

**FLOODPLAIN & TERRAIN  
MGMT:**

The Development indicates that all improved areas including impervious areas will drain to proposed centralized ponding. A conceptual plan for ponding has been provided with a total site runoff of 86,783 cubic feet. The total ponding provided for site run off is 87,120 cubic feet. At Final Development Plan, the Grading and Drainage Plan will be required to be sealed by a Professional Engineer. The request meets Ordinance 2008-10 (Flood Damage Prevention and Stormwater Management) for Master Plan Zoning.

The property contains slopes of 0-15 %, and the project is not located within a designated FEMA Special Flood Hazard Area. After review, the request for Master Plan Zoning for Senior Campus @ Caja Del Rio is in conformance with Article VII, § 3 (Terrain Management), of the Santa Fe County Land Development Code.

**SIGNAGE AND LIGHTING:**

The Applicant proposes to utilize a monument sign at the entry of lot 1 to identify the skilled nursing facility. In addition each future phase will have signage at their driveway entrance and potentially a wall-mounted sign on each building. The Applicant has not provided a signage detail. Additional information and submittals will be required at time of Final Development Plan submittal for compliance with Article VIII (Sign Regulations). Staff has determined that the signage element of the Application complies with Article V, Section 5, Master Plan Procedures.

The Applicant proposes to utilize 6 pole mounted lights in the parking area, 2 wall mounted lights at building entrances and 4 bollards to illuminate pedestrian walkways. The Applicant shall provide scaled height dimensions for the pole mounted lights. The Applicant shall provide cut sheets for illumination of signage. The Applicant has not provided a lighting detail. Additional information and submittals are required at time of Final Development Plan submittal for compliance with Article III, § 4.4.4 h and Table 3.1. Staff has determined that the lighting element of the Application complies with Article V, Section 5 Master Plan Procedures.

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**ADJACENT PROPERTY:**

The site is bordered to the west by Caja del Rio Road and to the north, east and south the site is bordered by property owned by the State of New Mexico.

**PARKING:**

The Applicant has proposed a 60 space parking lot for Phase I. This total includes 56 spaces and 4 handicap spaces. All parking spaces shall be defined with striping, wheel stops, parking bumpers, or railroad ties. Staff has determined that the parking element of the Application complies with Article V, § 5, Master Plan Procedures.

**LANDSCAPING:**

The Applicant has provided a general description of the landscaping concepts for this project. The Applicant proposes to re-vegetate all disturbed areas with native grasses. All existing vegetation will be preserved in open space. Buffer areas will be provided with deciduous trees and shrubs. Trees will be provided in planting strips along the main access driveways. Native trees, grasses and shrubs will be planted at the perimeter of the proposed structures, which will be irrigated until established. The proposed landscape plan complies with Master Plan Procedure, Article V, § 5.2 g (1). The Application shows a 60 space parking lot with native trees and shrubs buffering the structure. The proposed landscape plan complies with Article III § 4.4.4f.11.

**RAINWATER HARVESTING:**

Ordinance 2008-4 (Water Harvesting) requires commercial development to collect all roof drainage into a cistern. Cisterns shall be sized to hold 1.5 gallons per sq. ft. of roofed area. The Applicant is proposing to utilize a cistern for each facility sized with its landscaping water budget. The Applicant proposes to utilize treated effluent water which will be delivered to each lot to be re-used for landscape irrigation.

**AGENCY REVIEW:**

<u>Agency</u>	<u>Recommendation</u>
NMOSE	No Opinion
NMDOT	Approval
NMED	Conditional Approval
NMSHPD	Approval
County Fire	Conditional Approval
County PW	Conditional Approval
County Utilities	Conditional Approval
Planning	Conditional Approval

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**STAFF RECOMMENDATION:** Staff recommends denial of the Applicants request for a variance of Article III, § 6.4.2 (Density Review) and Article III, § 10 (Lot Size Requirements).

Staff has determined that the density requirements of the Code have not been met therefore staff cannot support the request for Master Plan Zoning to allow a Large Scale Mixed Use Development.

If the decision of the CDRC is to recommend approval of the density variance and the request for Master Plan Zoning to allow a Large Scale Mixed Use Development, to be utilized as a Senior Care Facility and be developed in four phases on 28 ± acres, staff recommends the following conditions be imposed:

1. The Applicant shall comply with all review agency comments and conditions as per Article V, § 7.1.3.c.
2. Master Plan with appropriate signatures, shall be recorded with the County Clerk as per Article V, § 5.2.5.
3. Prior to submittal of Preliminary Plat or Development Plan the Applicant shall meet the requirements set forth in Resolution 2006-57.

**EXHIBITS:**

1. Applicants Report
2. Proposed Plans
3. Letter from Utilities
4. Agency Reviews and Comments
5. Aerial Photo of Property
6. Article III, § 4.2.1.d.1 (Large Scale Mixed Use Development)
7. Article V, § 5 (Master Plan Procedures)
8. Article III, § 6.4.2 (Density Review)
9. Article III, § 10 (Lot Size Requirements)
10. Article II, § 3 (Variances)
11. Resolution 2006-57

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**jenkinsgavin**  
DESIGN & DEVELOPMENT INC

June 6, 2014

Jose E. Larrañaga  
Development Review Team Leader  
Building and Development Services  
102 Grant Avenue  
Santa Fe, NM 87501

**RE: Senior Campus @ Caja del Rio  
Master Plan Application**

Dear Jose:

This letter is submitted on behalf of Caja del Rio Holdings, LLC in application for Master Plan and Variance approval for a Large Scale Mixed-Use District, for consideration by the County Development Review Committee at their meeting of August 21, 2014. The subject property is a 28-acre parcel located at 28 Caja del Rio Road north of the NM 599 Frontage Road.

### **Project Description**

The Senior Campus @ Caja del Rio is a proposed Large Scale Mixed-Use District requested pursuant to §4.2.1.d. of the Santa Fe County Land Development Code (the "Project"). The proposed Senior Campus will provide a full spectrum of senior care and living options, including a skilled nursing facility, assisted living, a memory care facility, and independent living (i.e. senior housing). Please refer to the conceptual building rendering attached hereto. The Master Plan contemplates five parcels ranging in size from 2.10 acres to 10.0 acres. Lots 1 through 4 will accommodate each of the above-described uses and Lot 5 is reserved for the wastewater treatment facility and storm water retention. At build out, the gross building area is anticipated to be approximately ±425,000 square feet.

The Project's location adjacent to NM 599 and proximate to I-25 makes it an ideal setting for a senior mixed-use campus. The Project is consistent with existing institutional uses in the area, which include the Center for New Mexico Archaeology, the Santa Fe Animal Shelter, the Challenge New Mexico horse facility, the Municipal Recreation Complex, and the Marty Sanchez Links de Santa Fe.

### **Phasing Plan**

The Project will be developed in four phases over a period of approximately 8 – 10 years, conceptually described below:

11  
130 GRANT AVENUE, SUITE 101



PHONE: 505.820.7444

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- Phase 1: Lot 1 – 58,000 s.f. Skilled Nursing Facility  
Lot 5 – Wastewater Treatment System/Leach Field and Centralized Drainage Pond.
- Phase 2: Lot 2 – 150,000 s.f. Assisted Living Facility
- Phase 3: Lot 3 – 180,000 s.f. Retirement Housing/Independent Living complex
- Phase 4: Lot 4 – 35,000 s.f. Memory Care Facility.

The phasing is conceptual and subject to change as the Project develops.

### **Sustainable Land Development Code**

This proposed Large Scale Mixed-Use District is consistent with the property's designations in the Sustainable Growth Management Plan and the proposed Sustainable Land Development Code ("SLDC") Zoning Map. The site is located within *Sustainable Development Area 1*, the highest priority for future development and "*the primary location targeted for new growth*". In addition, and more importantly, the property is zoned "*Public/Institutional*" in the draft SLDC Zoning Map (see attached excerpt). The proposed uses for the Project are consistent with this zoning designation.

### **Permitted Uses**

In keeping with the intent of the Large Scale Mixed-Use designation, outlined below is the proposed Permitted Use List for the Project:

- Retirement Housing
- Assisted Living Facility
- Life Care or Continuing Care Facilities
- Skilled Nursing Facilities
- Hospitals
- Medical Clinics
- Social Assistance, Welfare, and Charitable Services
- Services for Elderly and Disabled
- Office
- Research and Development Services

### **Variance Request**

The proposed residential density for the Retirement Housing/Independent Living project is 20 dwellings per acre in accordance with the multi-family density permitted in the SLDC. It is our position that this density is also permitted under the current County Land Development Code pursuant to Article III, Section 11, which states, "*Developments which import water from the surface Rio Grande or other locations outside Santa Fe County to any location in Santa Fe County designated in the Development Code as other than urban or metropolitan locations are permitted to locate anywhere in the County provided they meet all requirements of the Code, except that in lieu of the density requirements as specified in Article III, Section 10, the proposed*

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*development shall meet the following criteria.*” However, County staff has not confirmed the applicability of this provision, so we have been directed to request a variance from Article III, Section 6.4.2, which states that, *“No application shall be approved unless it is determined that the density requirements of the Code will be met.”* The subject property is in the Basin Hydrological Zone, which permits a one dwelling per 2.5 acres. Obviously, the multi-family uses permitted by the Large Scale Residential code provisions cannot be feasibly developed at this single family density. Therefore, we are requesting a variance to allow a maximum residential density of 20 dwelling units per acre.

### **Access & Traffic**

The Project will be accessed from Caja del Rio Road via the NM 599 Frontage Road. Phase 1 will be accessed by a 400-foot driveway culminating in a roundabout. The driveway will comprise two 12’ driving lanes, 5’ sidewalks, and planting strips within a 70’ public access and utility easement. The driveway will be extended an additional 450 feet to serve Phases 2 – 4 and will culminate in a second roundabout. Per discussions with the County Fire Marshal, it is anticipated that a secondary emergency access from Caja del Rio connection to terminus of the main drive will be required. Therefore, the main driveway will not be considered a “dead-end”.

A Traffic Impact Analysis (“TIA”) was prepared by Terry O. Brown P.E. and is submitted herewith for your review. The analysis found that the proposed development will have minimal impact on the adjacent transportation system. The TIA recommends one full unsignalized access driveway to serve the Project, with one entering lane and one exiting lane. The only warranted off-site improvement is a 370-foot long northbound right-turn deceleration lane to be constructed as part of Phase 1.

### **Terrain Management**

The subject property’s terrain slopes gently from the southeast to the northwest. Storm water retention for the main access driveway and each facility will be centralized and collected in a drainage pond in the northwest area of the parcel. The pond will be reseeded and landscaped to ensure an aesthetic appearance. As part of the development of each lot, on-site storm water management will be integrated with the landscaping in order to provide for passive water harvesting. Please refer to the attached Conceptual Grading Plan for further details.

### **Liquid Waste**

An on-site wastewater treatment system and leach field will be constructed on Lot 5 to initially serve Phase 1 of the Project. The developer intends to seek a municipal sewer connection and, at that time, the on-site system will be removed. In the event a municipal connection is not feasible in the future, the treatment facility will be expanded to accommodate the additional phases of development. Treated effluent will be delivered to each lot to be re-used for landscape irrigation. Please refer to the attached utility plans for further details. Final design and requisite NMED permits will be provided as part of the Phase 1 approval process.

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## **Water Supply and Fire Protection Plan**

The Project will be served by the Santa Fe County Water Utility via a connection to the existing County water main in Caja del Rio adjacent to the parcel. The Project will be responsible for constructing the requisite waterline improvements. A series of five fire hydrants are proposed along the access drive. Furthermore, it is anticipated that each facility will be constructed with automatic fire suppression. A Conceptual Water Budget is submitted herewith for your review. Please refer to the attached utility plans and Water Availability Letter from the County Public Utilities Division.

## **Water Budget**

The proposed water budget for the Project ranges from 59.4 afy to 67.9 afy, depending on the wastewater collection approach and the availability of treated effluent for irrigation. Please refer to the attached Conceptual Water Budget for details. The County's water allocation policy outlined in Resolution 2006-57 limits water allocation to a maximum of 35 afy per project. In accordance with Section IX. C. of the Resolution, we are requesting an increased allotment from the BCC based on "extraordinary conditions". The provision of much needed senior care services and living options in a cohesive campus setting simply requires annual water use that exceeds the 35 afy maximum. The basis for this maximum permissible allotment is unknown and needlessly prevents the realization of significant, coordinated developments in Santa Fe County and the associated economic benefits.

## **Solid Waste**

Solid waste will be collected in dumpsters located on each individual lot and hauled to an approved landfill by a licensed disposal service. Dumpsters will be screened by a wall or fence and gated.

## **Landscaping Concepts**

All disturbed areas, which will not be built upon or paved, will be re-vegetated with native grasses and landscaped per the landscaping plans approved for the development of each lot. Existing vegetation will be preserved to the greatest extent possible in open space/buffer areas provided as part of each lot development and augmented with additional trees and shrubs. In addition, deciduous street trees will be provided in the planting strips along the main access driveway. Each lot will be landscaped in accordance with County requirements, to include setback areas, parking lot screening, internal landscape islands, etc. Please refer to the Master Plan (Sheet 5) for further information.

Active water harvesting will be provided in accordance with County Ordinance 2003-6. The cisterns for each facility will be sized in accordance with its landscaping water budget. In addition, as described above, treated effluent will be delivered to each lot to be re-used for landscape irrigation.

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## **Signage & Lighting**

Phase 1 of the Project will have a monument sign at the entry to Lot 1 to identify the skilled nursing facility. In addition, each lot in future phases will have signage at their driveway entrance and, potentially, a wall-mounted sign on each building. In order to preserve dark skies for the neighborhood, lighting will be kept to a minimum, only used for safety purposes, and will be down-lit and fully shielded in accordance with County requirements. Lighting types may include (1) lighting at the Caja del Rio Road driveway access; (2) wall mounted lights at building entrances; (3) pole lights in parking areas; and (4) bollards to illuminate pedestrian walkways on individual lots.

## **Market Analysis**

The population of the United States is aging and the need for senior services is becoming increasingly urgent. According to the United States Department of Health and Human Services Administration on Aging, in the year 2000, 12.4% of the population was age 65 and older. By the year 2030, that figure will jump to 19.3%. In New Mexico, there were 212,225 people over the age of 65 in the year 2000; by 2030, the projected number will more than double to 555,184. These statistics are alarming when faced with the lack of adequate senior care, skilled nursing, and rehabilitation facilities in northern New Mexico. For example, when released from the hospital, if a patient is not well enough to return home, the only option is to seek rehabilitation services in Albuquerque. The Project's proposed facilities will provide much needed services for the growing and under-served senior community of northern New Mexico.

## **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) reuse of wastewater for irrigation purposes; (3) active water harvesting; (4) passive irrigation through drainage swales; and (5) night sky protection. No noxious odors or fumes will be emitted by this facility.

## **Archaeology**

The Project is located in a Low Potential Archaeological District. As the parcel comprises less than 40 acres, no archaeological survey is required.

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

- Development Permit Application
- Conceptual Building Rendering
- Conceptual Water Budget
- SLDC Zoning Map Excerpt
- Address Verification Form
- Proof of Property Taxes Paid

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- Warranty Deed & Letter of Authorization from Owner
- Legal Lot of Record Verification
- Traffic Impact Analysis – 3 copies
- Master Plan Submittal Drawings – 9 full size sets & 1 reduced set

Finally, a \$1,350.00 check is attached for the application fees, calculated as follows:

100.00	Application
50.00	Notice Boards
150.00	Inspection
250.00	Master Plan Review
150.00	Variance
500.00	TIA Review
100.00	Fire Review
50.00	Fire Inspection
<u>\$1,350.00</u>	<u>Total</u>

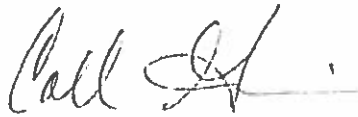
Please do not hesitate to call should you have any questions or need additional information.

Thank you for your consideration.

Sincerely,



Jennifer Jenkins



Colleen C. Gavin, AIA

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## Conceptual Water Budget

Senior Campus @ Caja del Rio  
Master Plan Submittal  
June 6, 2014

### SCENARIO A: ON-SITE WASTEWATER TREATMENT/GREY WATER REUSE FOR IRRIGATION

Use	Size	Formula	AFY
Skilled Nursing Facility (Phase 1)	58,000 sf	2.4 afy/10,000 sf	13.9
Memory Care Facility	35,000 sf	2.4 afy/10,000 sf	8.4
Assisted Living Facility	200 residents	0.12 afy/du*	24.0
Independent Senior Housing	180 du's	0.12 afy/du*	21.6
<b>Subtotal</b>			<b>67.9</b>

#### Irrigation

Landscaped Area: 25% of site area = 7.0 acres/305,000 square feet

Trees: 91,500 sf @ 9.49 gallons per sf per year\*\* = 2.7

Shrubs/Groundcover: 213,500 sf @ 8.89 gallons per sf per year\*\* = 5.8

**Typical Irrigation Water Budget (8.5)**

**NET WATER BUDGET WITH NO POTABLE IRRIGATION 59.4 AFY**

\* Source: City of Santa Fe standard water budget formulas per Resolution 2009-116.

\*\* Source: New Mexico Office of the State Engineer, Technical Report 48

### SCENARIO B: MUNICIPAL WASTEWATER COLLECTION/STANDARD IRRIGATION

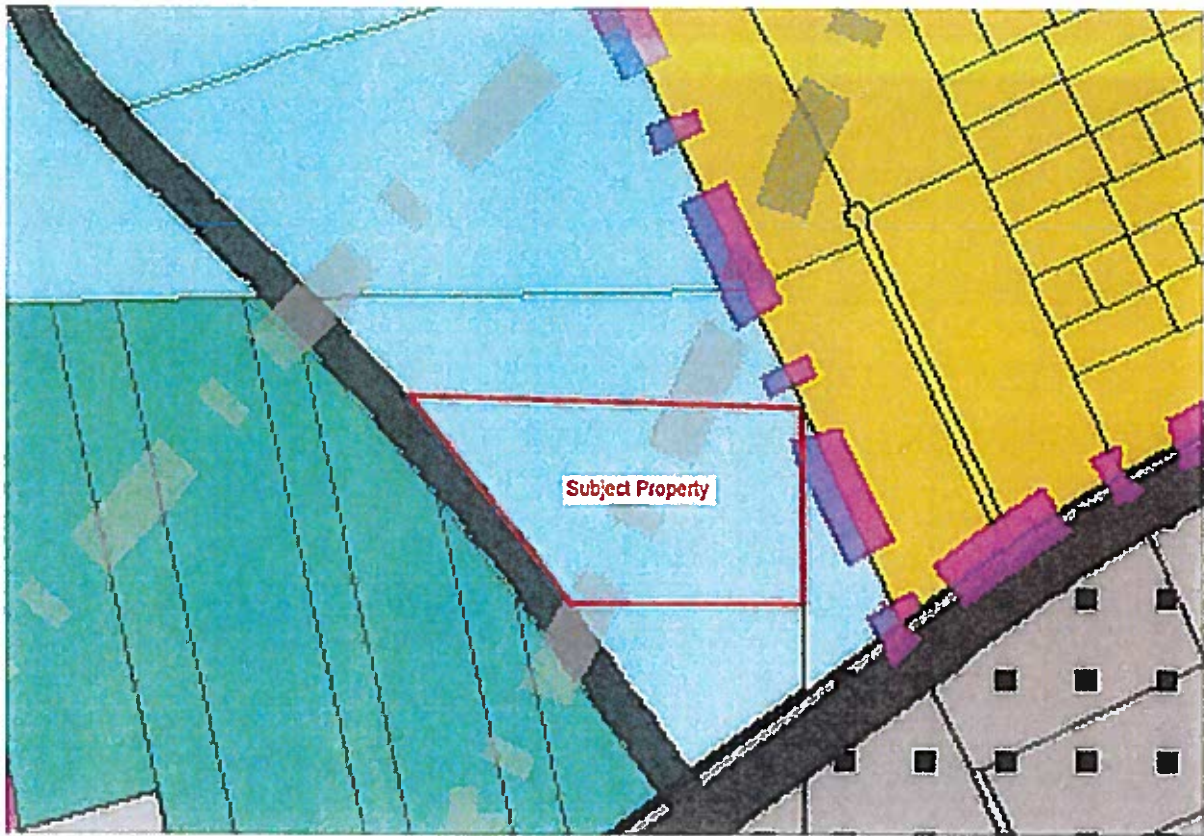
Use	Size	Formula	AFY
Skilled Nursing Facility (Phase 1)	58,000 sf	2.4 afy/10,000 sf	13.9
Memory Care Facility	35,000 sf	2.4 afy/10,000 sf	8.4
Assisted Living Facility	200 residents	0.12 afy/du*	24.0
Independent Senior Housing	180 du's	0.12 afy/du*	21.6
<b>TOTAL</b>			<b>67.9 AFY</b>

\* Source: City of Santa Fe standard water budget formulas per Resolution 2009-116.

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# Senior Campus @ Caja del Rio Master Plan

Excerpt from the Proposed SLDC Official Zoning Map



## Proposed 3/21/2014 SLDC Official Zoning Map

-  Ag / Ranch (1 dwelling per 160 acres)
-  Rural (1 dwelling per 40 acres)
-  Rural Fringe (1 dwelling per 20 acres)
-  Rural Residential (1 dwelling per 10 acres)
-  Residential Fringe (1 dwelling per 5 acres)
-  Residential Estate (1 dwelling per 2.5 acres)
-  Residential Community (1 dwelling per acre)
-  Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre - on central water and sewer)
-  Commercial Neighborhood
-  Commercial
-  Industrial
-  Public/Institutional
-  Mixed Use
-  Planned Development District

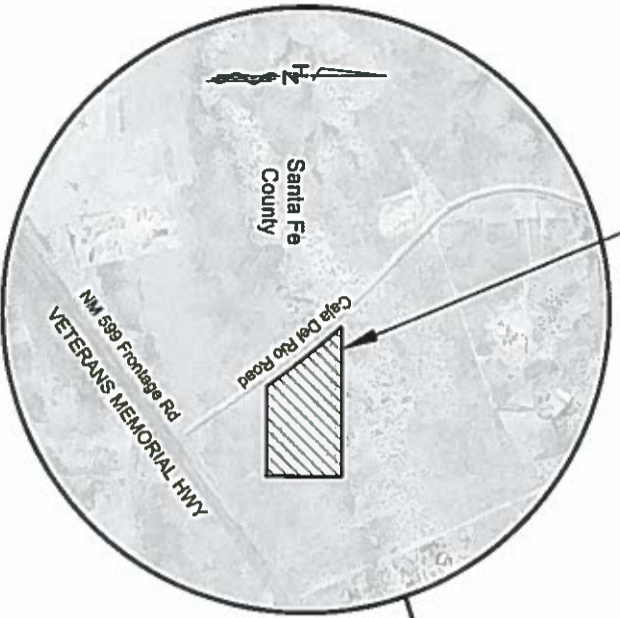
NBF-18

# Senior Campus @ Caja Del Rio

Santa Fe County, New Mexico

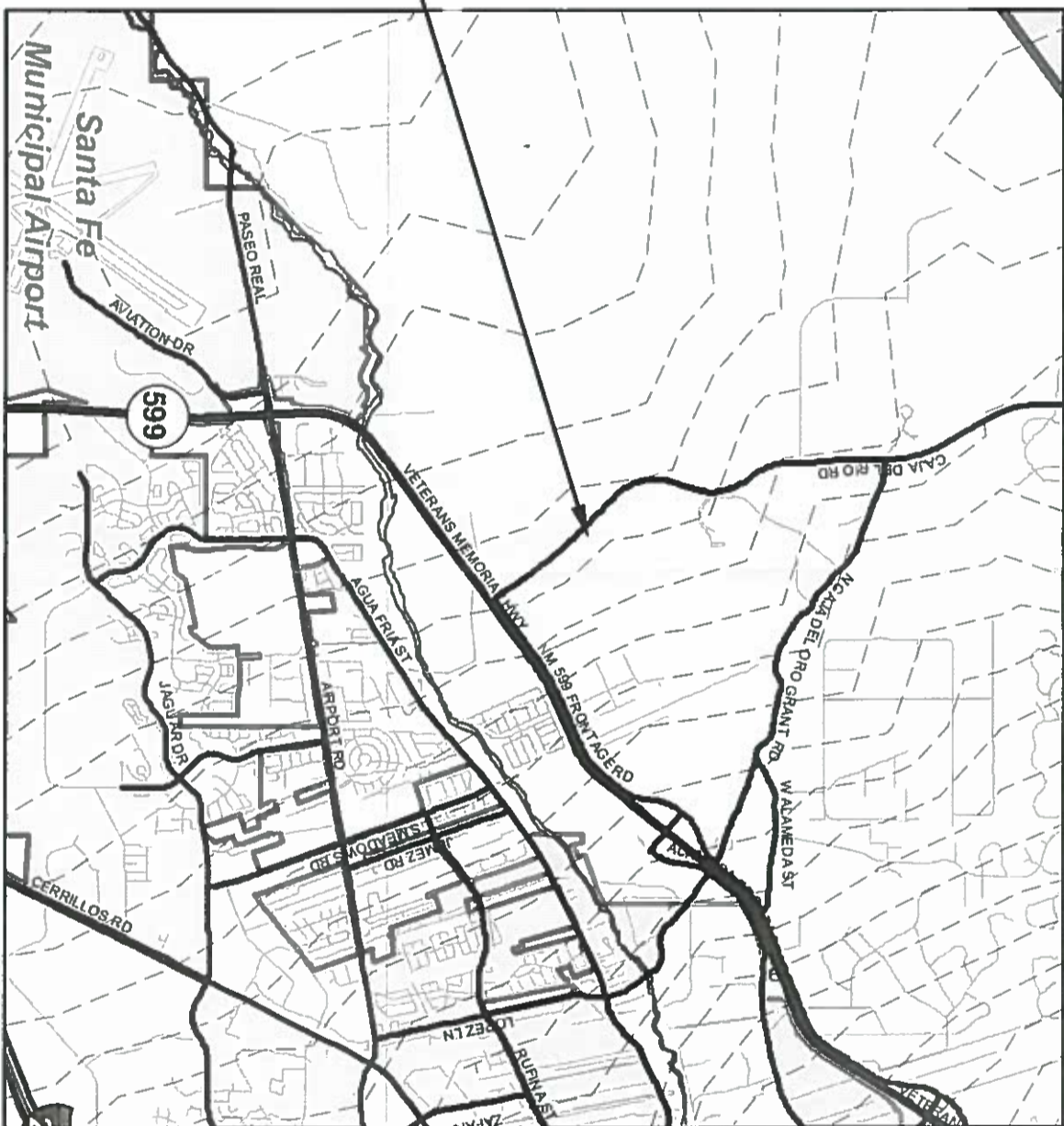
## Master Plan Submittal

9 May 2014



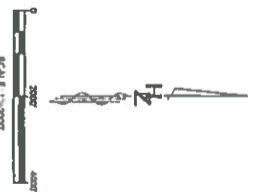
Senior Campus @ Caja Del Rio  
 Santa Fe County, New Mexico

SCALE: 1"=1000'  
 SENIOR CAMPUS LOCATION MAP



VICINITY MAP

SHEET INDEX	
SHEET	SHEET TITLE
1	COVER SHEET
2	BOUNDARY SURVEY
3	MASTER PLAN
4	PHASING PLAN
5	LOT TYPICAL
6-7	CONCEPTUAL BUILDING ELEVATIONS
8	EXISTING CONDITIONS AND TOPOGRAPHIC MAP
9	SLOPE ANALYSIS MAP
10	TYPICAL SECTIONS, NOTES AND DETAILS
11	CONCEPTUAL MASTER UTILITY PLAN
12	CONCEPTUAL WET & DRY UTILITY PLAN
13	WASTEWATER TREATMENT FACILITY
14	CONCEPTUAL DRAINAGE PLAN
15	CONCEPTUAL GRADING PLAN
16	CONCEPTUAL DRIVEWAY A PLAN AND PROFILE



130 Grant Avenue, Suite 101  
 Santa Fe, New Mexico 87501

**jenkinsgavin**  
 DESIGN & REDEVELOPMENT, INC.

**HUITE-ZOLLARS**  
 ARCHITECTS  
 3000 Camino de los Artes, Suite 100  
 Santa Fe, New Mexico 87505  
 Phone: (505) 826-5141 Fax: (505) 826-3559

PROJECT  
 Senior Campus @ Caja Del Rio  
 Santa Fe County, New Mexico

PROJECT SHEET & ISSUE DATE:  
 Master Plan  
 9 May 2014  
 Cover Sheet

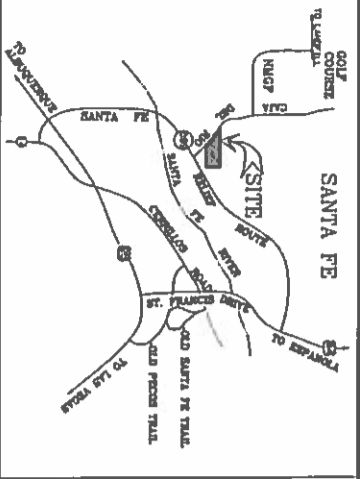
**CAUWELS & STUVE**  
 Construction & Design

2815 Highway 80, Suite 100  
 Santa Fe, New Mexico 87507  
 Phone: 505.264.5711  
 Fax: 505.264.5722  
 www.cauwelsandstuve.com



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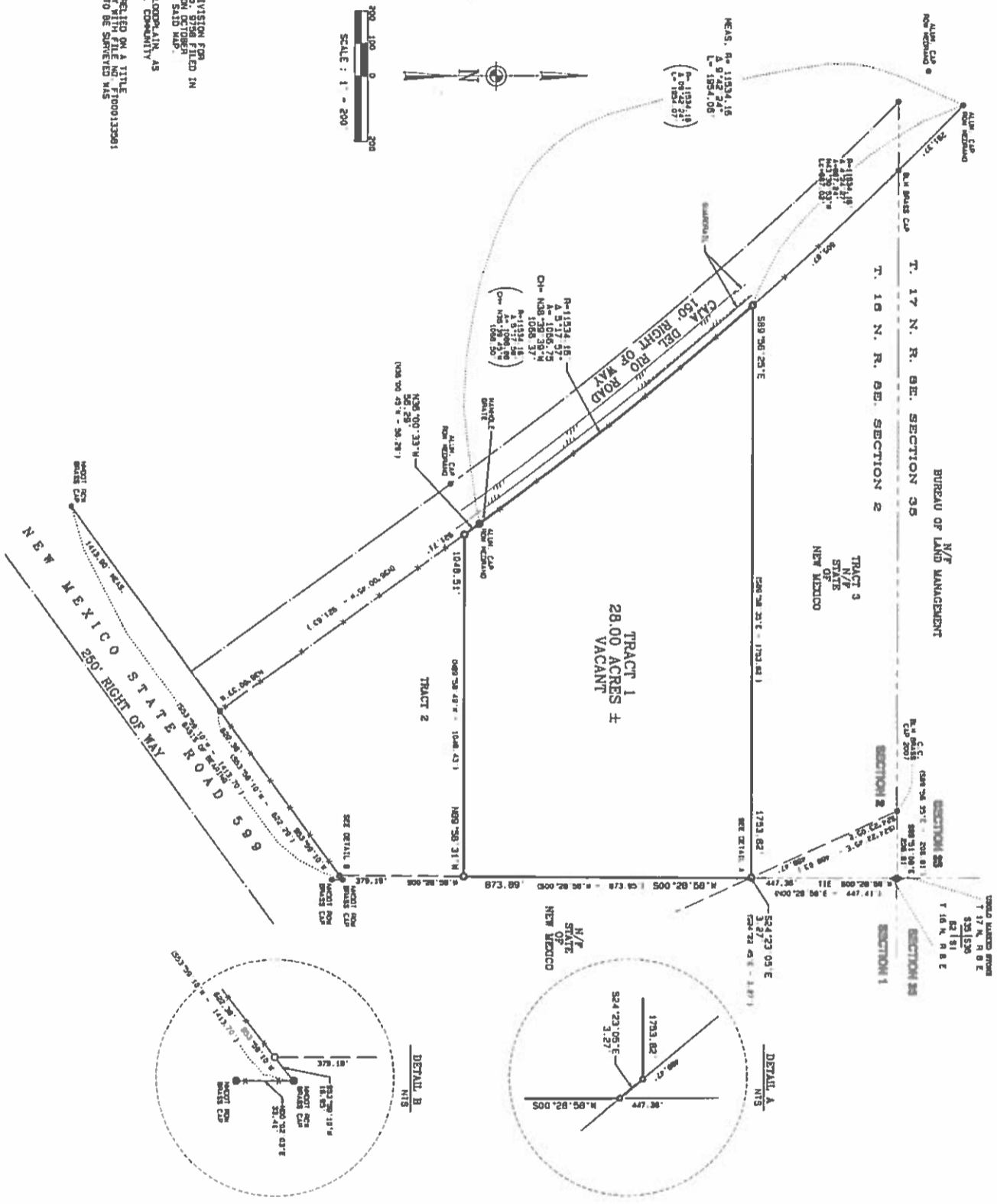




- LEGEND**
- FOUND POINT, AS NOTED
  - POINT SET BY 1/2" REBAR
  - CALCULATED POINT
  - X — WIRE FENCE
  - — — EDGE OF ASPHALT

- TABLE A OPTIONS**
1. MONUMENTS SET ON FOUND SEE SURVEY.
  2. VICINITY MAP SHOWN.
  3. FLOOD ZONE INFORMATION SHOWN. SEE NOTE 3.
  4. LAND AREA SHOWN.
  5. VACANT.
  6. ACCESS ALONG PUBLIC RIGHT OF WAY FOR CALA DEL RIO ROAD.
  18. NONE VISIBLE.

- NOTES**
- 1) BASIS OF BEARINGS IS TAKEN FROM P.A.T. ENTITLED, "PLAT OF LAND DIVISION FOR NEW MEXICO STATE LAND OFFICE", BY PHILIP D. WHEELER, N.M.L.S. NO. 87188 FILED IN DE. 2010. DIVISION OF LAND AND MINERAL RIGHTS, SANTA FE, N.M., DECEMBER 17, 2008.
  - 2) THIS TRACT IS WITHIN ZONE 2. AREA OUTSIDE THE 2.25 CHANCE FLOODPLAIN, AS PANEL NO. 3504000350. DATED AS EFFECTIVE JUNE 17, 2008.
  - 3) FOR TITLE INFORMATION AFFECTING THIS TRACT, THE SURVEYOR HAS RELIED ON A TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH FILE NO. FID000133861 PROVIDED BY TITLE COMPANY. SAID LEGAL DESCRIPTION TO BE SURRENDERED WAS PROVIDED BY THIS TITLE COMMITMENT.



**ALTA/ACSM LAND TITLE SURVEY  
OF TRACT 1**

SAID TRACT 1 SHOWN ON A PLAT FILED IN PLAT BOOK 722 PAGE 045 WITH THE SANTA FE COUNTY CLERK AND BEING A PORTION OF LOTS 10, 11 AND 22 WITHIN NORTHEAST 1/4 SECTION 2, T.16N., R.8E., N.M.P.M., LOCATED ALONG CALA DEL RIO ROAD, COUNTY OF SANTA FE, STATE OF NEW MEXICO. AREA TRACT 1 = 28.00 AC. ±

**LEGAL DESCRIPTION**

A CERTAIN TRACT OF LAND, RESIDUARY AS TRACT 1, AND SHOWN ON PLAT FILED IN PLAT BOOK 722 PAGE 045 WITH THE SANTA FE COUNTY CLERK AND BEING A PORTION OF LOTS 10, 11 AND 22 WITHIN NORTHEAST 1/4 SECTION 2, T.16N., R.8E., N.M.P.M., SANTA FE COUNTY, NEW MEXICO, BEGINNING AT THE NORTHEAST CORNER SECTION 2, T.16N., R.8E., N.M.P.M., MARKED BY AN ORIGINAL USGS MAPPED STONE TRAP MARKER 500'± N. 442'± FEET TO THE NORTHEAST CORNER OF THIS TRACT AND THE TRUE POINT AND PLACE OF BEGINNING. THENCE FROM SAID POINT OF BEGINNING 500'± S 89° 52' 05" W. A DISTANCE OF 873.89 FEET TO AN IRON NAIL MONUMENT. THENCE S 24° 23' 05" E. A DISTANCE OF 1048.51 FEET TO THE SOUTHWEST CORNER OF THIS TRACT, A POINT ON THE EAST RIGHT OF WAY LINE OF CALA DEL RIO ROAD. THENCE ALONG OF A CURVE, THENCE ALONG SAID CURVE HAVING A RADIUS OF 11324.15, BEARING OF 3° 17' 57" (CHORD= 429'± S 89° 52' 05" W. = 1068.311, AND AN ARC DISTANCE OF 1088.75 FEET TO AN IRON NAIL MONUMENT. THENCE S 89° 52' 05" W. A DISTANCE OF 1293.82 FEET TO THE TRUE POINT AND PLACE OF BEGINNING. A DISTANCE OF 3.27 FEET TO THE TRUE POINT AND PLACE OF BEGINNING. CONTAINING 28.00 AC. ±, MORE OR LESS.

**SURVEYOR'S CERTIFICATION**

THE PLAT AND SURVEY ARE TRUE AND CORRECT. I, RICHARD A. MORRIS, A LICENSED SURVEYOR IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT DATE WAS ON PLAT AND THE SHORT OR WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2011 NATIONAL STANDARD DISTRICT, AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE 2011 NATIONAL STANDARD DISTRICT, AND IS OF THE DATE THEREOF.

EXECUTED THIS DAY OF \_\_\_\_\_, 2013.

RICHARD A. MORRIS  
N.M.P.S. No. 11027

INDEXING INFORMATION FROM COUNTY CLERK			
OWNER	SECT	TWANGD	BLANCE
	2	18 N	8 E
			SANTA FE COUNTY



**MORRIS**  
Surveying | engineering

1210-A Parkway Drive Phone: (505) 438-8100  
Santa Fe, NM 87507 FAX: (505) 474-6723  
DRAIN BY: C.O.A. SCALE: 1" = 200' DECODED BY: R.A.M.  
NAME: ALTA-TRACT 1 CALA DEL RIO ROAD PROJECT No. 13904

N&C

**SITE DATA**  
 ZONING: LARGE SCALE MIXED-USE  
 PROPOSED DENSITY: INDEPENDENT LIVING SENIOR HOUSING  
 20 DWELLINGS/ACRE; 200 UNITS MAXIMUM  
 TOTAL ACREAGE 27.9964 ACRES +/- (1,219,523.18 +/- S.F.)

**NOTES**  
**PURPOSE STATEMENT**  
 THE PURPOSE OF THIS MASTER PLAN IS TO DESIGNATE THE SUBJECT PROPERTY AS A "LARGE SCALE MIXED-USE DEVELOPMENT" IN ACCORDANCE WITH ARTICLE III, SECTION 4.2.1.D OF THE SANTA FE COUNTY LAND DEVELOPMENT CODE.  
**PLATTING**  
 LOT CONFIGURATION IS CONCEPTUAL AND SUBJECT TO MODIFICATION THROUGH THE DEVELOPMENT REVIEW PROCESS WITHOUT THE NEED FOR A MASTER PLAN AMENDMENT.

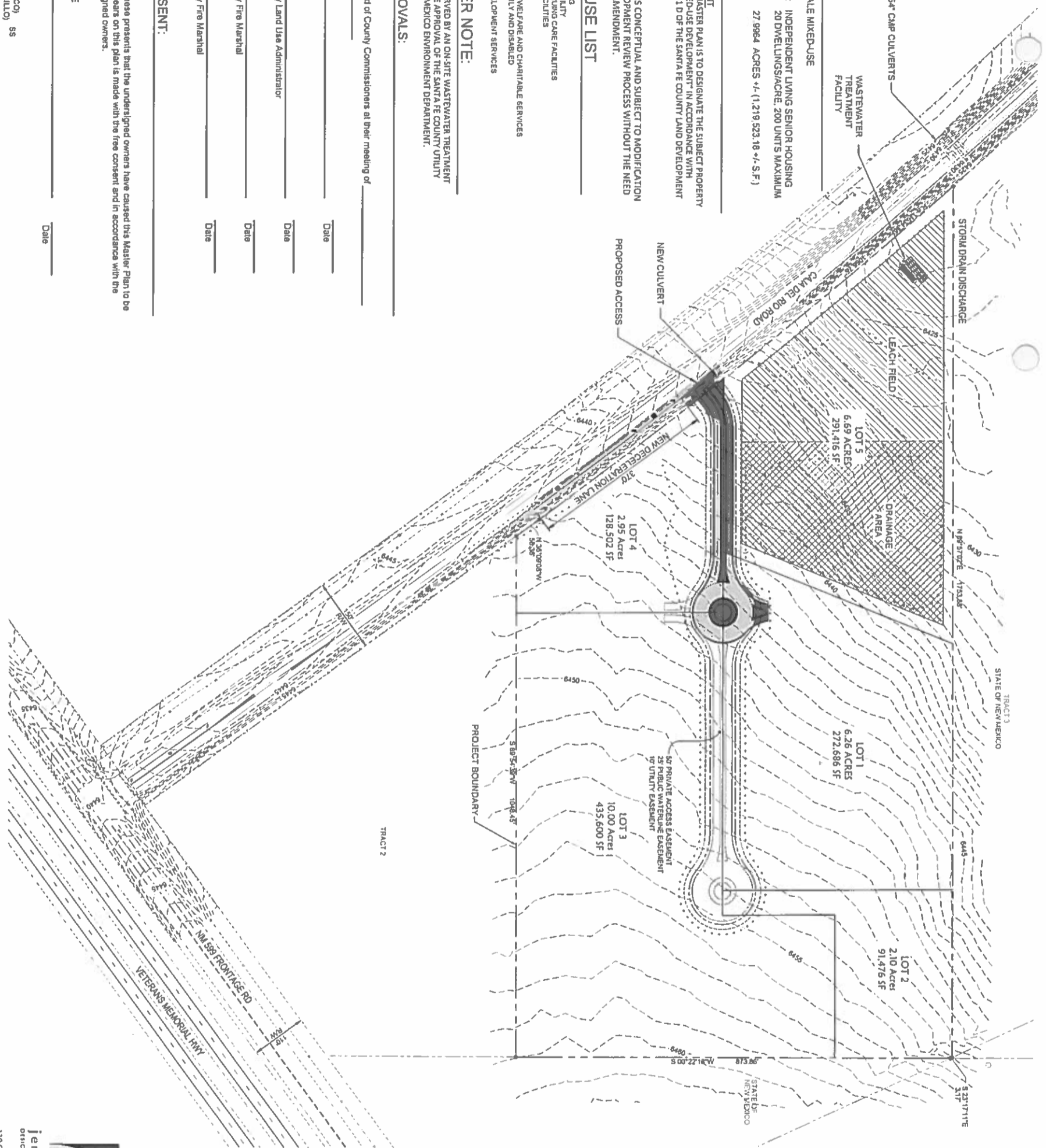
- PERMITTED USE LIST**
- RETIREMENT HOUSING
  - ASSISTED LIVING FACILITY
  - LIFE CARE OF CONTINUING CARE FACILITIES
  - SKILLED NURSING FACILITIES
  - HOSPITALS
  - MEDICAL CLINICS
  - SOCIAL ASSISTANCE, NURSING AND CHARITABLE SERVICES
  - SERVICES FOR ELDERLY AND DISABLED
  - OFFICE
  - RESEARCH AND DEVELOPMENT SERVICES

**WASTEWATER NOTE:**  
 THE PROJECT WILL BE SERVED BY AN ON-SITE WASTEWATER TREATMENT SYSTEM THAT MEETS THE APPROVAL OF THE SANTA FE COUNTY UTILITY DIVISION AND THE NEW MEXICO ENVIRONMENT DEPARTMENT.

**COUNTY APPROVALS:**  
 Approved by the Board of County Commissioners at their meeting of \_\_\_\_\_ as Case # \_\_\_\_\_  
 Chairman \_\_\_\_\_ Date \_\_\_\_\_  
 Approved by \_\_\_\_\_ County Land Use Administrator \_\_\_\_\_ Date \_\_\_\_\_  
 Approved by \_\_\_\_\_ County Fire Marshal \_\_\_\_\_ Date \_\_\_\_\_  
 Approved by \_\_\_\_\_ County Fire Marshal \_\_\_\_\_ Date \_\_\_\_\_

**OWNER'S CONSENT:**  
 Know all persons by these presents that the undersigned owners have caused this Master Plan to be prepared. All that appears on this plan is made with the free consent and in accordance with the desires of the undersigned owners.  
**CAUWELLS & STUVE**  
 By \_\_\_\_\_ Date \_\_\_\_\_

(STATE OF NEW MEXICO)  
 (COUNTY OF BERNALILLO) SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ 20\_\_\_\_  
 BY \_\_\_\_\_ AUTHORIZED SIGNATORY OF CAUWELLS & STUVE, WHO SIGNED THIS INSTRUMENT ON BEHALF OF SAID COMPANY.  
 BY \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_



**MASTER PLAN**



- LEGEND**
- EX. RIGHT-OF-WAY / PROPERTY LINE
  - EX. CURB & GUTTER
  - EX. STREET LIGHT
  - EX. VTR VALVE
  - EX. S&S MANHOLE
  - EX. FIRE HYDRANT
  - EX. STORM DRAIN PIPE
  - EX. GAS LINE
  - EX. WATER
  - EX. SEWER LINE
  - EX. BARR WIRE FENCE
  - EX. QUARD RAIL
  - BENCHMARK
  - ASPHALT TO BE REMOVED
  - NEW UTILITY EASEMENT
  - NEW CURB AND GUTTER
  - NEW ASPHALT
  - NEW CONCRETE VALLEY GUTTER
  - NEW WATER LINE & WATER BOX
  - NEW FIRE HYDRANT
  - Z' DOME STIC METER
  - NEW SEWER LINE & MAN-HOLE
  - NEW GAS LINE
  - NEW UNDERGROUND ELECTRIC
  - NEW TELEPHONE
  - NEW CABLE
  - TRANSFORMER
  - S&T FENCE
  - PRIVATE ACCESS EASEMENT
  - LIMITS OF DISTURBANCE



**jenkins & gavin**  
 DESIGN & DEVELOPMENT INC.  
 130 Grant Avenue, Suite 101  
 Santa Fe, New Mexico 87501

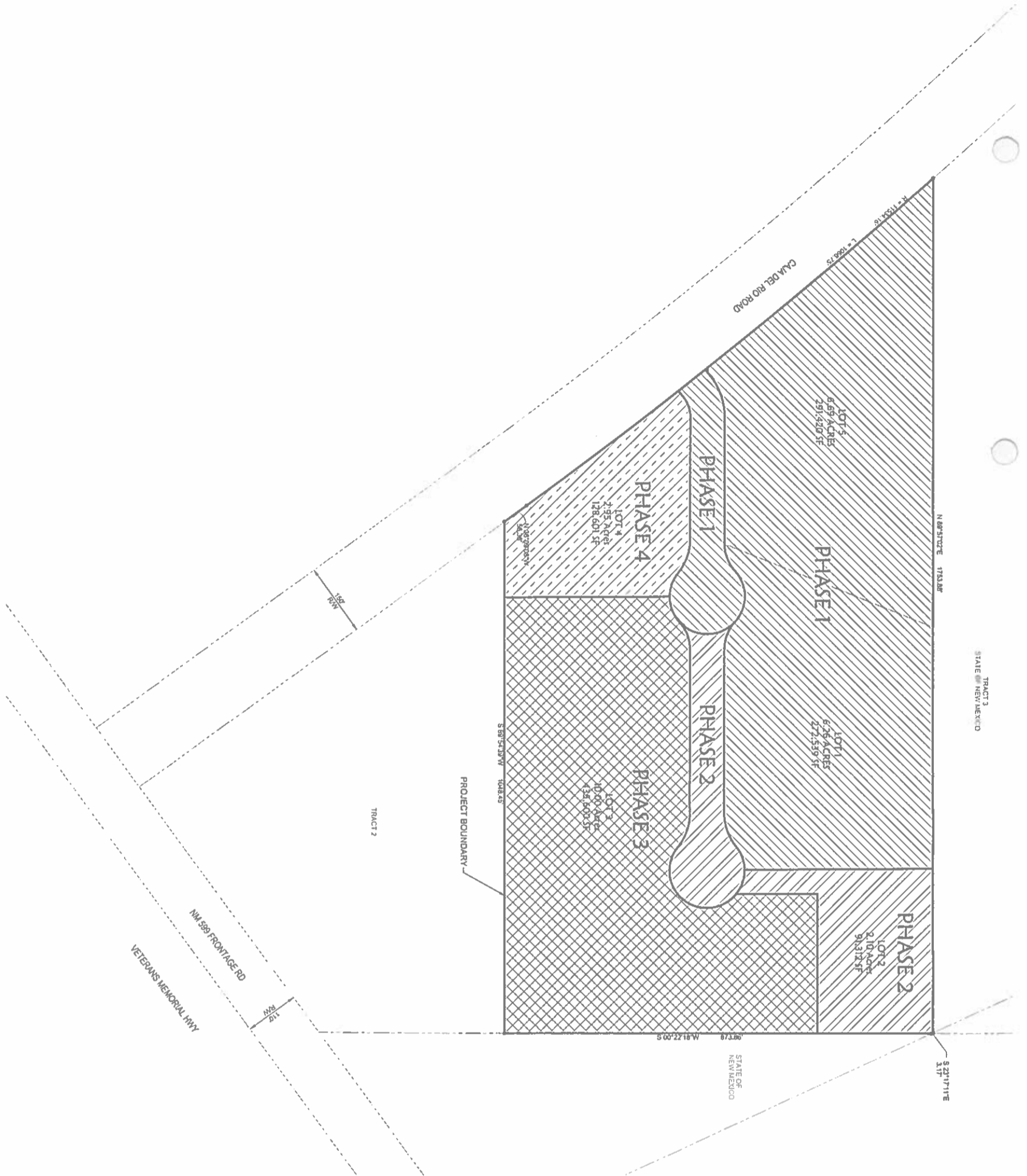
**HUETT-ZOLLARS**  
 130 Grant Avenue, Suite 101  
 Santa Fe, New Mexico 87501  
 Phone: (505) 882-5141 Fax: (505) 882-5259

PROJECT  
 Senior Campus @ Caja Del Rio  
 Santa Fe County, New Mexico

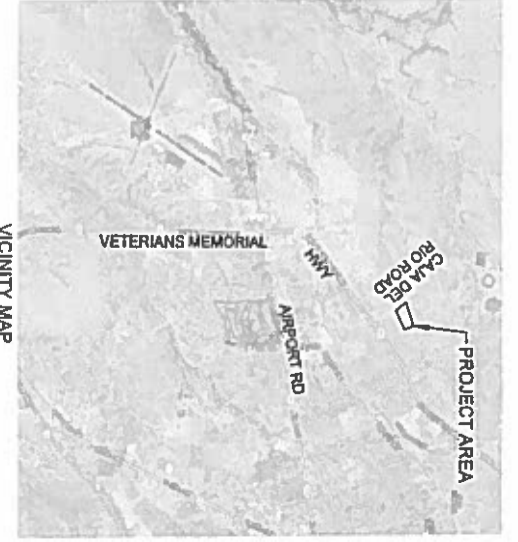
**CAUWELLS & STUVE**  
 Construction & Design

PRODUCT: Senior Campus @ Caja Del Rio  
 Master Plan  
 9 May 2014  
 Master Plan

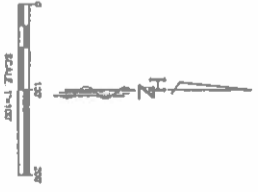
# PHASING PLAN



TRACT 3  
STATE OF NEW MEXICO



**NOTES**  
 THIS PHASING IS CONCEPTUAL AND MAY BE MODIFIED THROUGH THE DEVELOPMENT REVIEW AND BUILDING PERMIT PROCESS WITHOUT THE NEED FOR A MASTER PLAN AMENDMENT.



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**HUTT-ZOLLARS**  
 ARCHITECTS  
 200 Rio Rancho Drive NE, Suite 101  
 Rio Rancho, New Mexico 87144  
 Phone: (505) 882-5447 Fax: (505) 882-0289

**PROJECT**  
 Senior Campus @ Caja Del Rio  
 Santa Fe County, New Mexico

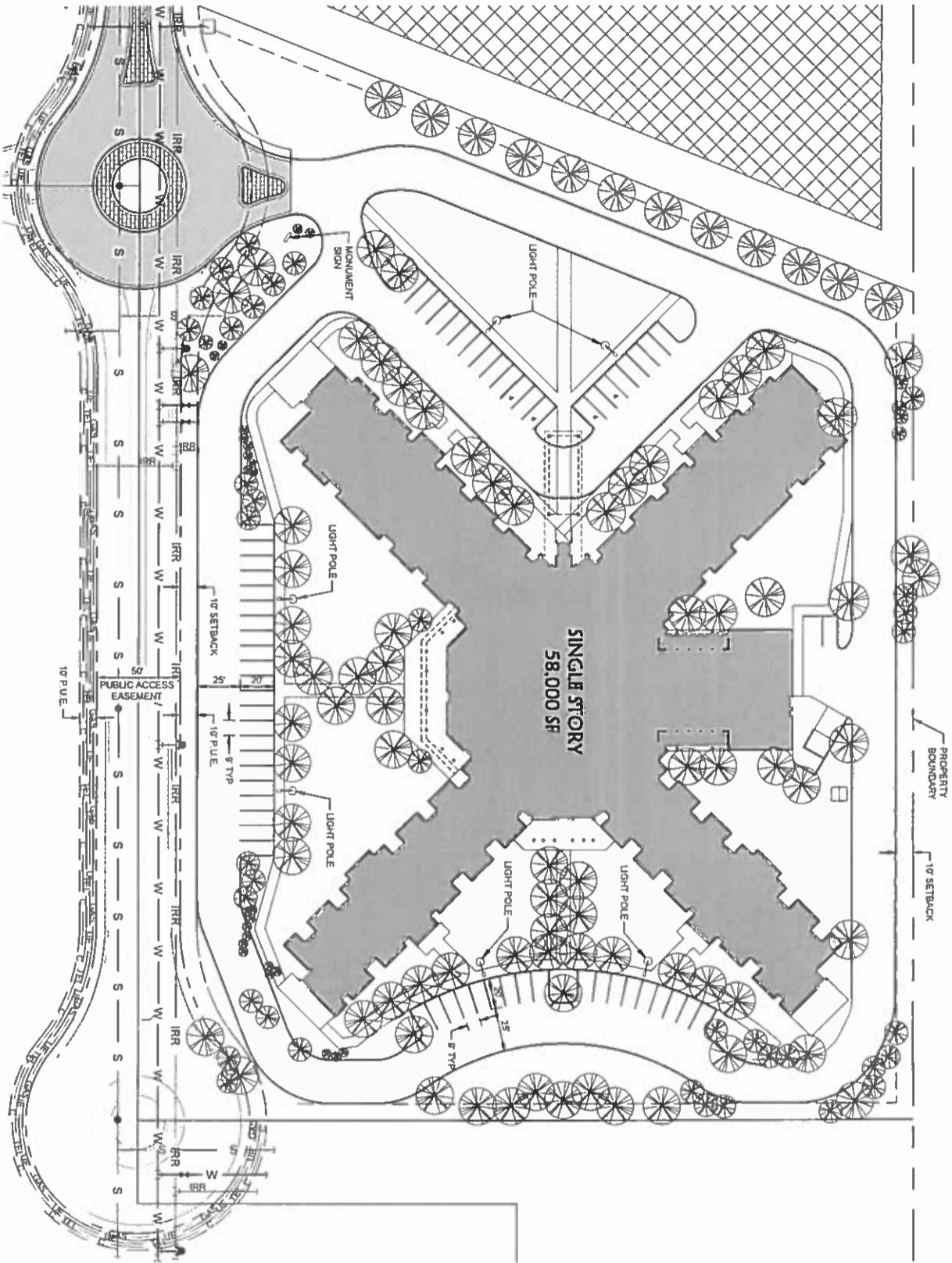
**PROJECT TITLE & Issue Date:**  
 MASTER PLAN  
 5/14/14  
 Phasing Plan

**CAUWELS & STUYVE**  
 Construction & Design

8514 Woodmont Blvd., Suite 400  
 Albuquerque, NM 87116  
 Phone: 505.263.5711  
 Fax: 505.263.5711  
 www.cauwelsandstuyve.com

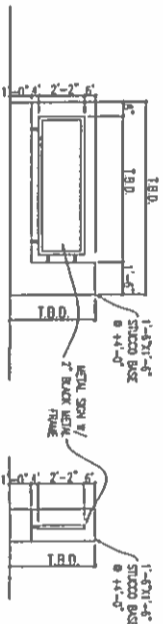


LOT TYPICAL - PHASE 1 SKILLED NURSING



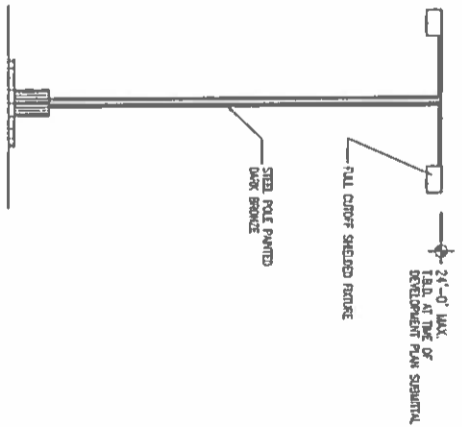
1 MONUMENT SIGN

1/4" = 1'-0"  
 MAX. 60 S.F. OVERALL  
 FINAL DESIGN TO BE SUBMITTED AT  
 TIME OF DEVELOPMENT PLAN SUBMITTAL



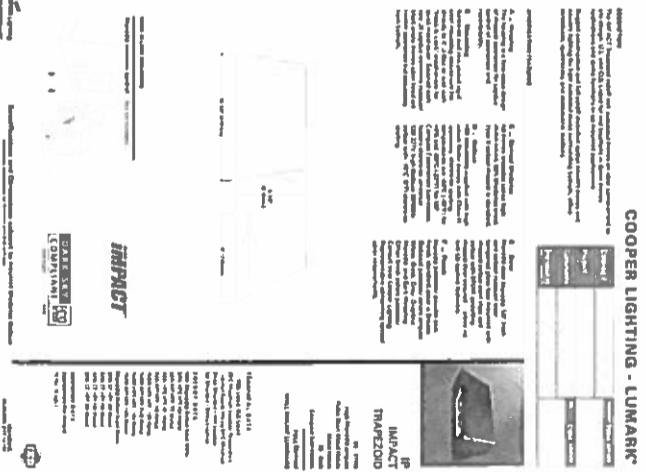
2 LIGHT POLE

NOT TO SCALE



WALL LIGHTING

NOT TO SCALE



LANDSCAPE CONCEPTS

PLANT MATERIAL STANDARDS  
 REQUIRED DECIDUOUS TREES WILL BE A MINIMUM OF 2" CALIPER.  
 REQUIRED EVERGREEN TREES WILL BE A MINIMUM OF 6 FEET IN HEIGHT.  
 REQUIRED ENGINEERED TREES WILL BE A MINIMUM DEPTH OF 7' USING ORGANIC OR INORGANIC MATERIAL.  
 NEW PLANTINGS SHALL BE MATCHED TO A MINIMUM DEPTH OF 7' USING ORGANIC OR INORGANIC MATERIAL.

STREET TREE REQUIREMENTS  
 EACH LOT SHALL PROVIDE 1 DECIDUOUS TREE EVERY 25 FEET IN THE 3 FOOT LANDSCAPE STRIP ALONG THE INTERIOR ACCESS DRIVEWAY.

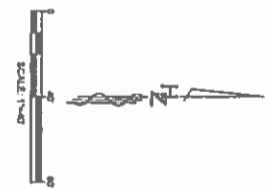
SITE RESEEDING REQUIREMENTS  
 AREAS DISTURBED BY CONSTRUCTION AND NOT PAVED WILL BE RESEED TO THE STANDARD OF 50 LBS. PER ACRE FOR BUFFALO GRASS AND 27 LBS. (P. 5) PER ACRE FOR BLUE GRAMA GRASS. THESE RATES COMPLY WITH THE RECOMMENDATIONS OF SANTA FE COUNTY PWS. INSTALL SEED MIXTURE PER OWNER'S SPECIFICATION. ADDITIONAL WHITE'S PONDING SHOULD BE USED IN CONJUNCTION WITH THESE SPECIES.

PERMITTED USE LIST

- RETIREMENT HOUSING
- ASSISTED LIVING FACILITY
- LIFE CARE OF CONTINUING CARE FACILITIES
- BOTTLED NURSING FACILITIES
- SENIORS CENTER
- MEDICAL CLINICS
- SOCIAL ASSISTANCE, WEAPARE AND CHARITABLE SERVICES
- SERVICES FOR ELDERLY AND DISABLED
- OFFICE
- RESEARCH AND DEVELOPMENT SERVICES

NOTES

1. FINAL LANDSCAPE, LIGHTING AND SIGNAGE PLANS TO BE SUBMITTED FOR REVIEW WITH DEVELOPMENT APPLICATION FOR EACH LOT.
2. PERMANENT TO ARTICLE 15 SECTION 15.2 THE PARKING METERS FOR EACH LOT SHALL BE CALCULATED AND BATTERED AS PART OF THE DEVELOPMENT REQUIREMENTS FOR EACH INDIVIDUAL LOT.



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**HUTT-ZOLLARS**  
 ARCHITECTS, INC.  
 300 Rio Rancho Drive NE, Suite 301  
 Rio Rancho, New Mexico 87124  
 Phone: (505) 882-5141 Fax: (505) 882-5259

**CAUWELS & STUVE**  
 Construction & Design  
 2011 Wagon Wheel Boulevard NE  
 Suite 400  
 Albuquerque, New Mexico 87111  
 Phone: (505) 263-5771  
 Fax: (505) 263-5771  
 cauwels@cauwels-stuve.com

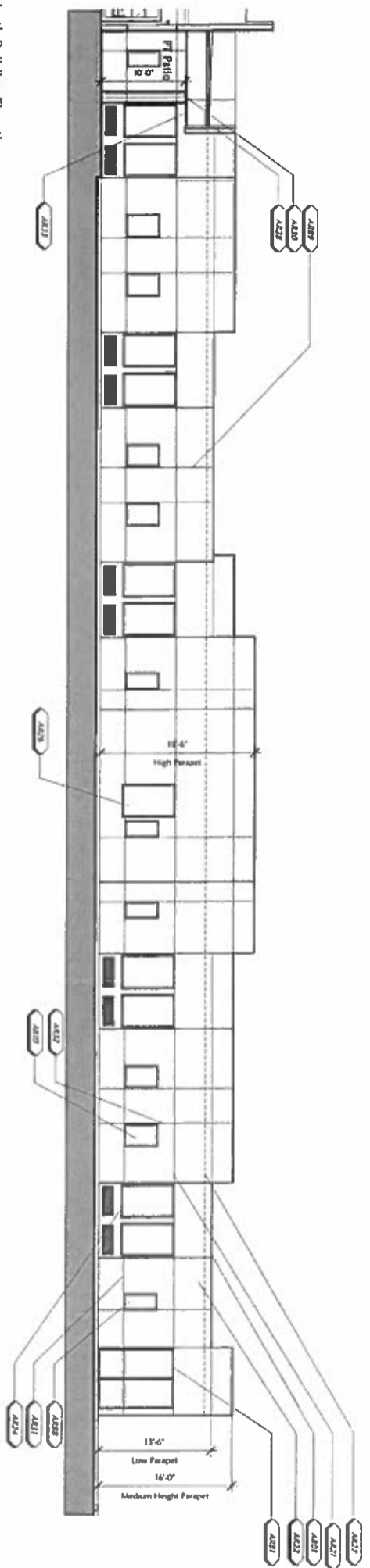
PROJECT: Senior Campus @ Caja Del Rio  
 Santa Fe County, New Mexico

PROJECT FILE # 1100-010  
 DATE: 9 MAY 2014

Lot Typical

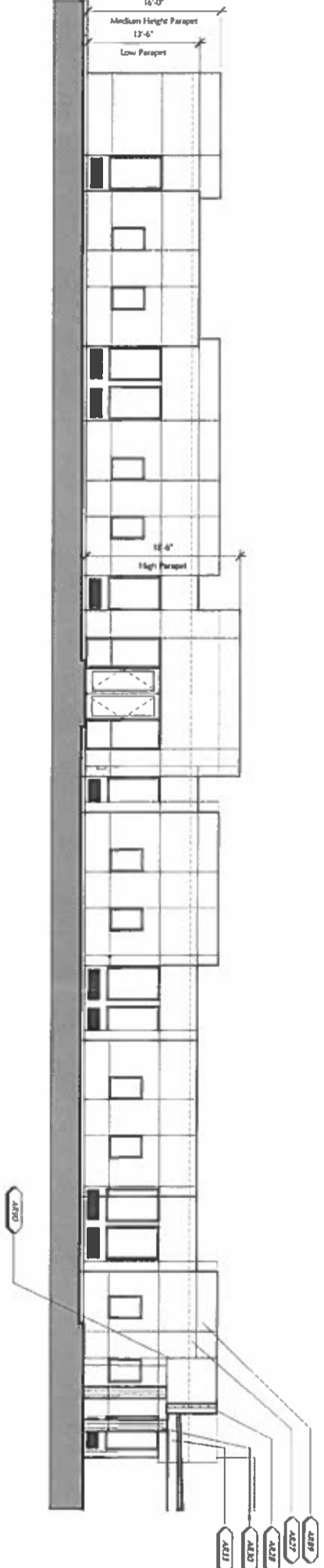
NBSF-2

North Building Elevation  
 Scale: 1/8" = 1'-0"



Keyed Value	Keynote Text
A-227	Roof Eave Parapet
A-228	Roof Eave Parapet - Observe Call: See Sheet A-0.1 for Window Type & Dimensions
A-229	Roof Eave Parapet - Observe Call: See Sheet A-0.1 for Window Type & Dimensions
A-230	Roof Eave Parapet - Observe Call: See Sheet A-0.1 for Window Type & Dimensions
A-231	Roof Eave Parapet - Observe Call: See Sheet A-0.1 for Window Type & Dimensions
A-232	Roof Eave Parapet - Observe Call: See Sheet A-0.1 for Window Type & Dimensions
A-233	Roof Eave Parapet - Observe Call: See Sheet A-0.1 for Window Type & Dimensions
A-234	Roof Eave Parapet - Observe Call: See Sheet A-0.1 for Window Type & Dimensions
A-235	Roof Eave Parapet - Observe Call: See Sheet A-0.1 for Window Type & Dimensions
A-236	Roof Eave Parapet - Observe Call: See Sheet A-0.1 for Window Type & Dimensions
A-237	Roof Eave Parapet - Observe Call: See Sheet A-0.1 for Window Type & Dimensions
A-238	Roof Eave Parapet - Observe Call: See Sheet A-0.1 for Window Type & Dimensions
A-239	Roof Eave Parapet - Observe Call: See Sheet A-0.1 for Window Type & Dimensions
A-240	Roof Eave Parapet - Observe Call: See Sheet A-0.1 for Window Type & Dimensions

South Building Elevation  
 Scale: 1/8" = 1'-0"



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

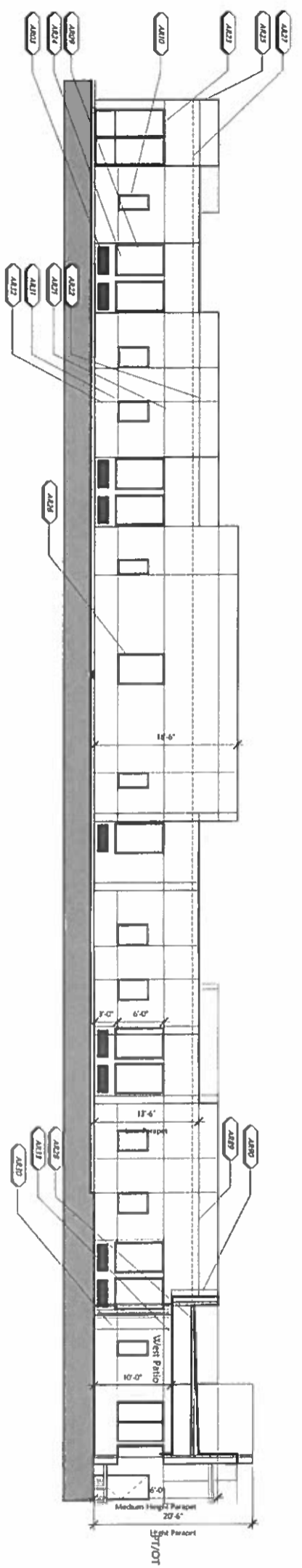
**HUTT-ZOLLARS**  
 130 Giant Avenue, Suite 101  
 Santa Fe, New Mexico 87501  
 Phone: (505) 832-0444 Fax: (505) 832-2229

**CAUWELS & STUVE**  
 Construction & Design

PROJECT:  
 Senior Campus @ Casa Del Rio  
 Santa Fe County, New Mexico

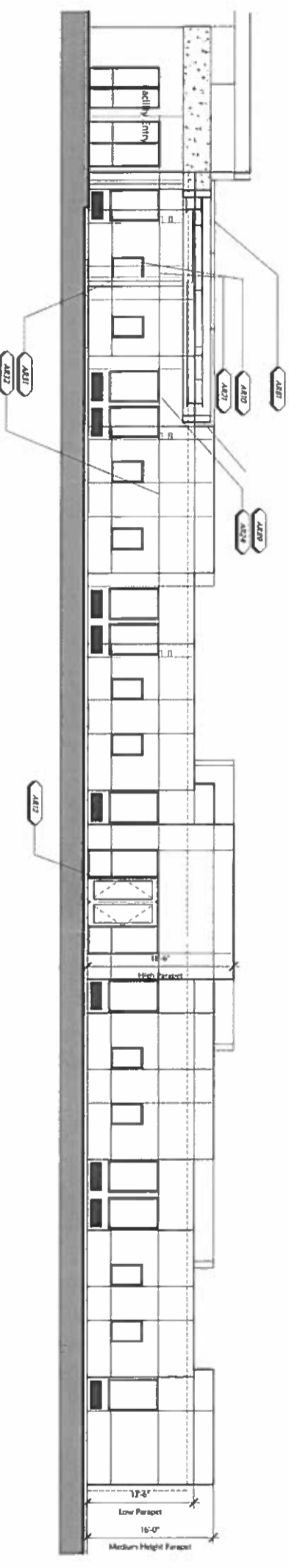
PROJECT: Hugh L. Hunt Drive  
 Master Plan  
 9 May 2014  
 Conceptual Building  
 Elevations

6  
 NSF



East Building Elevation  
 Scale: 1/8" = 1'-0"

Keynote Value	Keynote Text
A420	1st Floor Exterior Finish
A421	Resident Room Entrance, Window, Window Chair, See Sheet A.0.1 for Window Type & Description
A422	Resident Room Window Unit Door & Sill, See Sheet A.0.1 for Door Type
A423	Resident Window Curtain Horizontal Slat Control Joint at Window/Door Head, 9" W
A424	Resident Window Curtain Horizontal Slat Control Joint at Window Head, 9" W
A425	Resident Window Curtain Horizontal Slat Control Joint at Window Head, 9" W
A426	Resident Window Curtain Horizontal Slat Control Joint at Window Head, 9" W
A427	Resident Window Curtain Horizontal Slat Control Joint at Window Head, 9" W
A428	Resident Window Curtain Horizontal Slat Control Joint at Window Head, 9" W
A429	Resident Window Curtain Horizontal Slat Control Joint at Window Head, 9" W
A430	Resident Window Curtain Horizontal Slat Control Joint at Window Head, 9" W
A431	Resident Window Curtain Horizontal Slat Control Joint at Window Head, 9" W
A432	Resident Window Curtain Horizontal Slat Control Joint at Window Head, 9" W
A433	Resident Window Curtain Horizontal Slat Control Joint at Window Head, 9" W
A434	Resident Window Curtain Horizontal Slat Control Joint at Window Head, 9" W
A435	Resident Window Curtain Horizontal Slat Control Joint at Window Head, 9" W
A436	Resident Window Curtain Horizontal Slat Control Joint at Window Head, 9" W
A437	Resident Window Curtain Horizontal Slat Control Joint at Window Head, 9" W
A438	Resident Window Curtain Horizontal Slat Control Joint at Window Head, 9" W
A439	Resident Window Curtain Horizontal Slat Control Joint at Window Head, 9" W
A440	Resident Window Curtain Horizontal Slat Control Joint at Window Head, 9" W



West Building Elevation  
 Scale: 1/8" = 1'-0"



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 DESIGN & DEVELOPMENT, INC.  
 130 Cant Avenue, Suite 101  
 Santa Fe, New Mexico 87501

HUTT-ZOLLARS  
 533 Rio Ranch Drive NE, Suite 201  
 Rio Rancho, New Mexico 87224  
 Phone: (505) 882-5141 Fax: (505) 882-2229

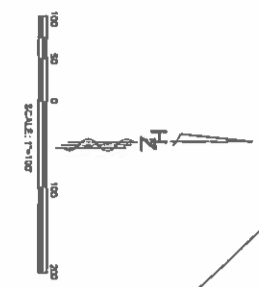
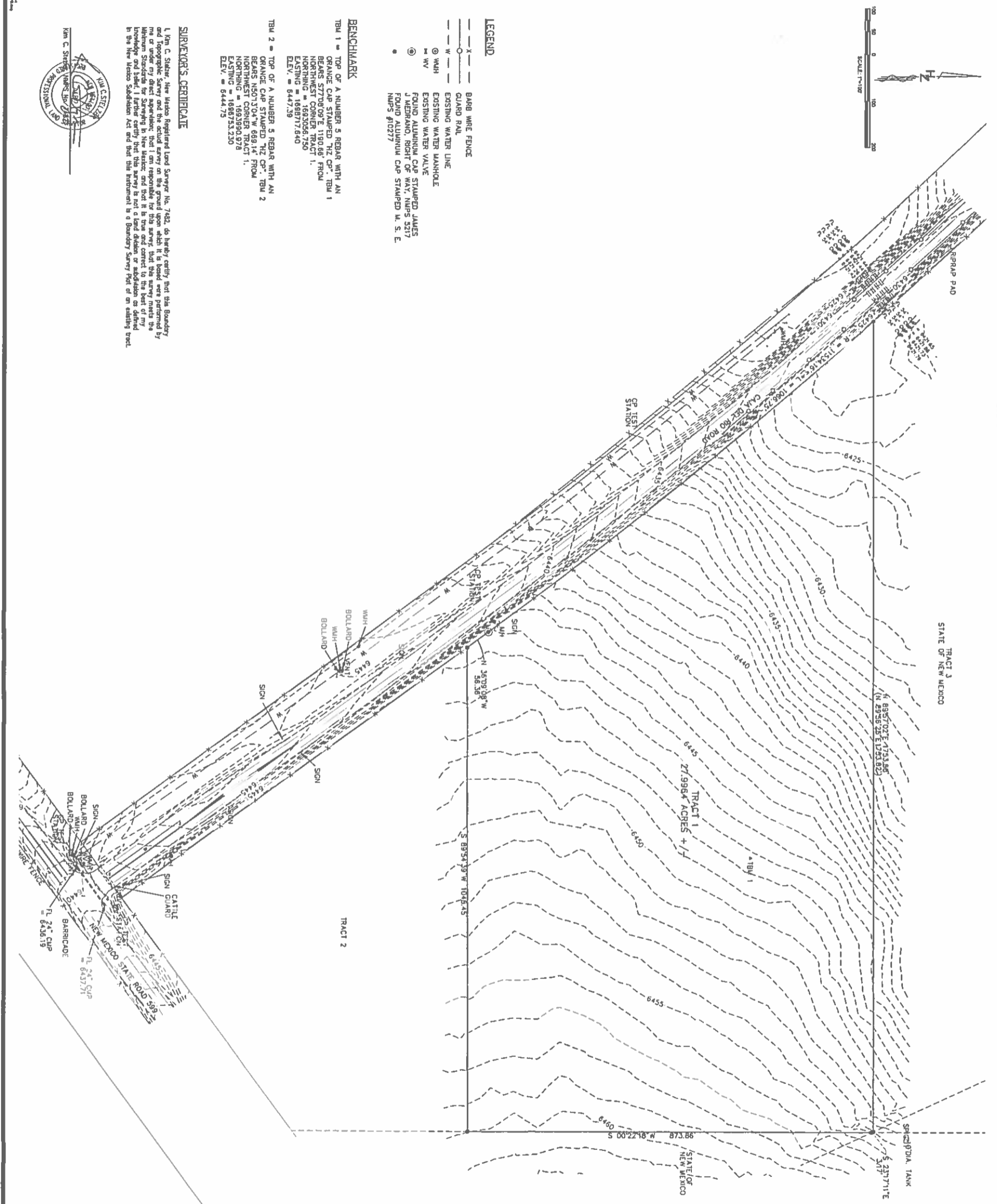
PROJECT:  
 Senior Campus @ Casa Del Rio  
 Santa Fe County, New Mexico

PROJECT TEAM LEAD DATE:  
 MASTER PLAN  
 9 MAY 2014

CONCEPTUAL BUILDING  
 ELEVATIONS

CAUWELS & STUVE  
 CONSTRUCTION & DESIGN

4251 Broadway, S. Eastwood, NE  
 Suite 400  
 Albuquerque, NM 87110  
 Tel: 505 253 9222  
 Fax: 505 253 9222  
 www.cauwelsandstuve.com



- LEGEND**
- BARR WIRE FENCE
  - - - GUARD RAIL
  - - - EXISTING WATER LINE
  - W.M.H. EXISTING WATER MANHOLE
  - ◐ W.V. EXISTING WATER VALVE
  - FOUND NUMBER OF ANCHORS
  - FOUND NUMBER OF STAKES
  - FOUND ALUMINUM CAP STAMPED N. S. E.
  - N.M.P.S. #10277

**BENCHMARK**

TBM 1 = TOP OF A NUMBER 5 REBAR WITH AN ORANGE CAP STAMPED "HIZ CP" TBM 1 BEARS S77°09'09"E 1180.66' FROM NORTHWEST CORNER TRACT 1. NORTHING = 18927.890 EASTING = 18927.890 ELEV. = 8447.29

TBM 2 = TOP OF A NUMBER 5 REBAR WITH AN ORANGE CAP STAMPED "HIZ CP" TBM 2 BEARS N50°13'04"W 689.14' FROM NORTHWEST CORNER TRACT 1. NORTHING = 1892990.878 EASTING = 18927.890 ELEV. = 8444.75

**SURVEYOR'S CERTIFICATE**

I, Ken C. Stubbins, New Mexico Registered Land Surveyor No. 7042, do hereby certify that this boundary and Topographic Survey and the resulting map and plat were prepared by me or under my direct supervision, that I am responsible for this survey, that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this instrument is a Boundary Survey Plat of an existing tract.



**TRACT 1**

SAID TRACT 1 SHOWN ON A PLAT FILED IN PLAT BOOK 722 PAGE 045 WITH THE SANTA FE COUNTY CLERK AND BEING A PORTION OF LOTS 10, 11 AND 22 WITHIN NORTHEAST 1/4 SECTION 2, T.16N., R.8E., N.M.P.M. LOCATED ALONG CAJA DEL RIO ROAD, COUNTY OF SANTA FE, STATE OF NEW MEXICO.

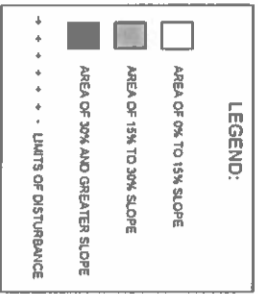
- NOTES:**
1. BASIS OF BEARING IS TAKEN FROM AN OPUS SOLUTION USING NEW MEXICO STATE PLAIN CENTRAL ZONE.
  2. COORDINATES SHOWN HERE ON ARE NAD 83, NAD 83.
  3. GRID TO GRID FACTOR = 0.999598950
  4. PROPERTY IS VACANT WITH NO VISIBLE IMPROVEMENTS

TRACT 1		TOPOGRAPHIC SURVEY	
A PORTION OF LOTS 10, 11 AND 22 SANTA FE, NEW MEXICO			
NO.	DATE	BY	REVISIONS & REMARKS

HUTT-ZOLLARS  
Ken C. Stubbins, New Mexico Registered Land Surveyor No. 7042  
333 Rio Rancho Drive NE, Suite 101  
Albuquerque, New Mexico 87104  
Phone: 505-883-3208

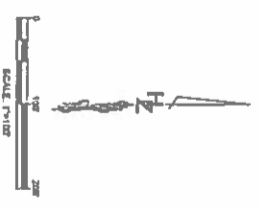
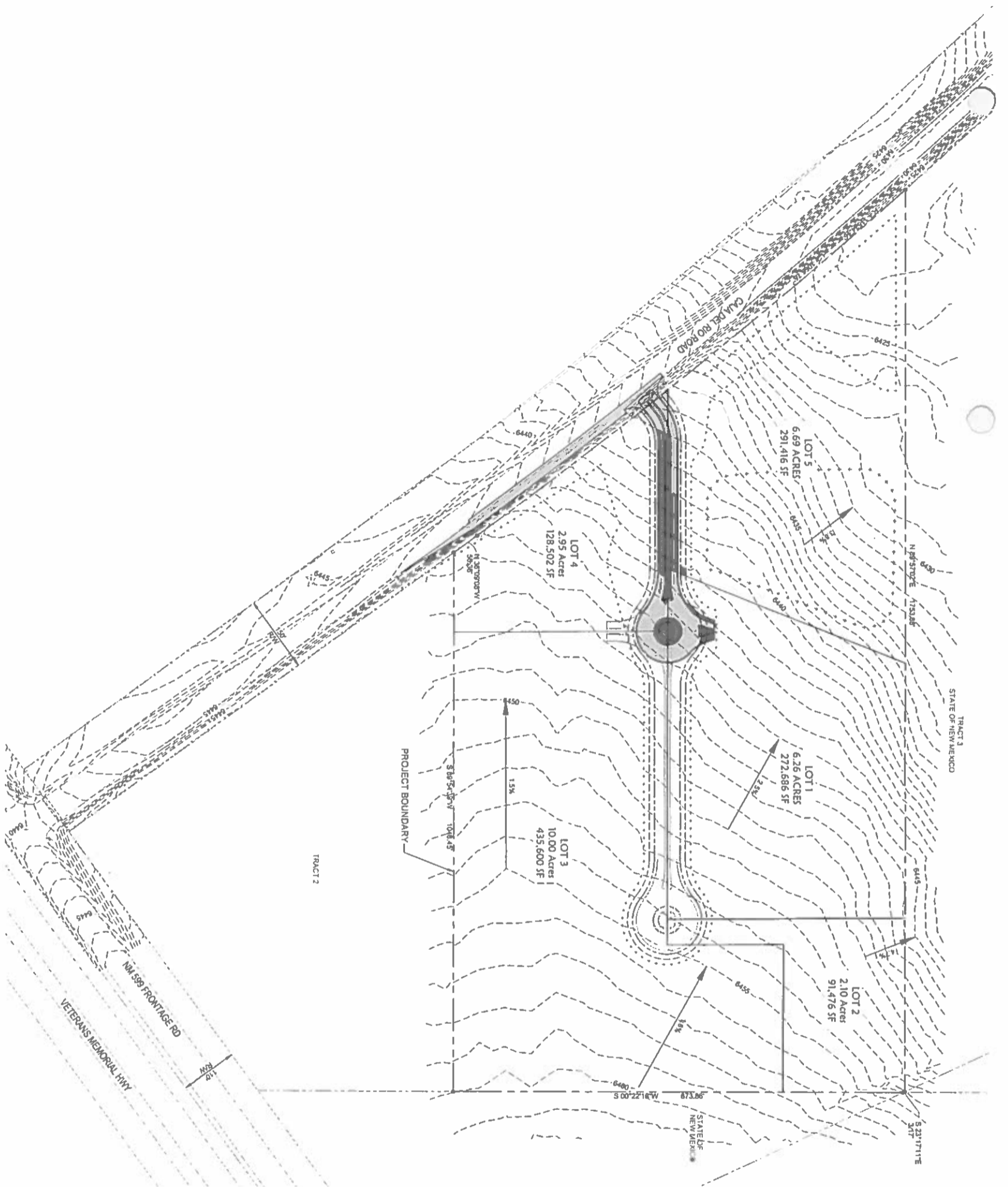
MARCH 24, 2014

NBF-1



- NOTES:**
1. ALL TOPOGRAPHIC INFORMATION IS PROVIDED BY HUNTT-ZOLLARS, INC.
  2. TOTAL AREA OF DISTURBED NATURAL 30% OR GREATER SLOPE IS 10.00 ACRES.
  3. THIS SLOPE ANALYSIS IS BASED UPON 1 FOOT CONTOUR INTERVALS.

**SLOPE ANALYSIS MAP**



- LEGEND**
- EX RIGHT-OF-WAY / PROPERTY LINE
  - EX CURB & GUTTER
  - EX STREET LIGHT
  - EX STOP VALVE
  - EX GAS MANHOLE
  - EX FIRE HYDRANT
  - EX STORM DRAIN PIPE
  - EX GAS LINE
  - EX WATER
  - EX SEWER LINE
  - EX BARRIER FENCE
  - EX GUARD RAIL
  - BENCHMARK
  - EX ASPHALT TO BE REMOVED
  - NEW UTILITY EASEMENT
  - NEW CURB AND GUTTER
  - NEW ASPHALT
  - NEW CONCRETE VALLEY GUTTER
  - NEW WATER LINE & WATER BOX
  - NEW FIRE HYDRANT
  - NEW FIRE HYDRANT
  - NEW DOMESTIC METER
  - NEW SEWER LINE & MANHOLE
  - NEW GAS LINE
  - NEW UNDERGROUND ELECTRIC
  - NEW TELEPHONE
  - NEW CABLE
  - TRANSFORMER
  - SILT FENCE
  - PRIVATE ACCESS EASEMENT
  - LIMITS OF DISTURBANCE

130 Grant Avenue, Suite 101  
 Santa Fe, New Mexico 87501

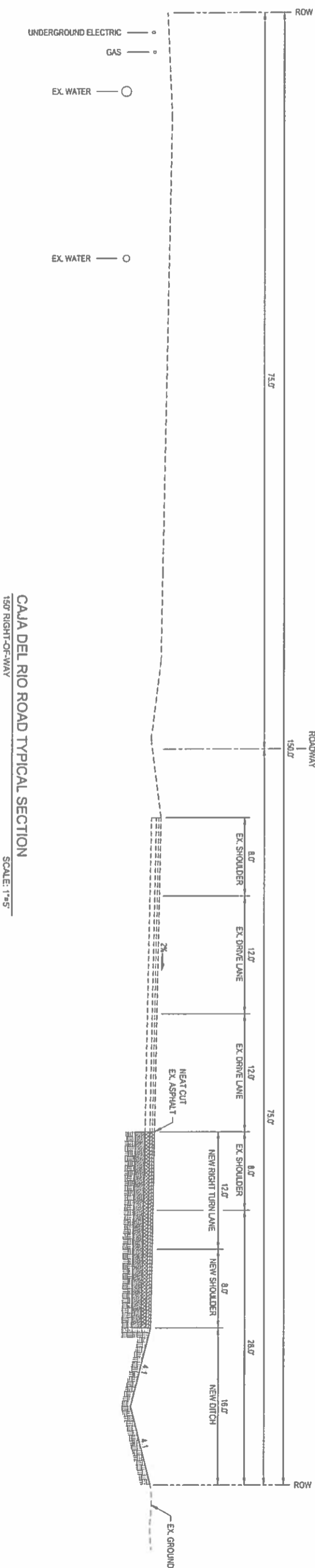
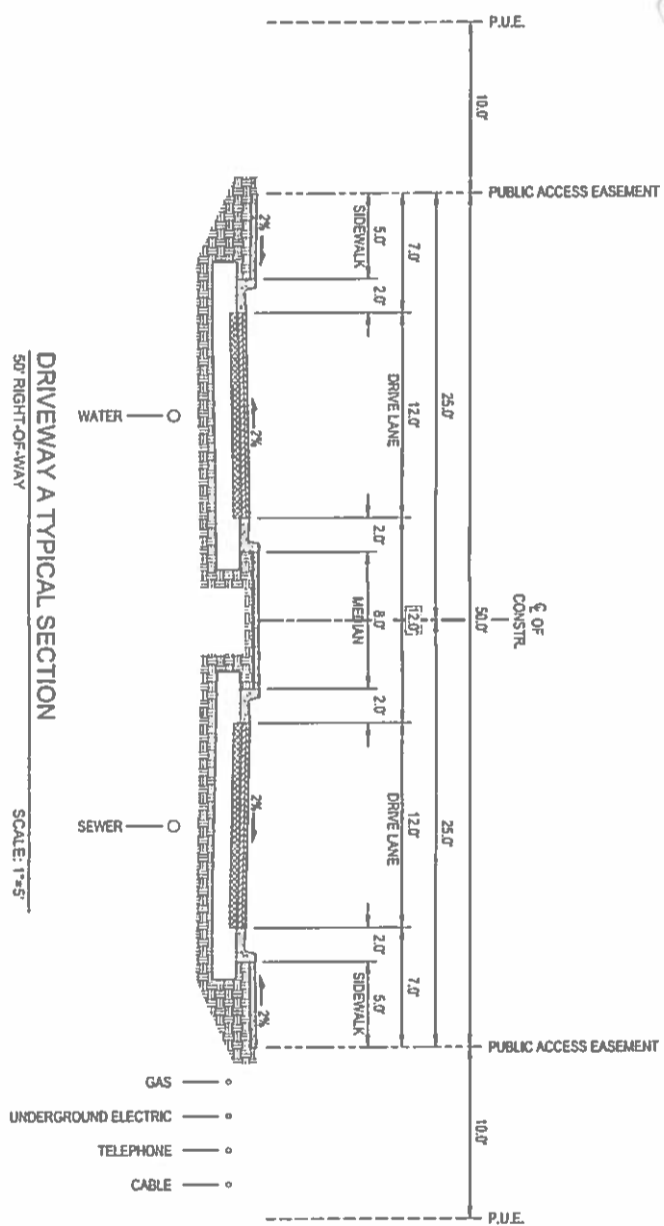
HUNTT-ZOLLARS  
 130 Grant Avenue, Suite 101  
 Santa Fe, New Mexico 87501  
 Phone: (505) 832-5411 Fax: (505) 832-5239

**CAUWELS & STUVE**  
 Construction & Design

PROJECT: Senior Campus @ Cajal Del Rio  
 Santa Fe County, New Mexico

PROJECT SHEET & ISSUE DATE: 9 May 2014  
 SLOPE ANALYSIS MAP

1301 1/2 Camino Redondo NE  
 Albuquerque, New Mexico 87113  
 Phone: 505.264.5711 Fax: 505.233.9922  
 www.cauwelsandstuve.com



**TYPICAL SECTIONS**



**jenkinsgavin**  
 DESIGN & DEVELOPMENT, INC.  
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 Santa Fe, New Mexico 87501

**HUTT-ZOLLARS**  
 HUTT-ZOLLARS, INC.  
 323 Rio Hondo Drive NE, Suite 201  
 Rio Hondo, New Mexico 87124  
 Phone: (505) 882-5911 Fax: (505) 882-3298

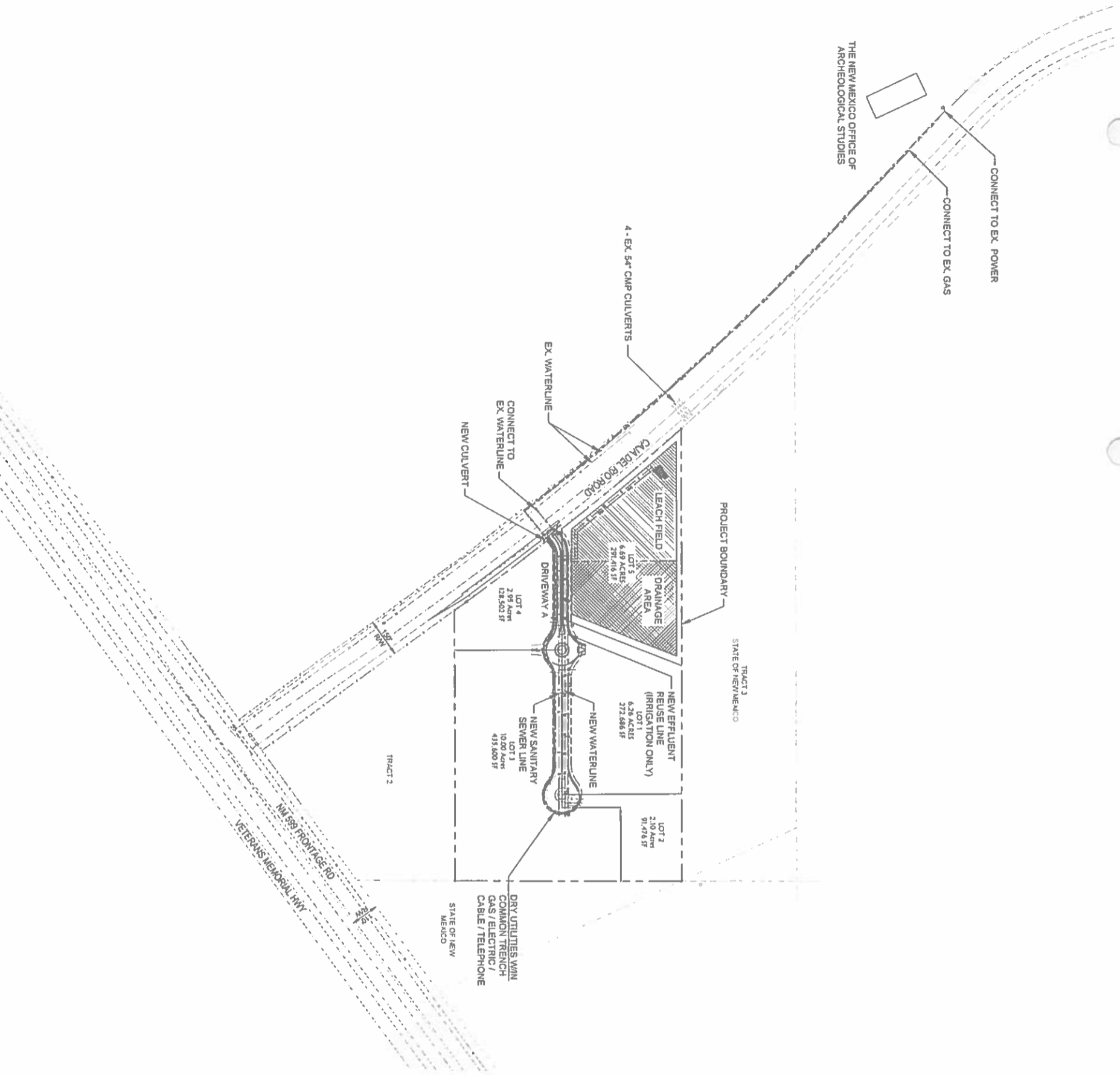
**CAUWELS & STUYVE**  
 Construction & Design

**PROJECT**  
 Senior Campus @ Caja Del Rio  
 Santa Fe County, New Mexico

**PROJECT TITLE & DATE**  
 Master Plan  
 9 May 2014

**Typical Sections, Notes and Details**

# CONCEPTUAL MASTER UTILITY PLAN



CONNECT TO EX. POWER  
 CONNECT TO EX. GAS

4 - EX 54\"/>

EX WATERLINE  
 CONNECT TO EX WATERLINE  
 NEW WATERLINE  
 NEW EFFLUENT REUSE LINE (IRRIGATION ONLY)  
 NEW SANITARY SEWER LINE  
 NEW WATERLINE  
 DRAINAGE AREA  
 LEACH FIELD  
 DRIVEWAY A  
 LOT 4 2.99 ACRES 128,502 SF  
 LOT 5 6.69 ACRES 291,418 SF  
 LOT 1 6.28 ACRES 272,686 SF  
 LOT 2 2.10 ACRES 91,778 SF  
 DRY UTILITIES MAIN COMMON TRENCH GAS / ELECTRIC / CABLE / TELEPHONE  
 STATE OF NEW MEXICO

## LEGEND

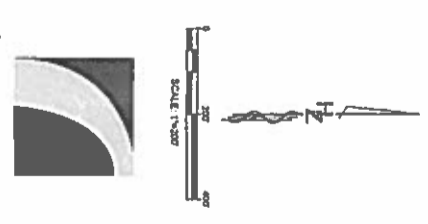
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- EX CURB & GUTTER
- EX STREET LIGHT
- EX WTR VALVE
- EX GAS MANHOLE
- EX FRIE HYDRANT
- EX STORM DRAIN PIPE
- EX GAS LINE
- EX WATER LINE
- EX SEWER LINE
- EX BARR WARE FENCE
- EX GUARD RAIL
- BENCHMARK
- EX ASPHALT TO BE REMOVED
- NEW UTILITY EASEMENT
- NEW CURB AND GUTTER
- NEW ASPHALT
- NEW CONCRETE VALLEY GUTTER
- NEW WATER LINE & WATER BOX
- NEW FIRE HYDRANT
- 2\"/>
- NEW SEWER LINE & MANHOLE
- NEW GAS LINE
- NEW UNDERGROUND ELECTRIC
- NEW TELEPHONE
- NEW CABLE
- NEW EFFLUENT REUSE LINE (IRRIGATION ONLY)
- TRANSFORMER
- SILT FENCE
- PRIVATE ACCESS EASEMENT
- LIMITS OF DISTURBANCE

## DRY UTILITY NOTES

1. COMPACTOR IN CITY OR STATE RIGHT-OF-WAY SHALL MEET OR EXCEED MINIMUM SPECIFIED REQUIREMENTS.
2. SHADING AND BEDDING MATERIAL TO THE TYPE IV, CLASS 1 OR DIRECT BURIED CABLE AND TYPE IV, CLASS 2 FOR CABLE IN CONDUIT TYPE III MATERIAL IS SUITABLE FOR EITHER TYPE OF INSTALLATION. REFER TO DS-10-12-14 FOR FILL MATERIAL.
3. IF TRENCH RUN MATERIAL MEETS BACK FILL MATERIAL TYPE REQUIREMENTS, 3\"/>
- 4. MAXIMUM CHANGE IN THE TRENCH BOTTOM ELEVATION SHALL NOT EXCEED 2\"/>
- 5. SPOT PILE SHALL BE PLACED ON THE FIELD SIDE A MINIMUM OF 2\"/>
- 6. LATEST OSHA TRENCH SAFETY REQUIREMENTS SHALL BE STRICTLY OBSERVED.
- 7. WARNING TAPE SHALL BE PLACED A MINIMUM OF 12\"/>
- 8. WHEN BRIDGING CABLES TO REDUSTALS, 12\"/>
- 9. PUMP OWNED OR MAINTAINED STREETLIGHT CONDUITS MAY BE INSTALLED IN TRENCH NEXT TO ELECTRIC CABLES.
- 10. PRIVATE AREA LIGHTING ON PRIVATE STREETLIGHT CONDUITS MUST MAINTAIN 12\"/>
- 11. GAS SERVICE MUST BE 12\"/>
- 12. ALL PARTIES AGREE THAT 12\"/>
- 13. TYPICAL SUBDIVISION WHERE PROPERTY LINE IS 9\"/>
- 14. DEPTH OF GAS MEASURED FROM FINAL GRADE.

## GENERAL UTILITY NOTES

1. CONTRACTOR WILL NOTIFY SANTA FE COUNTY UTILITY DIVISION (SFCUD) FIVE (5) DAYS PRIOR TO COMMENCEMENT OF ANY UTILITY WORK.
2. WORK ON, OR CONNECTION TO, SFCUD FACILITIES CANNOT PROCEED UNTIL A PRE-CONSTRUCTION CONFERENCE HAS BEEN HELD WITH SFCUD.
3. CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH SFCUD CONSTRUCTION SPECIFICATIONS.
4. ANY CHANGES TO THE APPROVED PLANS REQUIRES THE APPROVAL OF BOTH THE DESIGN ENGINEER AND SFCUD. APPROVED CHANGES SHALL BE NOTED ON THE AS-BUILT DRAWINGS.
5. ALL EASEMENTS WILL BE DEDICATED, CLEARED, GRADED AND STAKED PRIOR TO BEGINNING WATER AND SEWER LINE INSTALLATION.
6. CONTRACTOR DEVELOPER SHALL PROVIDE CONSTRUCTION STAKING UTILISING THE APPROPRIATE RIGHT-OF-WAY MARKS, SIGNED PLATS AND SFCUD DRAWINGS.
7. MATERIAL SUBMITTALS SHALL BE SUBMITTED TEN (10) WORKING DAYS BEFORE AND APPROVED BY SFCUD PRIOR TO THE BEGINNING OF CONSTRUCTION.
8. CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL AT 1-800-321-ALERT, 48 HOURS IN ADVANCE OF CONSTRUCTION FOR LOCATION OF EXISTING UTILITIES.
9. CONTRACTOR SHALL PROVIDE CONSTRUCTION TRAFFIC CONTROL AS NEEDED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
10. CONNECTIONS TO EXISTING UTILITIES SHALL BE STAKED AND PORTHOLED TO VERIFY LOCATION, MATERIALS AND CONDITION OF EXISTING UTILITIES AND TO DETERMINE ON GROUND IF DEFENSE AS-BUILT CONDITIONS WHICH MAY AFFECT THE WORK.



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

**HUTT-ZOLLARS**  
 3225 Rio Ranchito Circle NE, Suite 101  
 Rio Rancho, New Mexico 87134  
 Phone: (505) 882-5141 Fax: (505) 882-3289

**CAUWELS & STUVE**  
 CONSULTATION & DESIGN

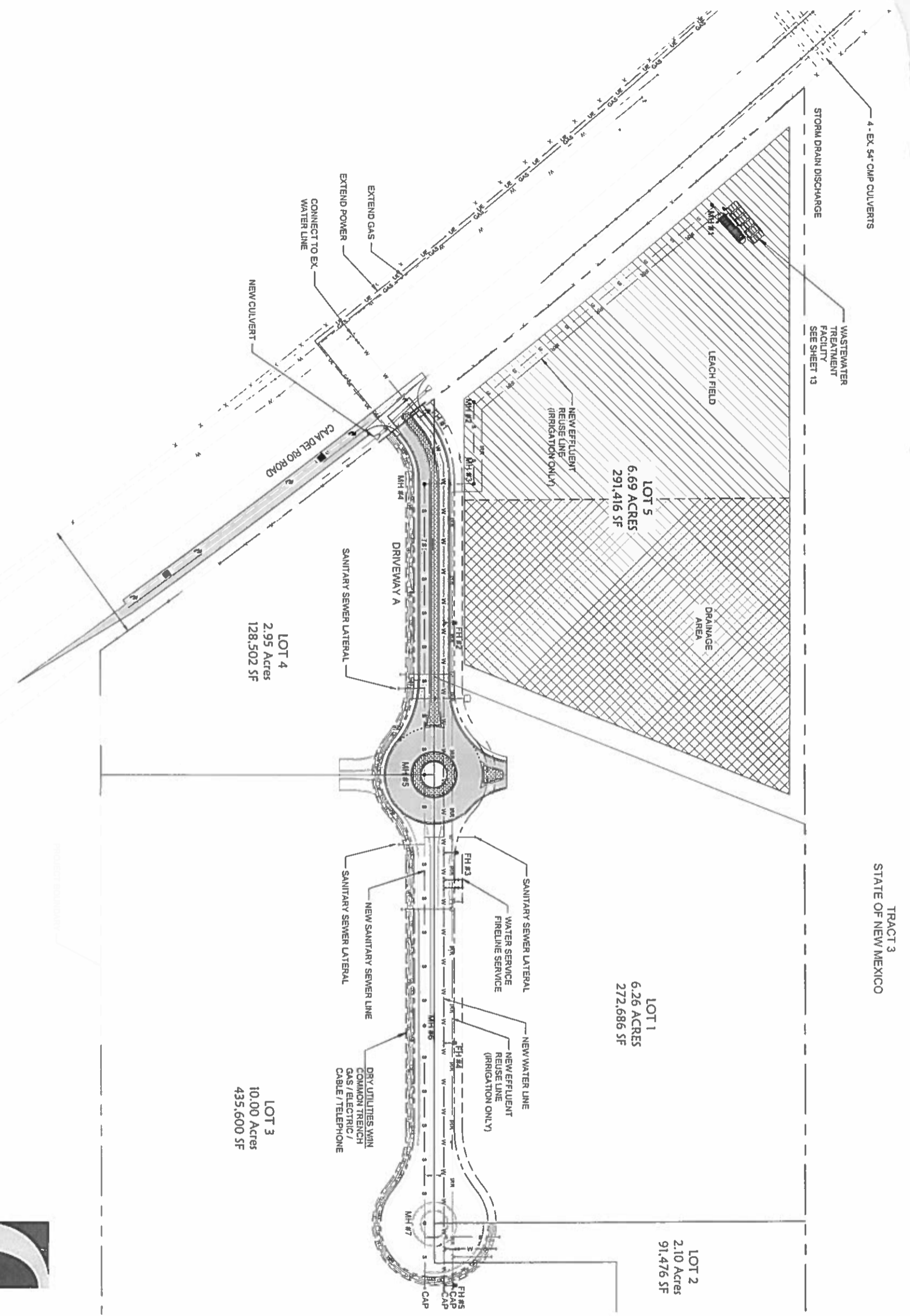
8815 Sandhill Road, Boulder, CO 80504  
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 303-440-1114  
 303-440-1115  
 303-440-1116  
 303-440-1117  
 303-440-1118  
 303-440-1119  
 303-440-1120

PROJECT: **Senior Campus @ Casa Del Rio**  
 Santa Fe County, New Mexico

PROJECT Title/Date:  
 Master Plan  
 9 MAY 2014

CONCEPTUAL MASTER  
 Utility Plan



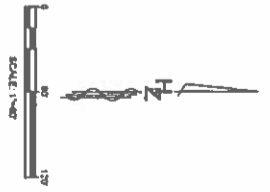


**CONCEPTUAL WET & DRY UTILITY PLAN**

TRACT 3  
 STATE OF NEW MEXICO

**LEGEND**

---	EX RIGHT-OF-WAY / PROPERTY LINE
---	EX CURB & GUTTER
---	EX STREET LIGHT
---	EX WTR VALVE
---	EX S&S MANHOLE
---	EX FIRE HYDRANT
---	EX STORM DRAIN PIPE
---	EX GAS LINE
---	EX WATER
---	EX SEWER LINE
---	EX BARRI WIRE FENCE
---	EX GUARD RAIL
---	BENCHMARK
---	EX ASPHALT TO BE REMOVED
---	NEW UTILITY EASEMENT
---	NEW CURB AND GUTTER
---	NEW ASPHALT
---	NEW CONCRETE VALLEY GUTTER
---	NEW WATER LINE & WATER BOX
---	NEW PRE HYDRANT
---	2" DOMESTIC METER
---	NEW SEWER LINE & MANHOLE
---	NEW GAS LINE
---	NEW UNDERGROUND ELECTRIC
---	NEW TELEPHONE
---	NEW CABLE
---	NEW EFFLUENT REUSE LINE (IRRIGATION ONLY)
---	TRANSFORMER
---	SILT FENCE
---	PRIVATE ACCESS EASEMENT
---	LIMITS OF DISTURBANCE



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

**HUTT-ZOLLARS**  
 130 Grant Avenue, Suite 101  
 Santa Fe, New Mexico 87501  
 Phone (505) 882-5141 Fax (505) 882-5289

**CAUWELS & STUYVE**  
 Consultancy & Design

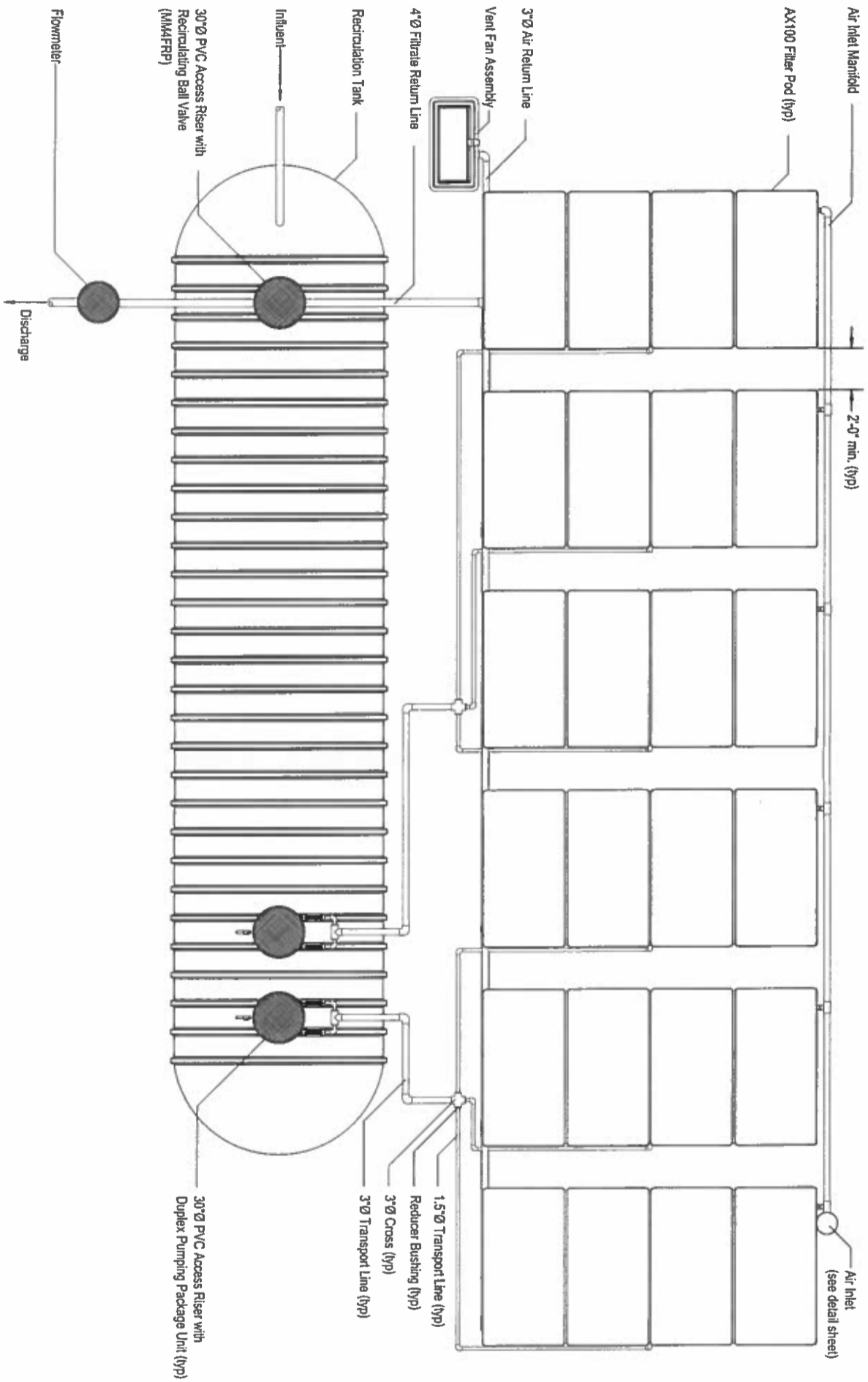
PROJECT  
 Senior Campus @ Caja Del Rio  
 Santa Fe County, New Mexico

PROJECT Title & Issue Date:  
 Master Plan  
 9 May 2014  
 Conceptual Wet & Dry  
 Utility Plan

12

2814 Redwood Blvd., Suite 400  
 Santa Fe, NM 87505  
 Phone: (505) 424-1111  
 Fax: (505) 424-1112  
 www.cauwels-stuyve.com





**Design Notes**

- Expected Flow:
  - 0 mm, 5, 15,000 gpd
  - 0 mm, 5, 50,000 gpd
- Expected Influent Quality:
  - BOD<sub>5</sub>, 200 mg/L
  - SS, 40 mg/L
  - TN, 65 mg/L
- Typical Effluent Quality:
  - BOD<sub>5</sub>, 20 mg/L
  - SS, < 20 mg/L
  - TN, < 25 mg/L
- Recirculation Tank is typically sized to equal 10% of peak flow.
- Most Nitrogen Sensitive Applications

**General Notes**

Consult with Omeco Systems, Inc. for applications where expected influent quality and/or targeted treatment goals vary from those stated above.  
 For equipment details and information contact Omeco Systems, Inc.  
 For instructions on maintaining nitrogen reduction, contact Omeco Systems Engineering.

**WASTEWATER TREATMENT FACILITY**



**jenkins & gavin**  
 DESIGN & DEVELOPMENT, INC.  
 130 Grant Avenue, Suite 101  
 Santa Fe, New Mexico 87501

**HUTT-ZOLLARS**  
 1418 Zoller, Inc.  
 323 Rio Rancho Circle NE, Suite 101  
 Rio Rancho, New Mexico 87124  
 Phone: (505) 882-2411 Fax: (505) 882-2288

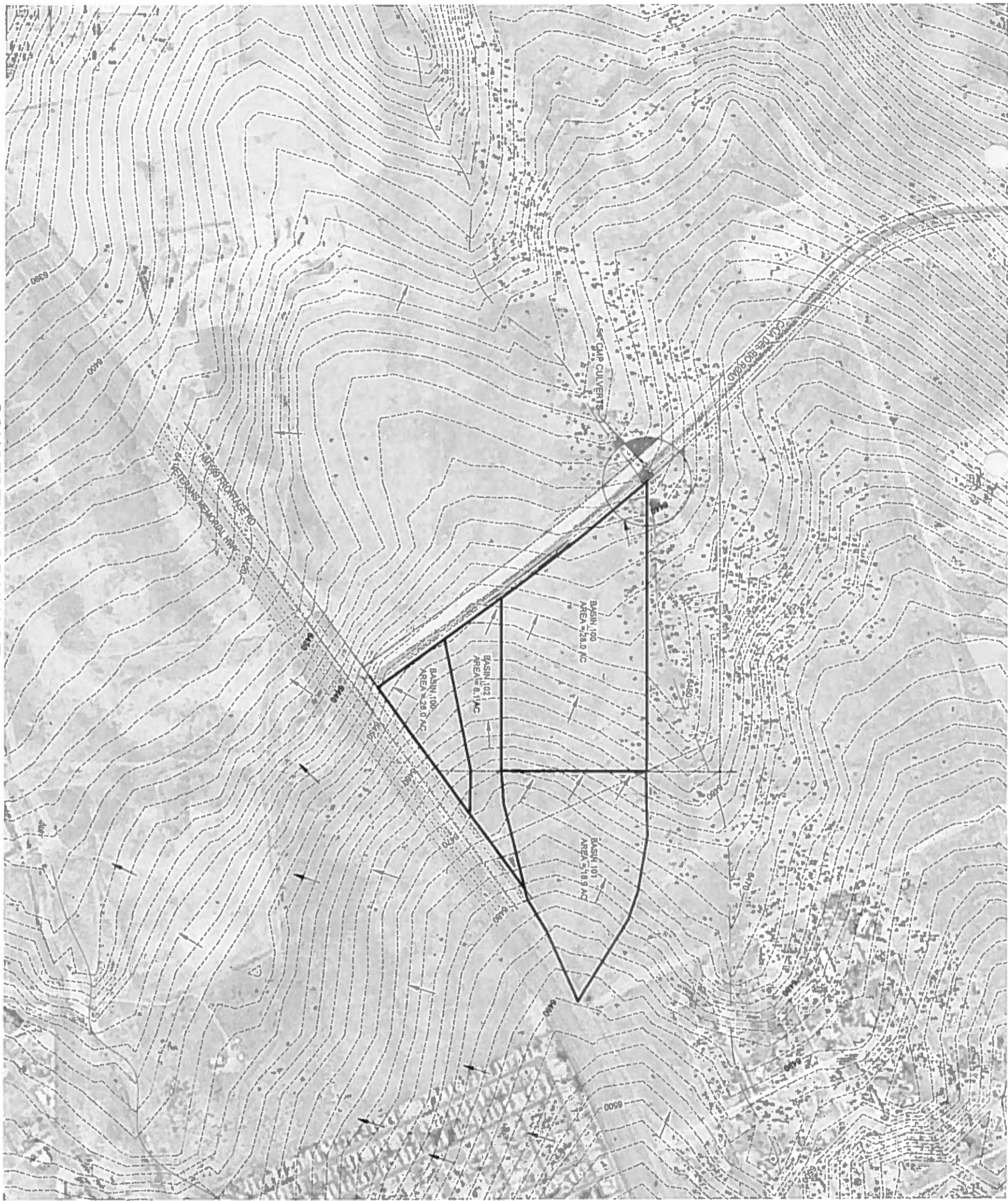
**CAUWELS & STUYVE**  
 Construction & Design

8814 Wroughton Boulevard NE  
 Suite 400  
 Albuquerque, New Mexico 87111  
 Phone: (505) 253-9222  
 Fax: (505) 253-9922  
 www.cauwels-stuyve.com

PROJECT  
 Senior Campus @ Cajal Del Rio  
 Santa Fe County, New Mexico

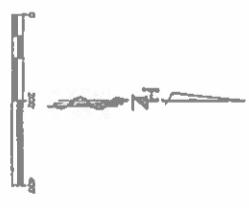
PROJECT SHEET & LINE DATE:  
 Master Plan  
 9 May 2014

Wastewater Treatment  
 Facility



CONCEPTUAL DRAINAGE PLAN

DRAINAGE AREAS		
Basin #	Area (AC)	Flow (CFS)
100	28.0	51.2
101	5.188	34.5
102	0.114	14.8
103	5.9	10.8



**Jenkins & Gavigan**  
 ARCHITECTS & DEVELOPERS, INC.  
 130 Grant Avenue, Suite 101  
 Santa Fe, New Mexico 87501

**HUTT-ZOLLARS**  
 Landscape Architecture  
 1425 Zoller, Inc. 1000  
 2200 Rio Rancho Drive NE, Suite 101  
 Rio Rancho, New Mexico 87144  
 Phone: (505) 882-3441 Fax: (505) 882-3299



**CAUWELS & STUVE**  
 Construction & Design  
 5111 Highway 68, Suite 400  
 Albuquerque, New Mexico 87111  
 Phone: (505) 263-5311  
 Fax: (505) 263-5312  
 www.cauwelsstuve.com

PROJECT:  
 Senior Campus @ Caja Del Rio  
 Santa Fe County, New Mexico

PROJECT PHASE & DATE:  
 Master Plan  
 9 May 2014

CONCEPTUAL DRAINAGE  
 Plan

14

N&E-

### POND CALCULATIONS

THE PROPOSED DEVELOPMENT AT THE SITE CONSISTS OF THE FOLLOWING:  
 PROPOSED IMPERVIOUS AREAS (ROOFS, SIDEWALKS, ROADS, ETC.) = 230,000 FT<sup>2</sup>

THE COUNTY OF SANTA FE TERRAIN MANAGEMENT REGULATIONS REQUIRE THAT PEAK DISCHARGE AFTER DEVELOPMENT MUST NOT EXCEED PEAK DISCHARGE BEFORE DEVELOPMENT. EXCESS RUNOFF FROM NEW IMPERVIOUS AREAS (ROOFS, SIDEWALKS, ROADS, ETC.) WILL BE MITIGATED BY TEMPORARY DETENTION AND UNDISBURGED PONDING AREAS WITH CONTROLLED RELEASE. CALCULATIONS TO DETERMINE PONDING VOLUMES ARE AS FOLLOWS:

ACCORDING TO THE "SOIL SURVEY OF SANTA FE, NEW MEXICO" BY THE SOIL CONSERVATION SERVICE, THE SOIL ON THE SITE ARE IN HYDROLOGIC GROUP B & D PRIOR TO THE DEVELOPMENT AT THE SITE, THE AREA COULD BE CONSIDERED A MIXED SOIL GROUP IN FIRM CONDITION, ACCORDING TO TR 55. THE DIRECT RUNOFF FOR THE 100 YEAR FLOOD PRECIPITATION IS AS FOLLOWS:

HYDROLOGIC SOIL GROUP	COEFFICIENT	DIRECT RUNOFF (INCHES)
B	0.8	1.09
D	0.5	2.76

TO MITIGATE THE PROPOSED NEW IMPERVIOUS AREA, THE DIFFERENCE IN DIRECT RUNOFF FROM PRE DEVELOPMENT CONDITIONS TO POST DEVELOPMENT CONDITIONS IS CALCULATED. PONDING VOLUME IS CALCULATED AS FOLLOWS:

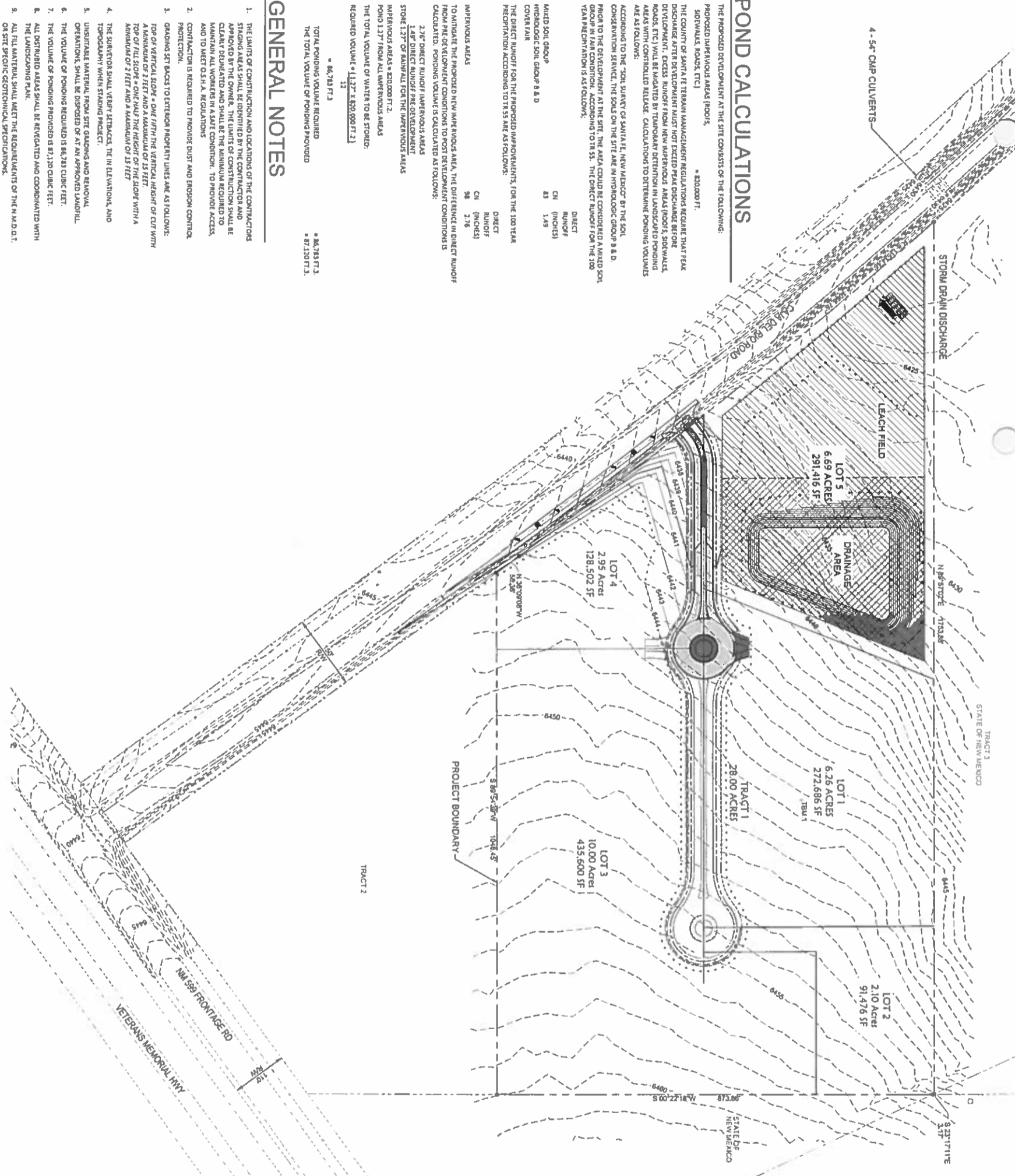
2.7% DIRECT RUNOFF IMPERVIOUS AREAS  
 1.4% DIRECT RUNOFF PRE DEVELOPMENT  
 1.3% DIRECT RUNOFF FOR THE IMPERVIOUS AREAS  
 IMPERVIOUS AREAS = 230,000 FT<sup>2</sup>  
 POND 1 2.7% FROM ALL IMPERVIOUS AREAS  
 THE TOTAL VOLUME OF WATER TO BE STORED:  
 REQUIRED VOLUME = 1,127' x 230,000 FT<sup>2</sup> x 1.3%  
 = 86,783 FT<sup>3</sup>

TOTAL PONDING VOLUME REQUIRED = 86,783 FT<sup>3</sup>  
 THE TOTAL VOLUME OF PONDING PROVIDED = 87,120 FT<sup>3</sup>

### GENERAL NOTES

1. THE LIMITS OF CONSTRUCTION AND LOCATIONS OF THE CONSTRUCTION STAGING AREAS SHALL BE IDENTIFIED BY THE CONTRACTOR AND APPROVED BY THE OWNER. THE LIMITS OF CONSTRUCTION SHALL BE CLEARLY DEMONSTRATED AND SHALL BE THE MINIMUM REQUIRED TO MAINTAIN ALL WORKERS IN A SAFE CONDITION. TO PROVIDE ACCESS, AND TO MEET O.S.H.A. REGULATIONS.
2. CONTRACTOR IS REQUIRED TO PROVIDE DUST AND EROSION CONTROL PROTECTION.
3. GRADING SET BACKS TO EXTERIOR PROPERTY LINES ARE AS FOLLOWS:  
 TOP OF VERTICAL SLOPE = ONE FIFTH THE VERTICAL HEIGHT OF CUT WITH A MINIMUM OF 2 FEET AND A MAXIMUM OF 15 FEET.  
 TOP OF FILL SLOPE = ONE HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF 2 FEET AND A MAXIMUM OF 15 FEET.
4. THE SUBGRADE SHALL VARY STEADILY, THE IN ELEVATIONS, AND TOPOGRAPHY WHEN STAKING PROJECT.
5. UNSURTABLE MATERIAL FROM SITE GRADING AND REMOVAL OPERATIONS, SHALL BE DISPOSED OF AT AN APPROVED LANDFILL.
6. THE VOLUME OF PONDING REQUIRED IS 86,783 CUBIC FEET.
7. THE VOLUME OF PONDING PROVIDED IS 87,120 CUBIC FEET.
8. ALL DISTURBED AREAS SHALL BE REVEGETATED AND COMPACTED WITH THE LANDSCAPING PLAN.
9. ALL FILL MATERIAL SHALL MEET THE REQUIREMENTS OF THE N.M.D.O.T. ON SITE SPECIFIC GEOTECHNICAL SPECIFICATIONS.
10. THE FILL SHALL BE COMPACTED AS PER N.M.D.O.T. SPECIFICATIONS.
11. ALL EXTERIOR CONCRETE SIDEWALK ELEVATIONS AT DOOR OPENINGS SHALL BE 1/2" LOWER THAN THE FINISHED FLOOR SLAB ELEVATION.
12. THE MAXIMUM CROSS SLOPE OF WALKING SURFACES SHALL NOT EXCEED 2%.
13. INSTALL SILT FENCE AROUND THE SITE.
14. PROPERTY DEVELOPMENT MUST COMPLY WITH SECTION 14-8-12 (RELOCATION OF GROUNDWATER PUMP DOCKS)

### CONCEPTUAL GRADING PLAN



### LEGEND

- EX. RIGHT-OF-WAY / PROPERTY LINE
- EX. CURB & GUTTER
- EX. STREET LIGHT
- EX. WTR VALVE
- EX. S&S MANHOLE
- EX. FIRE HYDRANT
- EX. STORM DRAIN PIPE
- EX. GAS LINE
- EX. WATER LINE
- EX. SEWER LINE
- EX. BARRIÈRE FENCE
- EX. GUARD RAIL
- BENCHMARK
- EX. ASPHALT TO BE REMOVED
- NEW UTILITY EASEMENT
- NEW CURB AND GUTTER
- NEW ASPHALT
- NEW CONCRETE VALLEY GUTTER
- NEW WATER LINE & WATER BOX
- NEW FIRE HYDRANT
- T DOMESTIC METER
- NEW SEWER LINE & MANHOLE
- NEW GAS LINE
- NEW UNDERGROUND ELECTRIC
- NEW TELEPHONE
- NEW CABLE
- TRANSFORMER
- SALT FENCE
- PRIVATE ACCESS EASEMENT
- LIMITS OF DISTURBANCE



130 Cant Avenue, Suite 101  
 Santa Fe, New Mexico 87501

**HUITZ-ZOLLARS**  
 Huitz-Zollars, Inc.  
 1220 Rio Rancho Drive NE, 9469 DT  
 Albuquerque, New Mexico 87109  
 Phone: (505) 882-5411 Fax: (505) 882-2298

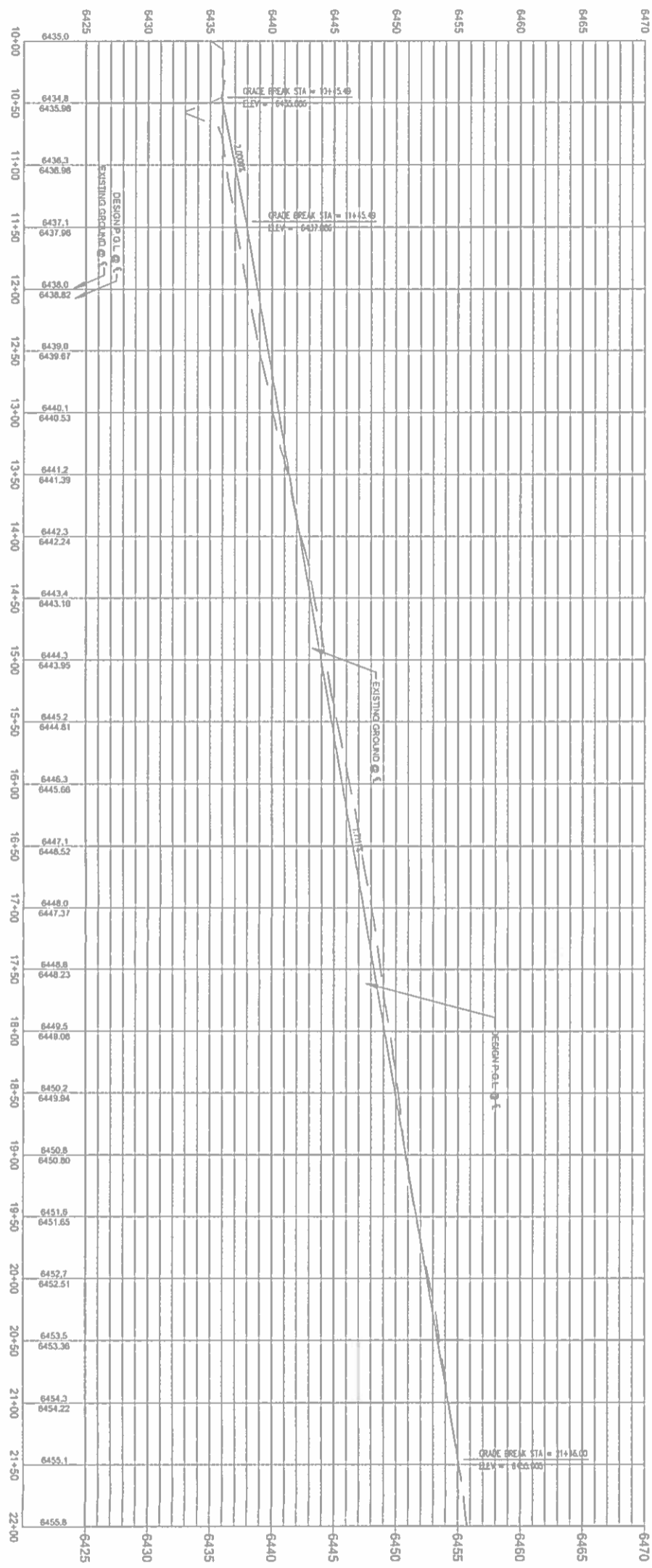
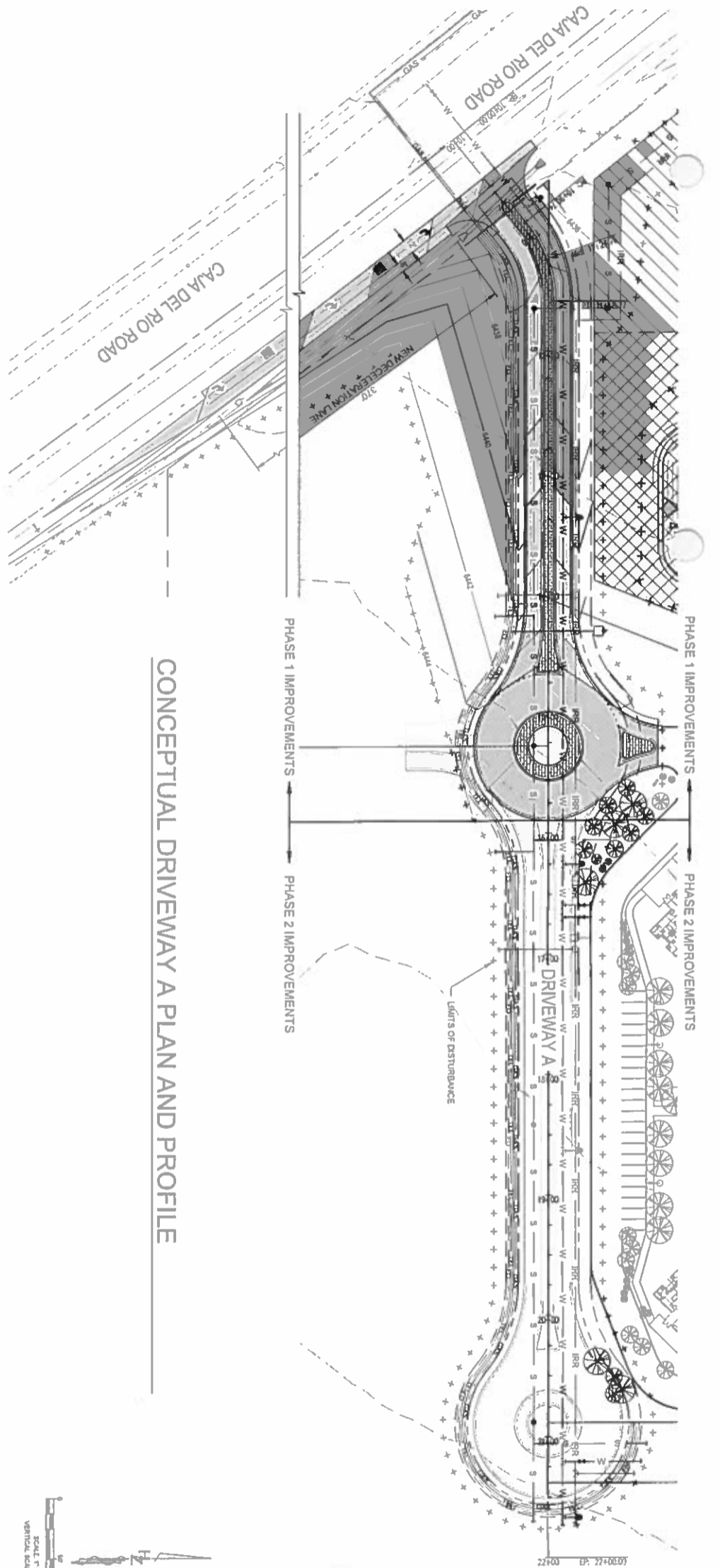
**CAUWELS & STUVE**  
 Construction & Design

PROJECT: Senior Campus @ Caja Del Rio  
 Santa Fe County, New Mexico

PROJECT SHEET & DATE: Master Plan 9 May 2014  
 Conceptual Grading Plan

15





- LEGEND**
- EX. RIGHT-OF-WAY / PROPERTY LINE
  - EX. CURB & GUTTER
  - EX. STREET LIGHT
  - EX. WTR VALVE
  - EX. S&S MANHOLE
  - EX. FIRE HYDRANT
  - EX. STORM DRAIN PIPE
  - EX. GAS LINE
  - EX. WATER
  - EX. SEWER LINE
  - EX. BARRIERE FENCE
  - EX. GUARD RAIL
  - BENCHMARK
  - EX. ASPHALT TO BE REMOVED
  - NEW UTILITY EASEMENT
  - NEW CURB AND GUTTER
  - NEW ASPHALT
  - NEW CONCRETE VALLEY GUTTER
  - NEW WATER LINE & WATER BOX
  - NEW FIRE HYDRANT
  - NEW DOMESTIC METER
  - NEW SEWER LINE & MANHOLE
  - NEW GAS LINE
  - NEW UNDERGROUND ELECTRIC
  - NEW TELEPHONE
  - NEW CABLE
  - TRANSFORMER
  - S&T FENCE
  - PRIVATE ACCESS EASEMENT
  - LIMITS OF DISTURBANCE

**jenkinsgavin**  
 CIVIL & ENVIRONMENTAL INC.  
 130 Grant Avenue, Suite 101  
 Santa Fe, New Mexico 87501

**HUTT-ZOLLARS**  
 Civil Engineers, Inc.  
 523 Rio Rancho Drive NE, Suite 201  
 Rio Rancho, New Mexico 87149  
 Phone (505) 882-5941 Fax (505) 882-3289

**CAUWELS & STUYVE**  
 Construction & Design

PROJECT:  
 Senior Campus @ Cajal Del Rio  
 Santa Fe County, New Mexico

PROJECT SHEET & DATE:  
 Master Plan  
 9 May 2014

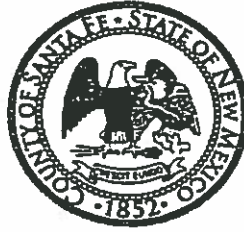
CONCEPTUAL DRIVEWAY A  
 Plan and Profile

**NBF-3**

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

June 18, 2014

Jennifer Jenkins & Colleen C. Gavin, AIA  
JenkinsGavin Design & Development, Inc.  
130 Grant Avenue, Suite 101  
Santa Fe, NM 87501

**RE: WATER/SEWER SERVICE AVAILABILITY, CAUWELS & STUVE  
REALTY & DEVELOPMENT ADVISORS, LLC**

Dear Ms. Jenkins and Ms. Gavin:

The Santa Fe County Utilities (SFCU) Division is in receipt of your 4/15/2014 request, submitted on behalf of Cauwels & Stuve Realty & Development Advisors, LLC, concerning water and sewer service for a property under development at 28 Caja Del Rio Road. The development project is known collectively as "Continuum of Care". The Continuum of Care development plan proposes to build out approximately 28 acres of currently undeveloped property, phased over the next ten years, to include a 58,000 square-foot (sf) skilled nursing facility, a 150,000-sf assisted-living facility, a 35,000-sf memory care facility and 180,000 sf of independent living community. The water budget you submitted for the project at full build out is 69.7 acre-feet/year.

Please be aware that any statements made herein refer solely to the parcel and development concept you have described in your written inquiry and appurtenant documentation you submitted. If the parcel location or development concept is modified, or the construction conditions are modified in the future, this letter will be automatically invalidated, unless otherwise indicated in writing by SFCU.

**Water Availability**

SFCU is ready, willing, and able to provide water service to Continuum of Care, provided the following conditions are met before preliminary plat approval:

- 1) The Board of County Commissioners (BCC) approves New Water Deliveries for Continuum of Care, as required by Resolution 2006-57, "Adopting A Santa Fe County Water Resource Department Line Extension and Water Service Policy".
- 2) Continuum of Care will provide SFCU with data and calculations upon which the water budget was established. The applicant's water budget shall be premised on the SF County Conservation Ordinance 2002-13, which enumerates required water conservation measures. SFCU may adjust the Continuum of Care's water budget as appropriate.

• Physical: 424 NM 599 Santa Fe, NM 87501  
• Fax (505)

Fe, NM 87504 • Phone (505) 992-9870  
nm.gov



NBF-35

- 3) The BCC approves the project's proposed water budget of 69.7 acre-feet/year, which is in excess of the maximum of 35 acre-feet/year identified in Resolution 2006-57, Section IX.C. It is Continuum of Care's responsibility to justify the "extraordinary circumstances" that merit an exception to the water allocation limit.
- 4) Continuum of Care compensates SFCU for the quantity of water rights and supply assigned to Continuum of Care per Resolution 2006-57, Article X and IV.A.3 of Attachment A, currently valued at \$11,000 per acre-foot.
- 5) Continuum of Care meets all other conditions in Resolution 2006-57, Resolution 2012-88, and all other SFCU water-related ordinances and resolutions.
- 6) Continuum of Care is responsible for the design and construction of this project in its entirety and pays for all costs associated with the water system. Santa Fe County is not responsible for any costs incurred in order to ensure compliance with the County's ordinances or other applicable rules and regulations.
- 7) Continuum of Care agrees to construct and dedicate all infrastructure needs identified by the SFCU.
- 8) Continuum of Care obtains a letter from the City of Santa Fe Water Division (City) that identifies what, if any, additional water utility infrastructure is needed in order supply the proposed 69.7 acre-foot-year demand.
- 9) Continuum of Care agrees to construct and dedicate all infrastructure needs identified by the City's water utility hydraulic modeling.

After preliminary plat approval, Continuum of Care will need to enter into a Water Delivery Agreement with SFCU, which will specify requirements, like construction standards (e.g., line-taps and meter cans), inspections, and dedications.

#### **Water Infrastructure and Line Extension Requirements**

SFCU has a 12-inch distribution waterline approximately one-half mile from the proposed property boundary. If your development decides to connect to the existing 12-inch distribution waterline, SFCU will require your development to extend the waterline from its existing location to your development and to extend it to the furthest property development boundary. The proposed connections and waterlines will be required to comply with the American Waterworks Association (AWWA) and Standards the New Mexico Standard Specifications for Public Works Construction (NMAPWA) 2006 Edition or subsequent revisions and the SFCUD standards and specifications.

#### *Conditions of Service:*

- 1) Applicant must obtain submit the water infrastructure and line extension design approval from SFCU before final plat approval.
- 2) The applicant is responsible for the design and construction of this project in its entirety and pays for all costs associated with the water system. Santa Fe County is not responsible for any costs incurred in order to ensure compliance with the County's ordinances or other applicable rules and regulations.
- 3) Each dwelling unit will be metered separately. The project utility engineer shall consult with SFCU to properly size the meter based on anticipated demands.

**Sewer Service**

SFCU does not have utility wastewater service available to Continuum of Care at this point.

The likely option for sewer service for Continuum of Care consists of privately owned and operated advance treatment units (ATUs) that would be installed for each lot or clusters of lots or gravity lines that dispose of treated wastewater to leach fields. Such ATUs would be permitted by the New Mexico Environment Department pursuant to the Liquid Waste Disposal and Treatment Regulations (20.7.3 NMAC) or the Water Quality Control Commission Regulations (20.6.2 NMAC), as appropriate. Given the nature of liquid waste from a nursing facility, SFCU may require pre-treatment of the sanitary sewer waste. SFCU would not be involved with the ownership, operation or maintenance of the ATUs, nor would the owners of these systems be customers of SFCU.

**Conditions of Agreement:**

- 1) Applicant must submit the sewer service design to SFCU for review before final plat approval.
- 2) The applicant is responsible for the design and construction of this project in its entirety and pays for all costs associated with the wastewater system. Santa Fe County is not responsible for any costs incurred in order to ensure compliance with the County's ordinances or other applicable rules and regulations.
- 3) If SFCU is willing and able to provide sewer collection, treatment and disposal services for this area at some point in the future, your development (including future private owners) would be required to decommissioned the ATUs and connect to SFCU sanitary sewer system at the developments expense. County ownership/maintenance of the system stops at the sewer main where lateral sewer connects.

**SFCU Acceptance:**

Following the successful design and construction of the facilities and upon verification that all requirements of the County's ordinances have been met to the SFCU's satisfaction as outlined in a Water Delivery Agreement, SFCU will accept ownership of and adopt all water supply facilities as part of its infrastructure for operations and maintenance.

We look forward to working with you toward the successful completion of this project. Please contact SFCU Associate Engineer Paul Casaus at (505) 986-6364 or contact me at 992-9872 if you have any questions and or concerns.

Respectfully,

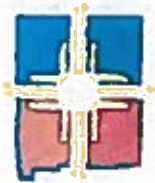


Claudia Borchert, Director  
Santa Fe County Utilities Division

CB:PC/RJG

CC: Vicki Lucero, Building and Development Manager, Santa Fe County Growth  
Management Department (via email to: [vlucero@santafecountynm.gov](mailto:vlucero@santafecountynm.gov))  
Greg Shaffer, Santa Fe County Attorney (via email to [gshaffer@santafecountynm.gov](mailto:gshaffer@santafecountynm.gov))  
Nick Schiavo, Public Utilities Director, City of Santa Fe (via email to:  
[naschiavo@ci.santa-fe.nm.us](mailto:naschiavo@ci.santa-fe.nm.us))





*New Mexico* DEPARTMENT OF  
**TRANSPORTATION**

July 22, 2014

Mr. Jose E. Larrañaga  
Commercial Development Case Manager  
P.O. Box 276  
Santa Fe, NM 87504-0276

Re: CRDC Case #Z 14-5210 Senior Campus at Caja del Rio

Dear Mr. Larrañaga:

Traffic staff reviewed the Master Plan Report and Traffic Impact Study for the above referenced project in Santa Fe County, NM. The South Meadows Interchange on NM 599 was recently constructed and provides adequate capacity for the proposed development. The development will have minor impact to the NMDOT roadway system and no further traffic analysis is required.

If you have any questions, please feel free to call me at 505-995-7800.

Sincerely,

Javier A. Martinez, P.E.  
District 5 Traffic Engineer

**Susana Martinez**  
Governor

**Tom Church**  
Cabinet Secretary

**Commissioners**

**Pete K. Rahn**  
Chairman  
District 3

**Ronald Schmeits**  
Vice Chairman  
District 4

**Dr. Kenneth White**  
Secretary  
District 1

**Robert R. Wallach**  
Commissioner  
District 2

**Butch Mathews**  
Commissioner  
District 5

**Jackson Gibson**  
Commissioner  
District 6

District Five

7315 Ce

anta Fe, NM 87502



NBF-3



Susana Martinez  
Governor

STATE OF NEW MEXICO  
**DEPARTMENT OF CULTURAL AFFAIRS**  
**HISTORIC PRESERVATION DIVISION**

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

July 21, 2014

Jose E. Larrañaga  
Development Review Team Leader  
County of Santa Fe  
102 Grant Avenue  
P.O. Box 276  
Santa Fe, NM 87504-0276

RE: Case # Z 14-5210 Senior Campus at Caja del Rio

Dear Mr. Larrañaga:

I am writing in response to your review for review and comment on the above referenced development and master plan received at the Historic Preservation Division (HPD) on June 24, 2014. On behalf of HPD, I reviewed our records to determine whether the proposed project will impact cultural properties.

According to our records, there are no archaeological sites within the proposed senior campus. An archaeological survey of the area was conducted in 1978; however, recent survey conducted by the Office of Archaeological Studies within the new Center for New Mexico Archaeology campus identified one archaeological site. This area had also been covered by the 1978 survey and no sites were identified at that time. Although there are no known archaeological sites within the area proposed for the senior campus, there is a potential that unidentified sites exist. The original survey was conducted over 35 years ago and may not have been conducted to standards.

It is my understanding that the proposed senior campus is located within a low potential zone for archaeological sites and a survey is not required. Nonetheless, this office recommends a survey be conducted to ensure that no significant archaeological sites are present before construction begins. However, if a survey is not conducted, construction crews should be advised to stop work if archaeological artifacts (i.e. pottery sherds, bone, flaked stone, etc.) are observed. If artifacts are found during construction, please contact this office at (505) 827-6320.

Please do not hesitate to contact me if you have any questions. I can be reached by telephone at (505) 827-4064 or by email at [michelle.ensey@state.nm.us](mailto:michelle.ensey@state.nm.us).

Sincerely

Michelle M. Ensey  
Archaeologist

Log: ~~98871~~ 99452

NBF-4C



STATE OF NEW MEXICO  
OFFICE OF THE STATE ENGINEER  
SANTA FE

Scott A. Verhines, P.E.  
State Engineer

July 21, 2014

CONCHA ORTIZ Y PINO BLDG.  
POST OFFICE BOX 25102  
130 SOUTH CAPITOL  
SANTA FE, NEW MEXICO 87504-5102  
(505) 827-6091  
FAX: (505) 827-3806

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

**CERTIFIED MAIL**  
**RETURN RECEIPT**  
**REQUESTED**

**Reference:** Senior Campus @ Caja del Rio Master Plan and Variance Application

Dear Mr. Larrañaga:

On June 24, 2014 the Office of the State Engineer (OSE) received a request to provide comments for the *Senior Campus @ Caja del Rio Master Plan and Variance Application*.

The applicant seeks approval from Santa Fe County for a Master Plan and Variance application for a Large-Scale Mixed Use District project. The Master Plan contemplates five parcels ranging in size from 2.10 acres to 10.0 acres. Lots 1 through 4 will accommodate each of the uses described below and lot 5 is reserved for the wastewater treatment facility and storm water retention.

The project will be developed in four phases over a period of approximately eight to ten years as described below:

Phase 1: Lot 1 – 58,000 ft<sup>2</sup> Skilled Nursing Facility

Lot 5 – Wastewater Treatment System/ Leach Field Centralized Drainage Pond

Phase 2: Lot 2 – 150,000 ft<sup>2</sup> Assisted Living Facility

Phase 3: Lot 3 – 180,000 ft<sup>2</sup> Retirement Housing / Independent Living complex

Phase 4: Lot 4 – 35,000 ft<sup>2</sup> Memory Care Facility

The property is a 28-acre parcel located at 28 Caja del Rio Road north of the NM 599 Frontage Road. The proposed water will be supplied by the Santa Fe County Utilities.

The water supply documents submitted to this office consist of a Master Plan Report, Water Budget, and a Letter from Santa Fe County Utilities.

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Senior Campus @ Caja del Rio  
July 21, 2014  
Page 2 of 3

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This proposal was reviewed pursuant to the Santa Fe County Land Development Code (Code) and the New Mexico Subdivision Act.

When a development/subdivision proposal is received by the OSE, the developer's water demand analysis is reviewed (pursuant to the Code) to determine if it is technically correct and reasonable. The OSE also verifies that the appropriate conservation measures are reflected in the analysis. Further, data in the water demand analysis is compared with the data and statements included in the Master Plan Report to make sure that they are consistent with each other.


The Development Plan includes a water budget, which estimates water use for the Senior Campus ranging from 59.4 acre foot per year (afy) to 67.9 afy depending on the wastewater collection approach and the availability of treated effluent for irrigation. Active rainwater harvesting will be used to provide water for landscaping. This estimate is based on the findings presented in the City of Santa Fe's November 2009, *Resolution No. 2009-116* that adopted standard formulas by water use category for calculating development water budgets and by annual water requirements for outdoor water use following the procedures set forth in OSE Technical Report 48 (Wilson, 1996). The developer is requesting a variance as the water use is above the 35 afy per project maximum as outlined in Resolution 2006-57. The developer is requesting an increased allotment based on "extraordinary conditions."

Section 47-6-11.F (1) of the New Mexico Subdivision Act requires that the developer provide documents demonstrating that water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision is available. Therefore, the OSE reviews the water rights and the physical water availability.

Article VII, Section 6.1 of the Code allows the Santa F County Land Use staff to refer development plans to state agencies for review "*if, in the opinion of the County Hydrologist and the Code Administrator, such referrals will provide information necessary to the determination of whether or not a proposed development is in conformance with provisions of this Code*". The OSE recognizes the proactive actions on behalf of the County to solicit the technical opinion of the OSE on this development plan. However, because the proposed development is not formally covered under the New Mexico Subdivision Act, the OSE declines to provide an opinion at this time. We appreciate the opportunity to review Senior Campus @ Caja del Rio Master Plan and Variance Application.

If you have any questions, please call Emily Geery at 505-827-6664.

Sincerely,



Molly Magnuson, P.E.

Water Use & Conservation/Subdivision Review Acting Bureau Chief

cc: OSE Water Rights Division, Santa Fe Office

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SUSANA MARTINEZ  
Governor  
JOHN A. SANCHEZ  
Lieutenant Governor

NEW MEXICO  
ENVIRONMENT DEPARTMENT

2540 Camino Edward Ortiz  
Santa Fe, NM 87507  
Phone (505) 827-1840 Fax (505) 827-1839  
www.nmenv.state.nm.us



RYAN FLYNN  
Cabinet Secretary  
BUTCH TONGATE  
Deputy Secretary

July 8, 2014

Mr. Jose Larranaga, Development Review Team Leader  
Santa Fe County - Planning & Zoning Department  
102 Grant Avenue P.O. Box 276  
Santa Fe, New Mexico 87504-0276

**RE: Senior Campus @ Caja del Rio – Master Plan Application**

Dear Mr. Larranaga,

I have reviewed the **Senior Campus @ Caja del Rio – Master Plan Application** and Variance Approval submittal. My review is based upon information submitted by the applicant, in-house files and the State Liquid Waste regulations.

I have reviewed the plan submittal for compliance with the New Mexico Liquid Waste Disposal and Treatment Regulations (20.7.3 NMAC). These regulations are administered by the New Mexico Environment Department (NMED), Environmental Health Bureau.

The plan submitted is for construction of a Large Scale Mixed Use District. The subject property is 28 acre parcel located at 28 Caja del Rio Road. The project is planned for four phases over 8 to 10 years.

The “Senior Campus will provide a full spectrum of senior care and living options. The Master Plan contemplates five parcels ranging in size from 2.10 acres to 10.0 acres.” Lots 1 through 4 will be used for the full spectrum of senior care and living options. “Lot 5 is reserved for the Wastewater treatment facility and for storm water retention.”

Phase 1 will be a 58,000 s.f. Skilled Nursing Facility on Lot 1 and will include a Wastewater Treatment System. Phase 1 will require a permit to construct the Wastewater Treatment System. The sizing, treatment type and subsequent proposed re-use of the wastewater will require an NMED application, staff review and staff approval before construction. The design flow of wastewater will determine which bureau will administer this application process.

If you have any questions regarding this review please contact me at the number above.

Respectfully submitted,

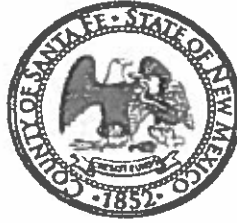
Robert Italfano, Manager  
Environmental Health Bureau - District II  
New Mexico Environment Department  
Santa Fe Field Office

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Daniel "Danny" Mayfield  
Commissioner, District 1

Miguel Chavez  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Kathy Hollan  
Commissioner, District 4

Liz Stefanics  
Commissioner, District 5

Katherine Miller  
County Manager

## Santa Fe County Fire Department Fire Prevention Division

### Official Development Review

Date	07/10/2014				
Project Name	Senior Campus at Caja Del Rio				
Project Location	Caja Del Rio and 599 Highway, Santa Fe, New Mexico 87507				
Description	Full spectrum of senior care & living options buildings	Case Manager	Jose Larranaga		
Applicant Name	JenkinsGavin Design & Development Inc.	County Case #	CDRC Case # Z 14-5210		
Applicant Address	130 Grant Avenue, Suite 101 Santa Fe, New Mexico 87501	Fire District	Agua Fria		
Applicant Phone	505-820-7444				
Review Type:	Commercial <input checked="" type="checkbox"/>	Residential <input type="checkbox"/>	Sprinklers <input checked="" type="checkbox"/>	Hydrant Acceptance <input checked="" type="checkbox"/>	
	Master Plan <input checked="" type="checkbox"/>	Preliminary <input type="checkbox"/>	Final <input type="checkbox"/>	Inspection <input checked="" type="checkbox"/>	Lot Split <input checked="" type="checkbox"/>
	Wildland <input type="checkbox"/>	Variance <input type="checkbox"/>			
Project Status:	Approved <input type="checkbox"/>	Approved with Conditions <input checked="" type="checkbox"/>	Denial <input type="checkbox"/>		

The Fire Prevention Division/Code Enforcement Bureau of the Santa Fe County Fire Department has reviewed the above submittal and requires compliance with applicable Santa Fe County fire and life safety codes, ordinances and resolutions as indicated (*Note underlined items*):

#### Fire Department Access

*Shall comply with Article 9 - Fire Department Access and Water Supply of the 1997 Uniform Fire Code inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal*

The/Any walking trail system proposed for this development shall have a trail identification number or name and be marked with a number every 1/10<sup>th</sup> of a mile (528 feet) for the purpose of expediting emergency response.

#### • Fire Access Lanes

Section 901.4.2 Fire Apparatus Access Roads. (1997 UFC) *When required by the Chief, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.*

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Curbs or signage adjacent to the building, fire hydrant, entrances and landscape medians in traffic flow areas shall be appropriately marked in red with 6" white lettering reading "FIRE LANE – NO PARKING" as determined by the Fire Marshal prior to occupancy. Assistance in details and information are available through the Fire Prevention Division.

No off-site parking shall be allowed and shall be marked accordingly as approved by the Fire Marshal.

### **Roadways/Driveways**

*Shall comply with Article 9, Section 902 - Fire Department Access of the 1997 Uniform Fire Code inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.*

Roads shall meet the minimum County standards for fire apparatus access roads within this type of proposed development. Final acceptance based upon the Fire Marshal's approval.

Cul-de-sacs shall be a minimum 50' radius. SFC Land Use Code, Article V, Section 8.2.1d, (cul-de-sacs over 250' in length).

Maximum size for an island in a cul-de-sac shall be 20' diameter.

Roads shall meet the minimum County standards for fire apparatus access roads of a minimum 20' wide all-weather driving surface and an unobstructed vertical clearance of 13' 6" within this type of proposed development.

### **Street Signs/Rural Address**

*Section 901.4.4 Premises Identification (1997 UFC) Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property.*

*Section 901.4.5 Street or Road Signs. (1997 UFC) When required by the Chief, streets and roads shall be identified with approved signs.*

All access roadway identification signs leading to the approved development area(s) shall be in place prior to the required fire hydrant acceptance testing. Said signs shall remain in place in visible and viable working order for the duration of the project to facilitate emergency response for the construction phase and beyond.

Properly assigned legible rural addresses shall be posted and maintained at the entrance(s) to each individual lot or building site within 72 hours of the commencement of the development process for each building.

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

### **Slope/Road Grade**

*Section 902.2.2.6 Grade (1997 UFC) The gradient for a fire apparatus access road shall not exceed the maximum approved.*

This driveway/fire access does not exceed 11% slope and shall have a minimum 28' inside radius on curves.

### **Restricted Access/Gates/Security Systems**

*Section 902.4 Key Boxes. (1997 UFC) When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, the chief is authorized to require a key box to be installed in an accessible location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the chief.*

Commercial buildings will be required to install a Knox Cabinet or applicable Knox device as determined by this office for Fire Department access, Haz-Mat/MSDS data, and pre-fire planning information and for access to fire protection control rooms (automatic fire sprinklers, fire alarm panels, etc...).

All gates on a public way shall be operable by means of a key or switch, which is located in a Knox Lock entry system, keyed to the Santa Fe County system. Details, information and forms are available from the Fire Prevention Division

A final inspection by this office will be necessary to determine the applicability of the installation of the Knox lock access system in regards to emergency entrance into the fenced area. Should it be found suitable for such, the developer shall install the system.

### **Fire Protection Systems**

#### **Hydrants**

Shall comply with Article 9, Section 903 - Water Supplies and Fire Hydrants of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

*Section 903.4.2 Required Installations. (1997 UFC) The location, number and type of the fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or on the site of the premises or both to be protected as required and approved.*

Fire hydrants subject to possible vehicular damage shall be adequately protected with guard posts in accordance with Section 8001.11.3 of the 1997 UFC.

All fire hydrants shall be spaced so that the furthest buildable portion of a parcel shall be within five hundred feet (500') as measured along the access route.

Fire hydrant locations shall be no further than 10 feet from the edge of the approved access roadways with the steamer connections facing towards the driving surface. Final placement of the fire hydrants shall be coordinated and approved by the Santa Fe County Fire Department prior to installation. Additional hydrants and/or relocation of existing fire hydrants shown within the submittal packet may be required. Final fire hydrant locations shall be located in full view for incoming emergency responders. Landscape vegetation, utility pedestals, walls, fences, poles and the like shall not be located within a three foot radius of the hydrant per Article 10, Sections 1001.7.1 and 1001.7.2 of the 1997 UFC.

Supply lines shall be capable of delivering a minimum of 1,000 gpm with a 20-psi residual pressure to the attached hydrants. The design of the system shall be accordingly sized and constructed to



accommodate for the associated demands placed on such a system through drafting procedures by fire apparatus while producing fire flows. The system shall accommodate the operation of two pumping apparatus simultaneously from separate locations on the system. Final design shall be approved by the Fire Marshal.

All hydrants shall have NST ports.

No building permits shall be granted until such time as the fire hydrants have been tested and approved by the Santa Fe County Fire Marshal.

All hydrants shall comply with Santa Fe County Resolution 2000-55, Hydrant color-coding, marking and testing. Note: Please have the installing contractor contact this office prior to the installation of the fire hydrant, so that we may assist you in the final location placement and avoid delays in your projects' final approval.

### **Automatic Fire Protection/Suppression**

Automatic Fire Protection Sprinkler systems shall be required as per 1997 Uniform Fire, Article 10 Section 1003.2 in accordance with the Building Code as adopted by the State of New Mexico and/or the County of Santa Fe.

All Automatic Fire Protection systems shall be developed by a firm certified to perform and design such systems. Copies of sprinkler system design shall be submitted to the Fire Prevention Division for review and acceptance prior to construction. Systems will not be approved unless final inspection test is witnessed by the Santa Fe County Fire Department. Fire sprinklers systems shall meet all requirements of NFPA 13 Standard for the Installation of Sprinkler Systems.

The required system riser shall meet the requirements of the NFPA 13 1996.

Locations of all Fire Department Connections (FDC's) shall be determined and approved prior to the start of construction on the system. All FDC's shall have ports as per the City/County thread boundary agreement. All FDC's shall be within 150' of a fire hydrant.

All sprinkler and alarm systems as required shall have a test witnessed and approved by the Santa Fe County Fire Department, prior to allowing any occupancy to take place. It shall be the responsibility of the installer and/or developer to notify the Fire Prevention Division when the system is ready for testing.

The requirement for residential fire protection sprinkler systems shall be recorded on the plat and in the covenants at the time of filing or as otherwise directed by the County Fire or Land Use Department.

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

### **Fire Alarm/Notification Systems**

Automatic Fire Protection Alarm systems shall be required as per 1997 Uniform Fire Code, Article 10 Section 1007.2.1.1 and the Building Code as adopted by the State of New Mexico and/or the County of Santa Fe. Required Fire Alarm systems shall be in accordance with NFPA 72, National Fire Alarm Code, for given type of structure and/or occupancy use. Said requirements will be applied as necessary as more project information becomes available to this office during the following approval process.

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**Fire Extinguishers**

Article 10, Section 1002.1 General (1997 UFC) *Portable fire extinguishers shall be installed in occupancies and locations as set forth in this code and as required by the chief. Portable fire extinguishers shall be in accordance with UFC Standard 10-1.*

Portable fire extinguishers shall be installed in occupancies and locations as set forth in the 1997 Uniform Fire Code. Portable fire extinguishers shall be in accordance with UFC Standard 10-1.

**Life Safety**

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

**General Requirements/Comments**

**Inspections/Acceptance Tests**

Shall comply with Article 1, Section 103.3.2 - New Construction and Alterations of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

The developer shall call for and submit to a final inspection by this office prior to the approval of the Certificate of Occupancy to ensure compliance to the requirements of the Santa Fe County Fire Code (1997 UFC and applicable NFPA standards) and the 1997 NFPA 101, Life Safety Code.

**Permits**

As required

**Final Status**

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

*Renee Nix, Inspector*

*Renee Nix*  
Code Enforcement Official

7-10-14  
Date

Through: David Sperling, Chief/Fire Marshal

File: DEV/SeniorCampus 071014/AF

Cy: Buster Patty, Fire Marshal  
Jose Larranaga, Land Use Applicant  
District Chief Agua Fria  
File

NBF-48<sup>5</sup>

Daniel "Danny" Mayfield  
Commissioner, District 1

Miguel Chavez  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Liz Stefanics  
Commissioner, District 4

Kathy Holian  
Commissioner, District 5

Kathrine Miller  
County Manager

**PUBLIC WORKS DIVISION  
MEMORANDUM**

**Date:** June 30, 2014

**To:** Jose Larranaga, Land Use Department

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

**Re:** CRDC CASE # Z 14-5210 Senior Campus at Caja del Rio .

The referenced project has been reviewed for compliance of the Land Development Code, and shall conform to roads and driveway requirements of Article V (Subdivision Design Standards) and Section 8.1 (General Policy on Roads). The referenced project is located on the east of Caja Del Rio a County Road, and north of New Mexico 599 Frontage Road. The applicant is requesting Master Plan and Variance approval for a Large Scale Mixed-Use District on the 28 acre tract.

**Access:**

The applicant is proposing to construct a forty (40') foot driveway with two twelve (12') foot driving lanes, an eight (8') foot median with two (2') foot stand up curb and gutter throughout.

**Conclusion:**

Public Works has reviewed the applicant's submittal and feels that they can support the above mentioned project with the following conditions.

- Santa Fe County Public Works will require an intersection analysis and an intersection turning movement volumes for the Driveway/Caja del Rio intersection for future phases to determine if a southbound left turn lane is required.
- Applicant shall construct a northbound right turn deceleration lane at the proposed driveway along Caja del Rio Road 370 feet long with a 12.5:1 taper with the Phase I development.
- Applicant shall construct and maintain adequate sight distances at the proposed driveway.
- Applicant shall provide a detailed drainage plan for the proposed culvert located within SF County's Right-of-Way/entry of driveway at preliminary development plan.

**DATE:** July 22, 2014  
**TO:** Jose Larrañaga, Commercial Development Case Manager  
**FROM:** Sarah Ijadi, Senior Planner  
**Via:** Robert Griego, Planning Manager, Growth Management: Planning Division

**FILE REF.:** CDRC CASE #

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**REVIEW SUMMARY:** The Senior Campus @ Caja del Rio application for Master Plan and Variance approval dated June 6, 2014 for a Large Scale Mixed-Use District to allow a skilled nursing facility, assisted living, a memory care facility and independent living (senior housing) and prepared by Jenkins Gavin Design & Development Inc. has been reviewed in accordance with the Santa Fe County Sustainable Growth Management Plan (SGMP).

**STAFF COMMENTS:** The location, use, density/intensity and use of public facilities, primarily county water & potentially city wastewater, of the proposed Senior Campus/ Continuum of Care development project is generally consistent with the policies of the Sustainable Growth Management Plan. In particular the project supports the policy of expanding centralized water and wastewater to serve primary growth areas. The SGMP identifies “Adequate Public Facilities” and “Concurrency” as appropriate growth management techniques and the SLDC provides methods that apportion the cost to all parties. However, it is unclear on how the development will share the expense associated with capital infrastructure and increase in services.

The Santa Fe County Land Development Code (1996-10 as amended) does not provide regulations to fully implement SGMP policies related to “Adequate Public Facilities” and “Concurrency” which are techniques designed to ensure necessary public facilities and services at adopted levels of services (LOS), are available and adequate at the time that development occurs. The SLDC which has been adopted but is not in effect does provide regulations that implement these techniques.

A portion of the site is covered by the Airport Noise Overlay Zone which should be considered for the proposed uses.

The SGMP incorporates the Official Map Series, the Tres Arroyos Future Land Use Plan and the MPO Bike Master Plan. These maps and plans identify the following existing and future regional and local bike routes and trails:

- Caja del Rio Road: MPO Bike Master Plan / MRC Trail Phase A & B which is a component of the larger regional El Camino Real Buckman Rd Retracement Trail envisioned as a multi-use path separated from the road aligned with the south bound lane
- Tres Arroyos Community Plan Preferred Trail Route following the arroyo which intersects Caja del Rio just north of the proposed development project site.

**RECOMMENDATION:**

**APPROVE WITH THE FOLLOWING CONDITIONS:**

- SLDC adequate public facilities regulations and LOS standards for roads, law enforcement, jails, fire protection, emergency response, open space, parks trails sewer and water, community facilities and environmental capital facilities will be in place at the time of final discretionary development approval. This can be achieved through a Development Agreement between the County and the developer that is in place at the time of final discretionary approval.
- Establish safe pedestrian connections between the proposed development and local and regional trails.
- Provide report that informs the County of the impact and effect of airport sound levels and identifies ways to minimize adverse effects or impacts.



## **BACKGROUND Information**

### **Master Plan and Variance**

The application is requesting Master Plan to designate the subject property as a “Large Scale Mixed-Use District” pursuant to §4.2.1.d and a variance to increase the maximum density from 2.5 residential units per acre to 20 residential units per acre for the following uses, density and intensities on the property:

#### **Uses**

- Retirement Housing
- Assisted Living
- Skilled Nursing Facilities
- Hospitals
- Medical Clinics
- Social Assistance, Welfare and Charitable Services
- Services for Elderly and Disabled
- Office
- Research and Development Services

#### **Density/ Intensity**

- 20 dwelling units per acre;
  - Assisted living facility - 200 residents
  - Independent senior housing - 180 units
- Skilled Nursing Facility 58,000 sf
- Memory Care Facility 35,000 sf

## **Santa Fe County Sustainable Growth Management Plan 2010**

### **Sustainable Development Area 1**

The site for the proposed development is located in SGMP Sustainable Development Area 1 which identifies the County’s primary growth areas where new development is likely to occur and infrastructure is planned, budgeted or reasonably available.

### **Future Land Use Map (FLUM)**

In SGMP Future Land Use Map 2010 the site is categorized as “Federal and State Public Lands”. Since that time, the land has been conveyed to the private sector. The SGMP does not provide policy direction for re-classifying Federal and State land that has been conveyed to the private sector. Adjacent land is vacant land owned by the State Land Office. Land uses within 1.5 miles radius include:

- low density residential development
- public institutions and recreational campuses:
  - Santa Fe Animal Shelter & Humane Society
  - Dog Parks

- Center for New Mexico Archeology
- Challenge New Mexico Horse Facility
- Marty Sanchez Links de Santa Fe
- New Santa Fe public school Camino Real Academy

### **Tres Arroyos Community Plan**

The east boundary of the site is congruent with the Tres Arroyos Community District. Land adjacent the site is designated in the TAP Community District as Rural Residential.

### **SGMP & Official Map Series:**

#### **Bikeways, Open Space and Trails**

Within a quarter or five minute walk of the site are several trail and bike routes identified on the SGMP official maps and the Tres Arroyos Community plan.

MPO Bike Master Plan / MRC Trail Phase A & B which is a component of the larger regional El Camino Real Buckman Rd Retracement Trail envisioned as a multi-use path separated from the road.

#### **Archeological District- Low Percentage**

**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*

## MEMORANDUM

**DATE:** June 26, 2014

**TO:** Jose Larranaga, Commercial Development Case Manager

**FROM:** Mathew Martinez Development Review Specialist

**VIA:** Wayne Dalton, Building and Development Services Supervisor  
Vicki Lucero, Building and Development Services Manager

**FILE REF.:** CDRC CASE # MP/DP Z 14-5210 Senior Campus at Caja Del Rio

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### REVIEW SUMMARY

#### ARCHITECTURAL, PARKING, LIGHTING, AND SIGNAGE:

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code. The request for Master Plan approval for a Senior Campus at Caja del Rio. The subject property is a 28 acre parcel located at 28 Caja del Rio Road north of the NM 599 Frontage Rd. At build out, the gross building area is anticipated to be approximately 425, 000 square feet. The proposed Senior Campus will provide a full spectrum of senior care and living options, including a nursing facility, assisted living, memory care facility, and independent living. The project will be developed in four phases over a period of approximately 8-10 years

#### PARKING:

The Applicant has proposed for Phase I a 60 space parking lot. This total includes 56 spaces and 4 handicap spaces. All parking spaces shall be defined with striping, wheel stops, parking bumpers, or railroad ties. Staff has determined that the parking element of the Application complies with Article V, Section 5. Master Plan Procedures.

**ARCHITECTURAL:**

The Applicant has submitted Building Elevations. The proposed building heights range from 16' to 20' 6". Staff has determined that the Architectural element of the Application complies with Article V, Section 5 Master Plan Procedures.

**SIGNAGE:**

The Applicant proposes to utilize a monument sign at the entry of lot 1 to identify the skilled nursing facility. In addition each future phase will have signage at their driveway entrance and potentially a wall-mounted sign on each building. The Applicant has not provided signage detail. Additional information and submittals will be required at time of Final Development submittal for compliance with Article VIII (Sign Regulations). Staff has determined that the signage element of the Application complies with Article V, Section 5. Master Plan Procedures.

**LIGHTING:**

The Applicant has proposed to utilize 6 Pole Mounted lights in the parking area, 2 wall mounted lights at building entrances, and 4 bollards to illuminate pedestrian walkways. The Applicant shall provide scaled height dimensions for the pole mounted lights. The Applicant shall provide cut sheets for illumination of signage. The Applicant has not provided lighting detail. Additional information and submittals are required at time of final submittal for compliance with Article III, Section 4.4.4 h and Table 3.1. Staff has determined that the lighting element of the Application complies with Article V, Section 5 Master Plan Procedures.

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

**DATE:** July 9, 2014  
**TO:** Jose Larranaga, Commercial Development Case Manager  
**FROM:** John Lovato, Development Review Specialist Senior  
**VIA:** Penny Ellis-Green, Interim Land Use Administrator  
Vicki Lucero, Building and Development Services Manager  
Wayne Dalton, Building and Development Services Supervisor  
**Re:** CASE # Master Plan Z14-5210 Senior Campus @ Caja Del Rio

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### **Review Summary**

The Terrain Management and Grading and Drainage plan for the Senior Campus at Caja del Rio has been reviewed for compliance with the Santa Fe County Land Development Code and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance. The Application is for Master Plan zoning and consists of a skilled nursing facility, assisted living, a memory facility, and independent living. At final build out, the facility will be approximately 425,000 square feet. The project will be designed in four phases.

### **Grading & Drainage**

The Development indicates that all improved areas including impervious areas will drain to proposed centralized ponding. A conceptual plan for ponding has been provided with a total site runoff of 86,783 cubic feet. Sheet 15 indicates total ponding provided for site run off is 87,120 cubic feet. At final Development plan, the Grading Drainage Plan will be required to be sealed by a Professional Engineer. The request meets Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance for Master Plan Zoning.

### **Terrain Management**

The property contains slopes of 0-15 %, and the project is not located within a designated FEMA Flood Hazard Area. After review, the request for Master Plan Zoning for Senior Campus @ Caja Del Rio is in conformance with Article VII, Section 3, of the Santa Fe County Land Development Code.

NBF- 56



## MEMORANDUM

**DATE:** June 27, 2013

**TO:** Jose Larranaga, Commercial Development Case Manager

**FROM:** Miguel Romero, Senior Development Review Specialist

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

**FILE REF.:** Case # MPZ 14-5210 Senior Campus at Caja del Rio

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### **REVIEW SUMMARY:**

The Applicant requests approval of Master Plan Zoning to allow a Senior care and living facility on 28 acres in accordance with the Land Development Code and all pertinent Ordinances. The Water Harvesting and Landscaping Plan for the Senior Campus at Caja del Rio has been reviewed for compliance with the Land Development Code 1996-10, Article III Section 4.4.4 f4 (landscaping Plan), 4.4.4f.11 (Landscaping for Parking Lots), and Ordinance 2008-4 (Water Harvesting).

### **Landscaping**

The Applicant has provided a general description for the landscaping concepts for this project. The Applicant proposes to re-vegetate all disturbed areas with native grasses. All existing vegetation will be preserved in open spaces, buffer areas will be provided with deciduous trees and shrubs. Trees will be provided in planting strips along the main access driveways. Native trees, grasses and shrubs will be planted at the perimeter of the proposed structure/s, which will be irrigated until established. This segment of the proposed landscape plan does comply with Master Plan Procedure, Article V 5.2 g (1). The application shows a 60 space parking lot with native trees and shrubs buffering the structure. This segment of the proposed landscape plan does comply with Article III Section 4.4.4f.11.

### **Water Harvesting**

Conceptually the Applicant is proposing to construct a 58,000 sq. ft. Nursing Facility. Ordinance 2008-4 (Water Harvesting) requires commercial development to collect all roof drainage into a cistern. Cisterns shall be sized to hold 1.5 gallons per sq. ft. of roofed area. The Applicant is proposing to utilize a cistern for each facility sized with its landscaping water budget. Conceptually the Applicant will need to utilize a cistern sized to hold 85,000 gallons. The Applicant is also proposing use treated effluent water which will be delivered to each lot to be re-used for landscape irrigation. The Applicant will also need to provide a cistern and pump

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detail along with which type irrigation system will be used. This segment of the proposed Water Harvesting does not conform to Ordinance 2008-4. In order to meet Code/Ordinance and for Master Plan Zoning and Preliminary Development, the Applicant will need to provide the following.

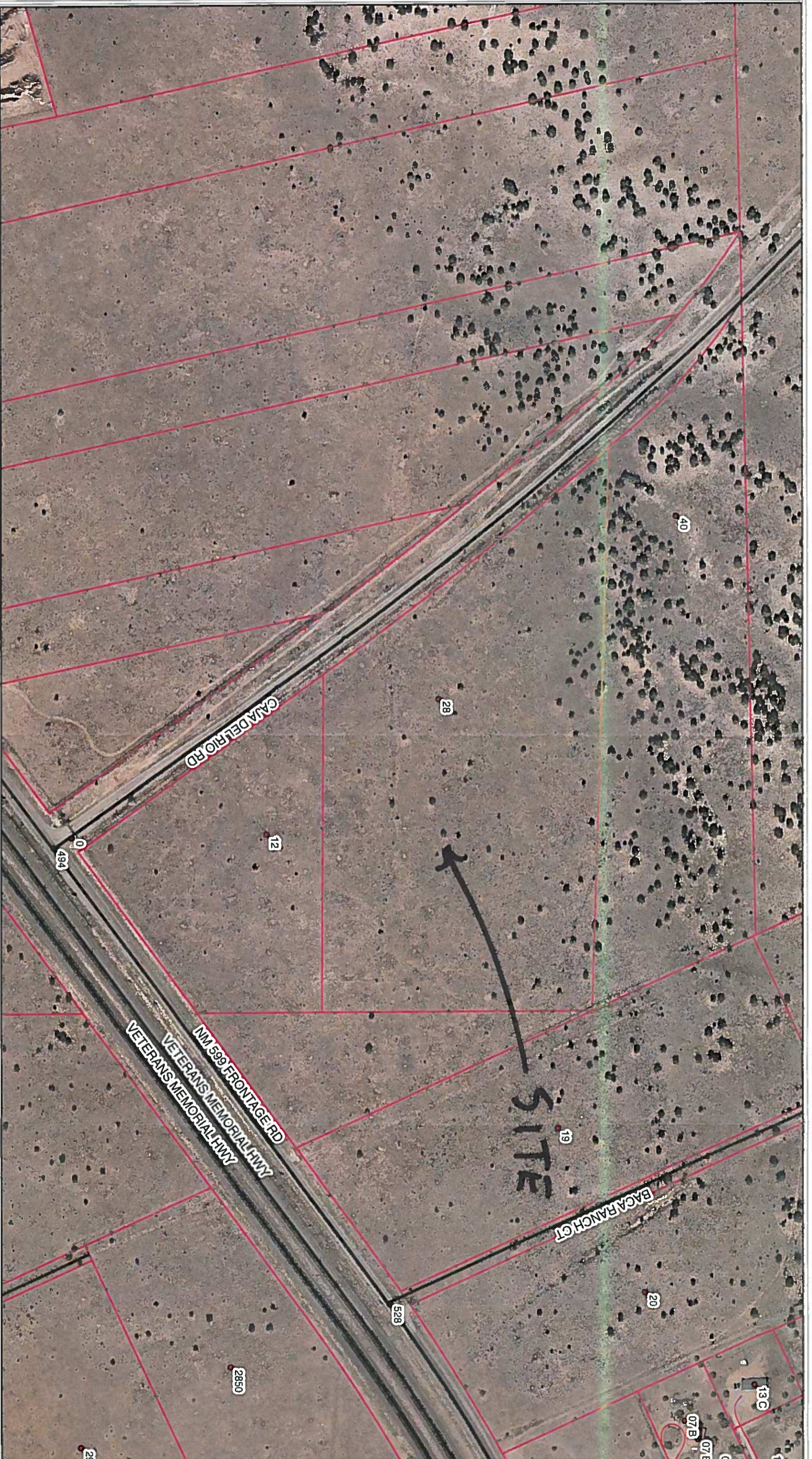
1. Conceptually the Applicant will need provide a cistern to capture 85,000 gallons (Nursing Facility).
2. A Landscaping Plan providing a schedule specifying conceptual methods, to include type, size, and location of vegetative and non-vegetative landscape material, and a preliminary description of the irrigation system to be used.
3. Xeriscape principles: Water requirements shall be reduced by: Article III Section 4.4.4f. 6 a-c
4. Applicant will need to add Landscape Plans to new plan set.
5. Type of irrigation system that will be used to serve all landscaped areas.
6. Correct Water Harvesting calculations for Commercial Development (total roofed area x 1.50)

**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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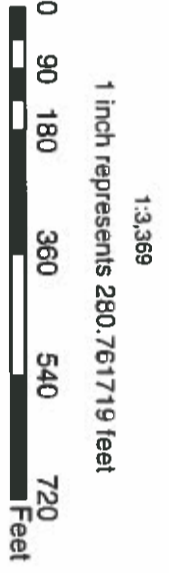


**Legend**

-  ROADS
-  DRIVEWAYS
-  PARCELS

**EXHIBIT**

5



Word Imagery  
2 FOOT CONTOURS

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

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- b. A non-residential use district may be established within a traditional community at a qualifying intersection or at an area which is pursuant to the criteria set forth in Sub-section 4.2.2.
- c. Spacing Between Districts. Intersections which qualify for a commercial or industrial non-residential use district are established either by the proximity of established or potential districts as follows:
  - 1) the exterior boundary of a proposed major center or community center commercial or industrial non-residential district, or parcel proposed for zoning or rezoning near the boundary of a proposed or established district, must be one (1) mile from the exterior boundary of another established or proposed district or parcel proposed for zoning in such district; and
  - 2) The exterior boundary of a proposed local or village center or neighborhood or small center commercial or industrial non-residential district or parcel proposed for zoning or rezoning near the boundary of a proposed or established district, must be one-half (1/2) mile from the exterior boundary of any other type established or proposed district, or parcel proposed for zoning in such district.
  - 3) Spacing between districts as described above is intended to assure the integrity of commercial or industrial use areas, residential neighborhoods, and highways. Uses which may locate between the districts are residential, large scale residential, community facilities, or large scale master planned development.



- d. Large Scale Mixed Use Development
  - 1) Master Plan Required. Proposed developments which are planned for a mix of residential, large scale residential, and/or non-residential uses and large scale developments or subdivisions which may be developed in phases shall present a master plan for development to the County pursuant to Article V, Sections 5.1 and 5.2 of the Code.
  - 2) Location Criteria. 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 Subsection 4.2.3. and 4.1.
  - 3) Uses. See Sub-section 4. 3., Guidelines for Permitted Uses and Structures, and Uses Not Listed.
  - 4) Design Standards and Review Criteria: Refer to Section 4.4.
  - 5) Review Requirements: Section 4.5, establishes the applicable reviews.

History. 1980 Comp. 1980-6. Sections 4.2.1 Types of Districts, was amended by County Ordinance 1990-11, adding the term Regional to Sub-section 1; retitling neighborhood as local or village center in Sub-section 3; and adding the term neighborhood to Sub-section 4; specifying new criteria for traditional village areas; criteria for spacing between districts; and adding a provision for large scale mixed use master planned developments.

4.2.2 Traditional Community Districts

- a. Mixed Uses Permitted  
Traditional Community districts established by the Code are intended to accommodate a mixture of uses such as agriculture, residential, large scale residential, community service, institutional, non-residential or recreational uses anywhere inclusive of the boundaries of the village, provided the performance standards and criteria set forth by the Code are met.



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~~fulfill the proposals contained in the subdivider's disclosure statement and in determining whether or not the subdivider's provisions for a subdivision conform with County regulations.~~

#### 4.8 Common Promotional Plans

~~The Code Administrator will review proposed applications to determine whether there is a common promotional plan to subdivide a property. If it is determined that the land division does constitute a common promotional plan, the project shall comply with the procedures provided for in this Article V.~~

### SECTION 5 - PROCEDURES AND SUBMITTALS

#### 5.1 Pre-application Procedures

Prior to the filing of an application for approval of a preliminary plat, the subdivider shall confer with the Code Administrator to become acquainted with these subdivision regulations. At this pre-application conference, the subdivider shall be advised of the following:

1. Submittals required by the Code.
2. Type and/or class of the proposed subdivision.
3. Individuals and/or agencies that will be asked to review the required submittals.
4. Required improvements.
5. Conditions under which Master Plans and Development Plans are required as described in Sections 5.2 and 7.
6. A determination will be made as to the appropriate scale and format for plans and plats and as to the appropriateness of applicable submittal requirements.

#### 5.2 Master Plan Procedure

##### 5.2.1 Introduction and Description

- a. Master plans are required in the following cases:
  - i. All Type I, Type II, and Type IV subdivisions with more than one development phase or tract;
  - ii. As required in Article III for developments other than subdivisions; and
  - iii. Such other projects which may elect to apply for master plan approval.
- b. 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 subdivider 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.
- c. The master plan submittal will consist of both plans and written reports which include the information required in 5.2.2 below. A typical submittal would include a vicinity map, a plan showing existing site data, a conceptual environmental plan with written documentation, a master plan map, a master plan report, a schematic utilities plan and the phasing schedule. Maps and reports may be combined or expanded upon at the discretion of the applicant to fit the particular development proposal as long as the relevant information is included.

##### 5.2.2 Master Plan Submittals

- a. Vicinity Map. A vicinity map drawn at a scale of not more than 2,000 feet to one inch showing contours at twenty (20) foot intervals showing the relationship of the site to its general surroundings, and the location of all existing drainage channels, water courses and water bodies located on the parcel and within three miles of the Parcel.





The locations of all Federal, State, or County Roads within one thousand (1000) feet of the parcel shall be shown. In addition, location of future highways and arterials as designated on the appropriate master plan for roads in the County (see 3-19-9 N.M.S.A. 1978) shall be shown.

- b. Existing Site Data. A description of existing conditions on or adjacent to the site. Maps shall be at a scale of one (1) inch to one hundred (100) feet or other appropriate scale as determined by the Code Administrator and shall include the following:
- 1) Boundary lines: bearings and distances. The error of closure shall be of a third order survey, and no discrepancy between computed and measured distances shall exceed one (1) part in 1,280 parts;
  - 2) Easements: Location, width and purpose;
  - 3) Streets or Roads on and immediately adjacent to the tract, name and right-of-way width;
  - 4) Utilities on and immediately adjacent to the tract;
  - 5) Owners of record of unplatted land and existing subdivision plats by name and recordation, together with owners of record for affected lots shall be shown for property within one-hundred (100) feet of that tract not including public rights-of-ways.
  - 6) Title and certificates: Present tract designations according to official records in the County Clerk's Office, title under which the proposed development is to be recorded with name and address of owner, notation stating acreage, scale, true and magnetic north arrow, U.S.G.S. datum and benchmarks, if any, certification of the engineer or land surveyor licensed in accordance with the laws of the State of New Mexico who prepared the plat.
  - 7) Proof of legal access from a county or state road as required by the Code.
- c. Conceptual environmental plan shall include, when appropriate:
- 1) Graphic representation of existing topography, natural features, slopes, and floodplains.
  - 2) Soils maps and reports (SCS)
  - 3) Recreational and/or open space plan, or landscape concepts,
  - 4) Liquid waste disposal plan, and
  - 5) Water Supply plan.
- d. Master plan map(s) showing the proposed development in sketch form, including:
- 1) Proposed major vehicular and pedestrian circulation system.
  - 2) Designation and description of proposed land uses, including information about residential uses by type, area and density, and information about office, general commercial and industrial uses by area and intensity of development. Mixed uses shall not be prohibited.
  - 3) Logical and natural boundaries defining development limitations, and
  - 4) Any proposed sites for schools or other community facilities.
- e. A phasing schedule shall be included in the master plan giving a general description of each phase of the development.
- f. A schematic utilities plan showing location, locational cross sections, and approximate line sizes. It is recognized that there may be changes in the final utilities plan due to the requirements of utility companies or final engineering plans and specifications.

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- g. Master plan report which includes the following:
- 1) A general description of the project, existing development on the parcel, location, adjacent properties, acreage, lot coverage, access, traffic impacts, terrain management, soils, landscaping, outside lighting, parking, signage, water, liquid waste, solid waste, archaeological sites and fire protection measures.
  - 2) If appropriate, market analysis and economic impact report which address demand, projected sales and build-out; identifies a trade area; estimates retail sales and potential, and identifies the scale and extent of local competition.
  - 3) Preliminary fiscal impact estimates of net local public costs, including capital outlay and operating expenses, and revenues attributable to the proposed project.
  - 4) Preliminary environmental assessment, which identifies the possible effects of proposed development on natural resources or natural features. This may be combined with Section 5.2.2.c of this Article.
  - 5) A written preliminary traffic report prepared by a licensed traffic engineer or other qualified expert acceptable to the Code Administrator.
  - 6) Description of concepts for restrictive covenants proposed for the development if applicable, outlining the areas and extent of restriction or regulation. Detailed covenants are not required at this time.
  - 7) Schools impact report. A written report which projects the effects the proposed project will have on public schools, and which includes:
    - the proposed number, size, and price of residential units within the project;
    - a description of the project's target market; and
    - where applicable, any special educational needs of the project's school-aged residents.

The report will also identify the schools that service the area of the proposed project and their boundaries, the transportation available to those schools, and a list of any pending or approved residential developments within those schools' boundaries. Copies of the schools impacts notice shall be submitted to the school district in which the project is located and to the Code Administrator.

### 5.2.3 Master Plan Review

The master plan shall be submitted to the Code Administrator or his authorized representative with a written application for approval. The Code Administrator will review the plan and submit analysis, written comments and a recommendation to the County Development Review Committee and the Board. Master plans shall be reviewed by the County Development Review Committee which shall make determinations regarding compliance with the County General Plan or the Extraterritorial Plan and the Code and shall forward the plan to the Board with the Committee's recommendation. The Board may adopt, amend, supplement, or reject the County Development Review Committee recommendation.

### 5.2.4 Master Plan Approval

- a. The approved master plan shall show the area of residential use and general density measured in dwelling units per acre of land, less dedicated or conveyed rights-of-way, and the area and intensity of commercial and industrial use measured in gross square feet of building area or maximum gross floor area ratio. These shall constitute the maximum permitted number of dwelling units and maximum permitted area and intensity of commercial or industrial use.
- b. The County Development Review Committee and Board shall consider the following criteria in making determinations and recommendations for approval or amendment of master plans:
  1. Conformance to County and Extraterritorial Plan;

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2. Suitability of the site to accommodate the proposed development;
3. Suitability of the proposed uses and intensity of development at the location;
4. Impact to schools, adjacent lands or the County in general;
5. Viability of proposed phases of the project to function as completed developments in the case that subsequent phases of the project are not approved or constructed;
6. Conformance to applicable law and County ordinances in effect at the time of consideration, including required improvements and community facilities and design and/or construction standards.

#### 5.2.5 Filing of Approved Master Plan

The approved master plan with maps which has been approved by and received signatures of the County Development Review Committee Chairman and Board Chairman shall be filed of record at the County Clerk's Office.

#### 5.2.6 Amendments and Future Phase Approvals

- a. Approval of the master plan is intended to demonstrate that the development concept is acceptable and that further approvals are likely unless the detailed development plans cannot meet the requirements of applicable law and County ordinances in effect at that time. Each phase of the development plan must be considered on its own merits.
- b. The Code Administrator may approve minor changes to the master plan. Any substantial change in land use or any increase in density or intensity of development in the approved master plan requires approval by the County Development Review Committee and the Board.
- c. Any changes approved by the Code Administrator pursuant to Section 5.2.6b of this Article shall be subject to the review and approval of County Development Review Committee and the Board at the time of development plan or plat approval.
- d. The phasing schedule may be modified by the Board at the request of the developer as economic circumstances require as long as there is no adverse impact to the overall master plan. (See Article V, Section 4.5)

#### 5.2.7 Expiration of Master Plan

- a. Approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board.
- b. Master plan approvals may be renewed and extended for additional two year periods by the Board at the request of the developer.
- c. 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.

History. 1980 Comp. 1980-6. Sections 4.4, 4.5, 5.1 and 5.2 were amended by County Ordinance 1987-1 to provide for the submittal of a master plan.

### ~~5.3 Preliminary Plat Procedure~~

#### ~~5.3.1 Introduction and Description~~

- ~~5.3.1a Preliminary plats shall be submitted for Type-I, Type-II, Type-III, except Type-III subdivisions that are subject to review under summary procedure as set forth in Subsection 5.3 of this Section, and Type-IV subdivisions.~~

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- (2) two sets of plans and specifications for the construction of structures;
- (3) the valuation of the proposed structures. The final development plan may be submitted separately for the first and each successive stages of development. The final development plan (or successive stages thereof) as approved becomes the final plat and the basis for issuance of development permit and for acceptance of public dedications;
- (4) a certificate by the Code Administrator that the applicant has either:
  - (5) Installed all improvements required by the Code, or
  - (6) Filed a surety bond or other security acceptable to the Board, in a sufficient amount based on cost estimates to insure completion of all required improvements within 18 months of the approval of the application.

History: 1980 Comp. 1980-6, Section 6.4.1 Submittals, was amended by County Ordinance 1987-1 providing for a master plan submittal for large scale residential uses to be developed in phases.



6.4.2 Density Review

The Code Administrator shall review an application for development permit for development provided for in this Section 6 in compliance with the density requirements of the Code. No application shall be approved unless it is determined that the density requirements of the Code will be met.

6.4.3 Special District Review

The Code Administrator shall check the location of the proposed large scale residential use and shall inform the applicant if any additional submittals or reviews required because of location of the proposed use within a special review district and make the applicable review.

6.4.4 Environmental Review

The Code Administrator shall review the proposed development and shall inform the applicant of the additional submittals or reviews required under Article VII - Environmental Regulations - of the Code and make the applicable review.

6.4.5 Conformance to Building, Mechanical and Electrical Codes

The Code Administrator shall cause the submitted plans and specifications to be reviewed for compliance with the building, mechanical and electrical provisions of the Code for engineering design. If all of the requirements of the Code are met and a development permit is issued, construction must begin within one year of the date of issuance, or the permit becomes void and a new application must be made.

**SECTION 7 - COMMUNITY SERVICE FACILITIES**

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

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TYPE OF USE	NUMBER OF PARKING SPACES
Retail Centers	1 per 1 employee plus per 200 sq. ft.
Restaurants, Bars	1 per 1 employee plus per 150 sq. ft.
Gas Stations	1 per 1 employee plus 1 per 300 sq. ft. of garage space.
Industrial	1 per employee plus 1 per 500 sq. ft.
Small Scale Centers, Home Occupations	1 per 1 employee plus 1 per 400 sq. ft. of commercial space.
Large Scale Residential, Institutional, Residential Resorts	2 per dwelling unit
Churches, auditoriums, theaters, arenas, spaces used for public assembly	1 for each 4 seats
Uses not listed	As determined by the County

- 9.2 Multiple use projects shall calculate cumulative parking needs for each type of use in the project to be developed.
- 9.3 Minimum size of parking space shall be 300 square feet which includes the parking stalls and aisles.
- 9.4 Commercial, industrial, other non-residential and large scale residential uses shall provide for handicap parking.

History: 1980 Comp. 1980-6. Section 9, Parking Requirements was amended by County Ordinance 1990-11 adding requirements for auditorium uses, multiple uses and handicap access.

## SECTION 10 - LOT SIZE REQUIREMENTS

### 10.1 Relationship of Lot Sizes to Water Policies

The General Plan sets forth the policy that future population growth in the County should be supported by adequate long term water availability and concentrate population growth in Urban and Metropolitan Areas and Traditional Communities. Development within these areas will generally be served by one or more regional water systems, or community water systems. Development outside of the Urban, Metropolitan Areas and Traditional Communities using domestic wells (Section 72-12-1 wells) should consider estimated long term water availability and protect water resources for existing County residents having domestic wells. Development may also be permitted if the applicant for a development permit demonstrates that he/she has water rights, excluding rights permitted under 72-12-1 NMSA 1978 or 75-11-1 NMSA 1953, recognized and permitted by the Director of Water Resources Department of Natural Resources Division of the State of New Mexico which are approved for transfer by the Director of Natural Resources Division to the site of the Development, and the permitted water rights are sufficient to support the proposed development.

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10.1.1 Water Policies Governing Lot Sizes Where the Development will Utilize Permitted Water Rights

Applicants seeking a development permit may base their application on water rights authorized and permitted by the Director of Water Rights Division of the Natural Resources Department of the State of New Mexico, (with the exception of water rights permitted under Section 75-11-1 NMSA 1953 or 75-12-1 NMSA 1978). The applicant shall provide evidence that he/she owns or has an option to purchase the permitted water rights in an amount adequate to meet the needs of the development as shown by Article VII, Section 6.6.2, Water Budgets and Conservation Covenants. Any development permit approved and issued by the County shall be expressly conditioned upon the applicant obtaining final non appealable order or final non appealable approval from the Director of Water Rights Division of the Natural Resources Department of the State of New Mexico authorizing the change in use and change in point of diversion to meet the needs of the proposed development. The minimum lot size permitted by this Section shall be 2.5 acres, unless the proposed development is within an Urban, or Metropolitan Area or a Traditional Community, in which case further adjustments of the lot size shall be permitted as provided by Sections 10.4, 10.5.2 and 10.5.3.

10.1.2 Water Policies Governing Lot Sizes Where Developments Will Not Utilize Permitted Water Rights



BASIN ZONE: Minimum lot size shall be calculated based upon ground water storage only. Water that is in storage beneath the lot in the Basin Zone may be depleted over a 100-year lifetime. The lot must be large enough to have ground water in storage beneath the lot for a 100 year supply of water without consideration of recharge of the ground water.

BASIN FRINGE ZONE: Same as Basin Zone.

HOMESTEAD ZONE: Minimum lot size shall be calculated based either upon ground water storage or recharge of ground water, but not both. Water that is in storage beneath the lot in the Homestead Zone may be depleted over a 100 year lifetime. The lot must be large enough to have ground water in storage beneath the lot for a 100 year supply of water. Calculation of recharge in any specific case shall be done in a manner approved by the County Hydrologist. Recharge should be sufficient to supply water over a 100 year lifetime. However, applicants should be aware that studies done in the development of the General Plan indicated that in most areas of the Homestead Zone minimum lot sizes based on storage in this zone would be larger than those based on recharge.

MOUNTAIN ZONE: Same as Homestead Zone.

METROPOLITAN AREAS-BASIN AND BASIN FRINGE: For Basin and Basin Fringe zones within a Metropolitan Area as shown on Code Maps 12, 14 and 15, it is anticipated that regional water systems will eventually be developed. Therefore, water that is in storage beneath a lot within a Metropolitan Area may be depleted over a 40 year lifetime. The lot must be large enough to have ground water in storage beneath the lot for a 40 year supply of water without consideration of recharge of the ground water.

METROPOLITAN AREAS-HOMESTEAD AND MOUNTAIN ZONE: For Homestead and Mountain Zones within a Metropolitan Area, the minimum lot size shall be calculated based either upon ground water storage or recharge of ground water, but not

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both. Water that is in storage beneath the lot in the Homestead Zone may be depleted over a 40 year lifetime. The lot must be large enough to have a ground water in storage beneath the lot for a 40 year supply of water. Calculation of recharge in any specific case shall be done in a manner approved by the County Hydrologist. Recharge should be sufficient to supply water over a 40 year lifetime. However, applicants should be aware that studies done in the development of the General Plan indicated that in most areas of the Homestead and Mountain Zones, minimum lot sizes based on storage in these zones would be larger than those based on recharge.

## 10.2 Calculation of Minimum Lot Size

Calculation of the minimum lot size under Section 10.1.2 shall be determined by the formula:

$$\frac{\text{Acre Feet}}{\text{Use (Year) x acres}}$$

Minimum Lot Size (Acres)=Water Available in acre feet per acre/year

$$\text{MLS} = \frac{U \times \text{acres}}{A}$$

Where:

MLS is the minimum lot size in acres; it is the size of a lot needed to supply anticipated water needs.

U is the anticipated water needs for the lot; it is the use of water which will occur from the intended development of the lot, measured in acre-feet per year. The standard values listed for A were derived using the procedures set forth in the water appendix of the Code. The standard value for U is set forth in Section 10.2.2. A is the amount of water available in the aquifers which are beneath the lot, measured in acre-feet per acre per year using recharge or storage as described in 10.1.2.

10.2.1 Standard Values for A and Adjustments. The standard values for A shall be as follows:

<u>BASIN ZONE:</u>	0.1 acre-feet per acre per year
<u>BASIN FRINGE ZONE:</u>	.02 acre-feet per acre per year
<u>MOUNTAIN ZONE:</u>	.0125 acre-feet per acre per year
<u>HOMESTEAD ZONE:</u>	.00625 acre-feet per acre per year

The minimum lot sizes which result from the use of these standard values are as follows:

<u>BASIN ZONE:</u>	10 acres
<u>BASIN FRINGE ZONE:</u>	50 acres
<u>MOUNTAIN ZONE:</u>	80 acres
<u>HOMESTEAD ZONE:</u>	160 acres

The standard values of A may be adjusted if the applicant submits a hydrology report, either a detailed report (see Section 6.4 of Article VII), or a reconnaissance report (see Section 6.7 of Article VII). Values of A determined in such reports shall be reviewed by the County Hydrologist, who shall recommend to the Code Administrator whether or not

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the value is reasonable, and if not, shall recommend a value appropriate for the use in determining minimum lot size.

The actual value of A used shall be based on the information submitted by the applicant, by the County Hydrologist or by others submitting information. If water conservation measures are used, as provided in Section 10.2.4b, and an actual value of A is determined, in most cases minimum lot sizes will be reduced below those listed in Section 10.2.1. However, applicants are advised that because of varying geologic conditions in Santa Fe County there is no assurance that a hydrology report will determine that the water supply in an area is more abundant than indicated by the standard value of A. In cases where the actual study shows a value of A which is less than the standard value (that is, there is less water available than assumed by the standard value), minimum lot size requirements may be increased beyond those indicated in this Section.

#### 10.2.2 Calculation of Use

U shall have a standard value of 1.0 acre feet per year per dwelling unit for residential use. For all other uses U shall be equal to the actual anticipated consumptive use for the development. The standard value for residential use may be adjusted if an applicant proposes to utilize water conservation measures. There shall be no adjustments for conservation in Urban, Traditional Community and Agricultural Valley Areas.

The Code Administrator shall maintain an application form upon which are listed potential water conservation measures. This form shall indicate the effect of each conservation measure on the value of U. As a minimum, the measures shall include: restrictions on use of water for irrigation purposes (including watering of lawns, gardens and shrubbery); restrictions on use of water for swimming pools; restrictions on the number of bathrooms per dwelling unit; restrictions on garbage disposal units; devices which reduce the utilization of water by appliances, kitchen fixtures, and bathroom fixtures; and pressure-reduction devices on in-coming water lines.

Any applicant who uses the application form as a basis for proposing conservation measures shall be allowed to reduce U in accordance with the effectiveness of the measures proposed. The maximum reduction in U which shall be considered achievable using this approach shall be a reduction of U to no less than 0.25 acre feet per year per dwelling unit. An applicant who proposes water conservation measures sufficient to reduce U to less than 0.25 acre feet per year per dwelling unit shall be required to prepare a water conservation report: See Section 6.6 of Article VII.

The actual value of U, and the minimum lot sizes which result, will depend on the conservation measures proposed by the applicant. In general, applicants who substantially restrict the use of irrigation (lawn and garden) water will be assumed to have a U of 0.5 acre feet per year per dwelling unit, while those who further restrict other types of water use will be assumed to require even less water. For reference purposes, the following lot sizes would be allowed if U is equal to 0.5 acre feet per year per dwelling unit.

<u>BASIN ZONE:</u>	5 acres
<u>BASIN FRINGE ZONE:</u>	25 acres
<u>MOUNTAIN ZONE:</u>	40 acres
<u>HOMESTEAD ZONE:</u>	80 acres

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For reference purposes, the following lot sizes would be allowed if U is equal to 0.25 acre feet per year per dwelling unit.

<u>BASIN ZONE:</u>	2.5 acres
<u>BASIN FRINGE ZONE:</u>	12.5 acres
<u>MOUNTAIN ZONE:</u>	20 acres
<u>HOMESTEAD ZONE:</u>	40 acres

10.2.3 Special Standards for Calculation of Use for Small Scale Commercial Development

Special standards which set forth specific limitations on use for small scale commercial developments are set forth in this subsection. Applicants who propose small scale commercial development are required to prepare a written estimate of water use. The value of U shall be determined by that estimate unless otherwise determined by the Code Administrator. The Code Administrator shall have on file, a list of standard water consumption requirements for commercial activities. The applicant may use these figures in lieu of the written estimate of water use. Applicants may use standardized values for A as set forth in Section 10.2.2, or they may submit a hydrology report which contains an actual estimate of A for the land which is to be developed.

10.2.4 Special Standards for Calculation of Water Availability for Metropolitan Areas

Special standards which set forth limitations on water availability for metropolitan areas shown in Code Map 12, 14, and 15 are set forth in this Sub-section.

a. Standard Values of Water Availability

Because the policy for water management in Metropolitan areas allows for depletion of storage over a 40 year period, standard values for A are as follows:

<u>BASIN ZONE:</u>	.25 acre feet per acre per year
<u>BASIN FRINGE ZONE:</u>	.05 acre feet per acre per year
<u>MOUNTAIN ZONE:</u>	.0125 acre feet per acre per year

The minimum lot sizes which result from the use of these standard values are as follows:

<u>METRO BASIN ZONE:</u>	4 acres
<u>METRO BASIN FRINGE ZONE:</u>	20 acres
<u>METRO MOUNTAIN ZONE:</u>	80 acres

b. Adjustments for Water Conservation

For the division of land into four (4) or less lots, the minimum lot size may be adjusted using the procedures set forth in Section 10.2.2. For reference purposes, the minimum lot sizes which result if U = 0.25 acre feet per year per dwelling unit or commercial use are:

<u>BASIN ZONE:</u>	2.5 acres
<u>BASIN FRINGE ZONE:</u>	5 acres
<u>MOUNTAIN ZONE:</u>	20 acres

10.3 Exceptions to Minimum Lot Size Requirements

The minimum lot sizes calculated under Sections 10.1 and 10.2 shall not apply to the areas described in this Section and the minimum lot size contained in this Section shall control.

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10.3.1 Metropolitan Area - Community Water Systems

Where a community water system provides water service to a development within the Metropolitan Areas, as shown on Code Maps 12, 14 and 15, the minimum lot sizes shall be:

<u>BASIN ZONE:</u>	1 acre
<u>BASIN FRINGE ZONE:</u>	2.5 acres
<u>MOUNTAIN ZONE:</u>	5 acres

10.3.2 Agricultural Areas

In the Estancia Valley Agricultural Area, minimum lot sizes shall be 50 acres for the Basin Fringe Zone and 10 acres for the Basin Zone. Adjustments for water conservation and water availability will not be allowed. In the Northern Valley Agricultural Area, the minimum lot size for lands with permitted water rights shall be five (5) acres. Adjustments to lot sizes in these areas are conditioned on the finding in each case by the County Development Review Committee that it is in the best interest of the County to convert water rights from agricultural to commercial or residential use.

10.3.3 Traditional Communities

The minimum lot size in traditional communities as shown on Code Maps 40-57, shall be .75 acres, except as follows:

14,000 sq. ft. - Where community water service and community sewer service systems are utilized, or a Local Land Use and Utility Plan is adopted.

10.3.4 Urban Areas

The minimum lot size in Urban Areas shall be 2.5 acres, except as follows:

1 acre - Where community water or community liquid waste disposal systems are utilized.

.50 acre - Where community water and community sewer systems are utilized.

10.4 Density Transfer

The minimum lot sizes specified in this Section 10 shall be taken as gross figures for the purposes of determining the total number of dwellings allowed in a particular development. The arrangement of dwellings in clusters or in such locations as to take advantage of topography, soil conditions, avoidance of flood hazards, access and reduced cost of development, shall not violate the lot size requirements of the Code so long as the total number of acres per lot conforms with the requirements of the Code.



SECTION 11 - IMPORTING OF WATER

11.1 Location Requirements

Developments which import water from the surface Rio Grande or other locations outside Santa Fe County to any location in Santa Fe County designated in the Development Code as other than urban or metropolitan locations are permitted to locate anywhere in the County provided they meet all requirements of the Code, except that in lieu of the density requirements as specified in Article III, Section 10, the proposed development shall meet the following criteria.

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## 11.2 Criteria

The following criteria may be used to determine the density of a development which imports water:

- 11.2.1 Traffic Generation. The amount of traffic generated by the proposed activity shall not at any time impede traffic flow, cause a public road to operate at over capacity, nor contribute to excessive air pollution. The Code Administrator may refer an application to the New Mexico Environmental Improvement Division for their comments on the impact of additional development upon air quality.
- 11.2.2 Energy Consumption. Proposed development which is not near employment or shopping facilities shall serve to minimize commuting and shopping trips by such methods as reducing density, provision of employment and shopping in the proposed development, and provision of mass transit facilities.
- 11.2.3 Provision by Local Government of Public Facilities and Services. The proposed development shall not cause undue burden to the local government in the provision of public facilities and services.
- 11.2.4 Compatibility with Adjoining Residences. The proposed development shall be of a character and density that will not be intrusive to the adjoining residential areas as they now exist or may develop as permitted by the Development Code. The development:
- a. Shall correlate with the residential life style of adjoining residences as expressed in intensity of use and size of structures;
  - b. Shall provide a sense of the open space of rural areas that corresponds to adjoining locations; and
  - c. Shall generate corresponding amounts of vehicular traffic.

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2.5 Zoning

In connection with the review of an application for a development permit with respect to matters described in the New Mexico Statutes concerning zoning, the procedures concerning zoning matters set forth in the New Mexico Statutes, as amended from time to time, shall apply in addition to the review procedures provided in the Code. The time limits established in this Article II may be extended if required, in order to comply with the procedures concerning zoning matters.

2.6 Subdivisions

In connection with review of an application for a development permit with respect to matters described in the New Mexico Subdivision Act, as it may be amended from time to time, the procedures for review provided for in Article V of the Code and the New Mexico Subdivision Act shall apply in addition to the review procedures provided in this Article II of the Code. The time limits established in this Article II shall be extended if required in order to comply with the procedures concerning subdivision matters.

2.7 Other Requirements

The time limits set forth in this Article II shall be extended in order to comply with other provisions of the Code providing for time limits in connection with reviews and requirements under the Code.

SECTION 3 - VARIANCES3.1 Proposed Development

Where in the case of proposed development, it can be shown that strict compliance with the requirements of the Code would result in extraordinary hardship to the applicant because of unusual topography or other such non-self-inflicted conditions or that these conditions would result in inhibiting the achievement of the purposes of the Code, an applicant may file a written request for a variance. A Development Review Committee may recommend to the Board and the Board may vary, modify or waive the requirements of the Code and upon adequate proof that compliance with Code provision at issue will result in an arbitrary and unreasonable taking or property or exact hardship, and proof that a variance from the Code will not result in conditions injurious to health or safety. In arriving at its determination, the Development Review Committee and the Board shall carefully consider the opinions of any agency requested to review and comment on the variance request. In no event shall a variance, modification or waiver be recommended by a Development Review Committee, nor granted by the Board if by doing so the purpose of the Code would be nullified.

3.2 Variation or Modification

In no case shall any variation or modification be more than a minimum easing of the requirements.

3.3 Granting Variances and Modifications

In granting variances, and modifications, the Board may require such conditions as will, in its judgment, secure substantially the objectives of the requirements so varied or modified.

3.4 Height Variance in Airport Zones

All height variance requests for land located with approach, Transitional, Horizontal and Conical surfaces as described within Map #31 A, hereinafter herein by reference, shall be reviewed for compliance with Federal Aviation Administration Regulations. The application for variance shall be accompanied by a determination from the Federal Aviation Administration as to the



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RESOLUTION NO. 2006-57

A RESOLUTION ADOPTING A SANTA FE COUNTY  
WATER RESOURCES DEPARTMENT LINE EXTENSION AND WATER  
SERVICE POLICY

WHEREAS, pursuant to the Water Resources Agreement by and Between Santa Fe County and the City of Santa Fe (2005), the City of Santa Fe agreed to provide wholesale water deliveries to Santa Fe County in the amount of 500 acre feet per year (in perpetuity) and an additional 375 acre feet per year between the year 2005 and the year that the Buckman Direct Diversion Project becomes operational;

WHEREAS, of the 875 acre feet of wholesale water deliveries that the County may receive from the City of Santa Fe prior to the date the Buckman Direct Diversion becomes operational, approximately 700 acre feet per year has already been committed by the County through Water Service Agreements, yet the County Water Resources Department in calendar 2005 delivered 324.68 acre feet per year to County customers;

WHEREAS, under current practice, the County provides water to new customers through a system of water rights transfers and parallel water service agreements;

WHEREAS, the form of water service agreements has varied widely, but has become more consistent in recent years, and a common element of virtually all water service agreements is the "allocation" of available water which is reserved to the holder of the water service agreement, whether the holder of the water service agreement actually puts the water to beneficial use or not;

WHEREAS, the practice as described above has resulted in an apparent shortage of water and has also apparently created the possibility of speculation in water service agreements and County allocations of available water, thus reducing the amount of water needed for the County to achieve its stated purposes of providing affordable housing for its citizens and assuring that the County's growth management objectives are met;

WHEREAS, in order to assure that the County's stated objectives as described above are met, significant amendments to existing practices and policies are needed to ensure that water is put to beneficial use, that water is targeted to affordable housing, that water is targeted towards persons who will put it to use, and that speculation in water and water service agreements is avoided; and

WHEREAS, the Board of County Commissioners desires to put such policies in place, effective immediately.

COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss

BCC RESOLUTIONS  
PAGES: 13

Hereby Certify That This Instrument Was Filed for  
Record On The 6TH Day Of April, A.D., 2006 at 11:41  
and Was Duly Recorded as Instrument # 1427655  
of The Records Of Santa Fe County

Witness My Hand And Seal Of Office  
Valerie Espinoza  
County Clerk, Santa Fe, NM



SFC CLERK RECORDED 04/06/2006

NBF-74

IT IS THEREFORE RESOLVED, AS FOLLOWS:


1. The Board of County Commissioners of Santa Fe County hereby adopts Attachment A hereto as its Water Resources Department Line Extension and Water Service Policy.
2. Attachment A shall henceforth govern new water service by the by Santa Fe County Water Resources Department, and shall supplant the current practice.
3. Any resolution or policy of the County that is inconsistent herewith shall be, and hereby is, rescinded.

PASSED, APPROVED AND ADOPTED this 28th day of March, 2006.

THE BOARD OF COUNTY COMMISSIONERS  
OF SANTA FE COUNTY, NEW MEXICO

By   
Harry B. Montoya, Chair

ATTEST

By   
Valerie Espinoza, County Clerk

Approved as to Form

By   
Stephen C. Ross, County Attorney

SFC CLERK RECORDED 04/06/2006

2. Santa Fe County delivers physical water from a limited number of sources. Santa Fe County, through the "Water Resources Agreement Between the City of Santa Fe and Santa Fe County," has the right to receive 500 afy from the City of Santa Fe in perpetuity. Most of this water has already been obligated through existing water service agreements, and Santa Fe County allocations for economic development and affordable housing. The County, through the Water Resources Agreement, has the right to receive an additional 375 afy of water deliveries from the City of Santa Fe until the Buckman Direct Diversion, a joint City-County venture to divert San Juan-Chama contract water to the City, the County and Las Campanas, is completed. The City's commitment of 375 afy will cease in approximately 2009 when the Buckman Direct Diversion becomes operational and therefore cannot be considered to be a permanent and perpetual source of water. The County has applied to divert its 375 afy of San Juan-Chama water rights from the Buckman Direct Diversion. After completion of the Buckman Direct Diversion, the County will have the right to divert up to 1,700 afy from the Buckman Direct Diversion, and has the capacity to receive 500 afy of perpetual deliveries from the City of Santa Fe. Applicants may therefore expect that supplies of physical water may be limited until the Buckman Direct Diversion is completed. The County's decisions on allocating any part of the 375 afy supplied by the City of Santa Fe, given the uncertainty of deliveries after 2009, shall be final. The County may deny any Application on the grounds that adequate physical water is not available to serve the Application.

3. Because the County holds a limited amount of water rights, Applicants for New Water Deliveries may be required to deposit or dedicate water rights with the County to match against expected deliveries (see Section X, below), pay the County to acquire water rights to match against deliveries that are sought, pay a significant initial service fee, or pay other fees to the County to assist the County to provide a permanent and perpetual water supply. In addition, Applicants for New Water Deliveries may be required to pay the costs of infrastructure (such as line extensions) to supply physical water to projects, and to pay for necessary improvements to County infrastructure to serve an Applicant.

**B. Annual Schedule of New Water Deliveries**

1. Twice each year, the County shall promulgate a schedule of New Water Deliveries for the upcoming six months, which shall be approved by Resolution of the Board upon recommendation of the Department. The approved schedule shall govern New Water Deliveries over the following year.

2. To assist in preparing the annual schedule of deliveries, the Department shall maintain an accounting of available physical water, water rights, allocations established through a valid water service agreements in existence as of the effective date of this document, line losses, allocations established for affordable housing pursuant to Ordinance No. 2006-02, other allocations made to County sponsored projects or for County discretionary use, and deliveries that were made in the preceding year. When total deliveries of water in a given year to all customers of the County do not exceed 500 afy, the Department shall set aside no less than ten percent of the water that is deliverable that year for County purposes. When total deliveries of water in a given year exceed 500 afy, the Department shall set aside no less than 50 acre feet plus five percent of the water that is deliverable that year for County purposes. The Department shall



present the accounting to the Board along with its recommendations for the upcoming years' schedule.

3. Once the schedule is approved as described in the previous paragraph, any allocations established through valid water service agreements in existence as of the effective date of this document, line losses, allocations established for affordable housing pursuant to Ordinance No. 2006-02, other allocations made to County sponsored projects or for County discretionary use, and deliveries that were made in the preceding year shall not be available for distribution as New Water Deliveries.

4. Persons desiring New Water Deliveries during the upcoming year and persons holding valid water service agreements in existence as of the effective date of this document, shall file an Application seeking new water service with the Department on or before the date set for the filing of such applications by the Department. The Application shall be made on a form supplied by the Department, and shall be complete; incomplete Applications shall not be accepted. Holders of water service agreements that were executed prior to the effective date of this document must apply for each new delivery, and the deliveries shall be included on the annual schedule.

5. Based on its accounting, the Department may declare that water to service pending Applications is not available, either because of the unavailability of physical water or because insufficient water rights exist to justify deliveries. In this event, the Department shall, during a regular meeting, advise the Board of the problem and the inability to provide service. The Board may suspend issuance of a schedule or schedules for New Water Deliveries pursuant to Section IV (B) (1), until the problem is resolved, or issue a schedule based on its prioritization of water that is available.

6. If, based on its accounting, the Department determines that insufficient physical water or water rights exist to serve existing allocations plus scheduled deliveries for the upcoming year and a declaration of unavailability is made pursuant to the previous paragraph, the Department shall reject any pending Application, but shall keep the Application on file. If the problem that resulted in the declaration is corrected within one year, the Application may be processed. If water becomes available more than one year after submission of the Application, a new Application will be required.

7. Any New Water Deliveries that are scheduled for delivery that are not made within the one-year period of the schedule shall be cancelled and the underlying Water Delivery Agreement shall automatically terminate. Subsequent deliveries will require a new Application, schedule delivery and Water Delivery Agreement.

8. No deliveries will be made that are not consistent with the annual schedule unless extreme hardship is first demonstrated to the Board.

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C. Prioritization of new deliveries

1. When there is more demand for New Water Deliveries for the upcoming fiscal year than the Department can deliver, and finding has been made pursuant to Section IV (B) (6), above, the County may allocate deliveries in any reasonable manner; allocation of water deemed to be available may be allocated among pending applications in any reasonable manner taking into consideration the following factors:

a. [reserved]

b. A project that partially developed a phase under a previous year's schedule and that requires water service to prevent economic infeasibility of the phase may receive priority.

c. A project that employs water conservation measures above and beyond what are already required by County ordinance, or a project that employs energy efficiency measures may receive priority.

d. Existing residential customers that do not receive County or community water service that suffer water supply quantity and/or quality problems (e.g., well requiring immediate work to meet demand or nitrate concentration greater than 10mg/l) or reasonably believe that water quantity or quality problems threaten water supplies (e.g., well water level declining and likely to require well work within two years or nitrate concentration between 4 and 10 mg/l), may be entitled to priority.

e. A project that provides both water and wastewater service may be entitled to priority.

f. A project within a growth priority area of the County, as established by planning documents adopted by the Board, may receive priority.

2. If prioritization becomes necessary, the Department shall provide recommendations to the Board concerning the relevant factors to be considered, the proper application of the factors to the facts of the Application, and the amount of water believed to be available for scheduling. In addition, the Department shall provide recommendations concerning the Department's efforts to increase future supplies.

V. WATER SERVICE: LINE EXTENSIONS.

A. Whenever a water service line is required in order for the Department to be able to deliver water to customers, an Applicant for New Water Deliveries shall be responsible for constructing infrastructure to provide the water service and for constructing any necessary improvements to the Department's infrastructure.

B. A valid Water Delivery Agreement or a separate line extension agreement shall be required prior to beginning construction of any proposed infrastructure.

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C. The Applicant shall plan, design and construct the proposed line extension project. The planning, design work, and construction shall conform to this document, all other applicable laws, standards, Ordinances, Resolutions and regulations of the County, and the standards established by the American Water Works Association (AWWA). Prior to commencing construction of any line extension, engineering plans shall be prepared and certified by a Licensed Professional Engineer in the State of New Mexico and submitted to the Department for review and approval. The Department may disapprove any engineering plans that do not comply with this Resolution and the standards set forth herein. A line extension may be phased, but each phase must independently comply with this Resolution. Construction may commence only after the Department has issued its written approval of the engineering plans. Construction of the line extension project must conform to the approved plans, and shall meet all applicable standards, and shall be performed in a workmanlike manner consistent with standards existing within Santa Fe County. Personnel of the Department shall be permitted reasonable access to the construction site during periods when construction is taking place, and shall be permitted to inspect the project and to issue relevant orders relating to the project, including stop work orders for work that does not conform to the approved plans, requiring that work be constructed according to the approved plans, and requiring that work meet all applicable codes and standards.

D. The cost of planning, designing, constructing and inspecting a line extension project shall be the sole responsibility of the Applicant. Upon completion of construction of the work, the County may accept the work. Acceptance of the line extension project shall be made only by the Director of the Water Resources Department or a designee, and shall be made in writing. After acceptance, the applicant shall ensure that the line extension project and all of its components, including water lines, meters, trunks, stubs, fire hydrants, pumps and other equipment, become the property of Santa Fe County through a separate deed or, as appropriate, plat dedication. Thereafter, the line extension project shall become the property of Santa Fe County and shall be operated and maintained by the Department.

E. The Applicant shall grant to the County, without charge, any and all permanent easements and rights-of-way over and across the Applicant's property on which the line extension project, and any component thereof, is located. Such grant shall be made through the appropriate plat dedication or instrument, and shall be recorded in the office of the Santa Fe County Clerk. The easements and rights-of-way may be located, to the extent possible considering cost and engineering feasibility, in a manner that avoids unreasonable interference with the Applicant's contemplated uses of its property, in a way that complements the contemplated uses, and in accordance with sound construction and engineering standards and practices. In the event that easements and rights-of-way must be acquired from third parties who are not parties to this Agreement in order to complete the line extension project, acquisition of such easements and rights-of-way shall be the sole responsibility of the Applicant.

F. After completion of the line extension project as set forth in the previous paragraphs, the Applicant may be entitled to receive water service pursuant to a Water Delivery Agreement. All such service must be scheduled pursuant to Section IV (B) (1), above, and shall be subject to the prevailing service rates, as published from time to time by the Water Resources Department.

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G. If the Department desires that a given line extension be modified to accommodate other reasonably anticipated County needs, the County may require amendments to the line extension project. Any such amendments shall be the subject of a separate written agreement by and between the County and the Applicant. Oral instructions to modify a line extension project to benefit the County shall not be valid in the absence of a valid written contract.

H. Certain smaller applications (e.g., individual residences or neighborhoods currently not receiving service) may provide cash payment and avoid constructing infrastructure pursuant to the requirements set forth above. In such instances, the County shall construct the required infrastructure. The Applicant shall provide any necessary easements. The County shall provide an estimate of the costs to the Applicant; however, an Applicant shall be responsible for the entire costs of construction that may accrue, whether or not said costs exceed the County's estimate. If costs are less than estimated, or if the County receives external funding for construction, the Applicant may receive a refund, or a credit against billings. The Applicant remains responsible for paying any required fees.

#### VI. APPLICATION PROCESS.

A. To be eligible to receive scheduled water deliveries and a Water Delivery Agreement, an Applicant must meet the following criteria:

1. An Application must be submitted to the Water Resources Department in writing on the form provided by the Water Resources Department.
2. The service requested must be within a designated service area of water service of the Department.
3. The Applicant must agree to comply with all the terms set forth in this document.
4. In order to be placed on the schedule for water deliveries, the project for which the Applicant seeks water service must be approved, as applicable, through the County's land development approval process.

B. An Application will be processed only upon receipt of a complete Application. Applications for water service shall be incorporated into the Department's recommendations for scheduled deliveries pursuant to Section IV (B), herein.

C. If an Application is granted, the Department shall notify the Applicant of the necessity to execute a Water Delivery Agreement. Service will not be provided until an agreement is executed, water rights are deposited into County ownership, and any required fees are paid.

#### VII. REQUESTS TO AMEND A SERVICE AREA.

A. An Applicant may petition the Department to amend the Department's declared water service area at any time.

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B. Once an application is made to amend the Department's service area, the Department shall analyze the request and shall determine the technical merits of the application and evaluate the cost of providing service within the area requested. The analysis shall be presented to the Board for consideration.

C. The Board shall consider the application, the report of the Department, and the statements of persons supporting or opposing the application. The Board may base its decision whether to amend a service area on the ability of the County to service the proposed service area, the costs of providing such service, the revenue expected to be received as a result of the service so provided, and other relevant facts.

#### VIII. BULK WATER SERVICE TO COMMUNITY SYSTEMS.

A. The County may provide water service to community water systems, mutual domestic water associations, cooperative water associations, water and sanitation districts, and other similar entities on a bulk service basis.

B. All requests for such service shall be presented to the Board, and shall be documented pursuant to a Joint Powers Agreement or other appropriate agreement.

C. The rate to be charged for water provided pursuant to this Section shall be the bulk service rate set forth in Department's rate schedules.

D. Deliveries made pursuant to this Section shall be scheduled as set forth in Section IV (B), herein.

#### IX. ALLOCATION LIMITATIONS.

A. Allocations of capacity for New Water Deliveries shall be limited as set forth on the schedule in any given year, and an Applicant, notwithstanding any transfer of water rights or cash, shall not be entitled to water in any upcoming year unless water deliveries are scheduled and have commenced pursuant to the schedule.

B. In no event shall a residential property be scheduled to receive more than 0.25 afy per dwelling unit (including guest homes, if any) in any given year.

C. New Water Deliveries to any residential development or commercial development shall be limited to 35 afy each year absent extraordinary conditions, except for deliveries made under water service agreements executed prior to the effective date of this document.

D. In no event shall any property be scheduled to receive water in excess of the amount of water rights held by the County to match against the deliveries.

E. For residential subdivisions and commercial developments, an allocation for a given amount of water pursuant to a Water Delivery Agreement will be based on the Applicant's expected water demand for the project, which will in turn be based on the Applicant's projected water budget. Although the Department, and in many cases the County Land Use Department, reviews the proposed water budget for reasonableness, the Department's review shall not be construed as legitimizing the amount of the request for purposes of land use approvals. In the

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event that the actual use exceeds the allocation and the amounts set forth in the Water Delivery Agreement, the Department shall take steps to limit actual water use to the amount agreed upon or require the Applicant to supply additional water rights to support deliveries.

**X. WATER RIGHTS AND CASH PAYMENTS.**

A. At the time of execution of a Water Delivery Agreement, or before at the Applicant's election, an Applicant shall be required to deposit with the County water rights (or the cash equivalent at the County's option to the value of the water rights required, both as established by the County), to support deliveries pursuant to the Water Delivery Agreement, plus 20%. Using a dedication form provided by the Department, an Applicant may deposit water rights with the County at any time that are intended to back up water deliveries in future years or to satisfy requirements under the Land Development Code, with the understanding that deposit of said water rights does not create a delivery obligation on the part of the County to delivery water in subsequent years otherwise than as set forth in this document and the annual schedules issued by the County pursuant to the provisions herein. If the Applicant elects to make a cash deposit in lieu of water rights, deliveries will not be scheduled until the County has obtained water rights to match against scheduled deliveries.

B. If water rights are deposited, no later than upon execution of the Water Delivery Agreement, the Applicant shall prepare and submit to the County an application for the transfer of water rights. The water rights transferred pursuant to this paragraph shall be used for offset purposes at the City's Buckman well field pursuant to the "Water Resources Agreement between the City of Santa Fe and Santa Fe County," or transferred to another point of diversion designated by the County. Concurrent with the application to transfer the water rights to the point of diversion, the Applicant shall convey the water rights to the County and obtain approval of a transfer through the Office of the State Engineer. The Applicant shall pay all costs associated with these proceedings. If the water rights are transferred to the Buckman Well Field, the Applicant shall pay the additional cost, if any, necessary to transfer the water rights from the Buckman Well Field to the Buckman Direct Diversion project at any time, if requested to do so by the County. If the County elects to undertake the transfers itself, the Applicant shall reimburse the County for all costs associated with the proceedings before the Office of the State Engineer, and may be required to provide advance payment of the costs.

C. Upon the final, non-appealable issuance of an order approving the application for transfer, the Applicant shall inform the County and provide a copy of the order. If the application is denied, the Applicant shall provide adequate substitute water rights.

D. Any return flow credits that may be approved by the Office of the State Engineer (hereinafter "the OSE") that are associated with the water rights shall belong to the County.

E. If required by the Office of the State Engineer, the Applicant shall acquire and transfer ownership to the County sufficient water rights within an affected tributary system sufficient to offset depletion of the tributary surface flows, as determined by the OSE, and associated with the pumping of the transferred water rights from the diversion point.

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F. If water service is not scheduled and the Applicant proposes to terminate the Water Delivery Agreement, the water rights may be returned to the Applicant and the Applicant shall be responsible for the costs of effectuating the transfer, or, at the County's sole option, the County may purchase the water rights for their-then fair market value.

#### XI. THE COUNTY'S DELIVERY OBLIGATIONS UNDER A WATER DELIVERY AGREEMENT

A. Once deliveries have been placed on the annual schedule and a Water Delivery Agreement has been executed, and so long as the Customer or Applicant has fulfilled all of its obligations as set forth in the relevant agreement, then, for so long as the Customer or Applicant complies with such obligations, the Department shall provide water service to the Customer or Applicant and successors-in-interest.

B. The Department shall endeavor, by all reasonable means, to deliver the agreed-upon amount of water, suitable in quality for municipal, domestic and industrial use, at pressures meeting the Customer or Applicant's needs.

C. Water service will be provided in accordance with all of the Department's policies, and subject to all the established fees, costs and expenses required by ordinances, resolutions, regulations, contractual conditions, as amended from time to time.

D. In the event of a shortage of water supply or an interruption of water supply due to operational constraints, insufficient water rights, or a lack of physical water, the Department may curtail usage or customers in accordance with County ordinances and regulations. The County shall have no liability for any reduction in water deliveries due to water supply shortages or an interruption of water supply due to operational constraints.

E. Once deliveries pursuant to a Water Delivery Agreement begin, use of any domestic well associated with the premises shall cease and the well plugged and abandoned. Any water rights associated with such a domestic well shall, to the extent permitted by the Office of the State Engineer, be transferred to the County.

#### XII. CHARGES AND FEES

A. All customers of the Department shall pay fees and charges associated with water service as set forth in schedules promulgated from time to time by the Department and approved by the Board. The Department may assess standby fees, meter fees, impact fees, connection fees, inspection fees, and engineering fees on any particular project.

B. [reserved]

C. The Applicant's obligation to pay service charges will cease when a sufficient number of dwelling units and commercial properties have used water for a period of time sufficient for the County to determine whether the approved water budget reflects actual usage. Release of the Customer from its obligation to pay service charges will be at the sole discretion of the County but such release shall not be unreasonably withheld.

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XIII. DEVELOPMENT APPROVALS

A. Nothing herein shall be construed as a commitment by the Department or the County to bind or obligate the County, its Elected Officials, boards, committees, employees and agents to take any action, including but not limited to: acceptance of any application or other documents for filing; processing of any application or proposal; approval of any kind of land use or development proposal; issuance of any license or permit; or any other action, whether discretionary, ministerial or otherwise, with respect to any proposal or application or other request by the Applicant or anyone on the Applicant's behalf. The Applicant shall acknowledge in a Water Delivery Agreement, that the County's obligations as described in this Agreement are totally independent of any other action or decision-making process of the County and have no bearing whatsoever upon the exercise of any authority or discretion of the County, its Elected Officials, boards, committees, employees, or agents. The Applicant shall be solely and fully responsible for obtaining any and all licenses, permits, approvals or other consents required enabling it to utilize the water committed to be delivered by the County hereunder. Nothing herein constitutes a commitment, promise, assurance or other favorable indication that any such license; permit, approval or other consent will in fact occur or be granted.

B. Applicants shall comply with any conditions of approval and covenants applicable to the development engaged in, and Water Delivery Agreements may be conditioned upon compliance with same.

C. The County may include additional conditions in a Water Delivery Agreement when necessary to address particular circumstances.

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ATTACHMENT A

SANTA FE COUNTY WATER RESOURCES DEPARTMENT LINE EXTENSION AND  
WATER SERVICE POLICY

I. PURPOSE.

The purpose of this Document is to guide Santa Fe County staff and interested persons on the procedures and principles that will be applied to applications for water service from the Santa Fe County Water Resources Department, water line extensions, allocation of scarce water resources, and areas served by the Department with water service.

II. DEFINITIONS.

The following definitions shall apply to terms and phrases used in this document:

- A. "Afy" means "acre feet per year."
- B. "Applicant" means a person, corporation, unincorporated association or other legal entity who seeks water service through the Santa Fe County Water Resources Department.
- C. "Application" shall mean the form used by Applicants to apply for New Water Deliveries from the Santa Fe County Water Resources Department.
- D. "Board" means the Board of County Commissioners of Santa Fe County.
- E. "Customer" means a person, corporation, unincorporated association or other legal entity who receives water service through the Santa Fe County Water Resources Department.
- F. "Department" means the Santa Fe County Water Resources Department.
- G. "Line Extension" means an extension of the Department's existing water system or facilities, which extension may include but is not limited to planning, design and construction of transmission and distribution line(s) with related appurtenances.
- H. "New Water Deliveries" means deliveries of water that are applied for after the effective date of this document.
- I. "Project" means a residential or commercial development that was platted or, in the case of a commercial development, that received final approval prior to the effective date of this document.
- J. "Service Area" means the territory which is eligible for water service by the Department as set forth by separate Resolution of the Board.

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