



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

April 22, 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 # FDP 14-5090, Stanley Cyclone Center

Dear Mr. Larrañaga:

Thank you for providing the report, *A Re-evaluation of Site LA 109370 on West Kinsell Avenue, at Stanley, Santa Fe County, New Mexico* (NMCRIS # 130305), prepared by Townsend Archaeological Consultants in advance of construction of the Stanley Cyclone Center.

I have reviewed the report, and I concur with Townsend Archaeological Consultant's recommendation that LA 109370 is not significant and not eligible for listing in the National Register of Historic Places or the State Register of Cultural Properties. Townsend Archaeological Consultants provided detailed information on the artifacts comprising the site and also found that the site boundaries are much smaller than originally reported in 1995. Based on this information, construction of the Stanley Cyclone Center can proceed and no additional investigations or protections for LA 109370 are necessary.

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

Sincerely,

Michelle M. Ensey
Archaeologist

Log: 99050

Email/cc: Scott Rivers, Project Manager, Santa Fe County Public Works Department



NBC-29



STATE OF NEW MEXICO
OFFICE OF THE STATE ENGINEER
SANTA FE

Scott A. Verhlnes, P.E.
State Engineer

April 8, 2014

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

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

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Reference: Stanley Cyclone Center

Dear Mr. Larranaga:

On March 11, 2014 the Office of the State Engineer (OSE) received a request to provide comments for the Stanley Cyclone Center development plan.

The proposal provides an outline for the Stanley Cyclone Center, which will be a county-owned, community-serving facility for housing equestrian events, such as roping, steer wrestling, barrel racing, bull riding and bronc riding. It will also host events for children and young adults, such as those put on by the 4H Club and the FFA programs.

Water will be provided by an existing well that was installed in a previous phase. The developer did not include the well number; therefore this office was not able to verify the permitted water use and whether or not this use is allowed by the OSE permit. The property is located within Section 28, T11N, R9E, in southern Santa Fe County on West Kinsell Avenue in Stanley. The facility will consist of a 51,250 square foot indoor arena with associated parking and utilities.

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

The development plan includes a Request for Development Plan Approval, Variances for Building Height and Landscape Requirements, Water Budget and Plat.

The water budget states that the projected indoor and outdoor water use will be .054 acre feet / year. We concur with the calculations provided in the water budget.

When a subdivision / development plan 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

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Stanley Cyclone Center

April 8, 2014

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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. Since the disclosure statement was not provided with the applicant's submittal, the technical analysis described above was not performed.

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 formal comments at this time. We appreciate the opportunity to review the Stanley Cyclone Center.

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-31



Susana Martinez
Governor

State of New Mexico
ENVIRONMENT DEPARTMENT
Environmental Health Bureau
Santa Fe Field Office
2540 Camino Edward Ortiz
Santa Fe, NM 87507
505-827-1840
www.nmenv.state.nm.us



Ryan Flynn
Secretary

Butch Tongate
Deputy Secretary

Tom Blaine
Director

April 2, 2014

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

RE: CDRC Case #FDP 14-5090 Stanley Cyclone Center

Dear Mr. Larranaga;

Thank you for forwarding the liquid waste permit for this property. With the permit in hand, I have again reviewed the **CDRC Case #FDP 14-5090 Stanley Cyclone Center** submittal. My review is based upon information submitted by the applicant, Environment Department files and the State Liquid Waste regulations.

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

The submitted plan is for the development of a 51,250 square foot County owned facility for housing equestrian events. The proposed project is to be located on an 11 acre parcel. The submittal states that previous improvements included a well and septic.

The existing liquid waste permit for this location is for an 1,100 square foot office building with a design flow of 250 gallons per day. The existing liquid waste system is not sufficient to meet the needs of the proposed facility.

The submittal does not provide information as to liquid waste disposal for the proposed facility. A complete and proper analysis of liquid waste disposal needs will require the following additional information;

- A liquid waste permit application
- The maximum number of attendees that can be expected at these events.
- Are the Church and the proposed on the same lot?
- Will there be an equestrian wash room
- Number of public restrooms
- A floor plan for the proposed building
- Floor Plans for a concession stand

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Mr. Jose Larranaga
April 2, 2014
Page 2

Clearly the existing system will not meet the needs of the proposed facility. The final design flow and liquid waste disposal needs will be determined upon application for a permit and its review. The application should be submitted to the NMED Albuquerque field office at 5500 San Antonio Dr. NE.

If you have any questions regarding this review of **CDRC Case #FDP 14-5090 Stanley Cyclone Center** or other matters related to this permit, please contact me at the number above.

Respectfully submitted,



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

NBC-33



April 11, 2014

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

Re: CRDC Case #FDP 14-5090 Stanley Cyclone Center

Dear Mr. Larrañaga:

Traffic staff reviewed the Development Plan Report for the above referenced project in Santa Fe County, NM. Coordination with NMDOT and the owner will be needed for larger events which may include traffic control at the intersection of NM 41.

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

Sincerely,

A handwritten signature in black ink that reads "Javier A. Martinez".

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

Susana Martinez
Governor

Tom Church
Cabinet Secretary

Commissioners

Pete K. Rahn
Chairman
District 3

Ronald Schmeits
Vice Chairman
District 4

Dr. Kenneth White
Secretary
District 1

Robert R. Wallach
Commissioner
District 2

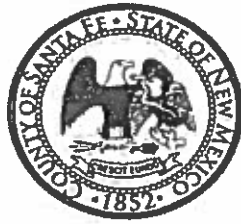
Butch Mathews
Commissioner
District 5

Jackson Gibson
Commissioner
District 6

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	4/9/2014		
Project Name	Stanley Cyclone Center		
Project Location	West Kinsell Avenue in Stanley		
Description	Community Service Facility	Case Manager	Jose Larranaga
Applicant Name	Santa Fe County	County Case #	FDP 14-5090
Applicant Address	105 Grant Ave. Santa Fe, NM 87501	Fire District	Stanley Fire Dept.
Applicant Phone	505-986-6296		
Review Type:	Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Sprinklers <input type="checkbox"/> Hydrant Acceptance <input checked="" type="checkbox"/> Master Plan <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input checked="" type="checkbox"/> Inspection <input type="checkbox"/> Lot Split <input type="checkbox"/> Wildland <input type="checkbox"/> Variance <input checked="" 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.

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

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

- Fire Access Lanes

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

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

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

- **Roadways/Driveways**

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

Roads shall meet the minimum County standards for fire apparatus access roads within this type of proposed development. Driveway, turnouts and turnarounds shall be County approved all-weather driving surface of minimum 6" compacted base course 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.

- **Slope/Road Grade**

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

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

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

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

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

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

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

Fire Protection Systems

- **Water Storage/Delivery Systems**

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 903.2 Required Water Supply for Fire Protection. *An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protect is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief.*

Section 903.3 Type of Water Supply (1997 UFC) *Water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow. In setting the requirements for fire flow, the chief may be guided by Appendix III-A.*

The minimum required water storage for fire protection shall be determined as more information becomes available. Phasing of this project will determine what additional fire protection or water storage may be required as additional buildings are added.

If filled by a well, the water storage system shall incorporate the use of a tank water level monitoring system which maintains the minimum required water for fire protection needs at all times. When the tank water level exceeds the required limits, power to the domestic water pump shall be automatically disconnected.

The water system and hydrants shall be in place, operable and tested prior to the start of any and all building construction. It shall be the responsibility of the developer to notify the Fire Prevention Division when the system and hydrants are ready to be tested.

The water storage system shall incorporate a tank water level monitoring system to enable visually determining the level of the water in the storage tank.

Water supply line sizes, which are connected to supply approved fire hydrants, shall be a minimum of eight inches in diameter.

The Developer shall be responsible to maintain, in an approved working order, the water system for the duration of the development and/or until connection to a regional water system. The responsible party, as indicated above, shall be responsible to call for and submit to the Santa Fe County Fire Department for an annual testing of the fire protection system and the subsequent repairs ordered and costs associated with the testing.

- **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 one thousand feet (500') as measured along the access route.

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

Supply lines shall be capable of delivering a minimum of 1,000 gpm with a 20-psi residual pressure to the attached hydrants. The design of the system shall be accordingly sized and constructed to accommodate for the associated demands placed on such a system through drafting procedures by fire apparatus while producing fire flows. The system shall accommodate the operation of two pumping apparatus simultaneously from separate locations on the system. Final design shall be approved by the Fire Marshal.

All hydrants shall have NST ports, as per the County thread boundary agreement.
No building permits shall be granted until such time as the fire hydrants have been tested and approved by the Santa Fe County Fire Marshal.

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

Automatic Fire Protection/Suppression

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

If the above hydrant requirements cannot be met, an Automatic Fire Protection system meeting NFPA 13 requirements shall be installed in each building.

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 sprinkler systems shall meet all requirements of NFPA 13 Standard for the Installation of Sprinkler Systems.

Fire Alarm/Notification Systems

Automatic Fire Protection Alarm systems may 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.

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 or public occupancy designation will be reviewed and must meet compliance with the Santa Fe County Fire Code (1997 Uniform Fire Code and applicable NFPA standards) and the 1997 NFPA 101, Life Safety Code, which have been adopted by the State of New Mexico and/or the County of Santa Fe.

The following bulleted areas will be addressed with specific conditions in subsequent review submittals as the information becomes available.

- **Access/Egress**
- **Signage**
- **Lighting**
- **Other**

Hazardous Materials

The following bulleted areas will be addressed with specific conditions in subsequent review submittals or as the information becomes available prior to or upon final inspection at the time of the Certificate of Occupancy as applicable to the building(s) occupancy use.

- Fuel/Flammable Material Storage
- Explosives
- MSDS
- Other

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.

Buster Patty, Fire Marshal



Code Enforcement Official

4-9-14

Date

Through: David Sperling, Chief

File: Landuse/Distr / Project name/mdy

Cy: Jose Larranaga Case Manager, Land Use
 Applica, Santa Fe County
 District Chief, Linda Anaya
 File

NBC-41

Daniel "Danny" Mayfield
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Liz Stefanics
Commissioner, District 4

Kathy Holian
Commissioner, District 5

Kathrine Miller
County Manager

**PUBLIC WORKS DIVISION
MEMORANDUM**

Date: April 2, 2014

To: Jose Larranaga, Land Use Department

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

Re: CASE # FDP 14-5090 Stanley Cyclone Center.

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 west of New Mexico 41/ Kinsell Avenue West (C.R. 31-A) intersection, and Southwest of Scott Street. The applicant is requesting Development Plan Approval for a 51,250 square foot indoor arena. The applicant is also requesting approval on variances for building height and landscaping requirements.

Access:

The applicant is proposing to use three existing accesses off of Kinsell Avenue West to access the 11 acre parcel. At present Kinsell Avenue West is a paved dead end road that varies in width from twelve (12') feet to (24') feet. The Institute of Transportation Engineers (ITE) was used for the trip generation data for traffic impact analysis. While ITE does not have a category directly comparable to this type of facility, trip generation based on the ITE standards for a County Park (412) and Single Office (710) are used. According to the *Institute of Transportation Engineers Trip Generation 2013, Trafficware, LLC the impact of a 6.2 acre park and a one thousand square foot office building generates for a weekday is 5 Peak Hour AM trips and 6 Peak Hour PM trips and 14 total trips for an weekday average daily trips, and Saturday Average Daily Trips generate 75 trips.*

Conclusion:

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

- Applicant shall submit actual Traffic Counts for project for permitting of Phase III, to determine if a Traffic Impact Analysis will be required for the proposed Phase III of the project, however traffic counts shall be conducted at the time of a scheduled event to indicate actual traffic counts, as per Article III, Section 4.4.5 and Article III, Section 4.4.3a.9 of the Land Development Code.

- Applicant must upgrade Kinsell Avenue West to a twenty-four (24') foot driving surface with six (6") inches of compacted base course and four (4") inches of Plant Mix Bituminous Pavement (PMBP) from approximately 400' west of Scotts Place to western property line, as per Article V, Section 8.1.9.h. of the Land Development Code.
- Applicant must maintain thirty (30') foot departure sight triangles at the proposed driveways of the proposed project as per AASHTO design standards within *A Policy on Geometric Design of Highways and Streets* (2004 Edition).
- Applicant shall provide proper drainage for proposed improvements for Kinsell Avenue West Road.
- Applicant must provide the following signage as per Article V, Section 8.1.10 of the Land Development Code;
 - R1-1 (30"x30") Stop sign at the exits of property.
 - R2-1 (24"-30") Speed limit signs (15MPH) on Kinsell Avenue West Road.
 - R7-1 (12"x18") No Parking Anytime for (Kinsell Avenue West Road).
- All signage must meet MUTCD standards.
- Applicant must obtain a Road Construction / Road Cut permit from Santa Fe County Public works as per Article III, Section 2.4.2b.3a.5 and Article V, Section 8.1 of the Land Development Code for improvements to Kinsell Avenue West Road.
- All redlines must be addressed prior to Final Development Plan Approval.

MEMORANDUM

DATE: March 31, 2014

TO: Jose Larranaga, Commercial Development Case Manager

FROM: John Lovato, Terrain Management

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

FILE REF: CDRC CASE # FDP 14-5090 / Stanley Cyclone Center

REVIEW SUMMARY

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance. The request is for Final Development Plan approval to allow for a 51,250 square foot indoor arena with parking and utilities on 11 acres.

Terrain Management

The site has slopes less than 15% and slopes from northeast to southwest. All cut slopes are less than 2:1 and all fill slopes are 3:1. The request is in conformance of Article VII, Section 3.4.2

Storm Drainage and Erosion Control:

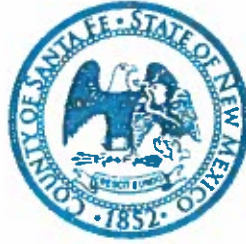
The Applicant's proposal shows a proposed Grading and Drainage Plan. The Development Plan proposal is required to provide a detention pond for onsite drainage. The proposed facility proposes to place a 20,000 cubic foot detention pond for onsite drainage. The amount of volume required is 12,700 cubic feet. After review of newly disturbed area and the grading and drainage plan, the request is in conformance of Article VII, Section 3.4.6 and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance.

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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: March 17, 2014

TO: Jose Larranaga, Development Review Team Leader

FROM: Mathew Martinez, Development Review Specialist

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

FILE REF.: CDRC CASE # VFDP14-5090

REVIEW SUMMARY

ARCHITECTURAL, PARKING, LIGHTING, AND SIGNAGE:

The Referenced Project has been reviewed for compliance with the Santa Fe County Land Development Code. The request for Variance, Final Development Plan approval for the Stanley Cyclone Center as a Community Service Facility. The subject property is an 11 acre parcel located at 22 W Kinsell Avenue.

PARKING:

The Applicant has proposed a total of 122 parking spaces for the Development. The Applicant has designated 4 spaces for handicap use. All parking spaces shall be defined with striping, wheel stops, parking bumpers, or railroad ties. Staff has determined that the parking element of the Application complies with Article III, section 9 Parking Requirements.

ARCHITECTURAL:

The Applicant has submitted Building Elevations. The proposed building is 34 feet height. The proposed building does not meet height requirements set forth in the Land Development Code (24' max). Staff has determined that the Architectural element of the Application does not comply with Article III, Section 2.3.6b of the Land Development Code (**a variance is needed for the requested building height**).

SIGNAGE:

The Applicant proposes to utilize a building mounted sign. Staff has determined that the signage element of the Application complies with Article VIII (Sign Regulations).

LIGHTING:

The Applicant has submitted a site lighting plan. The Applicant proposes to utilize twelve 16 foot pole lights with full cutoff LED Luminaires along with twelve building mounted lights that will also consist of full cutoff LED Luminaires. Staff has determined that the lighting element of the Application is complete.

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

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

April 27, 2014

To: Jose E. Larrañaga, Commercial Development Case Manager

From: Karen Torres, County Hydrologist

Re: CDRC Case # /FDP 14-5090 Stanley Cyclone Center Final Development Plan
T11N R9E Section 28.

The requested development was reviewed technical accuracy and compliance with the Santa Fe County Land Development Code for water and liquid waste. The submission was largely compliant with code but a few items are requested for review or installation prior to final plat approval:

1. Specification of water saving fixtures proposed for the facility.
2. Installation of a meter at the well and submission of monthly meter readings is recommended to monitor water usage for this facility. If the use of water does exceed 0.25 acre-feet per year a water availability assessment as required by this code may be necessary.
3. Submission of water quality data as required by the code.
4. Submission of Water Restrictive Covenants for the facility.
5. NMED permit for septic tank.
6. Manure storage and removal plan.

Nature of Project

The applicant is requesting a development permit to expand upon an existing office to include a 51,250 square foot indoor equestrian arena for the current phase and several small show barns and outdoor practice area in a future phase. This facility will be owned and operated by Santa Fe County and is located in Stanley, NM.

The project will be served by an on-site 72-12-1 well for water supply and have proposed a second septic tank to serve the arena.

Code Requirements

Article VII, Section 6 - Water Supply Plan

Article VII, Section 6.2 entitled General Requirements and Submittals for a Water Supply Plan sets forth requirements based on the type and scale of the development. Table 7.4, entitled Required Code Sections for Water Supply, states all non-residential development in which the project uses more than 0.25 acre-feet of water annually or in which the applicant obtains water other than through a well which is permitted under Section 71-12-1 NMSA 1978 as it may be amended, is required to submit a water supply plan which consists of submittals compliant with the following code requirements:

1. *Article VII, Section 6.4 entitled “Water Availability Assessments”*
2. *Article VII, Section 6.5 entitled “Water Quality”*
3. *Article VII, Section 6.6 entitled “Water Conservation”*
4. *Article VII, Section 6.7 entitled “Fire Protection”*

To assess the need to demonstrate water availability a review of the project water budget was performed. The proposed water budget did not reference the source of data used to estimate indoor use of water but appears to use conservative factors to calculate water usage. A total annual water budget of less than 0.054 acre-foot per year is estimated based on an occupancy of 100 persons for 4 hours 50 times in a year and a presumed installation of water saving fixtures for the arena. An estimated water use of 152 gallons per year for the existing office use instead of well meter reading was offered as part of the water budget which is an extremely low water use. Approximately 5,340 gallons per year is allocated for landscaping to augment water collected via roof top harvesting. No water for livestock or horses, water fountains or the one time filling of fire storage tanks was addressed in the water budget.

Since the occupancy is uncertain demonstration of the installation of water saving fixtures and monthly meter readings is recommended to monitor water usage for this facility. If the use of water does exceed 0.25 acre-feet a water availability assessment as required by this code may be necessary.

Article VII, Section 6.5 entitled “Water Quality”

No information on water quality was submitted for this development.

Article VII, Section 6.6 entitled “Water Conservation”

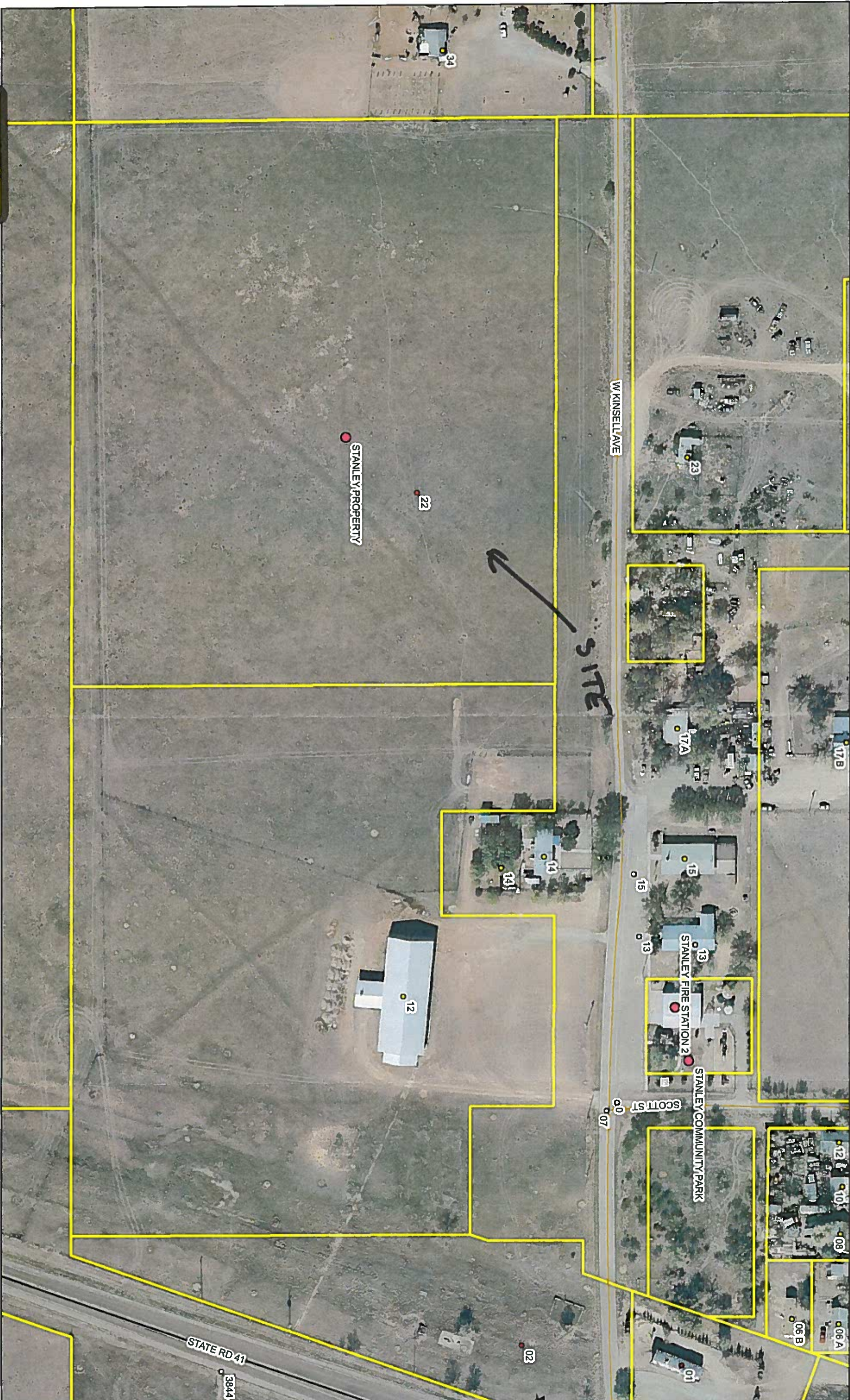
A water budget was submitted but no water restrictive covenants were submitted for review.

Liquid Waste Disposal

A second septic tank for the arena is proposed but no permit from NMED was submitted for review.

Due to the nature of this facility manure storage and disposal should be addressed by the applicant's agent. New Mexico State University Cooperative Extension has published a guide for manure storage on horse farms, which can be located at <http://www.extension.org/pages/18866/manure-storage-on-horse-farms>, for suggestions on best management practices.

If you have any questions, please feel free to call me at 992-9871 or email at ktorres@co.santa-fe.nm.us



tabbles
EXHIBIT
4

Feet
25 50 75 100
1 inch represents 114 feet

WARNING
The (2) foot contours and site are
NOT SUITABLE FOR ENGINEERING WORK.
These data are appropriate for
PLANNING PURPOSES ONLY.

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



April 17, 2014



NRBC-ST

THE BOARD OF COUNTY COMMISSIONERS OF
SANTA FE COUNTY

ORDINANCE NO. 2010-13

AN ORDINANCE AMENDING ARTICLE III, SECTION 7, COMMUNITY
SERVICE FACILITIES OF THE SANTA FE COUNTY LAND DEVELOPMENT
CODE, ORDINANCE 1996-10 FOR THE PURPOSE OF CLARIFYING
STANDARDS AND SUBMITTAL REQUIREMENTS

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
SANTA FE COUNTY THAT ARTICLE III, SECTION 7 OF THE SANTA FE
COUNTY LAND DEVELOPMENT CODE, ORDINANCE 1996-10, IS AMENDED
BY REPLACING THE EXISTING PROVISION WITH THE FOLLOWING:

SECTION 7 – COMMUNITY SERVICE FACILITIES

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

7.1 Standards

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

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

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

7.1.3 A master plan and preliminary and final development plan for the proposed development are approved.

7.2 Submittals and Review

The submittals and reviews for community service facilities shall be those provided for in Article III, Section 4.4 and Article V, Section 5.2 (Master Plan Procedure) and Section 7 (Development Plan Requirements).



NBC - 51

PASSED, APPROVED, and ADOPTED this 12th day of October, 2010, by the Board of County Commissioners of Santa Fe County.

THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY

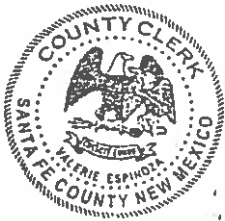
By: [Signature]
Harry B. Mentoya, Chair

ATTEST:
[Signature]
Valerie Espinoza, Santa Fe County Clerk



Approved As To Form:

[Signature]
Stephen C. Ross, County Attorney



COUNTY OF SANTA FE) BCC ORDINANCE
STATE OF NEW MEXICO) ss PAGES: 2

I Hereby Certify That This Instrument Was Filed for Record On The 20TH Day Of October, 2010 at 10:55:33 AM And Was Duly Recorded as Instrument # 1614420 Of The Records Of Santa Fe County.

[Signature] Witness My Hand And Seal Of Office
Deputy _____ Valerie Espinoza
County Clerk, Santa Fe, NM

~~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.



~~2.3.4b Any development site on a ridgetop must be set back from the shoulder toward the crest of a hill or ridge pursuant to Article VII, Section 3.4.1 d, Performance Standards for Development Site.~~

2.3.5 Shared points of ingress and egress to adjacent development sites is encouraged, unless it can be demonstrated that additional or separate access is necessary. Design standards and submittal requirements as set forth in Article III, Section 4.4.3a, for Driveway Access, and Article VII, Section 3.4.4, Roads and Driveways shall be applied.

2.3.6 Height Restrictions for Dwellings or Residential Accessory Structures

2.3.6a. For the purpose of this Section, height means the vertical distance from any point on the upper surface of a building or structure to the natural grade or finished cut grade, whichever is lower, directly below that point.



2.3.6b. The height of any dwelling or residential accessory structure shall not exceed twenty-four feet (24'). The vertical depth of fill materials from the natural grade, with or without retaining walls, shall be considered as a component of the building or structure; this depth shall be included in the determination of building height. Chimneys may extend three feet (3') beyond the height limitation. In addition:

1. The height of any dwelling or residential accessory structure located on land which has a natural slope of fifteen percent (15%) or greater shall not exceed eighteen feet (18'). The vertical distance between the highest point of a building and the lowest point of a building at natural grade or finished cut grade, whichever is lower, shall not exceed thirty feet (30'). The Code Administrator may waive this requirement if the portion of the structure located on land over 15 % slope is incidental to the entire site.
2. On ridgetops as defined in Article X of the Code, only one story buildings are allowed. On ridgetops, the height of any dwelling or residential accessory structure shall not exceed fourteen feet (14'), except one story pitched roof style buildings may be allowed a maximum height of eighteen feet (18') provided such roof can be screened from a public way and pursuant to a site visit and approval of the Code Administrator.
3. Structures for agricultural purposes shall meet the requirements of Article III, Section I.

~~2.3.6c. Requests for residential accessory structures such as windmills and radio antennas to exceed the maximum height restrictions shall be reviewed for approval by the County Development Review Committee. When an exception to the height restrictions is desired, the applicant shall submit plans for the installation and operation of the accessory structure with a report explaining why the requested height of the structure is necessary for proper function. The County Development Review Committee shall consider: whether the requested structure is reasonably necessary to be on the proposed site; whether the applicant has demonstrated that the requested height is the minimum height necessary for the proposed structure to function properly, not to exceed a maximum height of forty-five feet (45'); and the size of the lot and impact on neighboring properties.~~

2.3.7 Terrain Management

All development of a lot, tract, or parcel shall be done in accordance with the Santa Fe County Land Development Code, Article VII, Section 3, Terrain Management.



e. ~~Maximum Lot Coverage~~

~~Maximum lot coverage for all structures for any development shall not exceed thirty percent (30%) in major or community center districts or twenty percent (20%) in neighborhood or small scale center districts.~~

f. Landscaping

→ 4.4.4 f. 1) Purpose and Intent

Landscape treatments are applicable to all development for the following purposes:

- (a) To assure that new development creates an amenity and improves and enhances the visual quality of an area;
- (b) To buffer or screen visually unattractive land uses from roadways and residential areas;
- (c) To shade, cool and define large parking areas;
- (d) To define the separate function of thoroughfares and other land uses;
- (e) To minimize erosion, dust and slope instability;
- (f) To assure that landscape treatment and improvements are designed, installed and maintained so that they conform to submitted plans or master plans for landscaping;
- (g) To preserve both native vegetation and landscapes and to protect the visual and structural integrity of hillsides or steep or mountainous areas from the effects of development by revegetation of disturbed areas; and
- (h) To promote conservation of water through the use of drought tolerant plant materials and xeriscape techniques.

- 4.4.4 f. 2) The landscaping requirements of this Code are cumulative: applicants shall meet:
- the standards for minimum area on a development site (Sections 4.4.4 f 4, 9, and 10); plus
 - any required road frontage area (Article III, Sections 4.4.4 f 10 and 13 and Article V, Sections 8.1.4); plus
 - landscaping for parking lots (Sections 4.4.4 f 11), plus
 - landscaping for drainage ponding areas (Article VII, Section 3.4.6 f); and
 - revegetation (Article VII, Section 3.4.5),
- except where specific substitutions or adjustments are provided for in these regulations.

4.4.4 f. 3) Native Vegetation: Preservation

(a) Intent

It is the intent of the Code to protect and retain native vegetation and landscapes for all development. Native trees, shrubs and other natural vegetation stabilize steep slopes, retain moisture, prevent erosion, provide habitat for wildlife, play a role in the prevention of air and noise pollution and enhance natural scenic qualities.

(b) Limitations on grading and clearing.

- (1) Grading shall be limited to the development site within the Buildable Area on a lot or tract
- (2) Clearing of existing native vegetation shall be limited to approved development sites. No significant tree may be removed from slopes greater than thirty percent (30%).



- (3) Cleared or graded areas which are not built on and cut and fill areas shall be revegetated to the approximate original density and type of vegetation existing prior to disturbance. Areas to be used for recreation or park landscaping or rural agricultural uses shall be excluded from this requirement.
- (4) Any transplantable tree that will be displaced by construction shall be the primary source of new vegetation required for screening, buffering or other landscaping purposes. (See Appendix 3.C, incorporated by reference herein for tree preservation and transplanting guidelines.)
- (5) Native trees, shrubs and landscape shall be retained within any designated landscape areas set aside for buffers; retention of the natural vegetation will reduce the requirement for new planting. Native trees which are to be preserved on a development site shall be protected during construction from such hazards as damage by vehicles and equipment compaction of soils, and spills of contaminants by temporary fences or barricades erected at the perimeter of the critical root zone. Permanent installation of such techniques as retaining walls, terracing and tree wells with drainage shall be used to protect trees in areas where significant grade changes are approved.

4.4.4 f. 4) Landscaping Plan

A landscaping plan is required for all new development and shall be presented for review with either the master plan or the preliminary development plan and shall contain the following information:

- (a) a landscaping map drafted to scale describing the lot(s) or parcel(s), the development site, proposed structures and other development, the designated landscape areas, including revegetation areas; private gardens are not included;
- (b) within the designated landscape areas, including revegetation areas, the plan shall locate and label:
 - (1) existing vegetation which will be retained by type and size;
 - (2) existing vegetation which will be transplanted, or removed by type and size; and
 - (3) location, type, and size of plants to be installed;
- (c) all plant material to be retained or installed shall be located and labeled, footprinted according to the spread of the plants at maturity;
- (d) a list of the type and number of plants to be retained and installed, with common and botanical names, showing the existing size of specific trees and plants by approximate width of canopy, spread and caliper or gallon size at time of planting and the size of the plant material at maturity in height and width;
- (e) methods and details for protecting existing vegetation during construction;
- (f) the location and quantity of all other materials to be used as part of the landscape treatment; planting and installation details as necessary to show conformance with all standards;
- (g) a description of the proposed system of irrigation including the use of on-site storm water collection, drip irrigation, recycled water or other systems;
- (h) methods for protecting required landscaping from damage by automobiles and run off containing salts from paved areas;
- (i) the purpose of each plant material to be used, e.g., for screening, ornament, shade or other purpose;

- (j) a description of proposed structures or other buffering devices, such as walls, fences or earth berms, including location, height, building materials and/or exterior finish treatment which are part of the landscape treatment;
- (k) a water use budget which includes the type of vegetation, the type of irrigation system (drip, flood, or sprinkler), the area in square feet that will be planted in each type of vegetation and the irrigation application requirement in gallons per square foot per year, for each type of vegetation. See Landscape Irrigation Requirements in New Mexico, New Mexico State Engineer's Office.
- (l) an estimate of the cost of installation of the landscape materials; and
- (m) the landscaping plan submitted with the preliminary development plan for an individual use shall be in conformance with the approved master plan for landscaping.
- (n) Landscape areas shall be designated only on the development site within the Buildable Area of the lot and shown on the development plan and where applicable, the plat.

4.4.4 f. 5) Landscaping Design Standards

All landscaping shall meet the following requirements:

- (a) Proposed landscaping plans shall promote water conservation, provide planting materials that are appropriate to the growing conditions of the site, and provide buffers and landscaped areas which are proportionate to the area and height of the proposed development.
- (b) Native vegetation shall be protected pursuant to the standards of Section 4.4.4 f 3.
- (c) Landscaped areas shall be a minimum of ten percent (10%) of the approved development site. Limitations may be placed on the maximum landscaped area in order to meet water conservation requirements.
- (d) Pedestrian, bike or equestrian pathways or trails are allowed within landscape areas on street frontages provided that no plant material is eliminated and the total width of the buffer is maintained:
- (e) Parking, loading and outdoor storage are prohibited within a landscaped area;

4.4.4 f. 6) Xeriscape Principles: Water requirements shall be reduced by:

- (a) Native vegetation or introduced vegetation that is freeze or drought resistant shall be used for new landscaping in an effort to conserve water use once the plants are established. Botanical materials shall be chosen so they fit within the water budget or water use plans for the development. Plant materials, their size at maturity, how they can be used, their water use and other information is listed in Appendix 3.C, and incorporated by reference herein.
- (b) Limiting the amount of lawn grass areas:
 - (1) Lawn or turf areas shall be limited to no more than twenty-five percent (25%) of landscaped areas. Areas dedicated to recreational playfields or to the production of food crops such as vegetable gardens or orchards are not included;
 - (2) Lawn areas shall not be planted in strips eight feet (8') wide or less.
- (c) Xeriscape principles shall be followed in the design, installation and maintenance of landscaping, pursuant to Appendix 3.C, and incorporated by reference herein.

4.4.4 f. 7) Planting Standards:

-
- (a) A minimum of seventy five percent (75%) of an area designated for landscaping shall be developed with living plant materials including areas seeded with grasses and flowers. See references in Appendix 3.C for information and recommendations on use of water efficient planting.
 - (b) Designated landscape areas or buffer zones shall be planted according to a ratio of one tree at a minimum height at maturity of twenty-four feet (24') for each five hundred (500) square feet, and one shrub of a minimum height and spread at maturity of four feet (4') for each sixteen (16) square feet.
 - (1) Where the required buffer is five hundred (500) square feet or less (for small parcels only) a minimum of two (2) trees shall be planted.
 - (2) Larger trees are required for large parking lots and buildings: see Subsections 4.4.4 f 11 and 12.
 - (c) Non-vegetative landscape materials may include gravel, rock and bark mulch. Walls, fences and berms are types of non-vegetative landscape structures which may be incorporated into landscape areas pursuant to these standards.

4.4.4 f. 8) Adjustments

Minor adjustments to the landscape standards may be permitted in accordance with this subsection, subject to the approval of the Code Administrator pursuant to a site visit and provided that the modifications shall not be inconsistent with the purposes of this Section.

- (a) Adjustments will be considered for existing heavily vegetated areas or for plant materials with varying characteristics provided that:
 - (1) The ratio of living plant material to inorganic material is maintained at seventy-five percent (75%) living materials to twenty-five percent (25%) inorganic materials; and
 - (2) The living plant material is installed so as to provide a continuous visual screen or may be planted in drifts or clumps with pockets of open areas providing the sense of continuity with the street edge is maintained; and
 - (3) screening of cuts or retaining walls in steep slopes from public rights of way is maintained.
- (b) Additional trees meeting minimum planting standards may be substituted for shrubs in rural locations or where water restrictions are severe, provided that the buffering or screening function is maintained; each additional tree may substitute for fifteen (15) shrubs.
- (c) Adjustments of up to fifty percent (50%) to the width of the Road Frontage landscape area (See Section 4.4.4 f 10) will be considered where a four foot (4') high masonry wall or a six foot (6') high opaque fence or earth berm is constructed.
- (d) Plant materials required for screening of cuts, fills or retaining walls in areas of steep terrain may not be adjusted.
- (e) In other areas, the ratio of living plant materials may be reduced by fifty percent (50%) where the landscape treatment includes walls, fences or berms. Walls or fences should be located in the landscape area to accommodate the installation of the living plant materials.
- (f) Minor design adjustments may be made to the designated landscape areas on the development site to accommodate solar access for solar design as long as the substance of landscape standards for screening and buffering are met .

4.4.4 f. 9) Buffering and Revegetation for Ridgetops and Development Sites with a Natural Slope of fifteen percent (15%) or greater

Any cut slope greater than four feet (4') in height or with a grade of two and one half to one (2.5:1) or steeper, retaining walls and erosion control structures and the facades of any building visible from a public way shall be screened or otherwise landscaped as follows:

- (a) A minimum of fifty percent (50%) of the visible portion of a facade or retaining wall shall be screened; trees shall be planted or retained within fifteen feet (15') of all retaining walls to be screened and in an area no less than twenty-five feet (25') and no more than fifty feet (50') from any facade to be screened;
- (b) Trees shall be planted on the downhill side of road cuts and of fill areas. Cuts and fills may be required to be terraced and planted in order to provide screening and slope stabilization;
- (c) Top soil shall be removed and stockpiled for later use in re-vegetation of the disturbed areas;
- (d) New vegetation (trees and seeded areas) shall approximate existing vegetation in type, density, and natural pattern of occurrence on the lot; density shall be determined by an inventory of existing vegetation within the development site prior to grading;
- (e) Density in landscape and revegetation areas shall approximate the density of vegetation prior to disturbance; in no case shall density in landscape and revegetation areas be less than one (1) tree per one thousand (1000) square feet of designated area;
- (f) New trees shall be spaced at a distance equal to the the average diameter of the spread of the crown of the typical mature specimen of the species planted under similar growing conditions;
- (g) New trees shall be a minimum of six feet (6') in height, which, at maturity, will approximate the height of existing native trees and be as tall as the cut and fill or structure to be screened;
- (h) Seeded areas shall be protected by accepted horticultural practices to assure germination: See Appendix 3.C, incorporated by reference herein.
- (i) Seeding or planting may be delayed for the optimum germination or planting season, provided such delay is conditioned on the development permit and bonding or other financial warranty is secured.
- (j) Designated landscape areas for screening on ridgetops and steep terrain may be included in the minimum 10% development site landscape area required pursuant to Section 4.4.4 f.5.

4.4.4 f. 10) Landscaping for Road Frontage Areas

- (a) The width of landscape areas between the street or road right of way and any developed areas of a parcel shall be as follows:
 - Highways or Arterials - 25 feet
 - Collector or Local - 10 feet
- (b) Upon approval of the governmental agency responsible for the maintenance of the adjoining roadway, any public right-of-way between the front property line and the street may be landscaped and maintained by the property owner retaining native materials or using grass, groundcovers, or low growing shrubs having a maximum mature height exceeding two (2) feet. or be treated with a non-vegetative cover such as bark mulch or gravel. Where appropriate, such areas may be considered as part of the width of landscape areas as set forth in Section 4.4.4 f.10 (a).

- (c) Living plant materials installed in areas designated for landscaping on road frontages shall be planted so as to create the appearance of a continuous edge occasionally punctuated with dissimilar materials.
- (d) In order to avoid a tunneling effect where a development borders on a highway or arterial street or road for more than one thousand (1000) feet, developers or builders shall vary the masonry structures, fences or walls with living plants.

4.4.4 f. 11) Landscaping for Parking Lots

- (a) Except as otherwise provided in this Section f. perimeter landscape screening providing a visual buffer is required in the following circumstances:
 - (1) along the front for parking lots with more than ten (10) parking spaces or four thousand (4,000) square feet, which ever is less; and
 - (2) along the front, side and rear property lines, as applicable, where parking is located within twenty five (25) feet of a property line adjoining residential uses. Standards for landscaping the front of the lot are set forth in Section 4.4.4 f. 10, Standards for side lot landscaping are set forth in Section 4.4.4 f. 13.
- (b) Interior landscaping is required for parking lots with more than forty (40) parking spaces and/or more than twelve thousand (12,000) square feet. Interior landscaping shall cover a minimum area equivalent to one (1) parking space or one hundred sixty (160) square feet for every twenty (20) parking spaces.
 - (1) Interior landscaping shall be designed to shade the parking spaces and provide a visual break to the parking lot surface. Plant material shall consist of a minimum of one (1) deciduous shade tree and three shrubs for every ten (10) parking spaces. The shade trees shall be a minimum of one and one-half inch (1.5") caliper and six (6) feet tall and meet current American Association of Nurserymen standards at the time of planting, and have a thirty foot (30') minimum mature height, with a clear trunk at least five feet (5') above the finished grade. Shrubs shall be five (5) gallon size at the time of planting and shall have a minimum mature height of three (3) feet;
 - (2) Non-vegetative cover including but not limited to gravel or bark is required under trees where other planting is not provided.
 - (3) Interior landscaping planting islands shall have a minimum area of one hundred sixty (160) square feet and a minimum dimension of four (4) feet;
 - (4) Interior landscaping shall be uniformly distributed throughout the parking lot;
 - (5) Pedestrian pathways or sidewalk areas shall be incorporated into the parking area landscape treatment.
- (c) Large parking lots (100 spaces or more and/or 30,000 square feet in area or larger) shall provide interior planting area equal to at least ten percent (10%) of the parking lot area; and
 - (1) Interior landscaping shall be designed to shade the parking spaces and provide a visual break to the parking lot surface. Plant material shall consist of a minimum of one (1) deciduous shade tree and two (2) shrubs for every five (5) parking spaces. Shrubs shall be five (5) gallon size at the time of planting and shall have a minimum mature height of three (3) feet. Shade trees must have a clear trunk at least five feet (5') above

the finished grade to allow vehicular circulation beneath the tree canopy and shall have a minimum height at maturity of forty feet (40'); shade trees shall be a minimum of three inch (3") caliper and six (6) feet tall at the time of planting; all plant and tree sizes must meet current American Association of Nurserymen standards at the time of planting.

- (2) Non-vegetative cover including but not limited to gravel or bark is required under trees where other planting is not provided.
- (3) Larger planting islands connected by pedestrian access ways shall be provided for greater visual relief from paved expanses, to reduce high summer temperatures and to create an environment more conducive for healthy tree growth; tree planting areas must be at least eight feet (8') in any dimension; planting islands parallel to parking spaces must be at least nine feet (9') wide to allow car doors to swing open.
- (4) Tree species chosen should require little maintenance, and be able to tolerate harsh growing conditions such as sun, wind, glare, reflected heat, drought, salt and other chemicals.
- (5) Interior landscaped areas not dedicated to trees or to preservation of existing vegetation shall be landscaped with native grasses, ground cover, shrubs, or other appropriate landscape treatment.
- (6) To calculate parking lot area, all areas within the lot perimeter are counted, including planting islands, curbed areas, sidewalks, parking spaces and all interior driveways and aisles. Landscaped areas outside the parking lot may not be used to meet the interior planting requirement.

4.4.4 f. 12) Landscape Treatments Shall be Scaled

Landscape treatments shall be scaled to screen multi-story commercial, industrial, and large scale residential structures and/or buildings of 30,000 square feet or larger by:

- (a) Use of trees in road frontage areas and residential buffer areas which have a minimum height at maturity of forty feet (40'); shade trees shall be a minimum of three inch (3") caliper and six (6) feet tall at the time of planting; all plant and tree sizes must meet current American Association of Nurserymen standards at the time of planting;
- (b) Use of evergreens and canopy or shade trees should predominate in road frontage areas; ornamental trees and shrubs and smaller native trees may be interspersed in groups which simulate natural tree stands;
- (c) Placement of landscaping materials to screen the bulk of buildings and provide visual relief and protection from high summer temperature for large areas of impervious surface (buildings, paving, courtyards, etc);
- (d) Existing vegetation and native species may be retained on site and counted toward required trees and shrubs in landscape areas, but the plant reduction of Section 4.4.4 f 2. shall not apply to large scale buildings.

4.4.4 f. 13) Buffering Residential Uses from Nonresidential Uses and Roadways

- (a) Commercial, office or industrial developments located at the perimeter of nonresidential districts where there are existing residential uses may be required to provide a landscaped area and structural buffer between any nonresidential use and residential use on the side or rear lot lines. Such buffer shall consist of a six foot (6') masonry wall or fence constructed of opaque materials and a three foot (3') wide planting area. Trees and shrubs

selected for the three foot planting area may be used to create shade or visual amenity. Trailing vines for the wall may also be considered.

- (b) Screening and Buffering for Residential Uses. The requirements for screening residential areas from roadways and nonresidential uses, and for landscaping residential common open space, may include one or more of the following:
- (1) stuccoed poured concrete walls;
 - (2) stuccoed masonry walls of cement block, brick or adobe;
 - (3) earthtone masonry walls;
 - (4) rock or field stone walls;
 - (5) wood fences of materials at least 3/4 inch thick with crossbracing secured with posts on maximum eight (8) foot centers set in concrete or posts treated with preservatives set twenty four (24) inches deep;
 - (6) earth berms with shrubs and vegetative groundcovers;
 - (7) any combination of shrubs and trees which effectively creates a screen:
or
 - (8) a combination of the above. The developer may choose any of the above screening methods at his discretion.
- (c) Density of vegetation shall meet standards of Section 4.4.4 f 7, Planting Standards and 4.4.4 f 8, Adjustments.

4.4.4 f. 14) Installation, Maintenance, Inspection, Enforcement

- (a) Landscaping shall be installed for inspection prior to the issuance of a Certificate of Occupancy or Business License unless appropriate financial warranty has been approved by the Code Administrator. Also see revegetation requirements of Article VII, Section 3, Terrain Management.
- (b) A bond or letter of credit in an amount reasonably required by the Code Administrator shall be submitted if seeding or planting of required landscaping and revegetation must be delayed for optimum results. The applicant may be required to submit a cost estimate by a licensed landscape architect. Such delay shall be specified on the development permit.
- (c) All vegetation installed pursuant to an approved landscaping or terrain management plan which later dies shall be replaced.
- (d) Trees and large shrubs shall be supported after planting in such a way that the plants will not be injured by strong winds.
- (e) Responsibility for the success of landscaping installations belongs entirely to the property owner and may be subject to periodic inspections by the Code Administrator. The property owner shall be responsible for control of plant growth by pruning or trimming so that it will not interfere with the installation, maintenance or repair of any public utility, pedestrian or vehicular access or constitute a traffic hazard.

4.4.4 h. Outdoor Lighting

1) Purpose

~~Outdoor lighting standards are applicable to all development in the County. Outdoor lighting shall be designed and arranged to enhance the safety of areas designated for pedestrian use during evening hours, to provide security, to conserve energy, to protect the night sky and in particular, to prevent the spillover, nuisance or hazard effects of light and glare on adjacent locations and uses of land.~~

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 of 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.

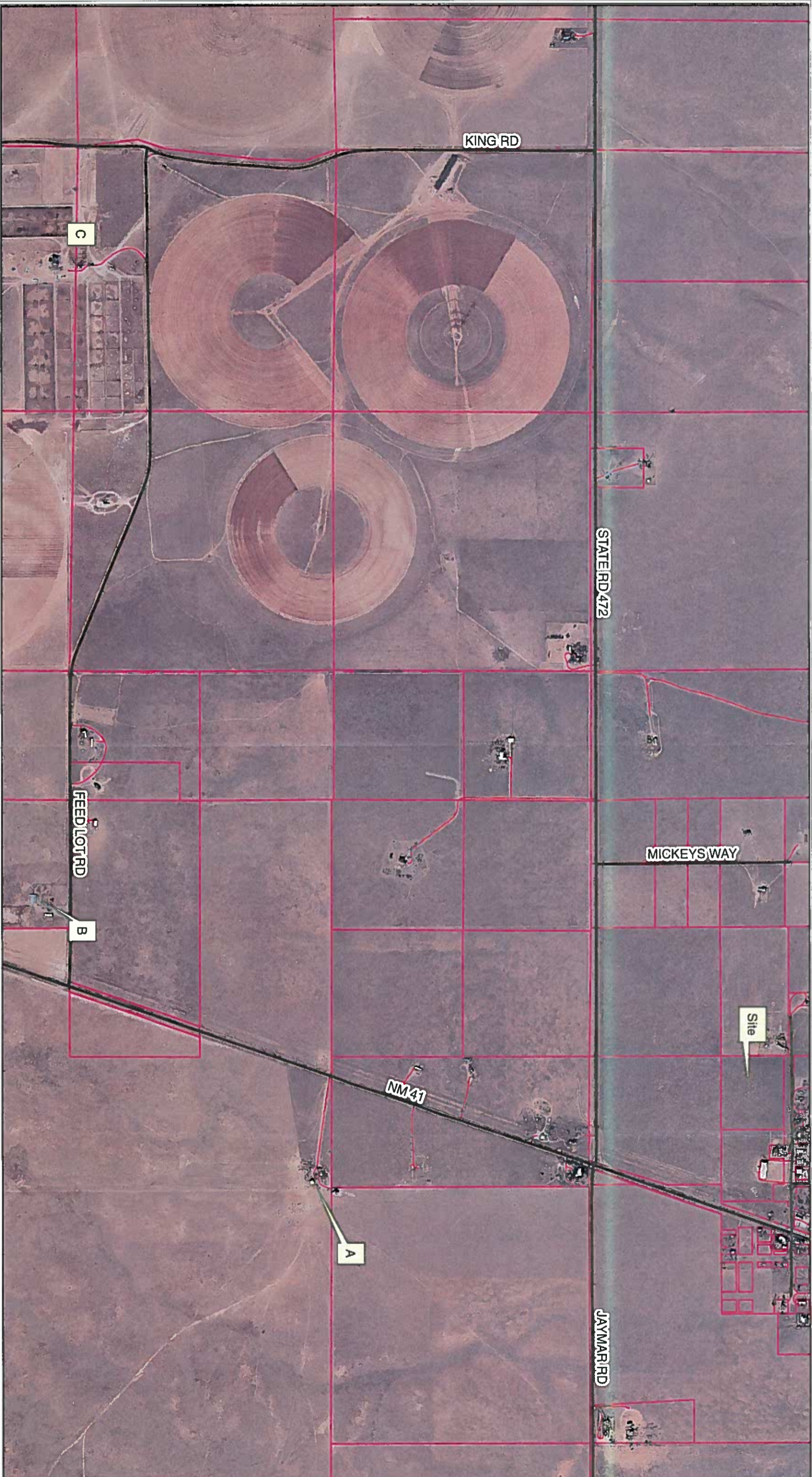
3.3 Granting Variances and Modifications

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 #31-4 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





Legend

-  ROADS
-  DRIVEWAYS
-  Parcels



1:11,217
 1 inch represents 934,783,659 feet
 0 250 500 1,000 1,500 2,000 Feet



2012 Orthophotography
 2 FOOT CONTOURS

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 Santa Fe County assumes no liability for
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 confirming data accuracy.



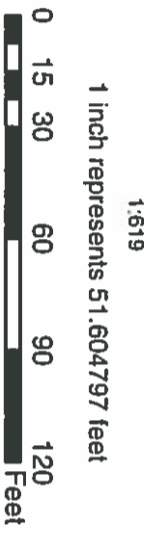
April 29, 2014

N13C-64



Legend

-  ROADS
-  DRIVEWAYS
-  Parcels



2012 Orthophotography
2 FOOT CONTOURS

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confirming data accuracy.



April 29, 2014

N13C-65

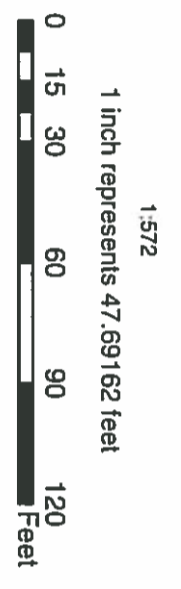


B

Approximately
1.5 Miles from site

Legend

-  ROADS
-  DRIVEWAYS
-  Parcels



2012 Orthophotography
2 FOOT CONTOURS

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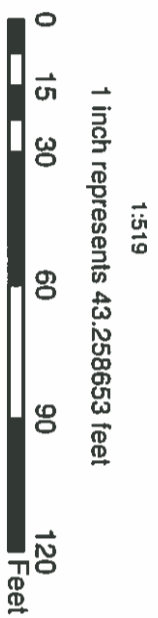
April 29, 2014

N13C-61



Legend

-  ROADS
-  DRIVEWAYS
-  Parcels



2012 Orthophotography
2 FOOT CONTOURS

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confirming data accuracy.



April 29, 2014

NBC-011

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

DATE: May 15, 2014

TO: County Development Review Committee

FROM: Vicente Archuleta, Development Review Team Leader *VA*

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

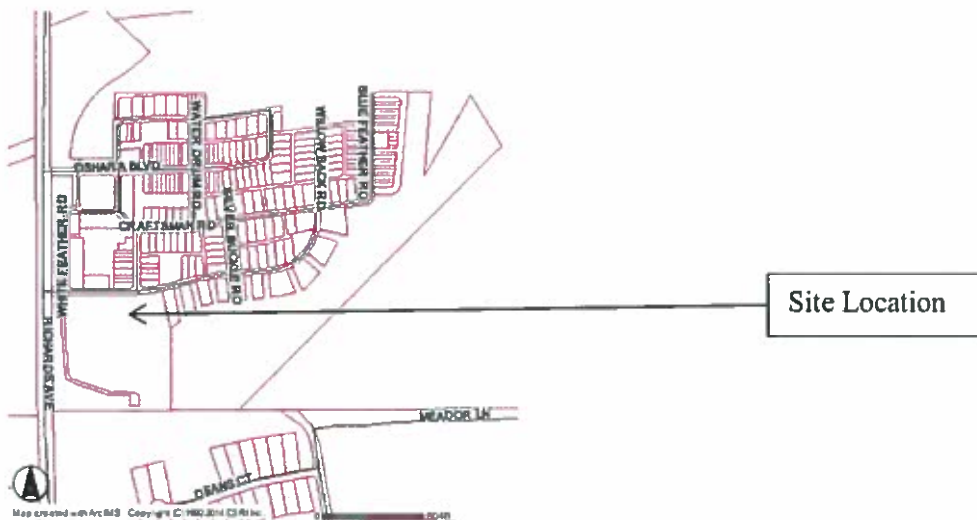
FILE REF.: CDRC CASE # S 13-5201 Oshara Village Preliminary and Final Plat and Development Plan

ISSUE:

Century Bank, Applicant, Design Enginuity (Oralynn Guerrerortiz), Agent, request Preliminary and Final Plat and Development Plan approval for a 5-lot residential subdivision located within Tract C of Oshara Village Phase 1, which consists of 10.41 acres (5 residential lots within Tract C).

The property is located on the east side of Richard's Avenue, south of I-25, within Section 16, Township 16 North, Range 9 East (Commission District 5).

VICINITY MAP:



SUMMARY:

On April 30, 2002, the Extraterritorial Zoning Authority (EZA) granted Master Plan approval for a mixed-use development known as "Oshara Ranch." The development consisted of 735 residential units and 1.7 million square feet of commercial space and 246 acres of open space/park/plaza areas on 471 acres, to be developed in eight (8) phases.

On October 28, 2004, the EZA granted a Master Plan Amendment to the previously approved Oshara Ranch now known as "Oshara Village", in order to change the phasing of the project.

On January 11, 2005, the Board of County Commissioners (BCC) granted Preliminary Development Plan and Plat approval for Phase I of the Oshara development.

On June 14, 2005, the BCC granted Final Plat and Development Plan approval for Phase I of the Oshara Village development which consisted of 175 residential lots and 136,000 sq. ft. of commercial space on 74 lots on a total of 37.78 acres in accordance with the previously approved Master Plan.

On September 19, 2013 the County Development Review Committee (CDRC) recommended approval of the proposed Master Plan Amendment to rezone 36 live/work lots and 17 small commercial lots to 26 residential town home lots and 21 residential patio home lots and to create 5 residential patio home lots on Tract C which was reserved, open space .

On November 12, 2013 the Board of County Commissioners (BCC) approved a Master Plan Amendment request to rezone 36 live/work lots and 17 small commercial lots to 26 residential town home lots and 21 residential patio home lots and to create 5 residential patio home lots on Tract C which was reserve as open space on the original Master Plan (Refer to November 12, 2013 BCC Meeting Minutes as Exhibit 5).

The Applicants now request Preliminary and Final Plat and Development Plan approval for the creation of 5 residential lots within Tract C of the Oshara Village Subdivision Phase 1. The lots will range in size from .12 acres to .14 acres. The remainder of Tract C will remain Reserved Open Space. The five lots to be created will be located on the south side of Willowback Road about 400 feet to the east of Richard's Avenue.

Currently Tract C is vacant land platted as "Reserved Open Space". It has been "Reserved" to permit future development as long as 50% required open space is provided within the development.

This Application was submitted on March 7, 2014.

Growth Management staff have reviewed this Application for compliance with pertinent Code requirements and finds the project is in compliance with County criteria for

Preliminary and Final Plat and Development Plan Approval under the current Land Development Code.

APPROVAL SOUGHT: Preliminary and Final Plat and Development Plan approval for the creation of 5 residential lots within Tract C of Oshara Village Phase 1, which consists of 10.41 acres.

GROWTH MANAGEMENT AREA: SDA-1

LOCATION: The development is located on the east side of Richard's Avenue, just south of I-25.

HYDROLOGIC ZONE: Community College District,

ARCHAEOLOGIC ZONE: The proposed project lies within the High Potential, Archeological Zone. An Archeological report is required for development of more than 5 acres.

An Archeological survey conducted in 1997 identified archaeological sites in the vicinity, but none were identified within the proposed location of development. The Archeological Survey was submitted to NMSHPO for review. NMSHPO stated: "The subdivision will have no impact on historical properties".

ACCESS AND TRAFFIC: Oshara Village has two paved access points off Richard's Avenue and one from Rabbit Road. No new access points or offsite road improvements are proposed as part of the development.

The impact of 5 residential lots is less than three AM peak hour trips and less than four PM peak hour trips. No onsite or offsite traffic improvements are warranted or proposed for the development.

The Individual lots will be accessed directly from Willowback Road, which is a 20 foot paved road.

AFFORDABLE HOUSING:

Oshara Village was required to have 15% affordable housing. Century Bank signed an affordable housing agreement which was approved by the BCC on January 21, 2014 that provided for all required affordable housing associated with the Master Plan Amendment.

There are no affordable homes required on the proposed 5 lots.

FIRE PROTECTION:

The subject property lies within the jurisdiction of the La Cienega Volunteer Fire Department. There are two fire hydrants within 250 feet of all five proposed lots. One hydrant is located across the street, from lot 187A and one is located 240 feet west of proposed lot 185A.

WATER SUPPLY:

The project will be served by the Santa Fe County Water Utility. In the road fronting the proposed 5 lots is an existing 12" water main. The proposal is to install 3 taps on the main; 2 double meters and one single meter.

Total anticipated water use is 0.625 acre-feet per year, or 0.125 acre-feet per lot per year. The water restrictions for the 5 lots is the same as the patio homes in the remainder of Oshara Village Phase 1. Current water use in the already developed Oshara Village averages 0.11 acre-feet per year, based on 12 months of records submitted to the County

Individual lot development will be required to comply with the water conservation measures outlined in Ordinance 2002-13.

LIQUID WASTE:

Oshara Village is served by a state of the art facility that treats wastewater on the basis of activated sludge technology, set in a patented sequencing batch reactor (SBR) mode. The plant is operated by a part-time NM Certified Level 3 Wastewater Operator. The current plant's processing capacity is 30,000 gallons of wastewater per day and it is currently treating about 5,000 gallons per day.

Currently there is an existing 10" sewer main on the street fronting the proposed lots. A new 4" sanitary sewer service line will be installed to each of the 5 lots.

SOLID WASTE:

Solid Waste will be collected in receptacles located on each individual lot by Waste Management. This must be noted in the Subdivision Disclosure Statement.

**FLOODPLAIN &
TERRAIN MANAGEMENT:**

The Arroyo Hondo passes through the Oshara Village open space. A fifty-foot, no-build setback has been established along the FEMA designated floodplain. 225 square feet of the no-build setback impacts proposed Lot 189A. This impact is in the southernmost portion of the lot. As part of the grading plans, the lots will be built up to further protect them from any potential flooding issues.

The area to be developed has a moderate coverage of native grasses and chamiso. No defined drainageways impact the lots. The land is relatively flat with a 3% slope to the west.

There are no slopes in excess of 30% on the portion that is to be developed except for manmade slope consisting of a small dirt pile. The five lots will drain due south to a new detention pond that will be installed to handle flows from the impervious area of the lots. All disturbed areas will be stabilized and re-vegetated with native grass seed mixture.

The proposed subdivision will adopt the same restrictive covenants that exist for the rest of Oshara Village Phase 1. A request has been made to be annexed into the existing Homeowners Association so that the future lot owners will have the same rights and obligations as the other Lot Owners within Oshara Village.

In addition, each lot will be individually responsible for collecting storm water in on-site retention ponds, rain barrels and cisterns.

OPEN SPACE:

The Community College District Ordinance requires 50% open space. Oshara Village Phase 1 consists of 43.02 acres

of open space for a total of 51.2%. Oshara Village consists of a one acre plaza, a tot playground and three passive parks in addition to the designated open space.

LANDSCAPING:

Landscaping for individual lots will be the responsibility of each lot owner. Water harvesting will also be the responsibility of each lot owner and will be provided at the time of the development permit submittal for each individual lot.

AGENCY REVIEW:

<u>Agency</u>	<u>Recommendation</u>
SFC Fire	Approval with Conditions
SFC Utilities	No Opinion
NMDOT	Approval
SFC Open Space	Approval with Conditions
SFC Public Works	Approval with Conditions
County Hydrologist	Approval with Conditions
OSE	Negative
NMED	No Opinion
NMSHPO	Approval
SFC Planning	Approval
Soil & Water	No Opinion
Affordable Housing	No Opinion

STAFF RECOMMENDATION: Staff recommends **approval** of the Applicant's request for Preliminary and Final Plat and Development Plan approval to create 5 residential lots located within Tract C of the Oshara Village Phase 1 Subdivision, which consists of 10.41 acres, subject to the following conditions:

1. The Applicant shall comply with all review agency comments and conditions, **Article V, Section 7.1.3.c.**

EXHIBITS:

1. Letter of Request/Developer's Report
2. Developer's Plans
3. Reviewing Agency Comments
4. November 12, 2013 BCC Meeting Minutes
5. Aerial Photo of Site and Surrounding Areas

DESIGN ENGINUITY



1421 Luisa Street Suite E, Santa Fe, New Mexico 87505
PO Box 2758 Santa Fe, New Mexico 87504
(505) 989-3551 FAX (505) 989-4740
E-mail oralynn@designenginuity.biz

March 7th, 2014

Santa Fe County Commissioners
County Development Review Commissioners

RE: Request to Create 5 Patio Home Lots within Tract C of Oshara Village – Phase 1

Dear Commissioners,

The Oshara Village Phase 1 project received final approval from the Board of County Commissioners in June 2005, shortly thereafter they installed the necessary infrastructure, including roads and utility lines, and began selling lots. More than 59 homes are occupied in Oshara today. In November 2013, the BCC approved a Master Plan Amendment to allow the conversion of 36 live-work lots and 17 small commercial lots to 26 townhome lots and 21 patio homes. After BCC approval of the MPA, we submitted a lot line adjustment plat to address the larger lot size required for patio homes on the former commercial and live-work lots. County Code permits the lot-line adjustment plat to be reviewed administratively. To complete the work associated with the MPA we need to create five patio home lots within Tract C. This request requires review by the CDRC and approval by the BCC. The five new lots are to be developed along an existing roadway (Willow Back Road) tapping existing utility mains. Only new service taps and a new drainage pond are required to be installed. The project facts are summarized below.

REQUEST

On behalf of Century Bank, we request Preliminary and Final Plat approval and Development Plan approval for a 6-lot subdivision located in Tract C of Oshara Village – Phase 1. This will include 5 residential lots and a remainder tract for Reserved Open Space.

LOCATION

Oshara Village is located on the east side of Richard's Avenue just south of I-25. The five lots to be created will be located on south side Willowback Road, about 400 feet due east of the traffic circle of Richards Avenue. See Figure 1.



EXISTING CONDITIONS

The proposal is to develop a portion of Tract C. Currently Tract C is vacant land platted as "Reserved Open Space". It has been "Reserved" to permit future development as long as the 50% required open space is provided in the development. The Arroyo Hondo passes through Tract C, but does not impact the five proposed lots.

The area to be developed has a moderate coverage of native grasses and chamisa. No defined drainageways impact the lots. The land is relatively flat with a 3% slope to the west. On the north side of the proposed lots is the Willow Back Road. This 20-foot wide paved road has a 10" sewer main and 12" water main beneath it. Dry utility mains are located between the road and the proposed lots.

PROJECT SOILS

The five lot are underlaid by Dondiego loam (67%) and Ohke sandy loam (33%) as mapped by the Natural Resources Conservation Service. Both soil types drain very well. The Dondiego is primarily a loam to a depth of about 59" and then it becomes more gravelly and sandy. The Ohke is a coarser soil, with gravelly coarse sand loams to gravelly sand to a depth of 106". The soils beneath structures should be overexcavated and recompacted with engineered fill. A geotechnical evaluation that included a boring within proposed Lot 187A is attached under separate cover.

ACCESS

Oshara Village – Phase 1 has two paved accesses from Richard's Avenue and one from Rabbit Road. No new accesses or offsite improvements are proposed or warranted for the proposed five lots.

FLOOD HAZARD

The Arroyo Hondo passes through Oshara Village open space. As a protection measure a fifty-foot no-build setback have been established along the FEMA designed floodplain. 225 SF of the no-build setback impacts proposed lot 189A. This impact is in the southernmost 10' of the lot. As part of the grading plans, the lots will be built up to further protect them from any potential flooding issues.

TERRAIN MANAGEMENT

Grading plans have been prepared to level the five lots and raise their finished grade. There are no slopes in excess of 30% on the land to be developed except for a manmade slopes created by a small pile of dirt. The five lots will drain due south to a new detention pond that will be installed to handle flows from the impervious area of these lots. All cut slopes and fills slopes will be 3:1 or gentler. All disturbed areas will be stabilized and revegetated with a native grass seed mixture.

STREET TREES

Street trees will be planted every 40 feet along the front of the proposed lots.

TRAFFIC

The impact of 5 residential lots is less than three AM peak hour trips and less than four PM peak hour trips. A Site Threshold Assessment is provided in Attachment A. No on-site or offsite traffic improvements are warranted or proposed for this development.

WATER

It is proposed that these five lots be served by Santa Fe County Water Utilities. In the road fronting the lots is an existing County 12" water main. We proposed to install 3 taps on this main: 2 double meters and one single meter. Total anticipated water use is 0.625 acre-feet per year, or 0.125 acre-feet per lot. The proposed water restriction of these 5 lots is the same as patio homes in the remainder of Oshara Village Phase 1 (Attachment B). Besides a requirement for low water use fixtures, the lots will be required to use reclaimed water for landscape irrigation, washing machines must use 14 gallons per load, dishwashers only 5 gallons per load and evaporative coolers are prohibited.

Current water use in the already developed lots at Oshara Village averages an impressive 0.11 AFY/lot, based on 12 months of records in the County.

A copy of the existing County water service agreement which covers providing water service throughout Oshara Village Phase 1 is provided in Attachment C.

FIRE PROTECTION

There is an existing fire hydrant across the street from proposed lot 187A. All buildable areas on the five lots are within 250 feet of this hydrant. There is another hydrant located 240 west of proposed lot 185A

WASTEWATER

Oshara Village is served by a state of the art facility that treats wastewater on the basis of activated sludge technology, set in a patented sequencing batch reactor (SBR) mode. It currently operates within the parameters for which it was originally designed and installed. The plant is operated by a part-time NM Certified Level 3 Wastewater Operator. The current plant's processing capacity is 30,000 gallons of wastewater per day and it is currently treating about 5,000 gallons per day. Reclaimed wastewater is used for subsurface irrigation of lots and common open space in Oshara Village.

There is an existing 10" sewer main on the street fronting the proposed five lots. We intend to install one new 4" sanitary sewer service line to each of the lots.

DRY UTILITIES

Natural gas, electricity and Comcast lines lay directly in front of the five proposed lots. No standard telephone was installed in Oshara Village which relies on Voice over IP technology for telephone service.

SOLID WASTE

Currently Oshara Village is served by Waste Management and these five lots would also be served by them.

AFFORDABLE HOUSING

Oshara Village was required to have 15% affordable housing. Century Bank signed an affordable housing agreement which was approved by the BCC at their meeting of January 21, 2014 that provided for all required affordable housing associated with the Master Plan Amendment. There are no affordable homes required on these 5

proposed lots, but there are a total of 8 affordable homes to be provided on Century Bank lots.

OPEN SPACE

The Community College District Ordinance requires 50% open space within a project. With the approval of this subdivision the Oshara Village – Phase 1 open space would total 43.02 acres for a total of 51.2% of the total acreage in the project. Oshara Village has a beautiful one acre plaza, a tot playground, and three passive parks in addition to their designed open space.

ARCHAEOLOGY

An archaeological investigation of the entire Oshara Village property was conducted prior to the project development. There are no archaeological sites located on Tract C.

SCHOOL IMPACT

It is anticipated that homes in this subdivision will be primary homes. It is anticipated 2 school age children will live in these five homes at full build out. Amy Biehl Elementary School, Ortiz Junior High, and Capital High School will serve the project. A copy of the school impact report that has been sent to the Santa Fe School District is attached as Attachment D.

DISCLOSURE STATEMENT

The disclosure statement prepared in connection with the proposed development is included as Attachment E. The Disclosure will be finalized upon receiving comments from all reviewing agencies.

RESTRICTIVE COVENANTS

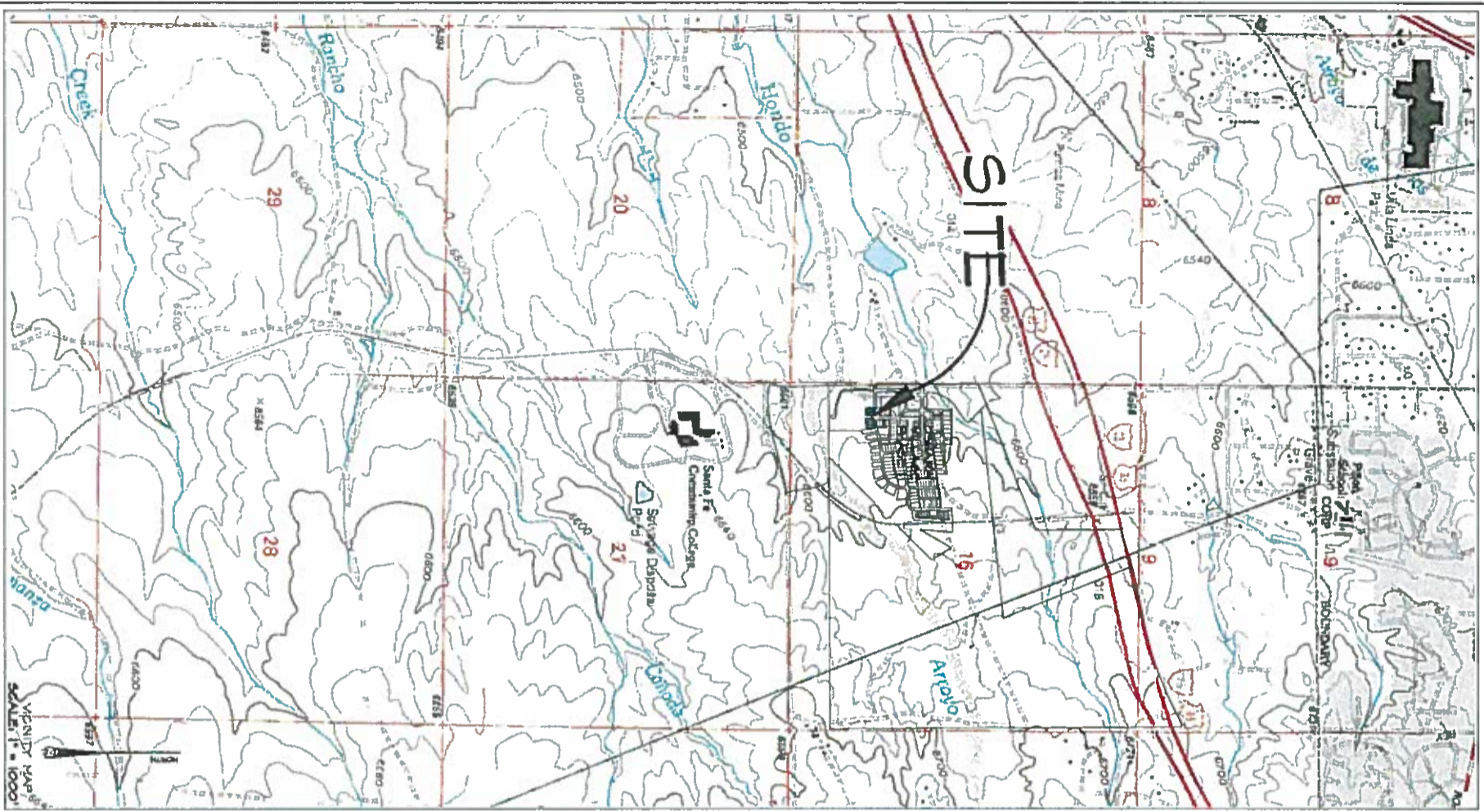
This subdivision will adopted the same restrictive covenants that exist for the rest of Oshara Village – Phase 1(Attachment F). We have requested to annexed into the existing homeowners association so that these future lot owner with have the same rights and obligations as other lot owners within Oshara Village.

Thank you for consideration of this request.

Sincerely,



Orallynn Guerrerortiz, PE



OSHARA VILLAGE, PHASE I, TRACT C 5-LOT FINAL SUBDIVISION PLAT AND FINAL DEVELOPMENT PLAN

TRACT C IN SECTION 16, T16N R9E
SANTA FE, NEW MEXICO

SHEET LIST

1. COVER SHEET
2. RECORDED MASTER PLAN AMENDMENT
3. FINAL DEVELOPMENT PLAN
- 4.-5. FINAL SUBDIVISION PLAT
6. EXISTING CONDITIONS
7. SLOPE ANALYSIS PLAN
8. TERRAIN MANAGEMENT PLAN
9. WATER SERVICE AND FIRE PROTECTION PLANS
10. WASTEWATER COLLECTION PLAN
11. RECLAIM WATER AND DRY UTILITY PLAN
12. GENERAL CONSTRUCTION REQUIREMENTS AND SPECIFICATIONS
13. TEMPORARY EROSION CONTROL PLAN AND DETAILS

OWNER:
CENTURY BANK
498 GUADALUPE STREET
SANTA FE, NM 87501

CIVIL ENGINEERING:

DESIGN ENGINEER

481 Luna Street, Suite C
Santa Fe, New Mexico 87505
(505) 941-3597

SURVEYING:

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0027 118 WILSON TRAIL, N.E. CORNER, N.M. 87510

MARCH 07, 2014

DATE	BY	REVISIONS

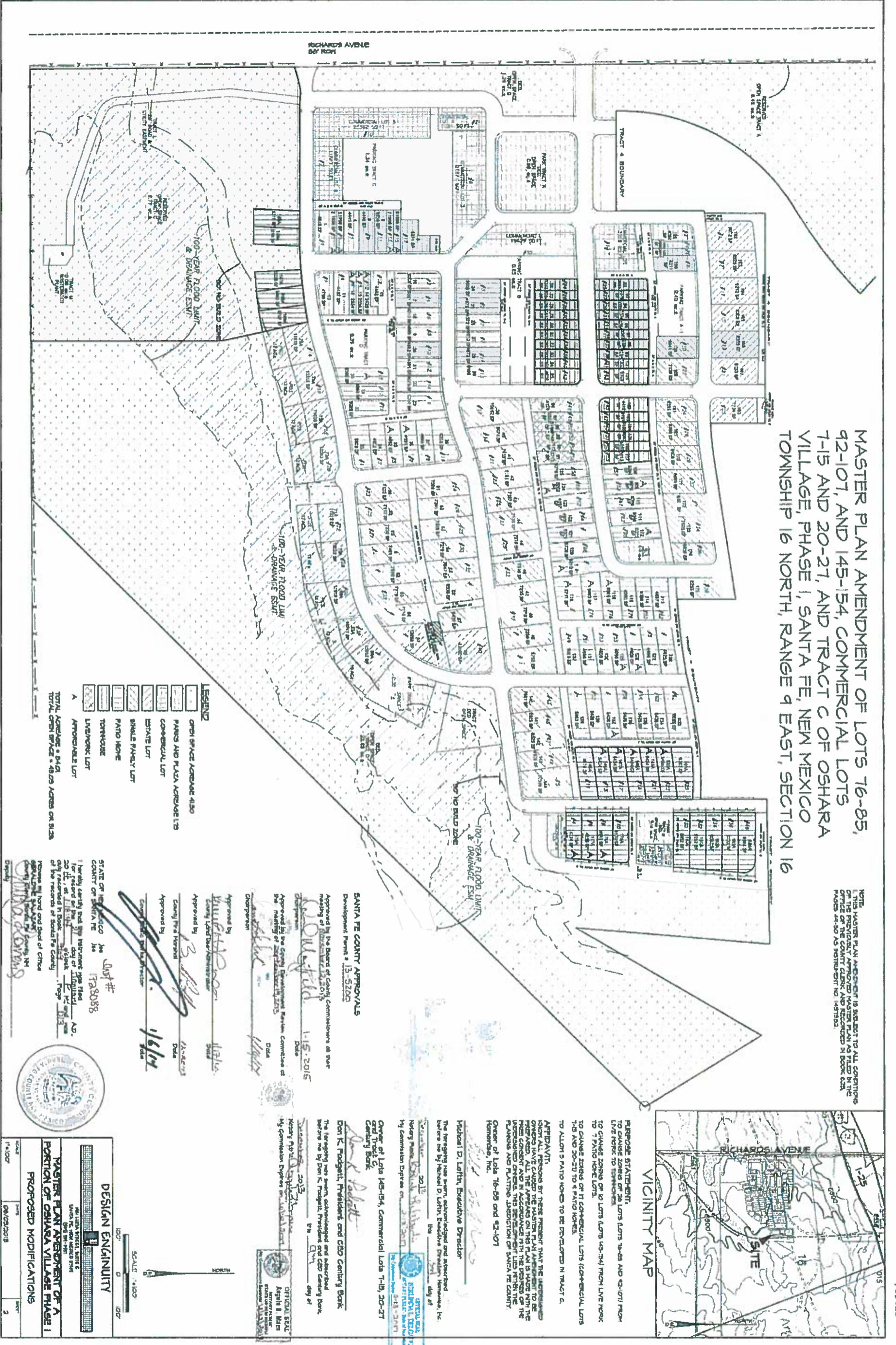


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©2007 TABBIES' ENGINEERING & SURVEYING, INC. 11111 11/11/2014 11:12:31 AM, Adobe PDF

MASTER PLAN AMENDMENT OF LOTS 76-85, 92-107, AND 145-154, COMMERCIAL LOTS 7-15 AND 20-27, AND TRACT C OF OSHARA VILLAGE, PHASE I, SANTA FE, NEW MEXICO TOWNSHIP 16 NORTH, RANGE 9 EAST, SECTION 16

NOTE: MASTER PLAN AMENDMENT IS SUBMITTED TO ALL CONTIGUOUS LOTS AND TRACTS ADJACENT TO THE PROPOSED DEVELOPMENT FOR REVIEW BY THE OFFICE OF THE COUNTY CLERK AND RECORDED IN BOOK 828, PAGE 48-50 AS INSTRUMENT NO. 145782



LEGEND

- OPEN SPACE ACREAGE 4130
- PARKS AND PLAZA ACREAGE 175
- COMMERCIAL LOT
- ESTATE LOT
- SINGLE FAMILY LOT
- PATIO HOME
- TOWNHOUSE
- LIVABLE LOT
- APPROXIMATE LOT

TOTAL ACREAGE = 84.61
TOTAL OPEN SPACE = 48.29 ACRES OR 57.3%

SANTA FE COUNTY APPROVALS

Development Permit # 13-5226

Approved by the Board of County Commissioners at their meeting of 11/10/2013

[Signature] 11/10/2013
Chairman

Approved by the County Development Review Committee at the meeting of 12/16/2013

[Signature] 12/16/2013
Chairman

Approved by *[Signature]* 12/16/2013
County Land Use Administrator

Approved by *[Signature]* 12/16/2013
County Planning Director

Approved by *[Signature]* 12/16/2013
County Clerk

STATE OF NEW MEXICO
COUNTY OF SANTA FE
COUNTY CLERK
1748088

DESIGN ENCLINQUITY

NO. 1001 STREET, SANTA FE, NM 87505
PHONE: 505.981.1111
WWW.DESIGNENCLINQUITY.COM

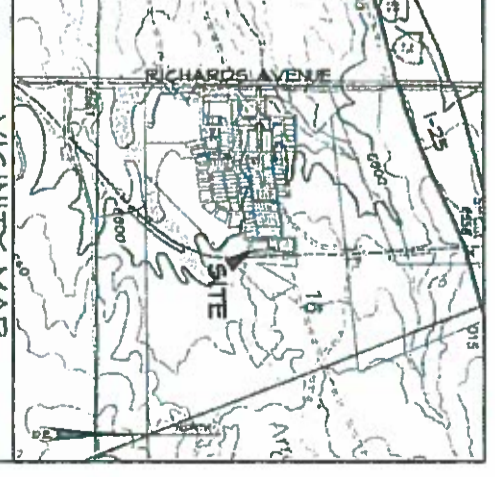
MASTER PLAN AMENDMENT OF A PORTION OF OSHARA VILLAGE PHASE I

PROPOSED MODIFICATIONS

SCALE: 1" = 100'

DATE: 08/12/2015

SHEET: 2



PROPOSED STATEMENT:
TO CHANGE ZONING OF 26 LOTS (LOTS 76-85 AND 92-107) FROM LIVE HOME TO TOWNHOUSE
TO CHANGE ZONING OF 10 LOTS (LOTS 145-154) FROM LIVE HOME TO 1 PATIO HOME LOTS
TO CHANGE ZONING OF 11 COMMERCIAL LOTS (COMMERCIAL LOTS 7-15 AND 20-27) TO 4 PATIO HOMES
TO CHANGE ZONING OF 11 COMMERCIAL LOTS (COMMERCIAL LOTS 7-15 AND 20-27) TO 4 PATIO HOMES
TO ALLOW 5 PATIO HOMES TO BE DEVELOPED IN TRACT C.

AFFIDAVIT:
I, DONALD R. FOLLOTT, Executive Director of the Santa Fe County Planning Department, do hereby certify that the information provided herein is true and correct to the best of my knowledge and belief. I have read the above and the same is true and correct to the best of my knowledge and belief. I have also read the above and the same is true and correct to the best of my knowledge and belief. I have also read the above and the same is true and correct to the best of my knowledge and belief. I have also read the above and the same is true and correct to the best of my knowledge and belief.

Notary Public, Santa Fe, New Mexico
My Commission Expires on 08/12/2017

Don R. FolloTT, President and CEO Century Bank
The foregoing was sworn, subscribed and attested before me by Donald R. FolloTT, President and CEO Century Bank, on this 11th day of August, 2015.

Notary Public, Santa Fe, New Mexico
My Commission Expires on 08/12/2017

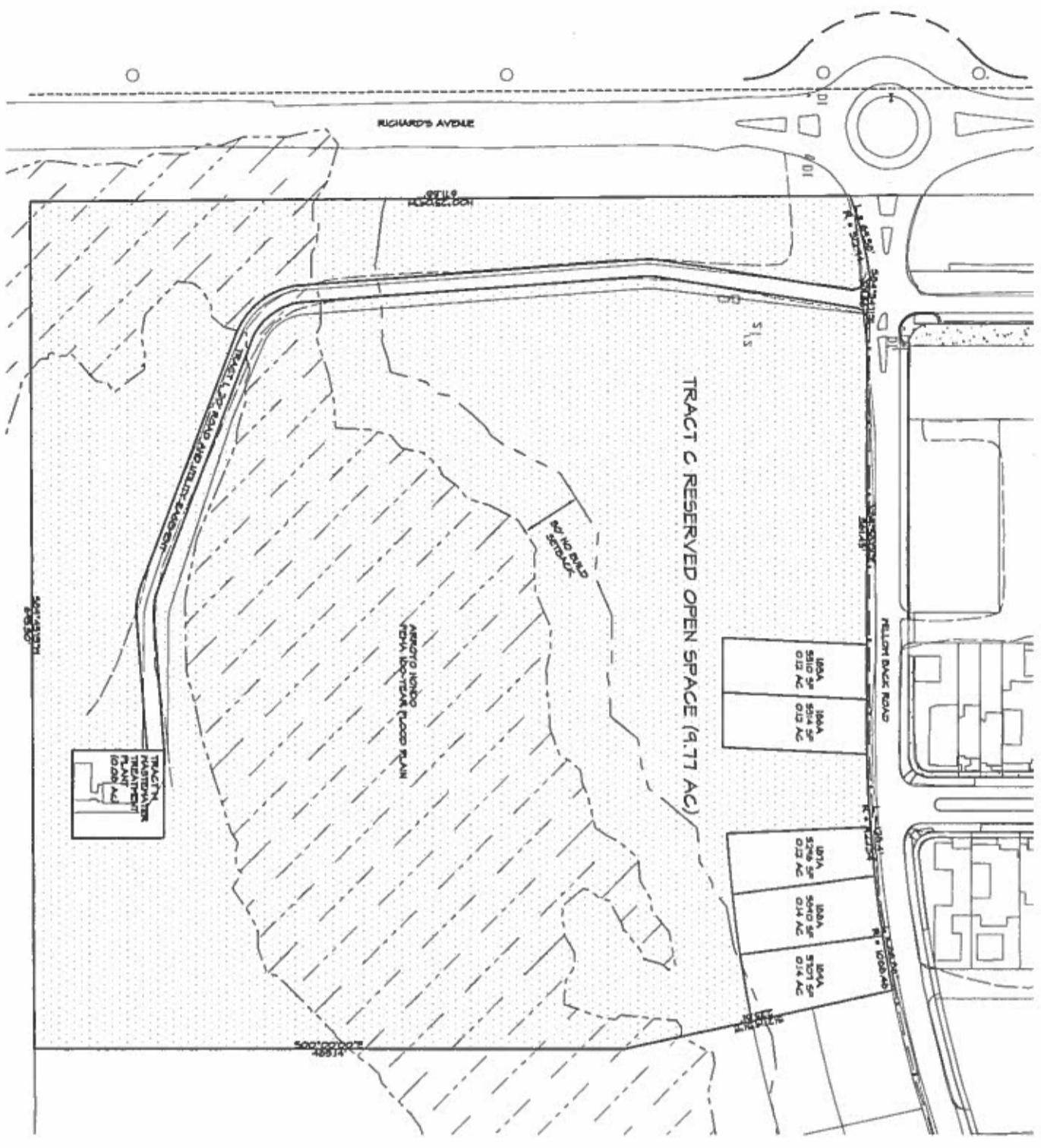
APPROVED BY:
Michael D. Lortz, Executive Director
The foregoing was sworn, subscribed and attested before me by Michael D. Lortz, Executive Director, Homestead, Inc. on this 11th day of August, 2015.

Notary Public, Santa Fe, New Mexico
My Commission Expires on 08/12/2017

Owner of Lots 76-85 and 92-107
Homestead, Inc.

Final Development Plan for Oakura Village,
Phase I, Tract C

PROJECT HAS PAVED ROADS, COUNTY WATER,
PRIVATE WASTEWATER RECLAMATION SYSTEM,
RECLAIMED WATER SYSTEM FOR COMMON
LANDSCAPE IRRIGATION AND RESIDENTIAL
LANDSCAPING, NO NEW ROADS OR UTILITY MAINS
WILL BE CONSTRUCTED WITH TRACT C
DEVELOPMENT.



Dedication and Affidavit
I, the undersigned, do hereby certify that the undersigned owner has
caused the Development Plan to be prepared. All that appears on
this plan is true and correct to the best of my knowledge and belief.
I declare under penalty of perjury that the information provided
herein is true and correct to the best of my knowledge and belief.
The purpose of this plan is to create a Final Development Plan for
Phase I, Tract C. A total of 9 residential lots are
shown on this plan.

Don Fodgett, President and CEO Century South

The foregoing has been acknowledged and subscribed
before me by Don Fodgett.
Notary Public, State of California
My Commission Expires on _____
Date: _____ Day of _____
2014

COUNTY APPROVALS
Approved by the Board of County Commissioners at their
meeting of _____
Date: _____

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

County Development Permit No. _____
Date: _____

Approved by _____
County Land Use Administrator Date: _____

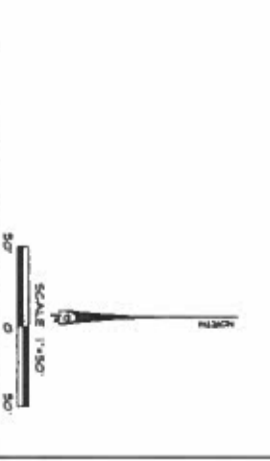
Approved by _____
County Fire Marshal Date: _____

Approved by _____
County Public Works Director Date: _____

Approved by _____
County Public Utilities Division Director Date: _____

Site Data for Tract C
Total Project Area = 10.41 AC
Total Project Area = 10.41 AC
Meburn Lot Size = 3048 SF
Meburn Lot Size = 3048 SF

Site Data for Sub-Phase I
Total Project Area = 9.77 AC
Total Project Area = 9.77 AC
Total Number of Lots = 106 (Maximum 12 Commercial)
Total Open Space Required = 43.01 AC
Total Open Space Provided = 48.02 AC
Meburn Lot Size = 3048 SF
Meburn Lot Size = 3048 SF
Meburn Lot Size = 3048 SF



DESIGN ENCLAVITY

400 LINDA STREET, SUITE 1
SANTA FE, NEW MEXICO 87505
(505) 991-9999

OSWARA TRACT C SUBDIVISION
FINAL DEVELOPMENT PLAN

SCALE 1"=40'

DATE 03/07/2014

SHEET 9

SANTA FE COUNTY APPROVAL

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS,
SANTA FE COUNTY AT THEIR MEETING OF _____

B.C.C. Chairman	DATE
ARTIST	DATE
COUNTY LAND USE ADMINISTRATOR	DATE
COUNTY FLOOD PLAN ADMINISTRATOR	DATE
14-0000 DEVELOPMENT PERMIT NO.	DATE
RURAL ADDRESSING	DATE
COUNTY TREASURER	DATE
COUNTY FIRE WASHTRUCK	DATE
PUBLIC WORKS DIRECTOR	DATE

SANTA FE COUNTY NOTES AND CONDITIONS:

1. THE LANDS SHOWN HEREON ARE WITHIN THE PLANNING AND PLATING JURISDICTION OF SANTA FE COUNTY.
2. MAINTENANCE OF PRIVATE ACCESS EASEMENTS, UTILITY EASEMENTS AND/OR PRIVATE ROADWAYS IS NOT THE RESPONSIBILITY OF SANTA FE COUNTY, UNLESS DEPOSITED AND ACCEPTED FOR MAINTENANCE BY THE COUNTY THROUGH THE PUBLIC WORKS DEPARTMENT AND THE BOARD OF COUNTY COMMISSIONERS.
3. THE APPROVAL OF THIS PLAN DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT INCLUDING BUILDING PERMITS, ALL STANDARDS OF CONSTRUCTION ACTIVITY OF ANY KIND DEVELOPMENT PERMITS FOR BUILDING CONSTRUCTION WILL NOT BE ISSUED UNTIL REQUIRED IMPROVEMENTS FOR ROADS, FIRE PROTECTION, TERRESTRIAL ENVIRONMENT, AND DRAINAGE ARE COMPLETED AND APPROVED.
4. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RESURVEY RATE MAP (FIRM) COMMUNITY PANEL NO. 33049C0226E, DATED 12/04/12, THIS PROPERTY LIES PARTIALLY WITHIN THE UNITS OF THE 100-YEAR SPECIAL FLOOD HAZARD AREA (SFHA) WITHIN ZONE A RECREATION. THIS PROPERTY IS SUBJECT TO INUNDATION DURING THE 1% RECURRENCE INTERVAL STORM EVENT.
5. BURIED AREAS ARE DEPICTED HEREON: THE BURIED AREAS INDICATED HAVE SLOPES OF LESS THAN 15%.
6. THE LOTS SHOWN HEREON ARE OUTSIDE THE URBAN WILDLAND INTERFACED ZONE AS DEFINED BY THE SANTA FE COUNTY FIRE DEPARTMENT. FIRE SPRINKLERS AND/OR FIRE STORAGE MAY BE REQUIRED.
7. THESE LOTS ARE SUBJECT TO UTILIZING THE SANTA FE COUNTY WATER SYSTEM. WATER WELLS ARE PROHIBITED WITHOUT THE PRIOR CONSENT OF THE COUNTY LAND USE ADMINISTRATOR.
8. THE SUBDIVISION ENCLOSURE STATEMENT REGARDING THESE TRACTS IS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDED AS DOCUMENT NO. _____.
9. THIS SUBDIVISION IS NOT SUBJECT TO AN AFFORDABLE HOUSING AGREEMENT RECORDED AS DOCUMENT NO. 1437414 & 1437415.
10. THESE LOTS ARE SUBJECT TO RESTRICTIVE COVENANTS RECORDED AS DOCUMENT NO. 1437411, 1437410 AND 1437409.
11. WATER USE/SELL WHORSEWAGN ON THESE LOTS RESTRICTED BY COVENANTS FILED IN THE OFFICE OF THE COUNTY CLERK AS DOCUMENT NO. _____.
12. THESE LOTS ARE SUBJECT TO COMPLIANCE WITH APPROVED DEVELOPMENT PLAN FILED IN THE OFFICE OF THE COUNTY CLERK AS DOCUMENT NO. 1437408, BOOK 626, PGS. 018-017.

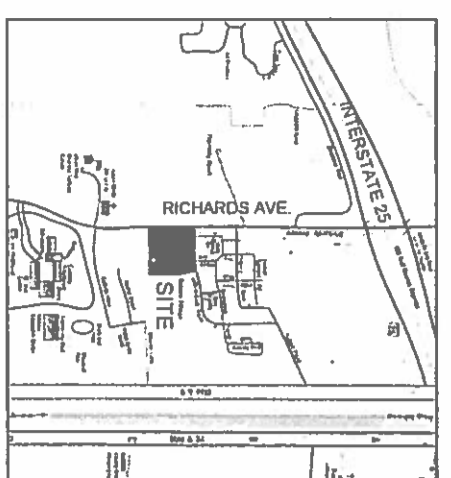
SUBDIVISION OF
RESERVED OPEN SPACE
TRACT C
OF

PHASE ONE OSHARA VILLAGE SUBDIVISION
PURPOSE: TO AMEND EXISTING LOT BOUNDARIES
AND CREATE 5 RESIDENTIAL LOTS

LYNG WITHIN SECTION 10, T16N, R9E, N48W,
CITY AND COUNTY OF SANTA FE, NM.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0057 110 WAGON TRAIL RD. CERRILLOS, NM 87010

OWNER: CENTURY BANK
RECORDING INFORMATION FROM THE COUNTY CLERK
LOCATION LYNG WITHIN SECTION 10, T16N, R9E, N48W

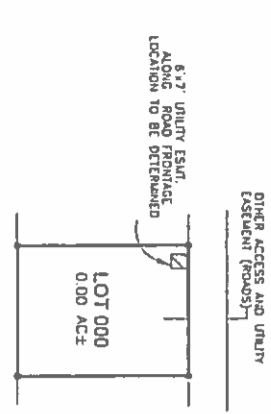


VICINITY MAP
NOT TO SCALE

OWNERS CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS, HAVE CAUSED TO BE DROVED THOSE LANDS SHOWN HEREON, SAID SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED THIS SUBDIVISION CONTAINS 10.41 AC.±

DOAN K. PADGETT, PRESIDENT AND CEO CENTURY BANK DATE
STATE OF NEW MEXICO SS
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DOAN K. PADGETT
THIS _____ DAY OF _____, 2014
NOTARY PUBLIC
BY COMMISSION EXPIRES _____



TYPICAL EASEMENT DETAIL
OTHER ACCESS AND UTILITY
EASEMENT (ROADS)
6.17' UTILITY EASEMENT
LOCATION TO BE DETERMINED
FOR TRANSFORMER LOCATION

ADDRESS	LOT#	U.P.C.#

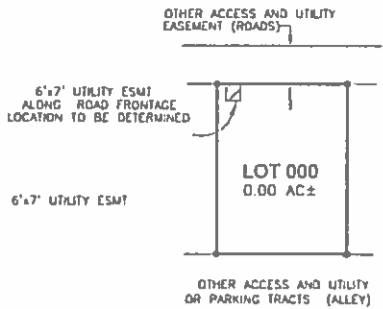
- SPECIAL NOTES AND BUILDING PERMIT CONDITIONS:**
1. THE INSTALLATION OF AN AUTOMATIC FIRE SUPPRESSION SYSTEM IS HIGHLY RECOMMENDED FOR ALL HOMES ON ALL LOTS.
 2. THESE LOTS ARE SUBJECT TO UTILIZING THE SANTA FE COUNTY WATER SYSTEM. INDIVIDUAL WELLS ARE NOT PERMITTED.
 3. THESE LOTS ARE SUBJECT TO UTILIZING THE OSHARA COMMUNITY SEWER SYSTEM. NO INDIVIDUAL WASTEWATER SYSTEM SHALL BE ALLOWED.
 4. THE PARCELS, LOTS, OR TRACTS PLATTED HEREON ARE SUBJECT TO ARTICLE VII, SECTION 3, AND ORDINANCE 2008-10, AS WELL AS ALL PERTINENT COUNTY CODE AND ORDINANCES AT THE TIME OF DEVELOPMENT.
 5. THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR DEVELOPMENT PERMIT.

SURVEYORS CERTIFICATE

I, RICHARD A. CHATROOP, A NEW MEXICO PROFESSIONAL SURVEYOR, NO. 11011, DO HEREBY CERTIFY THAT THIS SURVEY PLAN AND THE ACTUAL FIELD SURVEY UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECTION ON FEB. 2ND, 2014, THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT I METS THE MINIMUM STANDARDS FOR SURVEYING AND THAT I MADE AND CORRECTED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHARD A. CHATROOP
N.M.P.L.S. #11011

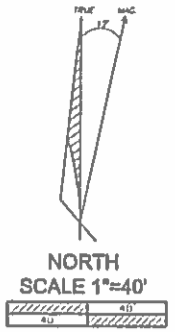




TYPICAL EASEMENT DETAIL (NTS) FOR TRANSFORMER LOCATION

- LEGEND AND NOTES**
- LOT CORNERS TO BE SET 11011 CAP
 - INDICATES LOT LINE
 - INDICATES TRACT BOUNDARY
 - - - INDICATES PRIVATE OPEN SPACE LIMITS
 - - - INDICATES APPROXIMATE CL OF ROADWAY
 - - - 6582 B.F.E. INDICATES FEMA 2012 BASE FLOOD ELEVATIONS
 - ▨ INDICATES RESERVED OPEN SPACE
 - INDICATES DEDICATED OPEN SPACE
 - POS INDICATES PRIVATE OPEN SPACE

1. BASIS OF BEARING IS FROM PLAT ENTITLED "LAND DIVISION OF TRACTS 1 & 2 FOR CREEK ENTERPRISES INC AND SUBDIVISION PLAT OF TRACT 4 FOR PHASE ONE OF OSHARA VILLAGE" BY RICHARD A. CHATROOP NPLS#11011 AND AS FILED IN THE OFFICE OF THE SANTA FE CO CLERK IN PLAT BK.626 PG.004-017, ON 06/12/06 RECORDED DATA IN ().
2. FOR ADJOINING LOT DATA AND ROAD AND EASEMENT INFORMATION SEE PLAT OF NOTE#1
3. APPROXIMATE LOCATION OF SIDEWALKS WITHIN INDIVIDUAL LOTS IS SUBJECT TO FINAL AS BUILT CONSTRUCTION, FROM WHICH EASEMENTS WILL BE CREATED SEE COVENANTS



TRACT L CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BRG	CHORD DIST	DELTA
C298	7.76	40.00	S01°13'00"W	7.75	11°06'22"
C299	44.05	40.00	S35°53'14"E	41.85	63°05'47"
C300	3.00	40.00	S69°34'52"E	3.00	4°17'30"
C301	12.52	40.00	S80°41'42"E	12.47	17°56'10"
C302	18.78	60.00	S80°41'42"E	18.71	17°56'10"
C303	4.49	60.00	S69°34'52"E	4.49	4°17'30"
C304	66.07	60.00	S35°53'14"E	62.79	63°05'47"
C305	11.64	60.00	S01°13'00"W	11.62	11°06'22"
C306	15.85	50.00	S80°41'42"E	15.59	17°56'10"
C307	3.73	50.00	S69°34'52"E	3.74	4°17'30"
C308	53.06	50.00	S35°53'14"E	52.32	63°05'47"
C309	9.70	50.00	S01°13'00"W	9.68	11°06'22"

RIGHT OF WAY EDGE & NEW LOT CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BRG	CHORD DIST	DELTA
C32	22.59	120.00	S70°37'10"W	22.56	10°47'16"
C33	47.06	450.00	S79°00'33"W	47.04	5°58'50"
C34	12.34	10.00	N68°23'51"W	9.88	70°42'11"
C35	8.92	1017.00	N89°44'55"E	8.92	0°30'09"
C37	40.54	1016.00	N89°42'52"E	40.55	2°17'14"
C38	251.27	1016.00	N89°02'29"E	250.63	14°10'13"
C39	7.18	1017.00	N89°42'52"E	7.18	0°30'09"
C40	1.75	1017.00	N89°42'52"E	1.75	0°30'09"
C41	12.68	1016.00	N85°42'41"E	12.68	0°59'29"
C42	40.01	1016.00	N85°05'05"E	40.01	2°15'22"
C43	50.01	1016.00	N87°32'48"E	50.00	2°49'12"
C44	45.00	1016.00	N79°52'04"E	45.00	2°32'18"
C45	55.01	1134.00	N79°53'32"E	55.00	2°46'45"
C46	21.53	1134.00	N81°49'32"E	21.53	1°05'16"
C47	28.48	1540.54	N87°30'55"E	28.48	1°03'33"
C48	50.00	1540.54	N84°58'29"E	50.00	1°51'35"

TRACT L & M LINE TABLE

LINE	LENGTH	BEARING
L148	175.15	S05°46'21"W
L149	279.88	S04°20'21"W
L150	82.79	S67°26'02"E
L151	162.74	S71°43'32"E
L152	105.86	S89°39'47"E
L153	3.00	S00°00'00"E
L154	24.81	N90°00'00"E
L155	31.01	S88°22'53"E
L156	58.78	S00°00'00"E
L157	51.23	N90°00'00"E
L158	55.02	N90°00'00"E
L159	3.00	N90°00'00"E
L160	105.96	N89°39'47"E
L161	162.74	N71°43'32"E
L162	62.79	N67°26'02"E
L163	279.88	N04°20'21"W
L164	171.78	N05°46'21"E
L165	105.86	N89°39'47"W
L166	162.74	N71°43'32"W
L167	62.79	N67°26'02"W
L168	279.88	N04°20'21"W
L169	191.08	N05°46'21"E

RIGHT OF WAY EDGE LINE TABLE

LINE	LENGTH	BEARING
L84	671.88	N00°24'09"W
L92	354.27	N90°00'00"E
L93	1.00	N00°00'00"E

COUNTY OF SANTA FE YES
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 20____ at _____ o'clock _____ P.M. and was duly recorded in Book _____ of the records of Santa Fe County.

Witness my Hand and Seal of Office
Cordano Salazar
County Clerk, Santa Fe County, NM

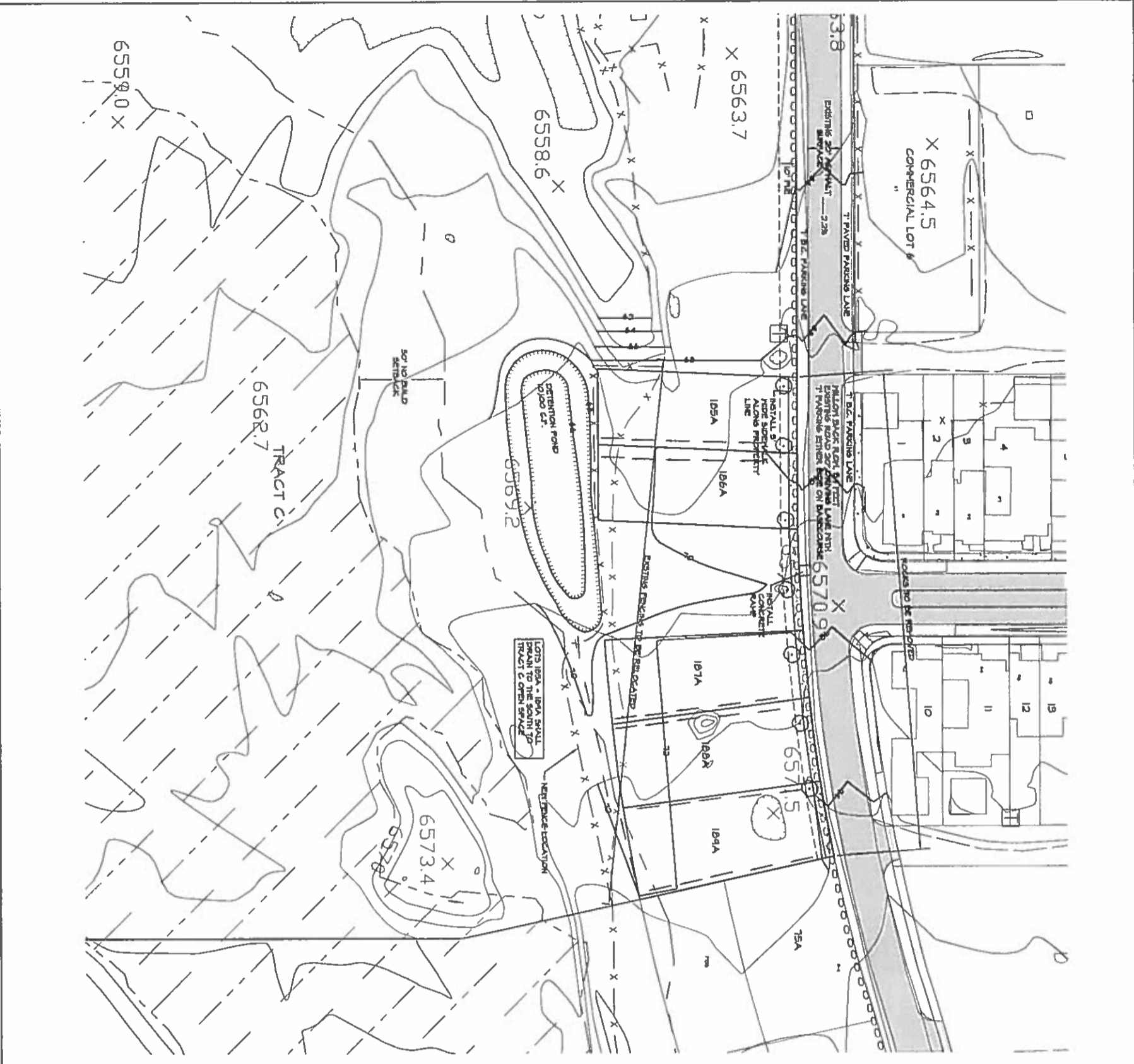
SUBDIVISION OF RESERVED OPEN SPACE TRACT C OF PHASE ONE OSHARA VILLAGE SUBDIVISION PURPOSE: TO AMEND EXISTING LOT BOUNDARIES AND CREATE 5 RESIDENTIAL LOTS

LYING WITHIN SECTION 16, T16N, R9E, N4PM, CITY AND COUNTY OF SANTA FE, NM.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM 87010

OWNER: CENTURY BANK
LOCATION: LYING WITHIN SECTION 16, T16N, R9E, N4PM

D-15



**OSHAHA VILLAGE - PHASE 1
TRACT C - 5 LOT RESIDENTIAL SUBDIVISION
DRAINAGE CALCULATIONS SUMMARY**

General Conditions & Notes:
The project site is proposed to be developed as a 5-lot residential subdivision. The site is located in the Oshaha Village Phase 1, Tract C. The site is bounded by 27th Street to the north, 1st Street to the east, and the existing 5-foot wide drainage channel to the south. The site is currently undeveloped and is zoned for residential use. The site is located in the Oshaha Village Phase 1, Tract C. The site is bounded by 27th Street to the north, 1st Street to the east, and the existing 5-foot wide drainage channel to the south. The site is currently undeveloped and is zoned for residential use.

Soils: On-site soils have been mapped by the US Natural Resource Conservation Service and the soil mapping can be found on their web page. The site is located in the Oshaha Village Phase 1, Tract C. The site is bounded by 27th Street to the north, 1st Street to the east, and the existing 5-foot wide drainage channel to the south. The site is currently undeveloped and is zoned for residential use.

Vegetation: The site has a moderate coverage of grasses, weeds, and minor low-growing brush. Grass coverage is variable with the majority of the site with a bare coverage (-50%). For the purpose of this analysis, the site soils were assumed to have a current curve number of 62.

Predevelopment Drainage Flows: The ICMA determined 100-year, 24-hour precipitation is 4.22 inches at the project site. Using the TR-55 method, prior to proposed development the current peak flow (C100, 24 hour) from the property is estimated to be 1,185 cfs with a total volume of 2,570 cubic feet.

C1	Frequency	Peak Discharge		Peak Volume, cu ft	Peak Volume, cu ft
		Peak Discharge, cfs	Peak Discharge, ft ³ /s		
63.00	100	3.22	0.49	0.72	1,137
	50	2.86	0.16	0.51	814
Acres,					
	25	2.59	0.25	0.37	577
	10	2.19	0.11	0.15	264
	5	1.50	0.07	0.10	151
catchment					
	2	1.32	0.01	0.02	31
Percent Impervious					
	2.3				

C1	Frequency	Peak Discharge		Peak Volume, cu ft	Peak Volume, cu ft
		Peak Discharge, cfs	Peak Discharge, ft ³ /s		
63.00	100	3.22	1.62	2.35	3,704
	50	2.95	1.17	1.88	3,175
Acres,					
	25	2.59	1.13	1.64	2,585
	10	2.19	0.83	1.20	1,900
	5	1.50	0.61	0.91	1,418
catchment					
	2	1.32	0.49	0.74	914
Percent Impervious					
	2.3				

Recommendation: To mitigate the increase runoff a pond is proposed down gradient from the structures. The proposed pond has a total holding capacity in excess of 10,000 cubic feet and will mitigate the increase runoff due to site development.

NOTE:
ALL GRADING OPERATIONS WILL BE LIMITED TO THESE 5 LOTS AND TRACT C ONLY. ALL GRADING OPERATIONS SHALL BE REPORTED AS PART OF THE CONSTRUCTION PERMITS TO THE COUNTY ENGINEER AND RETURNED TO PRE-DEVELOPMENT CONDITIONS.

FEMA HAS MAPPED THE INDICATED 100-YEAR FLOOD LIMIT BASED ON A DETAILED STUDY. THE ENGINEER HAS FIELD VERIFIED THE FLOOD LIMIT AND STREAM BANK STABILITY AND RECOMMENDS A 50-FOOT SETBACK (SHOWN) FROM THE FLOOD LIMIT TO PROTECT THE EXISTING CHANNEL BANK. NO STRUCTURES MAY BE PLACED WITHIN THE SETBACK, NOR MAY THE NATURAL GRADES BE LOWERED, RAISING OF DRIVES AND PLANTING OF TREES AND SHRUBS IS PERMITTED.



DESIGN ENGINTEER

OSHAHA TRACT C SUBDIVISION

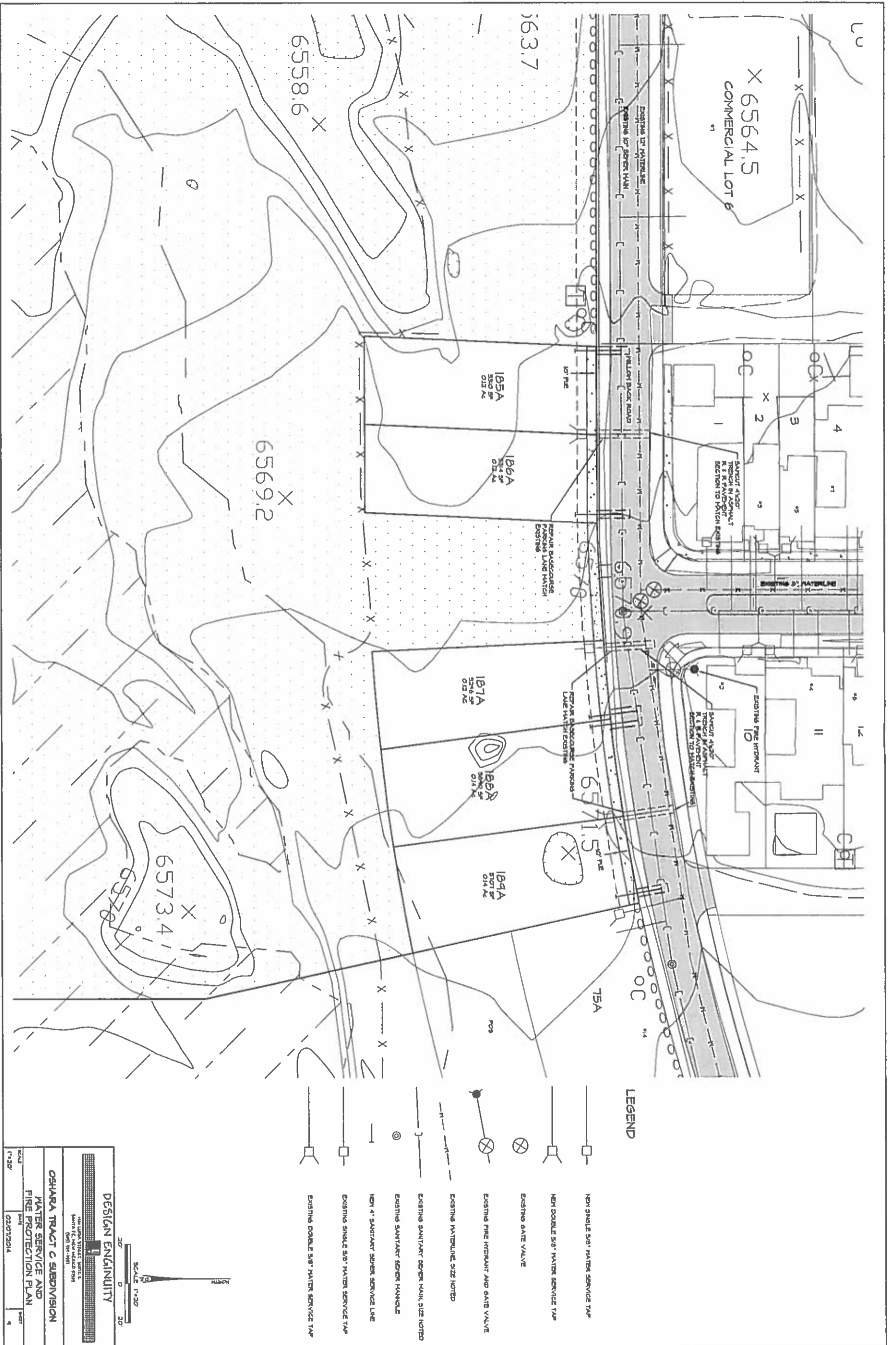
TERRAIN MANAGEMENT PLAN AND DETAILS

SCALE 1"=50'

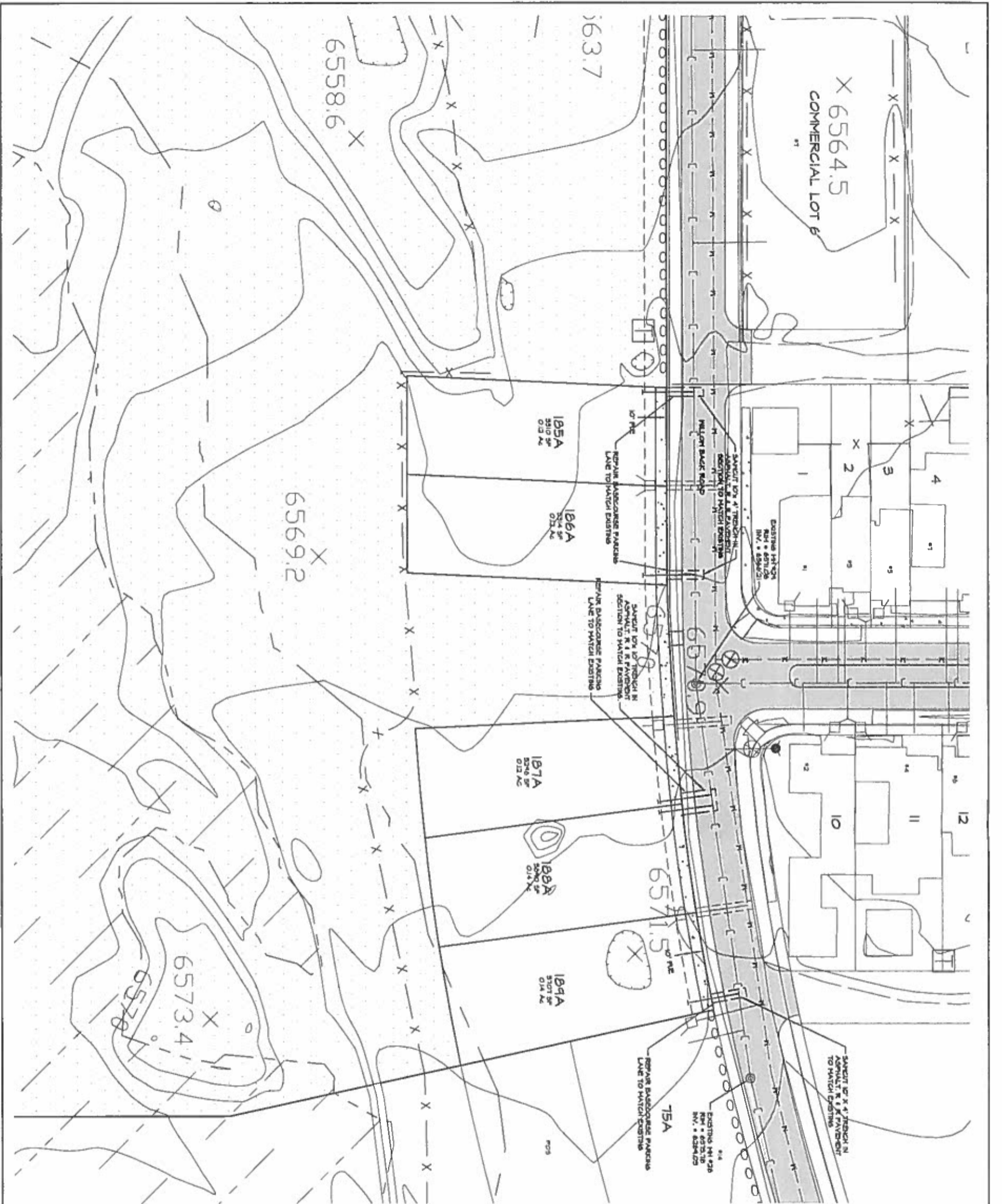
DATE 02/07/2014

BY [Signature]

DATE 0



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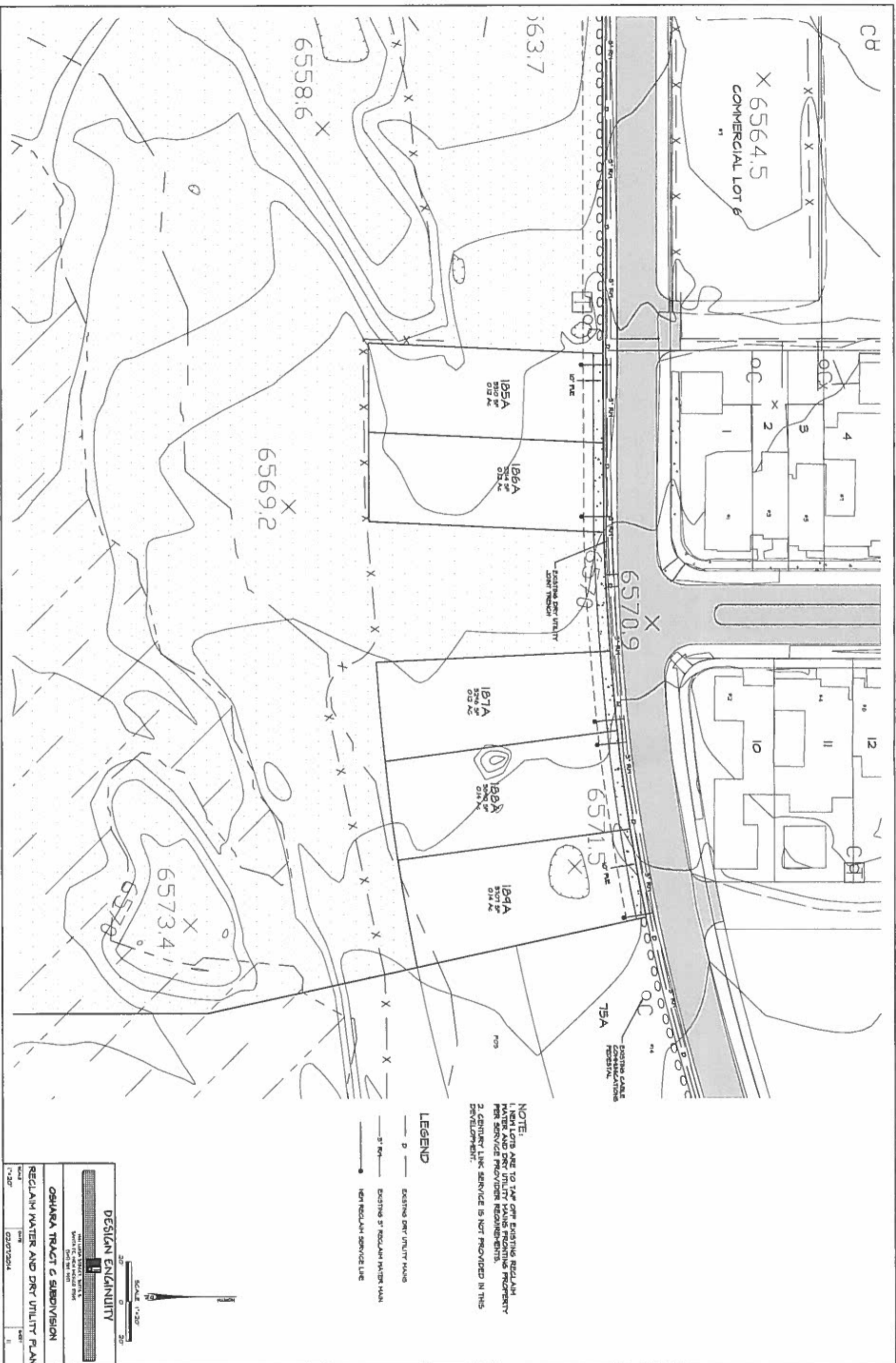
LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER PIPE
- NEW SANITARY SEWER SERVICE

NOTE:
 CONTRACTOR SHALL VERIFY THAT THE EXISTING DEPTH FROM FINISH TO 200 FEET FEET TO DEEPEST INSTALLATION OF THE 8 SERVICE SERVICE LANE.

DESIGN ENGINEER
 OSHARA TRACT C SUBDIVISION
 MASTERPLAN COLLECTION PLAN
 DATE: 03/17/2014

PROJECT	DATE	BY	NO.
OSHA TRACT C SUBDIVISION	03/17/2014		10



NOTE:
 1. NEW LOTS ARE TO TAKE OFF EXISTING RECLAIM WATER AND DRY UTILITY MAINS SERVING PROPERTIES PER SERVICE PROVIDER REQUIREMENTS.
 2. CENTURY LINK SERVICE IS NOT PROVIDED IN THIS DEVELOPMENT.

LEGEND
 — D — EXISTING DRY UTILITY MAIN
 — 3" RW — EXISTING 3" RECLAIM WATER MAIN
 — NEW RECLAIM SERVICE LINE

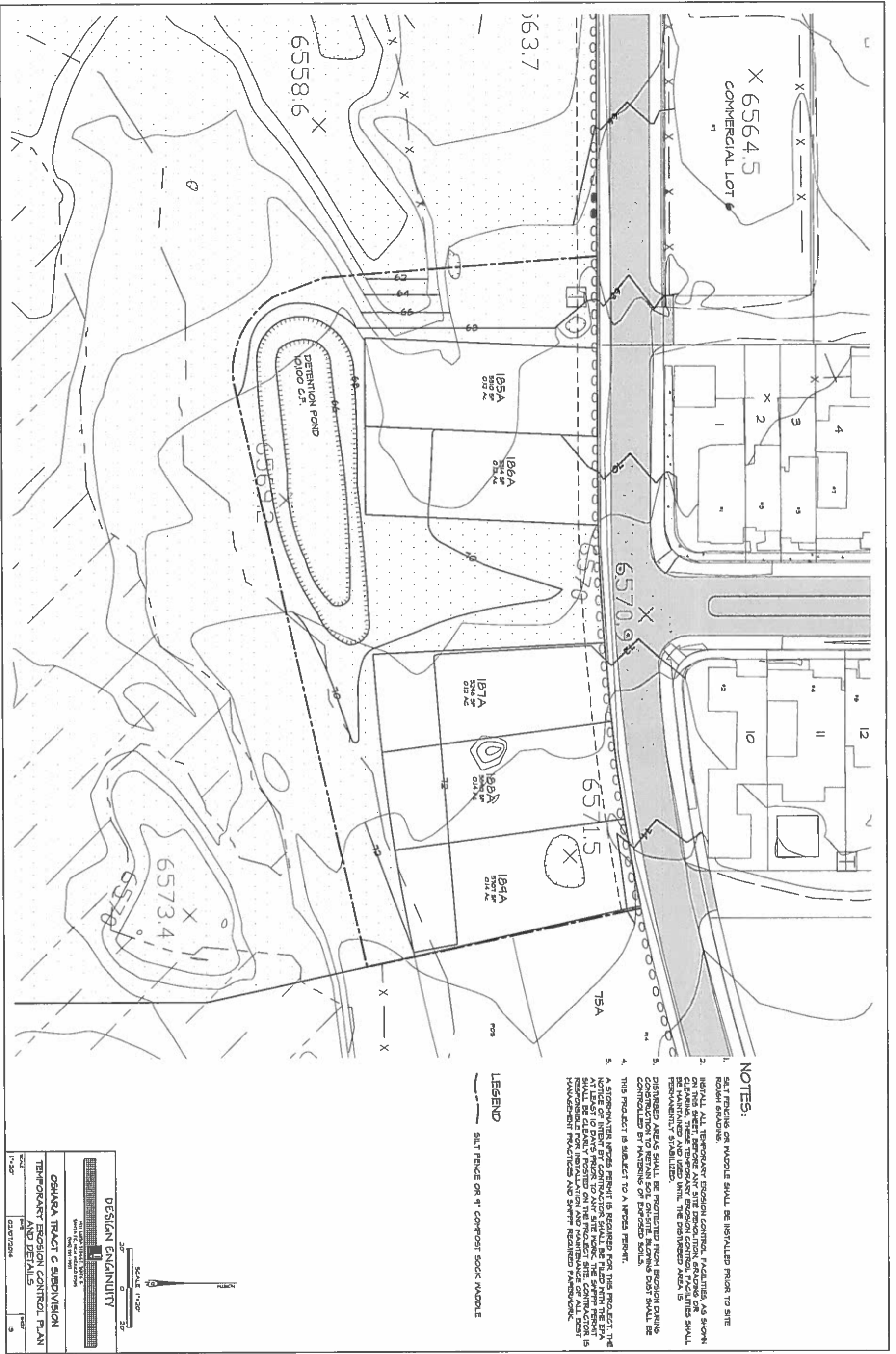
DESIGN ENGINTEER

OSHARA TRACT C SUBDIVISION

RECLAIM WATER AND DRY UTILITY PLAN

SCALE 1"=20'

DATE 02/07/2014



NOTES:

1. SILT FENCING OR MADDOLE SHALL BE INSTALLED PRIOR TO SITE ROUGH GRADING.
2. INSTALL ALL TEMPORARY EROSION CONTROL FACILITIES AS SHOWN ON THIS SHEET BEFORE ANY SITE DEMOLITION, GRADING OR CLEARING. THESE TEMPORARY EROSION CONTROL FACILITIES SHALL BE MAINTAINED AND USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. DISTURBED AREAS SHALL BE PROTECTED FROM EROSION DURING CONSTRUCTION TO RETAIN SOIL ON-SITE. BLOWING DUST SHALL BE CONTROLLED BY WATERING OF EXPOSED SOILS.
4. THIS PROJECT IS SUBJECT TO A NPDES PERMIT.
5. A STOP-WATER NPDES PERMIT IS REQUIRED FOR THIS PROJECT. THE NOTICE OF INTENT BY CONTRACTOR SHALL BE FILED WITH THE EPA AT LEAST 10 DAYS PRIOR TO ANY SITE WORK. THE SWPPP PERMIT SHALL BE CLEARLY POSTED ON THE PROJECT SITE. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL BEST MANAGEMENT PRACTICES AND SWPPP REQUIRED PAPERWORK.

LEGEND

SILT FENCE OR 4' COMPOST SOCK MADDOCK

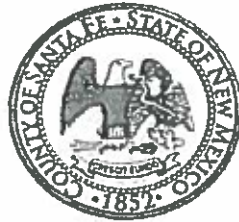
DESIGN ENCLINITY	
	SCALE 1"=20' 0 20'
OSHARA TRACT C SUBDIVISION TEMPORARY EROSION CONTROL PLAN AND DETAILS	
DATE 02/01/2014	SHEET 19

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Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Hollan
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department Fire Prevention Division

Official Development Review

Date	3/25/2014		
Project Name	Oshara Village Phase I		
Project Location	Tract C		
Description	5-Lot Subdivision	Case Manager	V. Archuleta
Applicant Name	Design Enginuity	County Case #	S13-5201
Applicant Address	1421 Luisa St, Suite E Santa Fe, NM 87505	Fire District	La Cienega
Applicant Phone	505-989-3557		
Review Type:	Commercial <input type="checkbox"/>	Residential <input checked="" type="checkbox"/>	Sprinklers <input type="checkbox"/>
	Master Plan <input type="checkbox"/>	Preliminary <input type="checkbox"/>	Final <input type="checkbox"/>
Project Status:	Wildland <input type="checkbox"/>	Variance <input type="checkbox"/>	Hydrant Acceptance <input type="checkbox"/>
	Approved <input checked="" type="checkbox"/>	Approved with Conditions <input type="checkbox"/>	Denial <input type="checkbox"/>
		Inspection <input type="checkbox"/>	Lot Split <input checked="" 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.*



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

- **Roadways/Driveways**

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

Roads meet the minimum County standards for fire apparatus access roads of a minimum 14' wide all-weather driving surface and an unobstructed vertical clearance of 13' 6" within this type of proposed development.

- **Street Signs/Rural Address**

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

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

- **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.

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

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

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

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.*

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 from hydrants LCO02.

Supply lines shall be capable of delivering a minimum of 500 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.

- **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.*

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.

- **Permits**

As required

Final Status

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

Buster Patty



Fire Marshal

3-25-14
Date

Through: David Sperling, Chief

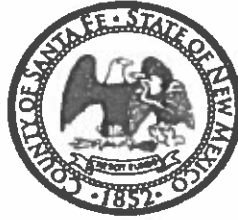
File: DevRev/La Cienega/Oshara Village/3.25.14

Cy: Vincente Archuleta, Land Use
Applicant
File

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

April 28, 2014

Mr. Vicente Archuleta
Development Review Team Leader
Santa Fe County Land Use Department
102 Grant Ave
Santa Fe, NM 87504

RE: Case #13-5201 Oshara Village Phase I, Tract C (5 Lot Subdivision).

Dear Vicente,

This letter is in response to your request for a review of Oshara Village Phase I, Tract C (5 Lot Subdivision) dated March 14, 2014.

The Santa Fe County Utility Division (SFCUD) would like to reference the Water/Sewer Service Agreement for Oshara Village, Phase I, dated January 30, 2006.

In regards to water service it is understood that there is existing 12" distribution waterline in Willowback Road for the 5 Lot Subdivision, which will be the source for the water connections.

1. It is our understanding that there will be a total of 3 connections to the 12" waterline 2 – Double 5/8" water taps, and 1 – Single 5/8" water tap.
2. All waterlines shall be at a minimum of 6".
3. Unless otherwise indicated waterlines and all appurtenant fittings shall be Ductile Iron and PVC C-900.
4. Please refer to the SFCUD General Construction Notes for details and specifications.

In regards to sewer it is understood that there is an existing privately owned and operated wastewater patented sequencing batch reactor (SBR).

1. It is understood that there is an existing 10" sewer main within Willowback Road. The intention is to install 4" sanitary sewer service lines to each lot.
2. Please clarify if these connections will be gravity connections or will they require the installation of privately owned and operated grinder pumps at each residence.
3. Please refer to the SFCUD General Construction Notes for details and specifications.

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

•Physical: 424 NM 599 Santa Fe, NM 87507 • Mailing: P.O. Box 276 Santa Fe, NM 87504 • Phone (505) 992-9870
• Fax (505) 992-3028 • www.santafecountynm.gov

D-28



April 21, 2014

Mr. Vicente Archuleta
102 Grant Ave.
Santa Fe, NM 87501

RE: Oshara Village Phase 1, Tract C Subdivision

Dear Mr. Archuleta,

The appropriate engineers of the New Mexico Department of Transportation have reviewed the submitted material on the above referenced development and comments or concerns to be addressed are as follows:

Environmental Bureau: If access to NMDOT right of way is required for the project, including any infrastructure improvements in NMDOT right of way, the project would require an access permit and environmental clearance from the NMDOT and the project proponent would need to contact Gary Funkhouser in the NMDOT Environmental Section at 505-827-5692.

If there are any questions you may contact me at (505) 827-5249 or by email at jeremy.lujan@state.nm.us.

Sincerely,

A handwritten signature in blue ink that reads "Jeremy Lujan".

Jeremy Lujan
Property Asset Management Agent

FILE#: 1747

Susana Martinez
Governor

Tom Church
Cabinet Secretary

Commissioners

Pete K. Rahn
Chairman
District 3

Ronald Schmeits
Vice Chairman
District 4

Dr. Kenneth White
Secretary
District 1

Butch Mathews
Commissioner
District 5

Jackson Gibson
Commissioner
District 6



MEMORANDUM

DATE: April 30, 2014

TO: Vicente Archuleta, Development Review Team Leader

FROM: Lisa Roach, Open Space and Trails Planner
Planning Division / Growth Management Department

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

RE: CASE #13-5201 Oshara Village Phase 1, Tract C (5-Lot Subdivision)

I have reviewed the case submittal for technical accuracy and for compliance with the Land Development Code and Community College District Plan and Ordinance and I have the following comments:

- The submittal materials do not show or otherwise address the District Trail that appears on the Circulation Map of the Community College District Plan within the project area. According to the trail standards and requirements laid out in Santa Fe County Ordinance 2000-12 (Section 1.5.a), "*Master Plans and development plans and plats shall show District Trails in the approximate locations shown on the CCD Circulation Map.*" Further, Ordinance 2000-12 (Section 1.2.c) states the following: "*Submittal of plans or plats showing the location of parks, plazas and trails shall be accompanied by the following: i. An improvement plan showing trail sections, building materials, and trailhead improvements, and required improvements as set forth in the Park/Plaza Table ...; ii. A landscaping and irrigation plan; iii. A maintenance plan.*"

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: March 26, 2014

To: Vicente Archuleta, Development Review Team Leader

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

Re: CDRC CASE # 13-5201 Oshara Village, Phase I, Tract C (5-Lot Subdivision)

The referenced project has been reviewed for compliance of the **Land Development Code**, 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 located within the Community College District located within Santa Fe County Zoning Jurisdiction and is situated south of Interstate 25, east of Richards Avenue, within Section 16, Township 16 North, Range 9 East. The applicant is requesting Preliminary and Final Plat approval and Development Plan Approval for a five lot residential subdivision of Tract C of Oshara Village, Phase I.

Access:

The applicant accesses the 84.01 acre tract (Phase I) from Richards Avenue and Willowback Road on the southwest of the development and Rabbit Road on the northeast of the development. According to the *Institute of Transportation Engineers Trip Generation 2013, Trafficware, LLC the impact of five residential lots is 4 AM Peak Hour trips and 5 PM Peak Hour trips* and will not affect the operation level of the existing intersections (Richards Avenue and Oshara Boulevard) and (Richards Avenue and Willow Back Road).

Conclusion:

Staff has reviewed the submittal and feels that they can support the project for Preliminary and Final Plat approval and Development Plan Approval for a five lot residential subdivision with the following conditions:

- Applicant shall address how drainage will be affected with concrete ramp within drainage swale.
- Applicant shall provide a detail of the concrete ramp.



STATE OF NEW MEXICO
OFFICE OF THE STATE ENGINEER
SANTA FE

Scott A. Verhines, P.E.
State Engineer

April 11, 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

Vicente Archuleta
Senior Development Review Specialist
Santa Fe County
PO Box 276
Santa Fe, NM 87504

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Re: Oshara Village, Phase 1

Dear Mr. Archuleta:

The Water Use & Conservation/Subdivision Review Bureau of the Office of the State Engineer has reviewed the referenced subdivision proposal pursuant to the Santa Fe County Land Development Code and the New Mexico Subdivision Act.

Based on the information provided, this office cannot determine that the subdivider can furnish water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision, including water for indoor and outdoor domestic uses. Accordingly, a **negative** opinion is issued.

A staff memorandum providing specific comments is attached for your information. If you have any questions, please call Emily Geery at 505-827-6664.

Sincerely,

A handwritten signature in blue ink that reads "Molly L. Magnuson".

Molly Magnuson, P.E.
Water Use & Conservation/Subdivision Review Acting Bureau Chief
Encl.

cc: OSE Water Rights Division, Santa Fe Office

D-32

MEMORANDUM
New Mexico Office of the State Engineer
Water Use and Conservation Bureau

DATE: April 11, 2014
TO: Molly Magnuson, P.E., Acting Water Use and Conservation Bureau Chief
FROM: Emily Geery, Senior Water Resource Specialist
SUBJECT: Oshara Village Phase 1, Tract C (5-Lot subdivision)

SUMMARY

On March 14, the Office of the State Engineer (OSE) received a request to review the proposal for the *Oshara Village Phase 1*, a Type 3 subdivision. The original plan (proposal) was previously submitted in 2004. The proposal is a request to develop Phase 1 which is a portion of Tract C and to subdivide 84 acres into 186 residential lots and 12 commercial lots. The largest lot is 0.5 acres for residential and 0.54 acres for commercial and the smallest is 2721 square feet for residential and 2313 square feet for commercial. Santa Fe County Water Utility will provide water. The property is located on the east side of Richard's Avenue just south of I25. The five lots to be created will be located on the south side of Willowback Road, about 400 feet due east of the traffic circle of Richards Avenue located within Section 16, T16N, R9E, NMPM.

The subdivision proposal was reviewed pursuant to the Santa Fe County Land Development Code (Code) and the New Mexico Subdivision Act (Act). Based on the information provided, the water supply proposal is not in compliance with the requirement of Section 6.4.4(a) and 10.2.2 of the Code and Section 47-6-11.F (1) of the Act. Accordingly, a **negative** opinion should be issued.

The water supply documents submitted to this office consist of a Letter from the Developer, Water Service Agreement, Disclosure Statement, The Declaration of Covenants and Water Restrictions, and Plat.

WATER DEMAND ANALYSIS AND WATER CONSERVATION

Under Item No. 17 of the Disclosure Statement the developer states that each patio home will be limited to 0.125 acre feet per year (afy) of water use or 0.625 afy for Phase I. The proposal does not contain a detailed water demand analysis. Section 10.2.2 of the Code states that if less than 0.25 afy per dwelling unit is proposed, a water conservation report which contains a water budget shall be provided. The Declaration of Covenants and Water Restrictions could not be reviewed to ensure that the water conservation measures reflect the assumptions used to develop the water budget.

WATER AVAILABILITY ASSESSMENT

The proposed water supply will be provided by the Santa Fe County Utilities. The developer provides a Water Service Agreement letter from the Office of the County Attorney dated February 8, 2006. The letter states that "*The Santa Fe County Water Utility (SFCU) will be required to extend its water lines and facilities to and within the Oshara Property and acquire water rights to support deliveries of water to the Oshara Property.*" The water budget for Phase

Oshara Village Phase 1

April 11, 2014

Page 2 of 2

I of the Oshara Development is approximately 30 afy. The County estimates that the minimum water budget needed to serve Phase I is 32.38 afy. The first 30 afy will be provided through Contract No. 20-0101. This office made several attempts to confirm that the additional water rights to be supplied through the Water Service Agreement were transferred but could not confirm that the transaction was completed.

Section 47-6-11.F (1) of the 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. The OSE reviews the water rights and the physical water availability when issuing an opinion. Based on OSE records, Santa Fe County Water Utility currently holds sufficient water rights to provide service to the proposed development. However, as of this date, this office could not confirm that the permit process to transfer water rights has been completed as required by the Utility in the water service agreement. Since it is not known if the aforementioned permit has been filed, it is not clear if the Santa Fe County Water Utility will furnish water in sufficient quantity to fulfill the maximum annual water requirement. The OSE does not have the authority to make a conditional determination based on a potential future action. Based on the information provided, this office has determined, as required by Section 47-6-11.F (1) of the Act, that the developer cannot fulfill the statements in the proposals concerning water availability at this time. This office is prepared to re-evaluate the referenced proposal when the necessary water rights applications have been completed.



Susana Martinez
Governor

State of New Mexico
ENVIRONMENT DEPARTMENT
Environmental Health Bureau
Santa Fe Field Office
2540 Camino Edward Ortiz
Santa Fe, NM 87507
505-827-1840
www.nmenv.state.nm.us



Ryan Flynn
Secretary

Butch Tongate
Deputy Secretary

Tom Blaine
Director

March 17, 2014

Mr. Vincente Archuleta, Development Review Team Leader
Santa Fe County - Planning & Zoning Department
P.O. Box 276
Santa Fe, New Mexico 87504-0276

RE: Case #S13-5201 Oshara Village, Phase I, Tract C (5-Lot Subdivision)

Dear Mr. Archuleta,

I have reviewed the **Case #S13-5201 Oshara Village, Phase I, Tract C (5-Lot Subdivision)** submittal. My review is based upon information submitted by the applicant, in-house files and the State Liquid Waste regulations.

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

The plan is for the development of a 6 lot subdivision with 5 residential lots as a Phase I development of project which received approval from the County Commissioners in 2005. The Phase I submittal states that: "Oshara Village is served by a state of the art facility, that treats wastewater on the basis of activated sludge technology.....". It further states that: "The current plant's processing capacity is 30,000 gallons of wastewater per day and it is currently treating about 5,000 gallons per day."

Under current State regulations, a wastewater plant with this capacity and this existing flow would be subject to the regulations of the Ground Water Quality Bureau (GWQB) of the New Mexico Environment Department (NMED). Therefore, today I will be forwarding the Oshara Village Phase I Development submittal to the NMED – GWQB.

If you have any questions regarding this review of **Case #S13-5201 Oshara Village, Phase I, Tract C (5-Lot Subdivision)** or other matters related to this permit, please contact me at the number above.

Respectfully submitted,

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

D-35



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

April 14, 2014

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

RE: Case # 13-5201 Oshara Village, Phase 1, Tract C (5-Lot Subdivision)

Dear Mr. Archuleta:

I am writing in response to your review for review and comment on the above referenced development. According to the development plan, there are no known archaeological sites within the proposed 5-lot subdivision within Oshara Village. Our records concur with this assessment.

An archaeological survey conducted in 1997 identified archaeological sites in the vicinity, but none were identified within the current proposed subdivision. Since the proposed subdivision has been surveyed, and it is negative for archaeological sites, the subdivision will have **No Effect on Historic Properties**.

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

Sincerely,

Michelle M. Ensey
Archaeologist

Log: 98871

D-36

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

May 6, 2014

To: Vicente Archuleta, Development Review Team Leader

From: Karen Torres, County Hydrologist

Re: CDRC Case # S 13-5201 Oshara Village Phase I, Tract C (5 Lot Subdivision)

The subject development plan was reviewed for technical accuracy and compliance with the SFC Land Development Code. The submittal by the applicant is largely complete and meets the requirements for Preliminary Development Plan. Additional information is requested prior to final development plan approval as recommended:

1. An updated or amended water service agreement which reflect the current owner and development size.
2. A review of water use for Patio Homes in Oshara Village showed an average water use of 0.17 acre-foot per year exclusive of line loss. Revision of the proposed water budget is requested.
3. A copy of the current New Mexico Environment Department Discharge Permit which outlines the use of reclaimed water for this development.

Nature of Project:

The applicant is requesting preliminary and final development plan to expand the Oshara Village Phase I by 5 residential lots. The area was originally designated as reserved open space but was re-zoned in 2013 to accommodate 5 patio home lots. The development will be served by the Santa Fe County Water Utility and a private community sewer system.

History of Review:

By Order dated December 13th, 2005 Oshara Village Phase I received final development approval by the BCC.

SFC Land Development Code Preliminary and Final Development Plan Requirements for Water and Wastewater:

Preliminary Development Plan Requirements for Water

Article V, Section 5.3.2 Preliminary Plat Submittals requires the following:

1. Water Supply Plan and Water Permits as required by Article VII, Section 6 of the Code.
2. Liquid Waste Disposal Plan as required by Article VII Section 2.4 10.

Article VII, Section 6 - Water Supply Plan

Article VII, Section 6.2 entitled General Requirements and Submittals for a Water Supply Plan sets forth requirements based on the type and scale of the development. Table 7.4, entitled Required Code Sections for Water Supply, states all large scale residential development, which describes the subject development, is required to submit a water supply plan which consists of submittals compliant with the following code requirements

1. *Article VII, Section 6.3 Community Water Systems (if applicable)*
2. *Article VII, Section 6.4 entitled "Water Availability Assessments"*
3. *Article VII, Section 6.5 entitled "Water Quality"*
4. *Article VII, Section 6.6 entitled "Water Conservation"*
5. *Article VII, Section 6.7 entitled "Fire Protection"*

As the size of the development has been reduced the ready, willing and able to serve letter should be updated to reflect the current size and water budget for this project.

Article VII, Section 6.3: Water Supply Plan

Since the Santa Fe County Utility is providing water service to this development *Article VII, Section 6.3* of the code does not apply to this development. The rest of code requirements do apply.

Article VII, Section 6.4 entitled "Water Availability Assessments"

For all municipal or county owned water utilities a letter of intent from the utility that they are ready willing and able to provide the maximum annual water requirements for the development is required. The letter must also state any requirements for the applicant to provide water rights.

No letter of intent was provided for this development request but a copy of the existing Water Service Agreement between Santa Fe County and Greer Enterprises, Inc dated January 30, 2006 was submitted. It is not clear if this contract was transferred to the current owners, Century Bank, took over ownership of the remaining lots. A review of the master plan amendment, approved November 13, 2013 did not include a review from the utilities department. A copy of any recent approvals or contracts was requested by the utilities department but none could be found.

After a review of the submissions by the applicant and an independent search for documents it does not appear code requirements for Article VII Sections 6.4 for final development approval have been met. Preliminary Development approval is recommended to afford the applicant time to work with the utilities department on updating the Water Delivery Agreement to reflect the current owners of the development and the proposed changes in the amended Master Plan.

Article VII, Section 6.5 -Water Quality

No water quality information was submitted to the County to review but as the Santa Fe County utility is a public water system they are required by NMED to meet all drinking water standards set forth by the Environmental Protection Agency. A review of the latest Sanitary Survey and NMED Drinking Water Bureau website did not indicate any water quality issues.

Article VII, Section 6.6- Water Conservation

Water Budget

The water use budget indicates a total annual water use of 0.625 acre-feet per year or 0.125 acre-feet per lot. The method used to calculate the per household water use was not submitted for review and appears to depend on prohibiting outdoor irrigation with potable water. Previous review by the former County Hydrologist approved a budget of 0.18 acre-feet per household, which includes a 20% line loss buffer.

A review of FY 2013 water use for Patio Homes within the Oshara Development show a water usage ranging from 0.06 acre foot to 0.46 acre-foot per year with an average use of 0.17 acre-feet per year. Though the overall water usage for the development is low it is likely the patio homes will use more than 0.125 acre-feet per year. Revision of the proposed water budget and verification that the reclaimed wastewater system is operational for this development is requested.

Water Restrictive Covenants

The Water Restrictive Covenants for this request appear complete and meet code requirements with the exception of the water budget as outlined in the previous section.

Article VII, Section 6.7- Fire Protection

Article VII, Section 6.7.6, as amended by Ordinance 1998-10, states residential subdivisions shall have fire hydrants which are designed to flow at least 500 gallons per minute with 20 psi for a two hour minimum. Verification of this is done by the County Fire Marshall.

Article VII, Section 2 - Liquid Waste Disposal Requirements

Submission of the current New Mexico Environment Department Discharge Permit which outlines the use of reclaimed water for this development is requested for review.

If you have any questions, please feel free to call me at 992-9871 or email at ktorres@co.santa-fe.nm.us

Santa Fe County
Board of County Commissioners
Regular Meeting of November 12, 2013
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7. c. **CDRC Case # MIS 13-5200 Oshara Village Master Plan Amendment.** **Homewise, Inc. and Century Bank, Applicants, Design Enginuity, Agent, Request a Master Plan Amendment to Rezone 26 Live/Work Lots Into 26 Residential Townhome Lots (Lots 76-85 and 92-107), to Rezone 10 Live/Work Lots to 7 Residential Patio Lots (Lots 145-154) and to Rezone 17 Commercial Lots to 9 Residential Patio Lots (Lots 7-15 and 20-27). The Applicants Also Request to Create 5 Residential Patio Home Lots on Tract C Which Was Designated Reserved, Open Space. The Property is Located in Oshara Village, East of Richards Avenue, within the Community College District, within Section 16, Township 16 North, Range 9 East (Commission District 5)**

VICENTE ARCHULETA (Case Manager): Thank you, Madam Chair. On September 19, 2013 the County Development Review Committee recommended approval of a proposed master plan amendment. On April 30, 2002, the Extraterritorial Zoning Authority granted master plan approval for a mixed-use development formerly known as Oshara Ranch. The development consisted of 735 residential units and 1.7 million square feet of commercial space and 246 acres of open space, park plaza areas on 471 acres to be developed in eight phases.

On October 28, 2004, the EZA granted a Master Plan Amendment to the previously approved Oshara Ranch in order to change the phasing of the project. On January 11, 2005, the Board of County Commissioners granted Preliminary Development Plan and Plat approval for Phase I of the Oshara development. On June 14, 2005, the BCC granted Final Plat and Development Plan approval for Phase I of the Oshara Village development which consisted of 175 residential lots and 136,000 square feet of commercial space on 74 lots on a total of 37.78 acres in accordance with the previously approved Master Plan.

Since the time of approval, the necessary infrastructure, including roads and utility lines have been installed and more than 59 homes are occupied within Oshara. In 2008, the nationwide economic downturn greatly impacted the project's execution and the developers could not meet their obligations. The project mortgages were set up so that if the developer failed, the banks would take over ownership of the remaining lots.

The Applicants now request to modify the zoning on Lots 76-85 and 92-107 from 26 live/work lots to 26 residential townhome lots, Lots 145-154 from 10 live/work lots to seven residential patio home lots and Lots 7-15 and 20-27 from 17 commercial lots to nine residential patio home lots. The request also includes approval to create five residential patio home lots on Tract C which was designated as reserved, open space on the original recorded plat.

The primary reason for the request is to address changing market conditions, as they see little market for live-work units or small commercial lots in Oshara. Currently there are 42 live-work lots within Phase I, and under the proposal, 36 of those lots would be developed as 26 residential townhome lots and seven residential patio home lots. The other six would remain live-work lots.

There currently are 23 commercial lots, The Applicants state that 17 of the commercial lots which are located at the far eastern side of the Oshara development site

SFC CLERK RECORDED 12/11/2013



Santa Fe County
Board of County Commissioners
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are not suitable for commercial projects as they are not visible from the main traffic thoroughfares and are small lots ranging in size from 2,345 to 4,250 square feet. However, patio homebuyers have shown interest in them, given their location adjacent to Oshara's open space. Therefore, the Applicants are proposing to rezone those 17 commercial lots to nine residential patio home lots.

In addition, the Applicants request approval to create five patio home lots on Tract C which was designated as reserved open space. The tracts will front Willow Back Road which is complete with all necessary utilities in the roadway. The lots will have a minimum setback of 350 feet from Richard's Avenue. The project will still provide the required 50 percent open space.

If the requested Master Plan Amendment is granted, the development of the 26 townhomes will proceed promptly, as no lot line or infrastructure modifications would be necessary. The lots for the patio homes are larger than the existing live-work and commercial lots requiring modifications to lot lines and utilities that would require the Applicant to return to the County with a development plan and lot line adjustment plat for this portion of the project as well as a request for Preliminary and Final Plat and Development Plan approval for the five lots being created on Tract C. Overall the net result of the proposed changes would be a six lot decrease in density with respect to the original plan.

Growth Management staff has reviewed the application for compliance with pertinent code requirements and finds the project is in compliance with County criteria for this type of request. Staff and CDRC recommendation is for approval of a Master Plan Amendment to rezone 26 live/work lots to 26 residential townhome lots, rezone 10 live/work lots to seven residential patio home lots, rezone 17 commercial lots to nine residential patio home lots and create five residential patio home lots on Tract C which has been designated reserved open space, subject to the following conditions. Madam Chair, can I enter those conditions into the record?

CHAIR HOLIAN: Yes, you may.

[The conditions are as follows:]

1. The Applicant shall comply with all conditions of the original Master Plan.
2. Amend the Affordable Housing Agreement to identify an additional unit.

CHAIR HOLIAN: Are there any questions for staff? Is the applicant here?
Please be sworn in.

[Duly sworn, Orallynn Guerrerortiz testified as follows:]

ORALYNN GUERRERORTIZ: My name is Orallynn Guerrerortiz and I'm with Design Enginuity. My mailing address is P.O. Box 2758, Santa Fe, New Mexico. With me today are two representatives of my clients. That includes Rob Gibbs of Homewise and Bob Bidos of Century Bank, and we're also lucky to have Beth Detwiler, the HOA president of Oshara with us. So we're here today because I think the market and what they planned to do in Oshara in 2005 just really didn't pan out, didn't really work. There are several small, very skinny commercial lots that are about 20 feet in width on many of them. There doesn't seem to be a market for them. They've tried to market them, tried to sell them and nobody is interested.

Santa Fe County
Board of County Commissioners
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But people do seem to want to live in residential homes there. The original plan had some very large commercial lots up front and we're going to leave those in place. These were all live-work units, all live-work units, and then really, really small commercial back here. What we want to change that to is converting the bulk of the live-work up front into townhomes, and these are owned by Homewise and they hope to start construction right away on these homes, and then converting the live-work in this area from ten live-work to seven patio homes, matching the density in that area and then converting all the commercial lots that are owned by Century also to patio homes.

And so far Century Bank has been able to sell all the patio homes. Currently there's about seven homes under construction, patio homes under construction in Oshara. The proposal is down-zoning on the whole. The impacts on traffic is less and in general on the infrastructure is less. I'm kind of tired. I feel like I'm babbling. We agree to all conditions and we would certainly welcome any questions you might have, but hopefully it's a fairly straightforward case and we may hopefully get approval tonight.

CHAIR HOLIAN: Any questions for Ms. Guerrerortiz? Commissioner Chavez.

COMMISSIONER CHAVEZ: I don't – well, I'll just put this question out there. We have a letter that was presented to us earlier, hand-delivered from representatives of Oshara Village. I see your request as a land use case separate from their request I think, because they're asking us to – they're offering to deed over in perpetuity the Oshara wastewater collection treatment and appurtenances to Santa Fe County. Is that part of your presentation or is that part of what you're asking for?

MS. GUERRERORTIZ: No, it's not. Not this evening.

COMMISSIONER CHAVEZ: So then to our –

COMMISSIONER STEFANICS: Madam Chair.

CHAIR HOLIAN: Yes, Commissioner Stefanics.

COMMISSIONER STEFANICS: The offer – I clarified this earlier with our Attorney and Land Use that this was not related, the offer.

COMMISSIONER CHAVEZ: Okay. I just wanted to be sure for the record again, now, that the case was presented because I still saw some confusion. Then what you're saying.

COMMISSIONER STEFANICS: They could say it again.

MS. ELLIS-GREEN: Madam Chair, Commissioner Chavez, originally, it was part of this application but that's not the appropriate avenue, through a land use application to take over a wastewater treatment facility. So that is completely separate. It hasn't been noticed for this meeting. It's specifically regarding the master plan amendment.

COMMISSIONER CHAVEZ: Okay. thank you, Madam Chair.

CHAIR HOLIAN: Any further questions? Commissioner Mayfield.

COMMISSIONER MAYFIELD: Madam Chair, a question for the applicant. So are you, in this amendment are you going to provide all infrastructure?

MS. GUERRERORTIZ: Yes. Actually, all infrastructure is already in place. Because we're going down in the number of connections we'll have to actually turn off some connections and do it in a way that works for the County utility company. And then we – do you have five –

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COMMISSIONER MAYFIELD: Wait, Madam Chair. Excuse me. You said County utility company?

MS. GUERRERORTIZ: Yes, if we – it is served by County water. And the County utility department also reviews all utility plans in our county. So we'll present the plans for turning off some of the sewer lines also in this area because we're getting – we're going to have larger lots. We don't need as many connections. But all connections currently are in place except for these five units here and we've got lines in front of them, so we're going to be putting in service connections for those five.

COMMISSIONER MAYFIELD: Madam Chair, Ms. Guerrerortiz, who provides the wastewater utility out there right now?

MS. GUERRERORTIZ: It is a private utility company. I think it's called Oshara utilities or something along those lines.

COMMISSIONER MAYFIELD: And was that done by the developer?

MS. GUERRERORTIZ: Yes. It was constructed by the developer. It's a nice system. It's a sequential batch reactor. It's very well operated. It's a good system. Sorry. I'm just really tired for some reason. Anyway, it's a very well operated system. And the problems they've encountered are related to the fact that because they're regulated by the PRC they can't charge standby fees and they just don't have that many people using their services yet. In a few years they'll have more people and they'll be able to cover their expenses but right now they operate at a deficit and that's one of the reasons they're in front of you with the request that they presented today.

COMMISSIONER MAYFIELD: So, Madam Chair, on this new build-out, [inaudible]

MS. GUERRERORTIZ: Yes. Certainly. And the intention is to start construction as soon as possible with the Homewise projects. They have 25 townhomes. They don't bring everything on line immediately because they want to sell the houses as quickly as they build them but not have them sitting around for years. So they anticipate that within 24 to 30 months the 25 houses will be installed and hopefully people living in them. And then I think the Oshara wastewater treatment plant will generate enough money to completely cover its costs.

COMMISSIONER MAYFIELD: Madam Chair, and I guess for our County Attorney, are these type of plans, and maybe in the old code and maybe in the propose code we can [inaudible] but are there bonding requirements? I know we spoke about that.

MR. ROSS: Madam Chair, Commissioner Mayfield, when you file a plat there are improvement bond requirements.

COMMISSIONER MAYFIELD: So was there one on this?

MR. ROSS: There were bonds in place on this but they've all been satisfied.

COMMISSIONER MAYFIELD: So now that they're asking for an amendment will we reinstate those or re-request them?

MR. ROSS: These are just use changes, correct? There's no infrastructure proposed. No new infrastructure proposed.

COMMISSIONER MAYFIELD: I know we separated that prior letter we received earlier but there's a letter still in front of me asking for us to take over a system.

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MR. ROSS: Well, but that's not what this application is about. This application is changing live-work lots to a designation townhome lots, or something like that. There's no new infrastructure proposed for which a bond would be required.

COMMISSIONER MAYFIELD: And Madam Chair, Mr. Ross, I understand that there's no new infrastructure proposed but part of that initial build-out to sustain that development was with the past infrastructure and the past development. Now they're asking to – they're proposing to make it smaller. So how is it even going to sustain itself now if that proposal is it's smaller. Based on some of these comments I did read.

MR. ROSS: Madam Chair, Commissioner Mayfield, there's no new infrastructure being proposed that would be subject to a bonding requirement.

COMMISSIONER MAYFIELD: But there's residents that won't be able to sustain that now. There's less residents that are potentially going to buy homes out there.

MR. ROSS: Madam Chair, Commissioner Mayfield, there's nothing in our code that imposes such a requirement. Our code requires bonding for promised improvements so that the improvements actually are put there, either by the developer or by the County when a bond is pulled.

COMMISSIONER MAYFIELD: So I guess, Madam Chair, Ms. Guerrerortiz, all those improvements have been made in that area?

MS. GUERRERORTIZ: As a correction, on the townhomes, the ones that are going to yellow, all of those improvements are completely in place. We will have to shut off some water and some sewer lines on the commercial lots and the patio homes on the east side. I do think that as the infrastructure changes that would result in your wanting to have a financial guarantee. And I also think that for the five patio homes will have service connections and those would have infrastructure associated with them and you would have a financial guarantee on those. But that would be for the modifications to address the changes of the sizes of the lots and I think what your concern is, and I think it's in the new code, because I've read the new code pretty extensively, the new code provides for developers to put up monies for maintenance costs, in essence running that wastewater treatment plant is an operation and maintenance cost, and that's what they're running into trouble with.

The plant's built. It's all in place, it's all functioning, and it's functioning well. But the actual O&M costs exceed the income and they have fairly high rates. And it's just a function in fact that when you start a plant and you don't have many people living out there it's pretty expensive to run, and that's the situation they're dealing with right now. As they have more residents out there – the reason we're here is to try to get them more residents, really, to create a product that we can sell and people will move in to. Once they have more residents they'll be in better shape. And if the County owns it, the County will be in better shape. They'll have more utility customers. But at this point they're not in ideal shape, as far as the O&M costs on that plant.

COMMISSIONER MAYFIELD: Thank you. So Madam Chair, Mr. Ross, with the financial guarantee that she just brought up, what are your recommendations on that?

MR. ROSS: Madam Chair, Commissioner Mayfield, I'm sorry?

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COMMISSIONER MAYFIELD: With her statement on the financial guarantee?

MR. ROSS: I still can't hear you.

COMMISSIONER MAYFIELD: With what she just stated as far as financial guarantees on I guess the [inaudible]

MS. GUERRERORTIZ: It really would affect the purple – I mean the pink ones. The ones that we're changing that are pink.

COMMISSIONER MAYFIELD: So not the yellow.

MS. GUERRERORTIZ: And it would kick in normally when we try to record the final plat on those modifications. That's when those financial guarantees will have to be posted.

COMMISSIONER MAYFIELD: So [inaudible] now, Steve.

MR. ROSS: Madam Chair, Commissioner Mayfield, when they try and record the final plat then a financial – they'll submit an engineer's estimate of the cost of the improvements and have to also submit a bond to guarantee the construction of the improvements at the time of final plat recordation. Thank you. I guess that's all I have.

CHAIR HOLIAN: Commissioner Anaya.

COMMISSIONER ANAYA: Madam Chair and sometimes we hear so many cases I get confused as to which ones have issues or don't have issues, but was there any issues associated with the wastewater facility at Oshara at any time with EID or anyone else? It's seems like I recall there was some. Is there no issues with EID at all, with the wastewater facility at fully functional based on what it was designed for and the number of units it was built to sustain?

MS. GUERRERORTIZ: It's only at maybe a quarter of its capacity right now or less. I think it's running at 5,000 or 6,000 gallons a day. It has a 30,000 gallon a day capacity. It's got all the permits it needs. It's running and operating well. They have a level three operator out there taking care of the plant and everything seems to be operating fine. It's just the revenue stream – because there's not that many people flushing toilets out there yet.

COMMISSIONER ANAYA: Understood.

MS. GUERRERORTIZ: So we need to have more people living there.

CHAIR HOLIAN: Commissioner Stefanics.

COMMISSIONER STEFANICS: Madam Chair, I wasn't going to get into the wastewater system, but since everybody wants to talk about it, I want to ask our staff some questions. Penny or Vicente, is it true that those lines were never scoped in Oshara? I remember – and this goes back to Commissioner Anaya's question. We had an extensive discussion about the wastewater system a year or two or three or four years ago. I don't even know when it was, but I understand that there were some issues about it. And since everybody insists on talking about that in relation to this let's really get into it then.

MS. ELLIS-GREEN: Madam Chair, Commissioner Stefanics, when this was first brought up our Utility Department did look at some video of lines and determined that they didn't have a complete set of video, that some lines they couldn't determine if they had been rebuilt or if it just wasn't included in the video. I don't know that that was ever resolved. There was never a formal application. I did see the email

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come through this morning that seems to be an application to the County Manager requesting that the County take over the system. And so there would need to be a full analysis at that point by our Public Works Department as far as what is out there, how it was built, how we would operate it and how it would fit into an entire plan for wastewater treatment facility within our Community College District area.

COMMISSIONER STEFANICS: Thank you, Penny, and Madam Chair, that's exactly my point is that even though we had a letter offering us the wastewater system, really, the land use case decision really isn't going to affect if we take the wastewater system or not. It's really going to be based upon our staff talking about the viability, whether or not this fits in with a countywide plan of wanting another wastewater system, whether we have been approached in the past to take over this wastewater system, by the community and by the bank. And we did not pursue that at that time. And we wouldn't just jump to do something like this. We would do all the research that she's talking about. We would look to our Public Works engineers to say show us how this fits in.

And so right now we are looking at a land use case that is not a wastewater system. Thank you.

COMMISSIONER ANAYA: Madam Chair, if I could.

CHAIR HOLIAN: Commissioner Stefanics, are you finished?
Commissioner Anaya.

COMMISSIONER ANAYA: No, Madam Chair, Commissioner Stefanics, I understand that you're saying. I guess the reason that I asked the question is because there are subdivisions in this county that have been approved in prior decades that did not have adequate responsibility for what their commitments were and they're gone. And Commissioner Chavez has brought it up. Commissioner Mayfield has brought it up. We've all brought it up at one point or another. So my question wasn't forecasting what we may or may not do as far as the County taking over, my question was is it functional? Does it work? And is it operable to do what it's supposed to do, which many times in prior decades it wasn't the case in subdivisions and we have a huge one, Silverado Subdivision that the County has continually stepped in to adapt roads and other infrastructure to fix what wasn't done by developers back then. And so it wasn't to forecast what we may or may not do. It was to assure that subdivisions that were approved have the operations and maintenance and the facilities to care for the residents, right? That was the premise of that question. I'm done. Thanks.

COMMISSIONER MAYFIELD: Are there any other questions? Thank you. This is a public hearing. Are there any other people – I can't see behind those two charts behind me to my right.

BETH DETWILER: My name is Beth Detwiler. I live at 11 Craftsman Road in Oshara Village. That's in Santa Fe, New Mexico, 87508.
Ddd

MS. DETWILER: I'd just like to say that the residents and homeowners association board of Oshara Village are overwhelmingly in favor of this master plan amendment. We think it is going to foster the growth and development that we so badly need and I really thank you for your consideration.

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COMMISSIONER MAYFIELD: Thank you. Any other public comment? This public hearing is closed, seeing as there's no other comments from anybody. Thank you.

COMMISSIONER STEFANICS: Mr. Chair, I move that we approve the master plan amendment with the conditions.

COMMISSIONER ANAYA: Second.

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

7. d. **BCC Case MIS 13-5310 Oshara Village Master Plan Time Extension.** Greer Enterprises, Inc. (Alexis Gerard), Applicant, Requests a 24-Month Time Extension of the Previously Approved Master Plan for a Mixed Use Development (Residential, Commercial and Community) in a Village Zone, Institutional Campus Zone, Employment Center Zone and Fringe Zone Consisting of 735 Residential Units and 1.7 Million Square Feet of Commercial Space on 471 Acres. The Property is Located in Oshara Village, Via Richards Avenue, within the Community College District, within Section 16, Township 16 North, Range 9 East (Commission District 5)

MR. ARCHULETA: Thank you, Mr. Chair. On April 30, 2002, the Extraterritorial Zoning Authority granted master plan approval for a mixed-use development formerly known as Oshara Ranch. The development consisted of 735 residential units and 1.7 million square feet of commercial space and 246 acres of open space, park plaza areas on 471 acres to be developed in eight phases.

On October 28, 2004 the EZA granted a master plan amendment to the previously approved Oshara Ranch in order to change the phasing of the project. On January 11, 2005 the Board of County Commissioners granted preliminary development plan and plat approval for Phase 1 of the Oshara development. On June 14, 2005 the BCC granted final plat and development plan approval for Phase 1 of the Oshara Village development which consisted of 175 residential lots and 136,000 square feet of commercial space on 74 lots on a total of 37.78 acres in accordance with the previously approved master plan. Since the time of approval the necessary infrastructure, including roads and utility lines have been installed and more than 59 homes are occupied within Oshara Village.

Article V, Section 5.2 of the Land Development Code states approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board. It goes on to state that the progress in the planning and development of the project shall constitute an automatic two-year renewal of the master plan. The BCC's approval of a master plan amendment, preliminary plat for Phase 1 and final plat for Phase 1 constituted automatic renewals of the master plan which extended the expiration until October 28, 2013.

Due to the market conditions and the demand for residential, commercial and mixed-use lots the owner of Oshara Village is requesting additional time to proceed with

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the development of the land. The applicant is requesting a 24-month time extension of the Oshara Village Master Plan Approval under Article V, Section 5.2.7.b of the County Land Development Code which states master plan approvals may be renewed and extended for additional two-year periods by the Board at the request of the developer. A two-year time extension would render the master plan approval valid until October 28, 2015.

Growth Management staff has reviewed this application for compliance with pertinent code requirements and finds the project is in compliance with County criteria for this type of request. Recommendation: approval for a two-year time extension of the master plan for the Oshara Village development. Thank you, Mr. Chair.

COMMISSIONER MAYFIELD: Thank you, Mr. Archuleta.

Commissioners, are there any questions for staff? It's a public hearing. Is there anybody from the public that wished to comment on this case? I have one question for staff. Is this in the La Cienega fire district? Don't we have a - I thought we had a fire station out in that area down there?

MR. ARCHULETA: Mr. Chair, this is in the La Cienega Fire District.

Yes.

COMMISSIONER MAYFIELD: They have a closer fire station out in that area, right?

MR. ARCHULETA: Yes. The new one in Rancho Viejo.

COMMISSIONER MAYFIELD: Rancho Viejo. Seeing there are no public questions this hearing is now closed. Commissioner Stefanics.

COMMISSIONER STEFANICS: Thank you, Mr. Chair. I would move for the approval of the two-year time extension of the master plan.

COMMISSIONER ANAYA: Second.

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

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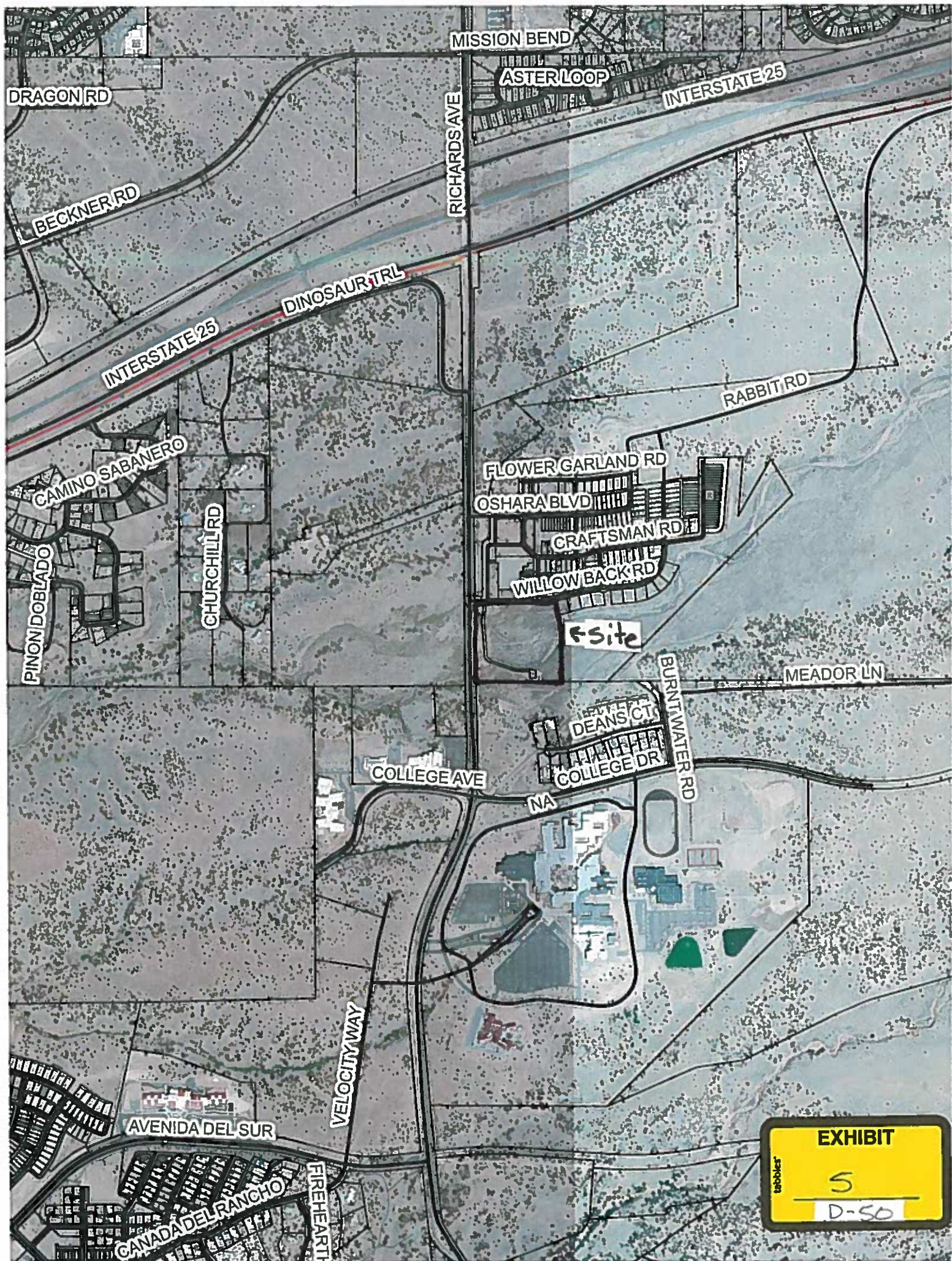


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