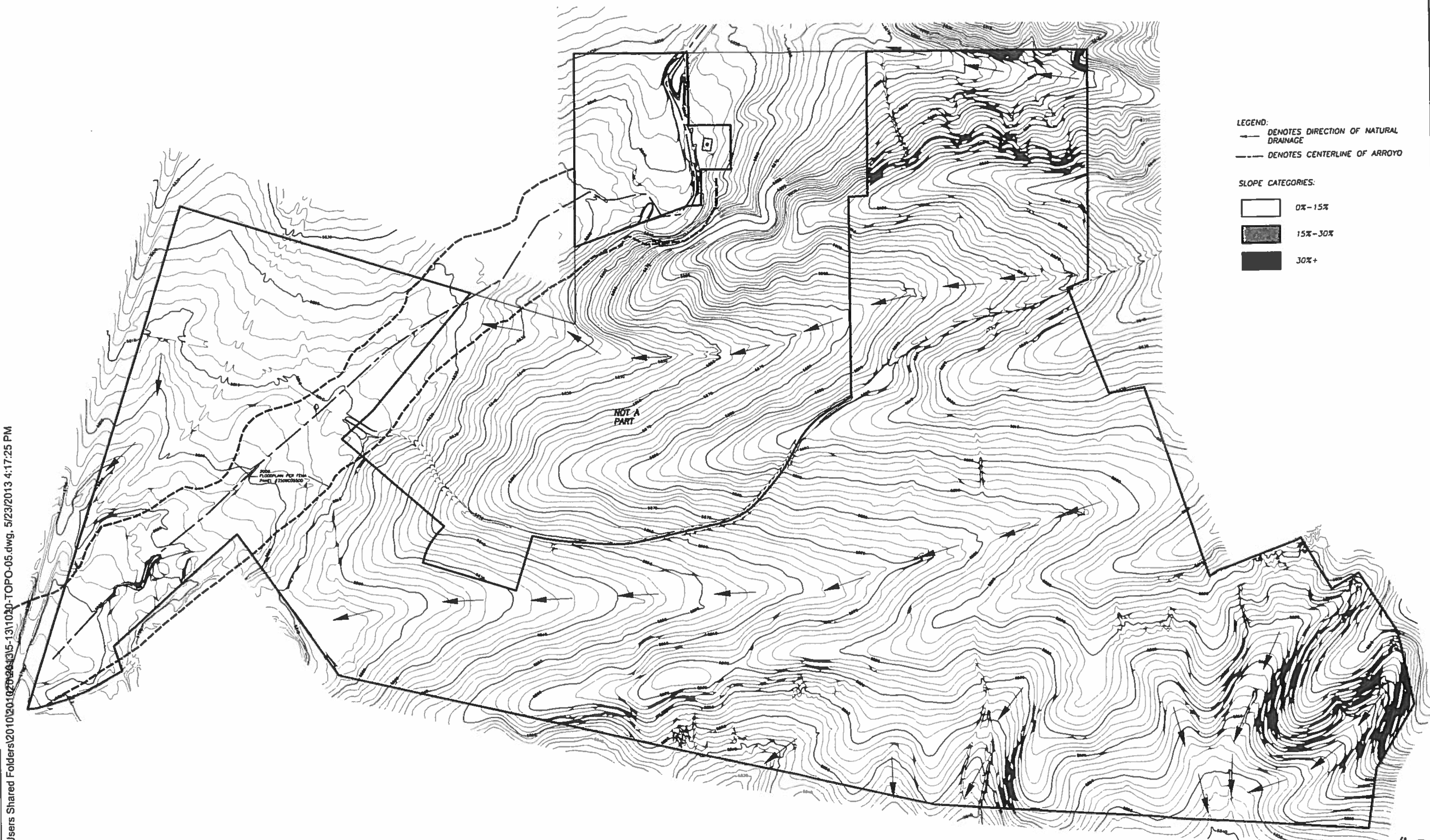
JAMES W. SIEBERT AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE, NEW MEXICO 87505 (505) 983-5588 FAX (505) 989-7313	CIELO COLORADO ESTATES	SCALE 1"=300'	DATE MAY 2013
		DRAWN BY HF	CHECKED BY JWS
	EXISTING UTILITIES	REVISED 08/00/00	FILE NAME 201020-EXCO-05
		NOTED ON 00/00/00	SHEET P-3

LEGEND:

- GAS — EXISTING GAS LINE
- W6 — EXISTING 6" WATER LINE
- W8 — EXISTING 8" WATER LINE
- E — EXISTING ELECTRIC LINE
- T — EXISTING TELEPHONE LINE
- EXISTING FIRE HYDRANT

OGA-42



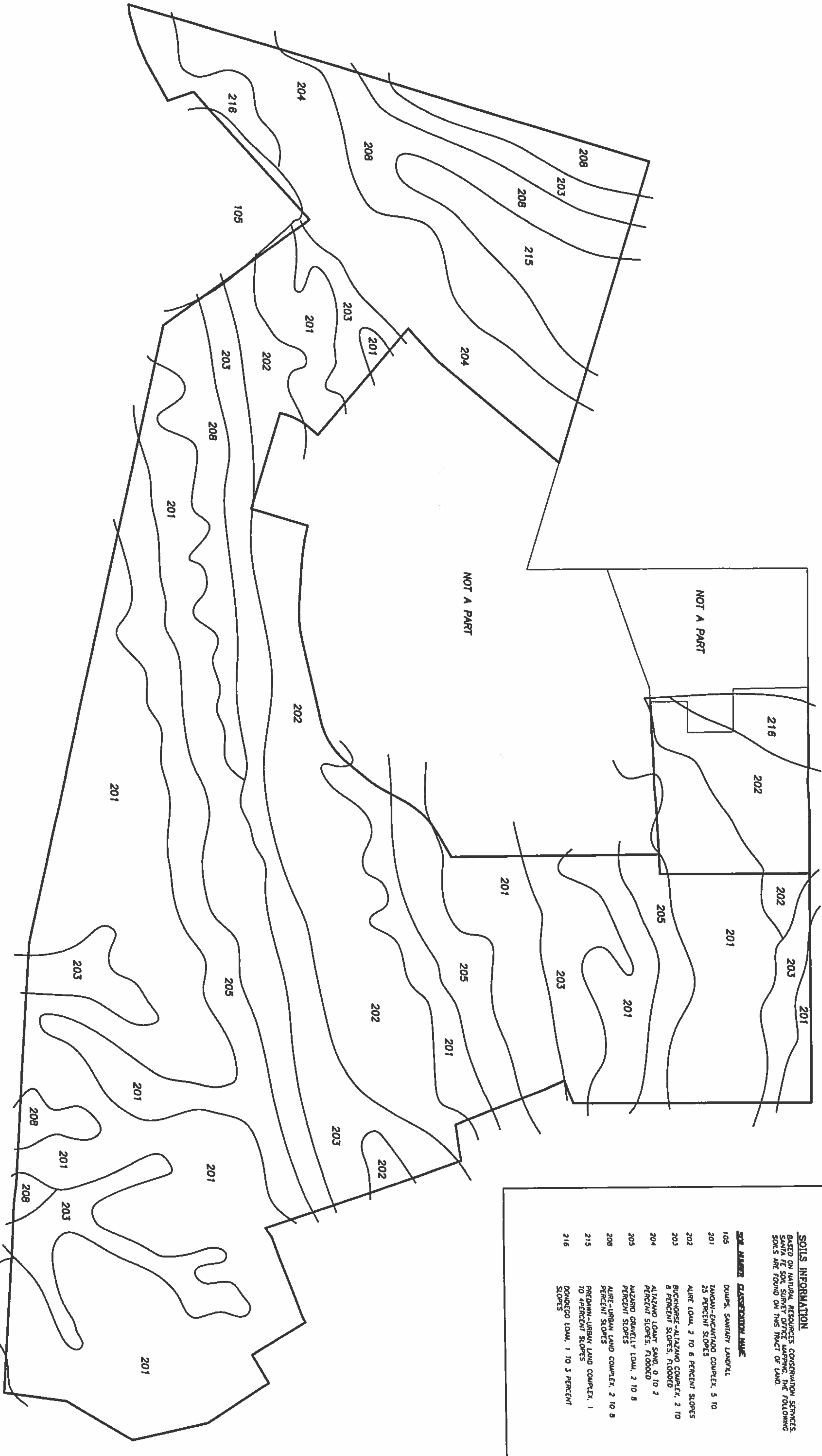
LEGEND:
—•— DENOTES DIRECTION OF NATURAL DRAINAGE
—·—·— DENOTES CENTERLINE OF ARROYO

SLOPE CATEGORIES:

0%–15%
15%–30%
30%+

0BA-43

JAMES W. SIEBERT AND ASSOCIATES, INC	CIELO COLORADO ESTATES	SCALE 1"=200'	DATE MAY 2013	NORTH
915 MERCER STREET • SANTA FE NEW MEXICO 87505		DRAWN BY HF	CHECKED BY	
(505) 983-5588 FAX (505) 989-7313	TOPOGRAPHY, SLOPE & NATURAL DRAINAGE MAP	REVISED 00/00/00	FILE NAME 201020 5-13 1020-TOPO-05	SHEET P-4
		WORKED ON 00/00/00		



SOILS INFORMATION

BASED ON NATURAL RESOURCES CONSERVATION SERVICES, SANTA FE SOIL SURVEY OFFICE MAPPING, THE FOLLOWING SOILS ARE FOUND ON THIS TRACT OF LAND.

SOIL NUMBER	CLASSIFICATION NAME
105	DUMPS, SANITARY LANDFILL
201	TANOAN-ENCANTADO COMPLEX, 5 TO 25 PERCENT SLOPES
202	ALIRE LOAM, 2 TO 6 PERCENT SLOPES
203	BUCKHORSE-ALTAZANO COMPLEX, 2 TO 8 PERCENT SLOPES, FLOODED
204	ALTAZANO LOAMY SAND, 0 TO 2 PERCENT SLOPES, FLOODED
205	NAZARIO GRAVELLY LOAM, 2 TO 8 PERCENT SLOPES
208	ALIRE-URBAN LAND COMPLEX, 2 TO 8 PERCENT SLOPES
215	PREDAWN-URBAN LAND COMPLEX, 1 TO 4PERCENT SLOPES
216	DONDECO LOAM, 1 TO 3 PERCENT SLOPES

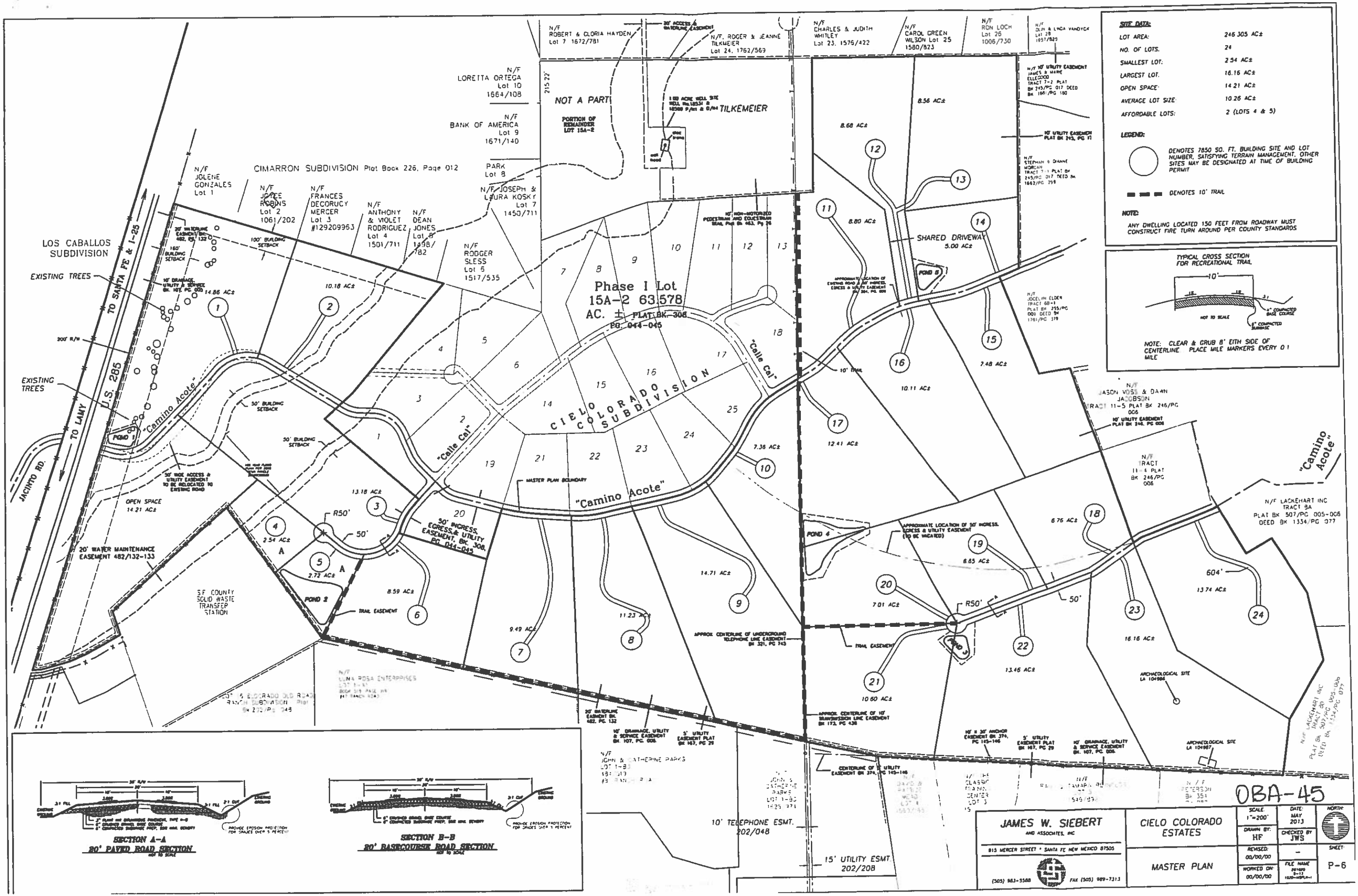
JAMES W. SIEBERT AND ASSOCIATES, INC
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983-5588 FAX (505) 989-7313

CIELO COLORADO

SOILS MAP

SCALE	DATE	NORTH
1"=200'	MAY 2013	
DRAWN BY HF	CHECKED BY JWS	SHEET
REVISED 00/00/00		P-5
WORKED ON 00/00/00	FILE NAME 201020 5-13 1020-SOILS-05	

OBA-44



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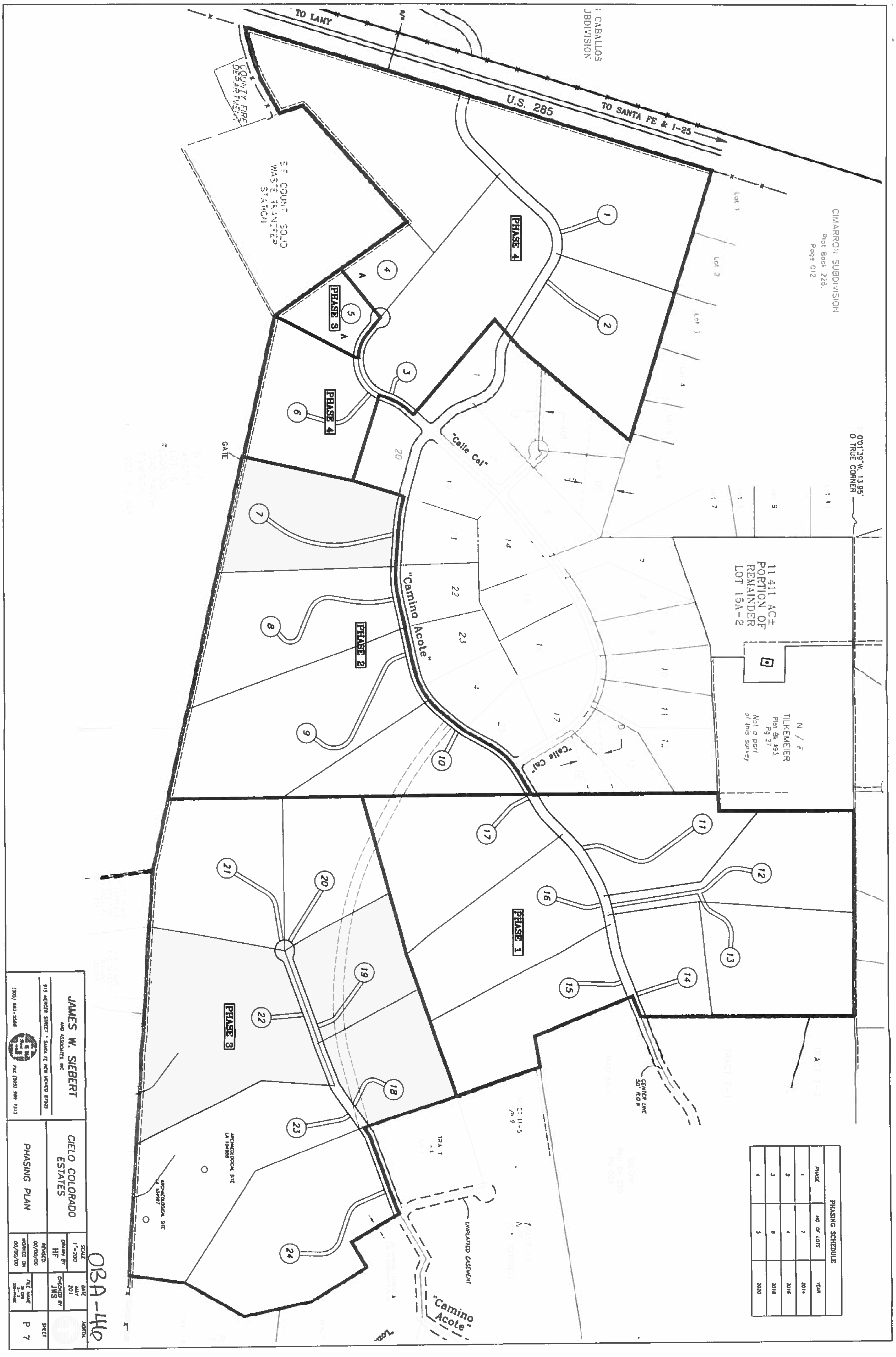


PHASING SCHEDULE

PHASE	NO. OF LOTS	YEAR
1	7	2014
2	4	2016
3	8	2018
4	5	2020

OBA-47

JAMES W. SIEBERT AND ASSOCIATES, INC 915 MERCER STREET • SANTA FE, NEW MEXICO 87505 (505) 983-5588 FAX (505) 989-7313	CIELO COLORADO ESTATES	CONCEPTUAL UTILITY PLAN	P-8
	SCALE: 1"=200'	DATE: MAY 2012	NORTH
	DRAWN BY: HF	CHECKED BY: JWS	SHEET
	REVISED: 00/00/00	FILE NAME: WORKED ON: 00/00/00	

LEGEND

- WATER LINE
- SHARED UTILITY TRENCH
- GAS LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING TELEPHONE LINE
- FIRE HYDRANT

"Camino Acote"

"Calle Cal"

"To" LAND

U.S. 285 To SANTA FE & I-25

EXISTING FIRE HYDRANT

GATE

20' EMERGENCY ACCESS ESMT.

COUNTY FIRE DEPARTMENT

S.F. COUNTY SOLID WASTE TRANSFER STATION

TRACT 11 N/F TONI CORRELL

TRACT 7 N / F STEVENS Plat Bk 245 Pg 17

TRACT 7-1

TRACT 7-2

TRACT 68-1 N / F SILOW Plat Bk 255 Pg 009

N / F TILKEMEIER Plat Bk 493 Pg 27

PORTION OF REMAINDER LOT 15A-2

CIMARRON SUBDIVISION Plat Book 225, Page 012

CABALLOS SUBDIVISION

S00°01'39"W, 13.95' TO TRUE CORNER

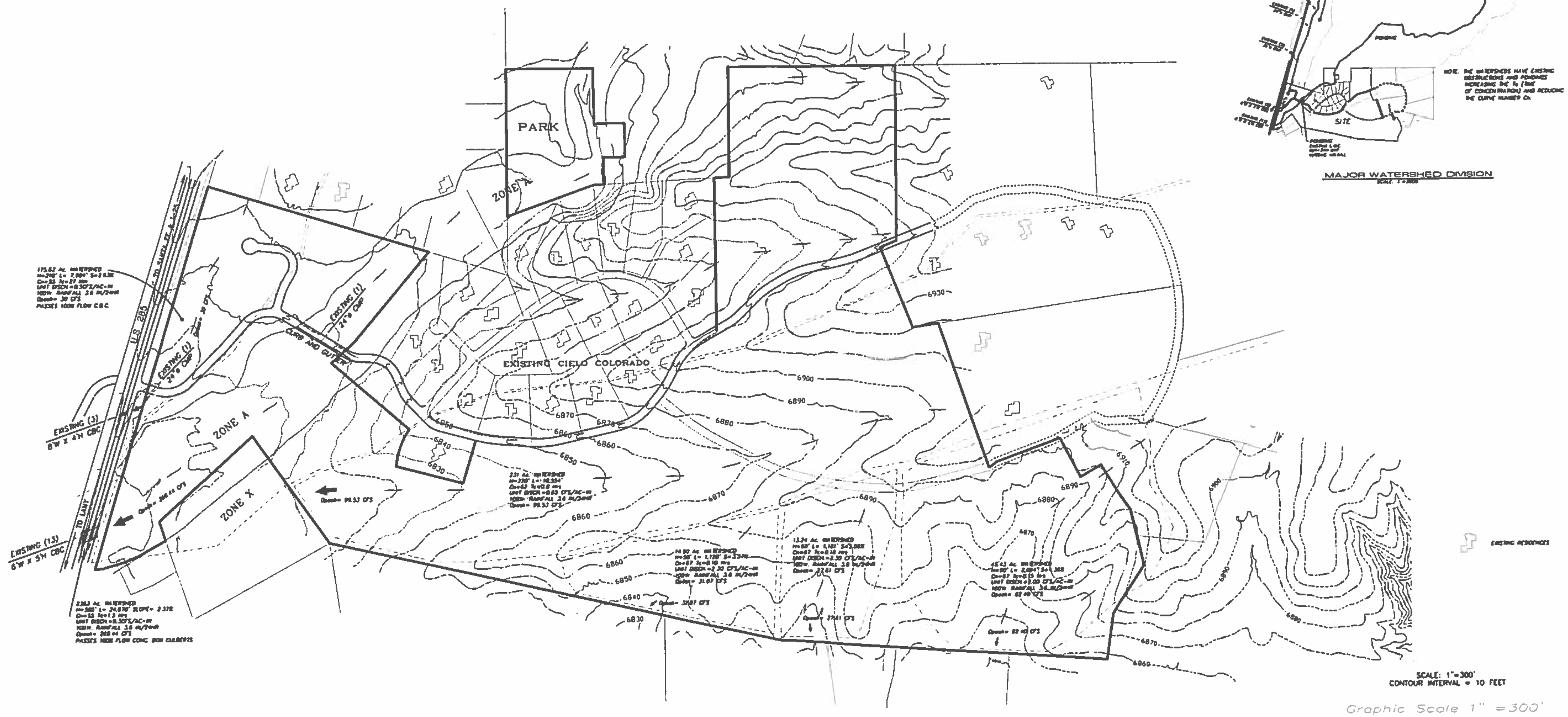
UNPLATTED EASEMENT

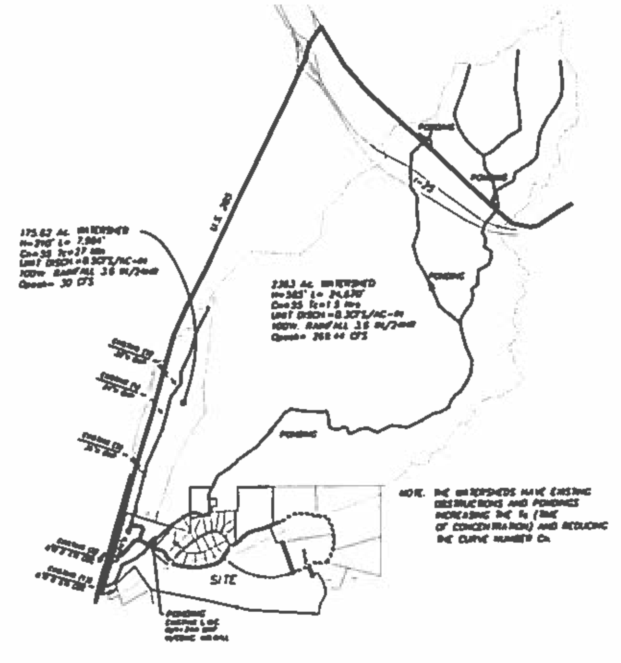
CENTER LINE 30' R.O.W.

ARCHAEOLOGICAL SITE LA 104387

ARCHAEOLOGICAL SITE LA 104388

EXISTING DRAINAGE WATER SHED AREAS
2012
CIELO COLORADO SUBDIVISION





MAJOR WATERSHED DIVISION

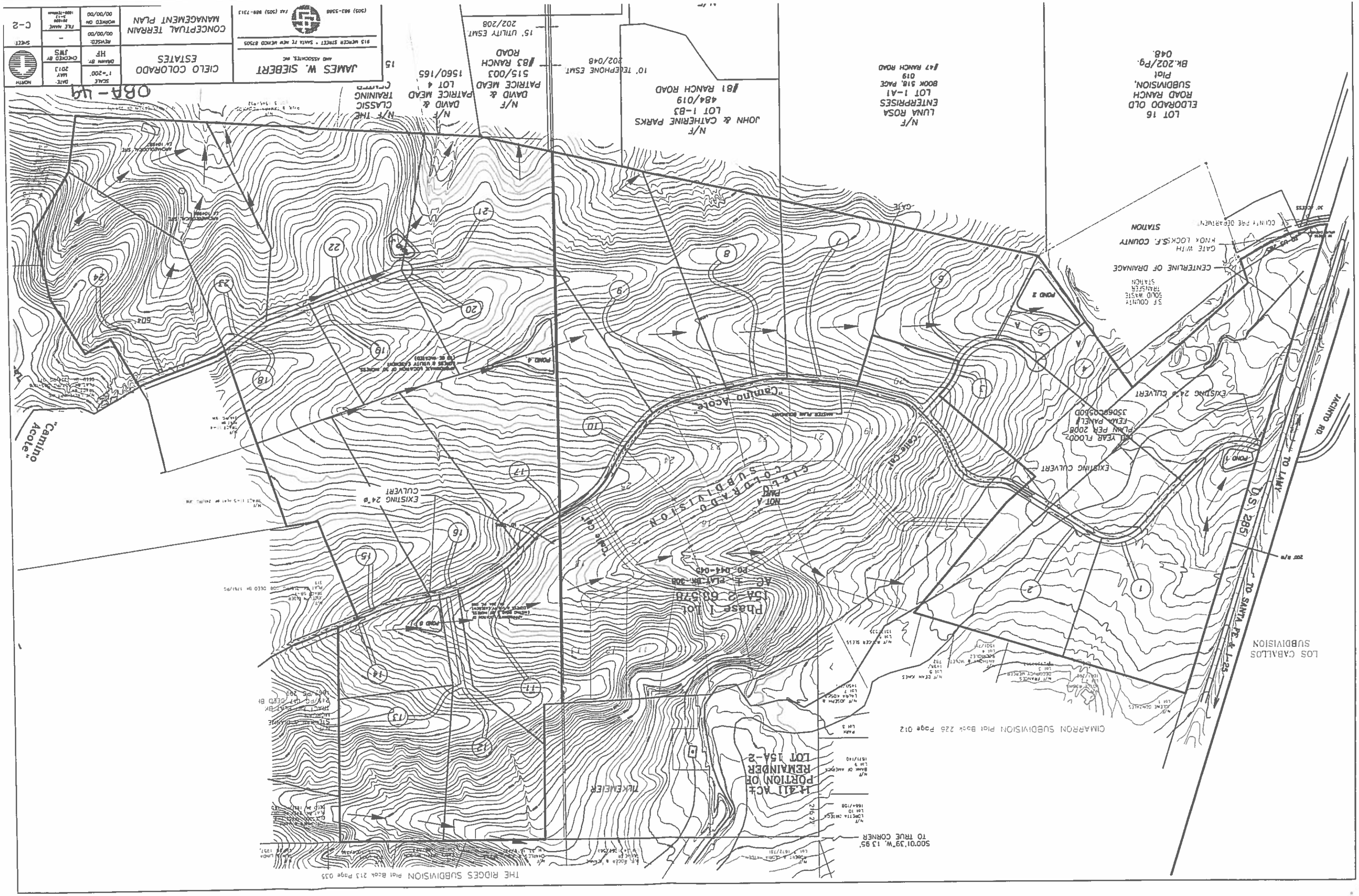
SCALE: 1"=300'
CONTOUR INTERVAL = 10 FEET

Graphic Scale 1" =300'
150 300 600 900

DBH-48

PRE-DEVELOPMENT CONDITIONS
WATERSHED DIVISION

ENGINEER'S SEAL	JAMES W. SIEBERT AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE NEW MEXICO 87505 (505) 983-5588 FAX (505) 989-7313	CIELO COLORADO MASTER PLAN	SCALE 1"=300'	DATE OCTOBER 2012	NORTH
		EXISTING DRAINAGE CONDITIONS	DRAWN BY JG	CHECKED BY JG	SHEET C-1
			REVISED	FILE NAME CC 9-27-12	
			WORKED ON 10/17/12		



JAMES W. SIEBERT
AND ASSOCIATES, INC.

915 MERCER STREET * SANTA FE, NEW MEXICO 87505
(505) 983-5588 * FAX (505) 989-7313
jim@jwsiebert.com

May 31, 2013

Jose Larranaga
Commercial Case Manager
P.O. Box 276
Santa Fe, NM 87504

Re: Cielo Colorado Cul-de-sac Review

Dear Mr. Larranaga:

Please include in our master plan request to the CDRC to allow two proposed cul-de-sacs to be in excess of 500 feet per the County Land Development Code. The cul-de-sac that serves lots 3-6 is 787 feet in length and the cul-de-sac that serves lots 18-21 is 1,361 feet in length.

Article V, Section 8.2.1d of the code allows for the CDRC to approve the length of cul-de-sacs in low density residential developments with approval from the Fire Marshal. The Fire Marshal has reviewed the plan and has recommended approval of the master plan with conditions. Attached to this letter is the review from the fire marshal.

Thank you for your assistance with this matter.

Sincerely,

James W. Siebert

Xc: Erick Aune

Cielo Colorado
cul-de-sac review

EXHIBIT 3

OBA-50

New Mexico DEPARTMENT OF TRANSPORTATION

January 10, 2013

Mr. Jose Larranaga
102 Grant Avenue
P.O. Box 276
Santa Fe, NM 87504

RE: **Cielo Colorado Subdivision**

Dear Mr. Larranaga,

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: Our records indicate that the cultural resources survey for the planned subdivision is over 10 years old. The developer will need to consult with the NM Historic Preservation Division, if they haven't already done so. Access to NMDOT right of way will be required along US 84/285, which probably will also include infrastructure improvements within the NMDOT right of way. These will require permits and environmental clearance from the NMDOT. For environmental clearance, the developer will need to contact Genevieve Head in the NMDOT Environmental Section at 505-827-5356.

District 5 Traffic Engineer: A Traffic Impact Analysis (TIA) dated October 2012 was reviewed and it indicates that the NMDOT build a left turn lane at the proposed main entrance of the subdivision. I have the following two comments: In Page 21 Right Turn Deceleration Lane, analyze the highest right turn volumes. In 2023, the PM peak has 10 right turn vehicles and 96 vphpl adjacent volume which is below the warrant of 130 vphpl. However, in 2033, you have 11 right turn vehicles and 128 adjacent volume which is higher than the warrant of 124 vehicles therefore a right turn deceleration lane will be required in 2033. An access application will be required before the development begins construction. The District has no other comments and recommends approval if a right turn lane is added as a condition.

Drainage Design Bureau: 1. A FEMA flood zone A along an unnamed tributary to the Canada de Los Alamos Arroyo crosses the proposed development where it is conveyed across US 285 by a 13 barrel 6'x5' concrete box culvert. This structure drains an area of 2363 acres. Located immediately to the north of the floodplain delineation and south of the existing access road lies a 3 barrel 8'x4' concrete box culvert. It is assumed that this structure provides overflow drainage from this

EXHIBIT 4 tabbies

OBA - 51

floodplain. 2. The existing access location will be maintained. Currently there is an existing 24" culvert located immediately outside of the NMDOT right of way that allows localized runoff and the roadside ditch to drain across the access road. It is unclear from the submittal application if this culvert is adequately sized. Approximate hydraulic computations performed for this review, utilizing the hydrolic information provided in the submittal, would indicate that the 24" culvert would need 6 feet of headwater to pass the 30 cfs; this headwater would appear to overtop the access and potentially US 285 based on the topographic information provided. It is recommended that this driveway culvert be improved in accordance with the State Access Management Manual and current Drainage Design Criteria or detailed computations submitted to document the existing culvert's conformance to current design standards. 3. The Master Plan Report provides the post development storm water runoff increase associated with the additional roadways will be mitigated through the use of six ponds. Additional runoff associated with the development of housing and driveways will be mitigated on each lot. It is recommended that access to the subject development be permitted, subject to the Santa Fe County Floodplain Development Permit Requirements and subject to the above conditions, with improvements to the existing roadside culvert.

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

Sincerely,

Jeremy Lujan
Property Asset Management Agent

FILE#: 1742

OBA - 52

STATE OF NEW MEXICO

OFFICE OF THE STATE ENGINEER

SANTA FE

Scott A. Verhines, P.E.
State Engineer

January 4, 2013

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

Jose E. Larrañaga
Commercial Development Manager
Santa Fe County
PO Box 276
Santa Fe, NM 87504

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Re: Cielo Colorado Master Plan

Dear Mr. Larrañaga:

The Water Use & Conservation/Subdivision Review Bureau of the Office of the State Engineer has reviewed the referenced Master Plan proposal relating to project feasibility regarding water supply pursuant to the Santa Fe County Land Development Code.

A staff memorandum providing specific comments is attached for your information. If you have any questions, please call Julie Valdez at 505-827-6790.

Sincerely,

John W. Longworth, P.E.
Water Use & Conservation/Subdivision Review Bureau Chief

Encl.

cc: OSE Water Rights Division, Santa Fe Office

JV: jv

OBA - 53

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

DATE: January 4, 2013
TO: John Longworth, P.E. Water Use & Conservation Bureau Chief
FROM: Julie Valdez, Senior Water Resource Specialist JMV
SUBJECT: Cielo Colorado Master Plan, Santa Fe County

SUMMARY

On December 10, 2012 the Office of the State Engineer (OSE) received a request to provide comments on the Cielo Colorado Master Plan.

The New Mexico Subdivision Act does not require an opinion from the OSE for Master Plans. Therefore, the OSE has not provided an opinion and has only commented on project feasibility regarding water supply pursuant to the Santa Fe County Land Development Code.

The water supply documents submitted to this office consist of a Water Budget, Plat Map, and a Ready, Willing and Able Letter from Eldorado Area Water and Sanitation District.

The proposal is a request to subdivide a 257.16 acre parcel into 67 residential lots ranging in size between 2.50 and 7.29 acres and one open space lot on 11.47 acres. The proposed subdivision will be developed in 9 phases over a 9 year period with an anticipated start date of 2015. The property is located on Camino Acote east of US 285 between Alma Drive and Old Road North within projected Sections 20, 21 and 22, Township 15 North, Range 10 East, Bishop John Lamy Grant.

The original Cielo Colorado Master Plan was submitted to Santa Fe County in 1995. This Master Plan proposal was a request to subdivide a 344.58 acre parcel into 91 residential lots ranging in size between 2.5 and 6.49 acres and one open space lot on 11.85 acres. In 2000, the developer filed an amended Master Plan. The amended plan subdivided a 332.07 acre parcel into 87 residential lots ranging in size between 2.5 and 3.82 acres and one open space lot on 11.42 acres. To this date, 25 lots of the proposed 91 lots from the original Master Plan have been developed.

The proposed water supply is by the Eldorado Area Water and Sanitation District (EAWSD). The proposal contains a Ready, Willing and Able Letter (Letter) from EAWSD. The Letter states that EAWSD commits to provided water service to the proposed subdivision in accordance with 1) the terms stated in this letter, 2) the Development Agreement (DA) dated December 6, 2012, between EAWSD and Cielo Colorado Land Company, 3) the Settlement Agreement and Release (SAR) dated August 27, 2007, and 4) the District's New Water Services Policy (NWSP) as amended June 3, 2010. The Letter goes on to state that *"subject to the satisfaction of the Requirements, EAWSD is ready, willing and able to provide water service to the entire"* subdivision *"in an amount not to exceed 16 acre feet per year"* *"based on a planned maximum addition of 64 dwellings"*. The water supply commitment by EAWSD does not coincide with

the proposal which estimates the project water demand as 16.75 acre-feet per year based on 67 lots and 0.25 acre-feet per lot.

In previous reviews of EAWSD policy, EAWSD has required a transfer of water rights to provide service. A transfer of water rights is not discussed in the proposal. Section 6.4.4b of the Santa Fe County Land Development Code requires that the ready, willing, and able letter from the proposed utility "*state any requirements for the applicant to provide water rights*". Since the DA, SAR and NWSP were not provided as part of the subdivision proposal, this office cannot determine if the developer has satisfied the terms in those agreements.

In May 2012, the OSE approved an application for an Additional Point of Diversion for EAWSD. The approval increased EAWSD's capacity to provide water by 200 acre-feet per annum. However, the amount of connections EAWSD is currently serving or the number of outstanding service commitments not yet connected is not known. Given that this is an old Master Plan and is partially developed, it is unclear if this proposal is included in EAWSD's existing commitments yet to be served or if it constitutes a new water service demand. Section 6.4.4b of the Santa Fe County Land Development Code requires documentation from the utility "*showing the quantity of water presently produced annually, quantity of water supply commitments to date, and proof of sufficient water rights to meet both existing commitments and the requirements of the development for at least 100 years*". This information was not included in the proposal.

CONCLUSIONS:

The following comments are provided for project feasibility regarding water supply:

- OSE is aware that EAWSD has had some difficulty in the past providing adequate water service to existing customers. This office recommends that EAWSD provide documentation demonstrating the quantity of water presently produced annually, quantity of existing water service supply commitments, and commitments for services not yet connected.
- The water service agreement from EAWSD is a commitment to provide water service not to exceed 16 acre-feet per annum. However, the proposal indicates that 16.75 acre-feet per annum of water is needed for the proposed subdivision.
- Under the Summary Description section of the proposal, the open space lot is described as 11.411 acres in size; under the Existing Parks and Open Space section of the proposal, the open space lot is described as 11.47 acres in size.
- Under the Summary Description section of the proposal, the subdivision parcel is described as 257.16 acres in size; under the Project Description section of the proposal, the subdivision parcel is described as 257.716 acres in size.

December 14, 2012

Jose E Larranaga
Development Case Manager
Santa Fe County
Santa Fe, NM

Re: Cielo Colorado Master Plan

Dear Mr. Larranaga:

Santa Fe Public Schools has reviewed information received from Santa Fe County Development Review Team regarding the above referenced project. Given the estimated build out projections for the development plan, current capacities at assigned schools (Eldorado Community School K-8, Santa Fe High School 9-12) will be adequate to serve the anticipated student population from this development. However, there may be additional residential housing projects currently planned or in the development phase that will affect future school capacities in this area.

We appreciate your observance of City Ordinance 2008-32 allowing Santa Fe Public Schools to adequately plan for impact to facilities and operations.

Sincerely,

Shirley McDougall
Property & Asset Management
(505) 699-4369
smcdougall@sfps.info

Educational Services Center
610 Alta Vista
Santa Fe, NM 87505
Telephone (505) 467-2000
www.sfps.info

OBA - 56

conserving
natural resources
for our future

SUPERVISORS
Alfredo Roybal
José Varela López
José Carlos Ortiz
Shelley Winship

Santa Fe – Pojoaque Soil and Water Conservation District

1911 Fifth Street, Suite 201

Santa Fe, New Mexico 87505

Telephone (505) 988-6253 Extension 3

Fax (505) 988-6615

January 15, 2013

Mr. José E. Larrañaga
Commercial Development Case Manager
County of Santa Fe
PO Box 276
Santa Fe, NM 87504-0276

Re: CDRC Case MP 12-5450 Cielo Colorado Master Plan

Dear Mr. Larrañaga:

The Santa Fe-Pojoaque Soil and Water Conservation District (District) went out to the aforementioned property to conduct a field inspection, along with an NRCS Soil Conservationist, on January 7, 2013.

The Cielo Colorado Master Plan proposal, for a Type II subdivision consisting of 67 lots on 257.16 acres, was assessed for technical accuracy and code compliance aspects with regards to terrain management. The information contained in the report was consistent with the physical attributes of the property. The proposed building envelopes, drainage and storm water retention sites are adequate for this proposal.

In conclusion, the District would like to state that this review was undertaken at the request of the County of Santa Fe, as provided by state law. The District's comments should not be construed as a recommendation of approval or disapproval of the subdivision.

Please feel free to contact me at 660-5828 if you have any questions regarding this review.

Sincerely,

José J. Varela López
Vice Chairman
Santa Fe-Pojoaque SWCD

OBA -57

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

January 3, 2013

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

RE: CDRC Case MP 12-5450 Cielo Colorado Master Plan

Dear Mr. Larrañaga:

I am writing in response to your request for review and comment on the above referenced master plan, received at the Historic Preservation Division on December 10, 2012. Include with the master plan was a cultural resources survey report prepared by Sandra Marshall in 1994 for the proposed subdivision.

The cultural resources survey identified two archaeological sites, LA 104986 and LA 104987. Both sites have been marked on the plat for avoidance. Because these sites will be avoided, the Historic Preservation Division has no concerns regarding the Cielo Colorado Master Plan.

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: 95888

OBA - 58

MEMORANDUM

DATE: February 5, 2013

TO: Vickie Lucero, Development Review Team Leader, Growth Management Department

FROM: Colleen Baker, Program Manager, Open Space and Trails Program

VIA: Mark Hogan, Director, Projects, Facilities and Open Space Division

Adam Leigland, Director, Public Works Department

RE: **CDRC CASE MP 12-5450 Cielo Colorado Master Plan**

Open Space and Trails Program staff reviewed this submittal and have two specific concerns: the location of the designated Park, and the two (2) archaeological sites that SHPO has cited as worthy of preservation.

The 11.41 acres which has been set aside for the park is adequate for the size of the subdivision. However, staff is concerned that access to the park is inadequate. The only way for residents to access the park is by a 10' pedestrian and equestrian easement from the east. This access will not be available until a much later phase of development, when and if lots 42-44 are developed. This appears to be the last phase of the Master Plan, so until then, residents have no access to the park. Open Space staff requests that the developer show provision for access to the park from the existing development. Further, staff requests that the developer prove access to the park for emergency vehicles.

The two (2) archaeological sites (LA 104986 and LA 104987) that SHPO requires be preserved are one room "field houses" located in lots 61 and 62. Open Space staff requests that the building envelopes within these two lots be specified at the time of final approvals for this phase of development to ensure that these sites are not further disturbed.

OBA-59

SANTA FE COUNTY INTEROFFICE MEMORANDUM

TO: JOSE LARRANAGA, CASE MANAGER

FROM: ROBERT GRIEGO, PLANNING MANGER

SUBJECT: CDRC CASE MP 12-5450 CIELO COLORADO MASTER PLAN

DATE: 2/14/2013

Summary

I have reviewed the Master Plan Report submitted for Cielo Colorado LLC. The development request is for 67 lots on 257.16 acres with an 11.411 acre park for an average lot size of 3.8 acres. The proposed development is partly within the US 285 South Highway Corridor Zoning District which is subject to the district Ordinance 2005-08 and is in the basin fringe hydrologic zone.

Residential density for the development is in accordance with the Highway Corridor Ordinance and the Land Development Code. Minimum lot size in the Basin Fringe zone is one dwelling unit per 2.5 acres with community water. The Master Plan complies with the use, lot size and density and dimension requirements of the Highway Corridor Ordinance. The Master Plan identifies the park on a lot which is not contiguous with the development but identifies a 10 foot easement from the development to the park.

Sustainable Growth Management Plan

The adopted County Sustainable Growth Management Plan (SGMP) stated goals, policies and strategies under supports development in accordance with the adopted district plan and the future land use plan. The SGMP also establishes goals and policies for parks and open space. Goals and policies include:

> Establish an interconnected system of trails and parks, with regional trail and park connections for pedestrians, equestrians, and cyclists.
>
> Create and maintain safe access, parking, and trailheads for public lands and other open spaces.

Staff Recommendation:

The Cielo Colorado Master Plan Report has been reviewed in accordance with the US 285 South Highway Corridor Zoning District and the SGMP. Staff recommends approval of CDRC Case MP 12-5450 Cielo Colorado Master Plan.

OBA 1-160

Office of Affordable Housing
MEMORANDUM

DATE: June 20, 2013

TO: Jose Larranaga, Development Review Team Leader

FROM: Steven Brugger, Affordable Housing Administrator

SUBJECT: Cielo Colorado Master Plan Approval Request – Affordable Housing Plan

---

Summary of Applicant's Affordable Housing Plan and Staff Findings

A summary is provided of the Applicant's Affordable Housing Plan, along with a brief analysis of how it complies with the Affordable Housing Ordinance and Regulations and staff findings on whether the Affordable Housing Plan meets the requirements of the Affordable Housing Ordinance and Regulations. Staff findings are presented in bold text. Following the narrative, a staff recommendation is presented.

Required Number of Affordable Units

In Article I, Section 1.1 of the Affordable Housing Plan, the Applicant proposes to provide two (2) affordable units for this twenty four (24) unit project. Per Ordinance 2012-1, the affordable housing requirement for a minor project is 8%. 8% of 24 is 1.92, which is rounded up to 2. **The Applicant complies with the number of affordable units required under the Affordable Housing Ordinance and Regulations.**

Distribution of Affordable Units by Income Range

In Article I, Section 1.3 of the Affordable Housing Plan, the Applicant proposes to provide one affordable unit for households in Income Range 2 (66% - 80% of Area Median Income) and one affordable unit for households in Income Range 3 (81% - 100% of Area Median Income). This distribution follows the formula in Section 3.2.7.1 of the Regulations. **The Applicant complies with the distribution of affordable units by income range required under the Affordable Housing Ordinance and Regulations.**

Mix of Affordable Housing Types and Minimum Size Requirements

In Article I, Section 1.2 and Exhibits A and B of the Affordable Housing Plan, the Applicant proposes to provide three bedroom, two bath units with a minimum square

footage of 1,150 to meet the affordable unit requirement for both Income Range 2 and Income Range 3. This housing type mix and minimum size meets the requirements of Section 3.1.2.1 and Section 3.2.6.1 of the Regulations. **The Applicant complies with the requirements for mix of housing types and minimum size required under the Affordable Housing Ordinance and Regulations.**

Affordable Housing Characteristics

In Article I, Section 1.4 of the Affordable Housing Plan, the Applicant proposes to provide affordable homes with many standard features as set forth in the Plan. In Article I, Section 5 of the Plan, the Applicant states that all units shall meet "Energy Star" program requirements. Section 3.2.6.3 of the Regulations states the minimum standard features which must be included in the base home price. **The Applicant shall comply with the Affordable Housing Ordinance and Regulations after including a statement in Article I, Section 1.4 of the Affordable Housing Plan that they will meet the requirements of Section 3.2.6.3 of the Affordable Housing Regulations.**

Affordable Unit Integration

In Article I, Section 1.5 and Exhibits A and B of the Affordable Housing Plan, the Applicant sets forth the location of the affordable homes. The proposed locations meet the integration requirements of the Ordinance and Regulations. No mention is made in the Plan that the affordable units shall be integrated in terms of architecture, exterior materials and landscaping, or that the Affordable Housing Administrator shall review the unit design prior to marketing. **The Applicant shall comply with the Affordable Housing Ordinance and Regulations after including a statement in Article I, Section 1.5 of the Affordable Housing Plan that they will meet the requirements of Section 3.2.6.4 of the Affordable Housing Regulations.**

Affordable Unit Marketing

In Article I, Section 1.6 of the Affordable Housing Plan, the Applicant describes the entities that will assist in the marketing of the affordable homes. As part of the marketing program, the Applicant must only sell affordable homes to first-time homebuyers who meet the income and asset limitations set forth in Section 4.1 of the Regulations and who are certified per Section 4.3 of the Regulations. Marketing materials must meet the requirements set forth in Section 4.2 of the Regulations. **The Applicant shall comply with the Affordable Housing Ordinance and Regulations after including a statement in Article I, Section 1.6 of the Affordable Housing Plan that they will meet the requirements of Section 4.1, Section 4.2 and Section 4.3 of the Affordable Housing Regulations.**

Affordable Unit Phasing

In Article I, Section 3 of the Affordable Housing Plan, the Applicant states that the sale of affordable homes within the development shall be consistent with the proportionate build-

out of all homes. This meets the proportionality requirement set forth in Section 4E of the Affordable Housing Ordinance. **The Applicant complies with the affordable housing phasing requirements under the Affordable Housing Ordinance and Regulations.**

Affordable Housing Agreement Requirement

In Article I, Section 4 and Article II, Section 1 of the Affordable Housing Plan, the Applicant agrees to submit an affordable housing agreement prior to recordation of the final plat for Phase 1. Per Section 7.2.2 of the Affordable Housing Regulations, the affordable housing agreement must be approved by the Board of County Commissioners. Therefore, the affordable housing agreement should be submitted along with the request to the BCC for final plat approval. **The Applicant shall comply with the Affordable Housing Ordinance and Regulations after including language in Article I, Section 4 of the Affordable Housing Plan that states that the Plan will be submitted for Affordable Housing Administrator review and BCC consideration prior to the recordation of the final plat.**

Maximum Target Housing Prices

In its Affordable Housing Plan, the Applicant does not address the requirement that affordable units are to be sold at a price not to exceed the maximum target home price for the respective Income Range, as set forth in Section 3.2 of the Affordable Housing Regulations. **In the Affordable Housing Plan, the Applicant must state that they shall comply with Section 3.2 of the Affordable Housing Regulations that establish the maximum target home prices for each Income Range and housing type.**

Format for Affordable Housing Plan

The Applicant shall include signature blocks for its approval and the Affordable Housing Administrator approval of the Affordable Housing Plan and shall attach all appropriate exhibits as part of the Plan.

Staff Recommendation

Staff requests that the Applicant make revisions to the Affordable Housing Plan as set forth in this staff report and resubmit to the Affordable Housing Administrator for approval, as enabled by Section 7.1 of the Affordable Housing Regulations.

Santa Fe County Fire Department

Fire Prevention Division

Official Development Review

Date	June 26, 2013		
Project Name	Cielo Colorado Master Plan		
Project Location	Camino Acote, Eldorado at Santa Fe subdivision, T15; R10; S21/22 'High Hazard WUI Zone'		
Description	Amended Subdivision Master Plan	**Case Manager**	Jose Larranaga
Applicant Name	James W. Siebert	**County Case #**	MP12-5450
Applicant Address	915 Mercer Street Santa Fe, NM 87505	**Fire District**	El Dorado
Applicant Phone	505-983-5588		

Review Type: Commercial ☐ Residential ☒ Sprinklers ☐ Hydrant Acceptance ☐
Master Plan ☒ Preliminary ☐ Final ☐ Inspection ☒ Lot Split ☐
Wildland ☒ Variance ☐

Project Status: Approved ☐ Approved with Conditions ☒ Denial ☐

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

Summary of Review

- 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. *(page #2)*
- Final placement of the fire hydrants shall be coordinated and approved by the Santa Fe County Fire Department prior to installation *(page #3)*
- 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. It shall be the responsibility of the developer to notify the Fire Prevention Division when the system and hydrants are ready to be tested. *(page #4)*
- This subdivision's location is rated within a "High Wildland-Urban Hazard Area" and shall comply with all applicable regulations within the SFC Ordinance 2001-11 / EZA 2001-04 as applicable for the Urban Wildland Interface Code governing such areas. *(page #4)*

- 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. *(page #5)*

Fire Department Access

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

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 adjacent to the, fire hydrants, landscape medians in traffic flow areas and in designated no parking areas shall be appropriately marked in red with 6" white lettering reading "FIRE LANE - NO PARKING" as determined by the Fire Marshal prior to final approval. Assistance in details and information are available through the Fire Prevention Division. The Home Owner's and/or the Home Owner's Association will maintain said markings following the final approval and for the duration of the subdivision.

- **Roadways/Driveways**

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

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

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

Dead-end roads over 1000 feet shall have cul-de-sacs of 120 ft. in diameter.

- **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.

- **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.*

Driveways/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.*

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

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.*

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

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.

OBA - 616

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

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.

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. 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

Supply lines shall be capable of delivering a minimum of 500gpm with a 20-psi residual pressure to the attached hydrants. The design of the system shall be accordingly sized and constructed to accommodate for the associated demands placed on such a system through drafting procedures by fire apparatus while producing fire flows. The system shall accommodate the operation of two pumping apparatus simultaneously from separate locations on the system.

All hydrants shall have NST ports.

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. It shall be the responsibility of the developer to notify the Fire Prevention Division when the system and hydrants are ready to be tested.

Automatic Fire Protection/Suppression

For life safety and property protection this office highly recommends the installation of Automatic Fire Suppression systems meeting NFPA 13D requirements. Assistance in details and information are available from the Fire Prevention Division.

Urban-Wildland Interface

SFC Ordinance 2001-11, Urban Wildland Interface Code

This subdivision's location is rated within a "High Wildland-Urban Hazard Area" and shall comply with all applicable regulations within the SFC Ordinance 2001-11 / EZA 2001-04 as applicable for the Urban Wildland Interface Code governing such areas.

- **Building Materials**

Buildings and structures located within urban wildland interface areas, not including accessory structures, shall be constructed in accordance with the Fire Code, the Building Code and the Urban Wildland Interface Code.

- **Location/Addressing/Access**

DBA-67

Per SFC 2001-11/EZA 2001-04, addressing shall comply with Santa Fe County Rural addressing requirements.

Per SFC 2001-11 / EZA 2001-04 Chapter 4, Section 3.2 Roads and Driveways: *Access roads, driveways, driveway turnarounds and driveway turnouts shall be in accordance with provisions of the Fire Code and the Land Development Code.* Roads shall meet the minimum County standards for fire apparatus access roads within this type of proposed development.

- **Vegetation Management**

The project shall also have a vegetation management plan adopted by covenant as required by the Urban Interface Fire Code 2001-11. This plan shall be submitted in advanced for review and approval. The requirements of this plan shall be included in the subdivision covenant and recorded on the plat.

General Requirements/Comments

- **Inspections/Acceptance Tests**

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

- **Permits**

As required

Final Status

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

Tim Gilmore, Inspector

Code Enforcement Official — **Date** 6-26-13

Through: David Sperling, Chief

File: DevRev/EL/CieloColoradoAmend/062613

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

OBA-68

MEMORANDUM

DATE: June 25, 2013

TO: Jose Larranaga, Commercial Case Manager

FROM: John Lovato, Terrain Management

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

FILE REF: CDRC CASE # MP 12-5450 Cielo Colorado

REVIEW SUMMARY

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code. The request is for Master Plan approval to create a 24 residential lot subdivision on 246.305 acres. The smallest lot size is 2.54 acres, and the largest lot size is 16.16 acres.

Terrain Management

The site has slopes 8%-12% or less and there a limited areas with slopes of 20%. The project conforms to Article VII, Section 3 Terrain Management of the Santa Fe County Land Development Code.

Storm Drainage and Erosion Control:

The Applicant's proposal shows existing topography, natural Drainage, and a proposed grading and drainage plan. The proposed grading and drainage plan contains pre and post development drainage. The project site contains five (5) detention ponds throughout the subdivision. The proposal meets requirements of Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance and Article VII, Section 3 Terrain Management for drainage.

FEMA

The Applicant's proposal shows existing topography, natural Drainage, and a proposed grading and drainage plan. The proposed grading and drainage plan contains pre and post development

drainage. The project site contains five (5) detention ponds throughout the subdivision. The proposal meets requirements of Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance and Article VII, Section 3 Terrain Management for drainage.

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

OBA-70

February 13, 2013

TO: Jose Larrañaga, Commercial Development Case Manager

FROM: Karen Torres, County Hydrologist

RE: CDRC Case # Z/S 12-5450 Cielo Colorado Master Plan – T15N R10E Projected Sections 20, 21 & 22

The subject master plan was reviewed for technical accuracy and compliance with the SFC Land Development Code. The submittal by the applicant is largely complete and in compliance with the Land Development Code but submission of additional information for phase I, as outlined below, is requested for review as a condition of master plan approval.

- Submission of a detailed water budget and water restrictive covenants for phase I.
- An analysis demonstrating the appropriate liquid waste disposal setback has been met for phase I.

Nature of Project

The applicant proposes a master plan to create 67 lots ranging in size from 2.50 to 7.29 acres for single family residences. This development will occur in 9 phases with phase I consisting of 5 lots. The subject property is located east of New Mexico State Road 285 and north of the Eldorado Transfer Station. Project location is further described as in projected Township 15 North. Range 10 East, Sections 20, 21 and 22 N.M.P.M, within the Bishop John Lamy Land Grant.

Water supply for this development will be provided by the Eldorado Area Water and Sanitation District (EAWSD) with individual septic tanks for liquid waste disposal.

Master Plan Requirements for Water

Article V, Section 5.2.2 g, Master Plan Procedures, as amended by Ordinance 2005-2, requires a master plan report to include the following:

1. A preliminary water supply plan and liquid waste disposal plan which identifies the source of water, water budget by phase and water conservation plan.
2. Submission of a water supply plan for the first sustainable phase of development, as required by Article VII, Section 6 of the Code.

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 any development which includes construction or expansion of a community water system, 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
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"

Pursuant to *Memorandum of Understanding Between the Eldorado Area Water and Sanitation District and the Board of County Commissioners of Santa Fe County Regarding Mutual Water Services Cooperation* executed on October 9th 2012 submission of a ready, willing and able to serve letter is adequate for purposes of the required review under the Santa Fe County Land Development Code. The applicant submitted a ready, willing and able to serve letter dated December 6th, 2012 for the subject development for 64 dwelling units in an amount not to exceed 16.0 acre-feet. A second letter dated January 16th 2013 clarified that the water system is committed to serve three existing meter points as well as the proposed 64 new meters totaling 67 service connections to deliver up to 16.75 acre-feet.

Based on these submissions code requirements for Article VII Sections 6.3, 6.4, 6.5 and 6.7 have been met.

Article VII, Section 6.6- *Water Conservation*

Water Budget

Water budget submitted for review states each lot will be limited to a maximum annual water use of 0.25 acre-feet. A detailed water budget was not submitted for review.

Water Restrictive Covenants

The master plan report states that the lots will comply with the Santa Fe County water conservation ordinances. No water restrictive covenants for phase I as required by Article VII Section 6.6.2 were submitted for review.

It is recommended the applicant submit a detailed water budget and water restrictive covenants for phase I as a condition of master plan approval.

Master Plan Liquid Waste Disposal Requirements

Article V, Section 5.2.2. g, 8 entitled Master Plan Procedures requires a preliminary liquid waste disposal plan for the first sustainable phase of development, as required by Article VII, Section 2 of the Code. It should be noted wastewater requirements were amended by Ordinance 1999-1

Article VII, Section 2.2 (as amended by Ordinance 1999-1)

Table 7.1 of this section requires the submission of liquid waste disposal documentation package for subdivision proposing individual liquid water disposal systems, as described in Section 2.6.

Article VII, Section 2.6 (as amended by Ordinance 1999-1)

The following items are required for a liquid water disposal package:

2.6.1- A copy of the sub divider's disclosure statement relating to liquid waste disposal

2.6.2 – The location of proposed distance separation of all proposed and existing wells, sewage adsorption areas, community sewage systems and community water supply systems within the proposed subdivision or large scale residential development and existing wells and drain fields within 500 feet of the proposed subdivision or large scale residential boundary.

2.6.3 – A map showing the location of all arroyos, flood plains and bodies of water within the proposed subdivision or development and within 1,000 feet of the proposed subdivision or development boundary.

2.6.4 – A soil investigation report, including a soil survey, soil borings to a minimum depth of 8 feet, soil test results and an analysis of the soil survey, soil boring and soil tests. The report shall define soil depth to bedrock, seasonal high groundwater table or other limiting soil layer and percolation rate for the soils present with the proposed development. There shall be a minimum of 1 boring and 1 percolation test per 10 lots; the locations of these borings and test shall be distributed over the site to adequately represent the site soil conditions.

2.6.5 - A liquid waste system feasibility map, superimposed on the subdivision plat or development plan delineating the areas suitable, limited and prohibitive soils as defined in Table 7.2 and delineating required setback distances as defined in Table 7.3. The feasibility map shall delineate slopes of 9% to 15% and slopes more than 15%.

2.6.6 – The flood frequency of areas within the proposed subdivision or development

2.6.7 – A detailed description of the kind of individual liquid waste disposal systems, if any, that are to be used by the occupants of the subdivision or development. Preliminary plans for individual liquid waste disposal systems if a system will serve more than one connection.
2.6.8 – The projected population of the subdivision or development.

2.6.9 – The direction of movement of ground water in the subdivision or development

2.6.10 – An analysis which indicates the individual liquid waste disposal systems can be used for each lot in compliance with all applicable New Mexico Environment Department regulations in effect at the time the application is made and all requirements of Section 2.4 of this Article, without need for any variance from their requirements.

2.6.11 – At the discretion of the Board, as applicant of a development permit, may be required to analyze the effect of wastewater discharges on groundwater quality over a 100 year time frame to demonstrate that potable water supplies new available to wells within one mile of the development shall not be caused to be unpotable during the 100 year period as a result of the proposed development.

The development report submitted by the applicant states the proposed lots will use individual septic systems. Under the Floodplain Setbacks section on page 19 of the development plan report a 75 foot setback is noted for terrain management. Additionally map sheet P-6 dated September 2012 places phase I lots, numbered lots 11 – 15, almost entirely within the 100 year flood plain with a 50 foot building setback. Article VII Section 2.4.11 requires a minimum of 25 feet plus the depth of the channel. Channel profile for the 100 year flood plain within proposed phase 1 of this development was not submitted for review. An analysis of appropriate liquid waste disposal setback as described in Article VII Section 2.6.5 is required for the first sustainable phase of this development.

It is recommended county staff work with the applicant to outline necessary submittals to meet code requirements. This can be handled administratively as a condition of master plan approval.

Conclusions

Additionally staff concludes there is sufficient information submitted for Master Plan but request submission of additional information, as outlined below, for review prior to preliminary and final approval.

- Submission of a detailed water budget and water restrictive covenants for phase I for review prior to master plan approval

- An analysis of appropriate liquid waste disposal setback is required for the first sustainable phase of this development for review prior to master plan approval.

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

PUBLIC WORKS DIVISION
MEMORANDUM

Date: January 14, 2013

To: Jose Larranaga, Land Use Department

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

Re: **CDRC Case # 12-5450 Cielo Colorado Master Plan.**

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), in which the roadway/driveway needs to conform. The project is located within the US 285 South Highway Corridor and situated southeast of the Interstate 25/New Mexico State 285 intersection and east of New Mexico State 285 / Camino Acote intersection, within Sections 20, 21 &22, Township 15 North, Range 10 East. The applicant is requesting Master Plan approval for a sixty-seven (67) lot single-family residential development located on 257.16 acres parcel of land.

Access:
The project is proposing to access Cielo Colorado Subdivision from Camino Acote an existing paved road. Secondary access was not addressed for the Cielo Colorado Subdivision. A Traffic Impact Analysis (TIA) was provided by Jorge Gonzalez, dated October 2012 for the project. The TIA studied the intersection of US 285 and Camino Acote/ San Jacinto. It states that this intersection operates no lower than a B (LOS) Level of Service during peak hours.

Conclusion:
Public Works has reviewed the plans and feels that they can support the above mentioned project for a Master Plan Approval with the following conditions;

- Applicant shall comply with Right-Of Way setbacks as per Article V, Section 8.1.7 of the Land Development Code and Section 8.8 A. of Ordinance 2005-08 (US 285 South Highway Corridor Zoning District).
- Applicant shall provide Santa Fe County Public Works with drainage calculations to ensure that existing low water crossing will allow an emergency vehicle access during a one hundred year storm event as per Article V, Section 8.3.4 of the Land Development Code.
- Applicant shall comply wilt all NMDOT regulatory requirements for driveway access to US 285.

DBA -75

SANTA FE COUNTY PLANNING DEPARTMENT
TRANSPORTATION PLANNING

December 26, 2012

Jose E. Larranaga
Commercial Development Case Manager

Re: CDRC Case# MP/PDP 12-5450 Cielo Colorado Master Plan

Jose:

I have reviewed the submitted case for technical accuracy and for compliance with the Land Development Code for Master Plans with the following comments:

1. Land Development Code - 8.2 Road Design

8.2.1d Cul-de-sacs: Cul-de-sacs shall not be longer than five hundred (500) feet. In low density residential development areas the length of cul-de-sacs may be adjusted by the County Development Review Committee with the changes consistent with public safety factors.

Four (4) of the proposed eight (8) cul-de-sacs are in excess of 500 feet. For this review the additional distance, given the proposed density, does not propose a public safety risk if the County Development Review Committee wishes to adjust said requirement. Please note that it is recommended that the County Fire Department review and provide their approval before any adjustment is considered.

2. Setbacks

Both the US 285 South Highway Corridor Plan and the US 285 South Highway Corridor Zoning District call for a minimum 100 foot setback for buildings and the Santa Fe County Land Development Code requires an open space setback between lots and the right-of-way for US 285.

- **The US 285 South Highway Corridor Plan (Resolution 2004-73, July 2004) calls for the following:**

  Pg. 87 Noise Setbacks/Recommendations
  Minimum 100-foot setback should be continued for future residential developments and residences should be built at least 160 feet from the edge of the highway in order to protect from existing and future traffic noise.

- **The US 285 South Highway Corridor Zoning District (Ordinance 2005-08) calls for the following:**

  8.8 District Standards – All Subdistricts
  District standards applicable in all subdistricts within the 285SC District include the following:
  A. Setbacks from Highways

Erick J. Aune AICP, Senior Transportation Planner
102 GRANT AVENUE · SANTA FE, NEW MEXICO·87501
PHONE (505) 986.6214 E-MAIL eaune@santafecounty.org

OBA-176

SANTA FE COUNTY PLANNING DEPARTMENT
TRANSPORTATION PLANNING

1. US 285 Any building containing a use or accessory to a residential use shall be set back a minimum of 100 feet from the edge of the right-of-way of U.S. Highway 285…

- **Land Development Code - 8.1.6 <u>Access to highways and arterials; buffering requirements</u>**

  e. An open space setback shall be provided between residential lots and the right-of-way boundary of any major arterial, limited access highway, railroad, or established major center district, for the purpose of protecting adjacent or proposed residential uses from noise, fumes or other nuisances associated with such facilities…

  As proposed and articulated in the "Master Plan Report" pg. 19 "Relationship to US 84/285Highway Corridor Ordinance" the proposed "fifty foot setback" is insufficient as proposed. As required above, both the open space setback between lots and the right-of-way and the residential structure setbacks shall be clearly articulated on the plans.

3. Land Development Code - 8.4 <u>Sidewalks and Paths – Requirements</u>

8.4.2 For subdivisions of twenty-five (25) or more parcels, non-vehicular trails shall be required with roads of arterial, collector and subcollector classification. In lieu of this requirement an internal, off-road trail system may be substituted, if the results connects existing trails, trail easements, or assists in the creation of an area-wide trail network on adjacent lands.

Please provide non-vehicular trails in conjunction with the requirements of Section 8.4.2 as informed by Appendix 5.A Road Classification and Design Standards.

4. 5.2.2 <u>Master Plan Submittals</u>

g. 5) A written preliminary traffic report prepared by a licensed traffic engineer or other qualified expert acceptable to the Code Administrator.

The required submittal, "Traffic Impact Analysis" prepared for Cielo Colorado, LLC by Jorge Gonzalez, P.E. was reviewed and there are no comments associated with that report.

Note: Plan Sheet Page 6 Paved Road Section A-A appears to have a typo that should read "24' Paved Road Section" not 20'.

Thank you for your consideration of this review.

Sincerely,

Erick J. Aune, AICP
Senior Transportation Planner

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OBA-77

ELDORADO AREA WATER & SANITATION DISTRICT
1 Caliente Road, Suite F • Santa Fe, NM 87508 • (505) 466-2411

James Jenkins, PRESIDENT
Jerry L. Cooper, VICE PRESIDENT
Stephen Wust, SECRETARY
Roberta A. Armstrong, DIRECTOR
George Haddad, DIRECTOR
Gene Schofield, TREASURER

David Chakroff
GENERAL MANAGER

January 16, 2013

Mr. Chris deZevallos
9219 Katy Freeway, Suite 120
Houston, TX 77024

Dear Mr. deZevallos:

This letter responds to recommendations and comments made by the New Mexico Office of the State Engineer (OSE) to Santa Fe County in a memorandum and letter (enclosed), both dated January 4, 2013, regarding the Cielo Colorado Master Plan. Specifically, EAWSD wishes to respond to the following recommendation and comment in the conclusions of the OSE memorandum:

1. This office recommends that EAWSD provide documentation demonstrating the quantity of water presently produced annually, quantity of existing water service supply commitments, and commitments for services not yet connected.

2. The water service agreement from EAWSD is a commitment to provide water service not to exceed 16 acre-feet per annum. However, the proposal indicates that 16.75 acre-feet per annum of water is needed for the proposed subdivision.

Regarding recommendation No. 1 above, EAWSD executed a Memorandum of Understanding (enclosed), dated October 9, 2012, with the Board of County Commissioners of Santa Fe County, which states in part:

> In furtherance of the continued cooperation between the District and the County concerning the District's capacity to provide service to new customers, the County agrees that the information provided by the District concerning the adequacy of its water supply is such that, for a minimum of three (3) years from the date of the execution of this agreement, no further information is needed, and the County will accept a 'will serve' letter from the District that it is ready, willing and able to provide a customer with water service as adequate for purposes of the required review under the New Mexico Subdivision Act, the Zoning Enabling Act, the Santa Fe County Growth Management Plan, and the Santa Fe County Land Development Code, without further technical review or inquiry.

With respect to the second OSE comment, above, EAWSD has committed to provide Cielo Colorado with additional water service not to exceed 16 acre-feel per annum. Combined with three existing metering points, EAWSD is committed to provide a total of 16.75 acre-feet per annum to the development. This is made clear in Article II.A. of our Development Agreement of December 6, 2012.

I hope this clarifies and resolves the water issues raised by OSE. Please feel free to contact me if you have any questions regarding this matter.

Sincerely,

ELDORADO AREA WATER & SANITATION DISTRICT

David Chakroff, General Manager

cc: James Siebert, James W. Siebert & Associates, Inc.
Jose E. Larrañaga, Santa Fe County

EXHIBIT 5

OBA-78

Jorge Gonzalez, P.E.

P.O. Box 5483
Santa Fe, NM 87502

Telephone (505) 577-0033
Fax (505) 982-0744

January 27, 2013

James W. Siebert and Associates
James W. Siebert
915 Mercer Street
Santa Fe, NM 87505

RE: CIELO COLORADO MASTER PLAN – CDRC 12-5450
Existing Low Water Crossing
Flood Way Analysis

Dear Mr. Siebert:

Per the conditions of Master Plan Approval, attached is the analysis and calculation addressing the existing low-water crossing dip-section.

During the 100-yr. storm event, the crossing will subject to water depth of 8" for a period of fifteen minutes or less. The existing curb will hold back a depth of 6" for a period of forty-five minutes while it drains via an existing curb cut.

The more important factor is depth and flow velocity rather than peak flows. The depth noted above will extend for distance of approximately 300 feet.

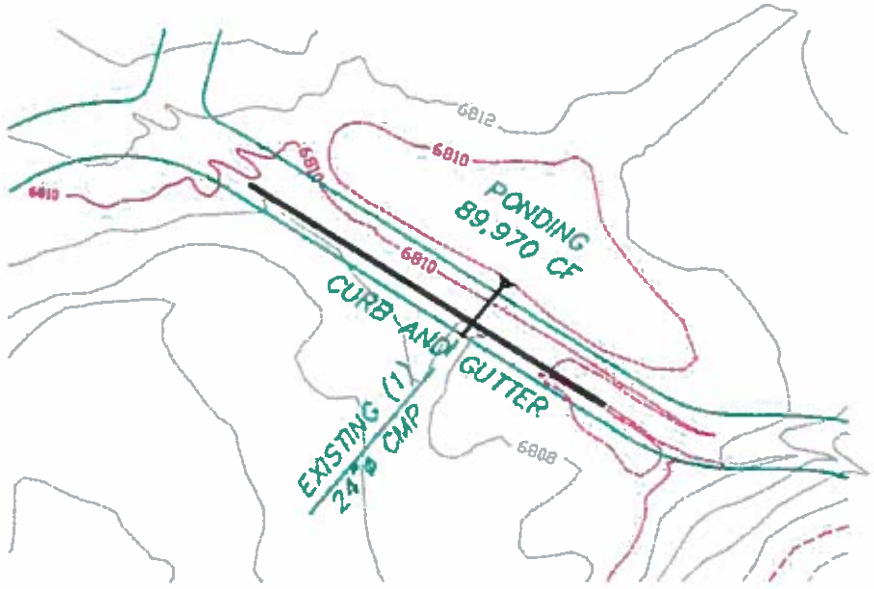
Should you need additional information please feel free to contact me.

Sincerely;

Jorge Gonzalez, P.E.

OBA -79

EXISTING CURB IS 6" IN HEIGHT
A CUT ON THE CURB ALLOWS
WATER ON ROAD TO DRAIN.

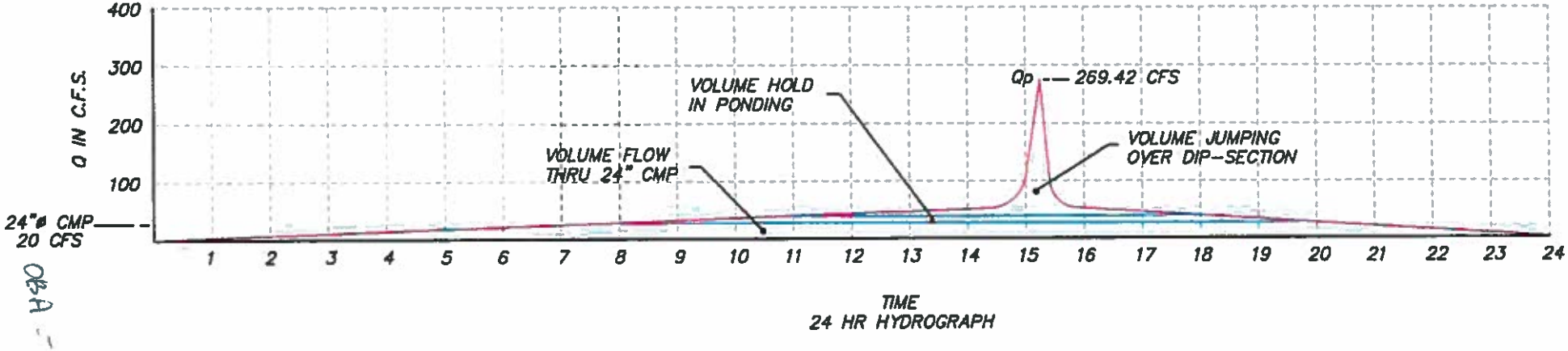


CHANNEL SLOPE= 1.57%
VELOCITY = 5 FT./SEC.
CURB LENGTH = 300 FT
PEAK FLOW = Qp= 269.42 CFS

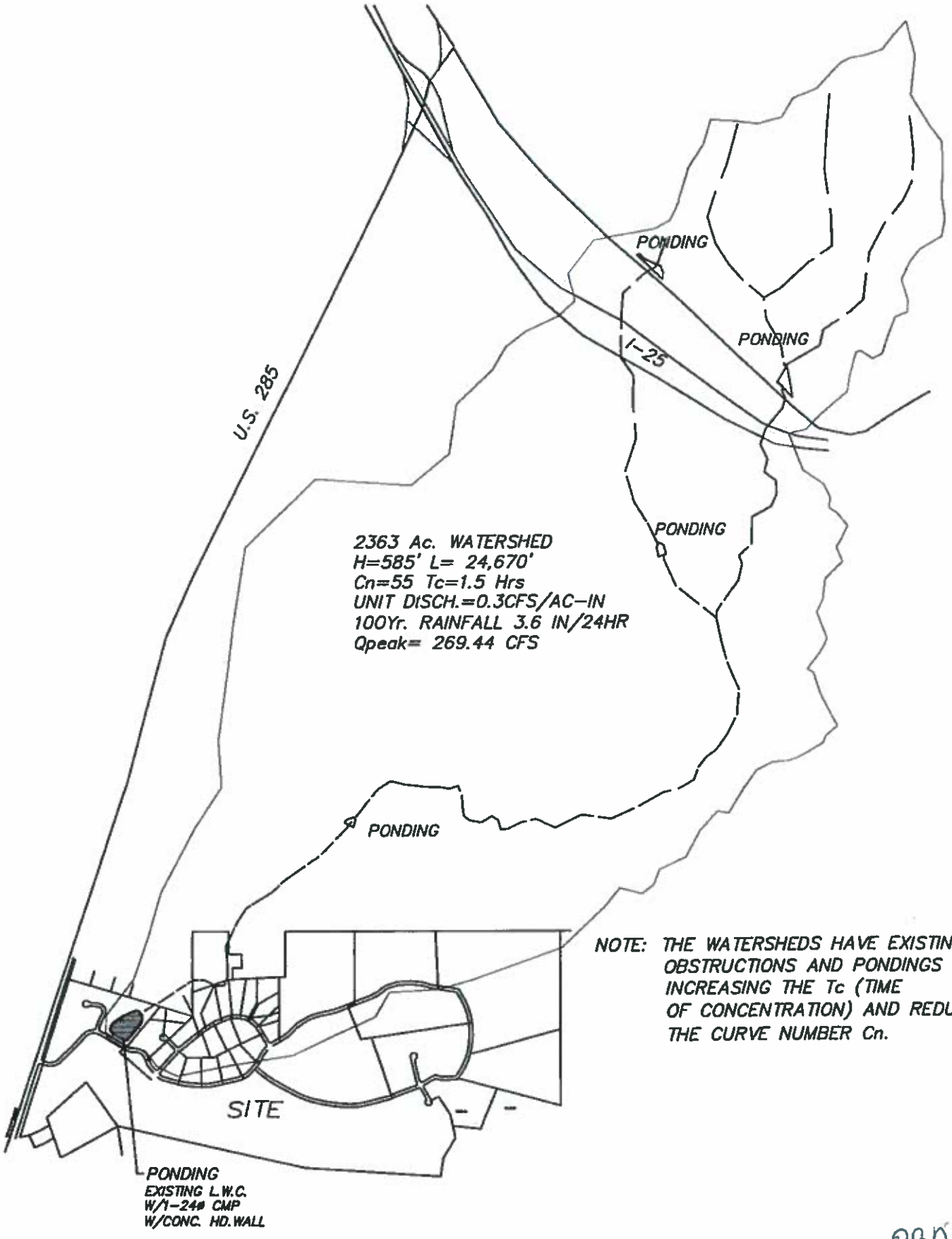
DETERMINE DEPTH OVER CURB
A=Q/V
300Xd=269.42/5
d=269.42/5X300 = 0.18 FT
OR 2" ABOVE CURB

CONCLUSION:
DURING PEAK FLOW THE ROAD
WILL HAVE 8" WATER DEPTH
IN A DURATION OF 15 MIN. OR
LESS. THAN 6" DEPTH DRAINS THRU
CURB CUT. WATER ON ROAD WILL
TAKE 45 MIN. TO EMPTY

POND WILL DRAIN THRU 24" PIPE
IN 90 MINUTES.



OBA - BC



NOTE: THE WATERSHEDS HAVE EXISTING OBSTRUCTIONS AND PONDINGS INCREASING THE Tc (TIME OF CONCENTRATION) AND REDUCING THE CURVE NUMBER Cn.

DBA-81

SITE: 102932228.00 SF (2362.999 AC)

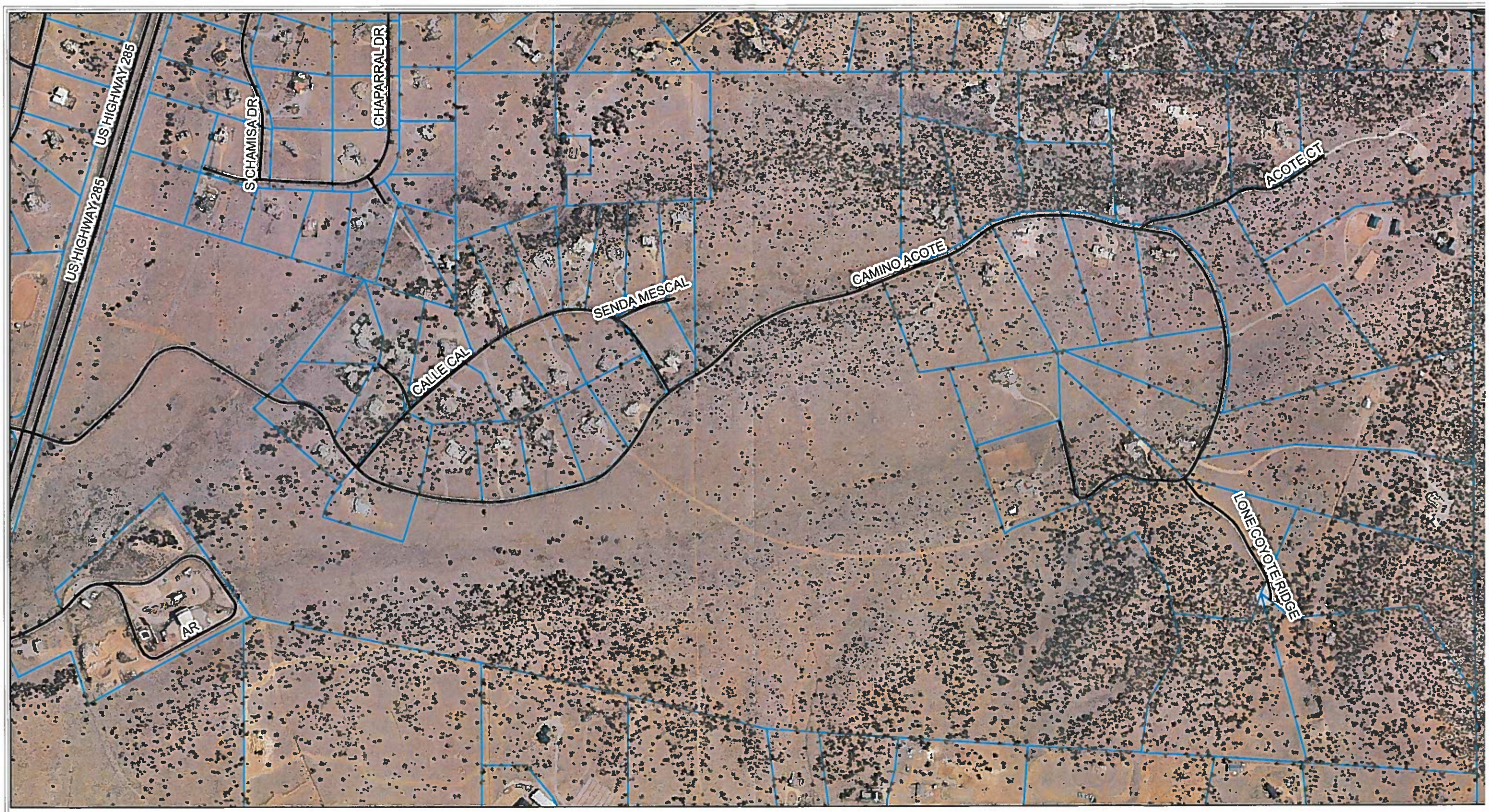
TIME OF CONCENTRATION: <= 90.0 MIN
UNIT DISCHARGE: 0.3 CFS/AC-IN
100-YR RAINFALL: 3.6 IN

	PREDEVELOPMENT			POST DEVELOPMENT			
	CN	SF	%	CN	SF	%	CN
UNDISTURBE	55	102932228.00	100.00	55.00	102932228.00	100.00	55.00
ROOFS/PORT	95		0.00	0.00	0.00	0.00	0.00
LANDSCAPEI	82		0.00	0.00	0.00	0.00	0.00
WEIGHTED CN:				55.00			55.00

RUNOFF:	0.38	IN	0.38	IN
PEAK:	269.423	CFS	269.423	CFS
VOLUME:	74.8398	AC-FT	74.8398	AC-FT
VOLUME:	3260024	CF	3260024	CF

CIELO COLORADO LOW WATER CROSSING EXISTING CONDITIONS

OBA-82



Legend

ROADS

EXHIBIT 7 tabbies

1:6,000

1 inch represents 500 feet

500 250 0 500 Feet

N W E S

2008 Orthophotography
2 FOOT CONTOURS

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

SANTA FE COUNTY

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FEBRUARY 14, 2012

JAMES W. SIEBERT
AND ASSOCIATES, INC.

915 MERCER STREET * SANTA FE, NEW MEXICO 87505
(505) 983-5588 * FAX (505) 989-7313
jim@jwsiebert.com

MEMORANDUM

Date: February1, 2013

To: Jose Larranaga

From: James Siebert JWS

Re: Cielo Colorado

The following is a response to County staff and state agency comments.

Fire Marshal

The Existing Condition plan has been modified to accurately show the location of existing fire hydrants within the Cielo Colorado development. The fire hydrant locations for the roads that will be constructed in the future will be determined at the time of subdivision application for each phase of development.

Public Works

There was a request to demonstrate that the low water crossing is passable during a 100 year storm event. Accompanying this memorandum is a report prepared by Jorge Gonzalez, P.E., which determined that a fire truck could pass through the low water crossing during a 100 year storm event.

Planning

The master plan has been modified to show a 100 foot building setback from US 285. A trail location has been added to the master plan. The details on the trail construction will be provided with the subsequent subdivision plats.

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Affordable Housing

The Affordable Housing Division is requesting that the location of the off-site units be identified as part of the application for master plan. The applicant would ask for a deferral of the location of the off-site affordable units until the master plan is approved and the subdivision application is submitted. Identifying the location at this time would require a financial commitment to secure lots or homes. If the master plan is not approved the financial still remains.

A request for a fee in-lieu-of has also been submitted to the Affordable Housing Division. The applicant would like to review the fee and determine which of the two options will be chosen.

New Mexico Department of Transportation

The NMDOT has estimated that a right turn deceleration lane may be warranted in the year 2033. The applicant would request an update to the traffic study in the later phases of development to verify the need for a right turn lane. The NMDOT will have to issue a driveway permit for the subdivision and maintains control over future approvals of Cielo Colorado.

The NMDOT has identified a concern over the capacity of a 24 inch culvert at the entry to Cielo Colorado that is outside the US 285 right-of-way. As part of the application for the subdivision the engineer will evaluate the capacity of the culvert and determine if storm waters enter onto DOT right-of-way.

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JAMES W. SIEBERT
AND ASSOCIATES, INC.

915 MERCER STREET * SANTA FE, NEW MEXICO 87505
(505) 983-5588 * FAX (505) 989-7313
jim@jwsiebert.com

February 13, 2013

Jose Larranaga
Commercial Development Case Manager
102 Grant Ave.
Santa Fe, NM 87501

Re: Case #Z/S 12-5450, Cielo Colorado Master Plan

Dear Mr. Larranaga:

Meetings have been held with the Lot 15, Eldorado at Santa Fe, Cielo Colorado homeowners and adjoining neighbors to the Cielo Colorado development. As a result of these meetings and e-mails that I have received I would like to incorporate the following changes and clarifications to the existing master plan application.

Issue

There is only one point of access to Lot 15. If that access is blocked there is no other emergency access to the Lot 15.

Response

We are proposing an emergency access from the internal roads within the Cielo Colorado master plan to the road that accesses the County Transfer Station. This would be a basecourse road that would be constructed as part of the improvements for the first phase of the development. Since land exchanges are needed between the County and the developer this would require a separate action by Board of County Commissioners. I am proposing that this be presented in concept form along with the master plan. If the County Commission approves the master plan and the concept for the emergency access we will formalize the land exchange and details for the emergency access improvements.

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Issue

Curve in the vicinity of Camino Acote and Calle Cal is dangerous due to lack of visibility and ice in the winter.

Response

The developer is willing to cooperate with the Cielo Colorado HOA and adjoining lot owners to lay back the slopes within the existing easement and trim vegetation to improve sight distance. Hopefully this will improve solar gain and reduce icing on the road.

Issue

Lack of natural gas to the properties and the cost of butane

Response

Meetings have been held with the New Mexico Gas Company on the extension of gas lines located north of Cielo Colorado through existing easements located in the Ridges Subdivision or along US 285. As part of the subdivision application the developer will request a definition of the alignment and the cost for the extension of the gas line. The Cielo Colorado Homeowners Association will be kept informed as to the progress of the NM Gas Company design and cost for installation of gas service.

Issue

A resident in the Cimarron Subdivision adjacent to the northwest boundary of the master plan is concerned about the dwellings in close proximity to his property and the loss of view.

Response

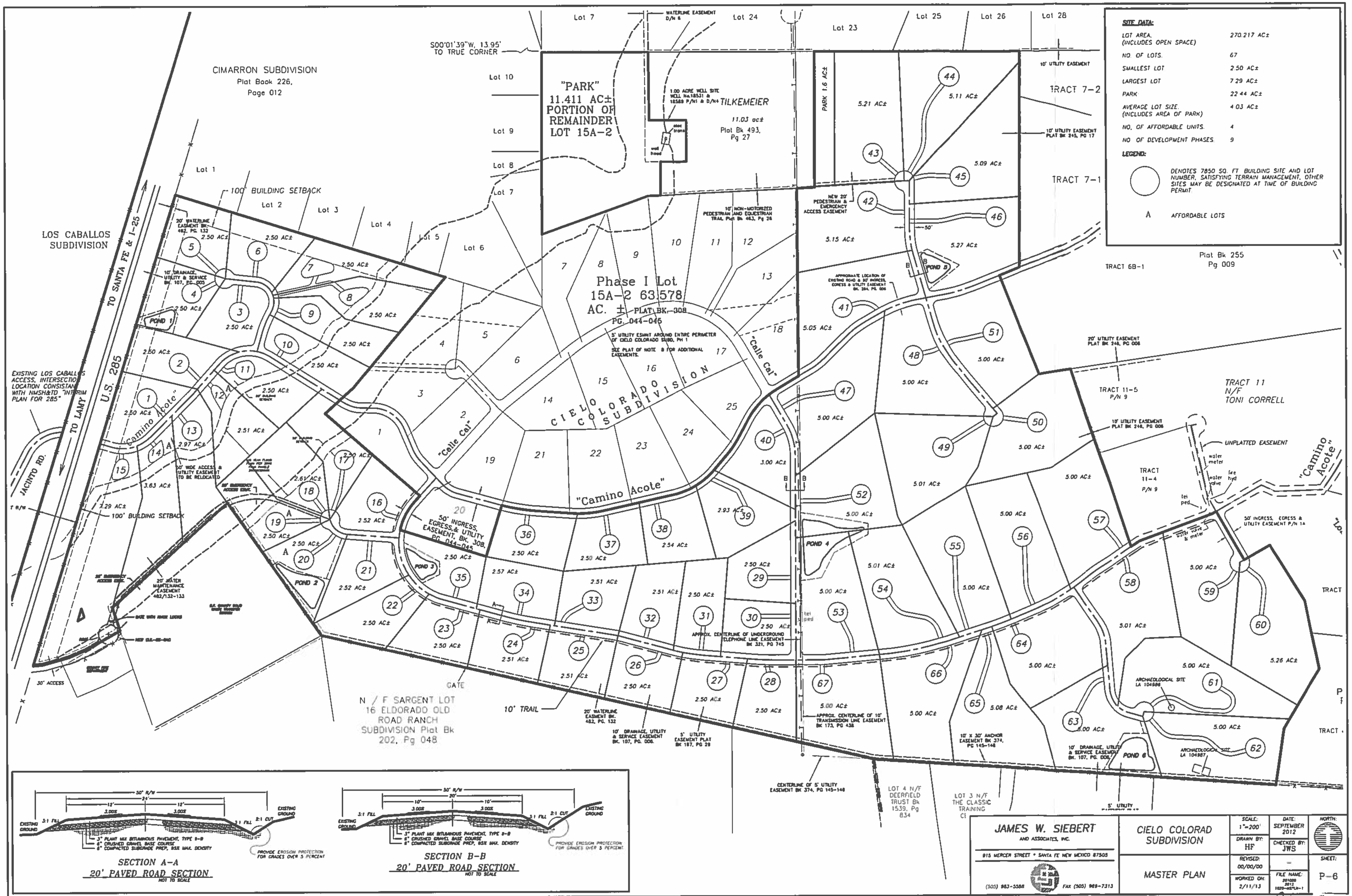
The location of buildings along the northwest boundary has been moved back from 50 feet to 100 feet. The covenants limit building heights to 15 feet measured from the high point of the lot. The developer will abide by the covenants restricting the height of the buildings.

Sincerely,

James W. Siebert

Xc: Ed Dezevallos
Chris Dezevallos

DBA: - 8r



CIMARRON SUBDIVISION
Plat Book 226, Page 012
LOS CABALLOS SUBDIVISION
TO SANTA FE & I-25
U.S. 285
TO LAMY
JACINTO RD.
EXISTING LOS CABALLOS ACCESS, INTERSECTION LOCATION CONSISTANT WITH NMSH&TD "INTERIM PLAN FOR 285"
S00°01'39"W, 13.95' TO TRUE CORNER
"PARK" 11.411 AC± PORTION OF REMAINDER LOT 15A-2
1.00 ACRE WELL SITE
TILKEMEIER
11.03 ac±
Plat Bk 493, Pg 27
PARK 1.6 AC±
100' BUILDING SETBACK
Phase I Lot 15A-2 63.578 AC. ± PLAT BK. 308 PG. 044-046
CIELO COLORADO SUBDIVISION
"Camino Acote"
"Calle Cal"
50' INGRESS, EGRESS & UTILITY EASEMENT, BK. 308, PG. 044-045
POND 1
POND 2
POND 3
POND 4
POND 5
POND 6
TRACT 7-2
TRACT 7-1
TRACT 6B-1
Plat Bk 255 Pg 009
TRACT 11-5
TRACT 11 N/F TONI CORRELL
TRACT 11-4
UNPLATTED EASEMENT
N / F SARGENT LOT 16 ELDORADO OLD ROAD RANCH SUBDIVISION Plat Bk 202, Pg 048
10' TRAIL
GATE
LOT 4 N/F DEERFIELD TRUST Bk 1539, Pg 834
LOT 3 N/F THE CLASSIC TRAINING
ARCHAEOLOGICAL SITE LA 104886
ARCHAEOLOGICAL SITE LA 104887
SITE DATA:
LOT AREA (INCLUDES OPEN SPACE) 270.217 AC±
NO. OF LOTS 67
SMALLEST LOT 2.50 AC±
LARGEST LOT 7.29 AC±
PARK 22.44 AC±
AVERAGE LOT SIZE (INCLUDES AREA OF PARK) 4.03 AC±
NO. OF AFFORDABLE UNITS 4
NO. OF DEVELOPMENT PHASES 9
LEGEND:
DENOTES 7850 SQ. FT. BUILDING SITE AND LOT NUMBER, SATISFYING TERRAIN MANAGEMENT. OTHER SITES MAY BE DESIGNATED AT TIME OF BUILDING PERMIT
A AFFORDABLE LOTS
SECTION A-A
20' PAVED ROAD SECTION
NOT TO SCALE
SECTION B-B
20' PAVED ROAD SECTION
NOT TO SCALE
PROVIDE EROSION PROTECTION FOR GRADES OVER 5 PERCENT
JAMES W. SIEBERT AND ASSOCIATES, INC.
915 MERCER STREET * SANTA FE NEW MEXICO 87505
(505) 983-5588 FAX (505) 989-7313
CIELO COLORAD SUBDIVISION
MASTER PLAN
SCALE: 1"=200'
DATE: SEPTEMBER 2012
DRAWN BY: HF
CHECKED BY: JWS
REVISED: 00/00/00
WORKED ON: 2/11/13
SHEET: P-6

OBA-88

which schedule is on file at the Office of the Public Works Director and the Land Use Office.

8.1.12 Construction of roads or other required improvements may be phased according to a schedule that is part of an approved master or development plan.

8.1.13 Local roads shall be laid out so that their use by through traffic will be discouraged.

8.2 Road Design

Construction and design standards shall be according to sound engineering practice as follows:

8.2.1 Classification of Highways, Streets and Roads

8.2.1a Arterial Roads and Highways

A major arterial road or highway has from two to six driving lanes, may be divided with a median, and has sufficient additional right-of-way to provide for turning lanes and additional width at major intersections. Major arterials have an average daily traffic of more than 5000 vehicles and a minimum right-of-way of one hundred feet (100'). A minor arterial road has an average daily traffic of 2000 to 5000 vehicles, serves 200 to 1000 dwelling units or lots, and has a minimum right-of-way of sixty six (66) feet. Asphalt paving is required for major arterials at a minimum depth of five (5)inches and for minor arterials to a minimum depth of four (4) inches. Separated driving lanes or park-ways are encouraged. See Appendices A , B.1, B.2 and B.3 for further detail.

8.2.1b Collector Roads

A collector road has two (2) twelve (12) foot driving lanes. It serves 61 to 199 dwelling units or lots and has an average daily traffic volume of 601 to 1999 vehicles and a minimum right-of-way of fifty (50) feet; paving shall achieve a minimum depth of three (3) inches. See Appendices A, B.1, B.2 and B.3.

8.2.1c Local Roads

A local subcollector road has two (2) twelve (12) foot driving lanes, serves 31 to 60dwelling units or lots, and carries an average daily traffic volume of 301 to 600 vehicles with a minimum right-of-way of fifty (50) feet. A local subcollector road has a six (6) inch minimum surface thickness of crushed gravel base course material, provided it can be shown that such minimum thickness is adequate based on subgrade soil conditions; a plasticity index of eight (8) to twelve percent (12%) shall be provided. A local lane, place or cul-de-sac road serves 0 to 30 dwelling units or lots and carries an average daily traffic volume of 0 to 300 vehicles with two (2), ten (10) foot driving lanes with a minimum right-of-way of fifty (50) feet. Local lanes, places and cul-de-sac roads shall be constructed with the same sub-grade and base course specifications as the subcollector road. See also Appendices A, B.1, B.2 and B-3 and Section 8.3 of this Article.

8.2.1d Cul-de-sacs

Cul-de-sacs (dead end roads) shall not be longer than five hundred (500) feet. At the closed end there shall be a turn around having a minimum driving surface radius of at least forty-two (42) feet for roads under 250 feet long and of at least fifty (50) feet for roads 250 feet and longer. A suitable alternative, such as a hammerhead turn around, may be acceptable if approved by the Code Administrator and the Fire Marshal. All turn around areas shall be designed to protect existing vegetation and steep terrain. There shall be a minimum right-of-

EXHIBIT 9

way diameter at the closed end of one hundred (100) feet. In low density residential areas the length of cul-de-sacs may be adjusted by the County Development Review Committee with the changes consistent with public safety factors. For local roads designated as a lane or place and designed to a twenty foot (20') width, the turn-around area remains the same as specified above.

8.2.1e Other Road Standards
Design standards are further exhibited on Appendix 5A - Road Classification and Design Standards.

8.2.2 Curve Radii and Superelevation
Vertical and horizontal curves and the superelevation of the horizontal curves shall conform to the requirements as set forth in the American Association of State Highway Transportation Officials publications "A Policy on Geometric Design of Rural Highways", hereinafter described as AASHTO Standards, a copy of which is available for review at the Office of the Code Administrator.

8.2.3 Intersections
Streets shall be laid out to intersect each other as nearly as possible at 90 degree right angles; under no condition shall intersection angles be less than 70 degrees. Off-set intersections of less than one hundred and twenty five (125) feet shall not be permitted. Property lines at street intersections shall be rounded with a minimum radius of twenty-five feet (25') or a greater radius when necessary to permit the construction of a curb and sidewalk and shall provide for arc radius as required for arterial roads.

8.2.4 A tangent of sufficient distance shall be introduced between reverse curves on all roads and streets according to AASHTO Standards.

8.2.5 When connecting road centerlines deflect from each other at any point by more than ten degrees, they shall be connected by a curve with a radius adequate to ensure a sight distance as required by AASHTO Standards.

8.2.6 Curvature in intersection design alignments shall not be less than stopping distances required for the design speed of the road or street as per AASHTO Standards.

8.2.7 Grade percentages
Except as otherwise provided by the terrain management regulations, vertical road grades shall not exceed the following:

a. Major and minor arterial roads or highways of 4 lanes or more with a speed limit of 55 miles per hour or greater as permitted by law: six to eight percent grade;
b. Collector roads of 2 lanes with a speed limit of 25-35 miles per hour: ten percent grade;
c. Local roads of 2 lanes with a speed limit of 10 miles per hour: eleven percent grade;
d. Grades at the approach to intersections shall not exceed 3% for 100 linear feet, excluding vertical curve distance; and
e. No horizontal road grade shall be less than one percent.

8.2.8 Cut and Fill
All roads shall be located so as to minimize areas of cut and fill and shall be located to conform to sound terrain management principles. In general, fill slopes shall not exceed a 3:1 ratio and cut slopes shall not exceed a 2:1 ratio unless it can be demonstrated with

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

5.2.5 Filing of Approved Master Plan

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

5.2.6 Amendments and Future Phase Approvals

a. Approval of the master plan is intended to demonstrate that the development concept is acceptable and that further approvals are likely unless the detailed development plans cannot meet the requirements of applicable law and County ordinances in effect at that time. Each phase of the development plan must be considered on its own merits.

b. The Code Administrator may approve minor changes to the master plan. Any substantial change in land use or any increase in density or intensity of development in the approved master plan requires approval by the County Development Review Committee and the Board.

c. Any changes approved by the Code Administrator pursuant to Section 5.2.6b of this Article shall be subject to the review and approval of County Development Review Committee and the Board at the time of development plan or plat approval.

d. The phasing schedule may be modified by the Board at the request of the developer as economic circumstances require as long as there is no adverse impact to the overall master plan. (See Article V, Section 4.5)

5.2.7 Expiration of Master Plan

a. Approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board.

b. Master plan approvals may be renewed and extended for additional two year periods by the Board at the request of the developer.

c. Progress in the planning or development of the project approved in the master plan consistent with the approved phasing schedule shall constitute an automatic renewal of the master plan approval. For the purpose of this Section, "progress" means the approval of preliminary or final development plans, or preliminary or final subdivision plats for any phase of the master planned project.

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

5.3 Preliminary Plat Procedure

5.3.1 Introduction and Description

5.3.1a Preliminary plats shall be submitted for Type-I, Type-II, Type-III, except Type-III subdivisions that are subject to review under summary procedure as set forth in Subsection 5.5 of this Section, and Type-IV subdivisions.

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variances in family transfers…it relies on that last phrase of the code that says these conditions would result in inhibiting the purposes of the code in family transfers."

Member DeAnda asked if there was a hardship in this case. Mr. Sommer said the inability to divide the land creates a hardship to the family except where there are extraordinary circumstances that militate against it. He said it was difficult to reconcile the application of the code with the ultimate decisions, but they do constitute a standard. Member DeAnda noted that the use and benefit of the lot is not really being split. Mr. Sommer agreed the issue of hardship is often difficult to discern.

Member Anaya moved to deny the request in CDRC Case #V 12-5111 per staff recommendation. Member Martin seconded and the motion passed by unanimous [5-0] voice vote. [Member Katz was not present for this action.

VIII. C. <u>CDRC CASE # Z/S 12-5450 Cielo Colorado Subdivision</u>. Cielo Colorado, LLC, Applicant, Jim Siebert, Agent, Requests Master Plan Zoning Approval For A 67-Lot Residential Subdivision On 257.16+ Acres within Tract 15A-2 of the Eldorado at Santa Fe Subdivision. The Applicant also Requests Approval to Allow Four Cul-de-Sacs (Dead End Roads) to Exceed 500 Feet in Length. The Property is Located on the East Side of US 285, off Camino Acote, Within Sections 21 & 22, Township 15 North, Range 10 East (Commission District 5)

Jose Larranaga gave the following staff report:

"Tract 15 A-2 was created as part of the Eldorado at Santa Fe Subdivision. A Master Plan for Cielo Colorado was approved by the Board of County Commissioners in 1995. The Master Plan included 91 lots with an average density of 3.79 acres on 344.58 acres. 25 of the 91 proposed lots were platted in 1995. An amended Master Plan, recorded in 2000, eliminated four lots totaling 12.5 acres. In 2002, the Master Plan was vacated to allow the platting of larger lots at the east end of Tract 15A-2. This Application for Master Plan includes the remainder of the property that has not been platted within Tract 15A-2.

"The Applicant requests Master Plan Zoning for a 67-lot residential subdivision with the lot size ranging in size between 2.50 and 7.29 acres on 257.16 acres. The proposed subdivision will be developed in nine phases over a nine-year period with an anticipated start date of 2015.

"The Applicant also requests that the CDRC allow four cul-de-sacs to exceed 500 feet in length. The four dead-end roads range from 602 feet in length to 799 feet in length. The closed end roads will have a cul-de-sac with a minimum driving surface radius of fifty feet.

"Article V, § 8.2.1d (Cul-de-sacs) states: "cul-de-sacs (dead end roads) shall not be longer than five hundred feet. At the closed end there shall be a turn around

OBA-92

having a minimum driving surface radius of at least forty-two feet for roads under 250 feet long and of at least fifty feet for roads 250 feet and longer. A suitable alternative, such as a hammerhead turn around, may be acceptable if approved by the Code Administrator and the Fire Marshal. All turn around areas shall be designed to protect existing vegetation and steep terrain. There shall be a minimum right-of-way diameter at the closed end of one hundred feet. In low density residential areas the length of cul-de-sacs may be adjusted by the County Development Review Committee with the changes consistent with public safety factors. For local roads designated as a lane or place and designed to a twenty foot width, the turn-around area remains the same as specified above.

"Building and Development Services staff has reviewed this project for compliance with pertinent Code requirements and has found that the following facts presented support the request for Master Plan Zoning: the Application is comprehensive in establishing the scope of the project; the review comments from State Agencies and County staff has established that this Application, for Master Plan, is in compliance with State requirements, Ordinance No. 2005-8 (US 285 South Highway Corridor Zoning District) and Article V, § 5, Master Plan Procedures of the Land Development Code.

Mr. Larrañaga stated staff was recommending approval, by the County Development Review Committee, to allow four cul-de-sacs (dead end roads) to exceed 500 feet in length.

1. The Applicant shall comply with design standards set forth in Article V, § 8.2.1d.

Conditional approval for Master Plan Zoning for a 67-lot residential subdivision on 257.16 Acres ± within Tract 15A-2 of the Eldorado at Santa Fe Subdivision subject to the following staff condition:

1. Master Plan with appropriate signatures shall be recorded with the County Clerk, as per Article V, § 5.2.5.

He called the committee's attention to a packet of letters of concern. *[Exhibit 6]* Mr. Siebert also submitted additional supporting material. *[Exhibit 7]*

Jim Siebert, agent for the project, said this is one of the largest remaining unplatted subdivisions and is on the east side of US 285. He explained that by covenant, everything on the east side has to be five-acre lots and the lots on the west side can be 2.5-acre lots. The area is served by a EAWSD waterline. To the east of the property is the Eldorado Wilderness. He noted changes have been made recently to accommodate neighbors' concerns, including a reduction of the number of lots from 67 to 63 so that there is lower density at the entrance. An emergency access road has been added that loops around the transfer station. An exchange of easements will be necessary with the County.

BCC - 9:

Mr. Siebert used a map to show the placement of the subdivision, the increased setbacks and the altered trail alignment.

Favorable comments have been received from all reviewing agencies and a water service agreement is in place. They are requesting no variances.

Member Drobnis asked if they were requesting variances for the culs-de-sac. Mr. Siebert said those are not variances per se; with community water the requests only require approval from the Fire Department. He explained that the new trail alignment, stating the residents of this development are not allowed to use the Eldorado Wilderness.

Chairman Gonzales asked how many community meetings were held. Mr. Siebert said the developer, Mr. Dezavallos, met with the board and the association and he had a meeting with the president and ex-president of the Ridges Subdivision. Additionally a meeting was held at the barn south of the property. Approximately 15 people were at that meeting. He said the neighbors consist of the Ridges and Cimarron subdivisions to the north, and large parcels to the south.

Chairman Gonzales asked about the affordable housing agreement. Mr. Siebert indicated the location is not suitable for the lower ranges since there is no public transportation. They will either be paying a fee-in-lieu or have some housing closer in.

Those wishing to speak were placed under oath.

Duly sworn, Damian Gessler said there are currently 45 houses in the neighborhood now and this will increase the number by 150 percent. The current residents pay $1000 in road maintenance. He asked if the new people will be helping to maintain roads. He said the setbacks for the lots next to Highway 285 should be at least 160 to 200 feet due to the noise levels. This would assure more of a buffer for the current residents. He added if the development is done well it will set a good precedent.

Previously sworn, Ron Whatley, retired architect living in Cimarron said they purchased their houses with the assurance that no houses could be built on the land between the wetland and the highway. Their view is the buffer. He is not against development and will be meeting with the developer. He said notice for the meetings has been inadequate. He does not understand why the floodplain designation was reduced; it should have been expanded.

Michael Champion, under oath, stressed there had not been enough community involvement. Change is inevitable but how it occurs is critical and should be a collaborative process. He said he needs to time to review the documents before deciding if he is for or against the project. He questioned placing a park by the transfer station and interstate.

Previously sworn, Wyatt Fenn said he was neither for or against the development. He did not receive notice of the meeting at the barn.

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Henry Lanman, previously sworn, reiterated his concerns about the water supply in the area. With a possible 200 new homes the situation could be critical. If there is no water, all the homes will be worthless. He suggested having the developer and the County post a bond.

There was no further input and the public hearing was closed.

Mr. Siebert said they appreciate the residents' concerns and regretted that some may not have received notice. He reiterated that all of the review comments have been favorable. In response to Member Drobnis's question he said approximately 50 letters were sent out and around 15 people showed up. He noted the closer the decision the more interest intensifies. Member Drobnis asked if he would be amenable to waiting a month to enable more conversation Mr. Siebert said this meeting has galvanized more interest. He added this has not been a secret; Mr. Dezavallos met with the neighbors over a year ago. However, he expressed his willingness for a one-month tabling.

Member Drobnis asked if it would be possible to leave the public hearing open for the next meeting. Ms. Brown said that should be specified in the motion.

Member Drobnis moved to table CDRC Case #Z/S 12-5450 with the stipulation that the public hearing can be reopened in one month, with the acceptance of the applicant. Member Martin seconded and the motion passed 5-0. [Member Katz was not present for this action.]

VIII. PETITIONS FROM THE FLOOR

None were offered.

IX. COMMUNICATIONS FROM THE COMMITTEE

None were offered.

X. COMMUNICATIONS FROM THE ATTORNEY

None were presented.

XI. COMMUNICATIONS FROM STAFF

Ms. Lucero distributed material requested at the previous meeting regarding water issues and prepared by County Hydrologist Torres. *[Exhibit 8]*

The next CDRC meeting: March 21, 2013 at 4 p.m.

OBA- 95

Thursday, February 21, 2013

Santa Fe County Development Review Committee
Santa Fe County
102 Grant Ave
Santa Fe, NM 87501-2061

TO: County Development Review Committee
Jose Larranaga, Development Case Manager

CC: Jim Siebert, Applicant Agent

RE: CDRC CASE # 12-5450 Cielo Colorado Subdivision

My name is Wyatt Fenn. My wife, Crystal Fenn, and I live at 20 Acote Court within the Lot 15A-2 subdivision where Cielo Colorado LLC plans to develop the remainder of Lot 15A-2 in the future.

To be brief, a major concern with the proposed Master Plan is the 10' non-vehicular trail/path on the south side of the to-be-developed Camino Acote and the plan to connect it with roads and non-existent trails to access the Eldorado Wilderness (privately owned) which we as residents do not have a right to access. I feel that to continue to propose such a plan through, and to, private property is unethical, a misleading marketing ploy and a disservice to the existing community. In essence, it entices residents to break the law.

Our concern with what we have seen in the Master Plan is the developer's response to the Land Development Code-8.4 as presented in the packet on page NBC-90 (hand written page number). The Cielo Colorado LLC plat (page NBC-102) shows a 10' path/trail on the south side of the to be developed extension of Camino Acote. The path extends eastward to the end of the Cielo Colorado LLC property and per a statement on page NBC-28, intends to connect with a trail identified on a plat on page NBC-39 and terminate at the border of the Eldorado Wilderness.

As Lot 15A-2 exists today, there are no established and agreed upon trail easements within the subdivision. As the developer's plan currently illustrates, the 10' trail within their new development terminates at their eastern property line and thus puts non-vehicular traffic on to the currently developed Camino Acote. Since there is no trail system on the private properties, the non-vehicular traffic will become a safety problem on the road. It is my feeling that placing a trail next to a road will only draw the trail users (horseback riders, bike riders and hikers) to use the road for obvious reasons.

Also, as stated on page NBC-28, the developer suggests that they continue to develop a trail system to connect to the Eldorado Wilderness. Again, as stated on page NBC-28, the residents on the east side of highway 285 do not have the right to access the Eldorado Wilderness.

Thank you for your attention. I look forward to the presentation of this letter to the Commission for consideration.

Sincerely,

Wyatt Fenn
20 Acote Court
Santa Fe, NM 87508

EXHIBIT 12

OBA - 96

Jose Larranaga

From: JOHN P HAYS <johnhnm@msn.com>
Sent: Thursday, February 07, 2013 4:34 PM
To: Jose Larranaga; siebert.associates@comcast.net; d1@comcast.net
Cc: Gregory W Hart; Thomas Boyer; David Hultin; Rich Bechtold; murphmorg2@msn.com
Subject: New Cielo Colorado Master Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Ed, Jim & Jose:

I wanted to voice the one concern I have about the proposed new master plan for Cielo Colorado. Essentially, the entire road system is one giant cul-de-sac, with only a single point of entry to Highway 285. My concern is that if there was a major emergency (such as a wildfire) there could be problems getting out of the area, especially if there was an accident where Camino Acote takes the sharp turn down the hill. I experienced this once in another subdivision (there was a fire in the apartment buildings next to the only entrance) and it wasn't pleasant.

At one point, a secondary access was proposed to exit near the County recycling center. Although that was to address the County's concern about low lying area of Camino Acote, it would seem like a good idea in any event. There is also a very rough road along the telephone line from Camino Acote to East Ranch Road which might be minimally improved to allow emergency access. (I seem to recall that original Disclosure Statement for Cielo Colorado identitying this as an emergency route).

I would appreciate Jim and Ed taking a look at this, and would also request that the County staff bring this to the CDRC's attention as well.

Thank you.

Sincerley,

John Hays
77 Camino Acote
Santa Fe, NM 87508
505-989-1434

OBA - 97

Conserve resources

From: Lanman [mailto:lanmanclan@q.com]
Sent: Thursday, February 14, 2013 4:28 PM
To: Liz Stefanics
Subject: Cielo Colorado Subdivision

Dear Liz,

I am a resident of the Ridges which is a homeowners subdivision in your district located east of US 285 south. 1 was just notified of a new subdvision of 67 lots to be built in the Cielo Colorado Subdivision which is adjacent to the Ridges.. As these new homes will be connected to the Eldorado Water District , I am concerned as our water supply situation is dire. Just a few years back there was a moratorium on building due to water shortages. For some reason all of a sudden this water shortage situation just disappeared. Due to the continued drought our water supplies are even in more danger, yet the County approves adding 67 more homes to an already taxed water system. As 1 understand it, the aquifer for the Eldorado Water District is the same as that suppling water in La Cienega. I know that many wells in that area are drying up, thus any more water taken from the aquifer will directly affect La Cienega water supplies and ultimately affect the Ridges and Eldorado. Our homes and property will be uninhabitable and worthless without water. Therefore this new demand on water must be stopped. I encourage you to reexamine this new subdivision proposal and vote for disapproval.

Thank you for your consideration in this matter.

Sincerely,

Henry R Lanman Jr

Henry & Tina Lanman
86 Principe De Paz
Santa Fe, NM 87508
lanmanclan@q.com
505-466-4591

DBA-91

Jose Larranaga

From: Carole Buhaj <buhajcarole@bluep.com>
Sent: Sunday, February 17, 2013 3:28 PM
To: Jose Larranaga
Subject: Development on Tract 15A2, Lot 1

Categories: Red Category

Dear Mr. Larranaga:
I am very concerned about the possible development on Tract 15A2 and Lot 1 in particular. I do not understand how convenants can just be changed for one person who has much money at the expensive of so many other residents who made their purchases of land and homes based on those convenants. I am especially concerned about the possible decrease in size of both homes and lots. Another major concern with this possible increase in density is the effect it will have on the water supply. It is beyond me that as we are having more and more concerns regarding from where our future water will come, some people act as if the supply is limitless. I do not understand why the moritorium was ever taken off since conditions seem to be worsening.
I will not be able to attend any meetings until after March 1st since I will be out of town until that time.
Respectfully yours,
Ronald J. Gole --- a landowner on Camino Acote for more than 19 years

OBA - 9C

Drs. Damian Gessler and Christina Babcock Gessler
15 Acote Court
Santa Fe, NM 87508

February 20, 2013

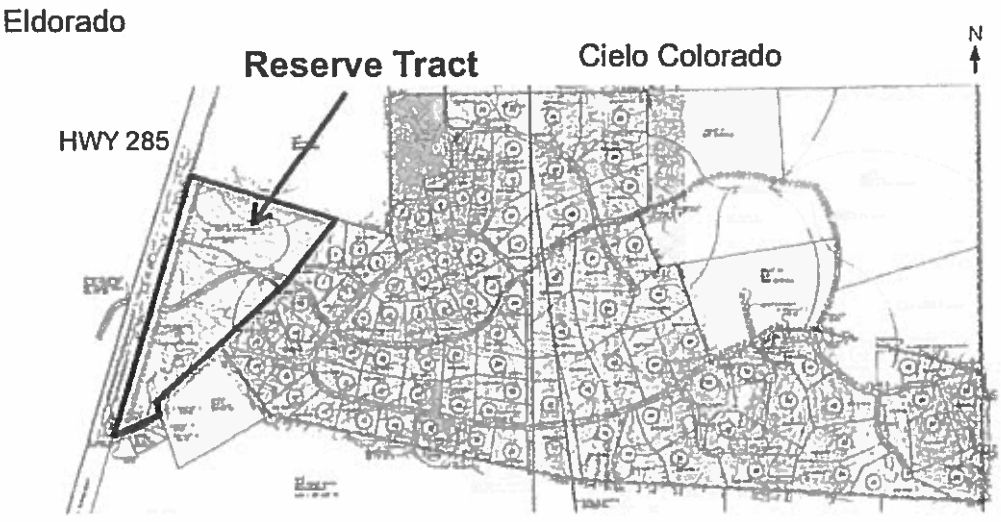
Mr. Jose Larranaga
Growth Management / Land Use
102 Grant Ave
Santa Fe, NM 87501-2061

Re: CDRC CASE # Z/S 12-5450 Cielo Colorado Subdivision
Master Plan Zoning for a 67-lot residential subdivision on 257.16 Acres +/- within Tract 15A-2 of the Eldorado at Santa Fe subdivision

Dear Mr. Larranaga,

We are residents within Tract 15A-2 of the Cielo Colorado Subdivision. After meetings with our neighbors, please find here our concerns on the zoning request for 67 new lots. We look forward to working productively and constructively with the developer to resolve these issues:

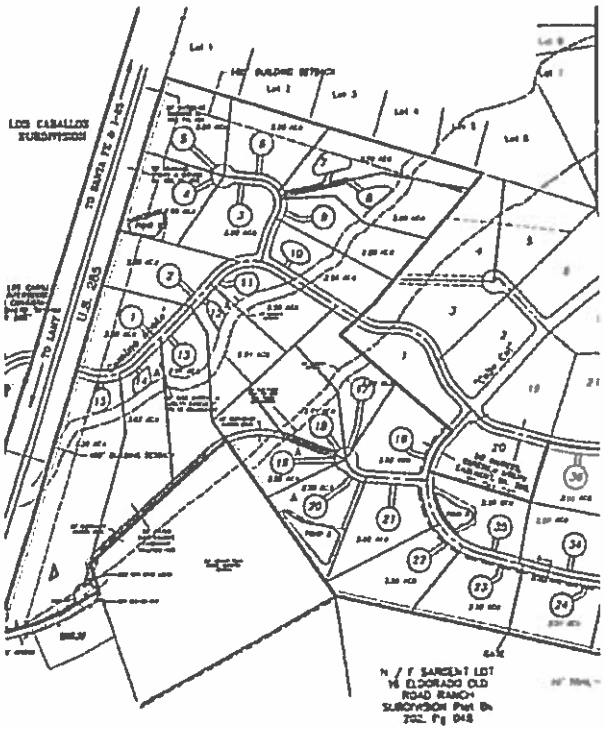
1. **The proposed Master Plan is contrary to guidelines established in the adopted 'US 285 South Highway Corridor Plan.'** Specifically, the original 1995 Cielo Colorado Master Plan and amended 2000 Master Plan had a marked reserve not part of the Master Plan proper that served as a buffer between HWY 285 and the residential houses:



1995 (amended 2000) Master Plan

DBA - 100

The new 2013 Master Plan populates the Reserve Tract with 15 lots:



Proposed 2013 Master Plan (detail)

The above plat includes Affordable Housing units. Lots 1, 5, and 15 locate homes at 100' from HWY 285. We have been recently privy to variants of the detail and understand that a revised plan with fewer houses may be submitted, yet to our knowledge both the above and revised plans are subject to the following factors:

1. Ordinance (2005-8 sec 8.8.A.1) requires 100' setbacks, but the US 285 South Highway Corridor Plan (Resolution 2004-73, July 2004, p. 87) recommends at least 160' and preferably 200' noise set-backs;
2. The area is open and has little vegetation except for low grasses, making development highly visible, exaggerating the visual and noise impact, and yielding further weight to the noise setback required to achieve the US 285 South Highway Corridor Plan recommended 57 dBA level at residence;
3. HWY 285 is 4-lane, 55 mph speed-limit highway along the entire adjoining section of the plat. This fast road is the maximum allowable speed-limit for a non-limited access road in New Mexico, and is a main through-fare for trucking with its concomitant road noise;
4. HWY 285 is a WIPP nuclear radioactive waste transfer route;
5. Camino Acote is the main, and currently only, ingress and egress for the neighborhood; its layout and impact affects all residents in the community. The relevant section 'Rural Crossroads' of the US 285 South Highway Corridor Plan for Camino Acote is endorsive of residential zoning, with the expressed Intent

that it "remain rural in nature with no new commercial activity or zoning" (p. 175). The Plan further notes opportunities to "reinforce [read: not change] overall community character."

6. The development area includes an arroyo, noted in the US 285 South Highway Corridor Plan just north of the transfer station. The Plan makes the specific recommendation that "No buildings, structures, or parking should be permitted on the knoll or in the natural boundaries of the arroyo." (p. 182).

We believe that the proposed development will negatively impact the neighborhood. With 800 parcels of land for sale in the Santa Fe area, we believe there is significant risk that construction of a cul-de-sac and lots close to HWY 285 will not be followed by a timely sale of these lots, and even with some sold, will remain an isolated area, dis-attractive to the residents of the larger HWY-285 area yet attractive to passers-by on HWY 285 seeking off-road, overnight parking or other activities. We ask the County Development Review Committee and the developer to work with us to construct a Camino Acote reserve tract entrance that enhances the developer's investment in the larger neighbor as well as the quality of life for its residents.

2. The proposed Master Plan is otherwise congruent with the 1995 plan, along with its short-comings. Yet it has been 18 years since the original plan; conditions have changed, and we encourage the Committee and the developer to see this new development in a new light.

Since 1995, the days are hotter, trees are fewer, and impact on the land is greater. The 1995 plan had an 11 acre "Park" which has since become inaccessible and remains in the current plan of questionable utility. The 1995 plan had no trails, no sidewalks, no set-aside green-space integrated with the residential lots. In short, it failed to leverage the spectacular potential of Cielo Colorado. Yet Cielo Colorado still secures fabulous vistas onto the Galisteo Basin and Sandias to the south, the Jemez to the west, and the Sangre de Cristos to the north. Cielo Colorado is a testament to the natural beauty of New Mexico. The eastern edge of the development adjoins the Eldorado Wilderness; we regularly see mule deer, bobcats, hawks, road runners, and other wildlife that have long been vacant from the denser areas. We ask the Committee and developer to be cognizant of Cielo Colorado as a place of exceptional value. We ask that when considering zoning variances and master plan approval, that the Committee and the developer seek the following goals:

- Housing location and density to be cognizant of its impact on the views and investment of long-time residents;
- Re-vegetate areas or plant new junipers to break-up contiguous rows of houses;
- Think creatively to integrate the park, housing, and trails to enhance the quality of life of the residents—new and old.
- In Cielo Colorado, less-is-more, and thoughtful development along the lines of Cielo Colorado's most coveted asset—its location and views—can be in the best interests of the community, the developer, and its residents.

Sincerely,

Damian and Christina

OBA - 102

Dr. Toni L. Carrell & Dr. Donald H. Keith
39 Condesa Road
Santa Fe, NM 87508

February 20, 2013

County Land Use Administrator
PO Box 276
Santa Fe, NM 87504

Reference: CDRC Case# Z/S 12-5450 Cielo Colorado Subdivision

To Whom It May Concern:

We are writing concerning the above referenced proposed subdivision off Highway 285 on Lot 15A2. The subdivision will consist of approximately 67 lots with the majority ranging in size from 2.5 acres to approximately 5 acres. The additional lots will increase the current intensity of use from 42 existing lots to 109; a 150% increase.

This increase will come with an associated rise in traffic, noise, and pressure on our existing private road. It will also be one of the largest subdivisions on the east side of Highway 285. But our major concern is the proposed intensity of use, particularly of those lots west of the power line, all 47 of which are slated to be 2.5 acres.

This subdivision is adjacent to our property on Camino Acote (Tract 8 of four parcels ranging from 12.5 – 18 acres on Lone Coyote Ridge at the eastern end of Lot 15A2). Homes on Camino Acote, Calle Cal, and Acote Court in Lot 15A2 range in value from mid $500,000s to over $1 million. The majority of these homes are on lots of 5 acres or more. In that regard our neighborhood is similar to that of the Ridges in quality and ambiance, rather than Cimarron, which are primarily 2.5 acre lots.

Our concern is that with so many homes on lots of 2.5 acres and with the minimum house size of only 1200 sq. ft. heated (the minimum required in our underlying CCRs) the quality of the homes to be built will adversely impact the real estate values of the current land owners. Further, because all of the small lots are to the front of the subdivision including fronting Highway 285, it will dramatically change the nature and feel of the neighborhood, further depressing our property values.

Certainly the developer has the right to create a subdivision and to make a profit. But it should be done in such a way as to take into consideration the rural, open feel, ambiance, and quality of the existing neighborhood and to do no damage to our property values. As the Cielo Colorado

subdivision is currently proposed, in our opinion, it does neither. Instead it could do irreparable harm.

We strongly urge the Commissioners to require a reduction in the intensity of use of the lots west of the power line to insure that quality, nature and value of our properties are preserved.

Thank you for your consideration.

Regards,

Dr. Toni L. Carrell Dr. Donald H. Keith

OBA - 104

County Land Use Administrator
PO Box 276
Santa Fe, NM 87502-0276

REF: CDRC Case #Z/S 12-5450 Cielo Colorado Subdivision

To the County Land Use Administrator,

A concerned landowner near the site of the proposed Cielo Colorado subdivision has informed me that approximately 15 lots are home to a colony of Gunnison's prairie dogs. The Gunnison's prairie dog is a candidate species for listing under the ESA. The species has declined by 98-99 percent across its historic range, and the remaining populations are suffering "death by a thousand cuts" from myriad threats, including development projects such as the one proposed here.

In the City of Santa Fe, city ordinance requires humane relocation of Gunnison's prairie dogs before construction. I ask that you follow the City's example and either deny the permit in the interest of conserving an imperiled species, modify the permit to allow the prairie dogs to remain where they are, or require that Cielo Colorado humanely relocate prairie dogs that would be displaced or killed by this development. Thank you for your consideration of these concerns,

Taylor Jones

Taylor Jones
Endangered Species Advocate
WildEarth Guardians
516 Alto Street,
Santa Fe, NM, 87501
505-490-5141
tjones@wildearthguardians.org

DBA-105

Jose Larranaga

From: Rich Bechtold <rlbechtold@q.com>
Sent: Tuesday, July 09, 2013 9:11 AM
To: Jose Larranaga
Subject: CDRC case Z/S 12-5450 for Cielo Colorado Subdivision

Categories: Red Category

Jose:

I support the proposed development by Mr. Ed deZavallos of the Cielo Colorado Land Company as presented to us on June 17th. Ed has been very receptive to the concerns of the current residents of Lot 15A-2 and has made many changes to address those concerns. We look forward to working with Ed as development proceeds.

Rich Bechtold
Lot 15A-2 HOA Treasurer
122 Camino Acote
505-466-3864
443-812-3921 (cell)

OBA-106

Jose Larranaga

From: Gregory Hart <gregory.w.hart.b@gmail.com>
Sent: Wednesday, June 19, 2013 9:09 PM
To: Jose Larranaga
Subject: CDRC Case Z/S 12-5450, Cielo Colorado Subdivision letter of support

Categories: Red Category

Hi Jose,

In regards to the CDRC case Z/S 12-5450 for Cielo Colorado Subdivision, which is currently scheduled for July 18th, I would like to state for the record that we support the project as presented to us on June 17th by the developer.

The current plan contains 24 lots, a huge reduction from the original number of 63. The effect of this change is a substantial reduction in the water budget due to both fewer lots and the likelihood that any homes built on the larger lots will probably be of a size that will require the best water conservation requirements mandated by the County Land Use Code.

It has been a pleasure to interact with the developers and their staff to cooperatively find reasonable solutions to the concerns of all of us who live in the affected Lot 15A-2.

Sincerely,

Catherine & Gregory Hart

160 Camino Acote
Santa Fe, NM 87508

OBA-10

Jose Larranaga

From: Ricki Boyer <dancingneedlessf@gmail.com>
Sent: Wednesday, June 19, 2013 7:16 AM
To: Jose Larranaga
Subject: Cielo Colorado, LLC project

Categories: Red Category

Dear Mr. Larranaga,
My husband and I are writing this short note to let you and the commissioners know that we are very pleased with Mr. Ed deZavallos and his group.The time and effort that they have put forth, to work with our existing community of Cielo Colorado, has been gratifying. He has worked hard to amend the master plan and address many of the concerns that our community has expressed. Although, the water issue here in Eldorado is very concerning to us, we are would like to recommend the CDRC give their approval to
Cielo Colorado, LLC.
We will continue to attend any and all future meetings about this project forth coming.
Sincerely,
Thomas and Ricki Boyer
29 Calle Cal
--

DANCING NEEDLES, LLC

OBA-108

Jose Larranaga

From: Steve Morgan <murphmorg2@msn.com>
Sent: Tuesday, June 18, 2013 7:04 PM
To: Jose Larranaga
Subject: In Fill Project at Camino Acote

Categories: Red Category

We would like to express our support for the developers, Ed and Chris deZavallos , for their most recent plan for the development of the property off Camino Acote. They have listened and responded to relevant proposals of the concerned neighborhood in a straightforward and thoughtful manner.

Stephan and Dianne Morgan
107 Camino Acote
Santa Fe, NM 87508

OBA - 10c

Jose Larranaga

From: Ricki Boyer <dancingneedlessf@gmail.com>
Sent: Tuesday, June 18, 2013 3:36 PM
To: Jose Larranaga
Subject: Cielo Colorado, LLC project

Categories: Red Category

Dear Mr. Larranaga,
My husband and I are writing this short note to let you and the commissioners know that we are very pleased with Mr. Ed deZavallos and his group.The time and effort that they have put forth, to work with our existing community of Cielo Colorado, has been gratifying. He has worked hard to amend the master plan and address many of the concerns that our community has expressed. Although, the water issue here in Eldorado is very concerning to us, we are would like to recommend the CDRC give their approval to Cielo Colorado, LLC.
We will continue to attend any and all future meetings about this project forth coming.
Sincerely,
Thomas and Ricki Boyer
29 Calle Cal
--

DANCING NEEDLES, LLC

OBA-110

Jose Larranaga

From: terrymoyes@aol.com
Sent: Tuesday, June 18, 2013 2:42 PM
To: Jose Larranaga
Cc: camino_acote_neighborhood@yahoogroups.com
Subject: Proposed Cielo Colorado Land Company Development

Categories: Red Category

Dear Mr. Larranaga:

As homeowners in Lot 15A-2 we should like to make our views known regarding the proposed development of new housing in the area by Mr. Ed deZavallos of the above company. I understand you are the case manager, and that the CDRC meeting regarding this matter, is now scheduled for July 18.

Through a process of many meetings, e-mails and written exchanges between the development company and representatives of the current homeowner community over the past months Mr. deZavallos we believe he has made every effort to work with us and address as many of the current homeowner's concerns as possible. We, and I think the majority of our neighbors, feel the latest plan is the best possible under the circumstances and should be approved in it's present form.

Sincerely,

Irene & Terry Moyes
108 Camino Acote
(505) 466-8407

OBA - 111

DATE: July 18, 2013

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

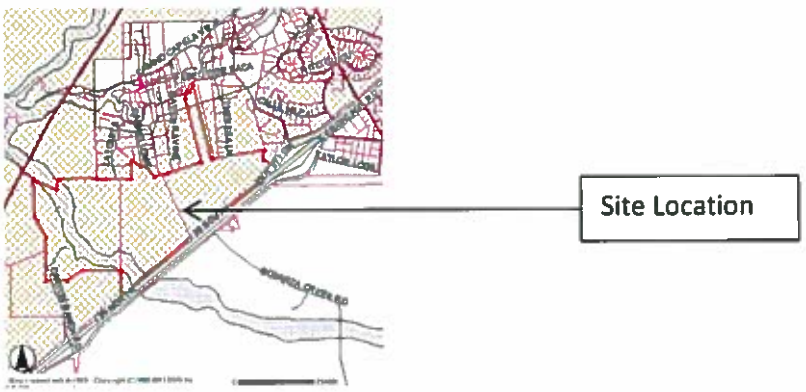
FILE REF.: BCC CASE # Z/S 13-5130 La Bajada Ranch Master Plan Amendment

ISSUE:

Santa Fe County, Applicant, requests a Master Plan Amendment for a previously approved Master Plan (Santa Fe Canyon Ranch) to amend the water supply plan and to provide consistency with the current property owner boundaries. The amended Master Plan will allow for 156 residential lots on the 470.55 acres that the County of Santa Fe now owns. The amended Master Plan will utilize the Santa Fe County Water Utility (instead of the previously proposed new on-site community water system).

The property is located off Entrada La Cienega along Interstate 25 in the La Cienega/La Cieneguilla Traditional Historic Community within Sections 1, 2, 10, 12, 13, Township 15 North, Range 7 East and Sections 5, 6, 7, 8, Township 15 North, Range 8 East (Commission District 3).

Vicinity Map:



OB-B1