD BEING
C1	86°31'31"	25.00'	38.77'	35.00'	N65°40'30"W
C2	42°11'31"	250.00'	184.45'	181.32'	N02°54'58"W
C3	45°30'02"	1754.00'	1001.50'	974.24'	N86°37'08"W
C4	37°23'45"	1966.00'	1288.17'	1260.57'	S85°49'43"W
C5	24°02'37"	2854.00'	1071.78'	1063.81'	N85°28'43"W

NOTE:
 THIS IS NOT A PROPERTY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCED HEREON.
 THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.
 UTILITY SPACINGS SHOWN HEREON ARE LARGER THAN THEIR ACTUAL SIZE FOR VIEWING PURPOSES

LEGEND:
 BEARINGS ARE NEW MEXICO STATE PLAIN, CENTRAL ZONE DISTANCES ARE GROUND AT 6800' ASL. GROUND TO GRID SCALE FACTOR = 0.99958
 ELEVATIONS ARE NAVD83, DERIVED FROM GPS BASE STATION DAMSD042 ELEVATION=6572.378

- DENOTES FOUND PROPERTY CORNER
- DENOTES 2" CANTOUR INTERVAL
- DENOTES 10" CANTOUR INTERVAL
- DENOTES UTILITY FEDESTAL
- ⊞ DENOTES FENCE

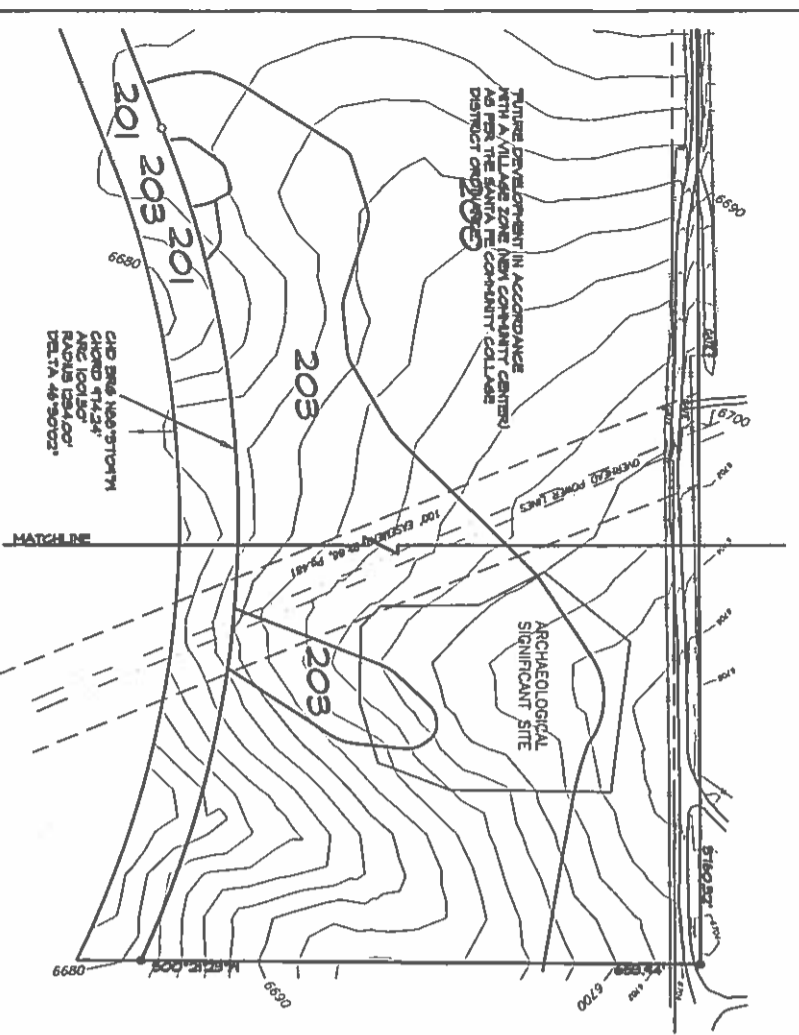
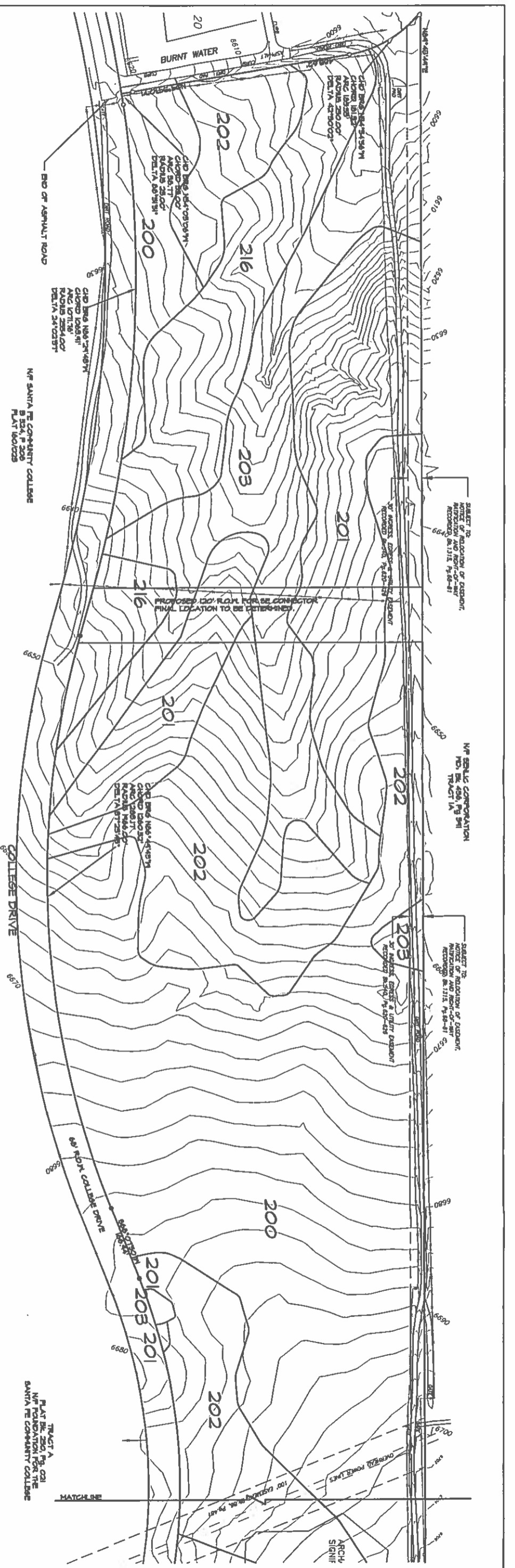


SURVEYORS CERTIFICATE:
 I HEREBY CERTIFY THAT THIS MAP IS A TRUE REPRESENTATION OF A TOPOGRAPHIC SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION IN THE STATE OF NEW MEXICO, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NEW MEXICO.
 EDWARD M. TRUMBULL
 N.M.L.S. #12332



TOPOGRAPHIC MAP
 OF
COLLEGE HEIGHTS REMAINDER LOT 1
 RECORDED IN PLAT BOOK 422, PAGE 05-07
 WITHIN SECTION 21, T.16N., R.9E., N.M.P.M.
 COUNTY OF SANTA FE, N.M.

NBD-14
 LAWSON SURVEYS INC.
 PROFESSIONAL LAND SURVEYORS
 SANTA FE, N.M. 87507
 REG. #12332 TPOO DATE: 01/18/13



- SLOPE LEGEND**
- 0-20% SLOPE
 - 20%-30% SLOPE USING 1' CONTOUR INTERVAL
 - 30% AND GREATER SLOPE USING 5' CONTOUR INTERVAL
- SEE SHEET 5 FOR SOURCE OF TOPOGRAPHY SHOWN HEREON.
THERE ARE NO 50% SLOPES ON THIS PROJECT.

SOIL DATA

200 - MEDIUM LOAM - LOAM AND CLAY LOAM, WELL-DRAINED, MODERATE MOST PLASTIC POTENTIAL, PLASTIC INDEX OF 23, MODERATE SHRINK-SWELL POTENTIAL, ALLUVIAL DERIVED FROM GRANITE GNEISS, SCHIST, LOESS AND VOLCANIC ASH

201 - TUNDRA-BUCKLEHEAD COMPLEX - VERY GRAVELLY SANDY LOAM AND LOAM, SOMEWHAT EXCESSIVELY DRAINED, MODERATE MOST HEAVE POTENTIAL, PLASTIC INDEX OF 10, LOW-MODERATE SHRINK-SWELL POTENTIAL, ALLUVIAL DERIVED FROM GRANITE GNEISS, SCHIST, LOESS OVER RESIDUAL WEATHERED FROM DIABASE TUFF OR GRANITIC SANDSTONE

202 - ALFISOL LOAM - LOAM AND CLAY LOAM, WELL-DRAINED, MODERATE MOST HEAVE POTENTIAL, PLASTIC INDEX OF 24, MODERATE SHRINK-SWELL POTENTIAL, ALLUVIAL DERIVED FROM GRANITE GNEISS, SCHIST, LOESS AND VOLCANIC ASH

203 - BUCHERER-ALTAZANO COMPLEX - COARSE SANDY LOAM AND GRAVELLY SANDY LOAM, WELL-DRAINED, MODERATE MOST HEAVE POTENTIAL, PLASTIC INDEX OF 10, LOW-MODERATE SHRINK-SWELL POTENTIAL, SLOPE ALLUVIAL DERIVED FROM GRANITE GNEISS, SCHIST, GRANITIC SANDSTONE, PANGLOSS-CLAY AND MUDSTONE

216 - DOGWOOD LOAM - LOAM WITH GRAVELLY SANDY LOAM AT DEPTH OF 60' OR MORE, WELL-DRAINED, MODERATE MOST HEAVE POTENTIAL, PLASTIC INDEX OF 24, MODERATE SHRINK-SWELL POTENTIAL, ALLUVIAL DERIVED FROM GRANITE GNEISS, SCHIST AND LOESS

DESCRIPTIONS TAKEN FROM THE USDA NATIONAL RESOURCE CONSERVATION SERVICES SOIL WEB SITE FOR SANTA FE COUNTY AREA DONE IN MAY 2009
<http://websoilsurvey.sc.egov.usda.gov/App/WebSoilsurvey.aspx>

DESIGN ENGINEER

ELEVATION
MASTER PLAN

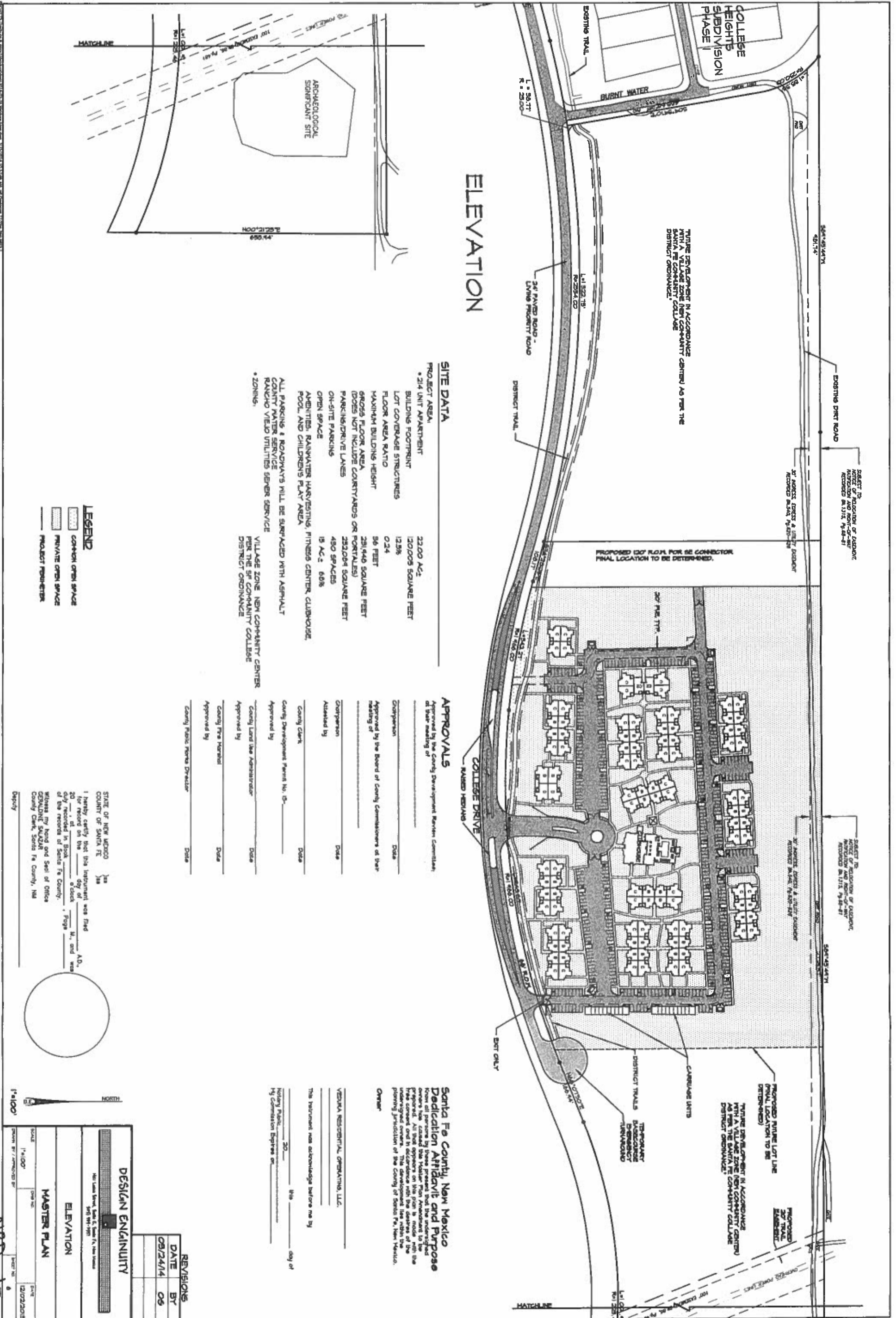
SLOPE ANALYSIS AND EXISTING CONDITIONS

SCALE 1"=100'

DRAWN BY: JPM/DBS BY: NBP

REVISIONS	
DATE	BY
09/24/14	06

DATE: 12/02/2013



ELEVATION

SITE DATA

- PROJECT AREA:**
- 214 UNIT APARTMENT
- BUILDING FOOTPRINT:** 22,000 SQ. FEET
- LOT COVERAGE STRUCTURES:** 12.9%
- FLOOR AREA RATIO:** 0.24
- MAXIMUM BUILDING HEIGHT:** 96 FEET
- GROSS FLOOR AREA (DOES NOT INCLUDE COURTYARDS OR PORTALES):** 291,940 SQUARE FEET
- PARKING/DRIVE LINES:** 232,024 SQUARE FEET
- ON-SITE PARKING:** 480 SPACES
- OPEN SPACE:** 15 AC ± 66%
- AMENITIES, RAINWATER HARVESTING, FITNESS CENTER, CLUBHOUSE, POOL, AND CHILDREN'S PLAY AREA**
- ALL PARKING & ROADWAYS WILL BE SURFACED WITH ASPHALT**
- COUNTY WATER SERVICE RANCHO VIEW UTILITIES SEWER SERVICE**
- ZONING:** VILLAGE ZONE NEW COMMUNITY CENTER PER THE SF COMMUNITY COLLEGE DISTRICT ORDINANCE

APPROVALS

- Approved by the County Development Review Committee at their meeting of _____
- _____
Date _____
- Approved by the Board of County Commissioners at their meeting of _____
- _____
Date _____
- _____
Date _____
- _____
Date _____
- _____
Date _____
- _____
Date _____
- _____
Date _____
- _____
Date _____

Santa Fe County, New Mexico
Dedication Affidavit and Purpose
 Known all persons by these presents that the undersigned owners do hereby dedicate to the public use of Santa Fe County, New Mexico, the above described property for the purpose of a village zone new community center as per the Santa Fe County College District Ordinance. The development lies within the planning jurisdiction of the County of Santa Fe, New Mexico.

Owner: VERDEKIA RESIDENTIAL, INC.

This instrument was acknowledged before me by _____ day of _____, 20____, at _____, New Mexico.

Notary Public: _____
 My Commission Expires on _____

LEGEND

- COMMON OPEN SPACE
- PRIVATE OPEN SPACE
- PROJECT FOOTPRINT

DESIGN ENGINEER

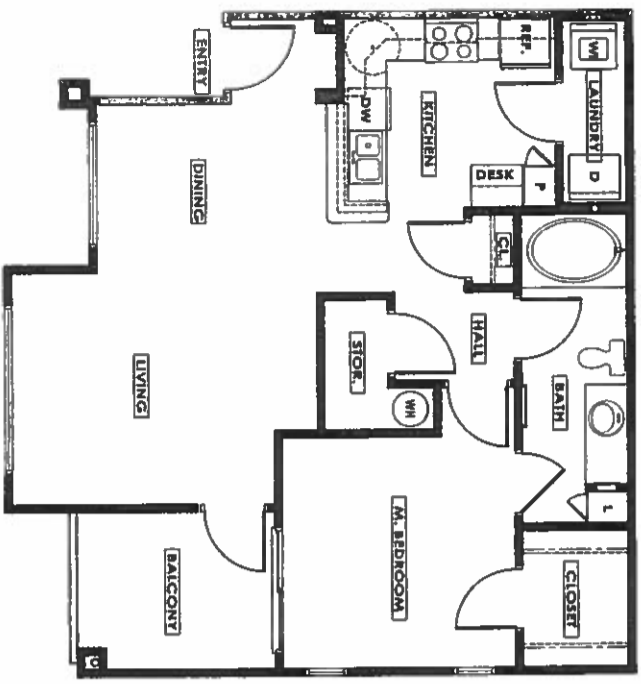
NAME: _____
 TITLE: _____
 FIRM: _____

REVISIONS

DATE	BY	REVISIONS
08/24/14	OS	

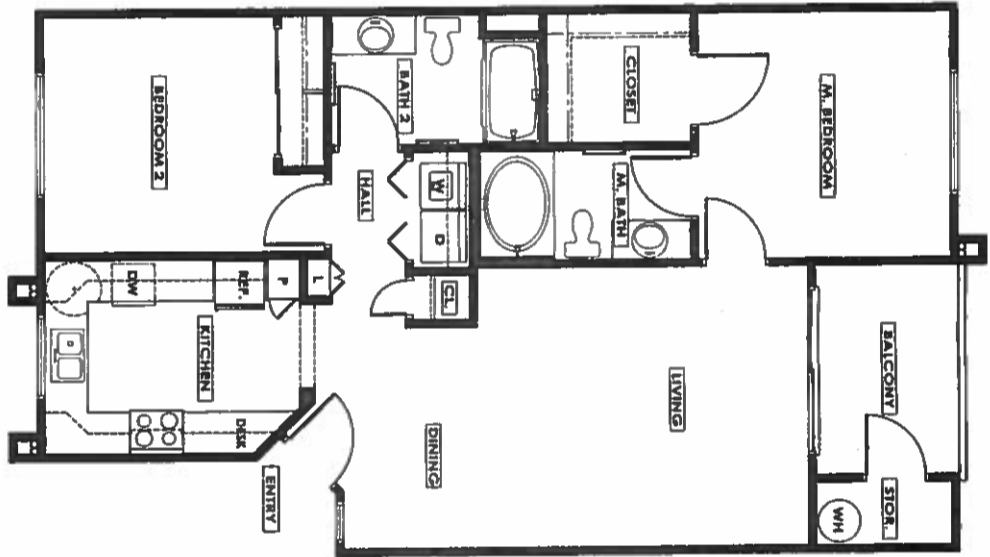
MASTER PLAN

NSD-15A



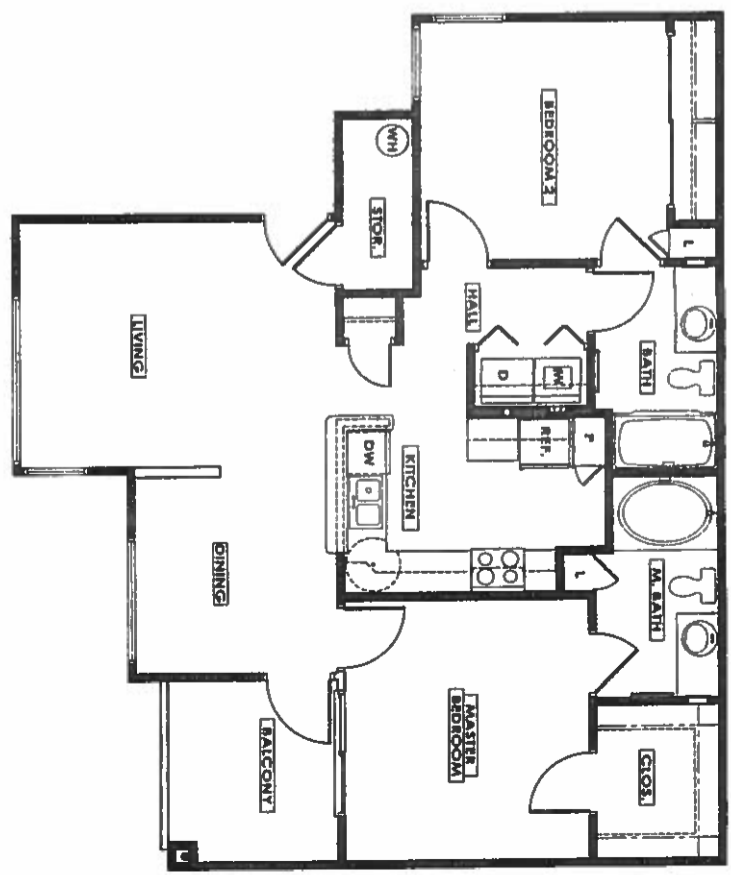
LIVABLE	739 S.F.
STORAGE	23 S.F.
TOTAL	762 S.F.
PAHO	72 S.F.

1 BEDROOM UNIT PLAN
SCALE 1/8" = 1'-0"



LIVABLE	973 S.F.
STORAGE	20 S.F.
TOTAL	993 S.F.
PAHO	79 S.F.

2 BEDROOM UNIT PLAN
SCALE 1/8" = 1'-0"



LIVABLE	981 S.F.
STORAGE	23 S.F.
TOTAL	1004 S.F.
PAHO	77 S.F.

2 BEDROOM UNIT PLAN
SCALE 1/8" = 1'-0"

Elevation

Sanita Pa, New Mexico

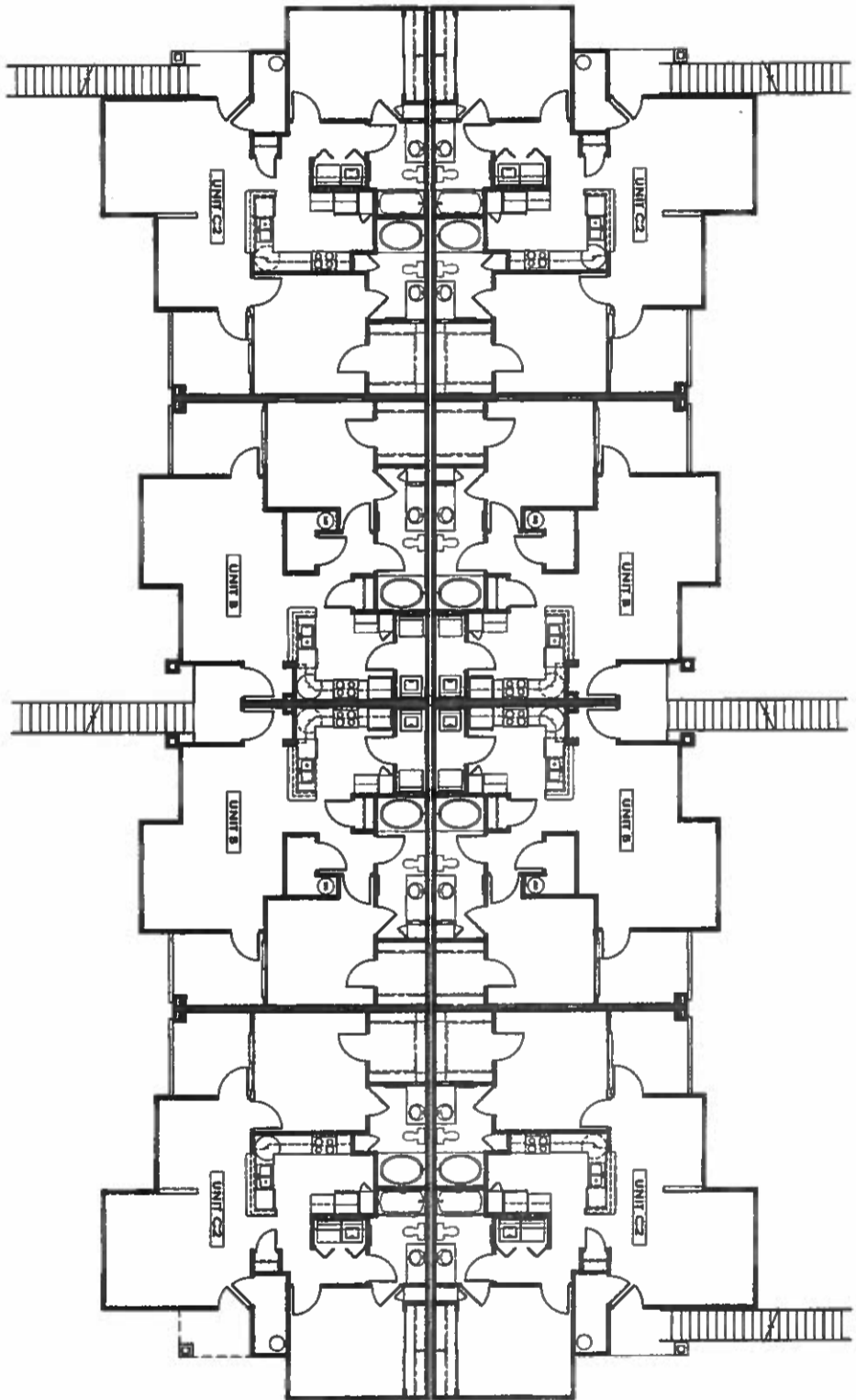
Project No. 12-2041-01 Date 12-06-13

TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
402.932.2200 www.toddai.com



7

NBD-14 B



FIRST FLOOR BUILDING PLAN

SCALE 1/8" = 1'-0"

Elevation

Santa Fe, New Mexico

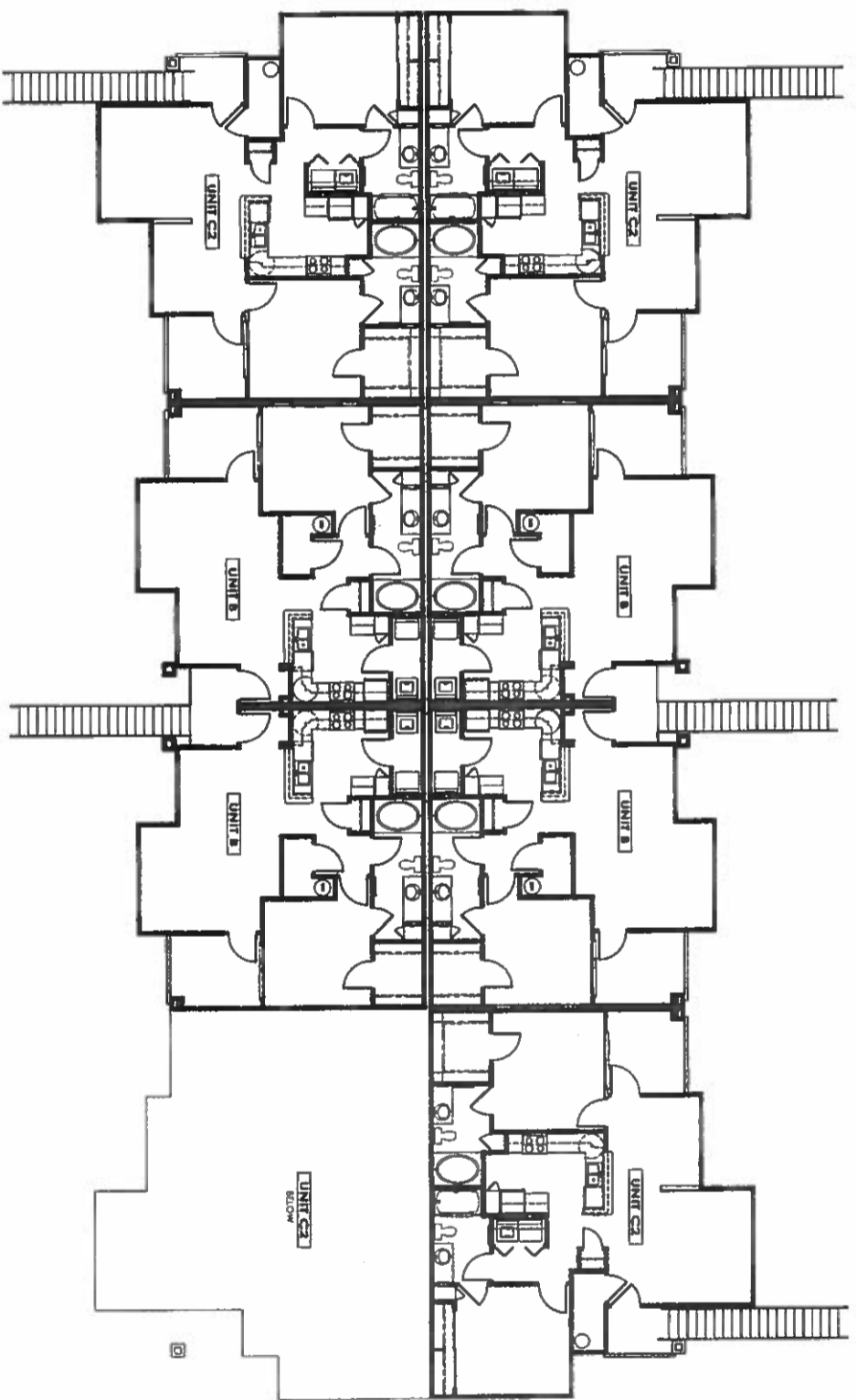
TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 402.952.8280 www.toddsinc.com

Project No. 12-2041-01 Date 12-06-13



8

NBD-17



SECOND FLOOR BUILDING PLAN

SCALE: 1/8" = 1'-0"

Elevation

Santa Fe, New Mexico

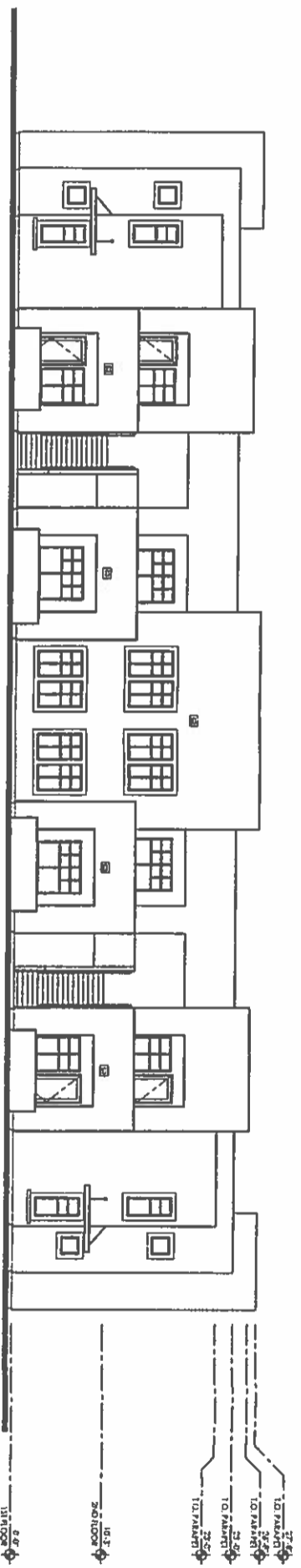
Project No. 12-2041-01 Date 12-06-13

TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 401.922.8200 www.toddsas.com

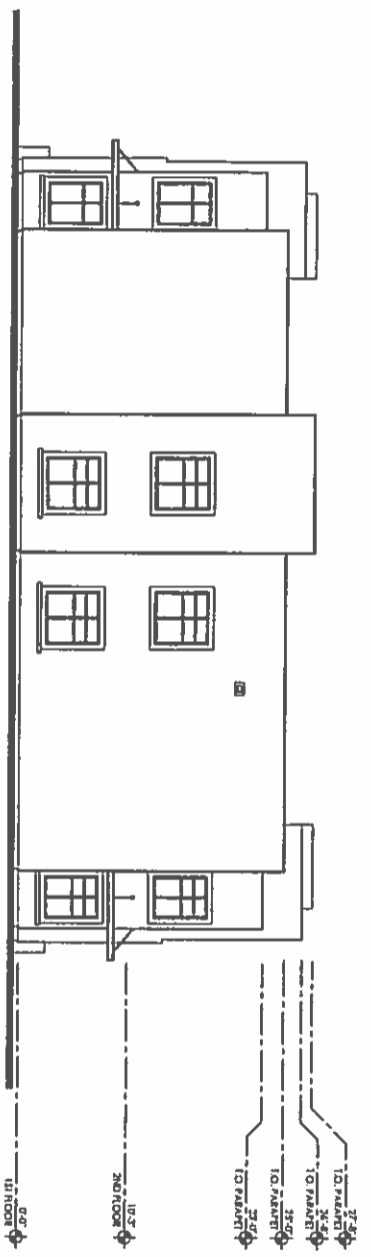


9

NBD-18



FRONT ELEVATION
TYPICAL GARDEN BUILDING
1/8"=1'-0"



SIDE ELEVATION
TYPICAL GARDEN BUILDING
1/8"=1'-0"



CONCEPTUAL BUILDING ELEVATIONS

Elevation

Santa Fe, New Mexico

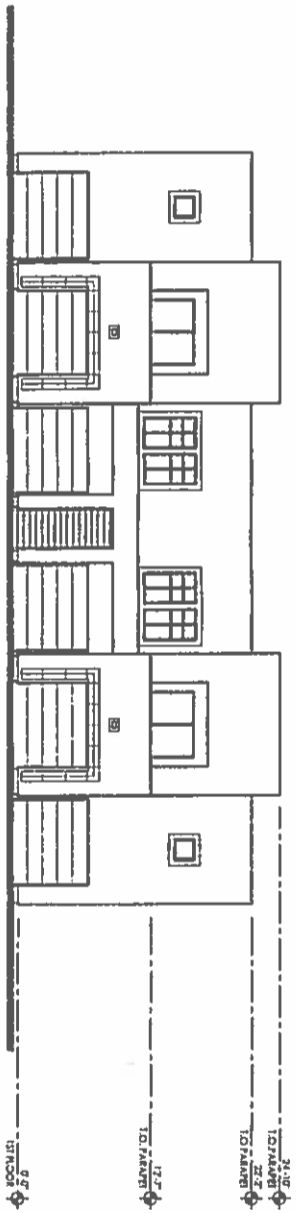
TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
407.932.2300 www.toddinc.com

Project No. 12-2041-01 Date 12-06-13



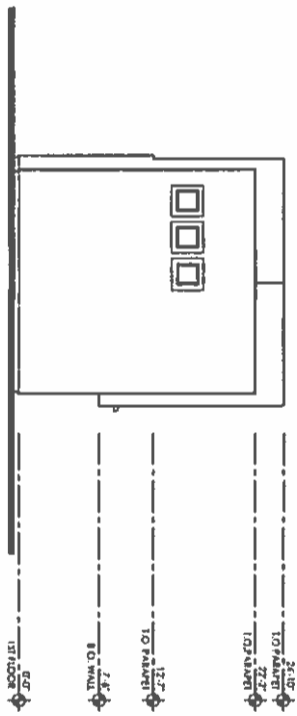
10

NBP-19



FRONT ELEVATION
TYPICAL CARRIAGE BUILDING

1/8" = 1'-0"



SIDE ELEVATION
TYPICAL CARRIAGE BUILDING

1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

CONCEPTUAL BUILDING ELEVATIONS

Elevation

San Joaquin, New Mexico

TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
402.932.2200 www.toddsai.com

Project No. 12-2041-01 Date 12-06-13



11

NBD-20

PROPOSED 120' R.O.W. FOR SE CONNECTOR
FINAL LOCATION TO BE DETERMINED.

LEGEND

S1	FULL CUTOFF LED POLE MOUNTED LIGHT, POLE MOUNT AT 42.5 FT. A.F.D.
S2	FULL CUTOFF POST TOP LIGHT WITH (1) 32W CFL LAMP, POST TOP MOUNT AT 4.0 FT. A.F.D.
S3	GROUND MOUNTED SIGN LIGHT WITH (1) 32W T8 LAMP AND GLASS SHIELD.
B1	FULL CUTOFF WALL SCONCE WITH (1) 13W CFL TWISTED LED, BASE BULB, WALL MOUNT AT 4.7 FT. A.F.F.
B2	FULL CUTOFF WALL MOUNTED LIGHT WITH (1) 42W CFL LAMP, WALL MOUNT AT 4.2 FT. A.F.F.

PRELIMINARY SITE LIGHTING PLAN

SCALE: 1" = 40' - 0"

COLLEGE DRIVE



SEE SHEET 13 FOR LIGHTING CUT SHEETS

ELEVATION
SANTA FE, NEW MEXICO

N&D-21

TYPE: S1

Model: T101
 Length: 14.125"
 Height: 10.000"
 Weight: 1.100 lbs

Construction: Heavy gauge aluminum reflector and die cast aluminum pole. 1/2" x 1/2" x 1/2" stainless steel gasket. Lamps: 1 x 100W T101. Notes: Mount to 3" round pole. Base part of pole assembly. Underside of reflector has 1/2" gasket. Vibration brackets secure. See supplemental spec sheet on website for pole. Die-cast aluminum. UL and OSHA listed NEMA location.

Material	Quantity	Part Number	Description
Aluminum	1	T101-1	Reflector
Aluminum	1	T101-2	Pole
Stainless Steel	1	T101-3	Gasket
Light Bulb	1	T101-4	100W T101

TYPE: S2

Model: T102-21
 Length: 14.125"
 Height: 10.000"
 Weight: 1.100 lbs

Construction: Heavy gauge aluminum reflector and die cast aluminum pole. 1/2" x 1/2" x 1/2" stainless steel gasket. Lamps: 1 x 100W T102-21. Notes: Mount to 3" round pole. Base part of pole assembly. Underside of reflector has 1/2" gasket. Vibration brackets secure. See supplemental spec sheet on website for pole. Die-cast aluminum. UL and OSHA listed NEMA location.

Material	Quantity	Part Number	Description
Aluminum	1	T102-21-1	Reflector
Aluminum	1	T102-21-2	Pole
Stainless Steel	1	T102-21-3	Gasket
Light Bulb	1	T102-21-4	100W T102-21

TYPE: S3

LA GREENLEE LFA SERIES

Model: LFA 64 D S UE
 Length: 14.125"
 Height: 10.000"
 Weight: 1.100 lbs

Construction: Heavy gauge aluminum reflector and die cast aluminum pole. 1/2" x 1/2" x 1/2" stainless steel gasket. Lamps: 1 x 100W LFA 64 D S UE. Notes: Mount to 3" round pole. Base part of pole assembly. Underside of reflector has 1/2" gasket. Vibration brackets secure. See supplemental spec sheet on website for pole. Die-cast aluminum. UL and OSHA listed NEMA location.

Material	Quantity	Part Number	Description
Aluminum	1	LFA 64 D S UE-1	Reflector
Aluminum	1	LFA 64 D S UE-2	Pole
Stainless Steel	1	LFA 64 D S UE-3	Gasket
Light Bulb	1	LFA 64 D S UE-4	100W LFA 64 D S UE

TYPE: B1

Model: B1
 Length: 14.125"
 Height: 10.000"
 Weight: 1.100 lbs

Construction: Heavy gauge aluminum reflector and die cast aluminum pole. 1/2" x 1/2" x 1/2" stainless steel gasket. Lamps: 1 x 100W B1. Notes: Mount to 3" round pole. Base part of pole assembly. Underside of reflector has 1/2" gasket. Vibration brackets secure. See supplemental spec sheet on website for pole. Die-cast aluminum. UL and OSHA listed NEMA location.

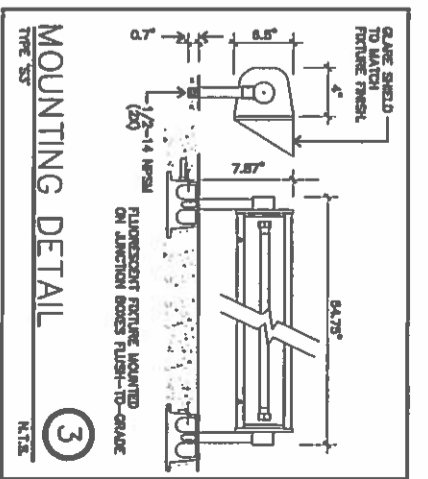
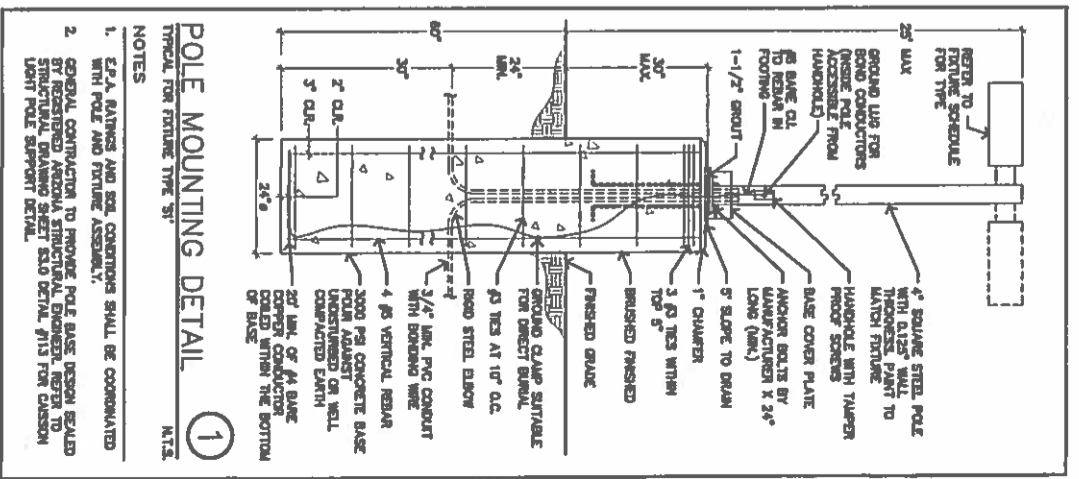
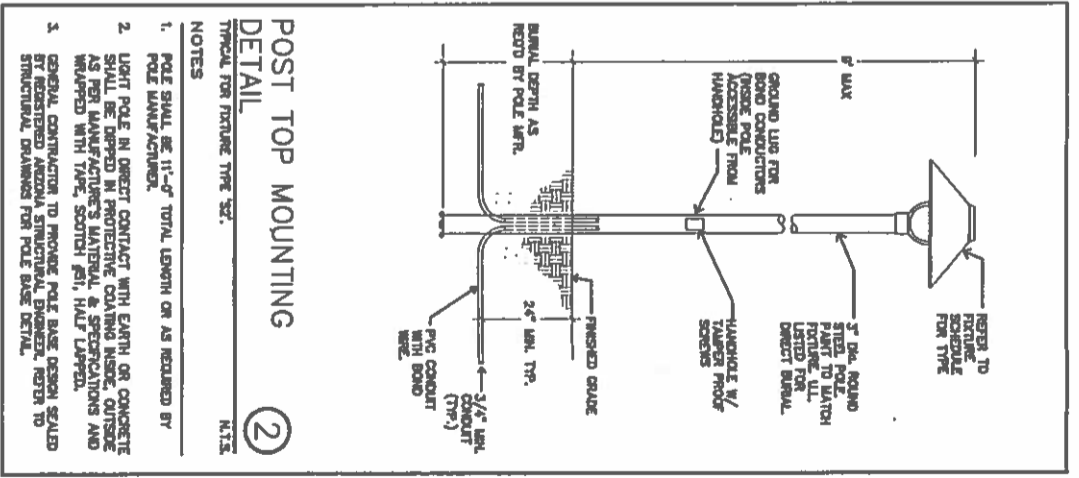
Material	Quantity	Part Number	Description
Aluminum	1	B1-1	Reflector
Aluminum	1	B1-2	Pole
Stainless Steel	1	B1-3	Gasket
Light Bulb	1	B1-4	100W B1

TYPE: B2

Model: B2
 Length: 14.125"
 Height: 10.000"
 Weight: 1.100 lbs

Construction: Heavy gauge aluminum reflector and die cast aluminum pole. 1/2" x 1/2" x 1/2" stainless steel gasket. Lamps: 1 x 100W B2. Notes: Mount to 3" round pole. Base part of pole assembly. Underside of reflector has 1/2" gasket. Vibration brackets secure. See supplemental spec sheet on website for pole. Die-cast aluminum. UL and OSHA listed NEMA location.

Material	Quantity	Part Number	Description
Aluminum	1	B2-1	Reflector
Aluminum	1	B2-2	Pole
Stainless Steel	1	B2-3	Gasket
Light Bulb	1	B2-4	100W B2



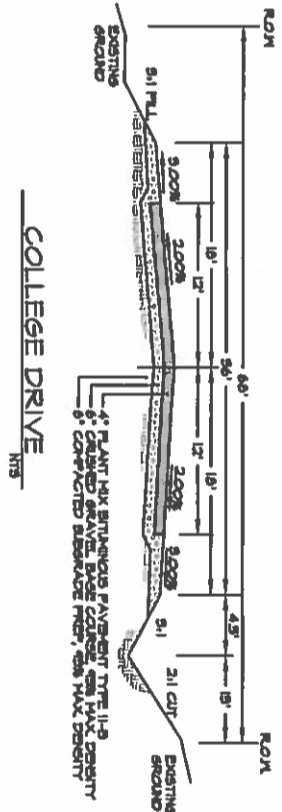
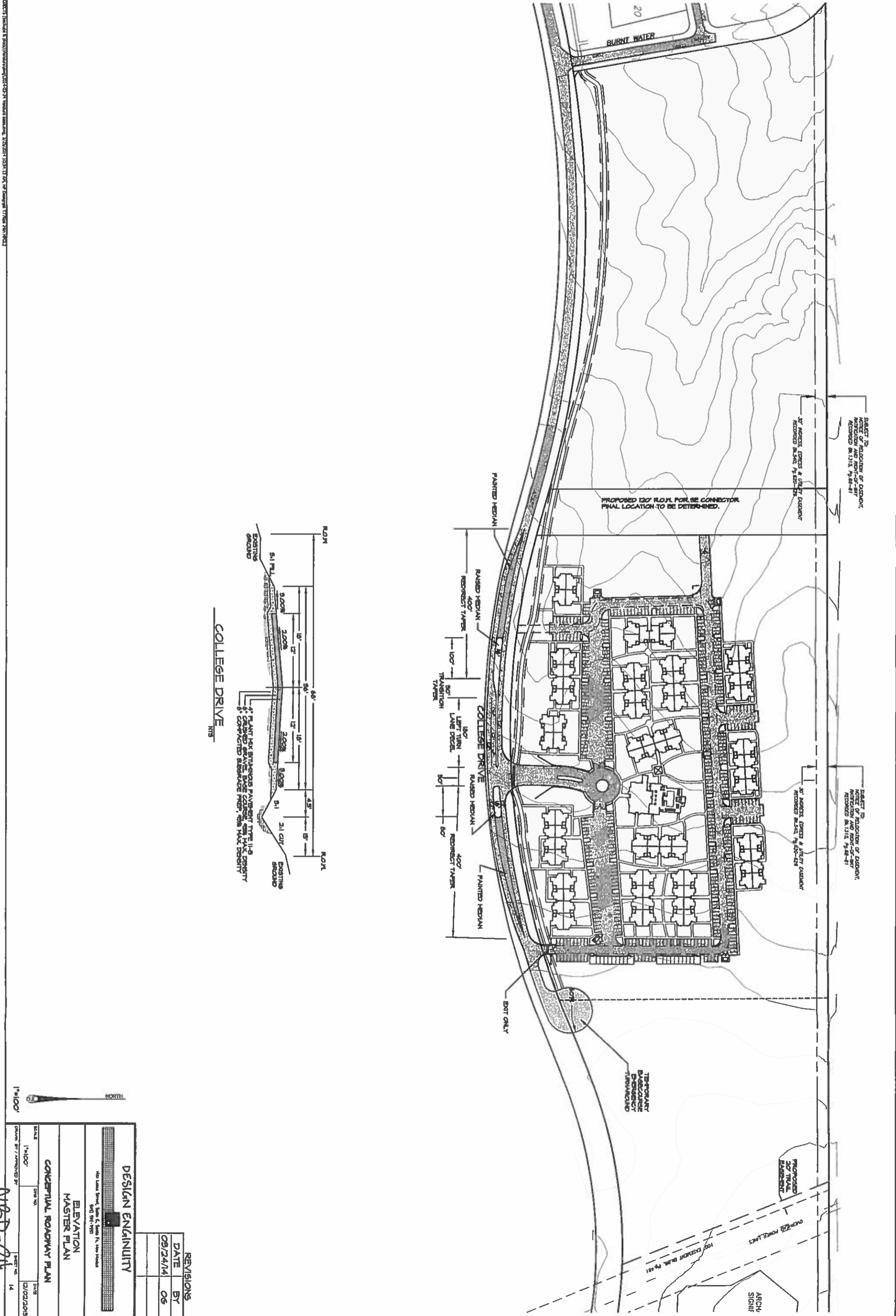
NPE ENGINEERING INC.
 4115 N. 15TH AVE.
 PHOENIX, AZ 85015
 PH: (602) 265-1558 FAX: (602) 265-1605

ELEVATION
 SANTA FE, NEW MEXICO

Project Manager: NPE
 Drawn by: NPE
 Date: 12/05/13

13

NBD-22



REVISIONS	
DATE	BY
09/24/14	06

DESIGN ENGINEERING
 4433 Lakeshore Blvd., Suite 500, San Diego, CA 92121
 (619) 591-1991

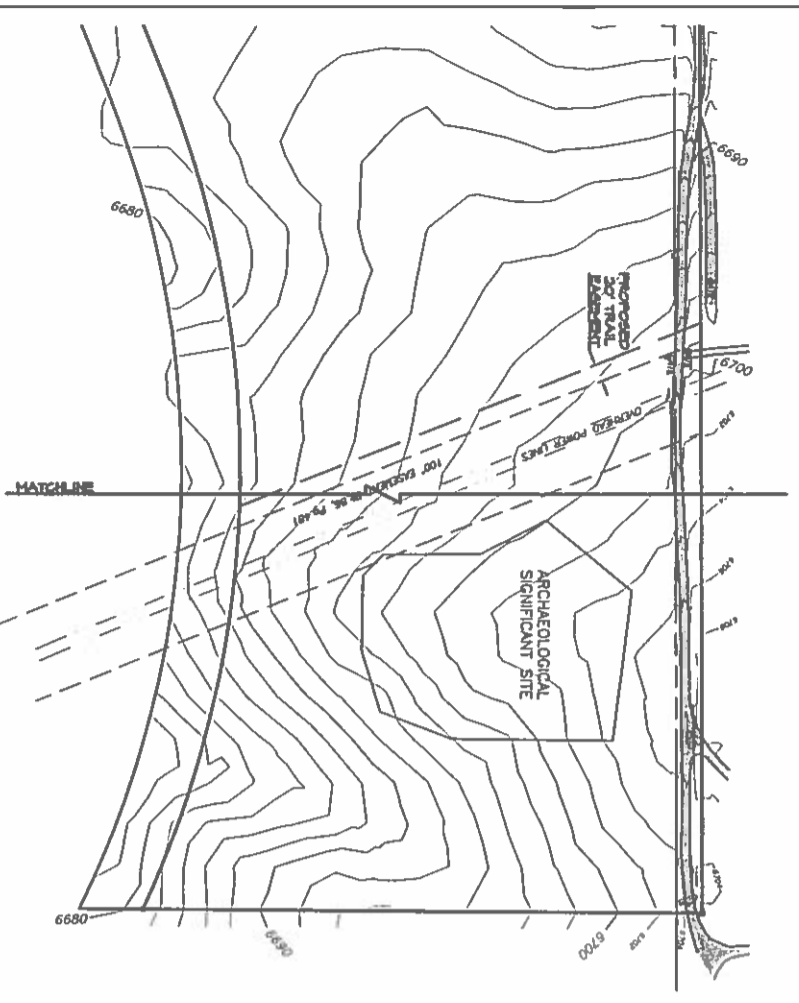
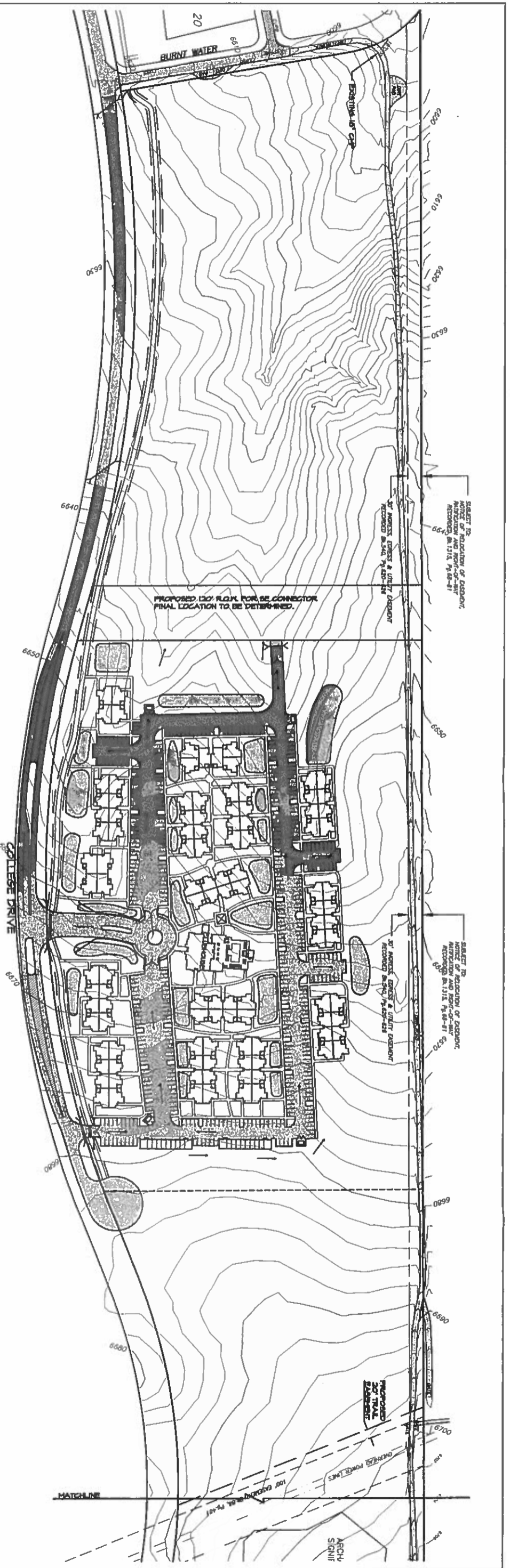
ELEVATION MASTER PLAN

CONCEPTUAL ROADWAY PLAN

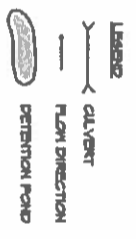
SCALE: 1"=100'
 DATE: 09/23/13

NBD-24





- TERRAIN MANAGEMENT CONCEPTS**
1. ALL PONDS SHALL BE A MINIMUM OF 5-FEET FROM BUILDINGS.
 2. ALL APARTMENT PROJECT INTERIOR PONDS SHALL BE 6 TO 8-INCHES DEEP.
 3. MAXIMUM GUT SLOPES 2:1
 4. MINIMUM FILL SLOPES 3:1
 4. A SWEEP PLAN IS REQUIRED FOR PROJECT DEVELOPMENT.
 5. APARTMENT COMPLEX SHALL HAVE CENTRALIZED PONDS.
 6. STORMWATER DETENTION PONDS SHALL BE DESIGNED TO RELEASE LESS THAN OR EQUAL TO PRE-DEVELOPMENT STORM WATER FLOW RATES.
 7. THERE ARE NO FEMA DESIGNATED FLOOD ZONES NOR AREAS WITH FLOODS IN EXCESS OF 25 CFS ON THE PROPERTY.



DESIGN ENGINEER

441 Linden Street, Suite 2, South Pl. New Mexico
505 897-9991

ELEVATION MASTER PLAN

CONCEPTUAL TERRAIN MANAGEMENT PLAN

SCALE: 1"=100'

DATE: 09/24/14

BY: OS

DATE: 12/02/2013

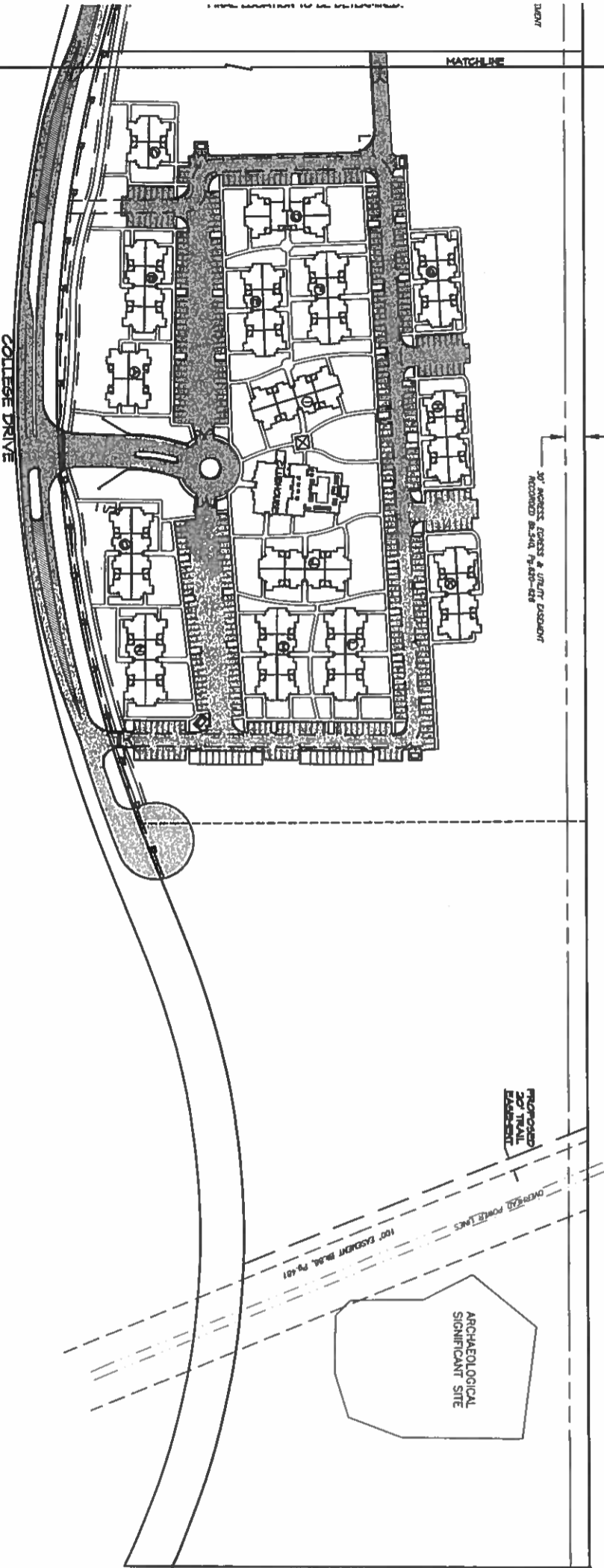
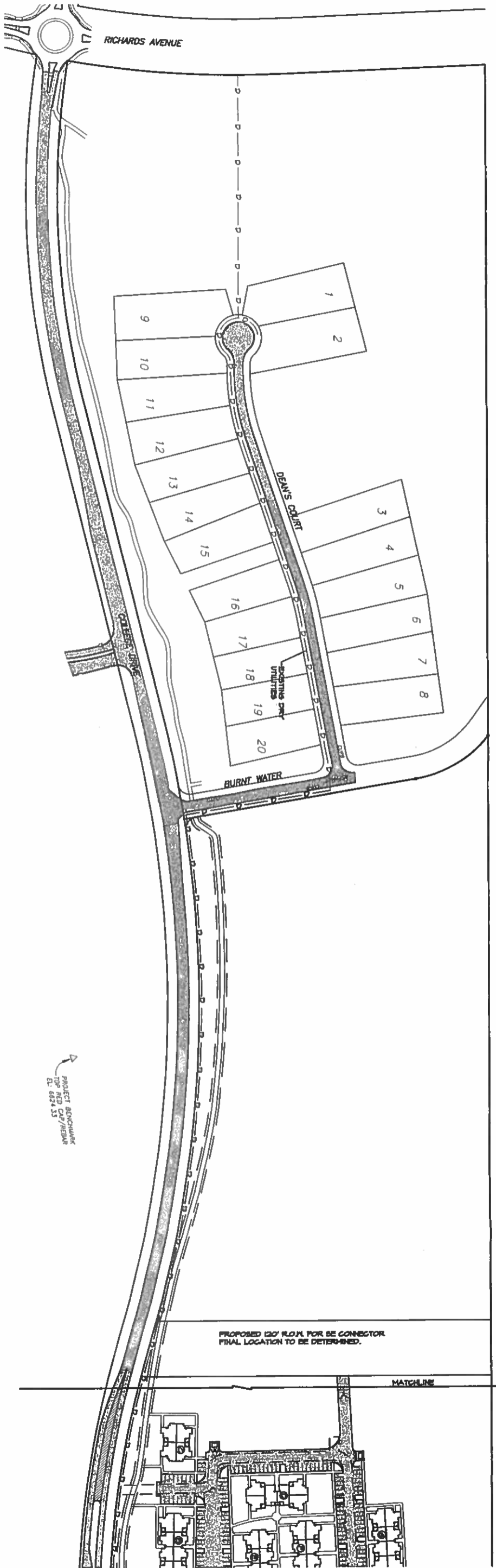
PROJECT NO. 13

1"=100'

REVISIONS

DATE	BY
09/24/14	OS

NBS-285



SUBJECT TO RECORDATION OF EASEMENT, AVAILABILITY AND FRONT-OF-YARD RECORDING M.1314, P.88-87

30' ACCESS EGRESS & UTILITY EASEMENT RECORDED M.1304, P.88-428

PROJECT BENCHMARK
TOP RED CAP/REMARK
E. 852.35

PROPOSED 120' R.O.M. FOR SE CONNECTOR
FINAL LOCATION TO BE DETERMINED.

- LEGEND**
- 2 — EXISTING DRY UTILITY SHARED TRENCH (GAS, TELEPHONE, ELECTRIC & CABLE)
 - 2 — PROPOSED DRY UTILITY SHARED TRENCH (GAS, TELEPHONE, ELECTRIC & CABLE)

NOTE:
ALL UTILITIES LINES SHALL BE UNDERGROUND.



1"=100'

DESIGN ENGINEER

ELEVATION MASTER PLAN

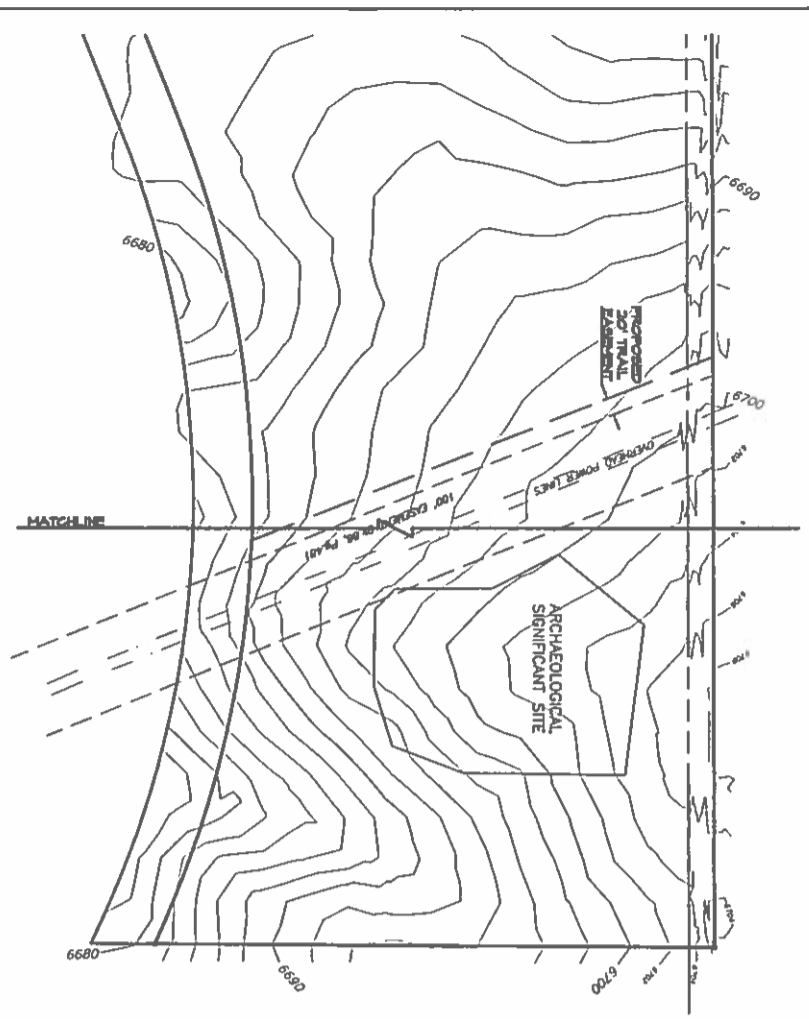
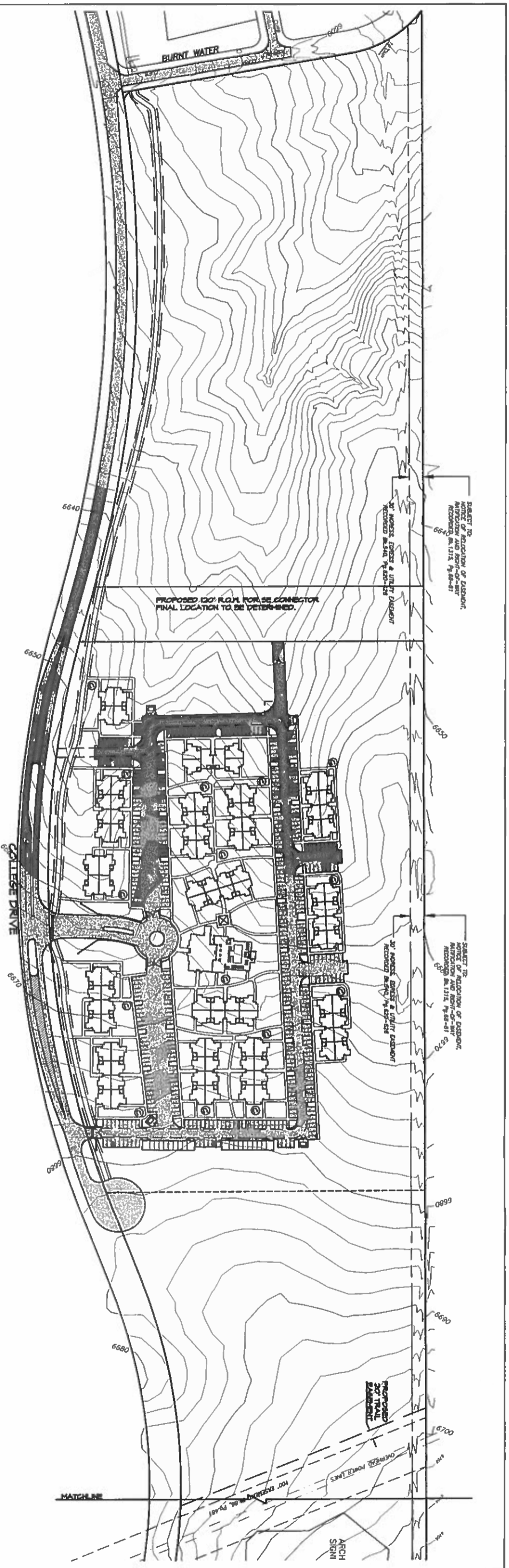
1451 Lakeshore Blvd., Suite 200, Oakville, ON L4L 1R7

CONCEPTUAL DRY UTILITY PLAN

DATE: 12/02/2013

REVISIONS	
DATE	BY
08/24/14	06

NCD-28



WATER HARVESTING PLAN
 WATER HARVESTING PLANS IN CONFORMANCE WITH SANTA FE COUNTY ORDINANCE 2008-6 SHALL BE SUBMITTED WITH BUILDING PERMIT APPLICATION.
 THE APARTMENT COMPLEX SHALL HAVE A CISTERN SYSTEM FEEDING ALL THE LANDSCAPING. SUCH SYSTEM SHALL BE DESIGNED TO HOLD 15 GALLONS PER SQUARE FOOT OF ROOFED AREA OR HOLD 4 INCHES NORTH OF LANDSCAPE WATER.

⊙ POSSIBLE CISTERN LOCATION

DESIGN ENGINEER
 1021 Loma Blvd, Suite 6, Santa Fe, New Mexico
 970 979-9999

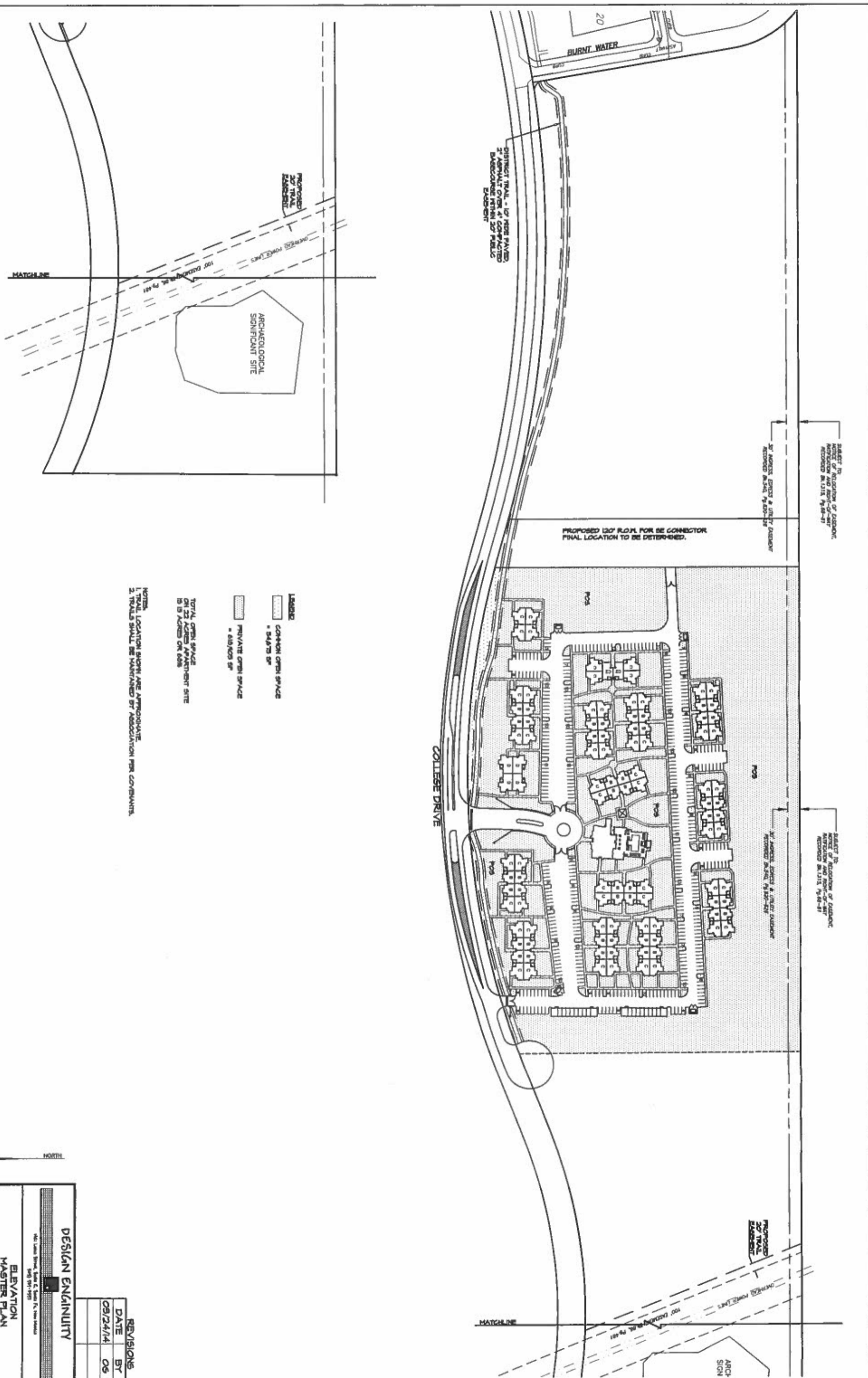
ELEVATION MASTER PLAN

CONCEPTUAL WATER HARVESTING PLAN

SCALE: 1"=100'
 DRAWN BY: J. LAMONICA
 DATE: 12/02/2019

REVISIONS	
DATE	BY
03/24/14	OS

NBD-27



NOTES:
 1. TRAIL LOCATION SHOWN ARE APPROXIMATE.
 2. TRAILS SHALL BE MAINTAINED BY ASSOCIATION PER GOVERNANCE.

- LEGEND
- COMMON OPEN SPACE
= 54,475 SF
 - PRIVATE OPEN SPACE
= 618,100 SF

DESIGN ENGINEER
 ELEVATION
 MASTER PLAN
 CONCEPTUAL OPEN SPACE PLAN

DATE BY
 09/24/14 06

REVISIONS

NO.	DATE	BY
1	09/24/14	06

1"=100'

NBD-30



ELEVATION AT RANCHO VIEJO
LANDSCAPE CONCEPT PLAN