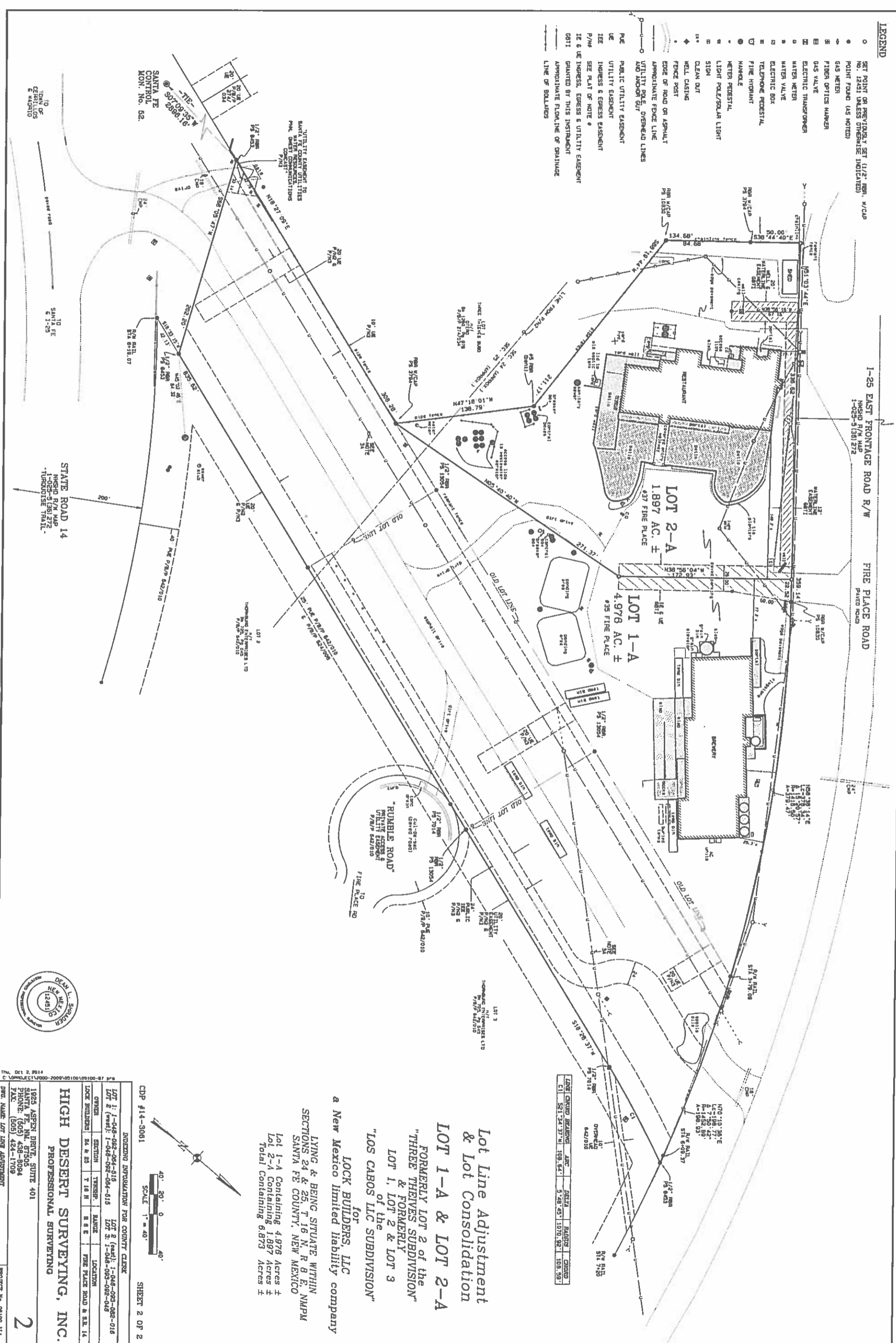


- LEGEND**
- SET POINT ON PREVIOUS SET (1/2" RRR, W/CAP NO. 12451 UNLESS OTHERWISE INDICATED)
 - GAS METER
 - ⊕ FIBER OPTICS MARKER
 - ⊕ GAS VALVE
 - ⊕ ELECTRIC TRANSFORMER
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ ELECTRIC BOX
 - ⊕ TELEPHONE pedestal
 - ⊕ FIRE HYDRANT
 - ⊕ MANHOLE
 - ⊕ WATER pedestal
 - ⊕ LIGHT POLE/SOLAR LIGHT
 - ⊕ SIGN
 - ⊕ CLEAN OUT
 - ⊕ FENCE POST
 - ⊕ WELLS CASTING
 - ⊕ EDGE OF ROAD OR ASPHALT
 - ⊕ APPROXIMATE FENCE LINE
 - ⊕ UTILITY POLE, OVERHEAD LINES AND JUNCTION GUY
 - ⊕ PUBLIC UTILITY EASEMENT
 - ⊕ UTILITY EASEMENT
 - ⊕ INGRESS & EGRESS EASEMENT
 - ⊕ P/W/SEE PLAT OF NOTE #
 - ⊕ 12 & 16 INGRESS, EGRESS & UTILITY EASEMENT
 - ⊕ GRIT
 - ⊕ APPROXIMATE FLOWLINE OF DRAINAGE
 - ⊕ LINE OF BOLLARDS



LINE	CHORD BEARING	ARC	DELTA	RADIUS	CHORD
C1	S 21° 34' 37" N	108.54'	5.78° 45'	1070.92'	108.59'

**Lot Line Adjustment
& Lot Consolidation**

LOT 1-A & LOT 2-A
 FORMERLY LOT 2 of the
 "THREE THIEVES SUBDIVISION"
 & FORMERLY
 LOT 1, LOT 2 & LOT 3
 of the
 "LOS CABOS LLC SUBDIVISION"

for
LOCK BUILDERS, LLC
 a New Mexico limited liability company

LYING & BEING SITUATE WITHIN
 SECTIONS 24 & 25, T 16 N, R 8 E, NMPM
 SANTA FE COUNTY, NEW MEXICO

Lot 1-A Containing 4.978 Acres ±
 Lot 2-A Containing 1.897 Acres ±
 Total Containing 6.873 Acres ±

CDP #14-3061

SCALE 1" = 40'

SHEET 2 OF 2

DIXIE COUNTY DEPARTMENT FOR COUNTY CENTER

LOT #	OWNER	SECTION	T	R	RANGE	LOCATION
LOT 1	1-046-083-044-016	LOT 2 (part)	16	N	8 E	FIRE PLACE ROAD & S.B. 14
LOT 2	1-046-083-044-016	LOT 3	16	N	8 E	FIRE PLACE ROAD & S.B. 14

HIGH DESERT SURVEYING, INC.
 PROFESSIONAL SURVEYING

1925 ASPEN DRIVE, SUITE 401
 SANTA FE, NM 87505
 PHONE: (505) 424-1709
 FAX: (505) 424-1709

DATE: 02/2/2014

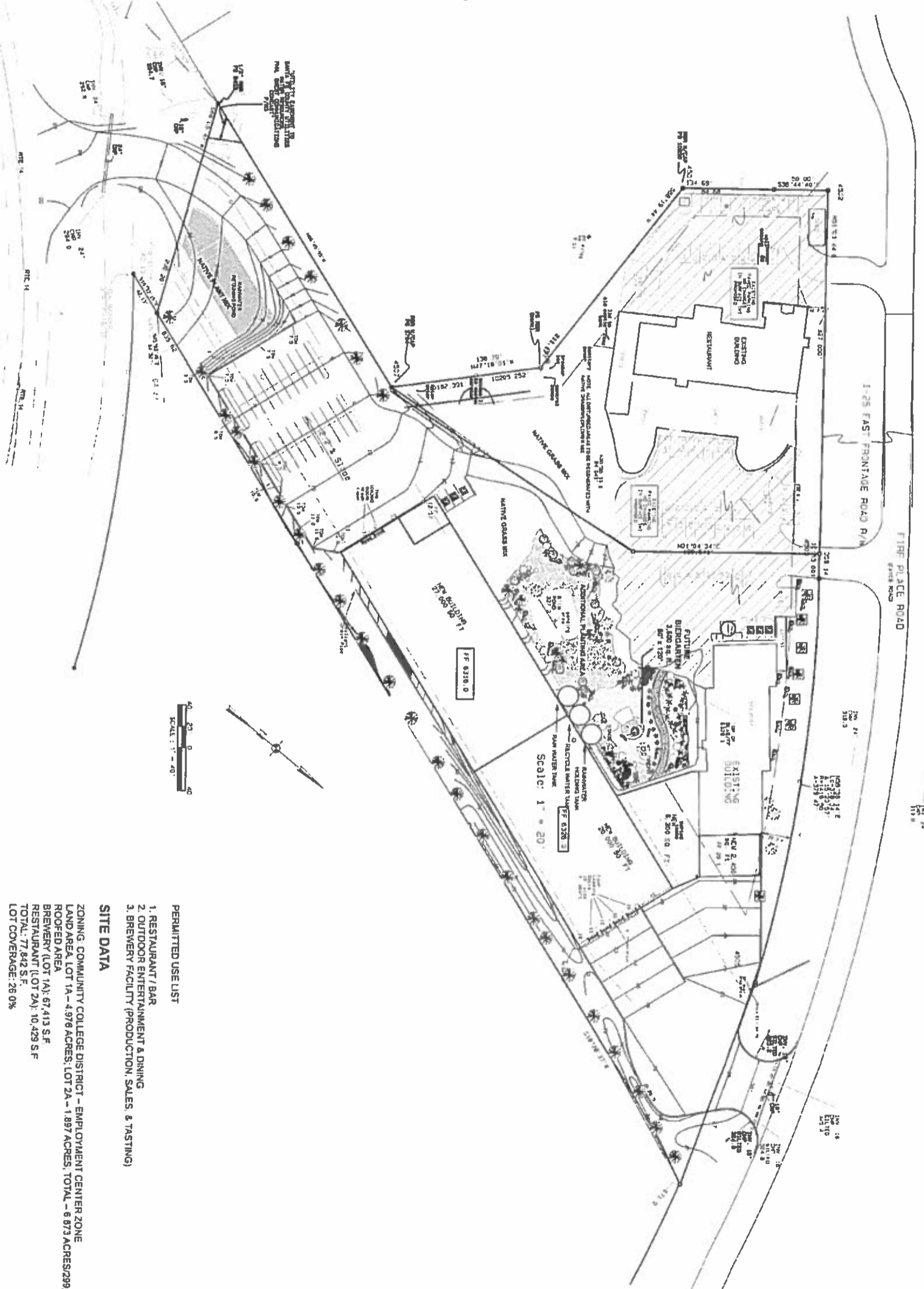
PROJECT NO. 00100-114

2



Variances Statement: The purpose of this Master Plan Amendment #2 is to reflect an increase in lot size a variance of the brewing facility.

Approved by _____
 Approved by the County Development Review Committee at their meeting of _____
 Chairperson _____ Date _____
 Approved by the Board of County Commissioners at their meeting of _____
 Chairperson _____ Date _____
 County Development Permit # _____ Date _____
 Approved by _____ Date _____
 County Land Use Administrator _____ Date _____
 County Engineer _____ Date _____
 County Public Works Director _____ Date _____
 Public Administrator _____ Date _____
 Declaration Jurat
 I, _____, being all persons by these presents that the undersigned owner has caused this Master Plan Amendment #2 to be prepared. At that person on this plan is made with the true consent and in accordance with the desires of the undersigned owner. This project is in the planning jurisdiction of Santa Fe County, New Mexico.
 Local Address: LLC
 By _____ Date _____
 Notary Public on behalf of Santa Fe County, New Mexico
 My Commission Expires _____ Notary Public
 STATE OF NEW MEXICO
 COUNTY OF SANTA FE
 I hereby certify that this instrument was filed for record in the County Clerk's Office on this _____ day of _____, 2014, at _____ o'clock and was duly recorded in Book _____ Page _____ of the records of Santa Fe County.
 Witness my hand and Seal of Office
 GERALDINE SKOLAN
 County Clerk, Santa Fe County, New Mexico
 Deputy _____



**SANTA FE BREWING CO.
 MASTER PLAN AMENDMENT #2**

PERMITTED USE LIST
 1. RESTAURANT/BAR
 2. OUTDOOR ENTERTAINMENT & DINING
 3. BREWERY FACILITY (PRODUCTION, SALES, & TASTING)

SITE DATA
 ZONING: COMMUNITY COLLEGE DISTRICT - EMPLOYMENT CENTER ZONE
 LAND AREA: LOT 1A - 4.976 ACRES, LOT 2A - 1.857 ACRES, TOTAL - 6.873 ACRES/299,387.88 S.F.
 BREWERY (LOT 1A): 67,413 S.F.
 RESTAURANT (LOT 2A): 10,429 S.F.
 TOTAL: 77,842 S.F.
 LOT COVERAGE: 26.0%

OPEN SPACE
 OPEN SPACE REQUIRED: 50% OF LAND AREA - 149,693.94 S.F.
 OPEN SPACE PROVIDED: 110,344 S.F. (Variance granted by the BCC)


NO.	DESCRIPTION	DATE	BY
1	PREPARED BY ARCHITECT	10/3/14	ARCHITECT
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
6	REVISION		
7	REVISION		
8	REVISION		
9	REVISION		
10	REVISION		

4

10/3/14

NBC-16

MASTER PLAN AMENDMENT #2
SANTA FE BREWING CO.
SANTA FE COUNTY, NEW MEXICO



Jenkinsgavin
 DESIGN & CONSTRUCTION INC.
 130 Grant Avenue, Suite 101
 Santa Fe, New Mexico 87501

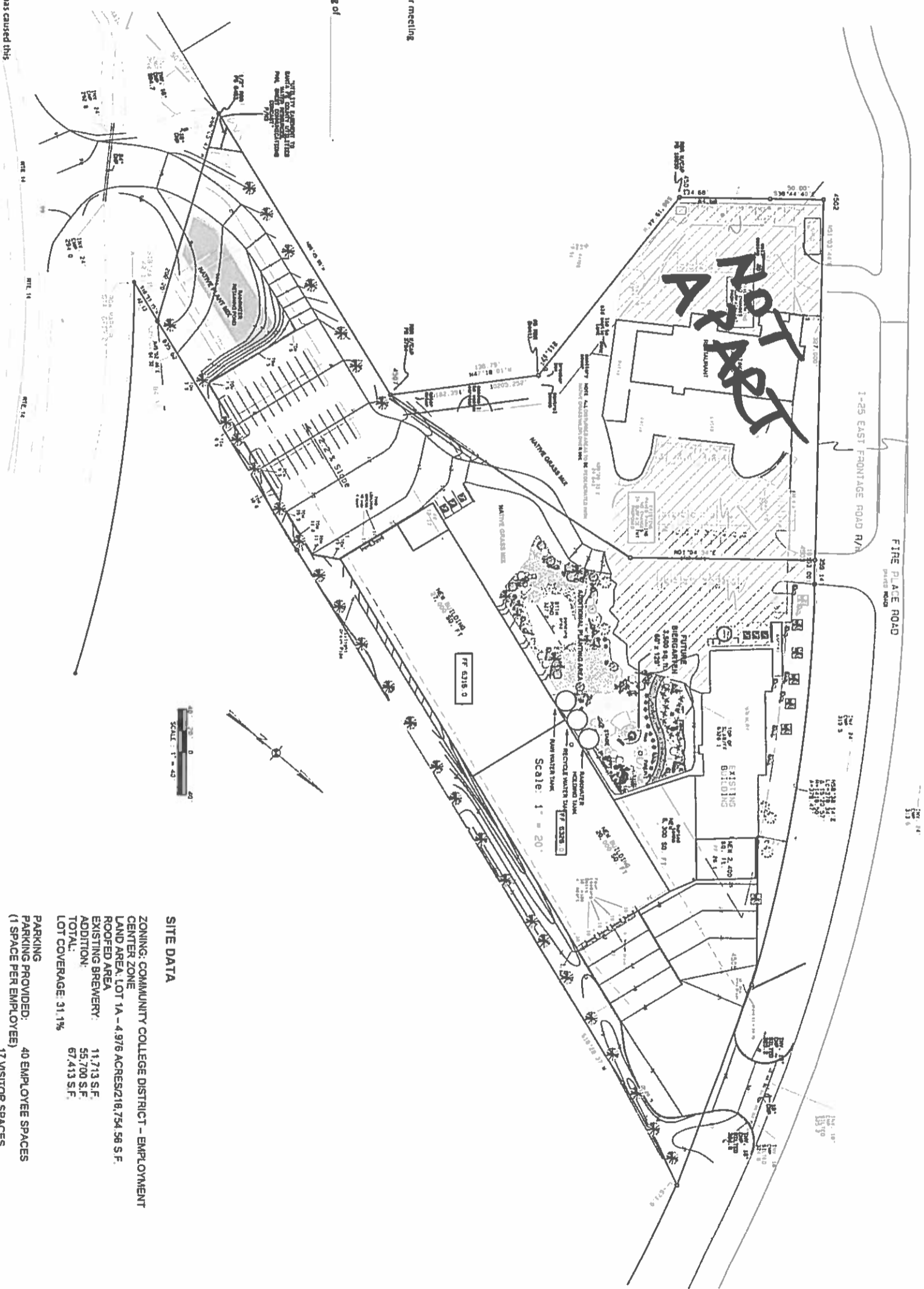


jenkingsavin
DESIGN & DEVELOPMENT INC
130 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501

PRELIMINARY/FINAL DEVELOPMENT PLAN
SANTA FE BREWING CO.
SANTA FE COUNTY, NEW MEXICO

5
10/3/14

NBC-PA



SITE DATA
 ZONING: COMMUNITY COLLEGE DISTRICT - EMPLOYMENT
 CENTER ZONE
 LAND AREA: LOT 1A - 4.976 ACRES/218,754.58 S.F.
 ROOFED AREA: 11,713 S.F.
 EXISTING BREWERY: 55,700 S.F.
 ADDITION: 67,413 S.F.
 TOTAL: 123,113 S.F.
 LOT COVERAGE: 31.1%
 PARKING PROVIDED: 40 EMPLOYEE SPACES
 17 VISITOR SPACES
 TOTAL 57 SPACES

SANTA FE BREWING CO.
PRELIMINARY/FINAL DEVELOPMENT PLAN

Approvals

Approved by the County Development Review Committee at their meeting of _____

Chairperson _____ Date _____

Approved by the Board of County Commissioners at their meeting of _____

Chairperson _____ Date _____

County Development Permit # _____

Approved by: _____

County Land Use Administrator _____ Date _____

County Fire Marshal _____ Date _____

County Public Works Director _____ Date _____

Rural Addressing _____ Date _____

County Treasurer _____ Date _____

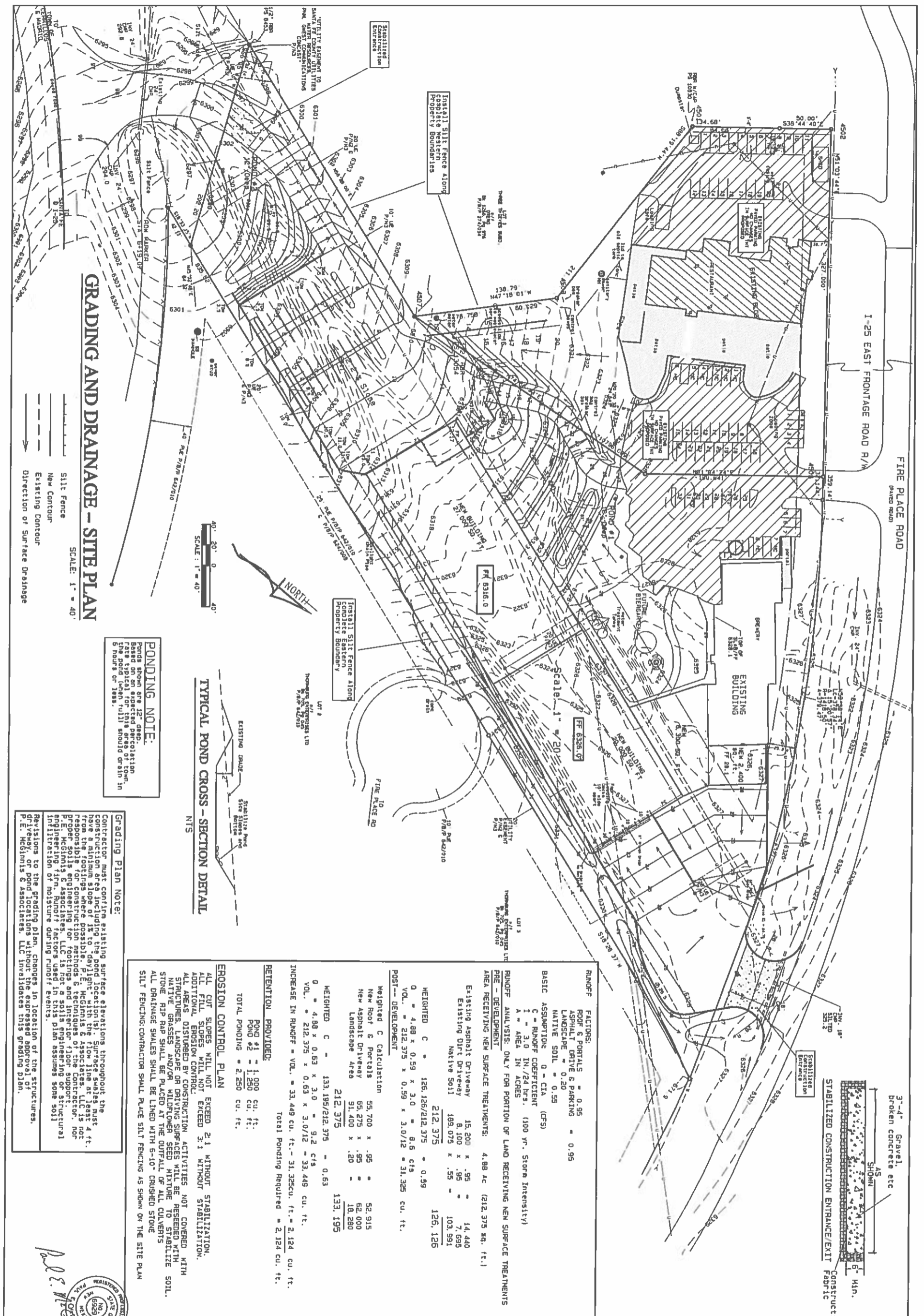
Dedication Affidavit _____

Know all persons by these presents that the undersigned owner has caused this Master Plan Amendment #2 to be prepared. All that appears on this plan is made with the free consent and in accordance with the desires of the undersigned owner. This project is in the planning jurisdiction of Santa Fe County, New Mexico.

Lock Builders, LLC

By _____ Date _____

Brian Lock _____ Date _____



GRADING AND DRAINAGE - SITE PLAN

SCALE: 1" = 40'

- Silt Fence
- - - New Contour
- - - Existing Contour
- Direction of Surface Drainage

SCALE: 1" = 40'

TYPICAL POND CROSS - SECTION DETAIL

PONDING NOTE:
Ponds shown are 12" deep. Based on an assumed precipitation of 1.0" per hour. The pond depth will erode in 6 hours or less.

Grading Plan Note:

Contractor must confirm existing surface elevations throughout the construction area including the pond location(s). Surface elevations must have a minimum slope of 1% to daylight with the flow line at least 4 ft. from the footing where possible. P.E. McGinnis & Associates, LLC is not responsible for construction methods & techniques of the contractor. P.E. McGinnis & Associates, LLC is not responsible for foundation support, structural engineering, or other factors used in this plan assuming some soil infiltration of moisture during runoff events.

Revisions to the grading plan, changes in location of the structures, driveway or other site improvements must be approved in writing by P.E. McGinnis & Associates, LLC. Investigates this grading plan.

EROSION CONTROL PLAN
ALL CUT SLOPES WILL NOT EXCEED 2:1 WITHOUT STABILIZATION. ALL FILL SLOPES WILL NOT EXCEED 3:1 WITHOUT STABILIZATION. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES NOT COVERED WITH STRUCTURES, LANDSCAPE OR GRASSING SURFACES WILL BE RESEED WITH NATIVE GRASSES AND/OR WILDFLOWER SEED MIXTURE STABILIZE SOIL. STONE RIP RAP SHALL BE PLACED AT THE OUTFALL OF ALL CULVERTS. ALL DRAINAGE SHALES SHALL BE LINED WITH 6-10" CRUSHED STONE. SILT FENCINGS CONTRACTOR SHALL PLACE SILT FENCING AS SHOWN ON THE SITE PLAN.

RETENTION PROVIDED:
POND #1 = 1,000 CU. FT.
POND #2 = 1,250 CU. FT.
TOTAL PONDING = 2,250 CU. FT.

WEIGHTED C Calculation
New Roof & Porch = 55,700 x .95 = 52,915
New Asphalt Driveway = 65,275 x .95 = 62,000
Landscape Area = 91,400 x .20 = 18,280
TOTAL = 133,195

WEIGHTED C = 133,195 / 212,375 = 0.63
0 = 4.88 x 0.63 x 3.0 = 9.2 cfs
VOL. = 212,375 x 0.63 x 3.0 / 12 = 33,448 cu. ft.
INCREASE IN RUNOFF = VOL. = 33,448 cu. ft. - 31,325 cu. ft. = 2,124 cu. ft.
Total Ponding Required = 2,124 cu. ft.

AREA RECEIVING NEW SURFACE TREATMENTS: 4.88 AC (212,375 sq. ft.)
Existing Asphalt Driveway = 15,200 x .95 = 14,440
Existing Dirt Driveway = 8,100 x .95 = 7,695
Native Soil = 189,075 x .55 = 103,991
TOTAL = 126,126

WEIGHTED C = 126,126 / 212,375 = 0.59
0 = 4.88 x 0.59 x 3.0 = 8.6 cfs
VOL. = 212,375 x 0.59 x 3.0 / 12 = 31,325 cu. ft.

WEIGHTED C Calculation
New Roof & Porch = 55,700 x .95 = 52,915
New Asphalt Driveway = 65,275 x .95 = 62,000
Landscape Area = 91,400 x .20 = 18,280
TOTAL = 133,195

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VOL. = 212,375 x 0.59 x 3.0 / 12 = 31,325 cu. ft.

SHEET 6

GRADING AND DRAINAGE SITE PLAN
SANTA FE BREWING COMPANY
SANTA FE COUNTY, NEW MEXICO

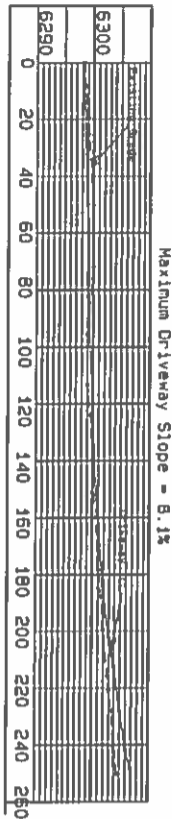


P. E. MCGINNIS & ASSOCIATES, LLC
GRADING AND DRAINAGE PLANS, FEMA FLOOD PLAIN CHALLENGES
WATER/WASTEWATER SYSTEMS, DRAINAGE ANALYSIS
OFFICE: 1114 HICKOX - SANTA FE, NEW MEXICO 87501
MAIL: P.O. BOX 2351 - SANTA FE, NEW MEXICO 87504
SANTA FE: PHONE (505) 963-1563 FAX (505) 966-0429 ALBUQUERQUE: PHONE/FAX (505) 822-6620

10/9/14

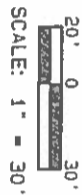
NBC-2

ELEVATION (FT)



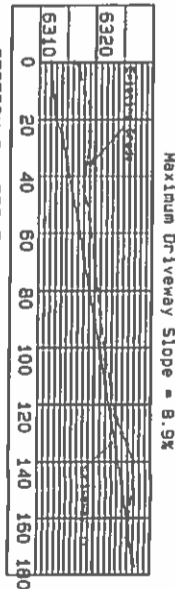
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SECTION 1 DRIVEWAY CL PROFILE

DRIVEWAY SECTION 1



DRIVEWAY SECTION 2

ELEVATION (FT)



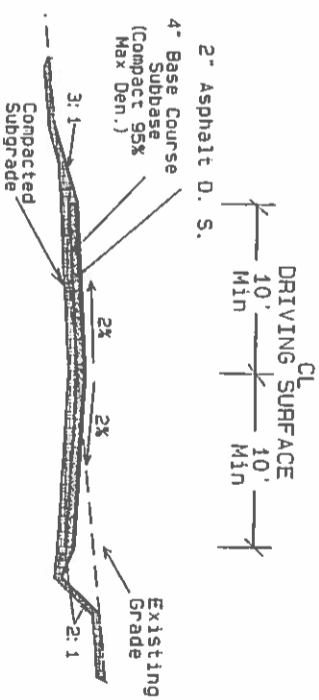
SECTION 2 - DRIVEWAY CL LENGTH (LINEAR FT.)
SECTION 2 DRIVEWAY CL PROFILE

DRIVEWAY PLAN

SCALE: 1" = 30'

--- New Contour
- - - Existing Contour

TYPICAL ASPHALT DRIVEWAY - CROSS SECTION



NOTE:
See plan view for actual width of Driving Surface. The 2% Crown in the middle is only required where the road grade is less than 2%. Where the grade exceeds 2%, a 2% super-elevation is to be applied across the width of the D.S. around curves and sloped to the inside of the curve.

NTS



SHEET 7

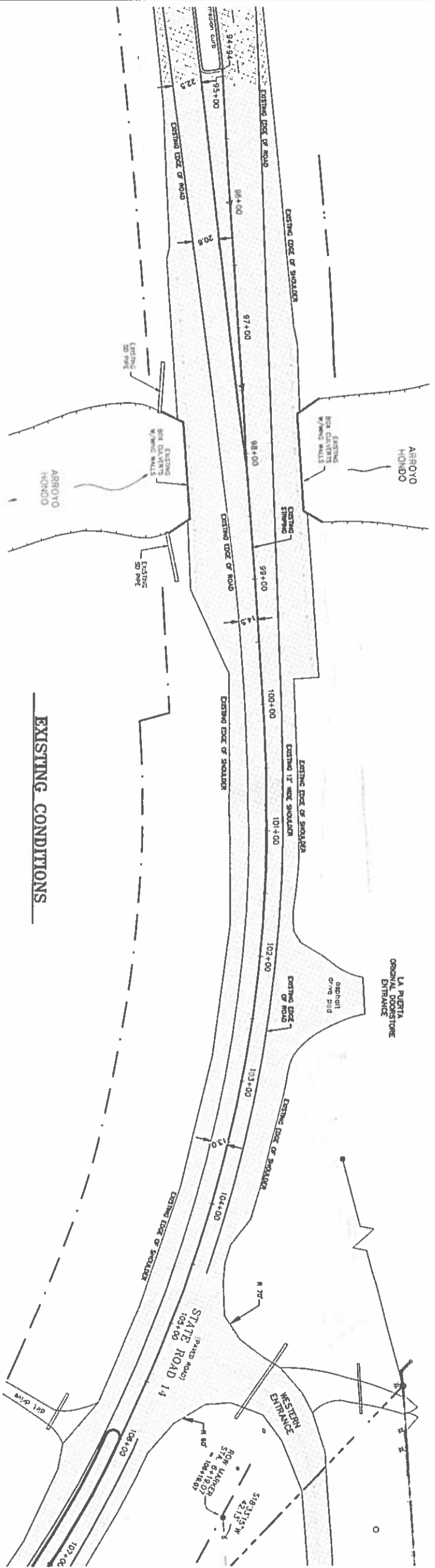
DRIVEWAY PLANS AND PROFILES
SANTA FE BREWING COMPANY
SANTA FE COUNTY, NEW MEXICO



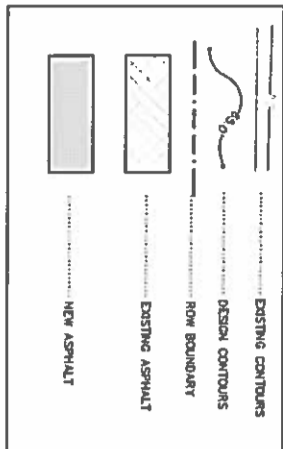
P. E. MCGINNIS & ASSOCIATES, LLC
GRADING AND DRAINAGE PLANS, FEMA FLOOD PLAIN CHALLENGES
WATER/WASTEWATER SYSTEMS, DRAINAGE ANALYSIS
OFFICE: 1114 HICKOX - SANTA FE, NEW MEXICO 87501
MAIL: P.O. BOX 2351 - SANTA FE, NEW MEXICO 87504
SANTA FE: PHONE (505) 983-1563 FAX (505) 986-0429 ALBUQUERQUE: PHONE/FAX (505) 623-6620

10/9/14

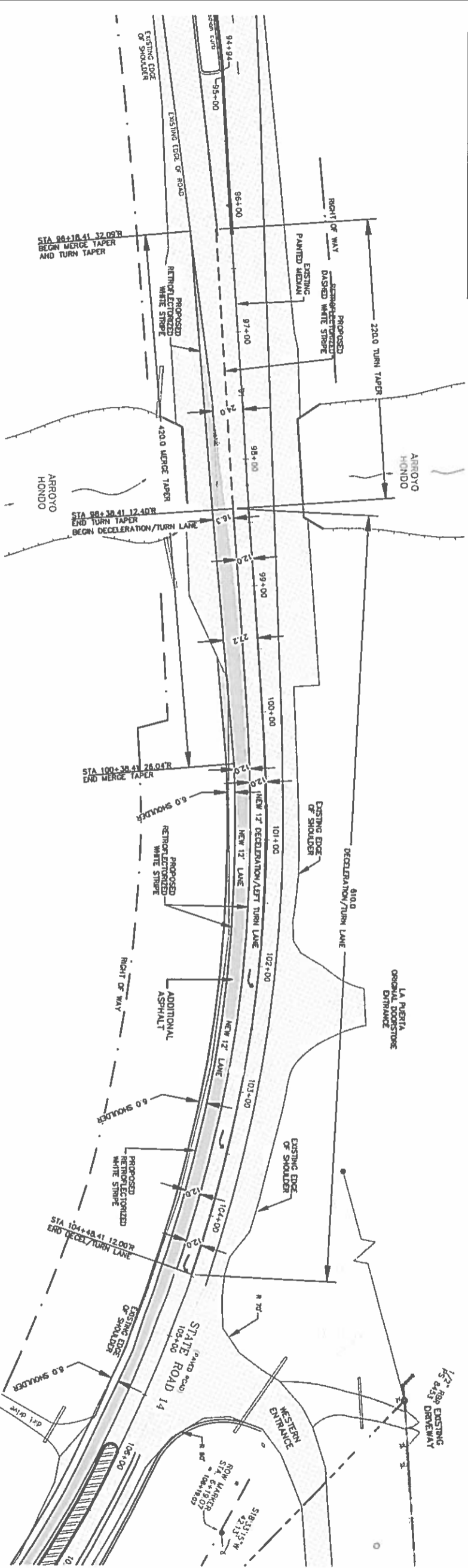
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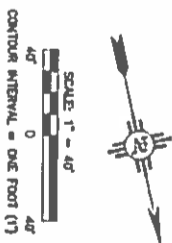
LEGEND



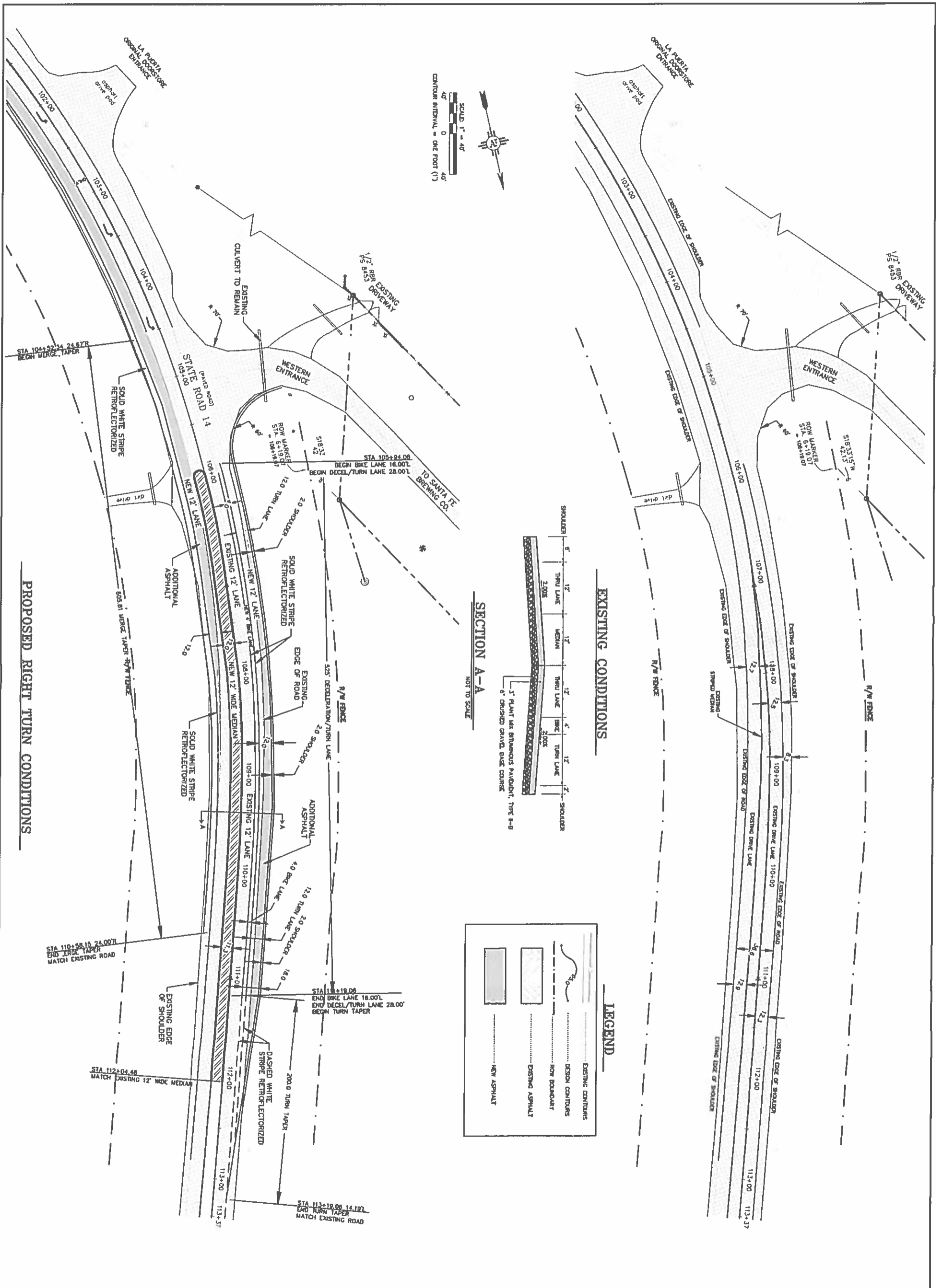
EXISTING CONDITIONS



PROPOSED LEFT TURN CONDITION



8	COUNTY REVIEW			PROJECT: SANTA FE BREWING CO.	W. E. Walker Engineering																												
	DEPARTMENT	SIGN-OFF	DATE		906 Camino Sierra Vista, Santa Fe, NM 87505																												
	LAND USE PLANNER				505-820-7990																												
	PUBLIC WORKS DIRECTOR				FAX 505-820-3639																												
S.F. WATER COMPANY			E-MAIL: civil@walkerengineering.net																														
COUNTY USE ONLY			SHEET TITLE: TURN LANES	<table border="1"> <thead> <tr> <th>No.</th> <th>REVISION</th> <th>BY</th> <th>APP.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		No.	REVISION	BY	APP.	DATE						<table border="1"> <tr> <td>PROJECT:</td> <td>14-157</td> <td>DESIGNED BY:</td> <td>F.L.B.</td> </tr> <tr> <td>FILE:</td> <td>157 ROAD</td> <td>DRAWN BY:</td> <td>F.L.B.</td> </tr> <tr> <td>DATE:</td> <td>10/09/2014</td> <td>CHECKED BY:</td> <td>M.E.W.</td> </tr> <tr> <td>SCALE:</td> <td colspan="3">AS NOTED</td> </tr> </table>		PROJECT:	14-157	DESIGNED BY:	F.L.B.	FILE:	157 ROAD	DRAWN BY:	F.L.B.	DATE:	10/09/2014	CHECKED BY:	M.E.W.	SCALE:	AS NOTED		
No.	REVISION	BY	APP.	DATE																													
PROJECT:	14-157	DESIGNED BY:	F.L.B.																														
FILE:	157 ROAD	DRAWN BY:	F.L.B.																														
DATE:	10/09/2014	CHECKED BY:	M.E.W.																														
SCALE:	AS NOTED																																



PROPOSED RIGHT TURN CONDITIONS

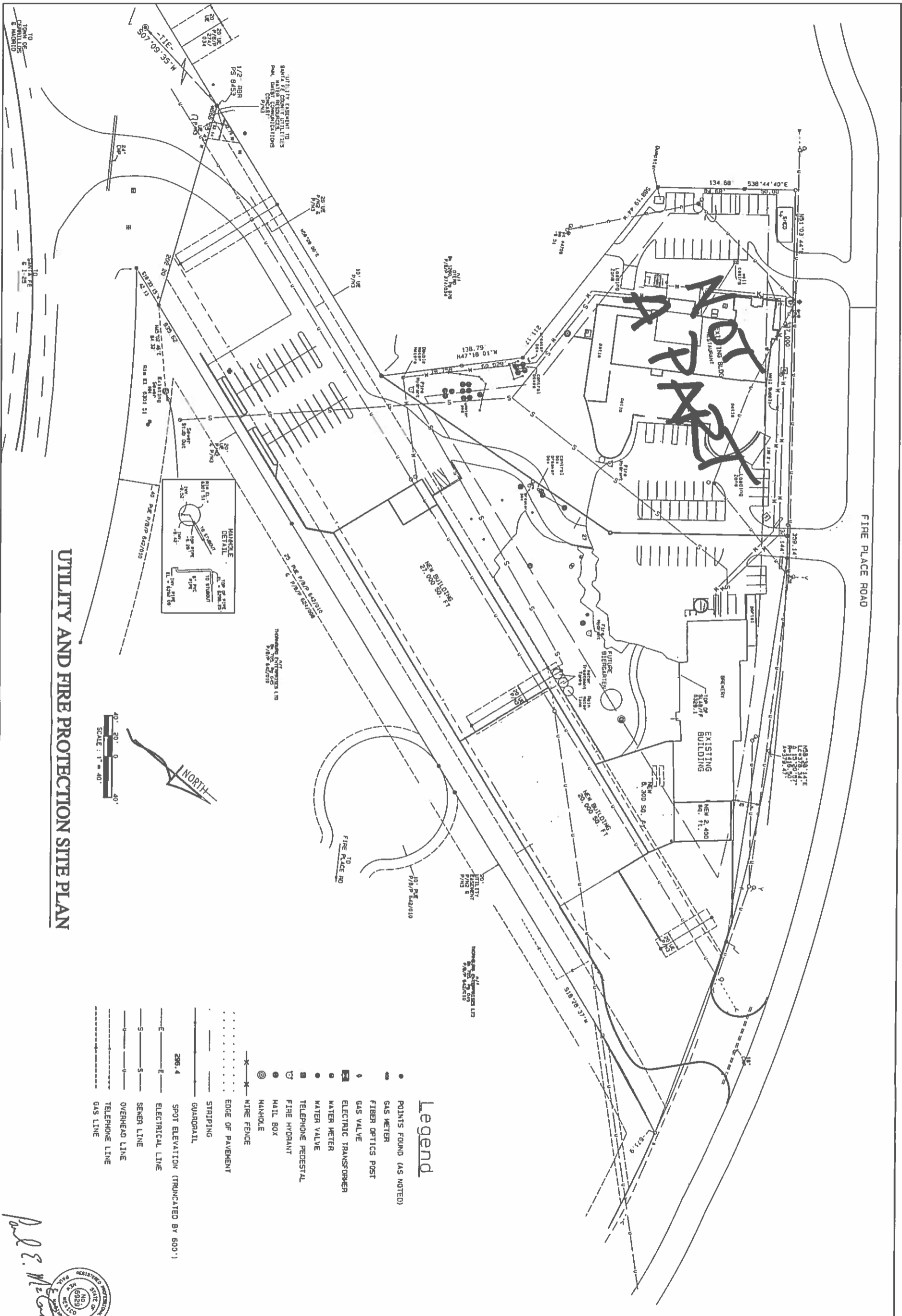
EXISTING CONDITIONS

SECTION A-A
NOT TO SCALE

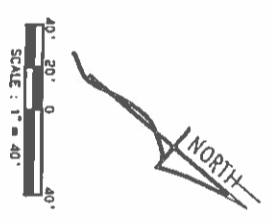
LEGEND

- EXISTING CONTOURS
- DESIGN CONTOURS
- ROW BOUNDARY
- EXISTING ASPHALT
- NEW ASPHALT

8A	COUNTY REVIEW		PROJECT: SANTA FE BREWING CO. SHEET TITLE: TURN LANES	Civil Engineering • Water Resources • Traffic Engineering W • E Walker Engineering 905 Camino Sierra Vista, Santa Fe, NM 87506 505-820-7900 FAX 505-820-3830 E-MAIL civil@walkerengineering.net							
	DEPARTMENT	SIGN-OFF		DATE	No.	REVISION	BY	APP.	DATE		
	LAND USE PLANNER				PROJECT:	14-157	DESIGNED BY:	P.L.B.	FILE:	157 ROAD	DRAWN BY:
COUNTY USE ONLY			STA 104+32.34 24.87R BEGIN MERGE TAPER			STA 105+94.06 BEGIN BIKE LANE 18.00'L BEGIN DECEL/TURN LANE 28.00'L			STA 106+00 BEGIN BIKE LANE 18.00'L BEGIN DECEL/TURN LANE 28.00'L		
STA 110+58.15 24.00R END LANE TAPER MATCH EXISTING ROAD			STA 111+18.06 END BIKE LANE 18.00'L END DECEL/TURN LANE 28.00'L BEGIN TURN TAPER			STA 112+04.48 MATCH EXISTING 12' WIDE MEDIAN			STA 113+19.06 14.18L END TURN TAPER MATCH EXISTING ROAD		
			STA 102+00 ORIGINAL CENTERLINE ORIGINAL DRIVEWAY			STA 103+00 ORIGINAL CENTERLINE ORIGINAL DRIVEWAY			STA 104+00 ORIGINAL CENTERLINE ORIGINAL DRIVEWAY		
			STA 105+00 ORIGINAL CENTERLINE ORIGINAL DRIVEWAY			STA 106+00 ORIGINAL CENTERLINE ORIGINAL DRIVEWAY			STA 107+00 ORIGINAL CENTERLINE ORIGINAL DRIVEWAY		
			STA 108+00 ORIGINAL CENTERLINE ORIGINAL DRIVEWAY			STA 109+00 ORIGINAL CENTERLINE ORIGINAL DRIVEWAY			STA 110+00 ORIGINAL CENTERLINE ORIGINAL DRIVEWAY		
			STA 111+00 ORIGINAL CENTERLINE ORIGINAL DRIVEWAY			STA 112+00 ORIGINAL CENTERLINE ORIGINAL DRIVEWAY			STA 113+00 ORIGINAL CENTERLINE ORIGINAL DRIVEWAY		
			STA 113+37 ORIGINAL CENTERLINE ORIGINAL DRIVEWAY								



UTILITY AND FIRE PROTECTION SITE PLAN



- Legend**
- POINTS FOUND (AS NOTED)
 - ⊙ GAS METER
 - ⊙ FIBER OPTICS POST
 - ⊙ GAS VALVE
 - ⊙ ELECTRIC TRANSFORMER
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ FIRE HYDRANT
 - ⊙ MAIL BOX
 - ⊙ MANHOLE
 - ⊙ WIRE FENCE
 - ⋯ EDGE OF PAVEMENT
 - STRIPING
 - GUARDRAIL
 - 296.4 SPOT ELEVATION (TRUNCATED BY 500')
 - ELECTRICAL LINE
 - SEWER LINE
 - OVERHEAD LINE
 - TELEPHONE LINE
 - GAS LINE



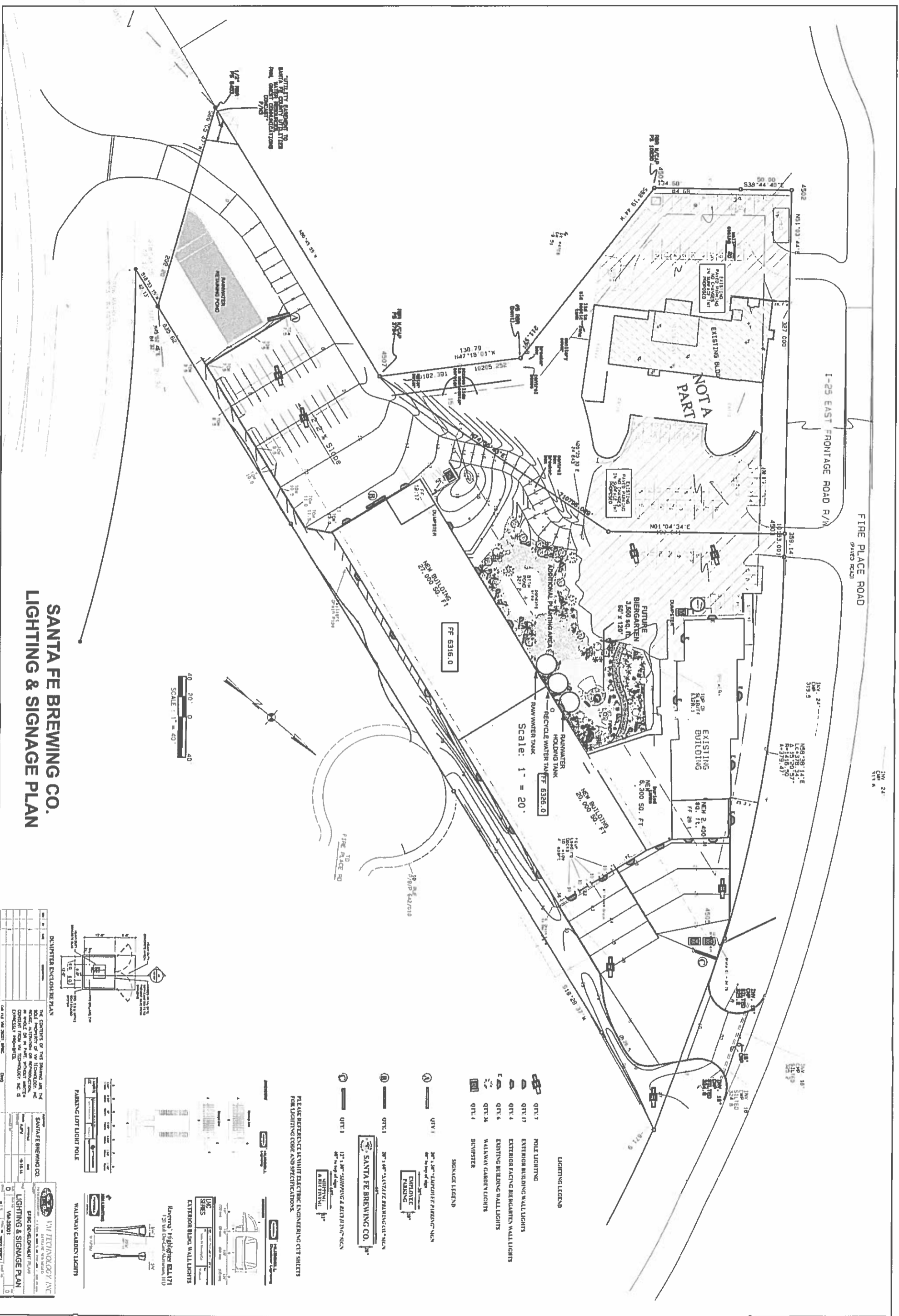
Paul E. McGinnis
10/9/14

SITE UTILITY & FIRE PROTECTION PLAN
SANTA FE BREWING COMPANY
 SANTA FE COUNTY, NEW MEXICO

SHEET
 9

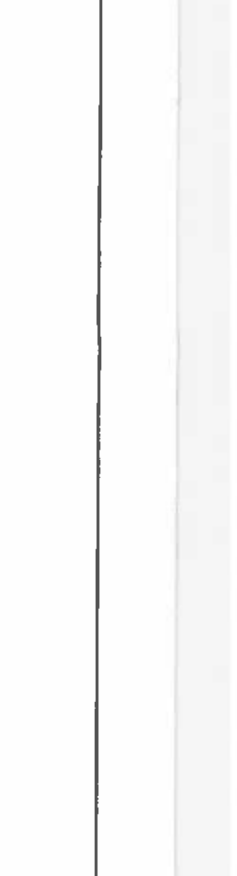
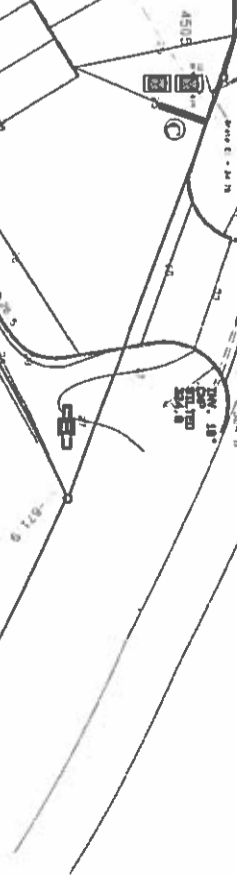
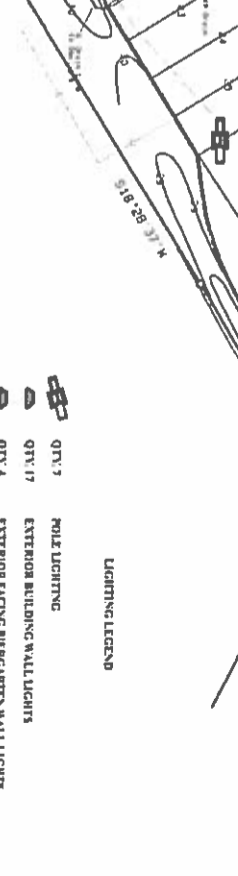
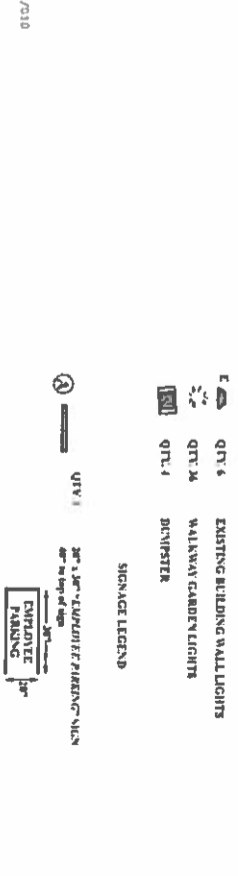
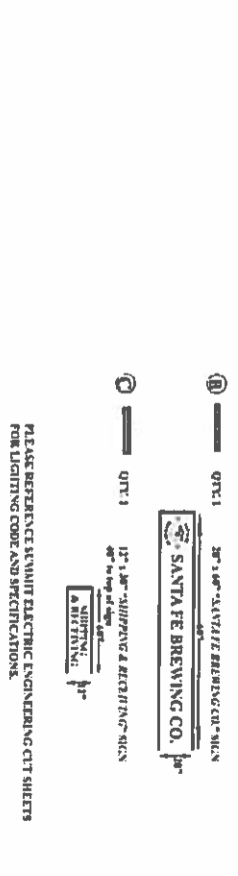
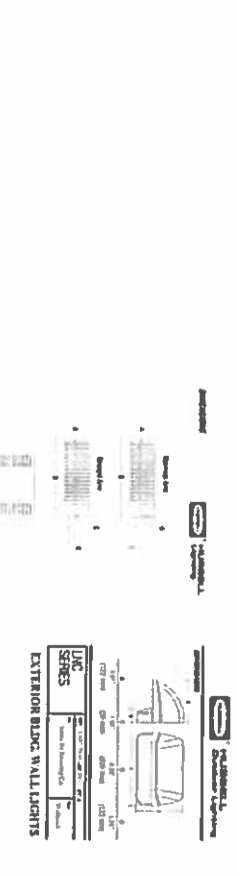
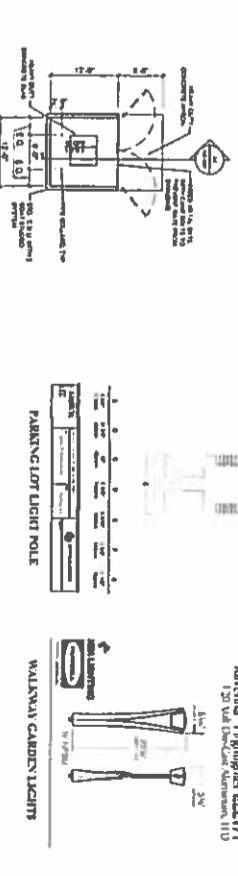


P. E. MCGINNIS & ASSOCIATES, LLC
 GRADING AND DRAINAGE PLANS, FEMA FLOOD PLAIN CHALLENGES
 WATER/WASTEWATER SYSTEMS, DRAINAGE ANALYSIS
 OFFICE: 1114 HICKOX - SANTA FE, NEW MEXICO 87501
 MAIL: P.O. BOX 2351 - SANTA FE, NEW MEXICO 87504
 SANTA FE: PHONE (505) 983-1563 FAX (505) 986-0429 ALBUQUERQUE: PHONE/FAX (505) 823-6620



**SANTA FE BREWING CO.
LIGHTING & SIGNAGE PLAN**

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY	10/3/14	VA	VA
2	REVISED	10/3/14	VA	VA
3	REVISED	10/3/14	VA	VA
4	REVISED	10/3/14	VA	VA
5	REVISED	10/3/14	VA	VA
6	REVISED	10/3/14	VA	VA
7	REVISED	10/3/14	VA	VA
8	REVISED	10/3/14	VA	VA
9	REVISED	10/3/14	VA	VA
10	REVISED	10/3/14	VA	VA



PLEASE REFER TO WHITE ELECTRIC ENGINEERING CTT SHEETS FOR LIGHTING CODE AND SPECIFICATIONS.

SANTA FE BREWING CO.
121 W. SAN ANTONIO AVENUE
SANTA FE, NM 87501

SANTA FE BREWING CO.
121 W. SAN ANTONIO AVENUE
SANTA FE, NM 87501

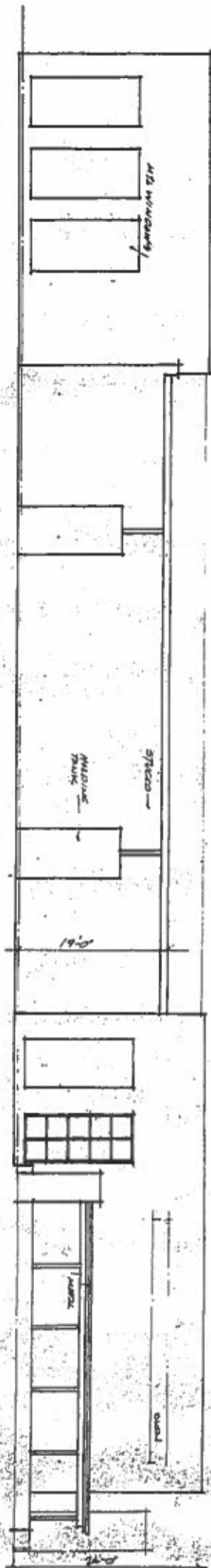
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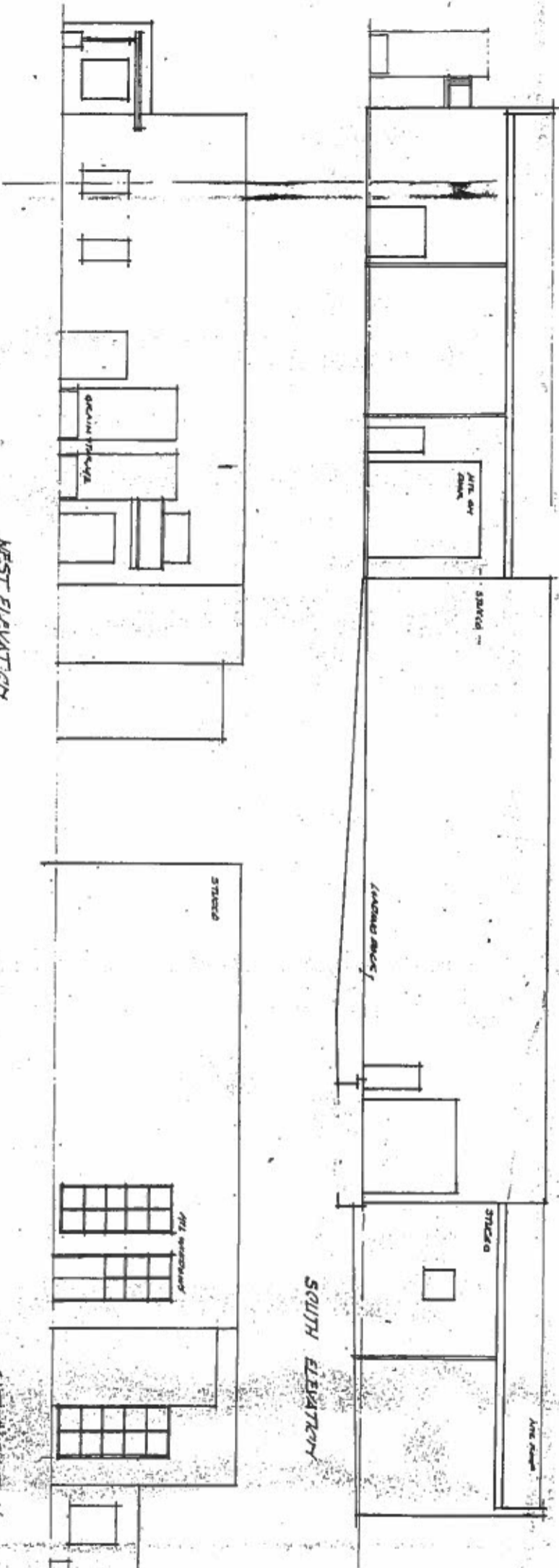
SANTA FE BREWING CO.
121 W. SAN ANTONIO AVENUE
SANTA FE, NM 87501

**LIGHTING & SIGNAGE PLAN
SANTA FE BREWING CO.
SANTA FE COUNTY, NEW MEXICO**





NORTH ELEVATION



SOUTH ELEVATION

WEST ELEVATION

EAST ELEVATION

SANTA FE BREWING COMPANY
EXISTING BUILDING ELEVATIONS

EXISTING BUILDING ELEVATIONS
SANTA FE BREWING CO.
SANTA FE COUNTY, NEW MEXICO

Daniel 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

Katherine Miller
County Manager

**PUBLIC WORKS DIVISION
MEMORANDUM**

Date: October 27, 2014

To: John M. Salazar, Development Review Specialist

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

Re: CDRC Case # 14-5430 MPA/PDP/FDP/VAR Santa Fe Brewing Company Master
Plan Amendment / Preliminary & Final Development Plan / Variance

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), Section 8.1 (General Policy on Roads) and Article XV Regulations for the Community College District**, in which the roadway/driveway needs to conform. The project is within the Community College District and located within Santa Fe County Zoning Jurisdiction. Santa Fe Brewing Company is situated southwest of Cerrillos Road/New Mexico Highway 14 intersection, northeast of New Mexico 599 and New Mexico Highway 14 intersection, at #35 and #37 Fireplace Road. The applicant is requesting to amend their Master Plan to allow for an expansion of ± 4.976 acres for (lot 1-A) and ± 1.897 acres for (lot 2-A) for a total of ± 6.873 acres. The applicant is also requesting a variance on Open Space Requirements, Preliminary Development Plan and Final Development Plan approval.

Access:

The applicant is proposing to utilize an existing driveway off New Mexico Highway 14 as well as constructing a new driveway off of Fire Place, with a supplementary emergency access via Rumble Road. Fireplace Road meets the definition of a Living Priority Road but does not meet the standards of a Village Street, as per the Community College District Ordinance. Fireplace Road is under the jurisdiction of New Mexico Department of Transportation and is not maintained by Santa Fe County Public Works Department.

Conclusion:

It is Public Works opinion that they can support the development with the following conditions;

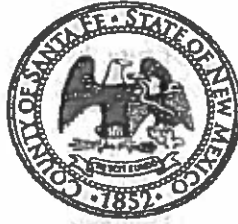
- Applicant shall change R1-1-30 located at Fireplace and NM14 exit, from engineer grade to diamond grade Type IX material to meet MUTCD standards.
- All signage shall meet MUTCD standards.
- Applicant shall provide an approved copy of Access Permit from New Mexico Department of Transportation for the proposed Driveways.



Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department Fire Prevention Division

Official Development Review

Date	11-14-2014				
Project Name	Santa Fe Brewing Company				
Project Location	35 Fire Place Road, Santa Fe, New Mexico 87508				
Description	New Brewing & Bottling Facility W/ tasting room	Case Manager	John Salazar		
Applicant Name	Jenkins Gavin Design & Development Inc.	County Case #	14-5430		
Applicant Address	130 Grant Avenue, Suite 101 Santa Fe, New Mexico 87501	Fire District	La Cienega		
Applicant Phone	505-820-7444				
Review Type:	Commercial <input checked="" type="checkbox"/>	Residential <input type="checkbox"/>	Sprinklers <input type="checkbox"/>	Hydrant Acceptance <input type="checkbox"/>	
	Master Plan <input type="checkbox"/>	Preliminary <input checked="" type="checkbox"/>	Final <input checked="" type="checkbox"/>	Inspection <input checked="" type="checkbox"/>	Lot Split <input 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

- **Fire Access Lanes**

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

Curbs or signage adjacent to the building, marked 10' on both sides of fire hydrant, entrances and landscape medians in traffic flow areas shall be appropriately marked in red with 6" white lettering

reading "FIRE LANE – NO PARKING" as determined by the Fire Marshal prior to occupancy. Assistance in details and information are available through the Fire Prevention Division.

Roadways/Driveways

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

Roads meet the minimum County standards for fire apparatus access roads within this type of proposed development. Driveway, turnouts and turnarounds shall be County approved all-weather driving surface of minimum 6" compacted basecourse or equivalent. Minimum gate and driveway width shall be 20' and an unobstructed vertical clearance of 13'6".

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.

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.

The project report states that the brewing facility will continue to operate 24 hours a day. If here is a responsible party on site 24/7 for the complete structure consisting of 67,413 square feet then this requirement may be removed.

Commercial buildings shall 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...).

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 as shown on plans 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 any additional 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.

Supply lines meet the minimum of 1,000 gpm with a 20-psi residual pressure to the attached hydrants. The system shall accommodate the operation of two pumping apparatus simultaneously from separate locations on the system. All hydrants shall have NST ports. Final design shall be approved by the Fire Marshal.

All hydrants shall comply with Santa Fe County Resolution 2000-55, Hydrant color-coding, marking and testing.

Automatic Fire Protection/Suppression

Automatic Fire Protection Sprinkler systems shall be required as in all new construction and existing structures 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.

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 pressurized 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.

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.

Unless the building is occupied on a continual 24-hour basis, the sprinkler system shall be electrically monitored by an approved central station, remote station or proprietary monitoring station.

All Fire Alarm systems shall be developed by a firm certified to perform and design such systems. Copies of the fire alarm system design shall be submitted to the Fire Prevention Division for review and acceptance prior to installation. Systems will not be approved unless tested by the Santa Fe County Fire Department. Fire Alarm systems shall be in accordance with NFPA 72, National Fire Alarm Code for given type of structure and/or occupancy use.

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.

This project shows the remove existing tasting room and installing a new tasting room in the 6300 s.f. area.

The existing structure has brewing, bottling facilities, offices, shipping and receiving areas.

The new 47,000 s.f. structure will be bottling and brewing facilities.

The new 2400 s.f. structure will be a receiving area addition to the existing 11,713 s.f. structure.

The existing 11,713 s.f. structure shall have an automatic fire protection system installed.

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 Preliminary/Final Development Plan approval with the above conditions applied.

Renee Nix, Inspector

Renee Nix
Code Enforcement Official

11-14-14
Date

Through: David Sperling, Chief

File: DEV/SFBrewingbuildout/111414/LC

Cy: Buster Patty, Fire Marshal
John Salazar, Land Use
Applicant
District Chief La Cienega
File

Memorandum

To: John Salazar, Development Review Specialist
From: Planning Staff
cc: Robert Griego, Planning Manager *RG*
Date: November 5, 2014
Re: CDRC CASE # 14-5430 Santa Fe Brewing Company Master Plan
Amendment/Preliminary & Final Development Plan

REVIEW SUMMARY: The applicant is requesting approval of a Master Plan Amendment, Preliminary and Final Development Plan approval for expansion to the brewing facility, new buildings, a tasting room and the addition of a biergarten. The Santa Fe Brewing Company expansion has been reviewed for compliance with the Santa Fe Community College District Plan (SFCCD Plan), and the Santa Fe County Sustainable Growth Management Plan (SGMP).

STAFF COMMENT:

Santa Fe County Sustainable Growth Management Plan 2010 (SGMP)

Approval of Master Plan, Preliminary and Final Development Plan will be consistent with the SGMP principles related to Land Use Element (Chapter 2)

- The project is within the Sustainable Development Area 1 (SDA-1), where growth is likely and also being targeted to occur (2.2.5.1).
- The Future Land Use Map has a Mixed-Use Non-Residential category for the area (2.2.5.2).
- Land Use category of Mixed-Use Non-Residential is intended for light industrial and commercial along with other higher density options (2.2.5.2).

Approval of Master Plan, Preliminary and Final Development Plan is consistent with the SGMP including principles related to Economic Development Element (Chapter 3):

- Supporting and encouraging local and small businesses that create employment opportunities in the County is one of the keys to sustainability (3.1.2.3)
- The SGMP describes a lack of diversity in employment types in Santa Fe County (3.2.2)
- The number of manufacturing jobs has remained unchanged (3.2.2)
- Assistance through LEDA (Local Economic Development Act) (3.2.6)
- Goal 8 for economic development includes a policy for small business development

- Goal 10 for economic development includes a policy for supporting the development of industries with sustainable wages and high quality work environments
- Goal 11 for economic development includes directing development towards Opportunity Centers and major transit-oriented development sites served by facilities and services through requirements and incentives.

The intent of the SGMP has been met because the area for development is a targeted area for development, the development is consistent with the Future Land Use Map Mixed-Use Non-Residential category, the use falls within the intended uses for the land use. This development will create employment opportunities, increase diversity in employment types and help the County meet goals in economic development for small business development, sustainable wages and high quality work environments in Opportunity Centers.

The Santa Fe Community College District Plan 2000 (SFCCD Plan)

Santa Fe Brewery is located within the SFCCD Plan and is in an Employment Center zoning category.

The intent is that Employment Centers be developed with the following characteristics: (1.C.8 page 28)

- *Like other areas of the District, Employment Centers are to be mixed use and include commercial uses and services such as recreational amenities, parks, trails, retail and restaurants so employees can walk to lunch, recreation, and services.*
- *2) Residential uses should be included in Employment Centers depending on the characteristics of individual centers and Employment Centers are to have a wide range of nearby housing opportunities allowing access by walking, bicycling or a short vehicular journey. For planning purposes a one mile radius is considered to be walking and biking distance from an Employment Center.*
- *3) Employment Centers may be included within or as extensions of New Community Centers or should be within a one mile radius of a New Community Center. Their shape is subject to terrain, access and other variables. They should be designed and developed in relations to the New Community Centers with direct primary road and trail connections and phasing of their development. Employment Centers will be required to demonstrate adequate road and infrastructure capacity to support each development phase.*
- *4) The maximum FAR is 3.0. Because of their size and potential impacts, Master Plans for larger Employment Centers will need to submit a more detailed site plan, comparable to a conceptual preliminary development plan, before they can be approved.*
- *5) Employment Centers should serve the District and greater Santa Fe community, and be connected by public transit, trails, walkways and small roads to transport people, goods and services. Walkway systems within Employment Centers should connect all areas of the center to each other and the District.*

- 6) Buildings within the Employment Centers shall be oriented to the street and keep the parking and storage areas to the rear and sides of the buildings, to maintain the mixed use intent of the Plan and to create active urban street spaces in the manner of town plazas or traditional main streets.
- 7) Feature buildings should provide focal points that visually connect Employment Centers to adjacent centers and neighborhoods and provide the value of their architectural image to the District. Standards for mass, scale and thematic architectural style of buildings will be developed in the District Ordinance.
- 8) Employment Center facilities may be the result of joint action and investment by public agencies and developers to ensure that local services and infrastructure meet anticipated demand, for example, wideband communications. Specialized business clusters, selected in cooperation with local government and economic development entities, will be allowed.

The intent of the SFCCD Plan is met for the Employment Center zoning category. The Santa Fe Brewing Company expansion will be for commercial and retail uses and will include a garden that will be accessed by employees and customers. The FAR is under the maximum for the area. This expansion will serve the District and greater Santa Fe community by providing employment and services. The parking and storages are to the rear of the major road.

The Economic Development Plan (6, page 50)

- The SFCC District Economic Development Plan seeks to enhance the quality of life for its present and future residents and position the district within the greater regional economy of which it is apart. Because of the District's location adjacent to both I-25 and the Santa Fe Bypass, employment opportunities may be created that can serve not only the needs of District residents, but also those of persons living outside of the District.
- The District Plan envisions an overall ratio of one job per dwelling unit. The current ratio is 1.2 jobs per dwelling unit. As new housing is developed within the District, new employment opportunities need to be developed simultaneously so that the job to dwelling unit ratio can be maintained. To do this the District emphasizes an aggressive mixed use concept mandated for all the proposed development zones, including New Community Centers, Neighborhood Centers and Employment Centers.

The intent of the economic development portion of the SFCCD Plan has been met.

STAFF RECOMMENDATION:

Planning staff recommend approval of the Master Plan and Preliminary and Final Development Plan and Amendment to the Master plan for the Santa Brewing Company expansion finding that:

- The applicant meets the intent of the Santa Fe Community College District Plan.
- The applicant meets the intent of the SGMP.



MEMORANDUM

DATE: October 24, 2014

TO: John M Salazar, Development Review Specialist

FROM: Maria Lohmann, Open Space and Trails Planner *ML*
Planning Division, Growth Management Department

VIA: Robert Griego, Planning Division Manager, Growth Management Department *RG*

RE: CDRC CASE #FDP 14-5430 Santa Fe Brewing Company Master Plan Amendment/
Preliminary & Final Development Plan/ Variance

Attachment: 12126-AHT-Overall_Alignments~2014-03-5.pdf

I have reviewed the case submittal for technical accuracy and for compliance with the Sustainable Growth Management Plan (SGMP), and the Santa Fe Community College District Plan and Ordinance, and I have the following comments:

Background

- Open Space within the Santa Fe Community College district is to be a continuous system of natural and developed spaces that include arroyo corridors, mountains, natural hillsides, buffers between development areas, open corridors along roads, parks, play fields and plazas. New development within the District will generally provide 50% of the development area in open space. It is estimated that when all of the natural and developed open space elements are combined the District open space system will include over 50% of the total land area and exceed 8,500 acres.
- The open space system for the Santa Fe Community College District is to be comprised of many elements, including parks, plazas and developed open space and trail corridors. Developed open space may include parks, plazas, play fields, tot lots and community gardens and other types of open space use that support community recreation or community agricultural activities. Trail corridors will provide trail connections to supplement the transportation system, provide

recreational opportunities, and connect the open space system to the community.

- Trails are integral to the connected open space system, providing both transportation corridors and recreational opportunities. Trail easements for District-wide trails and trail easements within a development as part of a continuous system connecting the core areas of the development to the District-wide trails are considered part of the open space system. Trailheads for public access to the trail system will also be part of the open space system.
 - The following property may be considered open space for the purpose of meeting the 50% requirement:
 - Trails allowing public access and connecting the District Trail system;
 - Public trailheads
- There is a proposed connection to the proposed district trail/ Arroyo Hondo alignment leading to Santa Fe Brewing Company (see attached map).

Recommendations

Staff Recommends denial of the variance request for less than 50% open space.

If the variance were approved, staff recommends the following conditions:

1. Provide a trail connection to the proposed district trail and trailhead/ bicycle and pedestrian access point on property which can be counted as open space.
2. Staff supports the inclusion of a district trail connection and trailhead/ bicycle and pedestrian access point in the open space requirement.



New Mexico DEPARTMENT OF
TRANSPORTATION

December 5, 2014

Mr. John M. Salazar
Development Review Specialist
102 Grant Avenue
Santa Fe, NM 87501

Re: CRDC Case # DP 14-5430 Santa Fe Brewing Company Master Plan
Amendment/ Preliminary & Final Development Plan/Variance

Dear Mr. Salazar:

Traffic staff has reviewed the Traffic Impact Analysis for the above referenced project in Santa Fe County, NM and have the following requirements:

- The report shows improvements to NM 14 to include a left turn and right turn deceleration lane into the West Driveway but shows no improvements at the intersection of Fireplace Lane and NM 14. The existing left turn deceleration lane on NM 14 at Fireplace Lane will need to be lengthened to meet the requirements in the New Mexico Department of Transportation (NMDOT) State Access Management Manual. A minimum of a 4' bike lane in each direction must be maintained on NM 14 between Fire Place Lane and the West Driveway.
- The applicant shall submit an access permit application to NMDOT for any access to NM 14 and Fireplace Lane.

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

Cc: Habib Abi-Khalil, ADE Engineering

Susana Martinez
Governor

Tom Church
Cabinet Secretary

Commissioners

Pete K. Rahn
Chairman
District 3

Ronald Schmelts
Vice Chairman
District 4

Dr. Kenneth White
Secretary
District 1

David Sepich
Commissioner
District 2

Butch Mathews
Commissioner
District 5

Jackson Gibson
Commissioner
District 6



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

October 30, 2014

John M. Salazar
Development Review Specialist
Santa Fe County
P.O. Box 276
Santa Fe, NM 87504-0276

**RE: CDRC Case #14-5430 Santa Fe Brewing Company Master Plan
Amendment/Preliminary & Final Development Plan/Variance**

Hello Mr. Salazar:

On behalf of Bob Italiano in this office, I have reviewed the information you provided for the referenced project and offer the following comments. My comments are related to the on-site liquid waste system (septic system), as well as some other aspects of the proposed project.

It appears that live music will be performed at the proposed "biergarten" and performance platform. Has sufficient parking and restroom facilities for patrons of a musical performance been addressed adequately?

In the letter from JenkinsGavin Design & Development, Inc. dated October 10, 2014, regarding the Preliminary and Final Development Plan, they state that no archeology survey is required because the property is less than 5 acres. However, in the letter concerning the Master Plan Amendment #2 and Variance Request, also dated October 10, 2014, the overall acreage is said to be 6.873 acres. This would indicate that an archeology survey may be required.

The letter also talks about how "the wastewater from the brewing activities will be pre-treated prior to release into the sewer system and used for irrigation." However, no specifics are provided about what this pre-treatment will actually entail.

Finally, the existing septic system is proposed to be "abandoned and decommissioned" when municipal sewer service becomes available. It is a requirement of the New Mexico Environment Department (NMED) that the system be abandoned following the standards outlined in section 20.7.3.307 of the Liquid Waste Regulations. Because the existing septic system is comprised of plastic septic tanks and plastic disposal chambers that over time will decompose, all components

NBC-44

of the septic system should be removed from the ground and disposed of properly to preclude the possibility of an unsafe condition.

Please contact me with any questions or if you need additional information.

Sincerely,

A handwritten signature in black ink that reads "Bill Brown". The signature is written in a cursive style with a long horizontal flourish at the end.

Bill Brown
New Mexico Environment Department
2540 Camino Edward Ortiz
Santa Fe, NM 87507
505-827-1840 office



STATE OF NEW MEXICO
OFFICE OF THE STATE ENGINEER
SANTA FE

Scott A. Verhines, P.E.
State Engineer

November 4, 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, Senior Development Review Specialist
Planning and Development Division
Santa Fe County
102 Grant Avenue
Santa Fe, NM 87501

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Reference: Santa Fe Brewing Company Master Plan Amendment #2 and Variance Request and Preliminary and Final Development Plan

Dear Mr. Larrañaga:

On October 14, 2014 the Office of the State Engineer (OSE) received a request to provide comments for the Santa Fe Brewing Company Master Plan #2 and Variance Request and Preliminary and Final Development Plan.

The proposal provides an outline for the expansion of the existing Santa Fe Brewing Company. Preliminary and Final Development Plan approval is sought for a 55,700 square foot (s.f.) addition to the existing brewing and bottling facility located on Lot 1-A of the Santa Fe Brewing Company Master Plan. The expansion will include the following:

- Addition of 2,400 s.f. to the north side of the existing brewing facility.
- A new 6,300 s.f. entrance, lobby and tasting room on the east side of the existing brewing facility.
- 47,000 s.f. of additional bottling and brewing facilities east of the new lobby and tasting room.
- A 3,500 s.f. outdoor landscaped "biergarten" with seating and performance platform.

The Santa Fe Brewing Company is located on a 4.976 acre parcel and a 1.897 acre parcel for a total of 6.873 acres, within Sections 24 and 25, Township 16N, Range 8E, at 35 and 37 Fire Place Road. Water supply is provided by an existing well on Lot 2-A (RG-42703) and Santa Fe County water system.

NBC-46

Santa Fe Brewing Company Master Plan Amendment # 2 and Variance Request and Preliminary and Final Development Plan

November 4, 2014

Page 2 of 2

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

The developer provided a water budget and estimates that indoor water use will be 1.90 acre feet/year. The indoor estimate is consistent with the findings presented in the City of Santa Fe, New Mexico Resolution No. 2009-116, a study of residential and commercial water use, *November 2009*.

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. The developer states they will use 10 AFY for brewing activities from well RG-42703. The developer also states that they will use 0.11 AFY of water captured through active rain water harvesting for landscaping. Based on the OSE's records, the Santa Fe Brewing Company currently holds sufficient water rights.

When a subdivision proposal is received by the OSE, the developer's water demand analysis is reviewed 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 disclosure statement to make sure that they are consistent with each other.

Development Plans are not required (by the Code) to provide the level of detail that is required by the OSE for a water demand analysis. Article VII, Section 6.1 of the Santa Fe County Land Development Code (Code) allows the Santa Fe County Land Use staff to refer development plan 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 the Santa Fe Brewing Company Master Plan Amendment #2 and Variance Request and Preliminary and Final Development Plan.

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

Sincerely,

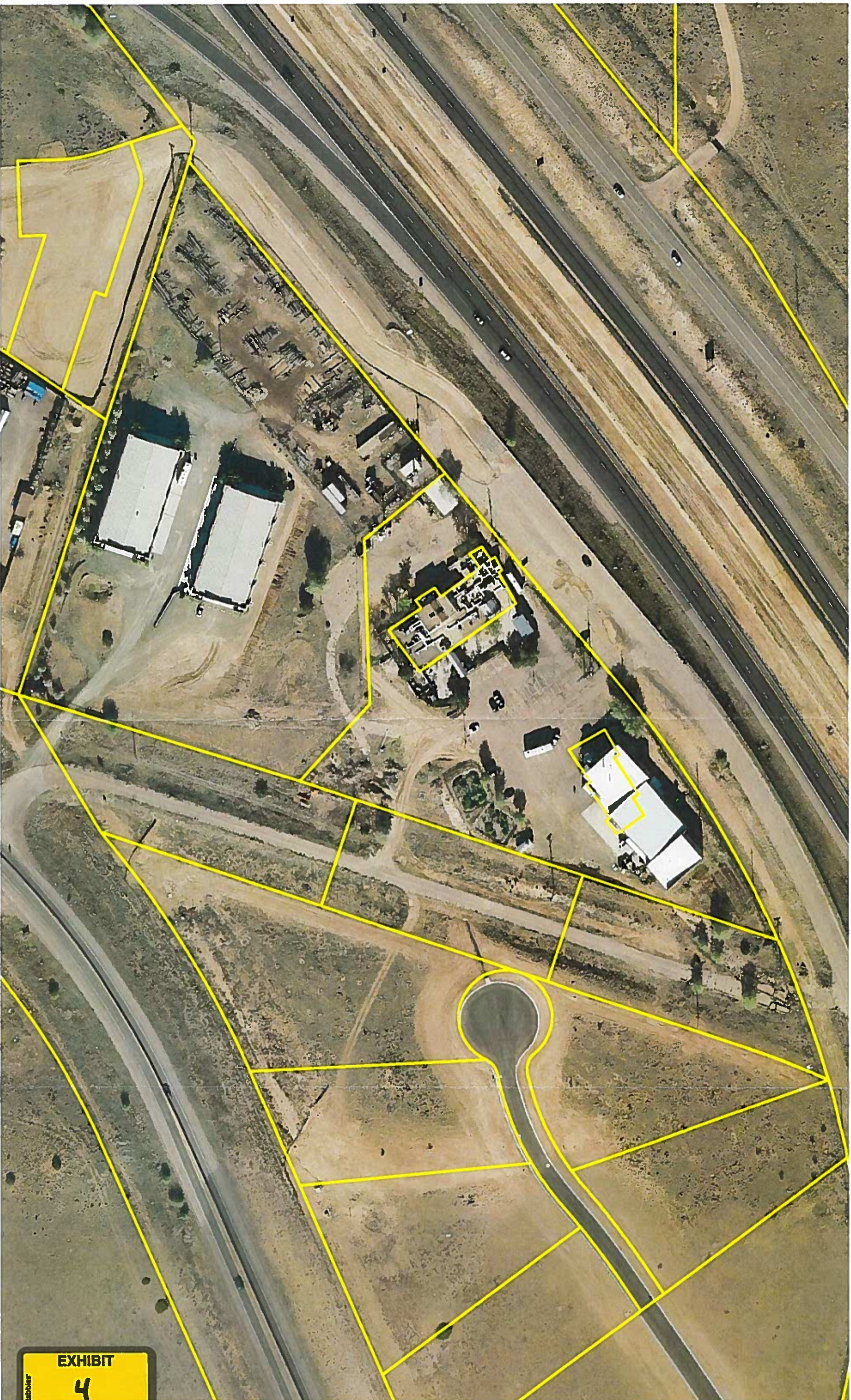


Molly Magnuson, P.E.

Water Use & Conservation/Subdivision Review Acting Bureau Chief

cc: OSE Water Rights Division, Santa Fe Office

NBC-47



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

Dec 10, 2014

Orthophoto from 2008
Contour Interval 2 Feet
This information is for reference only. Santa Fe County assumes
no liability for errors associated with the use of these data.
Users are solely responsible for confirming data accuracy.

1 inch = 110 feet



NBC-4R



EXHIBIT
4

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.

- 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;

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 5.5 of this Section, and Type-IV subdivisions.

SECTION 6 - FEES AND LEVIES**6.1 Standard Fees**

Any person desiring to subdivide land in the County shall pay the current administrative fees set by the County. A fee schedule, which may be periodically amended, is available from the Code Administrator.

6.2 Additional Fees for Unusual Circumstances

Where additional review by the County is required above and beyond normal review requirements due to complex, unforeseen, or unique circumstances relating to the proposed plan or plat, such as complex hydrological considerations, then the County may charge an additional review fee to defray the cost of such review. Review fees shall be only for professional services rendered to the County in the case that the County does not have qualified personnel to assist in reviewing such reports, plans and plats. When an additional fee is deemed necessary, the fee shall be arrived at between the County and the subdivider.

SECTION 7 - DEVELOPMENT PLAN REQUIREMENTS**7.1 Preliminary Development Plans****7.1.1 Pre-application conference**

- a. Prior to the application for approval of a preliminary development plan for any phase or for an entire project, the subdivider may confer with the Code Administrator regarding the plan submittal and requirements of the Code according to Section 5.1 of this Article.
- b. At this time 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.

7.1.2 Information to be submitted

- a. Evidence of legal lot of record;
- b. Contour intervals of two feet or such other appropriate scale as determined by the Code Administrator;
- c. Arrangements, location and size of buildings, where applicable;
- d. Off-street parking and loading or dumping facilities, where applicable;
- e. Internal vehicular and pedestrian circulation, and ingress and egress;
- f. A drainage, grading, and erosion control plan including existing and proposed contours for roads and utilities; a preliminary/conceptual grading plan around buildings, when applicable;
- g. 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;
- h. Walls, fences and earth berms; their approximate locations and identifying types of fences and walls, if applicable;
- i. Size, location, orientation, lighting and type of signage, where applicable;
- j. Conceptual plan for outdoor lighting, including type, size, location of fixtures, if applicable;
- k. Easements, rights-of-way and street design;
- l. Access to telephone, gas, and electric utility service;
- m. Utility plan for water and sanitary sewer;
- n. Residential densities/gross acres;



- o. Intensity of non-residential development, including lot coverages, gross floor area ratios or gross square feet of building area;
- p. A vicinity map showing the boundaries of the project, owners of record within one hundred feet of the tract including public rights-of-way and existing conditions and development, including adjacent streets and utilities, for at least two hundred feet from the project boundaries;
- q. If appropriate, the phases and approximate dates of development of the phases;
- r. The plan shall be drawn at a scale of one hundred feet (100') to the inch or such other appropriate scale as determined by the Code Administrator;
- s. Proposed community facilities and/or sites and recreational areas, if any, and proposed ownership of such:
- t. A schedule of on-site and off-site public improvements with the time of construction related to the phasing schedule;
- u. Information as required by state agencies;
- v. The preliminary subdivision plat may be submitted concurrently with the preliminary development plan, but is not required. Submittal of a schematic or sketch subdivision plat showing proposed lot layout, approximate dimensions and lot areas together with topography and natural features; and
- w. A written traffic report prepared by a licensed traffic engineer or other qualified expert as determined by the Code Administrator.
- x. 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.
- y. Water Supply Plan - Water System. As required by Article VII, Section 6 of the Code and Table 5.1, of Section 9.3 of this Article V.
- z. Solid Waste Disposal Plan. As required by Article VII, Section 7 of the Code.
- aa. Liquid Waste (Disposal) Plan. As required by Article VII, Section 2 of the Code.
- bb. Timing and Phasing of Development. Projections for 5 to 10 years.
- cc. Copies of deed restrictions and protective covenants must be submitted.

7.1.3 Review

- a. A preliminary development plan may be only a phase or portion of the area covered by an approved master plan, so long as the preliminary development plan substantially conforms to the approved master plan.
- b. A preliminary development plan shall be submitted prior to or concurrent with submission of a preliminary plat.
- c. The application for preliminary development plan approval shall be presented to the County Development Review Committee for review with a staff report. The staff report shall include a description of the proposed project, an evaluation of pertinent planning issues, and a statement on the compliance of the project with the County General Plan and Code. The report may include recommended conditions of approval. The report shall include all comments from appropriate State or Federal agencies, the County Fire Marshal, the County Hydrologist, and other appropriate County personnel. Particular attention shall be given in the staff report to public

agency comments which relate to potential limitations of lot size, intensity, or character of development.

7.1.4 Criteria for development plan phase approval

- a. Conformance to the approved master plan;
- b. The plan must meet the criteria of Section 5.2.4 of this Article V.

7.2 Final Development Plan

7.2.1 Submittals

A final development plan conforming to the approved preliminary plan and approved preliminary plat, if required, and containing the same required information shall be submitted. In addition, the final development plan shall show, when applicable, and with appropriate dimensions, the locations and size of buildings, heated floor area of buildings, and minimum building setbacks from lot lines or adjoining streets. Documents to be submitted at this time are: proof of ownership including necessary title documents, articles of incorporation and by-laws of owners' association; required disclosure statements; final engineering plans and time schedule for grading, drainage, and all improvements including roads, water system, sewers, solid waste, utilities; engineering estimates for bonding requirements; development agreements; and final subdivision plats, if required.

7.2.2 Review

The final development plan shall be submitted to the County Development Review Committee accompanied by a staff report. The County Development Review Committee shall review the plan and make a determination as to its compliance with the County General Plan and Code. The County Development Review Committee may recommend changes or additions to the plan as conditions of its approval. The final development plan as approved by the County Development Review Committee shall be filed with the County Clerk. The approved final development plan becomes the basis of development permits and for acceptance of public dedications. Any changes in the plan must be approved by the County Development Review Committee.

History. 1980 Comp. 1980-6. Section 7 of Article V was amended by County Ordinance 1987-1 adding language relating to master plans.

SECTION 8 - SUBDIVISION DESIGN STANDARDS

These standards shall be binding upon the subdivider unless modifications are justified by sound engineering principles. Such modifications from these standards may be approved by the Board after a review by the County Development Review Committee upon presentation of documented justification by a licensed professional engineer.

8.1 General Policy on Roads

8.1.1 General

The arrangement, character, extent, width, grade and location of all roads shall be considered in relation to convenience and safety, and to the proposed uses of land to be served by such roads. Prior to grading or roadway cuts, all applicable permits shall be granted by the Code Administrator.

1 F. Lighting and Signage Standards

2 All lighting in the CCD shall be shielded. All other lighting and signage standards set
3 forth in Article III, Section 4.4.4h and Article VIII shall apply.

4 G. Landscaping Standards

5 1. Except as specifically set forth in the CCD, the provisions of Article III, Section
6 2.3.10 and Section 4.4.4 shall apply. In addition, it is the intent of the CCD to promote
7 the use of xeriscape designs for landscaping and the use of stormwater and treated
8 wastewater effluent for irrigation to minimize water consumption

9 2. Buffers and Landscaping for Road Frontages
10 Setbacks and width of landscape buffers from major and minor arterial roads, highways,
11 or limited access highway rights-of-ways as set forth in Article III, Section 4 and Article
12 V of the County Land Development Code, Ordinance 1996-10, as amended, shall not
13 apply to highways to roads or rights-of-way within the Community College District.

14 Buffers and landscaping for road frontages shall be provided as shown on the Land Use
15 Zoning Map or on the Road Cross Sections.

16 3. Residential yards shall be required to use xeriscape designs incorporating
17 drought-tolerant and native vegetation to the maximum extent possible. Non-native turf
18 will not be permitted. Areas to be used for recreation, parks, playfields, and plazas shall
19 be excluded from this requirement. See Article XV, Section (I), 7, Park Plazas and Trail
20 Standards.

21 4. Irrigation Systems:

22 a) Irrigation systems shall maximize the use of drip or storm flow capture
23 systems, using the best available technology for conservation.

24 b) Parks, playfields, plazas, other developed open space areas and all commercial
25 and industrial areas shall have installed effluent reuse lines for irrigation of
26 community and commercial landscapes. Subject to acquisition of applicable
27 State and Federal permits, irrigation of such areas shall be converted to non-
28 potable water when a reliable source is available from the District wastewater
29 treatment facility that meets all applicable standards and requirements.

30 H. Open Space Standards

31 1. Applicability



a) All development within the CCD; except within Existing Neighborhood Zones, shall meet the open space standards as set forth below.

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2. Standards and Procedures

a) A master plan submitted shall show a minimum of 50% of the property to be dedicated or reserved as open space.

3. Criteria

a) The following property may be considered open space for the purpose of meeting the 50% requirement:

- i. Open space mapped on the Land Use Zoning Map shall be common or public open space;
- ii. Common or Public Parks and Plazas;
- iii. Trails allowing public access and connecting the District Trail system;
- iv. Public trailheads;
- v. Archaeological easements;
- vi. Setbacks required by the Highway Corridor Standards or other Ordinances; and
- vii. Private Open Space shall be counted if it is physically contiguous or separated only by road or trail features from adjacent open space and is not enclosed by fences, walls or other structures.

b) Open space shall be dedicated or reserved on the final development plan or plat. Open space may be dedicated on property not contiguous to the zone for which the applicant is seeking master plan approval if 1) open space adjacent to or within the proposed development is not feasible or has already been dedicated as part of another development phase, and (2) the continuous property is within property designated as open space on the Land Use Zoning Map, and (3) the proposed open space dedication is contiguous to other lands dedicated as open space and meets the intent of the CCD Plan to form a continuous open space system.

I. Park, Plaza, And Trail Standards

1. Purpose

NBC-57

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 - VARIANCES**3.1 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, incorporated 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



Daniel "Danny" Mayfield
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

DATE: December 18, 2014

TO: County Development Review Committee

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

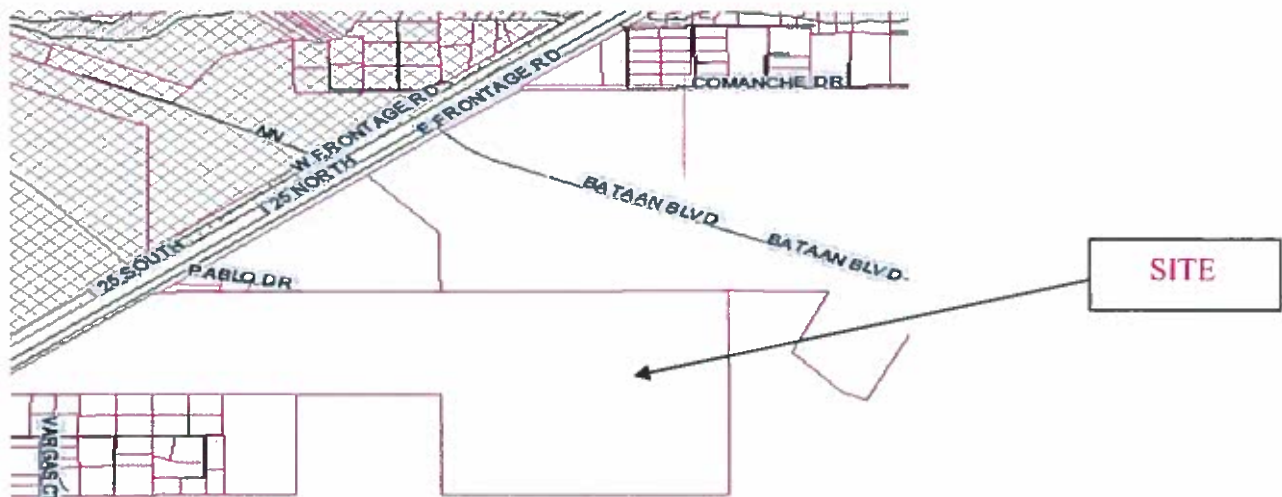
VIA: Penny Ellis-Green, Growth Management Director
Vicki Lucero, Building and Development Services Manager *VL*
Wayne Dalton, Building and Development Services Supervisor *VD/WR*

FILE REF.: CDRC CASE # Z/DP 14-5380 Santa Fe County Solar Energy Center (PNM)

ISSUE:

Public Service Company of New Mexico, Applicant, Laurie Moyer, Agent, requests Master Plan Zoning, Preliminary and Final Development Plan approval to allow a 10 megawatt electric Solar Facility on a 100 acre site. The property is located south of the National Guard site and takes access via the East I-25 Frontage Road, within Sections 3 & 4, Township 15 North, Range 8 East, (Commission District 5).

VICINITY MAP:



Map created with ArcIMS - Copyright (C) 1992-2014 ESRI Inc

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SUMMARY:

NBD-1

Public Service Company of New Mexico (PNM) is requesting Master Plan Zoning, Preliminary and Final Development Plan approval to allow a ten (10) megawatt tracking solar electric generating facility on a 100 acre site. The solar panels are tracking panels which will be configured together in long rows which will be oriented north-south. Each row of panels are approximately 210 feet in length, (the row length varies depending on the amount of developable area) and will rotate together, making adjustments as the panels move to track the sun east to west. The solar modules will be mounted on a ground mounted rack. The height of the top of the panels at full-rotation (90 degree range of motion) will not exceed seven (7) feet from the natural grade. A distribution line will be extended to the site for the delivery of the electricity being generated by the facility. For safety and security reasons the facility will be enclosed by a chain link fence (7 feet high) with three (3) strands of barbed wire, eight (8) feet in total height.

The Applicant states: “the solar generating facility is needed to meet PNM’s 2015 Renewable Energy Plan. The project is part of a utility distribution system for utility use for the greater public good and for the health, safety and welfare of the residents of Santa Fe County and will provide the community with a source of clean, renewable energy to support growth and economic development in the area”.

The Applicant has submitted a subsequent letter and drawings in response to staff and review agency comments. The Applicant states that typically there are 4,000 panels per megawatt, therefore the proposed ten megawatt site will contain approximately 40,000 panels and will encompass approximately 75 acres of the 100 acre site. The site will also house five power converters (9’ 11” in height, 14’ 10” wide, and 4’ 10” deep) and one switchgear facility (7’ 10” in height, 12’ 8” wide, and 4’ deep). On October 28, 2014, the Applicant held an open house to discuss the proposed development. Notice was sent to 67 adjacent property owners and 3 attended the meeting. The Applicant states that “concerns of the individuals who attended the open house were primarily related to uncertainty as to what the facilities would look like and visibility of the site” (Exhibit 8).

Article III, § 8, Other Development (8.1 Uses Permitted) states: “All uses not otherwise regulated by the Code are permitted anywhere in the County”.

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

Article V § 7.2 (Final Development Plan) states: “the final development plan shall be submitted to the County Development Review Committee accompanied by a staff report. The County Development Review Committee shall review the plan and make a determination as to its compliance with the County General Plan and Code. The County Development Review Committee may recommend changes or additions to the plan as conditions of its approval. The final development plan as approved by the County Development Review Committee shall be filed with the County Clerk. The approved final development plan becomes the basis of development

NBD-2

permits and for acceptance of public dedications. Any changes in the plan must be approved by the County Development Review Committee”.

This Application was submitted on September 5, 2014.

Building and Development Services staff have reviewed this project for compliance with pertinent Code requirements and have found that the facts presented support the request for Master Plan Zoning, Preliminary and Final Development Plan: the Application is comprehensive in establishing the scope of the project; the proposed use is in compliance with the uses associated with Other Development; the Application satisfies the submittal requirements set forth in the Land Development Code.

The review comments from State Agencies and County staff have established findings that this Application, for Master Plan Zoning, Preliminary and Final Development Plan, is in compliance with: State requirements; Article III, § 8, Other Development (8.1 Uses Permitted); Article V, § 5 Master Plan Procedures; Article V § 7.2 Final Development Plan of the County Land Development Code.

APPROVAL SOUGHT: Master Plan Zoning, Preliminary and Final Development Plan approval to allow a 10 megawatt electric Solar Facility on a 100 acre site.

PLANNING: The County Planning Department reviewed the Application and stated the following: Approval of the Master Plan, Preliminary and Final Development Plan will be consistent with the SGMP principles related to Land Use Element (Chapter 2), Economic Development Element (Chapter 3), Renewable Energy and Energy Efficiency Element (Chapter 7) and is consistent with the SLDC including principles related to the Use Table (Appendix B). The project is in a proposed Mixed-Use zone where commercial solar energy production facility would be a conditional use.

GROWTH MANAGEMENT AREA: SDA - 1

ARCHAEOLOGIC: An archaeological study was reviewed by the Historic Preservation Division (SHPO). SHPO has determined that the archaeological report identified two cultural resource sites, both of which were recommended not eligible for inclusion on the National Register of Historic Properties or the New Mexico State Register of Cultural Properties. HPD concurs with the recommendations and finds that no historic properties are affected by the undertaking. HPD has determined that based on the visual analysis that was

NBD-3

performed, the undertaking will have no adverse effect on SR#1993, a state registered segment of El Camino Real.

ACCESS AND TRAFFIC:

The site will take access via the I-25 East Frontage Road onto a privately maintained road. The County Public Works Department has reviewed the Application and supports the request. The proposed access, to the site, shall be constructed with six inches of compacted base course and twenty feet in width.

FIRE PROTECTION:

Santa Fe County Fire Prevention Division reviewed this Application and recommends approval subject to the development complying 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.

WATER SUPPLY:

No on site water is required for this type of development.

LIQUID WASTE:

No on site liquid waste system is required for this type of development. NMED has reviewed the Application and had no comments related to any on-site liquid waste systems (septic systems) on the property. NMED had one concern regarding the herbicide(s) that may be used for weed control. The Applicant shall use herbicides approved for this type of application and should be applied using methods to avoid run-off or off-site drift. The Applicant responded to this comment with the following: PNM contracts for weed control using certified weed control specialists. Herbicides are selected based on site specific conditions and at application rates as specified by the manufactures. In the past Surmount and Garlon 4 have been used. Typically herbicides on our solar facilities are applied as spot applications so as not to discourage acceptable native vegetation.

SOLID WASTE:

No solid waste will be created on this site.

FLOODPLAIN & TERRAIN MANAGEMENT:

The site contains slopes less than 15%, and minimal disturbance is expected. The disturbed area will be reseeded with native vegetation. The project complies with Article VII, Section 3 Terrain Management.

The Applicant's proposed site plan shows existing topography and vegetation. Disturbed areas will be reseeded and the reseeded is reliant on rain fall to take root. The project will

NBD-4

have minimal runoff from any storm event. Therefore, the submittal is in conformance with Master Plan and Final Development Plan submittal requirements and complies with Article VII, Section 3.4.6 and Ordinance No. 2008-10 Flood Damage Prevention and Stormwater Management.

SIGNAGE AND LIGHTING: The Applicant is proposing a “standard PNM sign”, 16 square feet (4’x4’) to be mounted on the chain link fence at the entry of the site. The sign shall not exceed 5 feet in height with a set back from the property line of 5 feet. Staff has determined that the Signage element of the Application complies with Article VIII (Sign Regulations).

No outdoor lighting proposed for this development..

PARKING: No parking is proposed for this development.

EXISTING DEVELOPMENT: The 100 acre parcel is currently vacant.

ADJACENT PROPERTY: The site is bordered to the north by the National Guard site, a shooting range to the east, residential properties to the south/southwest and to the west is the I-25 East Frontage Road and I-25.

AGENCY REVIEW:

<u>Agency</u>	<u>Recommendation</u>
County Fire	Approval with Conditions
Utilities	Approval
Public Works	Approval
Planning	Approval
SHPO	Approval
NMED	Approval with Concerns
Planning	Approval

NBD-5

STAFF RECOMMENDATION: Approval of Master Plan Zoning, Preliminary and Final Development Plan to allow a 10 megawatt electric Solar Facility on a 100 acre site subject to the following staff conditions:

1. The Applicant shall comply with all review agency comments and conditions, as per **Article V, § 7.1.3.c**. Conditions shall be noted on the Master Plan/Final Development Plan.
 - a. The development shall comply with Article 1, Section 103.3.2-New Construction and Alterations of the 1997 Uniform Fire Code.
 - b. The proposed access, to the site, shall be constructed with six inches of compacted base course and twenty feet in width.
2. Master Plan/Final Development Plan with appropriate signatures shall be recorded with the County Clerk, as per **Article V, § 7.2.2**.
 - a. Approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board (Article V, § 5.2.7).

EXHIBITS:

1. Master Plan/Final Development Plan Report
2. Proposed Plans
3. Agency Reviews and Comments
4. Aerial Photo of Site
5. Article III, § 8, Other Development
6. Article V, § 5.2.1.b
7. Article V § 7.2 (Final Development Plan)
8. Subsequent Info submitted by Applicant



September 5, 2014

Mr. Jose Larranaga
Santa Fe County
Development Review Team Leader
P.O. Box 276
Santa Fe, NM 87504

Subject: Santa Fe County Solar Energy Center Project Submittal

Dear Mr. Larranaga:

PNM respectfully submits the Santa Fe County Solar Energy Center Project (Santa Fe County Solar Energy Center) application to Santa Fe County for approval. The Santa Fe County Solar Energy Center is needed to serve the meet PNM's 2015 Renewable Energy Plan. The project will consist of constructing a new 10 megawatt (MW) electric Solar Energy Center east of Interstate 25 on 100 acres of land. The proposed solar panels are single-axis tracking panels that will be configured together in long rows oriented north-south. Each row of panels will rotate together, making adjustments to the position as the panels move to track the sun east to west. PNM has an option to purchase this property and has access across the adjacent property from the I-40 Frontage road to the property.

The enclosed Santa Fe County Solar Energy Center submittal request includes the following components:

- Master Plan Zoning
- Completed Development Permit Application Form
- Preliminary and Final Development Plan Submittal Package with accompanying maps, drawings
- Water Budget and or Water Supply Plan is not applicable
- Proposed Utility Plan is not applicable as no utilities are necessary for the site
- Traffic Study is not applicable
- Signage and Lighting Plan is not applicable as PNM signage is fence mounted and there will be no lighting on the site

Please contact me at (505) 241-2792 if you have any questions, need any additional information, or if you would like to schedule a site visit with the planners, environmental scientists, and engineers who have technical knowledge of the project.

Sincerely,

A handwritten signature in black ink that reads "Laurie Moyer". The signature is written in a cursive, flowing style.

Laurie Moyer
Coordinator Regulatory Project & Public Participation



NBD-7

Enclosures:

- Development Review Application Form
- Master Plan Report Submittal, September 5, 2014
- Project Location Map
- Vicinity Map
- Agent Letter
- Warranty Deed
- Proof of Legal Lot – Option to Purchase
- Proof of Legal Access
- Taxes paid
- FEMA map w/site depicted thereon
- Historic Plat of the Property
- Topographic map with upstream contributing watershed
- Site Plan
- 9 copies of application and information
- 1 Reduced plan set

**Zone Change, Master Plan and Development Plan Report to Santa Fe County
September 5, 2014**

**Name of Project: Santa Fe County Solar Energy Center
Applicant: PNM**

Project & Land Use Description

Public Service Company of New Mexico (PNM) is requesting approval of a Zone Change, Master Plan and Development Plan for a 100 acre public utility facility for a 10 megawatt (MW) tracking solar generating site in Santa Fe County. The total estimated Project cost is approximately \$19 million. When it becomes operational, the Project will benefit Santa Fe County and local schools through increased property taxes in tax payments per year of approximately \$165,000 to the County. The in service date for the Project is December 31, 2015.

Existing land uses in the vicinity of site include New Mexico National Guard Facility to the north, shooting range to the east, undeveloped vacant land to the immediate south and a residential development to the southwest and undeveloped vacant land and I-25 frontage road and Interstate 25 to the west and a small residential development to the northwest.

The solar generating facility is needed to meet PNM's 2015 Renewable Energy Plan. The Project is part of a utility distribution system for utility use for the greater public good and for the health, safety and welfare of residents of Santa Fe County and will provide the community with a source of clean, renewable energy to support growth and economic development in the area.

Project Location and Legal

Section/Township/Range: Sections 3 and 4, Township 15 North, Range 8 East, N.M.P.M.
UPC #'s: 1-045-090-266-449 (account no. 99303581) and 1-046-090-079-408 (account no. 99303582)

Plat Book/Page: 590/11 (recorded on June 8, 2005 as document no. 1383479)

Deed Book/Page: Deed does not list book/page (recorded on June 14, 2005 as document no. 1384270)

Subdivision Name: No subdivision, metes and bounds description only

Acreage: parent parcel is 261.86 acres, PNM plans to acquire 100 acres only

Valuation: see attached assessment info, a total of \$417,790 for the combined assessed value

Description of the Project

The Project is an approximately 10 megawatt (MW) tracking solar electric generating facility. The proposed solar panels are tracking panels that will be configured together in long rows oriented north-south. Each row is approximately 210 feet in length and rows are typically connected in sections of approximately 145 feet. The row length varies depending on the amount of developable area. Each row of panels will rotate together, making adjustments to the position as the panels move to track the sun east to west.

Rows of tracking solar modules will be affixed to a direct buried, ground-mounted rack. The piers are pile driven to various depths at a minimum depth of 5 feet. The total height of the tracking panels will be approximately 6 feet 8 inches above ground. The ground under the tracking solar facility panels will be treated for dust suppression, soil stabilization and weed control.

The Project site will be accessed directly from I-40 Frontage Road along a permanent compacted in-situ soil private access drive approximately 40 feet in width and approximately 2683 feet in length which will be installed with locked entrance security gate. The Project will not generate traffic once it is built.

For public safety and security purposes, the tracking solar generating facility will be enclosed by a chain link security fence 7 feet in height topped with an additional 1 foot of 3 strands of barbed wire on top and may include concertina wire rolled at the foot.

Archaeological Report

An Archaeological report is pending.

Traffic Study/Address

Not applicable as the site will not generate any traffic after construction.

Address is pending.

Pre-Application Meeting Dates

The Santa Fe County Land Use Division Pre-Application Meeting with Santa Fe County Land Use Division representatives and PNM representatives and was held on June 19, August 25, 2014.

Signage and Lighting Plan

Signage at the tracking solar generating facility will include a standard PNM sign 4 feet x 4 feet in size permanently attached at the entry to the facility on the fence and standard PNM warning signs for safety will be attached and spaced at intervals along the property fence.

On-site lighting is not required for the Project and is not provided

Proposed Utility Plan

No utilities are required for this site. PNM will extend a distribution line to the site.

Landscaping Plan

Water is not available at the site; therefore, in keeping with the sustainable approach to the Project development, PNM proposes to leave the property in as natural condition as possible. Additional landscaping will not be installed on the site. Disturbed areas will be reseeded with native seed mix as necessary.

Water Budget and/or Water Supply Plan

Because no on-site water is required for the Project, a Santa Fe County Water Budget and/or Water Supply Plan is not applicable. PNM will take advantage of natural moisture to clean the tracking solar panels.

Fire Requirement

PNM will coordinate with the Santa Fe County Fire Chief regarding fire department/emergency response team ability to respond to an emergency at the site. Fire District: Turquoise Trail Volunteer Fire District

Phasing Schedule

Construction will begin in January 2015 and be completed by December 2015

FEMA Map

Panel 35049C0525D eff. 6/17/2008 and Panel 35049C05004E eff. 12/4/2012 (all Zone X)
Hydrologic Zone: Basin Fringe

Community Meeting for Commercial Development

Will be scheduled within two weeks

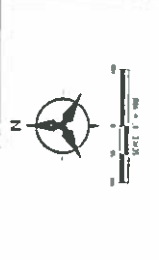
CALL BEFORE YOU DIG
FOR UTILITY LOCATES
1-800-321-ALERT

SITE PLAN
PNM LG SITE
SANTA FE COUNTY, NM

C1 1

REVISIONS

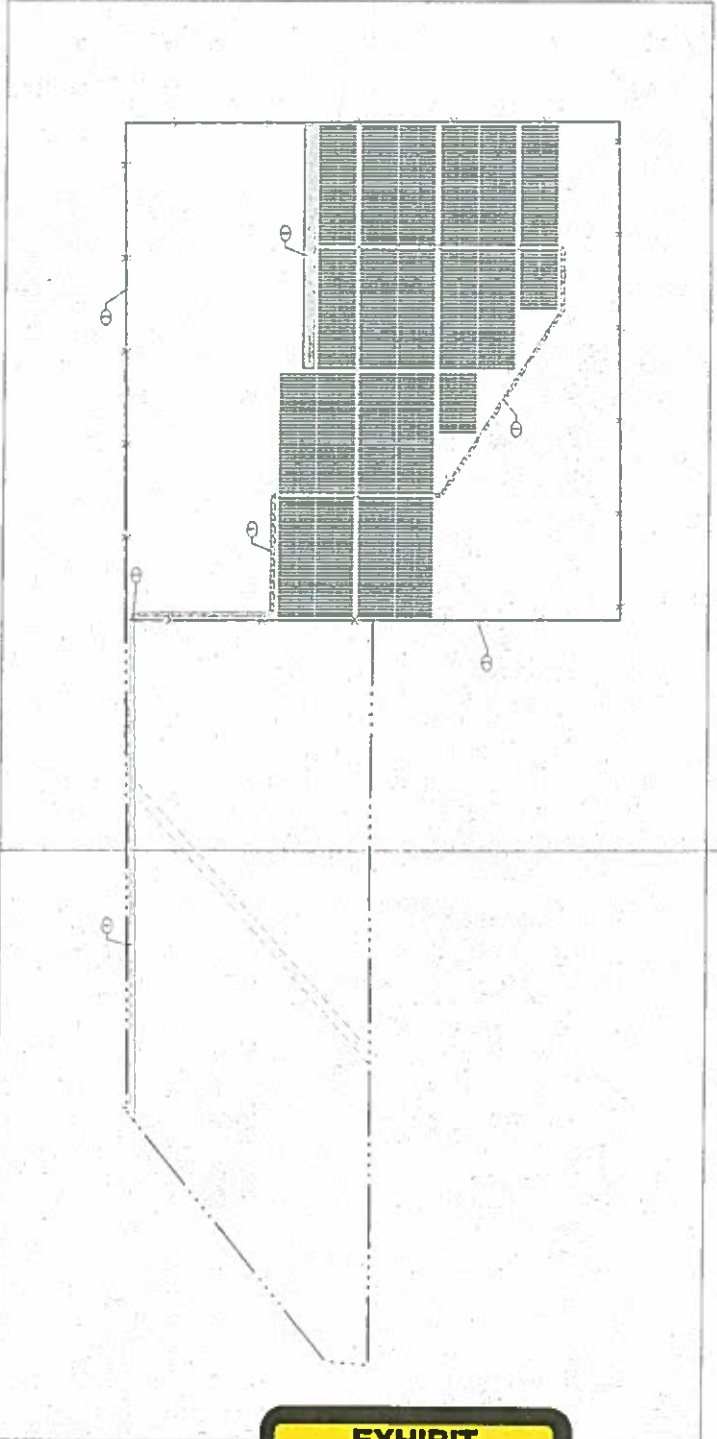
NO.	DATE	DESCRIPTION
1		



- GENERAL NOTES**
- SEE STATE LICENSE AGREEMENT FOR ACCURACY OF SURVEY
 - PROVIDED SEE ACCESS WITH ACCESS LINE.
 - PROPERTY BOUNDARY WITH THE STATE OF NEW MEXICO IS SHOWN AS THE PROPERTY BOUNDARY WITH THE STATE OF NEW MEXICO.
 - SEE ACCESS ROAD
 - BRACING AS SHOWN (NOT)
 - PROVIDED RETURN PIPE.
- KEYED NOTES**
- TO PROPERTY LINE

NOTES

- THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES, BOUNDARIES AND APPROXIMATE IN PLACES OF SANTA FE COUNTY, NM ARE SHOWN AS PER THE RECORD SURVEY OF THE STATE OF NEW MEXICO, 1913 AND 1914, AND AS SHOWN ON THE RECORD SURVEY OF THE STATE OF NEW MEXICO, 1913 AND 1914. THE PROPERTY LINES AND APPROXIMATE IN PLACES OF SANTA FE COUNTY, NM ARE SHOWN AS PER THE RECORD SURVEY OF THE STATE OF NEW MEXICO, 1913 AND 1914. THE PROPERTY LINES AND APPROXIMATE IN PLACES OF SANTA FE COUNTY, NM ARE SHOWN AS PER THE RECORD SURVEY OF THE STATE OF NEW MEXICO, 1913 AND 1914. THE PROPERTY LINES AND APPROXIMATE IN PLACES OF SANTA FE COUNTY, NM ARE SHOWN AS PER THE RECORD SURVEY OF THE STATE OF NEW MEXICO, 1913 AND 1914.



EXHIBIT

2

tabbler

DATE: 10/12/2010 10:53:10 AM
BY: J. L. BROWN, P.E.
PROJECT: PNM LG SITE
SANTA FE COUNTY, NM

NBD-12

CALL BEFORE YOU DIG
FOR UTILITY LOCATES
1-800-321-ALERT

REVISIONS

DATE: 11/15/2011

COMMENTS:

DESIGNED BY: [REDACTED]

CHECKED BY: [REDACTED]

DRAWN BY: [REDACTED]

DATE: 5/19/2011

SCALE: 1" = 100'

PROJECT NO.: [REDACTED]

DRAWN BY: [REDACTED]

TERRAIN MANAGEMENT PLAN

PNN LG SITE
SANTA FE COUNTY, NM

Scale: 1" = 100'

DATE: 11/15/2011

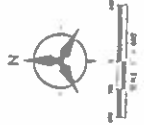
PROJECT NO.: [REDACTED]

SCALE: 1" = 100'

DATE: 11/15/2011

PROJECT NO.: [REDACTED]

GENERAL NOTE: GENERAL NOTES
SITE PLAN NOT SUBJECT FOR APPROVAL BY
[REDACTED]



SITE SUMMARY
EXISTING SITE TOPOGRAPHY AND EXISTING FLOWING
PATHS FROM EAST TO WEST. EXISTING DRAINAGE BASINS AND FLOW
PATHS WERE DERIVED FROM SANTA FE 2011 LIDAR
DATASET SURFACE FOR THE DEVELOPMENT OF TWO-FOOT
CONTOURS.

EXISTING DRAINAGE CONDITIONS WERE DETERMINED FOR THE
EXISTING 24 HOUR PEAK FLOW RATES USING NEW METHOD
DETAILED IN THE HYDROLOGIC CALCULATIONS. TABLE 1
SUMMARIZES THE PEAK FLOW RATES FOR EACH DRAINAGE BASIN.
INCLUDES PEAK FLOW RATES FOR DELINEATED BASINS.

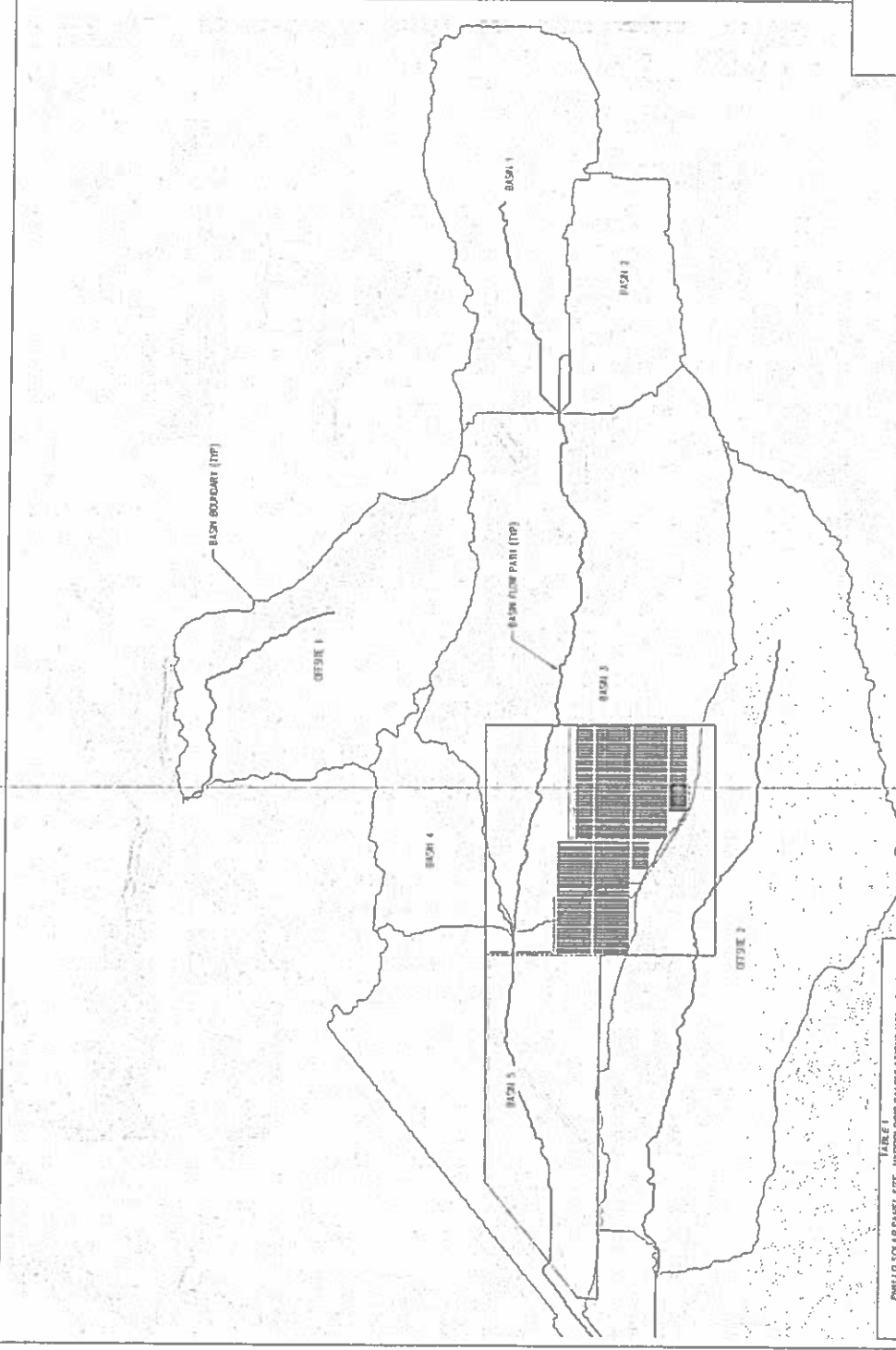


TABLE 1
PNN LG SOLAR PANEL SITE - HYDROLOGIC CALCULATIONS (100yr, 2hr)

Urban Development Conditions Basin Data Table

BASIN #	AREA (SQ FT)	AREA (AC)	SLOPE (%)	INFLUENTIUM		CULVERT DIAMETER (IN)	CULVERT LENGTH (FT)	CULVERT LOSS (CFS)
				AREA (SQ FT)	PERCENT (%)			
R133014	682,000	19.1	0.5%	3.32	81	213.7		
R133012	323,000	9.2	0.7%	3.21	84	164.5		
R133013	1,071,000	30.9	0.9%	3.22	81	322.3		
R133014	2,075,000	60.1	0.1%	3.22	82	125.8		
R133015	1,000,000	28.9	0.6%	3.22	79	229.2		

PEAK FLOW RATES DERIVED FROM HYDROLOGIC CALCULATIONS USING NEW METHOD

8/15/11 - 5:46:55 PM - 18' DRAINAGE (11/14/11)
11/15/2011 11:15 AM, PLOTTED BY: [REDACTED]

NBD-1

Johnston A. Harrison

REGISTERED PROFESSIONAL ENGINEER
No. 10000
EXPIRES 12/31/2008

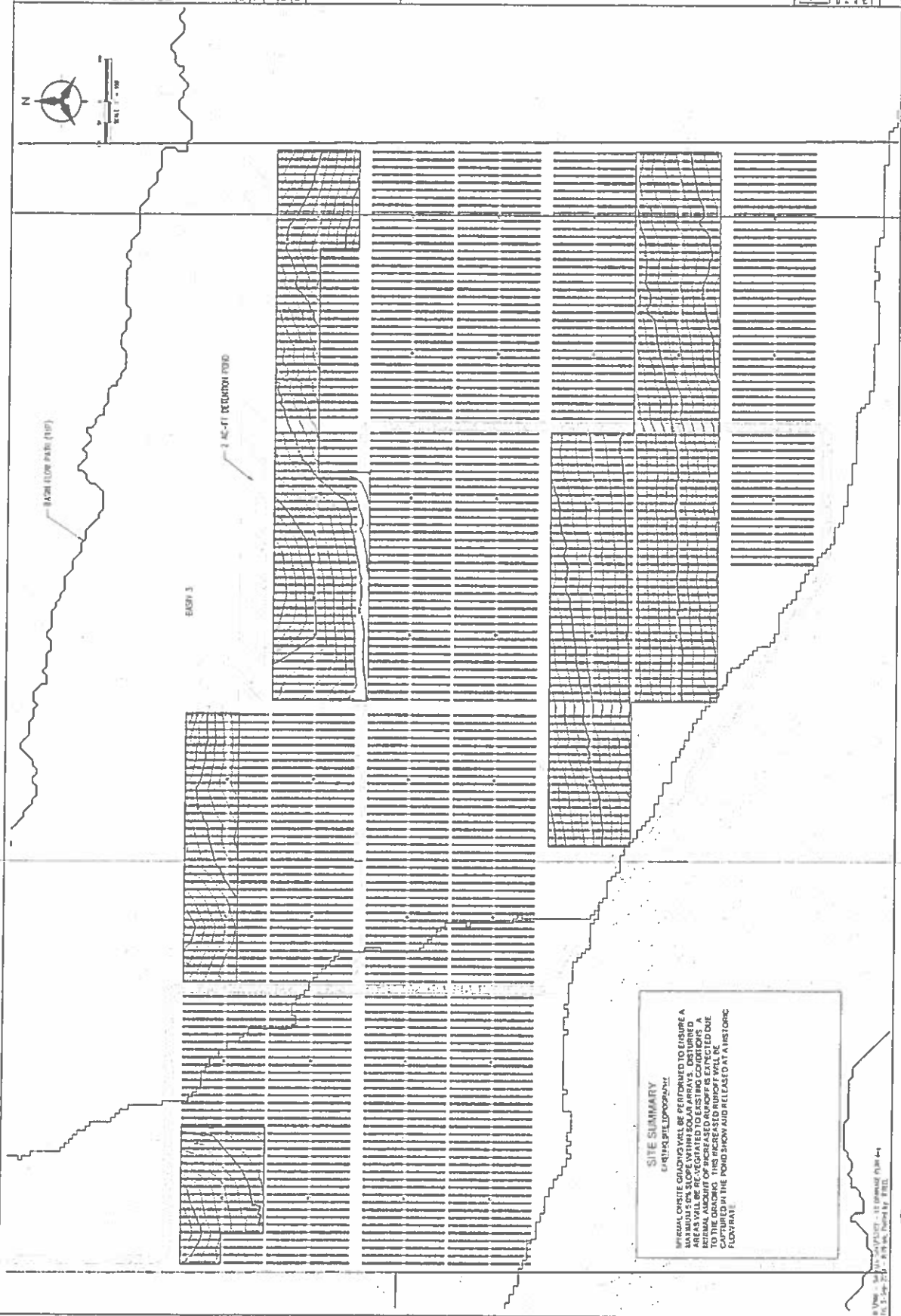
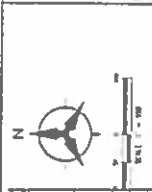
C1 1

TERRAIN MANAGEMENT PLAN ON-SITE GRADING & DRAINAGE

PNN LG SITE
SANTA FE COUNTY, NM

CALL BEFORE YOU DIG
FOR UTILITY LOCATES
1-800-321-ALERT

REVISIONS

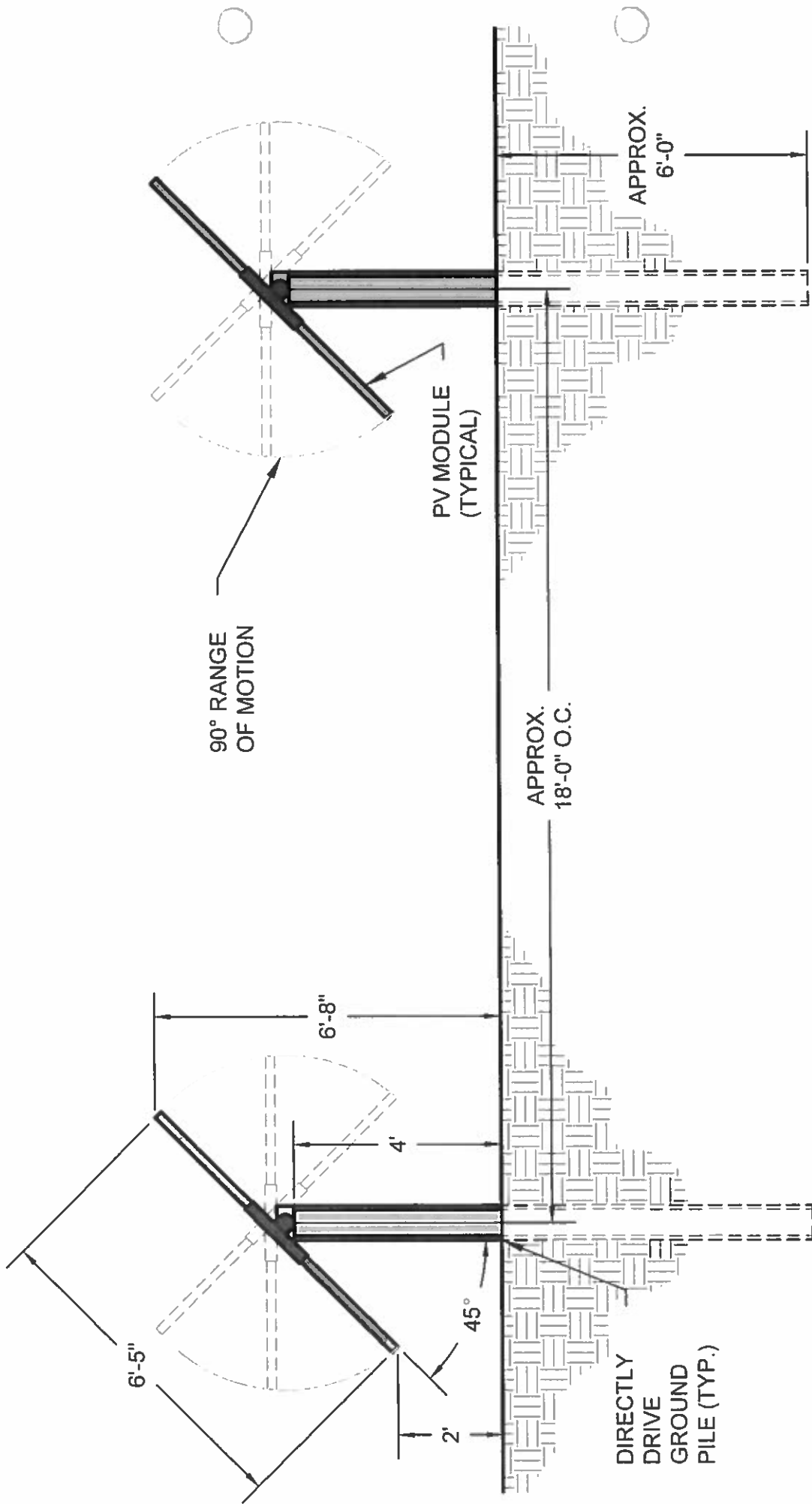


SITE SUMMARY
 GEOTECHNICAL TOPOGRAPHY

WHEREAS, ON-SITE CONSTRUCTION BE REQUIRED TO DISBURSE A MAJOR PORTION OF THE SITE'S EXCESSIVE SOLAR RADIATION, AREAS WILL BE RE-VEGETATED TO EXISTING CONDITIONS. A FINAL ACCOUNT OF INCREASED RUNOFF IS EXPECTED DUE TO THE LOSS OF VEGETATION. THE EXCESSIVE RUNOFF WILL BE CAPTURED IN THE POND SHOWN AND RELEASED AT A HISTORIC FLOWRATE.

BY: JOHNSTON A. HARRISON - 10/20/08 P. 10/20/08
DATE: 10/20/08

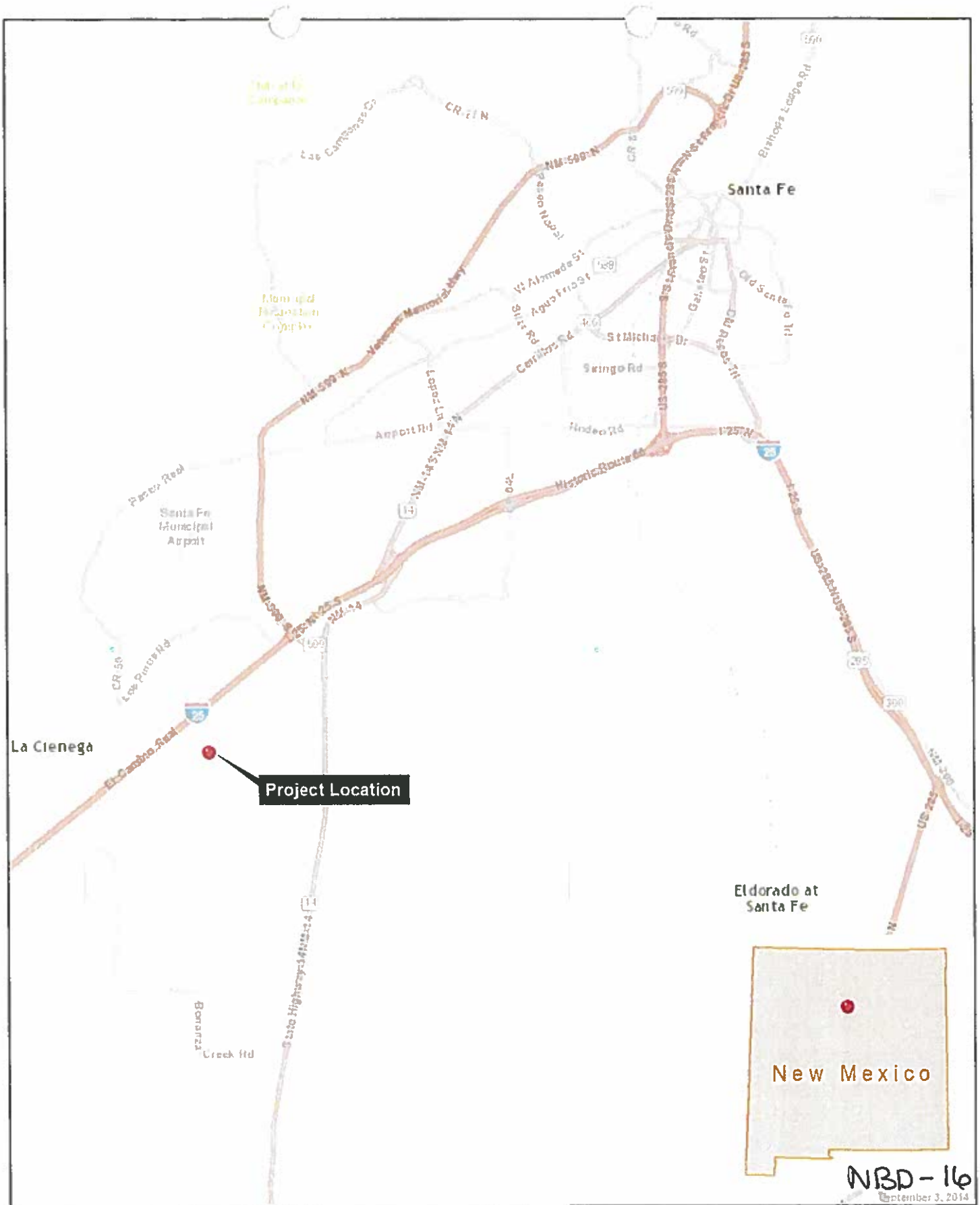
NBD-1



SINGLE-AXIS TRACKER - SECTION DETAIL

SCALE: NONE

NBD-10



Santa Fe County Solar Energy Center
 Location and Vicinity Map



NBD-16
 September 3, 2014



NBD-17



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

September 16, 2014

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

RE: Caja del Rio Solar Energy Center Project

Hello Mr. Larrañaga:

On behalf of Bob Italiano in this office, I have reviewed the information you provided for the referenced project. Due to the nature of the project, I have no comments related to any on-site liquid waste systems (septic systems) on the property.

One potential concern I have is related to the proposed weed control that is mentioned, just to ensure that the herbicide(s) used are approved for this type of application and that they are applied using methods to avoid run-off or off-site drift.

Please contact me with any questions or if you need additional information.

Sincerely,

Bill Brown
New Mexico Environment Department
2540 Camino Edward Ortiz
Santa Fe, NM 87507
505-827-1840 office
505-221-9227 cell

NBD-18





STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

Susana Martinez
Governor

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

November 17, 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: CDRC Case # 14-5380, Z/FDP/DP Santa Fe County Solar Energy Project (PNM)

Dear Mr. Larrañaga,

This is in regard to previous correspondence regarding the Historic Preservation Division (HPD) review and comment of the above referenced development.

We have reviewed the archaeological report by Marron and Associates and the visual analysis document provided to HPD by Mr. Douglas Campbell of PNM Resources. The archaeological report identified two cultural resource sites, both of which were recommended not eligible for inclusion on the National Register of Historic Properties or the New Mexico State Register of Cultural Properties. HPD concurs with the recommendations, and finds that no historic properties are affected by the undertaking. Regarding the visual effect of the undertaking, HPD has determined that based on the visual analysis that was performed, the undertaking will have no adverse effect on SR #1993, a state registered segment of El Camino Real.

We appreciate you providing the requested information and documents.

Sincerely,
Gerry Raymond for Michele Ensey
Historic Preservation Division
Log No.: 100293

NBD-19

Memorandum

To: Jose Larrañaga, Development Review Team Leader
From: Amy Rincon, Community Planner
cc: Robert Griego, Planning Manager
Date: October 2, 2014
Re: CDRC CASE # 14-5380 Solar Energy Center Project (PNM)

REVIEW SUMMARY: The Solar Energy Center Project (PNM) has been reviewed for compliance with the Santa Fe County Sustainable Growth Management Plan (SGMP) and it has been reviewed based on the Santa Fe County Sustainable Land Development Code (SLDC) which was approved by the Board of County Commissioners, but is not currently in effect.

Master Plan

The application is requesting Master Plan, Preliminary and Final Development Plan approval for a 5 megawatt electric solar energy center.

STAFF COMMENT:

Santa Fe County Sustainable Growth Management Plan 2010 (SGMP)

Approval of Master Plan, Preliminary and Final Development Plan will be consistent with the SGMP principles related to Land Use Element (Chapter 2)

- The project is within the Sustainable Development Area 1 (SDA-1), where growth is likely and being targeted to occur (2.2.5.1).
- The Future Land Use Map has a Mixed-Use Non-Residential category for the area (2.2.5.2).
- Land Use category of Mixed-Use Non-Residential is intended for light industrial and commercial along with other higher density options (2.2.5.2).

Approval of Master Plan, Preliminary and Final Development Plan is consistent with the SGMP including principles related to Economic Development Element (Chapter 3):

- One target industry that the County is pursuing is Green Industry- Energy and water Conservation Technology (3.2.4.1).
- Identify and support businesses that deploy renewable energy technologies(3.2.4.1).
- Infrastructure development including renewable energy to keep the local economy advancing (3.2.5).
- Fostering a "green grid" infrastructure (3.2.5.2).

Approval of the Master Plan, Preliminary and Final Development Plan is consistent with the SGMP including principles related to Renewable Energy and Energy Efficiency Element (Chapter 7):

NBD-2

- Increases in energy demand and expansion by PNM are identified in the SGMP (7.2.1.1).
- Increasing local electrical supply could cut down on power from other areas in the state (7.2.1.2).
- Solar energy is possible for large-scale generating facilities (7.2.2.2)
- Utility scale solar energy projects are expected in the County (7.2.3.2)

Approval of the Master Plan, Preliminary and Final Development Plan is consistent with the SLDC including principles related to the Use Table (Appendix B):

- The project is in a proposed Mixed-Use zone where Commercial solar energy production facility would be a conditional use.

STAFF RECOMMENDATION:

Planning staff recommend approval of the Master Plan and Preliminary and Final Development Plan assuming the issues below are discussed and/or remedied.

Issues that need to further discussed/reviewed:

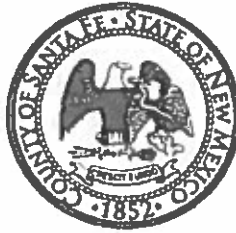
1. Ensure that view sheds are not impacted (SGMP 7.2.2.2).
2. Has PNM checked with Santa Fe Airport Manager about any electromagnetic frequency issues with aircraft instrumentation? There are three solar arrays near the airport, but all are 1-1.5 MW arrays- a 10MW array will likely have higher EMF.
3. What are the plans for a transmission line from the site? Easements?
4. Ensure that the community meeting has taken place and that the surrounding communities are aware of any impacts from this project.

NBD-21

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department Fire Prevention Division

Official Development Review

Date	09/23/2014		
Project Name	Santa Fe County Solar Energy Center Project		
Project Location	East Frontage road – access south of Pablo Drive passed the National Guard.		
Description	Solar Energy Center – CDRC Case # 14-5380 Z/FDP/DP	Case Manager	Jose Larranaga
Applicant Name	Santa Fe County Solar Energy Center Project	County Case #	14-5380
Applicant Address	PO Box 276 Santa Fe, New Mexico 87504-0276	Fire District	Turquoise Trail
Applicant Phone	505-986-6296 Laurie Moye		
Review Type:	Commercial <input checked="" type="checkbox"/>	Residential <input type="checkbox"/>	Sprinklers <input type="checkbox"/>
	Master Plan <input type="checkbox"/>	Preliminary <input type="checkbox"/>	Final <input checked="" type="checkbox"/>
	Wildland <input type="checkbox"/>	Variance <input type="checkbox"/>	Hydrant Acceptance <input type="checkbox"/>
Project Status:	Approved <input checked="" type="checkbox"/>	Approved with Conditions <input 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:

Fire Department Access

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

- **Fire Access Lanes**

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

- **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.

NBD-2

The roadway meets the minimum County standards for fire apparatus access roads within this type of proposed development. The roadway shall be 20' wide County approved all-weather driving surface of minimum 6" compacted basecourse or equivalent. Minimum gate width shall be 14' and an unobstructed vertical clearance of 13'6".

- **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.

- **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.*

There are no slopes the exceed 11%.

- **Restricted Access/Gates/Security Systems**

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

To prevent the possibility of emergency responders being locked out, all access gates should be operable by means of a key or key switch, which is keyed to the Santa Fe County Emergency Access System (Knox Rapid Entry System). Details and information are available through the Fire Prevention office.

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.

NBD-2

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 one thousand feet (1,000') 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 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. All hydrants shall have NST ports. Final design shall be approved by the Fire Marshal.

All hydrants shall comply with Santa Fe County Resolution 2000-55, Hydrant color-coding, marking and testing.

- **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 private 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

NBD-24

Final Status

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

Renee Nix, Inspector
Renee Nix
Code Enforcement Official

9-23-14
Date

Through: Chief David Sperling

File: SFCSolarEnergy/092314/TT

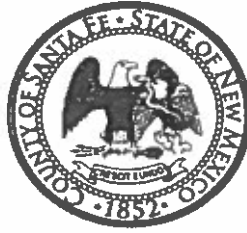
Cy: Buster Patty, Fire Marshal
Caleb Mente, Land Use
Applicant
District Chief Turquoise Trail
File

NBD-25

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: October 3, 2014

To: Jose Larranaga, Land Use Department

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

Re: CRDC CASE # Z14-5380 Z/MP/PDP/FDP Santa Fe County Solar Energy
Center Project (PNM).

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 Southeast of East Frontage Road/ Bataan Boulevard intersection, and northeast of Interstate 25/ La Cienega Exit in projected Sections 3 & 4, Township 15 North, Range 8 East. The applicant is requesting Master Plan Zoning, Preliminary and Final Development Plan approval for a Solar Energy Center on 100 acres within a 261.86 acre tract.

Access:

The applicant is proposing to access the proposed site directly from I-25 East Frontage Road by a compacted dirt road.

Conclusion:

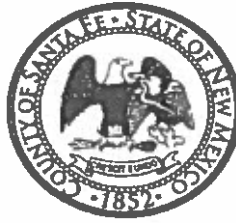
Public Works has reviewed the applicant's submittal and feels that they **can support** the above mentioned project.

NBD-26

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

September 30, 2014

Mr. Jose Larranaga
Commercial Development Case Manager
Santa Fe County Land Use Department
102 Grant Ave
Santa Fe, NM 87504

RE: CDRC CASE # 14-5380 Z/FDP/DP Santa Fe County Solar Energy Center Project (PNM)

Dear Jose,

This letter is in response to your request for a review of the Santa Fe County Solar Energy Center Project (PNM) designed by Bohannan Huston, dated 9/5/14.

Please be aware that any statements made here refer solely to Santa Fe County Solar Energy Center (PNM) Master Plan Zoning Preliminary and Final Development Plan, as you have described in your written inquiry and appurtenant documentation you submitted. If the parcel location or development concept is modified, or the current field conditions are modified in the future, this letter will be automatically invalidated, unless otherwise indicated in writing by Santa Fe County Utility Division (SFCUD).

Please note that in regards to water and sewer Santa Fe County Solar Energy Center Project (PNM) does not require either of these services for this type of project, which excludes SF County Utility from providing such services.

If you have any questions or concerns, please do not hesitate to contact us.

Respectfully,

Paul Casaus
Utilities Engineering Associate
Santa Fe County Utilities Department

NBD-27

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: September 25, 2014

TO: Jose Larranaga, Commercial Development Case Manager

FROM: John Lovato, Terrain Management 

VIA: Penny Ellis-Green Growth Management Director
Vicki Lucero, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF: CDRC CASE # Z/PDP/DP 14-5380 PNM Solar Facility (LG Site)

REVIEW SUMMARY

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code. The Applicant requests Development Plan approval to install a 10 Megawatt (MW) electric Solar Energy Center East of Interstate I-25 on 100 acres. The proposed solar panels are single-axis tracking panels that will be configured together in long rows oriented North-south. Each row is approximately 210 feet and rows are in connected section of approximately 145 feet. The project complies with Article VII, Section 3 Terrain Management.

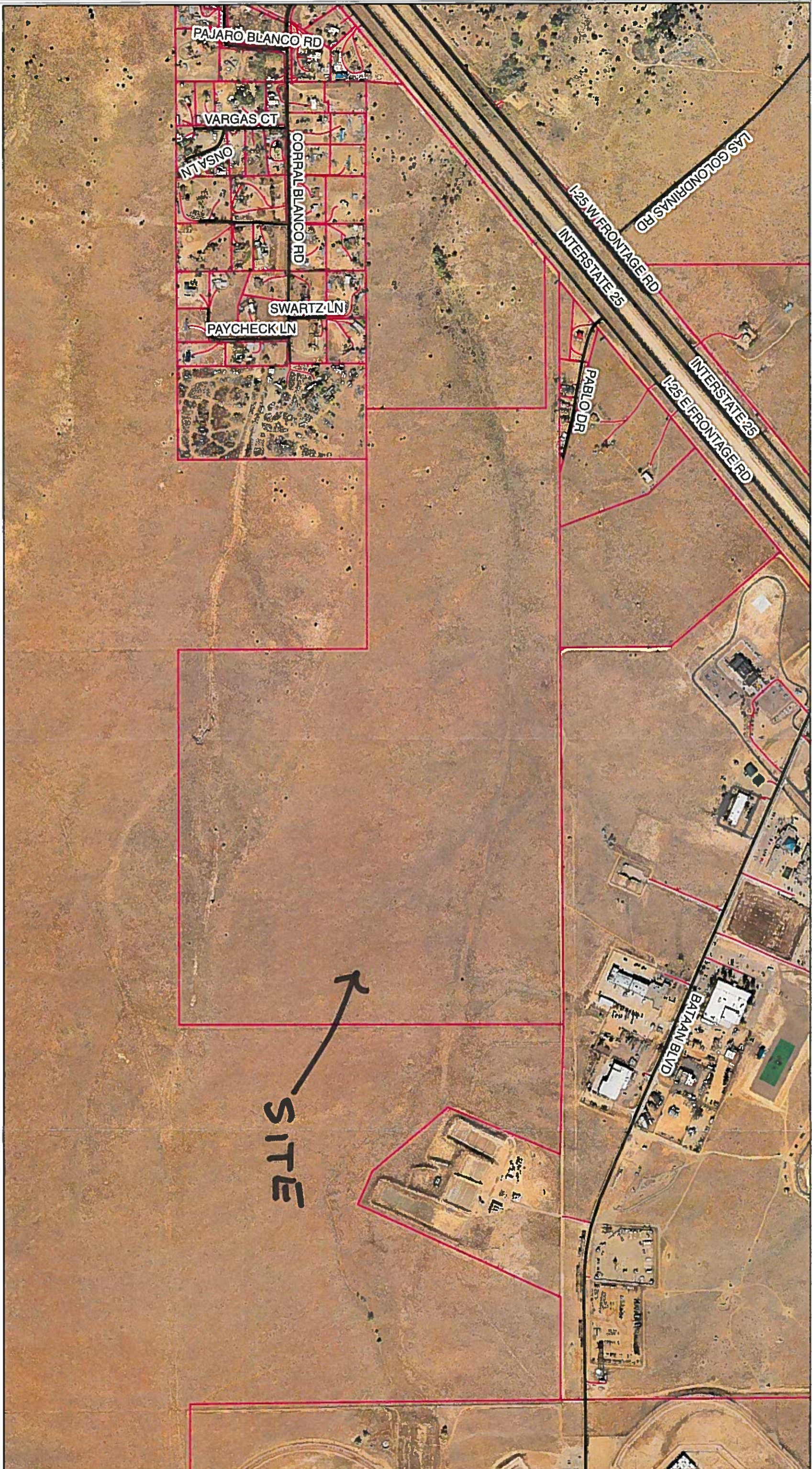
Terrain Management

The slopes are less than 15%, and minimal disturbance is expected. The project complies with Article VII, Section 3 Terrain Management.

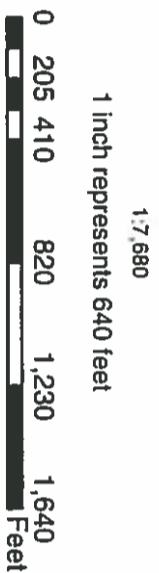
Storm Drainage and Erosion Control:

The Applicant's proposal shows a proposed site plan with existing topography and vegetation. Disturbed areas will be reseeded and the project will have minimal runoff from any storm event. Therefore, the submittal is in conformance with Development Plan submittal requirements and complies with Article VII, Section 3.4.6 and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance.

NBD-



- Legend**
- ROADS
 - DRIVEWAYS
 - PARCELS



SITE →

2008 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.



7.1 Standards

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

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

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

7.2 Submittals and Review

The submittals and reviews for community service facilities shall be those provided for in Article III, Section 4.5.

Compiler's Note. Section 4.5 was amended by County Ordinance 1988-9, and consists of review procedures and submittals for any non-residential use requesting a zoning approval.

SECTION 8 - OTHER DEVELOPMENT

8.1 Uses Permitted

All uses not otherwise regulated by the Code are permitted anywhere in the County. Such uses specifically include, but are not limited to utilities, parking facilities, and cemeteries.

8.2 Submittals, Reviews and Standards

Uses regulated by this Section 8 shall be considered large scale if they involve the grading and clearing of 10 or more acres, contiguously or cumulatively; and small scale if less disturbance of the land is involved. Development standards and criteria and submittal requirements are set forth in Sub-sections 4.4 and 4.5.

8.3 A development permit shall not be required for, and provisions of the Code shall not apply to, utility easements, utility rights-of-way, and construction of utility line extensions.

In addition to the above requirements, any development involving a water or sewer utility must be in conformance to an adopted Community Land Use and Utility Plan, unless system capacity is limited to that needed to serve existing development.

SECTION 9 - PARKING REQUIREMENTS

9.1 The following parking requirements are established for the types of development listed:

TYPE OF USE	NUMBER OF PARKING SPACES
Wholesale	1 per 1 employee plus 1 per 500 sq. ft.
Office & Community Facilities	1 per 1 employee plus 1 per 300 sq. ft.
Medical Offices	1 per employee plus 1 per 250 sq. ft.

NBP-30



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.

NBD-3



~~agency comments which relate to potential limitations of lot size, intensity, or character of development.~~

~~7.1.4 Criteria for development plan phase approval~~

- ~~a. Conformance to the approved master plan;~~
- ~~b. The plan must meet the criteria of Section 5.2.4 of this Article V.~~



7.2 Final Development Plan

7.2.1 Submittals

A final development plan conforming to the approved preliminary plan and approved preliminary plat, if required, and containing the same required information shall be submitted. In addition, the final development plan shall show, when applicable, and with appropriate dimensions, the locations and size of buildings, heated floor area of buildings, and minimum building setbacks from lot lines or adjoining streets. Documents to be submitted at this time are: proof of ownership including necessary title documents, articles of incorporation and by-laws of owners' association; required disclosure statements; final engineering plans and time schedule for grading, drainage, and all improvements including roads, water system, sewers, solid waste, utilities; engineering estimates for bonding requirements; development agreements; and final subdivision plats, if required.

7.2.2 Review

The final development plan shall be submitted to the County Development Review Committee accompanied by a staff report. The County Development Review Committee shall review the plan and make a determination as to its compliance with the County General Plan and Code. The County Development Review Committee may recommend changes or additions to the plan as conditions of its approval. The final development plan as approved by the County Development Review Committee shall be filed with the County Clerk. The approved final development plan becomes the basis of development permits and for acceptance of public dedications. Any changes in the plan must be approved by the County Development Review Committee.

History. 1980 Comp. 1980-6. Section 7 of Article V was amended by County Ordinance 1987-1 adding language relating to master plans.

SECTION 8 - SUBDIVISION DESIGN STANDARDS

~~These standards shall be binding upon the subdivider unless modifications are justified by sound engineering principles. Such modifications from these standards may be approved by the Board after a review by the County Development Review Committee upon presentation of documented justification by a licensed professional engineer.~~

8.1 General Policy on Roads

8.1.1 General

~~The arrangement, character, extent, width, grade and location of all roads shall be considered in relation to convenience and safety, and to the proposed uses of land to be served by such roads. Prior to grading or roadway cuts, all applicable permits shall be granted by the Code Administrator.~~

NBD - 32





November 18, 2014

Mr. Jose Larranaga
Santa Fe County
Development Review Team Leader
P.O. Box 276
Santa Fe, NM 87504

Subject: PNM Response to Agency Comments for Caja del Rio Solar Energy Center Project Submittal and Santa Fe County Solar Energy Center Submittal

Dear Mr. Larranaga:

Caja del Rio Solar Energy Center PNM Responses to Agency Comments

Santa Fe Utilities Department and NM Environment Department:

PNM contracts for weed control using certified weed control specialists. Herbicides are selected based on site specific conditions and at application rates as specified by the manufactures. In the past Surmount and Garlon 4 have been used. Typically herbicides on our solar facilities are applied as spot applications so as not to discourage acceptable native vegetation.

Public Works Division:

A 12' driving surface of compacted dirt will be provided from the end of the existing driving surface of Old Cochiti Road using existing access easements to the site. PNM will provide a compacted dirt road 24 feet wide for access to the site.

Santa Fe County Solar Energy Center PNM Responses to Agency Comments

Santa Fe Utilities Department and NM Environment Department:

PNM contracts for weed control using certified weed control specialists. Herbicides are selected based on site specific conditions and at application rates as specified by the manufactures. In the past Surmount and Garlon 4 have been used. Typically herbicides on our solar facilities are applied as spot applications so as not to discourage acceptable native vegetation.

General Comments for both projects:

Fire Department:

Only qualified personnel are allowed inside PNMR substation/generation facilities. All unqualified personnel must be escorted by a competent person inside the gate. Solar is a form of distributed generation and interconnected with our grid. PNM electric facilities typically present a danger to fire responders due to the electrical currents in them; the same is true for a utility scale solar field. Electricity and water don't mix safely. PNM supports safety of its employees and all others and would not want fire responders put in harm's way. PNM does not expect a fire response to the solar sites.

Typically there are 4000 panels per megawatt so for Caja del Rio SEC a maximum of 20,000 panels and SFSEC a maximum of 40,000 panels.

NBD-33



The solar field to accommodate the panels is approximately 24 acres at the 40 acre CdRSEC parcel. The solar field for SFSEC would occupy approximately 75 acres of the 160 acre parcel. Interconnections to the existing distribution electric system will be made in accordance with existing county regulations. Should a variance from the underground utility ordinance be required, PNM will make to appropriate filings. At the SFSEC all of the utilities in this area are constructed overhead. Should a variance from the underground utility ordinance be required, PNM will make to appropriate filings. A final design and alignment for extension of service to the SFCSEC has not yet been determined and is outside the scope of this application. Attached are diagrams of the electrical equipment on site. Locations of the electrical equipment are attached. SFSEC has 5 power converters and one switchgear facility and CdRSEC has one power converter and one switchgear facility.

Community Planner:

1. PNM believes that view sheds are not impacted by the panels that at 6 feet 8 inches tall at full extension.
2. There are no electromagnetic frequency issues from a solar facility that could affect aircraft instrumentation.
3. This is an electric distribution line facility not transmission line facility. Therefore there are no transmission lines planned. Easements are granted with the platting action.
4. Access points are identified on the proposed plats attached to applications
5. A community meeting is not required however one was held on October 28 and adjacent property owners were notified.

PNM held an Open House on October 28, 2014 from 5:30 to 7:00 pm and the PNM Electric Service Center on Highway 14. PNM mailed to both adjacent property owners at CdRSEC and SFSEC. There were 6 people who attended the open house 3; for each solar site. Caja del Rio SEC had 10 adjacent property owners who were invited and SF County SEC had 67 adjacent property owners who were invited. Comments on the proposed developments were generally favorable. Concerns were primarily related to uncertainty as to what the facilities would look like and if they would be seen from a place of business

Please contact me at (505) 241-2792 if you have any questions, need any additional information, or if you would like to schedule a site visit with the planners, environmental scientists, and engineers who have technical knowledge of the project.

Sincerely,

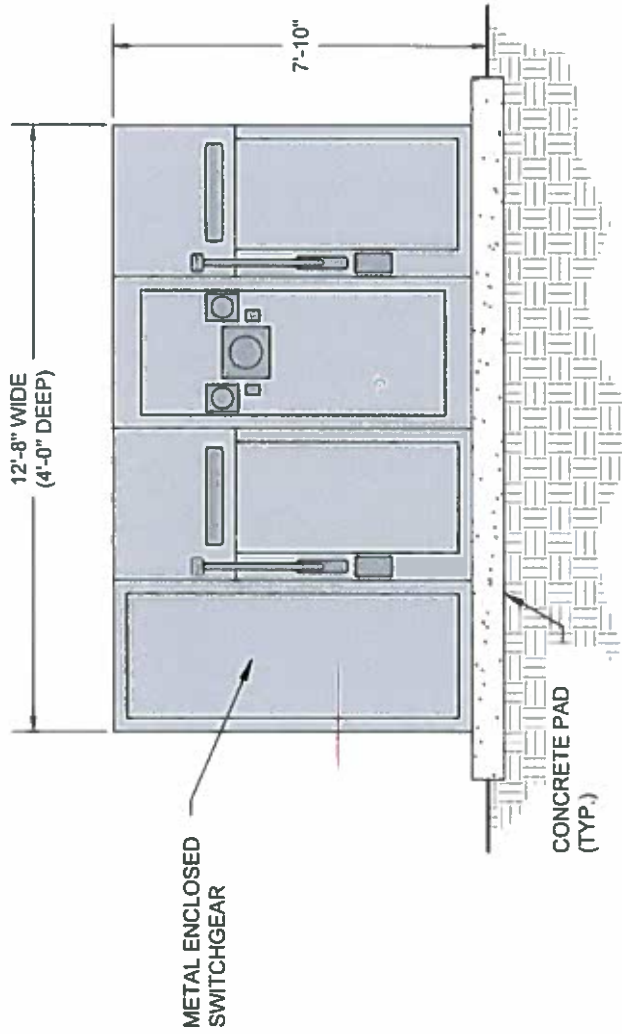


Laurie Moyer
Coordinator Regulatory Project & Public Participation

Enclosures:

- Site Plan Solar Panel Layout
- Electrical Equipment Diagrams

NBD-34



ELEVATION DETAIL - TYPICAL PV COMBINING SWITCHGEAR & METERING

SCALE: NONE

General Notes:

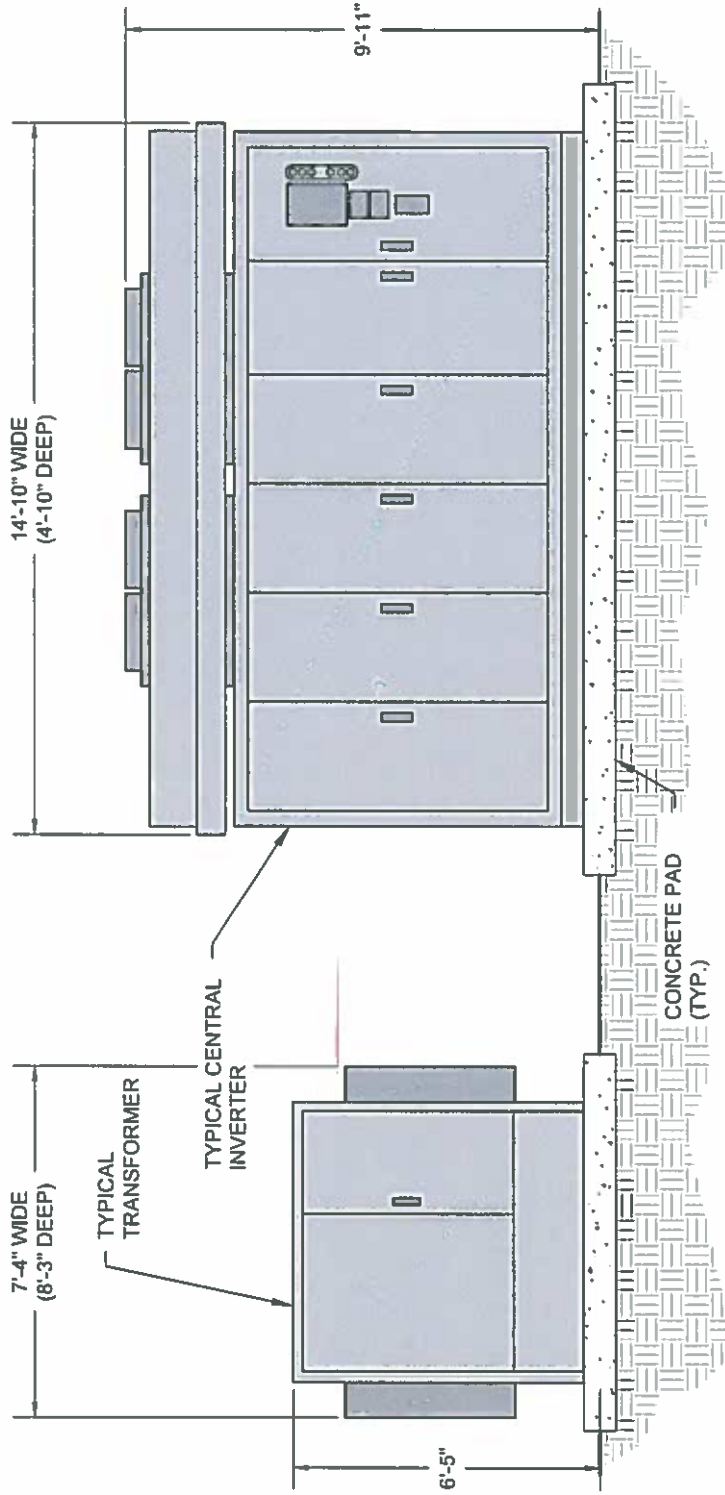
- A. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO SHOW ALL POSSIBLE CONDITIONS. IT IS INTENDED THAT COMPLETE ELECTRICAL SYSTEMS BE PROVIDED WITH ALL NECESSARY EQUIPMENT, APPURTENANCES, AND CONTROLS, COMPLETELY COORDINATED WITH ALL DISCIPLINES. EXACT EQUIPMENT PROVIDED IS SUBJECT TO CHANGE AND GIVEN QUANTITIES AND/OR DIMENSIONS MAY VARY SLIGHTLY.

affordable solar
 4840 Pan American East Fwy NE
 Albuquerque, New Mexico 87109-2220
 (505) 244-1154 - www.affordable-solar.com

PROJECT NAME PNW LG SITE - Equipment Elevations Santa Fe County, New Mexico	SUPPLEMENTAL DRAWING NO. PV-3.0
PROJECT NO. -Proposal/Conceptual-	DATE 12 November 2014

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF AFFORDABLE SOLAR. THIS PLAN IS NOT A LEGAL DOCUMENT. IT DOES NOT DEPICT EXISTING DETAIL AND IS ONLY FOR CONSTRUCTION BY AFFORDABLE SOLAR. THE ENGINEER'S STAMP IS ONLY FOR THE INSTALLATION BY AFFORDABLE SOLAR AND DOES NOT APPLY TO THE INSTALLATION OF THIS DESIGN BY ANYONE OTHER THAN AFFORDABLE SOLAR. AFFORDABLE SOLAR ASSUMES NO LIABILITY FOR THE INSTALLATION OF THIS DESIGN BY ANYONE OTHER THAN AFFORDABLE SOLAR. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSENTS FROM ALL APPLICABLE AGENCIES AND TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF AFFORDABLE SOLAR.

NBD-3E



ELEVATION DETAIL - TYPICAL POWER CONVERSION STATION EQUIPMENT

SCALE: NONE

General Notes:

- A. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO SHOW ALL POSSIBLE CONDITIONS. IT IS INTENDED THAT COMPLETE ELECTRICAL SYSTEMS BE PROVIDED WITH ALL NECESSARY EQUIPMENT, APPURTENANCES, AND CONTROLS, COMPLETELY COORDINATED WITH ALL DISCIPLINES. EXACT EQUIPMENT PROVIDED IS SUBJECT TO CHANGE AND GIVEN QUANTITIES AND/OR DIMENSIONS MAY VARY SLIGHTLY.

affordable solar
 4840 Palm American East Hwy NE
 Albuquerque, New Mexico 87109-2220
 (505) 244-1154 - www.affordable-solar.com

PROJECT NAME
 PHM LG SITE - Equipment Elevations
 Santa Fe County, New Mexico

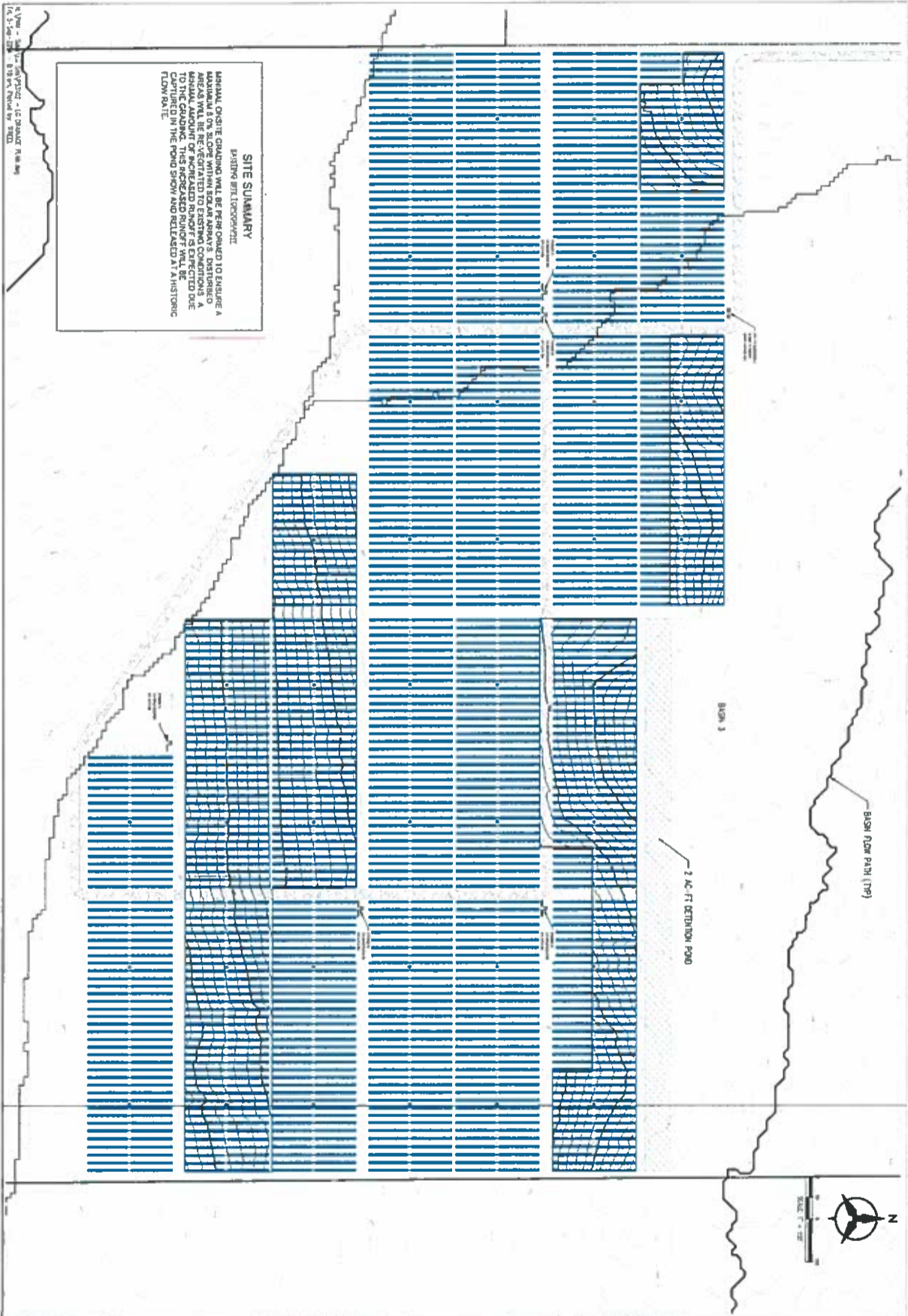
PROJECT NO.
 - Proposal / Conceptual -
 DATE
 12 November 2014

SUPPLEMENTAL
 DRAWING NO.

PV-2.0

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF AFFORDABLE SOLAR. THIS PLAN IS NOT A SECOND DOCUMENT. IT DOES NOT REFLECT THE SPECIAL AGREEMENTS OR CONDITIONS BY AFFORDABLE SOLAR. THE ENGINEER'S stamp is placed on this drawing for the installation of AFFORDABLE SOLAR AND DOES NOT APPLY TO THE INSTALLATION OF ANY OTHER THAN AFFORDABLE SOLAR. AFFORDABLE SOLAR ENGINEERS IS NOT RESPONSIBLE FOR THE INSTALLATION OF ANY OTHER THAN AFFORDABLE SOLAR. THE DRAWING IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF AFFORDABLE SOLAR.

NBD-36



SITE SUMMARY
 PARING WITH DEVELOPMENT
 MINIMAL ONSITE GRADING WILL BE PERFORMED TO ENSURE A MAXIMUM 4 ON SLOPE WITHIN EACH BASIN'S DISTURBED AREA. MINIMAL ONSITE GRADING WILL BE PERFORMED TO ENSURE A MAXIMUM AMOUNT OF INCREASED RUNOFF IS CAPTURED BY THE GRADING. THIS INCREASED RUNOFF WILL BE CAPTURED IN THE POND SHOWN AND RELEASED AT A HISTORIC FLOW RATE.

PLAN SCALE: 1" = 20' (AS SHOWN)
 DATE: 08/20/2014

PNM LG SITE SANTA FE COUNTY, NM TERRAIN MANAGEMENT PLAN ONSITE GRADING & DRAINAGE	ENGINEER SEAL 	PROJECT NO.: 14-001 SHEET NO.: 03 OF 03 DATE: 08/20/2014 DESIGNED BY: [Name] CHECKED BY: [Name]	REVISIONS <table border="1"> <thead> <tr> <th>DATE</th> <th>COMMENT</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	COMMENT		
	DATE	COMMENT					
COUNTY: SANTA FE PROJECT: PNM LG SITE SHEET: 03 OF 03 DATE: 08/20/2014 DRAWN BY: [Name]	CALL BEFORE YOU DIG FOR UTILITY LOCATES 1-800-321-ALERT						

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

DATE: December 18, 2014

TO: County Development Review Committee

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

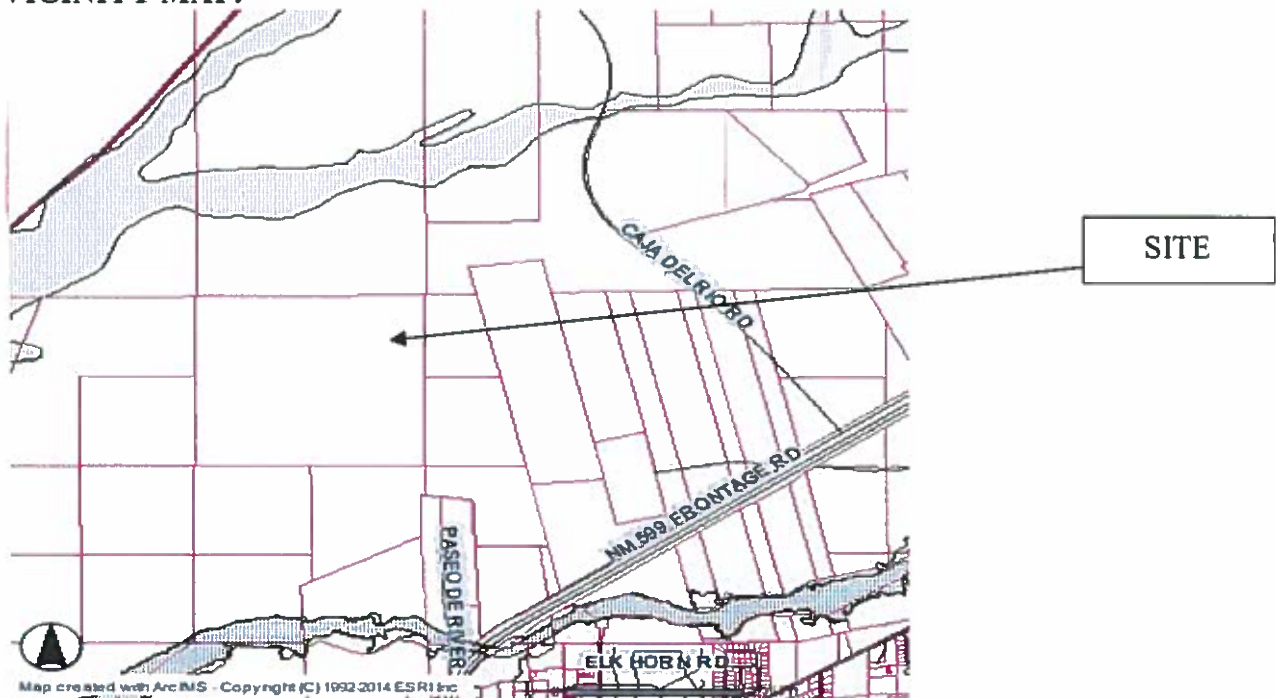
VIA: Penny Ellis-Green, Growth Management Director
Vicki Lucero, Building and Development Services Manager *VL*
Wayne Dalton, Building and Development Services Supervisor *W.D.*

FILE REF.: CDRC CASE # Z/DP 14-5370 PNM Caja del Rio Solar Energy Center Project

ISSUE:

Public Service Company of New Mexico, Applicant, Laurie Moye, Agent, requests Master Plan Zoning, Preliminary and Final Development Plan approval to allow a 5 megawatt electric Solar Facility on a 40 acre site. The property is located north of New Mexico Highway 599 and takes access via Caja del Rio Road, within Section 3, Township 16 North, Range 8 East, (Commission District 2).

VICINITY MAP:



SUMMARY:

NBE-1

Public Service Company of New Mexico (PNM) is requesting Master Plan Zoning, Preliminary and Final Development Plan approval to allow a five (5) megawatt tracking solar electric generating facility on a 40 acre site. The solar panels are tracking panels which will be configured together in long rows which will be oriented north-south. Each row of panels are approximately 210 feet in length, (the row length varies depending on the amount of developable area) and will rotate together, making adjustments as the panels move to track the sun east to west. The solar modules will be mounted on a ground mounted rack. The height of the top of the panels at full-rotation (90 degree range of motion) will not exceed seven (7) feet from the natural grade. A distribution line will be extended to the site for the delivery of the electricity being generated by the facility. For safety and security reasons the facility will be enclosed by a chain link fence (7 feet high) with three (3) strands of barbed wire eight (8) feet in total height.

The Applicant states: "the solar generating facility is needed to meet PNM's 2015 Renewable Energy Plan. The project is part of a utility distribution system for utility use for the greater public good and for the health, safety and welfare of the residents of Santa Fe County and will provide the community with a source of clean, renewable energy to support growth and economic development in the area".

The Applicant has submitted a subsequent letter and drawings in response to staff and review agency comments. The Applicant states that typically there are 4,000 panels per megawatt, therefore the proposed five megawatt site will contain approximately 20,000 panels and will encompass approximately 24 acres of the 40 acre site. The site will also house five power converters (9' 11" in height, 14' 10" wide, and 4' 10" deep) and one switchgear facility (7' 10" in height, 12' 8" wide, and 4' deep). On October 28, 2014, the Applicant held an open house to discuss the proposed development. Notice was sent to 10 adjacent property owners and 3 attended the meeting. The Applicant states that "concerns of the individuals who attended the open house were primarily related to uncertainty as to what the facilities would look like and visibility of the site" (Exhibit 9).

Article III, § 8, Other Development (8.1 Uses Permitted) states: "All uses not otherwise regulated by the Code are permitted anywhere in the County".

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

Article V § 7.2 (Final Development Plan) states: "the final development plan shall be submitted to the County Development Review Committee accompanied by a staff report. The County Development Review Committee shall review the plan and make a determination as to its compliance with the County General Plan and Code. The County Development Review Committee may recommend changes or additions to the plan as conditions of its approval. The final development plan as approved by the County Development Review Committee shall be filed with the County Clerk. The approved final development plan becomes the basis of development

permits and for acceptance of public dedications. Any changes in the plan must be approved by the County Development Review Committee”.

This Application was submitted on September 5, 2014.

Building and Development Services staff have reviewed this project for compliance with pertinent Code requirements and have found that the facts presented support the request for Master Plan Zoning, Preliminary and Final Development Plan: the Application is comprehensive in establishing the scope of the project; the proposed use is in compliance with the uses associated with Other Development; the Application satisfies the submittal requirements set forth in the Land Development Code.

The review comments from State Agencies and County staff have established findings that this Application, for Master Plan Zoning, Preliminary and Final Development Plan, is in compliance with: State requirements; Article III, § 8, Other Development (8.1 Uses Permitted); Article V, § 5 Master Plan Procedures; Article V § 7.2 Final Development Plan of the County Land Development Code.

APPROVAL SOUGHT: Master Plan Zoning, Preliminary and Final Development Plan approval to allow a 5 megawatt electric Solar Facility on a 40 acre site.

PLANNING: The County Planning Department reviewed the Application and stated the following: Approval of the Master Plan, Preliminary and Final Development Plan will be consistent with the SGMP principles related to Land Use Element (Chapter 2), Economic Development Element (Chapter 3), Renewable Energy and Energy Efficiency Element (Chapter 7) and is consistent with the SLDC including principles related to the Use Table (Appendix B): The project is in a proposed Mixed-Use zone where commercial solar energy production facility would be a conditional use.

GROWTH MANAGEMENT AREA: SDA - 1

ARCHAEOLOGIC: An archaeological study was reviewed by the Historic Preservation Division (SHPO). SHPO has determined that the archaeological report identified one cultural resource site and three road/trail segments. All of these cultural resources were recommended not eligible for inclusion on the National Register of Historic Properties or the New Mexico Register of Cultural Properties. HPD concurs with the recommendations and finds that no historic properties are affected by the undertaking.

ACCESS AND TRAFFIC:

The site will take access via Caja del Rio Road onto Old Cochiti Road. At the west termini of Old Cochiti Road a privately maintained road will be constructed. The County Public Works Department has reviewed the Application and supports the request subject to the following conditions: the Applicant shall obtain a Development Permit from Building and Development Services Division prior to construction of the road; the Applicant provide a cross section detail of the proposed road with the Development Permit. The Applicant has indicated that PNM will provide a compacted dirt road 24 feet wide for access to the site (Exhibit 9).

FIRE PROTECTION:

Santa Fe County Fire Prevention Division reviewed this Application and supports the request subject to the following conditions: the roadway shall be 20 feet wide with County approved all-weather driving surface of a minimum 6" compacted base course; compliance 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 Applicant has indicated that PNM will provide a compacted dirt road 24 feet wide for access to the site (Exhibit 9).

WATER SUPPLY:

No on site water is required for this type of development.

LIQUID WASTE:

No on site liquid waste system is required for this type of development. NMED has reviewed the Application and had no comments related to any on-site liquid waste systems (septic systems) on the property. NMED had one concern regarding the herbicide(s) that may be used for weed control. The Applicant shall use herbicides that are approved for this type of Application and should be applied using methods to avoid run-off or off-site drift. The Applicant responded to this comment with the following: PNM contracts for weed control using certified weed control specialists. Herbicides are selected based on site specific conditions and at application rates as specified by the manufactures. In the past Surmount and Garlon 4 have been used. Typically herbicides on our solar facilities are applied as spot applications so as not to discourage acceptable native vegetation.

SOLID WASTE:

No solid waste will be created on this site.

NBE-4

FLOODPLAIN & TERRAIN MANAGEMENT:

The site contains slopes less than 15%, and minimal disturbance is expected. The disturbed area will be reseeded with native vegetation. The project complies with Article VII, Section 3 Terrain Management.

The Applicant’s proposed site plan shows existing topography and vegetation. Disturbed areas will be reseeded and the reseeded is reliant on rain fall to take root. The project will have minimal runoff from any storm event. Therefore, the submittal is in conformance with Master Plan and Final Development Plan submittal requirements and complies with Article VII, Section 3.4.6 and Ordinance No. 2008-10 Flood Damage Prevention and Stormwater Management.

SIGNAGE AND LIGHTING:

The Applicant is proposing a “standard PNM sign”, 16 square feet (4’x4’) to be mounted on the chain link fence at the entry of the site. The sign shall not exceed 5 feet in height with a set back from the property line of 5 feet. Staff has determined that the Signage element of the Application complies with Article VIII (Sign Regulations).

No outdoor lighting is proposed for this development.

PARKING:

No parking is proposed for this development.

EXISTING DEVELOPMENT:

The 40 acre parcel is currently vacant.

ADJACENT PROPERTY:

The site is bordered on all sides by vacant land. The State Complex lies approximately 0.5 miles to the east of the site and a sand and gravel mining operation lies approximately 0.5 miles to the south of the site.

AGENCY REVIEW:

<u>Agency</u>	<u>Recommendation</u>
County Fire	Approval with Conditions
Utilities	Approval
Public Works	Approval with Conditions
Planning	Approval
SHPO	Approval
NMED	No Formal Comment

NBE-5

STAFF RECOMMENDATION: Approval of Master Plan Zoning, Preliminary and Final Development Plan to allow a 5 megawatt electric Solar Facility on a 40 acre site subject to the following staff conditions:

1. The Applicant shall comply with all review agency comments and conditions, as per **Article V, § 7.1.3.c**. Conditions shall be noted on the Master Plan/Final Development Plan.
 - a. Santa Fe County Public Works Department and Santa Fe County Fire conditioned the access, to the site, to be constructed with six inches of compacted base course and twenty feet in width.
2. Master Plan/Final Development Plan with appropriate signatures shall be recorded with the County Clerk, as per **Article V, § 7.2.2**.
 - a. Approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board (Article V, § 5.2.7).

EXHIBITS:

1. Master Plan/Final Development Plan Report
2. Proposed Plans
3. Agency Reviews and Comments
4. Aerial Photo of Site
5. Article III, § 8, Other Development
6. Article V, § 5.2.1.b
7. Article V § 7.2 (Final Development Plan)
8. Proposed Land Division
9. Subsequent Info submitted by Applicant



September 5, 2014

Mr. Jose Larranaga
Santa Fe County
Development Review Team Leader
P.O. Box 276
Santa Fe, NM 87504

Subject: Caja del Rio Solar Energy Center Project Submittal

Dear Mr. Larranaga:

PNM respectfully submits the Caja del Rio Solar Energy Center Project (Caja del Rio Solar Energy Center) application to Santa Fe County for approval. The Caja del Rio Solar Energy Center is needed to serve the meet PNM's 2015 Renewable Energy Plan.

The project will consist of constructing a new 5 megawatt (MW) electric Solar Energy Center west of Caja del Rio Road on 40 acres of land. The proposed solar panels are single-axis tracking panels that will be configured together in long rows oriented north-south. Each row of panels will rotate together, making adjustments to the position as the panels move to track the sun east to west. PNM has an option to purchase this property and will access the property from an existing county road easement off of Caja del Rio Road.

The enclosed Caja del Rio Solar Energy Center submittal request includes the following components:

- Master Plan Zoning
- Completed Development Permit Application Form
- Preliminary and Final Development Plan Submittal Package with accompanying maps, drawings
- Warranty Deed is the survey Plat (historic)
- Water Budget and or Water supply Plan is not applicable

Please contact me at (505) 241-2792 if you have any questions, need any additional information, or if you would like to schedule a site visit with the planners, environmental scientists, and engineers who have technical knowledge of the project.

Sincerely,

A handwritten signature in blue ink that reads "Laurie Moye".

Laurie Moye
Coordinator Regulatory Project & Public Participation



NBE-7

Enclosures:

- Development Review Application Form
- Master Plan Report Submittal, September 5, 2014
- Project Location Map
- Vicinity Map
- Agent Letter
- Warranty Deed
- Proof of Legal Lot – Option to Purchase
- Proof of Legal Access
- Taxes paid
- FEMA map w/site depicted thereon
- Topographic map with upstream contributing watershed
- Site Plan
- 9 copies of application and information
- 1 Reduced plan set

**Zone Change, Master Plan and Development Plan Report to Santa Fe County
September 5, 2014**

**Name of Project: Caja del Rio Solar Energy Center
Applicant: PNM**

Project & Land Use Description

Public Service Company of New Mexico (PNM) is requesting approval of a Zone Change, Master Plan and Development Plan for a 40 acre public utility facility for a 5 megawatt (MW) tracking solar generating site in Santa Fe County. The total estimated Project cost is approximately \$11 million. When it becomes operational, the Project will benefit Santa Fe County and local schools through increased property taxes in tax payments per year of approximately \$96,000 to the County. The in service date for the Project is December 31, 2015.

Existing land uses in the vicinity of site include undeveloped vacant land.

The solar generating facility is needed to meet PNM's 2015 Renewable Energy Plan. The Project is part of a utility distribution system for utility use for the greater public good and for the health, safety and welfare of residents of Santa Fe County and will provide the community with a source of clean, renewable energy to support growth and economic development in the area.

Project Location and Legal

A portion of the Northeast Quarter (NE1/4) of Section Three (3) Township Sixteen North (16N) Range Eight (8), N.M.P.M. comprising Forty (40) Acres situate in the northwest corner of said Quarter Section, Santa Fe County, New Mexico, to be further described by survey, together with additional property owned by Owner and which is in proximity to the above-described tract and may be used for ingress and egress to and from the above-described tract, as further shown on attached exhibit, and as shall be further described by survey ("Owner's Property").

Description of the Project

The Project is an approximately 5 megawatt (MW) tracking solar electric generating facility. The proposed solar panels are tracking panels that will be configured together in long rows oriented north-south. Each row is approximately 210 feet in length and rows are typically connected in sections of approximately 145 feet. The row length varies depending on the amount of developable area. Each row of panels will rotate together, making adjustments to the position as the panels move to track the sun east to west.

Rows of tracking solar modules will be affixed to a direct buried, ground-mounted rack. The piers are pile driven to various depths at a minimum depth of 5 feet. The total height of the tracking panels will be approximately 6 feet 8 inches above ground. The ground under the tracking solar facility panels will be treated for dust suppression, soil stabilization and weed control.

The Project site will be accessed directly from Caja del Rio Road by a permanent compacted in-situ soil private access drive immediately from existing dirt access easement which will be installed with locked entrance security gate. The Project will not generate traffic once it is built. For public safety and security purposes, the tracking solar generating facility will be enclosed by a chain link security fence 7 feet in height topped with an additional 1 foot of 3 strands of barbed wire on top and may include concertina wire rolled at the foot.

NBE-9

Archaeological Report

The 40 acre parcel has been surveyed twice. The latest survey was in 1994 by David Snow. It was also surveyed in 1978 by the New Mexico office of Cultural Affairs, Museum of New Mexico. Neither survey found cultural sites within the subject property. Copies of the report are pending.

Traffic Study/Address

Not applicable as the site will not generate any traffic after construction
Address is pending.

Pre-Application Meeting Dates

The Santa Fe County Land Use Division Pre-Application Meeting with Santa Fe County Land Use Division representatives and PNM representatives and was held on June 19, August 25, 2014.

Signage and Lighting Plan

Signage at the tracking solar generating facility will include a standard PNM sign 4 feet x 4 feet in size permanently attached at the entry to the facility and standard PNM warning signs for safety will be attached and spaced at intervals along the property fence. On-site lighting is not required for the Project and is not provided

Proposed Utility Plan

No utilities are required for this site. PNM will extend a distribution line to the site.

Landscaping Plan

Water is not available at the site; therefore, in keeping with the sustainable approach to the Project development, PNM proposes to leave the property in as natural condition as possible. Additional landscaping will not be installed on the site. Disturbed areas will be reseeded with native seed mix as necessary.

Water Budget and/or Water Supply Plan

Because no on-site water is required for the Project, a Santa Fe County Water Budget and/or Water Supply Plan is not applicable. . . PNM will take advantage of natural moisture to clean the tracking solar panels.

Fire Requirement

PNM will coordinate with the Santa Fe County Fire Chief regarding fire department/emergency response team ability to respond to an emergency at the site.

Fire District: Agua Fria Volunteer Fire District

Phasing Schedule

Construction will begin in January 2015 and be completed by December 2015

FEMA Map

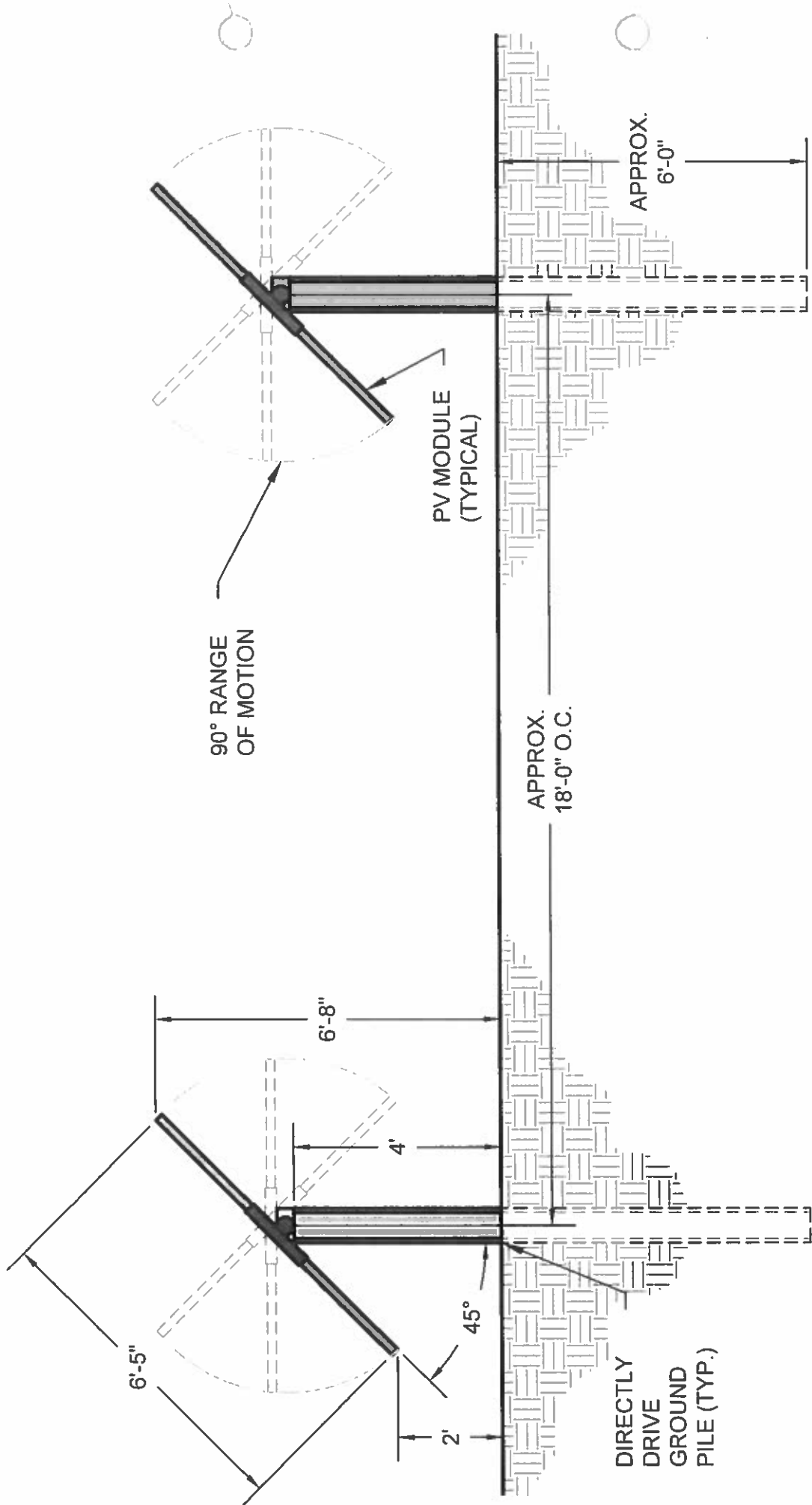
Hydrologic Zone: Basin Fringe

Caja del Rio Solar Energy Center = Panel 35049C0389D eff. 6/17/2008 (all Zone X)

Community Meeting for Commercial Development

Will be scheduled within two weeks

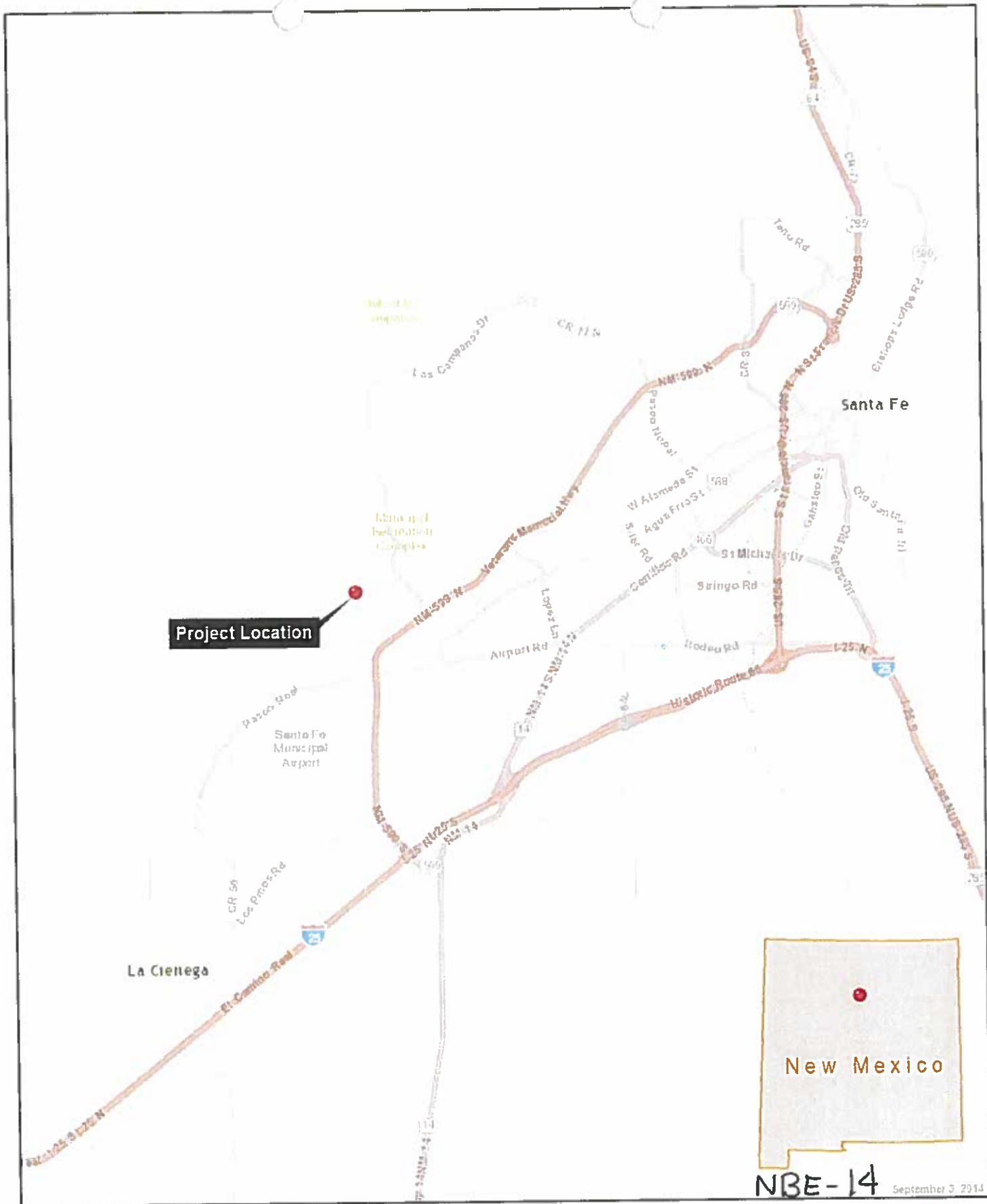
NBE-10



SINGLE-AXIS TRACKER - SECTION DETAIL

SCALE: NONE

NBE-13

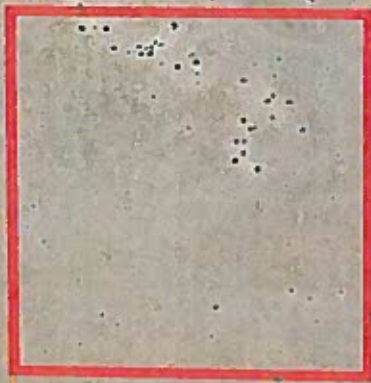


Caja del Rio Solar Energy Center
 Location and Vicinity Map



NBE-14 September 3, 2014

CAJA DEL RIO RD
OLD COCHITI RD



NBE-15



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

September 16, 2014

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

RE: Caja del Rio Solar Energy Center Project

Hello Mr. Larrañaga:

On behalf of Bob Italiano in this office, I have reviewed the information you provided for the referenced project. Due to the nature of the project, I have no comments related to any on-site liquid waste systems (septic systems) on the property.

One potential concern I have is related to the proposed weed control that is mentioned, just to ensure that the herbicide(s) used are approved for this type of application and that they are applied using methods to avoid run-off or off-site drift.

Please contact me with any questions or if you need additional information.

Sincerely,

Bill Brown
New Mexico Environment Department
2540 Camino Edward Ortiz
Santa Fe, NM 87507
505-827-1840 office
505-221-9227 cell



NBE - 16



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

November 17, 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: CDRC Case # 14-5370, Z/FDP/DP Caja del Rio Solar Energy Project (PNM)

Dear Mr. Larrañaga,

This is in regard to previous correspondence regarding the Historic Preservation Division (HPD) review and comment of the above referenced development.

We have reviewed the archaeological report by Marron and Associates for this project. The archaeological report identified one cultural resource site and three road/trail segments. All of these cultural resources were recommended not eligible for inclusion on the National Register of Historic Properties or the New Mexico State Register of Cultural Properties. HPD concurs with the recommendations, and finds that no historic properties are affected by the undertaking.

We appreciate you providing the requested information and documents.

A handwritten signature in cursive script that reads "Gerry Raymond".

Sincerely,
Gerry Raymond for Michele Ensey
Historic Preservation Division
Log No.: 100375

NBE-17

Memorandum

To: Jose Larrañaga, Development Review Team Leader
From: Amy Rincon, Community Planner
cc: Robert Griego, Planning Manager
Date: October 2, 2014
Re: CDRC CASE # 14-5370 Z/FDP/DP (5 megawatt) Caja del Rio Solar Energy Center Project (PNM)

REVIEW SUMMARY: The Caja del Rio Solar Energy Center Project (PNM) has been reviewed for compliance with the Santa Fe County Sustainable Growth Management Plan (SGMP) and it has been reviewed based on the Santa Fe County Sustainable Land Development Code (SLDC) which was approved by the Board of County Commissioners, but is not currently in effect.

Master Plan

The application is requesting Master Plan, Preliminary and Final Development Plan approval for a 5 megawatt electric solar energy center to be located on 40 acres.

STAFF COMMENT:

Santa Fe County Sustainable Growth Management Plan 2010 (SGMP)

Approval of Master Plan, Preliminary and Final Development Plan will be consistent with the SGMP principles related to Land Use Element (Chapter 2)

- The project is within the Sustainable Development Area 1 (SDA-1), where growth is likely and being targeted to occur (2.2.5.1).
- The Future Land Use Map has a Mixed-Use Non-Residential category for the area (2.2.5.2).
- Land Use category of Mixed-Use Non-Residential is intended for light industrial and commercial along with other higher density options (2.2.5.2).

Approval of Master Plan, Preliminary and Final Development Plan is consistent with the SGMP including principles related to Economic Development Element (Chapter 3):

- One target industry that the County is pursuing is Green Industry- Energy and water Conservation Technology (3.2.4.1).
- Identify and support businesses that deploy renewable energy technologies(3.2.4.1).
- Infrastructure development including renewable energy to keep the local economy advancing (3.2.5).
- Fostering a "green grid" infrastructure (3.2.5.2).

NBE-18

Approval of the Master Plan, Preliminary and Final Development Plan is consistent with the SGMP including principles related to Renewable Energy and Energy Efficiency Element (Chapter 7):

- Increases in energy demand and expansion by PNM are identified in the SGMP (7.2.1.1).
- Increasing local electrical supply could cut down on power from other areas in the state (7.2.1.2).
- Solar energy is possible for large-scale generating facilities (7.2.2.2)
- Utility scale solar energy projects are expected in the County (7.2.3.2)

Approval of the Master Plan, Preliminary and Final Development Plan is consistent with the SLDC including principles related to the Use Table (Appendix B):

- The project is in a proposed Industrial zone where Commercial solar energy production facility would be a permitted use.

STAFF RECOMMENDATION:

Planning staff recommend approval of the Master Plan and Preliminary and Final Development Plan assuming the issues below are further discussed and/or remedied.

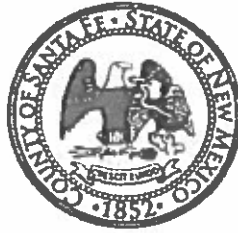
Conditions:

1. Ensure that view sheds are not impacted (SGMP 7.2.2.2).
2. Has PNM checked with Santa Fe Airport Manager about any electromagnetic frequency issues with aircraft instrumentation? There are three solar arrays near the airport, but all are 1-1.5 MW arrays- a 10MW array will likely have higher EMF.
3. Are there any plans for a transmission line from the site? Easements?
4. Identification of access points to the parcel.
5. Ensure that the community meeting has taken place and that the surrounding communities are aware of any impacts from this project.

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department Fire Prevention Division

Official Development Review

Date	09/23/2014		
Project Name	Caja del Rio Solar Energy Center Project - PNM		
Project Location	Access road from Caja del Rio -- Old Cochiti Road.		
Description	Solar Energy Center -- CDRC Case # 14-5370 Z/FDP/DP	Case Manager	Jose Larranaga
Applicant Name	Caja del Rio Solar Energy Center Project - PNM	County Case #	14-5370
Applicant Address	PO Box 276 Santa Fe, New Mexico 87504-0276	Fire District	Agua Fria
Applicant Phone	505-986-6296 Laurie Moye		
Review Type:	Commercial <input checked="" type="checkbox"/>	Residential <input type="checkbox"/>	Sprinklers <input type="checkbox"/>
	Master Plan <input type="checkbox"/>	Preliminary <input type="checkbox"/>	Final <input checked="" type="checkbox"/>
	Wildland <input type="checkbox"/>	Variance <input type="checkbox"/>	Hydrant Acceptance <input type="checkbox"/>
Project Status:	Approved <input checked="" type="checkbox"/>	Approved with Conditions <input type="checkbox"/>	Denial <input type="checkbox"/>
		Inspection <input checked="" type="checkbox"/>	Lot Split <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:

Fire Department Access

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

- Fire Access Lanes

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

- 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.

NBE¹-20

The roadway meets the minimum County standards for fire apparatus access roads within this type of proposed development. The roadway shall be 20' wide County approved all-weather driving surface of minimum 6" compacted basecourse or equivalent. Minimum gate width shall be 14' and an unobstructed vertical clearance of 13'6".

- **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.

- **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.*

There are no slopes the exceed 11%.

- **Restricted Access/Gates/Security Systems**

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

To prevent the possibility of emergency responders being locked out, all access gates should be operable by means of a key or key switch, which is keyed to the Santa Fe County Emergency Access System (Knox Rapid Entry System). Details and information are available through the Fire Prevention office.

- **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 private 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 Final Development Plan approval with the above conditions applied.

Renee Nix, Inspector

Renee Nix
Code Enforcement Official

9.23.14
Date

Through: Chief David Sperling

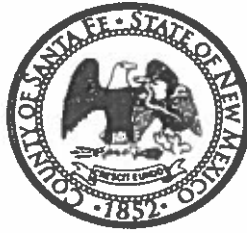
File: Caja del rioSolarEnergy/092314/AF

Cy: Buster Patty, Fire Marshal
Caleb Mente, Land Use *pm*
Applicant
District Chief Agua Fria
File

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: October 3, 2014

To: Jose Larranaga, Land Use Department

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

Re: CRDC CASE # Z14-5370 Z/MP/PDP/FDP Caja del Rio Solar Energy Center Project (PNM).

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 northwest of Caja del Rio/ NM 599 Frontage Road, and southwest of Old Cochiti Road in projected Section 3, Township 16 North, Range 8 East. The applicant is requesting Master Plan Zoning, Preliminary and Final Development Plan approval for a Solar Energy Center on a 40.04 acre tract.

Access:

The applicant is proposing to access the proposed site directly from Caja del Rio and Old Cochiti Road by a compacted dirt road.

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 that the access road is constructed with a minimum of a twelve (12') foot driving surface of compacted dirt from the end of the existing driving surface of Old Cochiti Road.
- Applicant shall obtain a Development Permit from Santa Fe County Land Use Department prior to construction of the road.
- Applicant shall provide a cross section detail of the proposed road with the Development Permit Application.

NBE-23

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

September 30, 2014

Mr. Jose Larranaga
Commercial Development Case Manager
Santa Fe County Land Use Department
102 Grant Ave
Santa Fe, NM 87504

RE: CDRC CASE # 14-5370 Z/FDP/DP Caja del Rio Solar Energy Center Project (PNM)

Dear Jose,

This letter is in response to your request for a review of the Caja del Rio Solar Energy Center Project (PNM) designed by Bohannon Huston, dated 9/5/14.

Please be aware that any statements made here refer solely to Caja del Rio Solar Energy Center Project (PNM) Master Plan Zoning Preliminary and Final Development Plan, as you have described in your written inquiry and appurtenant documentation you submitted. If the parcel location or development concept is modified, or the current field conditions are modified in the future, this letter will be automatically invalidated, unless otherwise indicated in writing by Santa Fe County Utility Division (SFCUD).

Please note that in regards to water and sewer Caja del Rio Solar Energy Center Project (PNM) does not require either of these services for this type of project, which excludes SF County Utility from providing such services.

If you have any questions or concerns, please do not hesitate to contact us.

Respectfully,


Paul Casaus
Utilities Engineering Associate
Santa Fe County Utilities Department

MEMORANDUM

DATE: September 23, 2014

TO: Jose Larranaga, Commercial Development Case Manager

FROM: John Lovato, Terrain Management

VIA: Penny Ellis-Green Growth Management Director
Vicki Lucero, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF: CDRC CASE # Z/PDP/DP 14-5370 PNM Solar Facility (Cook Site)

REVIEW SUMMARY

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code. The Applicant requests Development Plan approval to install a 5 Megawatt (MW) electric Solar Energy Center West of Caja del Rio Road on 40 acres. Each row is approximately 210 feet and rows are in connected section of approximately 145 feet. The slopes are less than 15%, and the project complies with Article VII, Section 3 Terrain Management.

Terrain Management

The slopes are less than 15%, and minimal disturbance is expected. The project complies with Article VII, Section 3 Terrain Management.

Storm Drainage and Erosion Control:

The Applicant's proposal shows a proposed site plan with existing topography and vegetation. Disturbed areas will be reseeded and the project will have minimal runoff from any storm event. Therefore, the submittal is in conformance with Development Plan submittal requirements and complies with Article VII, Section 3.4.6 and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance.

NBE-25

7.1 Standards

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

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

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

7.2 Submittals and Review

The submittals and reviews for community service facilities shall be those provided for in Article III, Section 4.5.

Compiler's Note: Section 4.5 was amended by County Ordinance 1988-9, and consists of review procedures and submittals for any non-residential use requesting a zoning approval.

SECTION 8 - OTHER DEVELOPMENT

8.1 Uses Permitted

All uses not otherwise regulated by the Code are permitted anywhere in the County. Such uses specifically include, but are not limited to utilities, parking facilities, and cemeteries.

8.2 Submittals, Reviews and Standards

Uses regulated by this Section 8 shall be considered large scale if they involve the grading and clearing of 10 or more acres, contiguously or cumulatively; and small scale if less disturbance of the land is involved. Development standards and criteria and submittal requirements are set forth in Sub-sections 4.4 and 4.5.

8.3 A development permit shall not be required for, and provisions of the Code shall not apply to, utility easements, utility rights-of-way, and construction of utility line extensions.

In addition to the above requirements, any development involving a water or sewer utility must be in conformance to an adopted Community Land Use and Utility Plan, unless system capacity is limited to that needed to serve existing development.

SECTION 9 - PARKING REQUIREMENTS

9.1 The following parking requirements are established for the types of development listed:

TYPE OF USE	NUMBER OF PARKING SPACES
Wholesale	1 per 1 employee plus 1 per 500 sq. ft.
Office & Community Facilities	1 per 1 employee plus 1 per 300 sq. ft.
Medical Offices	1 per employee plus 1 per 250 sq. ft.

NBE-27



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.

NBE-28



V-3

~~agency comments which relate to potential limitations of lot size, intensity, or character of development.~~

~~7.1.4 Criteria for development plan phase approval~~

- ~~a. Conformance to the approved master plan;~~
- ~~b. The plan must meet the criteria of Section 5.2.4 of this Article V.~~



7.2 Final Development Plan

7.2.1 Submittals

A final development plan conforming to the approved preliminary plan and approved preliminary plat, if required, and containing the same required information shall be submitted. In addition, the final development plan shall show, when applicable, and with appropriate dimensions, the locations and size of buildings, heated floor area of buildings, and minimum building setbacks from lot lines or adjoining streets. Documents to be submitted at this time are: proof of ownership including necessary title documents, articles of incorporation and by-laws of owners' association; required disclosure statements; final engineering plans and time schedule for grading, drainage, and all improvements including roads, water system, sewers, solid waste, utilities; engineering estimates for bonding requirements; development agreements; and final subdivision plats, if required.

7.2.2 Review

The final development plan shall be submitted to the County Development Review Committee accompanied by a staff report. The County Development Review Committee shall review the plan and make a determination as to its compliance with the County General Plan and Code. The County Development Review Committee may recommend changes or additions to the plan as conditions of its approval. The final development plan as approved by the County Development Review Committee shall be filed with the County Clerk. The approved final development plan becomes the basis of development permits and for acceptance of public dedications. Any changes in the plan must be approved by the County Development Review Committee.

History. 1980 Comp. 1980-6. Section 7 of Article V was amended by County Ordinance 1987-1 adding language relating to master plans.

SECTION 8 - SUBDIVISION DESIGN STANDARDS

~~These standards shall be binding upon the subdivider unless modifications are justified by sound engineering principles. Such modifications from these standards may be approved by the Board after a review by the County Development Review Committee upon presentation of documented justification by a licensed professional engineer.~~

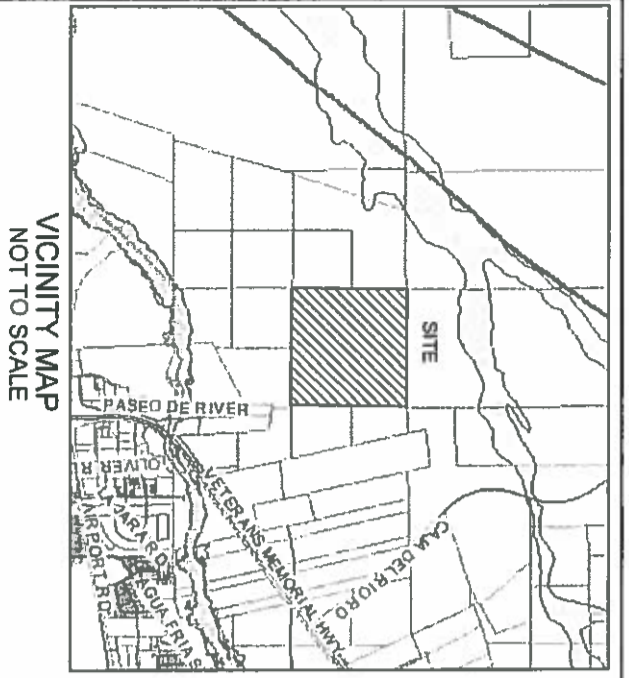
8.1 General Policy on Roads

8.1.1 General

~~The arrangement, character, extent, width, grade and location of all roads shall be considered in relation to convenience and safety, and to the proposed uses of land to be served by such roads. Prior to grading or roadway cuts, all applicable permits shall be granted by the Code Administrator.~~

NBE-29





DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLICATED THESE LANDS SHOWN HEREON. THIS REPLICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER(S). ACCESS EASEMENTS GRANTED FOR PUBLIC USE, UTILITY EASEMENTS ARE GRANTED TO THE APPROPRIATE COMPANIES FOR THE REPLACEMENT OF UTILITIES SERVING LOTS WITHIN THE RIO SANTA FE BUSINESS PARK RESPECTFULLY AND NO OTHER ADJOINING PROPERTIES. DRAINAGE AND SLOPE EASEMENTS ARE GRANTED AS SHOWN WITHIN THESE EASEMENTS ARE GRANTED AS SHOWN. OTHER EASEMENTS ARE GRANTED AS SHOWN.

THIS DIVISION CONTAINS 160.65 AC ± AND LIES WITHIN THE PLANNING AND PLATING JURISDICTION OF THE COUNTY OF SANTA FE, NEW MEXICO.

RICHARD P. COOK, 160.65 AC ± PARCEL
 STATE OF NEW MEXICO
 COUNTY OF RIO ARriba
 SS
 THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY RICHARD P. COOK
 THIS _____ DAY OF _____, 2014.
 MY COMMISSION EXPIRES _____, 2014. NOTARY PUBLIC

RICHARD P. COOK, MANAGING MEMBER EL LlANO SUMMIT CALA DEL RIO, LLC
 STATE OF NEW MEXICO
 COUNTY OF RIO ARriba
 SS
 THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY RICHARD P. COOK, MANAGING MEMBER EL LlANO SUMMIT CALA DEL RIO, LLC
 THIS _____ DAY OF _____, 2014.
 MY COMMISSION EXPIRES _____, 2014. NOTARY PUBLIC

LEGEND AND NOTES

- DENOTES POINT FOUND
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES MONUMENT

- DENOTES EDGE OF EASEMENT
- DENOTES OVERHEAD LINES
- DENOTES FENCE LINE

SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS:

COUNTY LAND ADMINISTRATOR _____ DATE _____

COUNTY MEASURER'S OFFICE _____ DATE _____

RURAL ADDRESSING _____ DATE _____

FIRE MARSHALL _____ DATE _____

VICINITY MAP NOT TO SCALE

300.67 ACRES
CALA DEL RIO PARTNERSHIP

EL LlANO SUMMIT CALA DEL RIO, LLC

LOT 1-A
 73.66 AC ±
 UPC#104609070338
 PLAT BOOK 441, PG.006

EAST BOUNDARY OF THE CIENEGUILLA GRANT
 S 17°56'21" W
 26.22 AC ±

- PLAT REFERENCES**
1. PLAT REFERENCE THAT SHOWING ROADWAY EASEMENT FOR CALA DEL RIO ROAD BY JAMES HERBAND HERRERA AND OF THE SANTA FE COUNTY CLERK IN PLAT BK. 383, PG. 049
 2. PLAT REFERENCE LOT SPLIT FOR MOORE & THE W.C. NEAL LYNN TRUST AND INTEREST RECORDED
 3. LOT 1-A PLAT REFERENCE LOT SPLIT FOR LOUISE BAKER TRICE AND INTEREST RECORDED

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON MAR. 11TH, 2014, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

RICHARD P. COOK
 COUNTY CLERK



DELTA 2732.19'
 BEARING 148°27'
 LENGTH 704.90'
 CH = S 68°21'02" W
 CH = S 698.02'

WEST EDGE CALA DEL RIO ROAD

LAND OWNER PRIVATE S.H.C. 480

1. SOIL RATING: PURSUANT TO THE SANTA FE COUNTY LAND DEVELOPMENT CODE, THE SOILS RATING ON THIS PROPERTY IS DESIGNATED AS BEING MODERATE/SEVERE REGARDING LIMITATIONS TO SEPTIC TANKS. POTENTIAL BUYERS/SELLERS OF THIS PROPERTY SHOULD INQUIRE WITH THE NEW MEXICO ENVIRONMENT DEPARTMENT WHEN THESE SOILS ARE SUITABLE FOR A CONVENTIONAL SEPTIC SYSTEM OR IF AN ALTERNATIVE SYSTEM IS REQUIRED.
2. SANTA FE COUNTY'S APPROVAL OF THIS SURVEY PLAT DOES NOT INCLUDE THE CONSTRUCTION OF SAID PRIVATE EASEMENT(S) OR ROAD(S). IT IS REQUIRED THAT AN ADDITIONAL DEVELOPMENT PERMIT BE APPLIED FOR AND THEN APPROVED BY THE SANTA FE COUNTY LAND USE.
3. THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT, INCLUDING BUILDING PERMITS, BUILDABLE AREAS AND ROADWAYS FOR THESE LOTS MAY HAVE NATURAL SLOPES OF 15% OR GREATER. ALL DEVELOPMENT ON THESE LOTS MUST BE IN CONFORMANCE WITH THE APPROVED TERRAIN MANAGEMENT PLAN FOR THESE LOTS, DEPENDING ON THE PROPOSED DEVELOPMENT PLANS. LANDSCAPING PLANS AND FURTHER SITE PLANS MAY BE NECESSARY TO MEET TERRAIN MANAGEMENT AND LANDSCAPING REQUIREMENTS OF THE SANTA FE COUNTY LAND DEVELOPMENT CODE.
4. MAINTENANCE OF ACCESS ROAD AND UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE RIO SANTA FE BUSINESS PARK LOT OWNERS ASSOCIATION UNLESS CURRENTLY MAINTAINED BY THE SANTA FE COUNTY PUBLIC WORKS DEPARTMENT. ROADS ARE TO BE PRIVATE AND SHALL BE MAINTAINED BY THE RIO SANTA FE BUSINESS PARK LOT OWNERS ASSOCIATION.
5. EXISTING NATURAL DRAINAGEWAYS WILL NOT BE MODIFIED OR IMPEDED WITHOUT THE WRITTEN PERMISSION OF THE LAND USE ADMINISTRATOR OR THE COUNTY HYDROLOGIST. DEVELOPMENT SHALL NOT IMPEDE HISTORIC FLOW PATTERNS OR FLOW FROM THESE LOTS.
6. THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT.
7. WASTE WATER IS DISPOSED BY INDIVIDUAL SEPTIC SYSTEMS. NO WASTEWATER SYSTEM ON ANY LOT SHALL EXCEED 2,000 GALLONS PER DAY.
10. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 3504900389D DATED JUNE 17, 2009, THIS PROPERTY IS WITHIN ZONE X AREAS OUTSIDE THE 100-YEAR FLOOD HAZARD ZONE.

SUMMARY REVIEW SUBDIVISION OF
160.65 AC ±

FOR
RICHARD P. COOK
 COUNTY CLERK
 COUNTY OF RIO ARriba, NEW MEXICO.

PURPOSE: TO SUBDIVIDE PARCEL INTO 4 RESIDENTIAL LOTS
 LYING WITHIN SECTION 3, T16N, R8E, N.M.P.M.
 SANTA FE COUNTY, NEW MEXICO.

RICK CHATROOP
 PROFESSIONAL LAND SURVEYOR
 NEW MEXICO REGISTRATION NO. 11011
 (505) 470-0927 110 WAGNER TRAIL RD. CERRILLOS, NM 87010

URGENT INFORMATION FOR THE COUNTY CLERK
 OWNER: RICHARD P. COOK, UPCE# 1-046-096-400-400
 LOCATION: LYING WITHIN SECTION 3, T16N, R8E, N.M.P.M. SANTA FE COUNTY, NM

NBE-



November 18, 2014

Mr. Jose Larranaga
Santa Fe County
Development Review Team Leader
P.O. Box 276
Santa Fe, NM 87504

Subject: PNM Response to Agency Comments for Caja del Rio Solar Energy Center Project Submittal and Santa Fe County Solar Energy Center Submittal

Dear Mr. Larranaga:

Caja del Rio Solar Energy Center PNM Responses to Agency Comments

Santa Fe Utilities Department and NM Environment Department:

PNM contracts for weed control using certified weed control specialists. Herbicides are selected based on site specific conditions and at application rates as specified by the manufactures. In the past Surmount and Garlon 4 have been used. Typically herbicides on our solar facilities are applied as spot applications so as not to discourage acceptable native vegetation.

Public Works Division:

A 12' driving surface of compacted dirt will be provided from the end of the existing driving surface of Old Cochiti Road using existing access easements to the site. PNM will provide a compacted dirt road 24 feet wide for access to the site.

Santa Fe County Solar Energy Center PNM Responses to Agency Comments

Santa Fe Utilities Department and NM Environment Department:

PNM contracts for weed control using certified weed control specialists. Herbicides are selected based on site specific conditions and at application rates as specified by the manufactures. In the past Surmount and Garlon 4 have been used. Typically herbicides on our solar facilities are applied as spot applications so as not to discourage acceptable native vegetation.

General Comments for both projects:

Fire Department:

Only qualified personnel are allowed inside PNMR substation/generation facilities. All unqualified personnel must be escorted by a competent person inside the gate. Solar is a form of distributed generation and interconnected with our grid. PNM electric facilities typically present a danger to fire responders due to the electrical currents in them; the same is true for a utility scale solar field. Electricity and water don't mix safely. PNM supports safety of its employees and all others and would not want fire responders put in harm's way. PNM does not expect a fire response to the solar sites.

Typically there are 4000 panels per megawatt so for Caja del Rio SEC a maximum of 20,000 panels and SFSEC a maximum of 40,000 panels.

NBE-31



The solar field to accommodate the panels is approximately 24 acres at the 40 acre CdRSEC parcel. The solar field for SFSEC would occupy approximately 75 acres of the 160 acre parcel. Interconnections to the existing distribution electric system will be made in accordance with existing county regulations. Should a variance from the underground utility ordinance be required, PNM will make to appropriate filings. At the SFSEC all of the utilities in this area are constructed overhead. Should a variance from the underground utility ordinance be required, PNM will make to appropriate filings. A final design and alignment for extension of service to the SFCSEC has not yet been determined and is outside the scope of this application. Attached are diagrams of the electrical equipment on site. Locations of the electrical equipment are attached. SFSEC has 5 power converters and one switchgear facility and CdRSEC has one power converter and one switchgear facility.

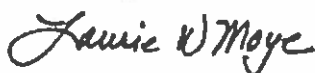
Community Planner:

1. PNM believes that view sheds are not impacted by the panels that at 6 feet 8 inches tall at full extension.
2. There are no electromagnetic frequency issues from a solar facility that could affect aircraft instrumentation.
3. This is an electric distribution line facility not transmission line facility. Therefore there are no transmission lines planned. Easements are granted with the platting action.
4. Access points are identified on the proposed plats attached to applications
5. A community meeting is not required however one was held on October 28 and adjacent property owners were notified.

PNM held an Open House on October 28, 2014 from 5:30 to 7:00 pm and the PNM Electric Service Center on Highway 14. PNM mailed to both adjacent property owners at CdRSEC and SFSEC. There were 6 people who attended the open house 3; for each solar site. Caja del Rio SEC had 10 adjacent property owners who were invited and SF County SEC had 67 adjacent property owners who were invited. Comments on the proposed developments were generally favorable. Concerns were primarily related to uncertainty as to what the facilities would look like and if they would be seen from a place of business

Please contact me at (505) 241-2792 if you have any questions, need any additional information, or if you would like to schedule a site visit with the planners, environmental scientists, and engineers who have technical knowledge of the project.

Sincerely,

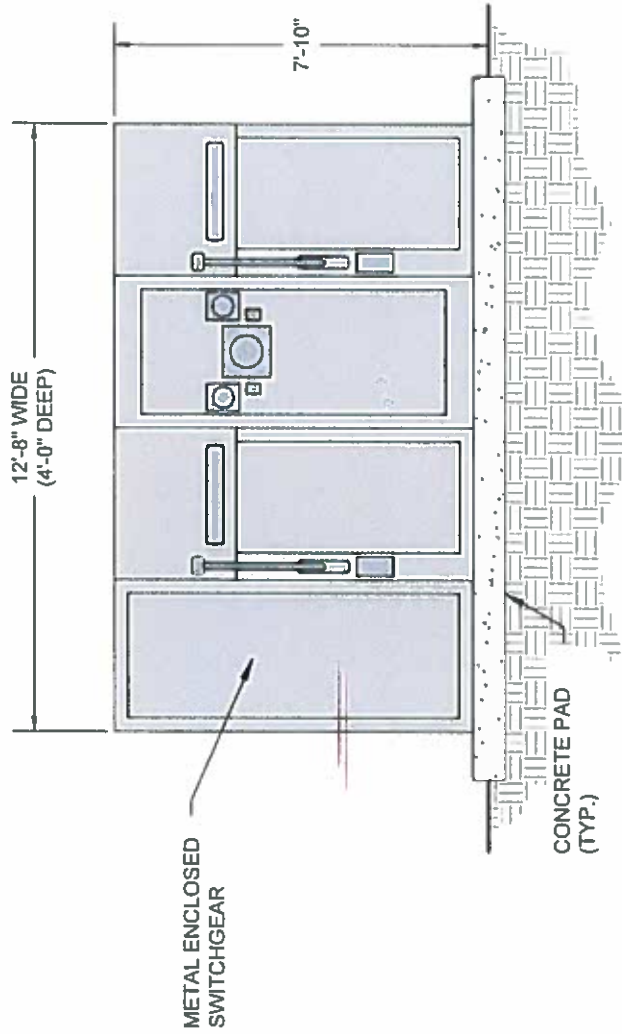


Laurie Moye
Coordinator Regulatory Project & Public Participation

Enclosures:

- Site Plan Solar Panel Layout
- Electrical Equipment Diagrams

NBE-32



ELEVATION DETAIL - TYPICAL PV COMBINING SWITCHGEAR & METERING

SCALE: NONE

General Notes:

- A. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO SHOW ALL POSSIBLE CONDITIONS. IT IS INTENDED THAT COMPLETE ELECTRICAL SYSTEMS BE PROVIDED WITH ALL NECESSARY EQUIPMENT, APPURTENANCES, AND CONTROLS, COMPLETELY COORDINATED WITH ALL DISCIPLINES. EXACT EQUIPMENT PROVIDED IS SUBJECT TO CHANGE AND GIVEN QUANTITIES AND/OR DIMENSIONS MAY VARY SLIGHTLY.



PROJECT NAME
PNM LG SITE - Equipment Elevations
Santa Fe County, New Mexico

PROJECT NO.
-Proposal/Conceptual-

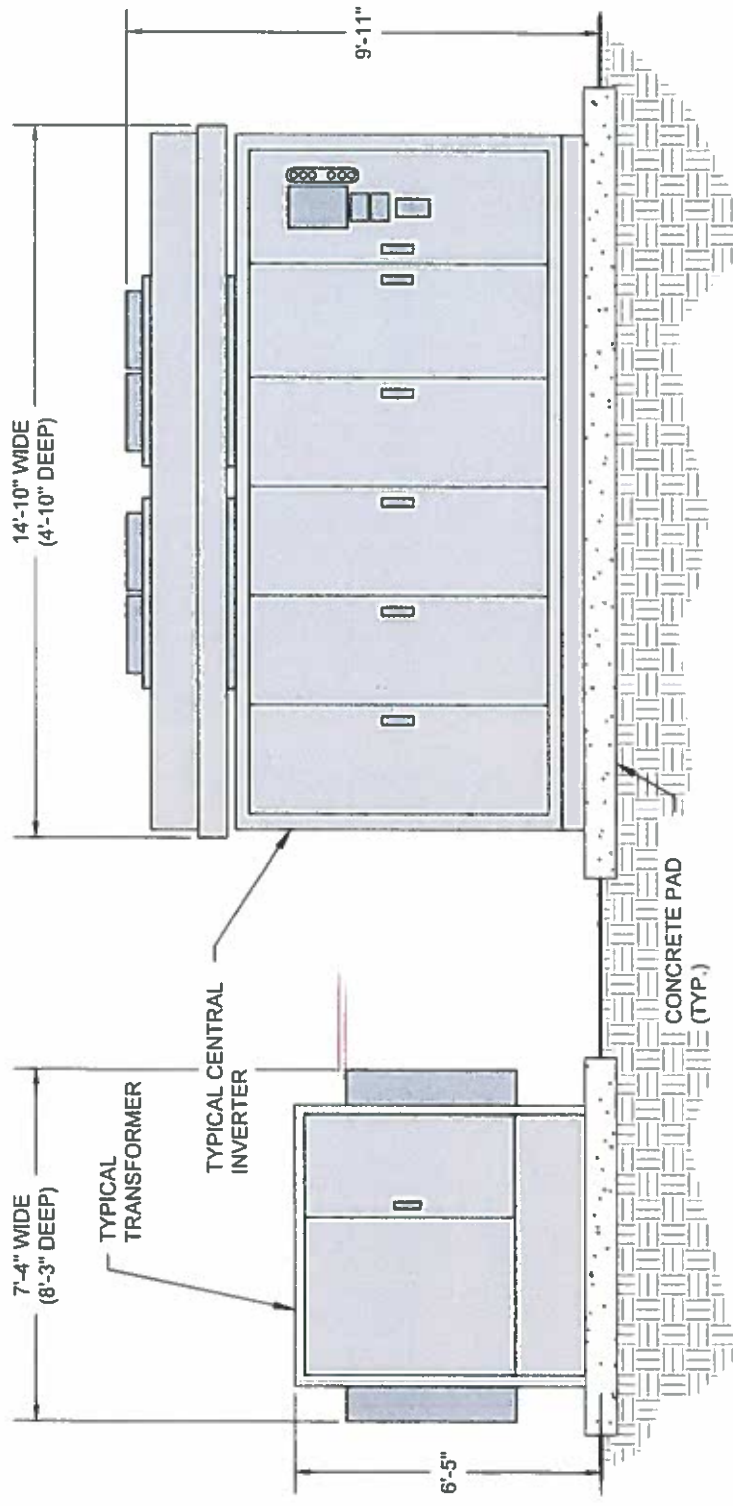
DATE
12 November 2014

SUPPLEMENTAL
DRAWING NO.

PV-3.0

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NBE-33



ELEVATION DETAIL - TYPICAL POWER CONVERSION STATION EQUIPMENT

SCALE: NONE

General Notes:

- A. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO SHOW ALL POSSIBLE CONDITIONS. IT IS INTENDED THAT COMPLETE ELECTRICAL SYSTEMS BE PROVIDED WITH ALL NECESSARY EQUIPMENT, APPURTENANCES, AND CONTROLS, COMPLETELY COORDINATED WITH ALL DISCIPLINES. EXACT EQUIPMENT PROVIDED IS SUBJECT TO CHANGE AND GIVEN QUANTITIES AND/OR DIMENSIONS MAY VARY SLIGHTLY.

affordable solar
 4840 Pan American East Fwy NE
 Albuquerque, New Mexico 87109-2220
 (505) 244-1154 - www.affordable-solar.com

PROJECT NAME
 PNM LG SITE - Equipment Elevations
 Santa Fe County, New Mexico

PROJECT NO.
 - Proposal/Conceptual -

DATE
 12 November 2014

SUPPLEMENTAL
 DRAWING NO.

PV-2.0

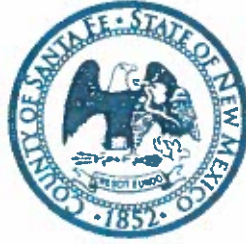
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NBE-32

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

DATE: December 18, 2014

TO: County Development Review Committee

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

VIA: Penny Ellis-Green, Growth Management Director *PEG*
Vicki Lucero, Building and Development Services Manager *VL*
Wayne Dalton, Building and Development Services Supervisor *WD*

FILE REF.: CDRC CASE # V/ZA/S 10-5352 Rio Santa Fe Business Park

ISSUE:

Peña Blanca Partnership, Applicant, Jim Siebert, Agent, request a Master Plan Zoning Amendment to an existing Zoning approval and Preliminary and Final Plat and Development Plan approval to create four (4) commercial lots on a 34.44 ± acre parcel to be utilized as a Commercial/Industrial use. The Applicant also requests a variance of Ordinance 2008-10, Section 4.2 (Flood Damage Prevention & Stormwater Management) to allow access to the development which is absent all weather access. The property is located at 54 Colony Drive, North West of N.M. 599, North of Paseo De River, within Section 10, Township 16 North, Range 8 East, (Commission District 2).

SUMMARY:

The Applicant has made a request to the BCC to vacate/re-locate an easement that may affect the proposed lot layout of the subdivision on this site. Therefore this case is being tabled to allow the request to be heard by the BCC.

NBF-1