

## **SUMMARY:**

On June 20, 2013, the CDRC met and acted on this case. The decision of the CDRC was table to allow the Applicant to address concerns brought forth by the community.

The Applicant will be holding a community meeting on July 16, 2013 and will provide an update at the CDRC meeting.

On September 30, 2008, the Board of County Commissioners (BCC) granted Master Plan approval for a residential subdivision consisting of 162 lots (174) residential units on 1,316 acres to be developed in 3 phases. At the time of approval the Applicant proposed to construct a new on-site community water system.

Since the time of approval, Santa Fe County has purchased approximately 470.55 acres of the 1,316 acres (Santa Fe Canyon Ranch). The property is made up of three Tracts which consist of Tract G (188.70 acres), Tract H (141.47 acres) and Tract I (140.38 acres) now known as La Bajada Ranch.

The Applicant is now requesting a Master Plan Amendment to allow the existing Master Plan to include only the property owned by Santa Fe County (470.55 acres) which contained 156 proposed residential lots. This request also includes changing the source of water in the water supply plan to the Santa Fe County Water Utility. The Santa Fe County water will provide a more reliable and sustainable source of water for domestic and fire protection purposes.

Santa Fe County is currently undergoing an extensive process of community involvement primarily through the La Bajada Steering Committee, established by Resolution No. 2012-106 (attached as Exhibit 5). The committee is meeting monthly to review material and bring forward a proposal for development of the 470.55 acres. The Steering Committee has only had two meetings and it is not thought that there will be time for them to bring forward recommendations to the Board of County Commissioners prior to the master plan expiring. Santa Fe County asks for this amendment to allow the La Bajada Ranch Steering Committee time to discuss, evaluate and bring forward to the Board of County Commissioners alternatives for the development of the La Bajada Ranch.

There is no other change to the approved master plan, the original BCC report is attached as Exhibit 4.

**This Application was submitted on May 7, 2013.**

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

**APPROVAL SOUGHT:**

Master Plan Amendment to amend the water supply plan to provide consistency with the current property owner boundaries.

**GROWTH MANAGEMENT  
AREA:**

El Centro, SDA-2

**EXHIBITS:**

1. Letter of Request
2. Existing Master Plan
3. Santa Fe County Plat
4. September 9, 2008 BCC Report
5. March 10, 2009 Santa Fe Canyon Ranch Findings of Facts
6. Resolution No. 2012-106 (La Bajada Steering Committee)
7. Timeline of Events
8. Letter of Opposition

**Daniel "Danny" Mayfield**  
*Commissioner, District 1*

**Miguel M. Chavez**  
*Commissioner, District 2*

**Robert A. Anaya**  
*Commissioner, District 3*



**Kathy Holian**  
*Commissioner, District 4*

**Liz Stefanics**  
*Commissioner, District 5*

**Katherine Miller**  
*County Manager*

May 23, 2013

Penny Ellis-Green  
Growth Management Department  
Santa Fe County  
PO Box 276  
Santa Fe, NM 87501

Re: La Bajada Ranch Master Plan Amendment (previously known as the Santa Fe Canyon Ranch Master Plan)

Dear Ms. Ellis-Green;

This is a request for an amendment of the La Bajada Ranch Master plan, previously known as the Santa Fe Canyon Ranch Master Plan.

The master plan was approved by the BCC on September 9, 2008.

The original master plan covered an area of 1316 acres; Santa Fe County subsequently purchased a portion of the property (470.55 acres) which contained 156 proposed residential lots.

Santa Fe County wishes to amend the existing master plan to include only the property owned by Santa Fe County and to change the source of water in the water supply plan to the Santa Fe County Water Utility.

It was proposed in the original master plan that the water supply for the subdivision would be through a new community water system. The Santa Fe County water system has been extended in this general area and provides a more reliable and sustainable source of water for domestic purposes and fire protection purposes.

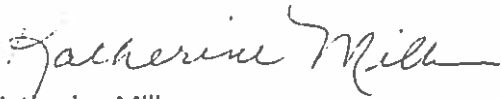
Santa Fe County is currently undergoing an extensive process of community involvement primarily through the La Bajada Ranch steering committee, established by Resolution No. 2012 -106 (attached). The Committee is meeting monthly to review material and bring forward a proposal for development of the 470.55 acres.



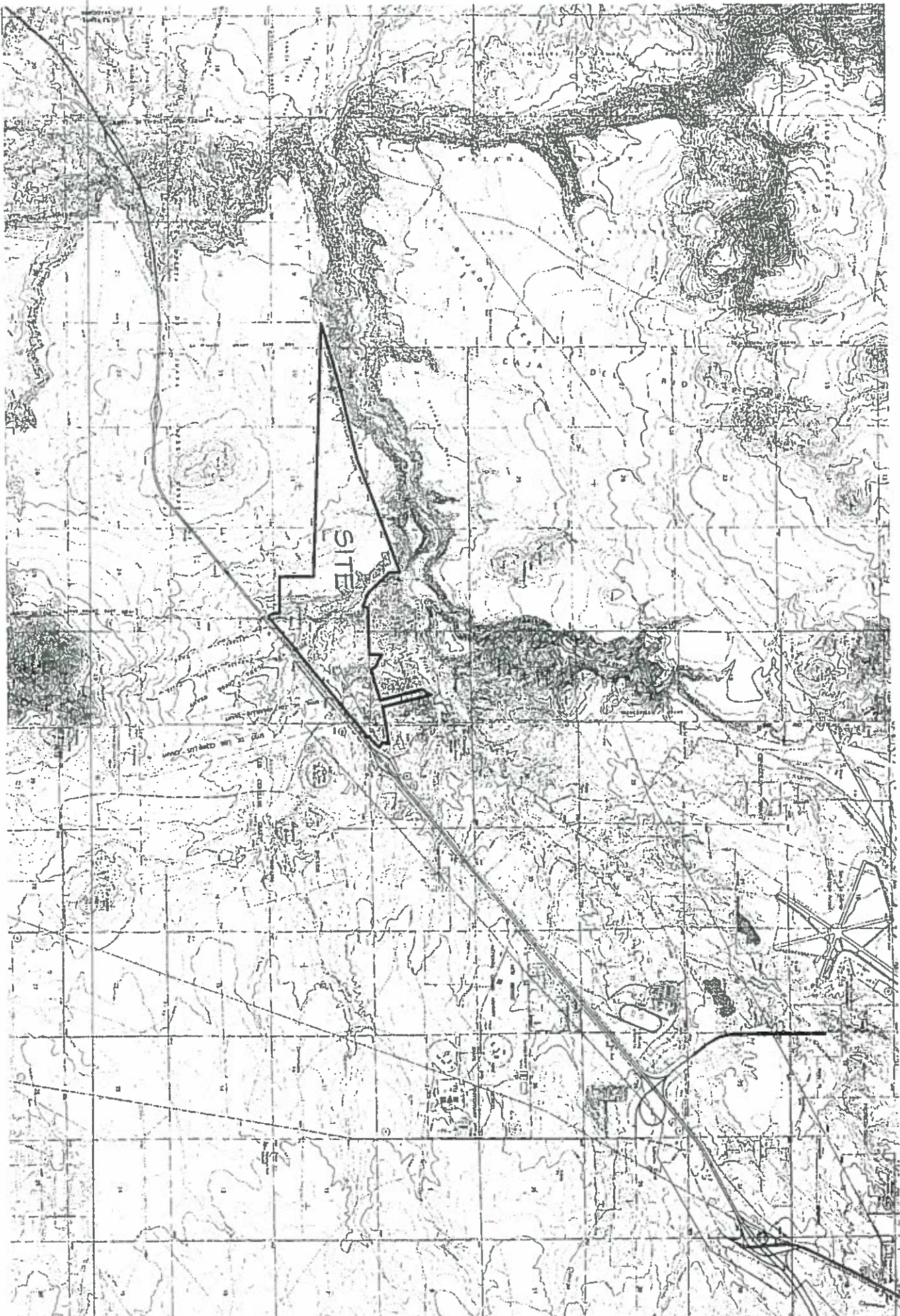
Santa Fe County asks for this amendment to allow the La Bajada Ranch Steering Committee time to discuss, evaluate and bring forward to the Board of County Commissioners alternatives for the development of the La Bajada Ranch.

Mark Hogan, Properties and Facilities director will act as the County liaison for this project, his number is 992-9852.

Sincerely



Katherine Miller  
Santa Fe County Manager



OWNER:

SANTA FE CANYON RANCH, LLC  
 3056 AGUA FRIA STREET  
 SANTA FE, NM 87501

ENGINEERING:

DESIGN ENGINLUITY



SURVEYING:

DAVISON SURVEYS, INC.  
 PROFESSIONAL LAND SURVEYORS  
 VALDES INO PARK  
 SANTA FE, NM

PLANNER:

SCHUTZ AND COMPANY, INC.  
 P.O. BOX 1072  
 SANTA FE, NEW MEXICO 87504  
 (505) 982-5258

SCALE 1"=3000' FEET  
 3000' 0 3000'

### Santa Fe Canyon Ranch Revised Amended Master Plan

19163 Ac +/-  
 IN  
 TOWNSHIP 15 NORTH, RANGE 7 EAST, SECTIONS 12, 10, 12 & 13,  
 AND  
 TOWNSHIP 15 NORTH, RANGE 8 EAST  
 SECTIONS 5, 6, 7 & 8  
 SANTA FE, NEW MEXICO

**SHEET LIST**

- 1 COVER SHEET
- 2 MASTER PLAN
- 3 BOUNDARY SURVEY
- 4 TOPOGRAPHY
- 5 SITE ANALYSIS PLAN
- 6 SLOPE ANALYSIS
- 7 SOILS MAP
- 8 CONCEPTUAL TERRAIN MANAGEMENT PLAN
- 9 CONCEPTUAL WATER SERVICE & FIRE PROTECTION PLAN
- 10 CONCEPTUAL LIQUID WASTE PLAN
- 11 CONCEPTUAL DRY UTILITY PLAN
- 12 CONCEPTUAL ROAD DESIGN
- 13 CONCEPTUAL OPEN SPACE PLAN
- 14 PHASING PLAN

DECEMBER 14, 2007

DATE	BY	REVISION



**LEGEND**

COMMON OPEN SPACE

PROJECT PERIMETER

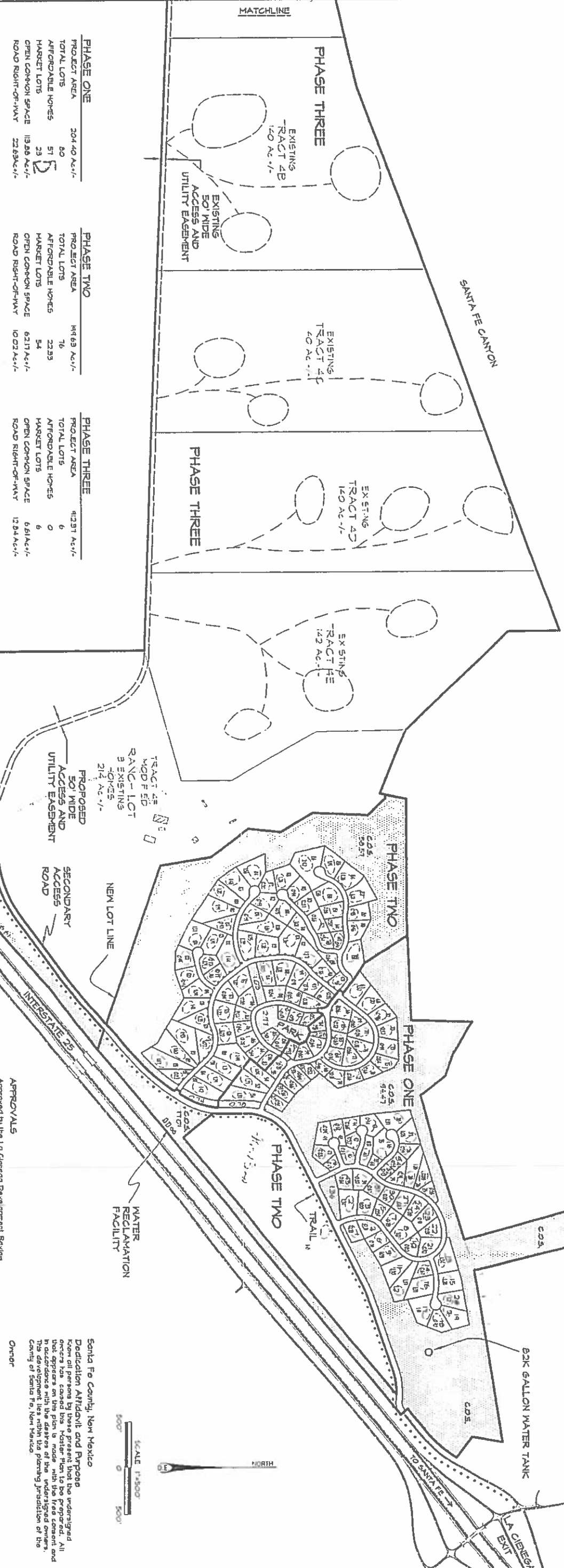
APPROXIMATE BUILDING ENVELOPE BELONGING TO LOT PRIVATE OPEN SPACE

TRAIL

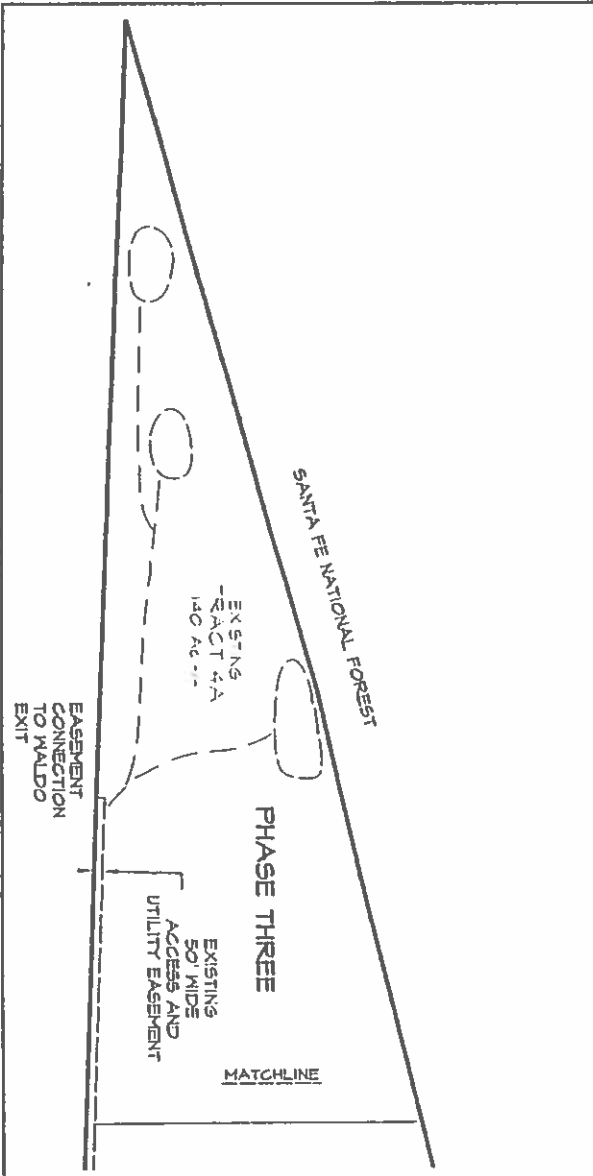
CR 50 F

CR 50 F

- NOTES**
1. AFFORDABLE HOUSING MATTER TO BE PROVIDED BY SANTA FE COUNTY.
  2. AFFORDABLE HOUSING TO CONFORM TO SANTA FE COUNTY ORDINANCE FUTURE DEVELOPMENT.
  3. RESIDENTIAL DENSITY MAY BE INCREASED AT SUCH TIME AS AN ACTUATE WATER SUPPLY IS PROVIDED FOR THE LA CIBUEGA DEVELOPMENT CODE AND THE SANTA FE COUNTY LAND DEVELOPMENT CODE, AN APPROVED MASTER PLAN TO BE SUBMITTED FOR SANTA FE COUNTY APPROVAL AT SUCH TIME AS ADDITIONAL WATER IS RECEIVED.
  4. EXISTING TRACTS 4A-D ARE PERMITTED UP TO 3 DWELLING UNITS PER TRACT. HOUSES AND OTHER LIVESHOOK ARE PERMITTED AS LONG AS THE TOTAL WATER USE ON THE TRACT DOES NOT EXCEED THE COUNTY HYDROLOGIST APPROVED PERMITTED WATER BUDGET FOR THAT LOT. PARTIAL DIVISION OF THESE TRACTS WILL REQUIRE COMPLIANCE WITH NOTE 5 (ABOVE) AND A MASTER PLAN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS.
  5. ALL LOTS ARE REQUIRED TO CONNECT TO THE SANTA FE COUNTY WATER SYSTEM, WHEN SAID SYSTEM IS EXTENDED TO WITHIN 200 FEET OF THE PROPERTY LINE OF THE LOT. PERMIT TO ORIGINATE 2003-4, SECTION 6.9.4.
  6. PORTIONS OF THE PROJECT (SECTIONS 5 AND 6, T15N, R26E) LIE WITHIN THE URBAN WILDLAND INTERPACE ZONE AND ARE SUBJECT TO THE SANTA FE COUNTY WILDLAND INTERPACE ZONE APPROVED MASTER PLAN INCLUDING ANY INCREASES IN DENSITY OR A CHANGE OF USE ON LOT 16B. WILL REQUIRE THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS.



PHASE ONE	PHASE TWO	PHASE THREE	
PROJECT AREA	304.40 Ac +/-	181.63 Ac +/-	413.31 Ac +/-
TOTAL LOTS	60	76	6
AFFORDABLE HOMES	51	22.33	0
MARKET LOTS	23	54	6
OPEN COMMON SPACE	119.26 Ac +/-	6.21 Ac +/-	6.61 Ac +/-
ROAD RIGHT-OF-WAY	22.83 Ac +/-	10.02 Ac +/-	12.84 Ac +/-



**APPROVALS**

Approved by the La Cienega Development Review Committee at their meeting of \_\_\_\_\_

Chairman \_\_\_\_\_ Date \_\_\_\_\_

Approved by the Board of County Commissioners at their meeting of \_\_\_\_\_

Chairman \_\_\_\_\_ Date \_\_\_\_\_

Assisted by \_\_\_\_\_ Date \_\_\_\_\_

County Clerk \_\_\_\_\_ Date \_\_\_\_\_

County Development Permit No. CB- \_\_\_\_\_ Date \_\_\_\_\_

Approved by \_\_\_\_\_ Date \_\_\_\_\_

County Land Use Administrator \_\_\_\_\_ Date \_\_\_\_\_

Approved by \_\_\_\_\_ Date \_\_\_\_\_

County Fire Marshal \_\_\_\_\_ Date \_\_\_\_\_

Approved by \_\_\_\_\_ Date \_\_\_\_\_

County Public Works Director \_\_\_\_\_ Date \_\_\_\_\_

**DESIGN ENGINEERING**

Santa Fe Canyon Ranch, LLC  
 Manager, Non-Heredia Building Products, Inc.  
 Ricardo R. Borrego, President

This statement was automatically generated before me by \_\_\_\_\_ day of \_\_\_\_\_ 2008.

Notary Public \_\_\_\_\_

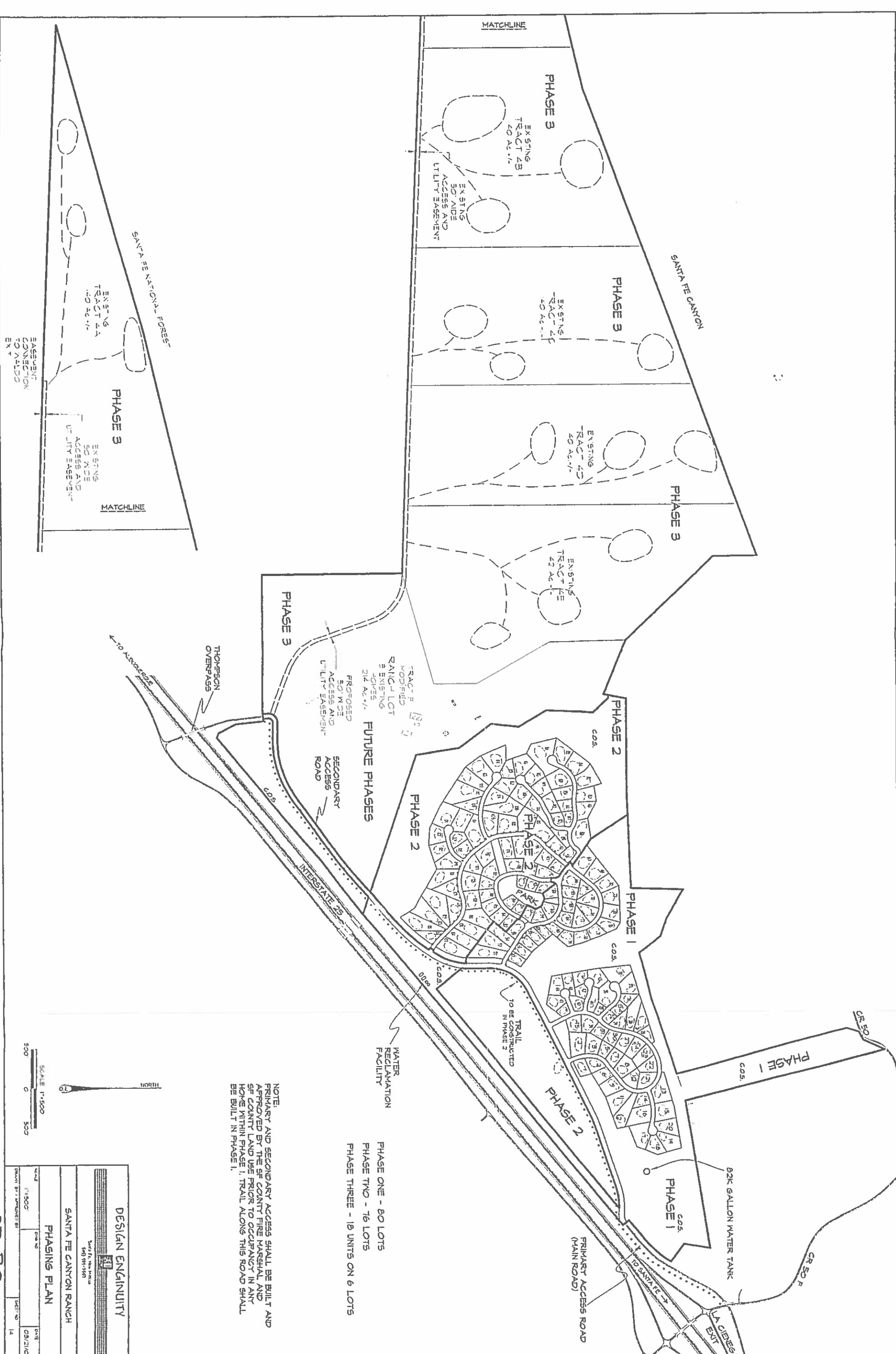
My Commission Expires on \_\_\_\_\_

**DESIGN ENGINEERING**

Santa Fe Canyon Ranch  
 MASTER PLAN

DATE: 05/21/08

PAGE: 2



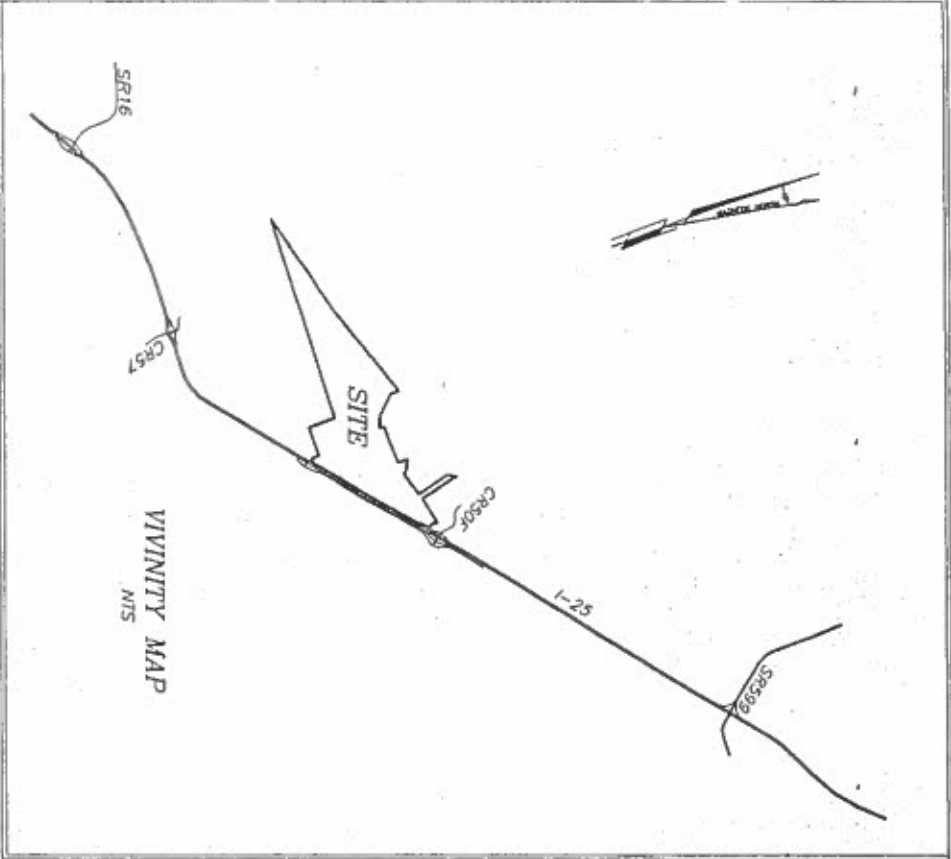
- PHASE ONE - 80 LOTS
- PHASE TWO - 76 LOTS
- PHASE THREE - 18 UNITS ON 6 LOTS

**NOTE:**  
 PRIMARY AND SECONDARY ACCESS SHALL BE BUILT AND APPROVED BY THE SF COUNTY FIRE MARSHAL AND SF COUNTY LAND USE PRIOR TO OCCUPANCY IN ANY HOME WITHIN PHASE I. TRAIL ALONG THIS ROAD SHALL BE BUILT IN PHASE I.



<b>DESIGN ENGINEER</b>			
<b>SANTA FE CANYON RANCH</b>			
<b>PHASING PLAN</b>			
SCALE	1"=500'	DRAWN BY	AMC
		DATE	09/21/08
		HEET NO.	14

DP-B8



**LEGEND:**  
 BOUNDARY AND STATE PLANE, CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS  
 BOUNDARY AND STATE PLANE, CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS  
 ELEVATIONS ARE WAMR  
 DOTTED BOUNDARY OF LANDS DEALT WITH BY THIS PLAN  
 INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND  
 INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT  
 PART OF THIS PLAN.



TOPOGRAPHIC MAP  
 PREPARED FOR  
**SANTA FE CANYON RANCH**  
 WITHIN  
 SECTIONS 10, 11, 12, & 13, T15N R7E, &  
 SECTIONS 5, 6, & 7, T15N R8E, NMPM  
 MESITA & SITO DE JUANA LOPEZ GRANTS  
 SANTA FE COUNTY, N.M.

SURVEYORS CERTIFICATE  
 I HEREBY CERTIFY THAT THIS MAP IS A TRUE REPRESENTATION OF A TOPOGRAPHIC  
 SURVEY CONDUCTED FROM COUNTY MAPS AND SURVEY DATA OBTAINED BY ME OR MY  
 ASSISTANTS IN THE FIELD ON OR ABOUT JANUARY 2004.  
 TO THE BEST OF MY KNOWLEDGE THE SURVEY AND MAP ARE CORRECT, TRUE AND AND  
 MEET THE STANDARD MAPPING STANDARDS.

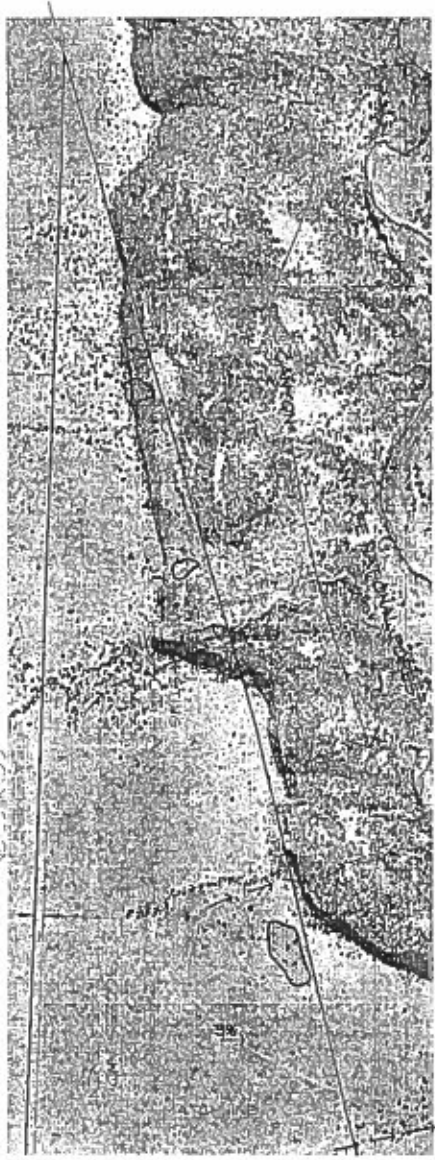
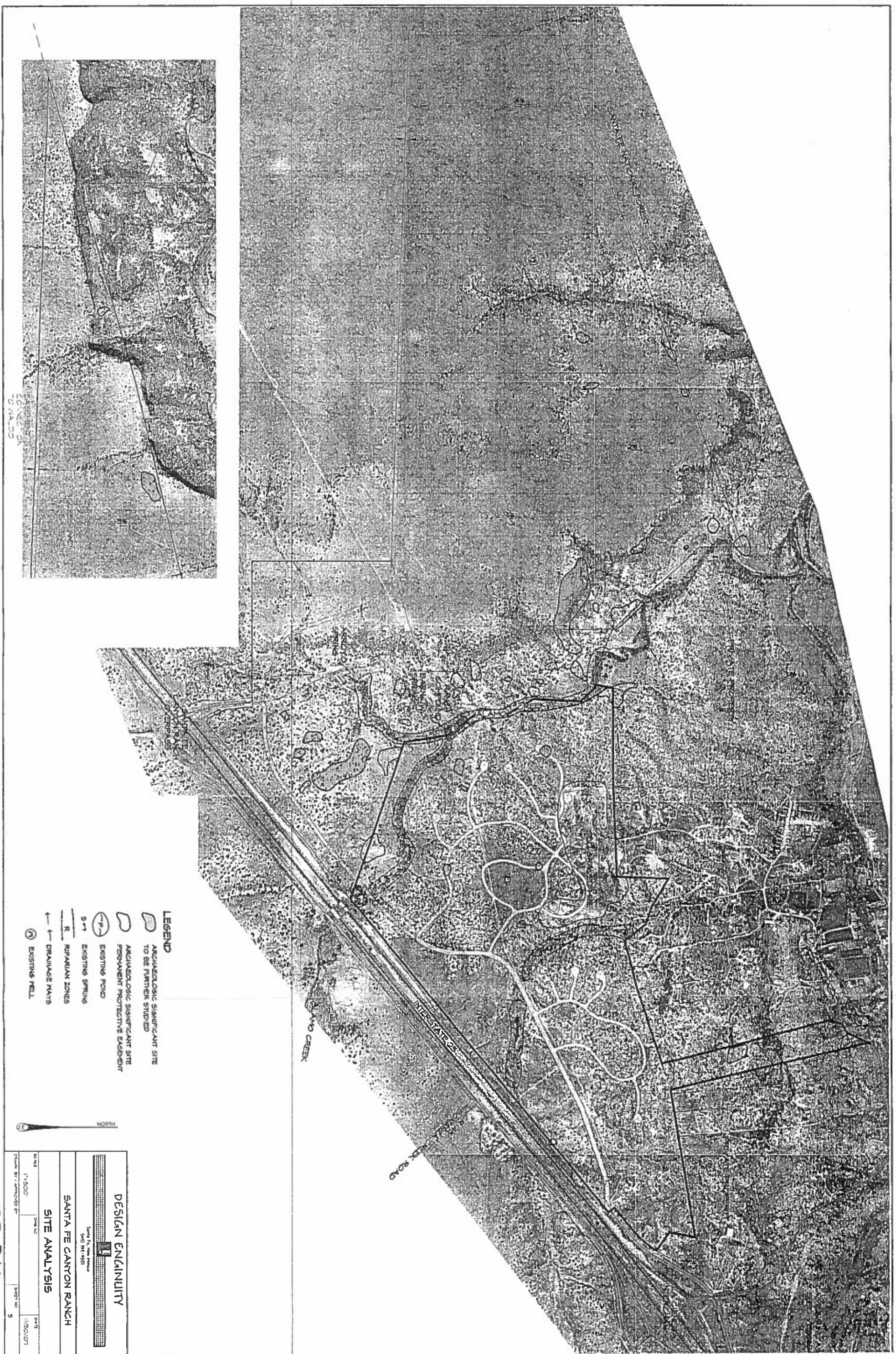
GARY E. DANSON, N.M.P.L.S. 7014



DB-B9

DANSON SURVEYS, INC.  
 PROFESSIONAL LAND SURVEYORS  
 5200 S. CANTON RD.  
 ALBUQUERQUE, N.M. 87105  
 DATE: 3-06-08



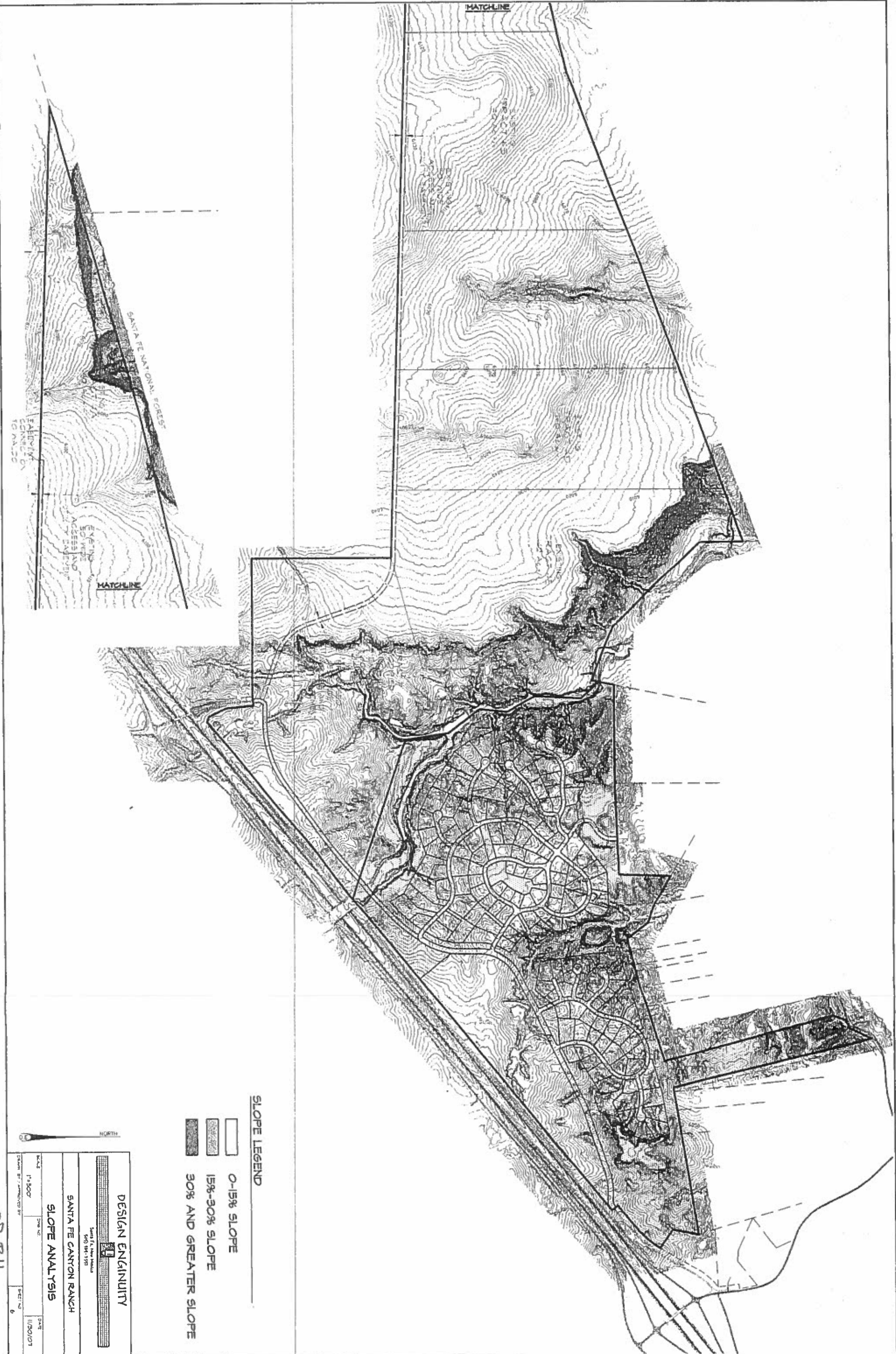


- LEGEND**
- ARCHAEOLOGIC SIGNIFICANT SITE TO BE FURTHER STUDIED
  - ARCHAEOLOGIC SIGNIFICANT SITE PRESERVATION PROTECTIVE EASEMENT
  - EXISTING POND
  - EXISTING SPRING
  - REPAIR/ANALYSIS ZONES
  - DRAINAGE MAINS
  - EXISTING MILL



<b>DESIGN ENGINEER</b>	
SANTA FE CANTON RANCH	
<b>SITE ANALYSIS</b>	
SCALE	DATE
1" = 500'	11/30/07
DATE	SCALE
11/30/07	1" = 500'
PROJECT NO.	SHEET NO.
5	5

DB-BID



- SLOPE LEGEND**
- 0-15% SLOPE
  - 15%-30% SLOPE
  - 30% AND GREATER SLOPE

**DESIGN ENGINEERING**

**SANTA FE CANYON RANCH**

**SLOPE ANALYSIS**

Scale: 1" = 500'

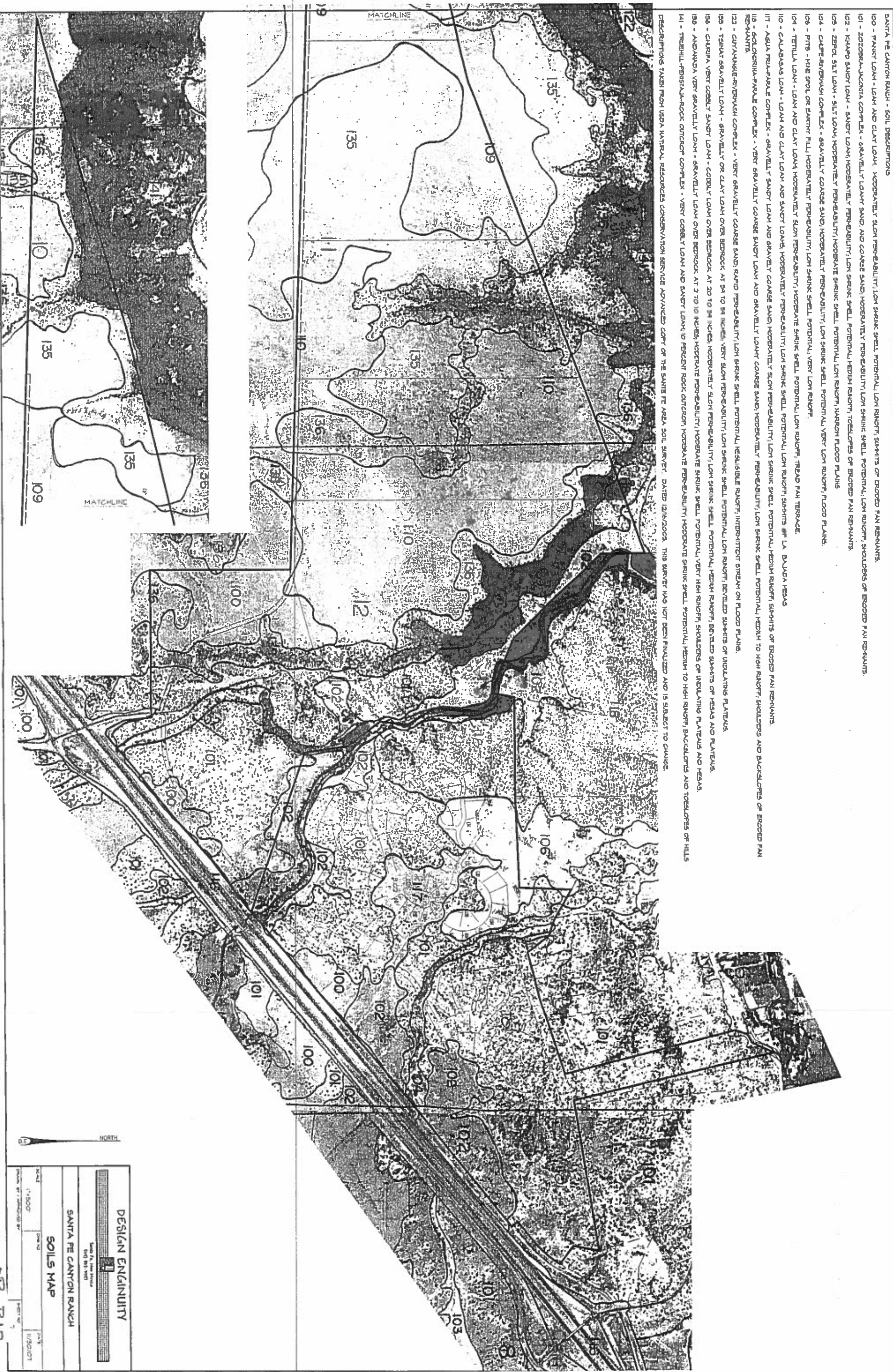
Date: 11/20/07

Sheet No: 6

SANTA FE CANYON RANCH - SOIL DESCRIPTIONS

- 100 - PINKY LOAM - LOAM AND CLAY LOAM, MODERATELY SLOM PERMEABILITY, LOW SHRINK SWELL POTENTIAL, LOW RUNOFF, SHOULDERS OF ERODED PAN REMNANTS.
- 101 - ZOSORELA-JACONIA COMPLEX - GRAVELLY LOAMY SAND, AND COARSE SAND, MODERATELY PERMEABILITY, LOW SHRINK SWELL POTENTIAL, LOW RUNOFF, SHOULDERS OF ERODED PAN REMNANTS.
- 102 - KIAPPO SANDY LOAM - SANDY LOAM, MODERATELY PERMEABILITY, LOW SHRINK SWELL POTENTIAL, MEDIUM RUNOFF, TOWERSLOPE OF ERODED PAN REMNANTS.
- 103 - ZEPOL SILT LOAM - SILT LOAM, MODERATELY PERMEABILITY, MODERATE SHRINK SWELL POTENTIAL, LOW RUNOFF, WAREHO FLOOD PLAINS.
- 104 - CARPENTERSVICH COMPLEX - GRAVELLY COARSE SAND, MODERATELY PERMEABILITY, LOW SHRINK SWELL POTENTIAL, VERY LOW RUNOFF, FLOOD PLAINS.
- 106 - PITS - FINE SPILL OR EARTHY FILL, MODERATELY PERMEABILITY, LOW SHRINK SWELL POTENTIAL, VERY LOW RUNOFF.
- 104 - TETILLA LOAM - LOAM AND CLAY LOAM, MODERATELY SLOM PERMEABILITY, MODERATE SHRINK SWELL POTENTIAL, LOW RUNOFF, TREAD PAN TERRACE.
- 110 - CALABASAS LOAM - LOAM AND CLAY LOAM AND SANDY LOAMS, MODERATELY PERMEABILITY, LOW SHRINK SWELL POTENTIAL, LOW RUNOFF, SHOULDERS OF ERODED PAN REMNANTS.
- 111 - AGUA FRIA-PAYALE COMPLEX - GRAVELLY SANDY LOAM AND GRAVELLY COARSE SAND, MODERATELY PERMEABILITY, LOW SHRINK SWELL POTENTIAL, MEDIUM RUNOFF, SHOULDERS OF ERODED PAN REMNANTS.
- 118 - GOLDOROVA-PAYALE COMPLEX - VERY GRAVELLY COARSE SANDY LOAM AND GRAVELLY LOAMY COARSE SAND, MODERATELY PERMEABILITY, LOW SHRINK SWELL POTENTIAL, MEDIUM TO HIGH RUNOFF, SHOULDERS AND BACKSLOPES OF ERODED PAN REMNANTS.
- 122 - CUYAVANGUE-RIVEROUSH COMPLEX - VERY GRAVELLY COARSE SAND, RAMPY PERMEABILITY, LOW SHRINK SWELL POTENTIAL, NEGLECTABLE RUNOFF, INTERRUPTED STREAM ON FLOOD PLAINS.
- 125 - TINKAT GRAVELLY LOAM - GRAVELLY OR CLAY LOAM OVER BEDROCK AT 54 TO 58 INCHES, VERY SLOM PERMEABILITY, LOW SHRINK SWELL POTENTIAL, LOW RUNOFF, BEVELLED SHOULDERS OF UNOULATING PLATEAUS.
- 126 - CURENA VERY COBBLY SANDY LOAM - COBBLY LOAM OVER BEDROCK AT 20 TO 24 INCHES, MODERATELY SLOM PERMEABILITY, LOW SHRINK SWELL POTENTIAL, MEDIUM RUNOFF, BEVELLED SHOULDERS OF MESAS AND PLATEAUS.
- 130 - ANDANODA VERY GRAVELLY LOAM - GRAVELLY LOAM OVER BEDROCK AT 2 TO 10 INCHES, MODERATE PERMEABILITY, MODERATE SHRINK SWELL POTENTIAL, VERY HIGH RUNOFF, SHOULDERS OF UNOULATING PLATEAUS AND MESAS.
- 141 - TREHILL-TRINISIA-ROCK OUTCROP COMPLEX - VERY COBBLY LOAM AND SANDY LOAM, 10 PERCENT ROCK OUTCROP, MODERATE PERMEABILITY, MODERATE SHRINK SWELL POTENTIAL, MEDIUM TO HIGH RUNOFF, BACKSLOPES AND TOWERSLOPES OF HILLS.

DESCRIPTIONS TAKEN FROM USDA NATURAL RESOURCES CONSERVATION SERVICE ADVANCED COPY OF THE SANTA FE AREA SOIL SURVEY, DATED 12/16/2002. THIS SURVEY HAS NOT BEEN FINALIZED AND IS SUBJECT TO CHANGE.



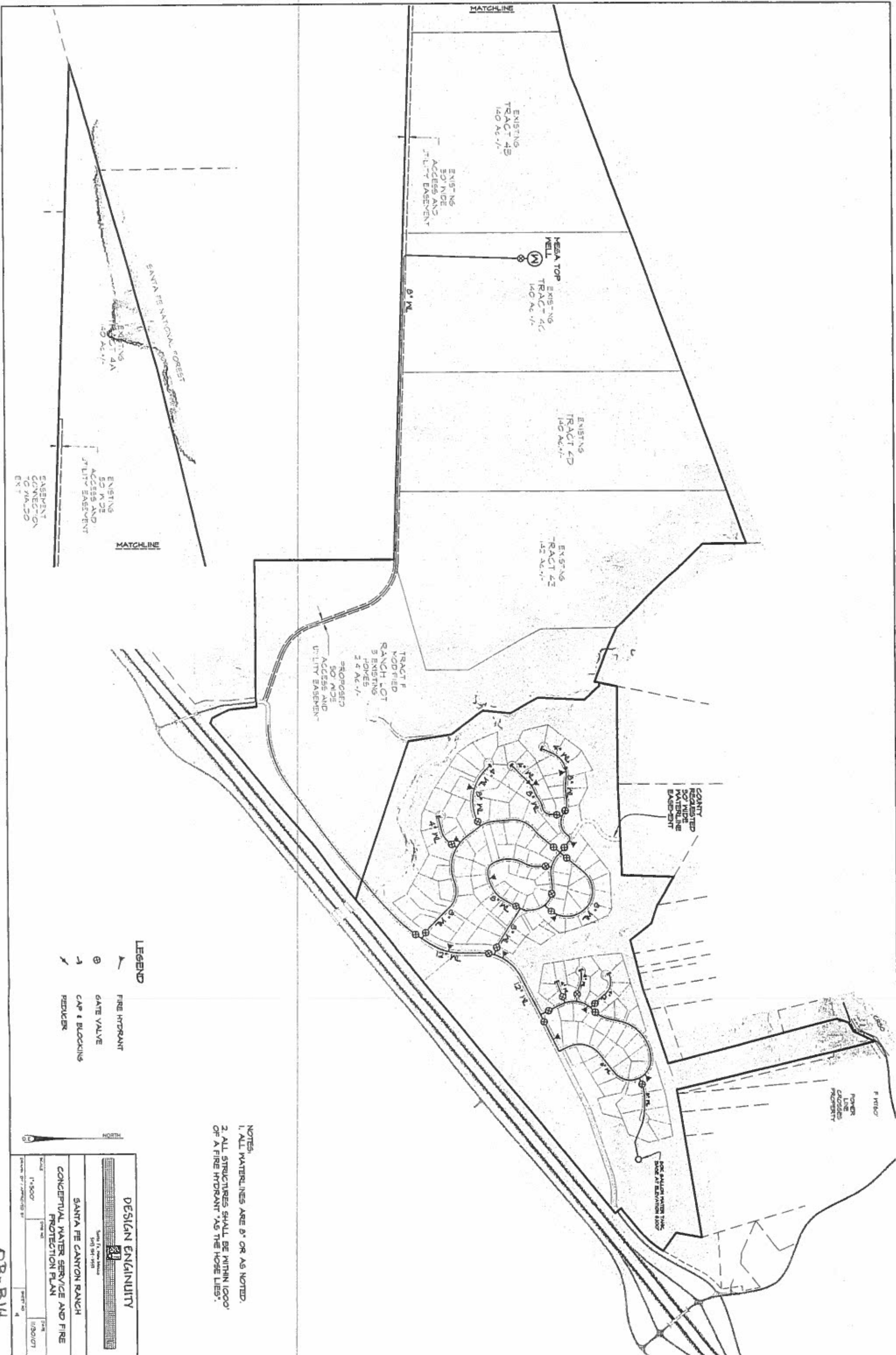
NORTH

<b>DESIGN ENGINNITY</b>	
<small>Santa Fe Area Survey Soil Survey Unit</small>	
<b>SANTA FE CANYON RANCH</b>	
<b>SOILS MAP</b>	
SCALE 1"=500'	DATE 11/20/07
DRAWN BY: JCH/STB/STP	PROJECT NO. 7

DB-B12

C:\PROJECTS\Final\1 - Final\14171 - Santa Fe Canyon Ranch\Map\11 - VMAP071001 - Final.dwg, 10/13/07, 11:00 AM, 11/20/07, 11:17 AM, 11/20/07, 11:17 AM, 11/20/07, 11:17 AM





**LEGEND**

- FIRE HYDRANT
- GATE VALVE
- CAP & BLOCKING
- PEDIKER

NOTES:  
 1. ALL WATERLINES ARE 8" OR AS NOTED.  
 2. ALL STRUCTURES SHALL BE WITHIN 1000' OF A FIRE HYDRANT "AS THE HOSE LIES".

**DESIGN ENGINEER**

**SANTA FE CANYON RANCH**

**CONCEPTUAL WATER SERVICE AND FIRE PROTECTION PLAN**

SCALE: 1"=500'

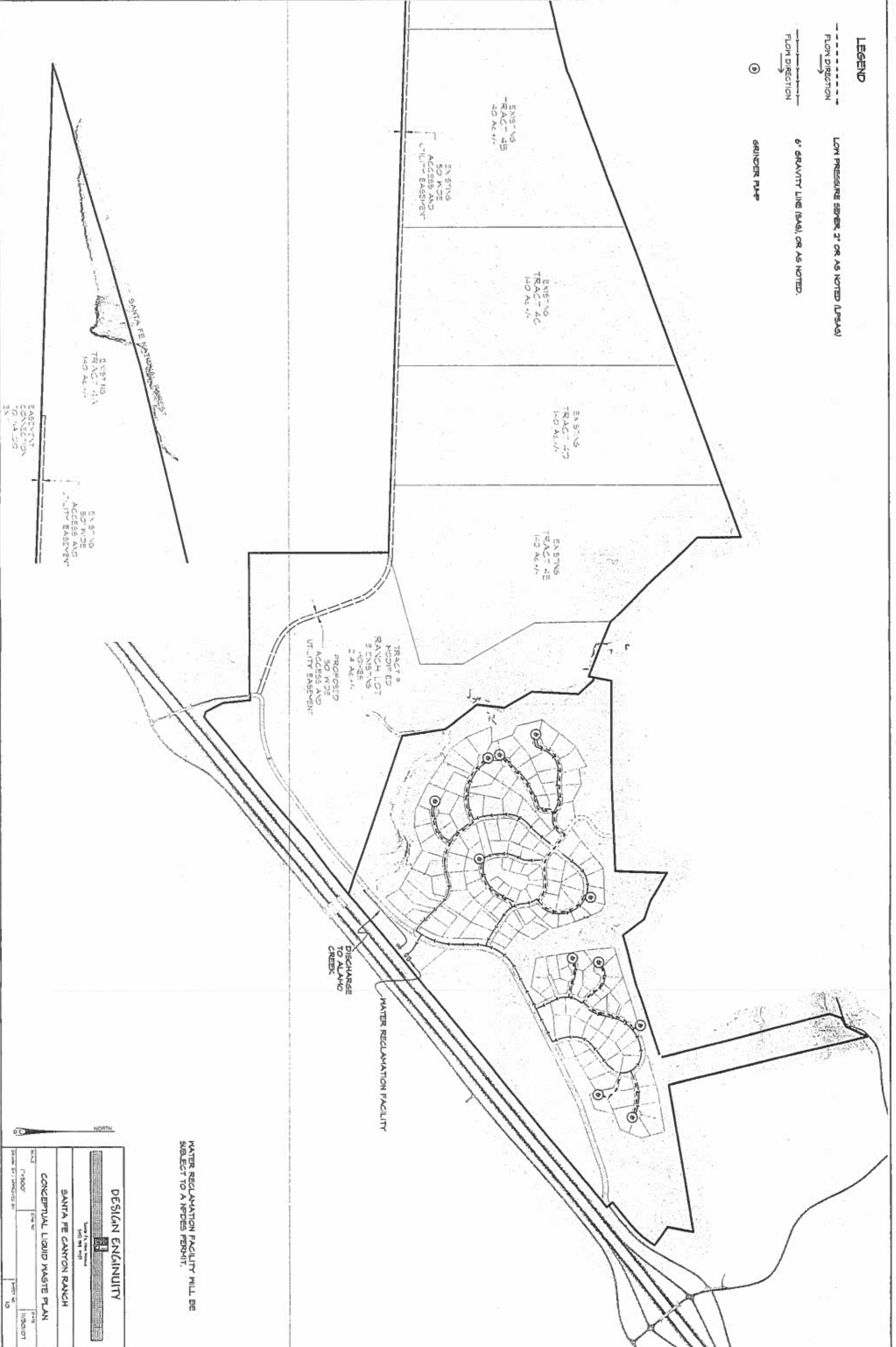
DATE: 11/20/07

PROJECT NO: 14-0001

DB-B14

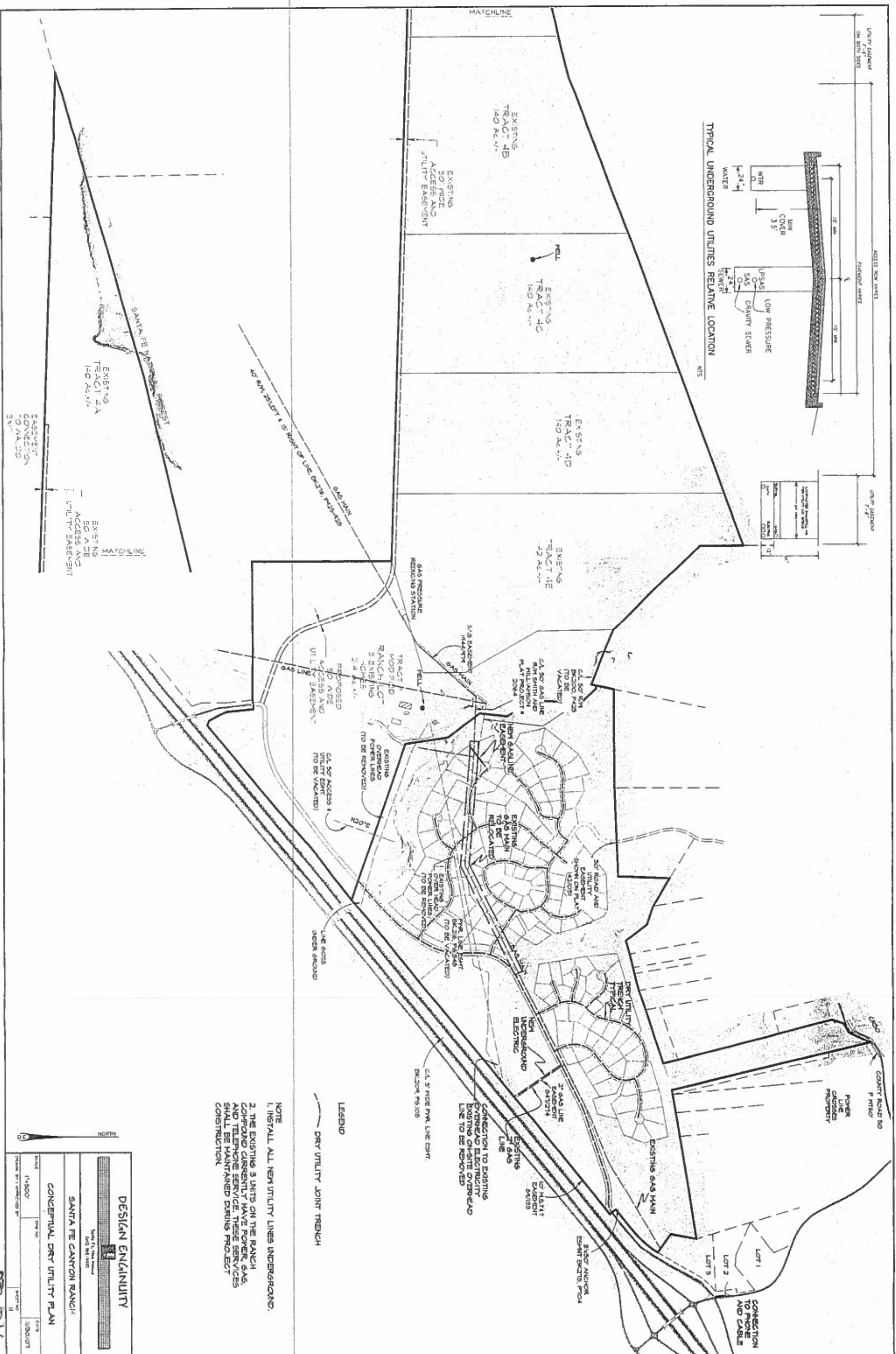
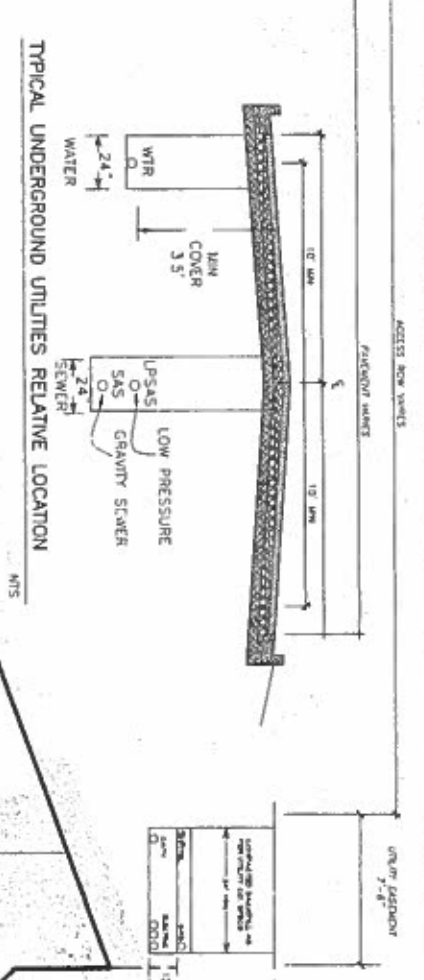
**LEGEND**

- FLOW DIRECTION
- FLOW DIRECTION
- 6" GRAVITY LINE (SAS), OR AS NOTED.
- ⊙ GRINDER PUMP



WATER RECLAMATION FACILITY WILL BE SUBJECT TO A NPDES PERMIT.

<b>DESIGN ENGINEER</b>	
SANTA FE CANYON RANCH	
CONCEPTUAL LIQUID WASTE PLAN	
SCALE: 1"=500'	DATE: 11/20/07
DESIGNED BY: JAMES BR	CHECKED BY: JAMES BR



- NOTE
1. INSTALL ALL NEW UTILITY LINES UNDERGROUND.
  2. THE EXISTING 3 UNITS ON THE RANCH COMPOUND CURRENTLY HAVE POWER, GAS, AND TELEPHONE SERVICE. THESE SERVICES SHALL BE MAINTAINED DURING PROJECT CONSTRUCTION.

LEGEND

— DRY UTILITY JOINT TRENCH

**DESIGN ENGINEER**

SANTA FE CANYON RANCH

CONCEPTUAL DRY UTILITY PLAN

DATE: 1/30/07

SCALE: 1"=50'

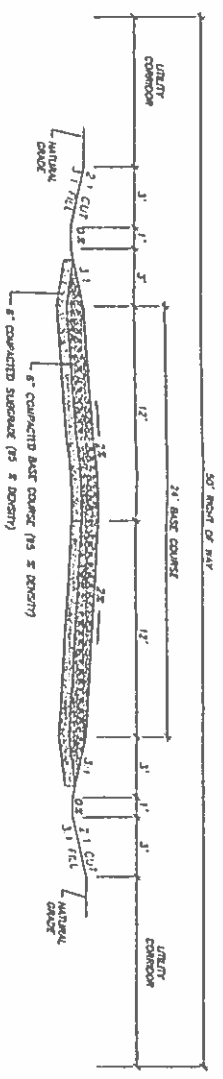
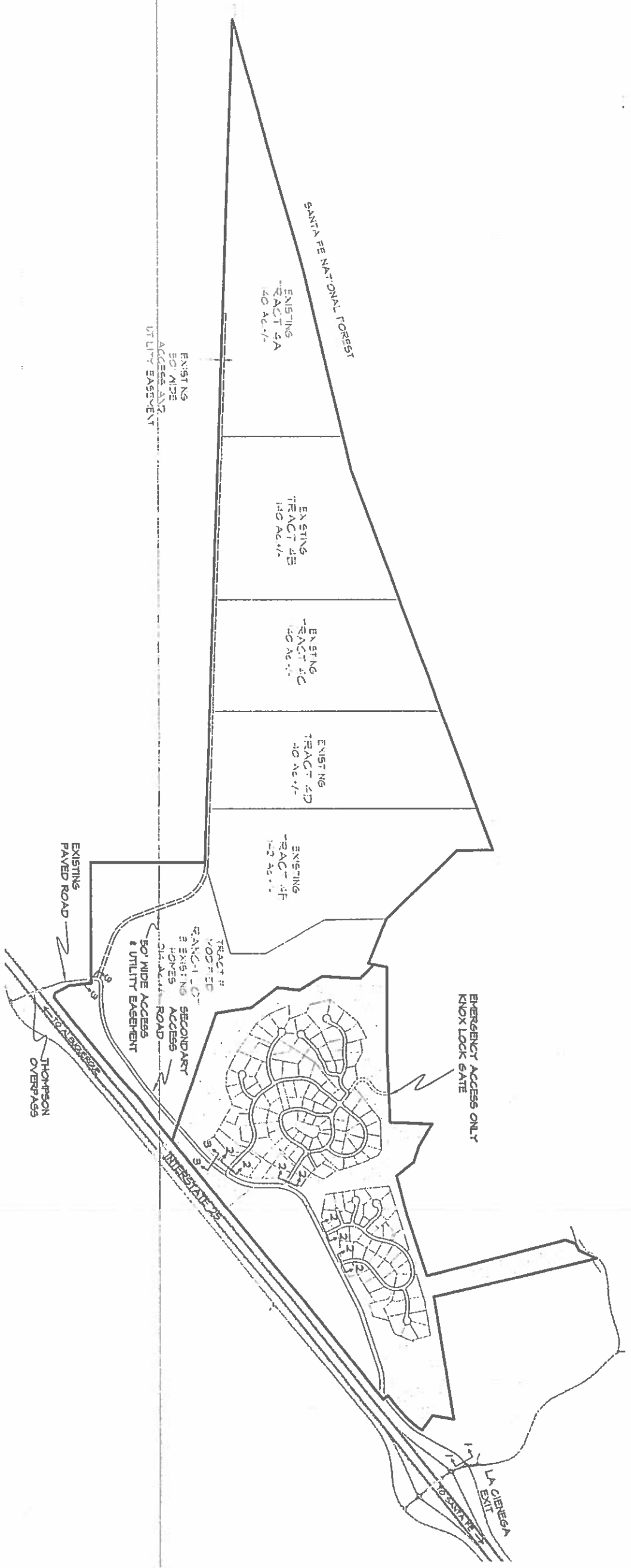
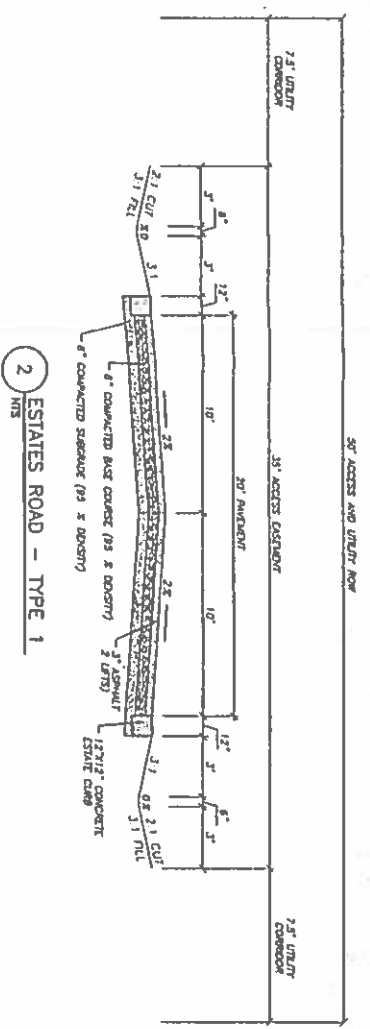
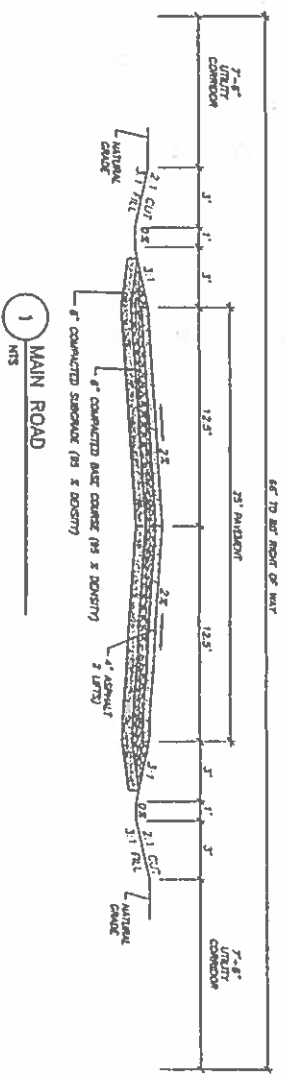
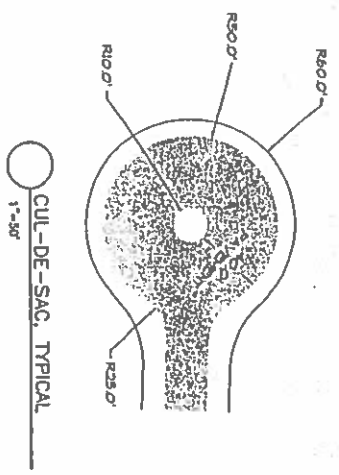
PROJECT NO: 07-001

DATE: 1/30/07

SCALE: 1"=50'

PROJECT NO: 07-001

DB-B16



**DESIGN ENGINEER**

SANTA FE CANYON RANCH  
CONCEPTUAL ROAD DESIGN

Scale: 1" = 300'

Date: 11/20/07

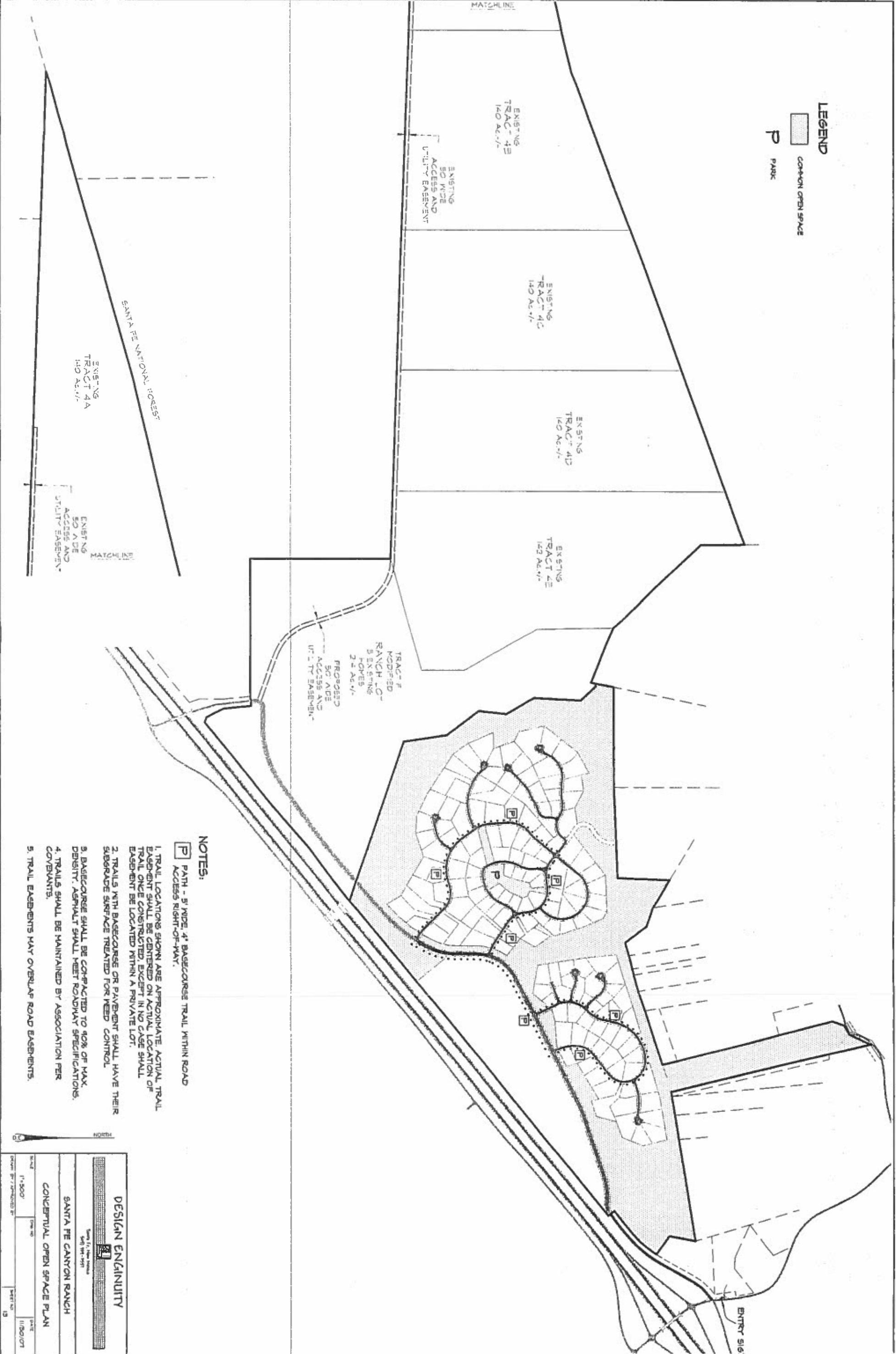
Drawn by: [Name]

Checked by: [Name]

**DB-BIT**



**LEGEND**  
 COMMON OPEN SPACE  
 P PARK



**NOTES:**

- 1. TRAIL LOCATIONS SHOWN ARE APPROXIMATE. ACTUAL TRAIL EASEMENT SHALL BE CENTERED ON ACTUAL LOCATION OF TRAIL ONCE CONSTRUCTED, EXCEPT IN NO CASE SHALL EASEMENT BE LOCATED WITHIN A PRIVATE LOT.
- 2. TRAILS WITH BASECOURSE OR PAVEMENT SHALL HAVE THEIR SLOPE SURFACE TREATED FOR WEED CONTROL.
- 3. BASECOURSE SHALL BE COMPACTED TO 90% OF MAX DENSITY. ASPHALT SHALL MEET ROADWAY SPECIFICATIONS.
- 4. TRAILS SHALL BE MAINTAINED BY ASSOCIATION PER COVENANTS.
- 5. TRAIL EASEMENTS MAY OVERLAP ROAD EASEMENTS.

DESIGN ENGINEER

SANTA FE CANYON RANCH

CONCEPTUAL OPEN SPACE PLAN

Scale: 1" = 500'

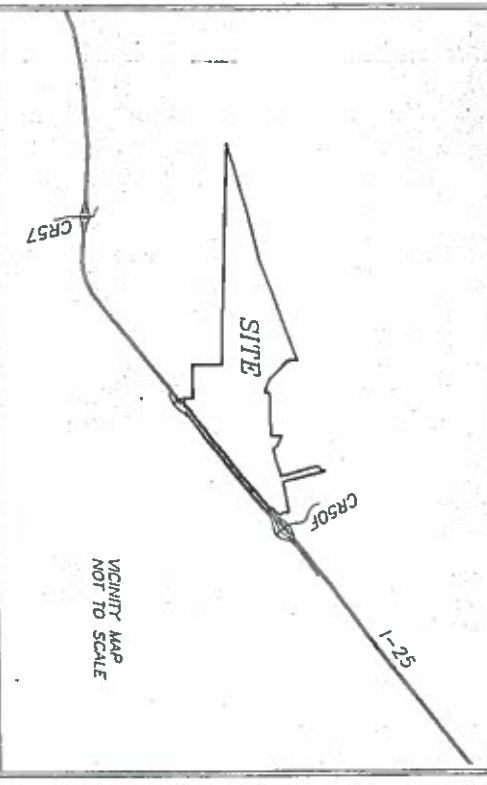
DATE: 11/30/07

DRAWN BY: [Signature]

CHECKED BY: [Signature]

**SANTA FE COUNTY APPROVAL NOTES AND CONDITIONS**

APPROVED BY: *[Signature]* Santa Fe County Planning Director  
 APPROVED BY: *[Signature]* Santa Fe County Engineer  
 COUNTY DEVELOPMENT PERMIT NO. 05-3212



**LEGEND:**  
 ARE THE STATE PLANE, CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.  
 DISTANCES ARE GROUND, GROUND TO GRID SCALE FACTOR=0.99984

- DENOTES BEARING OR AS SHOWN GROUND
- DENOTES BEARING OR AS SHOWN SET
- DENOTES CALCULATED POINT NOT SET
- DENOTES BEARING OR AS SHOWN
- DENOTES COUNTY ROAD
- DENOTES ALUMINUM CAP
- DENOTES PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT
- DENOTES PUBLIC UTILITY EASEMENT
- DENOTES OVERHEAD UTILITY LINE
- DENOTES FENCE
- DENOTES APPROXIMATE 2 ACRE BUILDING SITE WITH SLOPES LESS THAN 15%
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT
- INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

**1. MAINTENANCE OF ACCESS ROADS AND UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE LAND OWNER/USERS UNLESS CURRENTLY MAINTAINED BY THE SANTA FE PUBLIC WORKS DEPARTMENT.**

**2. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT, INCLUDING BUILDING PERMITS.**

**3. LANDS SHOWN HEREON ARE PARTIALLY WITHIN ZONE A (2nd BASE FLOOD ELEVATION DETERMINED) ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP PANEL 350069-02258.**

**4. EXISTING NATURAL DRAINAGEWAYS WILL NOT BE MODIFIED OR ABANDONED WITHOUT THE WRITTEN APPROVAL OF THE LAND USER. INSURE FLOW RATES ON PATTERNS TO OR FROM THESE LOTS SHALL NOT IMPERFECT FLOW RATES ON PATTERNS TO OR FROM**

**5. THE LANDS DEALT WITH BY THIS PLAT ARE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE COUNTY OF SANTA FE COUNTY, NEW MEXICO.**

**6. THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT.**

**7. SANTA FE COUNTY'S APPROVAL OF THIS PLAT DOES NOT INCLUDE THE CONSTRUCTION OF NEW DRAINAGEWAYS OR ROADS. IT IS REQUIRED THAT AN ADDITIONAL DEVELOPMENT PERMIT BE APPLIED FOR AND APPROVED BY THE SANTA FE COUNTY LAND USE ADMINISTRATION.**

**8. NEW DRIVEWAY/ROAD ACCESS FROM COUNTY ROAD 50 IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS DIRECTOR. THE DIRECTOR SHALL APPROVE THE LOCATION AND INSTALLATION OF A GUTTER AS PERMITTED BY SANTA FE COUNTY PRIOR TO ISSUING A PERMIT FOR CONSTRUCTION.**

**9. CONSTRUCTION PLATTED HEREON ARE SUBJECT TO ARTICLE VI, SECTION 3 OF THE SANTA FE COUNTY TEMPORARY MANAGEMENT REGULATIONS AT THE TIME OF ANY DEVELOPMENT. THE SOILS RATING PURSUANT TO THE SANTA FE COUNTY LAND DEVELOPMENT CODE, THE LIMITATIONS TO SETTING TANKS, POTENTIAL BUYERS/SELLERS OF THIS PROPERTY SHOULD INQUIRE WITH THE NEW MEXICO ENVIRONMENTAL DEPARTMENT WHETHER THESE SOILS ARE SUITABLE FOR A CONVENTIONAL SEPTIC SYSTEM OR IF AN ALTERNATIVE SYSTEM IS REQUIRED.**

**10. UNDESIRABLE AREAS SHOWN HAVE SLOPES OF LESS THAN 15% AND THERE ARE NO NATURAL DRAINAGEWAYS OTHER THAN THOSE SHOWN AS DRAINAGE EASEMENTS.**

**11. NEW DRIVEWAY/ROAD ACCESS FROM 1-25 FRONTAGE ROAD IS SUBJECT TO APPROVAL AND PERMIT REQUIREMENTS OF THE NEW MEXICO DEPARTMENT OF TRANSPORTATION.**

**12. WATER USE/WELL WITHDRAWAL ON TRACTS 4A, 4B, 4C, AND 4D IS RESTRICTED BY CONVEYANTS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDED AS INSTRUMENT 1418440.**

**13. MINIMUM FLOOR ELEVATION FOR ALL STRUCTURES SHALL BE AT LEAST ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION. FLOOD ELEVATIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY A PROFESSIONAL ENGINEER/ARCHITECTS OF THE FIRE MARSHALL.**

**14. THESE TRACTS ARE SUBJECT TO THE RESTRICTIONS AND RECORDS AS SHOWN ON INSTRUMENT 1418440.**

**SPECIAL BUILDING PERMIT CONDITIONS**

BUILDINGS ON THESE LOTS ARE SUBJECT TO THE URBAN WILDLAND INTERSPACE CODE REQUIREMENTS FOR BUILDING CONSTRUCTION WILL NOT BE ISSUED UNLESS THE REQUIRED IMPROVEMENTS FOR ROADS, FIRE PROTECTION AND DRAINAGE ARE COMPLETED AS APPROVED BY STATE.

**PERIMETER LINE TABLE**

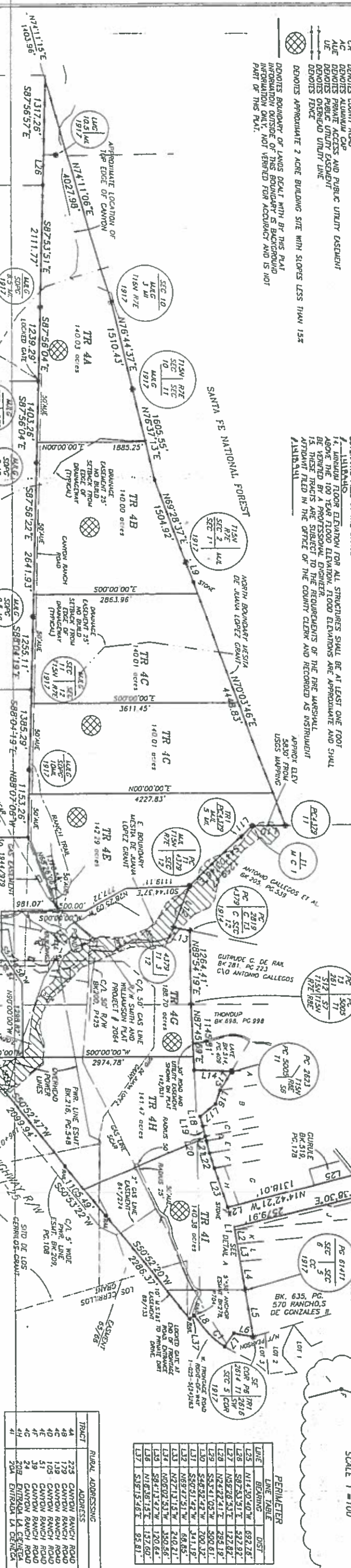
LINE	BEARING	DIST
L1	N87°27'34"E	54.67'
L2	N80°17'30"E	239.57'
L3	N80°46'39"E	305.98'
L4	N80°44'17"E	468.34'
L5	N80°58'25"E	379.35'
L6	S10°24'29"W	379.35'
L7	S53°42'21"W	281.81'
L8	S50°52'11"W	312.96'
L9	N65°05'47"E	159.18'
L10	S02°33'56"E	548.44'
L11	S44°23'11"E	369.67'
L12	N11°18'22"W	219.29'
L13	N11°44'10"E	289.08'
L14	N02°06'10"E	632.69'
L15	S59°19'33"E	406.76'
L16	S71°30'18"E	351.44'
L17	S59°45'01"E	342.64'
L18	N7°12'44"E	169.89'
L19	N7°12'29"E	174.65'
L20	N7°55'46"E	77.97'
L21	N7°55'46"E	218.02'
L22	N71°58'00"E	266.37'
L23	N22°00'21"E	219.29'
L24	N11°18'22"W	182.33'

**PERIMETER LINE TABLE**

LINE	BEARING	DIST
L1	N87°27'34"E	54.67'
L2	N80°17'30"E	239.57'
L3	N80°46'39"E	305.98'
L4	N80°44'17"E	468.34'
L5	N80°58'25"E	379.35'
L6	S10°24'29"W	379.35'
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L18	N7°12'44"E	169.89'
L19	N7°12'29"E	174.65'
L20	N7°55'46"E	77.97'
L21	N7°55'46"E	218.02'
L22	N71°58'00"E	266.37'
L23	N22°00'21"E	219.29'
L24	N11°18'22"W	182.33'

**PERIMETER LINE TABLE**

LINE	BEARING	DIST
L1	N11°30'40"W	693.78'
L2	S82°53'51"E	327.82'
L3	N82°53'51"E	127.62'
L4	N74°27'21"E	285.19'
L5	S53°41'05"W	500.61'
L6	S44°32'42"W	200.32'
L7	S50°51'42"W	341.19'
L8	N69°47'51"W	68.85'
L9	N27°13'15"W	240.21'
L10	N06°02'53"W	350.56'
L11	S94°13'47"W	120.64'
L12	N16°36'15"E	157.60'
L13	S15°54'46"E	95.81'



**SANTA FE CANYON RANCH**  
 TITLE AND RECORDS INFORMATION FOR COUNTY CLERK  
 LAND DIVISION CREATED BY 140 AC. EXEMPTION SURVEY PLAT PREPARED FOR SANTA FE CANYON RANCH SHOWING DIVISION OF TRACT 4 SECTIONS 10, 11, 12, & 13, T15N R7E, & SECTIONS 5, 6, & 7, T15N R8E, NMPM MESITA & SITO DE JUANA LOPEZ GRANITS SANTA FE COUNTY, N.M.

**SANTA FE CANYON RANCH**  
 TRACT ADDRESSING  
 4A CANYON RANCH ROAD  
 4B CANYON RANCH ROAD  
 4C CANYON RANCH ROAD  
 4D CANYON RANCH ROAD  
 5 CANYON RANCH ROAD  
 6 CANYON RANCH ROAD  
 7 CANYON RANCH ROAD  
 8 ENTRADA LA CRINCA  
 9A

**PERIMETER TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD	CHG. BEING
CI	187°34'36"	1,566.30'	443.05'	441.11'	1,441,342.55'

**TRACT 3**  
 RURAL ADDRESS FRONTAGE ROAD  
 APPROX. LOCATION, CENTERLINE AND UTILITY EASEMENT TO SERVICE TRACT 4, SUBJECT TO RELOCATION UPON FINAL DEDICATION.

**SUBJECTORS CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 10th DAY OF JANUARY 2014 AND TO THE BEST OF MY KNOWLEDGE THE SURVEY AND PLAT HAVE BEEN PREPARED TRUE AND MET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.  
 GARY E. DANSON, N.M.P.L.S. 7014

**DEEDS LISTED ON THE TRACT OF THIS PLAT**  
 REFERENCE DOCUMENTS:  
 ALL PLATS AND DEEDS LISTED ON THE TRACT OF THIS PLAT



*[Signature]*  
 County Clerk, Santa Fe County, N.M.

**EXHIBIT**

tabbles

6BUB19.

## MEMORANDUM

**DATE:** September 9, 2008  
**TO:** Board Of County Commissioners  
**FROM:** Joe Catanach, Zoning Case Manager  
**VIA:** Jack Kolkmeier, Planning & Development Div. Director  
Penny Ellis-Green, Planning & Zoning Manager  
**FILE REF.:** LCDRC CASE # MP/S 06-5212 Santa Fe Canyon Ranch

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### ISSUE:

Santa Fe Canyon Ranch, LLC (David Schutz, Jim Borrego), Applicants, Rosanna Vasquez, Agent, request Master Plan approval for a residential subdivision consisting of 162 lots (174 total residential units) on 1,316 acres to be developed in 3 phases and identified as Santa Fe Canyon Ranch. As required in Article V, Section 8.2.1(d) (cul-de-sacs) of the Land Development Code a request is included for several cul-de-sacs to exceed 500' feet in length. 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).

### SUMMARY:

On March 5, 2008 the LCDRC met and heard this case (Exhibit J). The Applicant requested and was granted tabling of the case so that issues regarding water supply, phasing and other relevant issues could be addressed. On July 2, 2008 the LCDRC continued the public hearing and the meeting concluded with a failed motion for a recommendation of approval with no subsequent action (refer to July 2008 LCDRC minutes attached as Exhibit K).

The site is located at I-25 and La Entrada, within the La Cienega and La Cieneguilla Traditional Historic Communities (Exhibit A). The Applicant is requesting Master Plan approval for a 162 lot, Type II subdivision (25-499 lots, with lots less than 10-acres in area) on 1316.13-acres.

Proposed lot sizes range from .30 to 214-acres. The majority of the proposed development is clustered in an area of approximately 400.2 acres. The remainder of the area (916-acres) on the northwesterly side of Alamo Creek, will consist of six large lots (140 to 214-acres) with 3 home sites proposed on each lot (18 total). No commercial development is proposed.



OB-B20

Phase 1:	80 lots	200 acres	avg. density 1 d/u per 2.50 acres
Phase 2:	76 lots	199 acres	avg. density 1 d/u per 2.62 acres
Phase 3:	6 lots/3 units per lot	912 acres	avg. density 1 d/u per 50.66 acres

The total number of units proposed in the subdivision 174, comprised of 129 market rate units, and 45 affordable units, which incorporates a ratio of affordable to market rate units of 30% calculated from a base density of 151 lots.

The Application has been reviewed for compliance to Ordinance 2002-9 (La Cienega and La Cieneguilla Traditional Community Planning Area and La Cienega Traditional Community Zoning District), the Santa Fe County Land Use Code (Ordinance 1996-10, as amended), Ordinance 2003-02 (Master Plan Procedures), Ordinance 2005-2 (Ordinance Amending 2003-2, and 1996-10, which specifies at what stage water rights are required), and Ordinance 2006-2 (Affordable Housing Ordinance) and the following briefly summarizes each portion of the review conducted by staff:

### **Existing Conditions**

The proposed Santa Fe Canyon Ranch site is bounded on the north by sparse rural residential development, on the south by Interstate 25, on the east by La Entrada de Cienega and on the west by undeveloped Pueblo lands. The site is undisturbed piñon/juniper with sage understory, with primarily gentle slopes and is traversed by a perennial stream (Alamo Creek). Three residential units presently exist on the property.

The City of Santa Fe Airport Manager has reviewed and provided comment on this project due to the location of the property in line with their busiest runway. The Airport Manager requests a disclosure regarding noise impacts be placed on the Final Plat and included in the Subdivision Disclosure Statement (Refer to Condition 9 and Exhibit F for City comments regarding this issue).

### **Water Supply and Availability**

A review of this project was conducted of the amended Master Plan, Geology and Water Availability Report, and supplemental water documentation for Phase I of this project.

The property is located in the La Cienega/La Cieneguilla Traditional Historic Communities and is subject to the Land Development Code requirements. The Applicant proposes to construct a new community water system. An 82,000 gallon water storage tank will be required for domestic and fire protection use in phase one.

The proposed water use for Phase I is 14.6 acre feet per year, the total water budget for full build out is 31.52 acre feet per year with a reserve of .80 acre feet per year for a total water budget of 32.32 acre feet per year. The Applicant's water budget estimates household use to be 0.18 acre feet per year which includes system loss. The Applicant submitted supporting data to demonstrate their ability to meet this restriction.

The applicant will submit a request to the BCC for water pursuant to the Affordable Housing Ordinance to serve the affordable units. However, the applicant owns sufficient water rights to

serve Phase I lots including the affordable units.

The Applicant's have met all the requirements for water of the Santa Fe County Land Use Development Code and subsequent ordinances for Phase I. The Applicant has demonstrated sufficient water availability for Phase 1 of this project but additional data and clarification is necessary for subsequent phases. The full water supply review is in Exhibit F.

**Density**

The project contains 1316.13 acres to be developed with 174 dwelling units, resulting in a gross density of 1 residential unit per 7.56 acres. The project is divided into separate phases as follows:

Phase 1:	80 lots	200 acres	avg. density 1 d/u per 2.50 acres
Phase 2:	76 lots	199 acres	avg. density 1 d/u per 2.62 acres
Phase 3:	6 lots/3 units per lot	912 acres	avg. density 1 d/u per 50.66 acres

The proposed density meets the requirements of Ordinance 2002-09 (La Cienega/La Cieneguilla Community Ordinance) which allows a gross density of 2.5 acres if an adequate 100 year supply of water, and no impairment to neighboring wells is proven by an on-site geohydrological well test.

The Application states that the developer seeks to retain development rights on the Phase III lots for future subdividing when water becomes available subject to approval of a master plan amendment by the BCC.

**Phasing**

Revisions to the Master Plan report (Exhibit C) indicates that Phase I will consist of 57 market rate units and 23 affordable units for a total of 80 units on 200 acres in the initial phase of development. Phase II will consist of 54 market rate units and 22 affordable units for a total of 76 units on 199 acres. Phase III consists of the six large tracts (Tracts 4A through 4F; 140 acres + each, total area 916 acres) containing three market rate units on each Tract (18 total). The report states that full buildout will occur after ten years.

**Affordable Housing**

The proposed subdivision includes 45 affordable units as required by Ordinance 2006-02 (Affordable Housing). All affordable units are integrated in the first two phases of development, with no affordable units identified on the large estate lots that comprise Phase III of the development. Affordable units will be equally dispersed in the four income ranges (11.3 affordable in each income range). The Application has been forwarded to the County's Affordable Housing Administrator for review. The Affordable Housing Administrator states in correspondence dated 2/6/08, and again in reviewing resubmitted information in correspondence dated 5/7/2008 that the project is conceptually compliant with the County's affordable housing criteria (Exhibit F).

### **Market Analysis**

A preliminary Market and Fiscal Impact Analysis has been included with the Master Plan application as required by Article V, Section 5.2.2.g paragraphs (2) and (3) of the Land Development Code. These analyses were conducted in early 2006 and were based on construction of 420 residential units. The salability computations provided were based upon land sales vs. sale of finished homes, and pricing data was based upon conditions existing in the time period from 2002-2005. The submitted analysis does not accurately reflect a downturn in the housing market in Santa Fe County, but rather represents a strong real estate market and cites that Santa Fe is experiencing a "building boom" (page 9, Appendix J), and also states "The Santa Fe market for new homes and land has remained strong even in weaker economic times" (page 17, Appendix J). The Market Analysis indicates a 20-year sales period, inconsistent with other documentation provided which cites a four-year build-out. The Fiscal Analysis concludes that the development of Santa Fe Canyon Ranch will have a beneficial impact estimated to be \$51 million over a twenty year period. These analyses have been reviewed by the County's Economic Planner who has indicated significant updates will be required (Exhibit F).

### **Access/Traffic Impact**

A Traffic Impact Analysis has been included with the Master Plan application as required by Article V, Section 5.2.2.g paragraph (5) of the Land Development Code. The project proposes that the main subdivision access will be from La Entrada de Cienega, and secondary access will be provided through construction of a frontage road extension to the Thompson Overpass along the westerly side of Interstate 25 as part of Phase I. Emergency access previously proposed to serve the area through the subdivision from County Road 50 (via La Lomita) has been eliminated. The NMDOT requires construction of a right turn deceleration lane for southbound traffic on the E. Frontage Road to La Entrada for southbound traffic, and right turn deceleration lane for eastbound traffic on Entrada La Cienega on the southbound on-ramp to I-25 and a left turn deceleration lane for westbound traffic on Entrada La Cienega turning left into the SF Canyon Ranch entry. The NMDOT requires that design plans for these improvements are submitted for approval along with the Final Development Plan (Exhibit F).

Construction of the secondary access will require an engineered crossing of Alamo Creek which is a federally designated 100-year floodplain. The Applicant is proposing to utilize box culverts for this crossing. This design must be submitted to the Federal Emergency Management Agency for review prior to commencement of construction. A Section 404 permit will also be required, which will require the approval of the U.S. Army Corps of Engineers.

A request is included for several cul-de-sacs to exceed 500' feet in length. As outlined in Article V, Section 8.2.1(d) (cul-de-sacs) of the Land Development Code (Exhibit H) the LCDRC may consider this request for lengths over the permitted 500', if public safety factors can be met. Lengths requested range from 850' to 1000', with the remainder designed in compliance with Code criteria. Staff recommends that a looped road will be required for Phase III instead of a 3 mile long dead end cul-de-sac road.

The TIA has been submitted in accordance with the requirements of the Land Development Code, and this analysis indicates that surrounding roadways will not be adversely impacted by the construction of the subdivision. Morning and evening peak traffic hours have been summarized

and indicate that all surrounding roadways will operate at a Level of Service A or B. The TIA has been distributed for review by the New Mexico Department of Transportation, County Public Works and County Transportation Planning. (Exhibit F)

### **Liquid Waste Disposal**

Due to the lot sizes proposed, a community liquid waste system is required by Article V, Section 2 of the Land Development Code. The developer is proposing an on-site advanced wastewater treatment system. A Conceptual Liquid Waste Plan has been submitted which indicates that a water reclamation facility will be constructed and treated effluent will be discharged to Alamo Creek and return flow credits will be sought. A National Pollution Discharge Elimination System Permit (NPDES) permit, for point source discharge must be secured from the EPA prior to final approval of this proposed system. The Applicant has provided a Conceptual Dry Utility Plan which indicates that all new and existing power lines will be placed underground, that there is an existing gas main on the property which will be used.

The Application has been forwarded to the County Utility, the County Water Resources Specialist and the New Mexico Environment Department for review. (Exhibit F)

### **Environmental Impact**

A preliminary Environmental Assessment has been submitted as required by Article V, Section 5.2.2 paragraph (c) of the Land Development Code. This analysis indicates that federally endangered species (SW Willow Flycatcher) and federally threatened species (Mountain Plover) are/may be present on the subject property. Review comments from the New Mexico Department of Game and Fish dated March 2, 2006, has been included by the Applicant (Exhibit B, Appendix E). This correspondence recommends that the U.S Fish and Wildlife Service, Albuquerque office be contacted for comment. The Applicant forwarded the Environmental Assessment to the U.S. Fish and Wildlife Service on February 11, 2008, for comment, to date comments from this agency have not been received. Santa Fe County Planning staff have reviewed and provided comment regarding preservation of wildlife corridors and potential visual impacts (Exhibit F).

### **Stormwater and Terrain Management**

Sixteen on-site detention ponds are proposed to manage post-construction stormwater runoff. Maintenance of these ponds will be the responsibility of the Home Owner's Association. Placement of numerous culverts and conveyance facilities is indicated. The site is traversed by ephemeral streams which includes a federally designated floodplain. No encroachment may occur in the floodplain until it is demonstrated through detailed hydrologic and hydraulic analysis that the cumulative effect of the development, when combined with other anticipated development will not result in an increase of more than one foot to the elevation associated with the 1% recurrence interval storm event at any point in the community. The secondary access road needed for the development will cross this floodplain. A CLOMR will be required if this crossing increases the water surface elevation by more than one foot (1'), and following construction completion a LOMR will be required.

A conceptual Terrain Management Plan and a Slope Analysis have been submitted and this plan indicates that the majority of the project area is on slope of less than 15%. No disturbance of

slopes exceeding 30% will be allowed. The concepts as submitted are compliant with Article V, Section 5.2.2 (c) of the Land Development Code.

### **Open Space**

The Master Plan indicates that 400 acres (32%) of the entire site will be dedicated as open space and may be dedicated to the Trust for Public Lands as a conservation easement. Open space will include a community park with a playground and picnic facilities. Trails will be provided which loop through the subdivision. These trails will be open to the public. The application has been reviewed by County Open Space and Trails for compliance to Code (Exhibit F).

### **Archaeological Impact**

A detailed Archaeology report is required per Article VI, Section 3 of the Code. The Application includes this information which identifies the presence of 54 archaeological sites, with 38 considered significant sites within the project area. The Application acknowledges that these sites must be protected pursuant to Code and in accordance with current local, state and federal law governing archaeologically significant sites. The report has been forwarded for comment to the New Mexico State Historic Preservation Office for review (Exhibit F).

### **School Impact**

A School Impact Report has been prepared as required by Article V, Section 5.2.2(g) 7 of the Code. A school site has not been included in the subdivision. The Application indicates that meetings (correspondence dated 6/26/06) have been conducted with the Santa Fe Public Schools Superintendent (Exhibit F).

### **REQUIRED ACTION:**

The BCC should review the attached material and consider the recommendation of Staff; take action to approve, deny, approve with conditions, or table for further analysis of this request.

### **RECOMMENDATION:**

Article V, Section 5.2.6 of the Land Development Code states "Approval of the Master Plan is intended to demonstrate that the development concept is acceptable and that further approvals are likely unless detailed development plans cannot meet the requirements of applicable law and County ordinances in effect at that time". Ordinance 2003-2, Section 5.2.4 states "Master Plan Approval does not confer a vested development right to the applicant or future assignee, given that said approval is solely predicated on a preliminary determination with respect to viability and conceptual integrity".

The proposed Master Plan shall be considered based on the following criteria:

- Conformance to the County Growth Management Plan and La Cienega/La Cieneguilla Community Plan.
- Suitability of the site to accommodate the proposed development.
- Suitability of the proposed uses and intensity of development at the location.
- Impact to schools, adjacent lands or the County in general.



- 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.
- 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.

The proposed Master Plan is in accordance with applicable plans and ordinances for La Cienega and the County, staff recommends master plan approval and approval for the lengths of the cul-de-sacs subject to the following conditions:

- 1) A looped road shall be constructed in Phase III to eliminate the proposed dead end cul-de-sac.
- 2) In the event the riparian restoration project will cause an increased depletion on the stream system the applicant shall acquire or retire water rights to satisfy this depletion.
- 3) The applicant shall demonstrate return-flow as required by the OSE prior to final approval of phase II or the applicant will acquire water rights to serve these phases.
- 4) Any increase in density will require a Master Plan amendment and platting approval by the BCC.
- 5) Compliance with comments and conditions presented by the following:
  - a) County Fire Marshal
  - b) County Utility
  - c) County Public Works
  - d) County Open Space and Trails
  - e) County Natural Resources Planning
  - f) County Transportation Planner
  - g) Santa Fe County Public Schools
  - h) Santa Fe County Affordable Housing
  - i) Santa Fe County Planning
  - j) State Historic Preservation Organization (SHPO)
  - k) State Department of Transportation (NMDOT)
  - l) New Mexico Environment Department (NMED)
  - m) Office of the State Engineer (OSE)
  - n) Soil and Water Conservation District
  - o) City of Santa Fe (Airport)
- 6) The Preliminary Plat and Development Plan submittal for phase one shall include:
  - a) An updated Market Analysis and Fiscal Impact report to reflect current market and economic conditions along with the potential economic impact related to the completion of the Rail Runner Express.
  - b) A public parking area (Trailhead) adjacent to the trail.
  - c) Proof of discharge permit submittal with NMED.
  - d) Geotechnical (soils) report.
- 7) The trail along the access road shall be constructed in Phase I, the park shall be platted in Phase I.
- 8) The disclosure statement shall include the following: The buyer shall be advised that the subject property is located in proximity to a noise-impacted area of the Santa Fe Airport. These present and future noise impacts might be annoying to users of the land for its stated purpose and might interfere with the unrestricted use and enjoyment of the property in its

intended use; these noise impacts might change over time by virtue of greater numbers of aircraft, louder aircraft, seasonal variations, and time of day variations; changes in airport and air traffic control operating procedures or in airport layout could result in increased noise impacts, and the grantors or user's own personal perceptions of the noise exposure could change and his or her sensitivity to aircraft noise could increase.

- 9) Master Plan approval is valid for a period of five years from the date of approval by the Board of County Commissioners (BCC) per Article V, Section 5.2.7 of the Santa Fe County Land Use Code. As noted in Article V, Section 5.2.6, any substantial change in the approved Master Plan, including any increase in density, will require the approval of the La Cienega Development Review Committee (LCDRC) and the BCC.
- 10) The approved Master Plan must be recorded in the County Clerk's Office as required by Article V, Section 5.2.5 of the Land Use Code.
- 11) Provide lot for future fire sub-station as previously proposed by applicant and recommended by County Fire Dept.

**Exhibits**

- |           |  |
|-----------|--|
| Exhibit A | Vicinity Map                           |
| Exhibit B | Master Plan Report                     |
| Exhibit C | Report Addendum                        |
| Exhibit D | Previous Master Plan                   |
| Exhibit E | Revised Master Plan Drawings           |
| Exhibit F | Agency Response                        |
| Exhibit G | Community Meeting documentation        |
| Exhibit H | Correspondence From Community Citizens |
| Exhibit I | March 2008 LCDRC Minutes               |
| Exhibit J | July 2008 LCDRC Minutes                |

Harry B. Montoya  
*Commissioner, District 1*  
  
Virginia Vigil  
*Commissioner, District 2*  
  
Michael D. Anaya  
*Commissioner, District 3*



Kathy Holian  
*Commissioner, District 4*  
  
Liz Stefanics  
*Commissioner, District 5*  
  
Roman Abeyta  
*County Manager*

LCDRC CASE # MP/S 06-5212  
**Santa Fe Canyon Ranch LLC,**  
David Schutz and Jim Borrego (Applicant)  
Rosanna C. Vazquez, (Agent)

**ORDER**

**THIS MATTER** came before the Board of County Commissioners ("BCC") for a public hearing on September 9, 2008 and September 30, 2008, on an application by Santa Fe Canyon Ranch, LLC ("Applicant"). After conducting a public hearing on the request and having heard from the Applicant and adjacent neighbors (who opposed the application), the BCC hereby FINDS, as follows:

1. The Applicant requested Master Plan approval of a residential subdivision consisting of 162 lots (174 total residential units) on 1,316 acres to be developed in three phases. The subdivision is to be identified as "Santa Fe Canyon Ranch."

2. On March 5, 2008, the La Cienega Development Review Committee ("LCDRC") met and heard this case. The Applicant requested and was granted tabling of the case so that issues regarding water supply, phasing and other relevant issues could be addressed. On July 2, 2008, the LCDRC continued the public hearing. Testimony was taken by the public and the Applicant. The meeting concluded with a failed motion for approval. The failed motion is the equivalent of an affirmative motion to deny the application. *Dugger v. City of Santa Fe*, 114 N.M. 47, 834 P.2d 424, 429 (Ct. App. 1992).

3. The BCC conducted public hearings on the Application on September 9 and September 30, 2008. The BCC received a staff review of the Master Plan submittal.

4. During the two public hearings, the BCC heard testimony from staff, the agent for the Applicant and persons in support and in opposition of the Application. The testimony was captured verbatim in the minutes of the meetings during which the case was heard. The verbatim minutes of the public hearings are attached hereto.

5. The property in question 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).

6. The proposed development is bounded on the north by sparse rural residential development, on the south by Interstate 25, on the east by La Entrada de Cienega and on the west by undeveloped lands owned by the Santo Domingo Pueblo. The site is undisturbed piñon/juniper with sage understory, with primarily gentle slopes and is traversed by a perennial stream (Alamo Creek). Three residential units presently exist on

**EXHIBIT**  
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OB-B28

the property.

7. The project contains 1,316.13 acres to be developed with 174 dwelling units, resulting in a gross density across the property of one residential unit per 7.56 acres. The project is divided into separate phases as follows:

Phase 1:	80 lots	200 acres	avg. density 1 d/u per 2.50 acres
Phase 2:	76 lots	199 acres	avg. density 1 d/u per 2.62 acres
Phase 3:	6 lots/3 units per lot	912 acres	avg. density 1 d/u per 50.66 acres

8. The proposed density does not exceed that permitted by Ordinance 2002-09 (La Cienega/La Cieneguilla Community Ordinance) which allows a gross density of one residential dwelling unit per 2.5 acres if an adequate 100 year supply of water is provided, and no impairment of neighboring wells is proven by an on-site geo hydrological well test.

9. The subdivision will include 129 market rate units and 45 affordable units, creating a ratio of affordable to market rate units of 30%. This complies with Ordinance No. 2006-02.

10. Lot sizes in the proposed development range from .30 to 214 acres. The majority of the proposed development is clustered in an area of approximately 400.2 acres. The remainder (916-acres) on the northwesterly side of Alamo Creek will consist of six large lots (140 to 214-acres) with three home sites proposed on each lot (18 total). No commercial development is proposed anywhere in the proposed development.

11. Revisions to the Master Plan report by the Applicant indicate that Phase I of the development will consist of 57 market rate units and 23 affordable units, for a total of 80 units on 200 acres. Phase II will consist of 54 market rate units and 22 affordable units for a total of 76 units on 199 acres. Phase III will consist of the six large tracts (Tracts 4A through 4F; 140 acres + each, total area 916 acres) containing three market rate units on each Tract (18 total). The report states that full build-out will occur after ten years.

12. The amended Master Plan, Geology and Water Availability Report, and supplemental water documentation for Phase I of this project were reviewed by County staff.

13. The Applicant proposes to construct a new community water system on the property. An 82,000 gallon water storage tank is proposed for domestic and fire protection use in Phase I of the development.

14. The Applicant's water budget estimates household use to be 0.18 acre feet per year, which includes some system loss. The proposed water use from the Applicant's proposed water budget for Phase I is 14.6 acre feet per year (80 units times 0.18 afy plus 0.20 to account for use at the waste water treatment plant). The proposed water use is slightly less than the water rights available, but the Applicant plans to submit a request to the BCC for water rights pursuant to Ordinance No. 2006-02 (the Affordable Housing Ordinance) to serve the affordable units. See paragraph 17, below. The Applicant has also submitted a slightly reduced water budget that justifies a water budget below 14.55 afy. The total water budget for full build-out of 174 residential units is 31.52 acre feet

OB-B29

31.52 acre feet per year, with a reserve of .80 acre feet per year, for a total water budget of 32.32 acre feet per year.

15. Ordinance No. 2005-02 requires that an application for approval of a Master Plan provide a detailed water supply plan for the first sustainable phase of the development. The Applicant is required to submit sufficient written documentation to demonstrate that water rights are available for the first sustainable phase of the development. Ordinance No. 2005-02 contemplates an inquiry into the physical availability of water and the availability of water rights to support physical water deliveries. The Applicant has demonstrated both.

16. The Applicant owns or has under contract water rights that permit consumption of 14.55 afy. The first phase will consist of 80 housing units on 80 lots and will require 14.6 afy. The Applicant has applied to the Office of the State Engineer for recognition of return flow credits that would increase the amount that could be consumed to 32.32 afy. If approved, the water rights owned or under contract to the Applicant would be sufficient to supply the needs of all phases of the development.

17. The Applicant plans to submit a request to the BCC for water rights pursuant to Ordinance No. 2006-02 (the Affordable Housing Ordinance) to serve the affordable units. Given the fact that Ordinance No. 2006-02 may, under certain defined circumstances set forth in the Ordinance, require the County to supply water rights to support the affordable units, the applicant appears to have adequate water rights to serve the entire proposed development if the pending application for recognition of return flows is approved by the Office of the State Engineer. The Applicant has adequate water rights to serve the first phase of 80 lots. Additional data and clarification will be needed to assess the availability of water to serve subsequent phases.

18. The Applicant has provided detailed hydro geologic data supporting the applicant's assertion that adequate physical water supplies exists in the wells on the property to serve the needs of the first phase s of the development and also demonstrates that physical or legal impairment of adjoining wells will not exist.

17. The Application states that the developer seeks to retain development rights on the Phase III lots for future subdividing when water becomes available, but agrees that the Applicant (or successor in interest) may exercise these retained development rights only after receiving approval of a Master Plan Amendment from the BCC. Any such application would of course have to comply with the Land Development Code then in effect, and this Order makes no assurances with respect to such future submission, including whether such submission will even be permitted under a future Land Development Code.

18. The proposed subdivision includes 45 affordable units as required by Ordinance 2006-02. All affordable units are integrated into the first two phases of development, with no affordable units identified on the large estate lots that comprise Phase III of the development. Affordable units will be equally dispersed in the four income ranges. The Application was forwarded to the County's Affordable Housing Administrator for review. The Affordable Housing Administrator stated in correspondence 2008 that the project is conceptually compliant with the County's affordable housing criteria.

19. A preliminary Market and Fiscal Impact Analysis has been included with the Master Plan application as required by Art. V, Sec. 5.2.2.g paragraphs (2) and (3) of the Code. These analyses were conducted in early 2006 and were based on construction of 420 residential units. The market analysis was based upon land sales as opposed to sale of finished homes, and the pricing data was based upon conditions existing in the time period from 2002-2005. The analysis does not accurately reflect the current down turn in the housing market in Santa Fe County. The analysis is representative of a strong real estate market, states that Santa Fe is experiencing a "building boom" and also states "The Santa Fe market for new homes and land has remained strong even in weaker economic times." The Market Analysis is based on a 20-year sales period. The Fiscal Analysis concludes that the development of the Applicant will have a beneficial impact estimated to be \$51 million over a twenty year period.

20. A Traffic Impact Analysis was provided with the Application as required by Art. V, Sec. 5.2.2.g paragraph (5) of the Code. The project proposes that the main access will be from La Entrada de Cienega, and secondary access will be provided through construction of a frontage road extension to the Thompson Overpass along the westerly side of Interstate 25 as part of Phase I. Emergency access previously proposed to serve the area through the subdivision from County Road 50 (via La Lomita) has been eliminated. The NMDOT requires construction of a right turn deceleration lane for southbound traffic on the East Frontage Road to La Entrada for southbound traffic, and a right turn deceleration lane for eastbound traffic on Entrada La Cienega on the southbound on-ramp to I-25 and a left turn deceleration lane for westbound traffic on Entrada La Cienega turning left into the SF Canyon Ranch entry. The New Mexico Department of Transportation requires that design plans for these improvements are submitted for approval along with the Final Development Plan.

21. Construction of secondary access will require an engineered crossing of Alamo Creek, which is a federally designated 100-year floodplain. The Applicant is proposing to utilize box culverts for this crossing. The design must be submitted to the Federal Emergency Management Agency for review prior to commencement of construction. A Section 404 permit will also be required, which will require the approval of the U.S. Army Corps of Engineers.

22. As required in Art. V, Sec. 8.2.1(d) (cul-de-sacs) of the Code, a request is included for several cul-de-sacs to exceed 500' feet in length. As outlined in that section, lengths over 500' may be permitted if public safety factors can be met. Cul-de-sac lengths requested range from 850 feet to 1,000 feet in length. A looped road may be required for Phase III instead of the proposed three mile long dead end cul-de-sac.

23. The Traffic Impact Analysis (TIA) has been submitted in accordance with the requirements of the Code, and this analysis indicates that surrounding roadways will not be adversely impacted by the subdivision. Morning and evening peak traffic hours have been summarized and indicate that all surrounding roadways will operate at a Level of Service A or B. The TIA was distributed for review by the New Mexico Department of Transportation, County Public Works and County Transportation Planning.

24. Due to the number of lots and the sizes of the lots, a community liquid waste system is required by Art. V, Sec. 2 of the Code. The Applicant has proposed an on-site advanced wastewater treatment system. A conceptual liquid waste plan has been submitted which indicates that a water reclamation facility will be constructed and treated

effluent will be discharged to Alamo Creek. A National Pollution Discharge Elimination System Permit (NPDES) for point source discharge must be secured from the Environmental Protection Agency prior to final approval of the development. The Applicant has provided a Conceptual Dry Utility Plan which indicates that all new and existing power lines will be placed underground, and that there is an existing gas main on the property.

25. A preliminary environmental assessment has been submitted as required by Art. V, Sec. 5.2.2(c) of the Code. This analysis indicates that federally endangered species (the southwest Willow Flycatcher) and a federally threatened species (the Mountain Plover) are/may be present on the subject property. Review comments from the New Mexico Department of Game and Fish dated March 2, 2006, have been received. The Department recommends that the U.S. Fish and Wildlife Service, Albuquerque office, be contacted for comment. The Applicant forwarded the environmental assessment to the U.S. Fish and Wildlife Service on February 11, 2008. To date comments from this agency have not been received. Santa Fe County planning staff have reviewed and provided comment regarding preservation of wildlife corridors and potential visual impacts.

26. Sixteen on-site detention ponds are proposed to manage post-construction storm water runoff. Maintenance of these ponds are proposed to be the responsibility of the Home Owner's Association.

27. Placement of numerous culverts and conveyance facilities is indicated on the drawings submitted with the application. The site is traversed by ephemeral streams and includes a federally designated floodplain. No encroachment may occur in the floodplain until it is demonstrated through detailed hydrologic and hydraulic analysis that the cumulative effect of the development, when combined with other anticipated development, will not result in an increase of more than one foot to the elevation associated with the 1% recurrence interval storm event. The secondary access road needed for the development will cross this floodplain. A CLOMR will be required if this crossing increases the water surface elevation by more than one foot (1'), and, following construction, completion a LOMR will be required.

28. A conceptual Terrain Management Plan and a Slope Analysis have been submitted and this plan indicates that the majority of the project area is on slope of less than 15%. No disturbance of slopes exceeding 30% will be allowed. The concepts as submitted are compliant with Art. V, Sec. 5.2.2 (c) of the Code.

29. The Master Plan indicates that 400 acres (32%) of the entire site will be dedicated as open space and may be dedicated to the Trust for Public Lands as a conservation easement. The open space will include a community park with a playground and picnic facilities. Trails will be provided which loop through the subdivision, and all trails will be open to the public.

30. A detailed archaeology report was submitted in compliance with Art. VI, Sec. 3 of the Code. The Application identifies the presence of 54 archaeological sites, with 38 considered significant sites. The Applicant acknowledges that these sites must be protected pursuant to the Code and in accordance with current local, state and federal law governing archaeologically significant sites.

31. A School Impact Report was prepared as required by proposed Art. V, Sec. 5.2.2(g) 7 of the Code. A school site has not been included in the subdivision. The Application indicates that meetings have been conducted with the Santa Fe Public Schools Superintendent.

32. The City of Santa Fe Airport Manager has reviewed and provided comment on this project due to the location of the property in line with the airport's busiest runway. The Airport Manager requested a disclosure regarding noise impacts be placed on the Final Plat and included in the Subdivision Disclosure Statement (Refer to Condition 9).

33. The Application was reviewed for compliance to Ordinance 2002-9 (La Cienega and La Cieneguilla Traditional Community Planning Area and La Cienega Traditional Community Zoning District), the Code (Ordinance 1996-10, as amended), Ordinance 2003-02 (Master Plan Procedures), Ordinance 2005-2 (Ordinance Amending 2003-2, and 1996-10, which specifies at what stage water rights are required), and Ordinance 2006-2 (Affordable Housing Ordinance).

34. Under the Code, a master plan is in-part a planning document and in-part a development review document. The relevant planning documents include the County General Plan and the La Cienega and La Cieneguilla Traditional Community Plan. The proposed master plan also provides general information concerning the specific plans for the development of the property, which must be consistent with the planning documents described previously. See e.g. Art. V, Sec. 5.2.3. The planning documents, together with the proposed master plan, must provide a plan of development that will coordinate the myriad of factors and policies that are considered in the community development process. Dugger, citing 5 Patrick J. Rohan, Zoning and Land Use Controls § 37.01(1)(a)(1991). See also NMSA 1978, Section 3-19-9 (1965).

35. The Code provides that a "...master plan . . . is less detailed than a development plan. It provides a means for the [LCDRC] and the Board to review projects and the subdivider to obtain *concept approval* for proposed development without the necessity of expending large sums of money for the submittals required for a preliminary and final plat approval." Art. V, Sec. 5.2.1(b) (emphasis added).

36. The criteria and requirements in the Code for master plan approval are: "(i) conformance to County and Extraterritorial Plan; (ii) suitability of the site to accommodate the proposed development; (iii) suitability of the proposed uses and intensity of development at the location; (iv) impact to schools, adjacent lands or the County in general; (v) 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; and (vi) 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." Art. V, Sec. 5.2.4(b) (Master Plan Approval).

37. The application: (i) conforms to the County General Plan and the La Cienega and La Cieneguilla Traditional Community Plan; (ii) the site is suitable to accommodate the proposed development; (iii) the proposed uses (residential) and intensity of use are suitable at the site; (iv) impacts to schools, adjacent lands and the County in general have been considered and can be mitigated; (v) subsequent phases of the project beyond the first phase are viable so long as the water issues discussed herein are addressed, and



Phase I of the project will viable on its own if the remainder of the project is not built; (vi) the application conforms to the Code as of the date of this Order.

38. Therefore, the application should be approved.

39. The approval of the application should be conditioned upon the following conditions, which the applicant has agreed to:

- 1) A looped road shall be constructed in Phase III to eliminate the proposed dead end cul-de-sac.
- 2) In the event the riparian restoration project will cause an increased depletion on the stream system the Applicant shall acquire or retire water rights to satisfy this depletion.
- 3) The Applicant shall demonstrate return-flow as required by the OSE prior to final approval of phase II or the Applicant will acquire water rights to serve these phases.
- 4) Any increase in density will require a Master Plan amendment and platting approval by the BCC.
- 5) Compliance with comments and conditions presented by the following:
  - a) County Fire Marshal
  - b) County Utility
  - c) County Public Works
  - d) County Open Space and Trails
  - e) County Natural Resources Planning
  - f) County Transportation Planner
  - g) Santa Fe County Public Schools
  - h) Santa Fe County Affordable Housing
  - i) Santa Fe County Planning
  - j) State Historic Preservation Organization (SHPO)
  - k) State Department of Transportation (NMDOT)
  - l) New Mexico Environment Department (NMED)
  - m) Office of the State Engineer (OSE)
  - n) Soil and Water Conservation District
  - o) City of Santa Fe (Airport)
- 6) The Preliminary Plat and Development Plan submittal for Phase I shall include:
  - a) An updated Market Analysis and Fiscal Impact report to reflect current market and economic conditions along with the potential economic impact related to the completion of the Rail Runner Express.
  - b) A public parking area (Trailhead) adjacent to the trail.
  - c) Proof of discharge permit submittal with NMED.
  - d) Geotechnical (soils) report.
- 7) The trail along the access road shall be constructed in Phase I, the park shall be platted in Phase I.
- 8) The disclosure statement shall include the following: The buyer shall be advised that the subject property is located in proximity to a noise-impacted area of the Santa Fe Airport. These present and future noise impacts might be annoying to users of the land for its stated purpose and might interfere with the unrestricted use and enjoyment of the property in its intended use; these noise impacts might change over time by virtue of

OB-B34

greater numbers of aircraft, louder aircraft, seasonal variations, and time of day variations; changes in airport and air traffic control operating procedures or in airport layout could result in increased noise impacts, and the grantors or user's own personal perceptions of the noise exposure could change and his or her sensitivity to aircraft noise could increase.

- 9) Master Plan approval is valid for a period of five years from the date of approval by the Board of County Commissioners (BCC) per Art. V, Sec. 5.2.7 of the Code. As noted in Art. V, Sec. 5.2.6, any substantial change in the approved Master Plan, including any increase in density, will require the approval of the County Development Review Committee and the BCC.
- 10) The approved Master Plan must be recorded in the County Clerk's Office as required by Art. V, Sec. 5.2.5 of the Land Use Code.
- 11) Provide lot for future fire sub-station as previously proposed by Applicant and recommended by County Fire Dept.

**WHEREFORE**, the BCC hereby concludes that the application conforms to the Code (as amended), the Growth Management Plan (County General Plan) and the La Cienega/La Cieneguilla Community Plan. The application for approval of the Master Plan shall be and hereby is approved.

**IT IS SO ORDERED.**

This Order was approved by the Board of County Commissioners on this 10<sup>th</sup> day of March, 2009.

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

*Mike Anaya*, Acting 3/10/09  
Mike Anaya, Chair

ATTEST:

*Valerie Espinoza* 3/10/09  
Valerie Espinoza  
County Clerk



Approved as to form:

*Stephen C. Ross*  
Stephen C. Ross  
County Attorney

COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss

BCC ORDER  
PAGES: 72

I Hereby Certify That This Instrument Was Filed for Record On The 11TH Day Of March, 2009 at 11:08:41 AM And Was Duly Recorded as Instrument # 1555170 Of The Records Of Santa Fe County

*Valerie Espinoza*  
Deputy County Clerk, Santa Fe NM

**BOARD OF COUNTY COMMISSIONERS  
OF SANTA FE COUNTY**

**RESOLUTION NO. 2012- 106**

**A RESOLUTION  
ESTABLISHING A STEERING COMMITTEE FOR THE PURPOSE OF EVALUATING  
PROPOSED ALTERNATIVES TO THE SANTA FE BOARD OF COUNTY COMMISSIONERS  
FOR DEVELOPING LA BAJADA RANCH**

**WHEREAS**, in November of 2009 Santa Fe County acquired 470.55 acres of former ranch land near the traditional community of La Cienega, south of the City of Santa for \$7 million;

**WHEREAS**, County staff changed the name of the property from Santa Fe Canyon Ranch to La Bajada Ranch in order to recognize the historical name given to the property and to distinguish the current planning effort from previous development plans;

**WHEREAS**, at the time of the purchase, and since that time, the Board of County Commissioners (BCC) has directed staff to work with the community at La Cienega and the larger County constituency to plan for appropriate development of the property;

**WHEREAS**, County staff completed a land suitability analysis that determined which portions of the property are suitable for development and which portions should be reserved as conservation land;

**WHEREAS**, the County seeks to request proposals for projects for both those areas designated for development and those areas designated for conservation;

**WHEREAS**, the members of the Santa Fe County community at large possess expertise in various fields that will be critical in assisting the County to evaluate proposed development projects; and

**WHEREAS**, various experts have expressed a willingness to volunteer to help



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the County evaluate proposed projects for La Bajada Ranch.

**NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS  
HEREBY RESOLVES AND PROCLAIMS AS FOLLOWS:**

1. The BCC hereby established the La Bajada Ranch Steering Committee (the Committee). The Committee shall be organized as set forth herein and shall have the authority and purpose as set forth herein.

2. The express purpose of the Committee is to evaluate and recommend to the Board of County Commissioners project alternatives for La Bajada Ranch. That evaluation and the recommendations will be developed to ensure the following:

- a. Land uses and development projects will be compatible with the land, will respect the surrounding communities and local agricultural practices, and will be sustainable.
- b. Development projects will strive to serve the diverse needs of greater Santa Fe County residents.
- c. Development standards will conform to the goals and strategies in the Sustainable Growth Management Plan (2010).
- d. Development projects will strive to maximize Santa Fe County's investment in the property while adhering to a strict set of development criteria.
- e. Development will conserve the unique cultural, agricultural, historical, and biological resources of the property.

3. The duties and responsibilities of the Committee are to:
- a. Solicit project proposals for implementation at La Bajada Ranch;
  - b. Evaluate all project proposals submitted for the La Bajada Ranch;
  - c. Provide a written report to the BCC in which the strengths and weaknesses of

each proposal are set forth and obstacles to accomplishing each proposal are identified. The report should also rank the projects according to an objective ranking system.

d. The following criteria shall be utilized to evaluate projects for those portions of the property designated by the County as the Ranch Compound and the

**Conservation Property:**

- i. Supports a community function for the greater county community;
- ii. Supports tourism;
- iii. Is self-supporting
- iv. Supports conservation of the natural environment;
- v. Helps interpret the pre-history and history of Santa Fe County for county residents and visitors.
- vi. Increases the conservation value of the property;
- vii. Provides a service for under-served or at risk populations;
- viii. Fills an economic development or social service niche for the County;
- ix. Provides a unique service to the county;
- x. Improves the quality of the environment and quality of life for neighboring communities.

e. The following criteria will guide the evaluation of projects for the portion of the property designated by the County as **Development Areas:**

- i. Is self-supporting;
- ii. Increases revenue for the County;
- iii. Provides a model for sustainable development
- iv. Provides a service for under-served or at risk populations;
- v. Avoids or mitigates negative impacts to the terrain, soils, and ecology of the property;
- vi. Is "sustainable" as defined in the SGMP;
- vii. Realizes a market need;
- viii. Fills an economic development or social service niche for the County;
- ix. Provides a unique service to the County;
- x. Makes strong economic sense and provides returns on the county's existing investment;
- xi. Provides a model for future development in other parts of the County;
- xii. Supports the long range economic development, tourism, or energy plans for the State of New Mexico;

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- xiii. Fills a niche in the housing market;
- xiv. Improves the quality of the environment and quality of life for neighboring communities.

4. The Committee shall be made up of fourteen members, thirteen of whom are appointed by the BCC. Of the initial appointments, six shall serve for an initial two year term, and the remaining seven shall serve for an initial three year term. The County Commissioner from District 3 shall be the fourteenth member of the Committee.

Members may be removed by the BCC with or without cause. All other members shall have expertise within one or more of the following areas:

- a. Community representation of La Cienega /La Cieneguilla;
- b. Commercial and residential development;
- c. The Santa Fe County housing market;
- d. Tribal representation;
- e. Development of educational programs;
- f. Green infrastructure;
- g. Renewable energy and energy conservation;
- h. Tourism/economic development;
- i. Water and ecology;
- j. A member of the Board of County Commissioners other than from District 3.
- k. A resident from each of the commission districts whose Commissioners are not on the Committee.

5. The Committee shall provide a preliminary written report and recommendation at a public meeting of the BCC within twelve months of the date of adoption of this Resolution. Additional assignments shall be accomplished by amendment to paragraphs 2 and 3 of this Resolution.

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6. The Committee shall meet as often as necessary to carry out their work, but not less than once per month. The meetings of the Committee shall be held in the Commission Chambers and such other locations as may be conducive to visible and publicly accessible meetings. Meetings shall be held in accordance with the County's Resolution Determining Reasonable Notice for Public Meetings of the Board of County Commissioners of Santa Fe County, and for Boards and Committees Appointed by or Acting Under the Authority of the Board of County Commissioners as well as the County's Resolution Establishing Rules of Order for Meetings of the Board of County Commissioners of Santa Fe County and for Certain Specified Committees.

7. All matters coming before the Committee shall be resolved by majority vote of the quorum.

8. The Steering Committee will be facilitated by staff from the Public Works Department, Projects, Facilities, and Open Space Division. The County Manager shall appoint a member of the County staff to serve as liason to the Committee. The liason shall be responsible for stenographic services during meetings. The liason shall ensure that packets are prepared for Committee members prior to each meeting, and that notices and agendas are created and posted in accordance with the County's Open Meetings Act Resolution.

**PASSED, APPROVED, and ADOPTED** this 28 day of August, 2012.

Liz Stefamco  
Liz Stefamco, Chair

ATTEST:

Valerie Espinoza by vt  
Valerie Espinoza, Santa Fe County Clerk

APPROVED AS TO FORM:

Stephen C. Ross  
Stephen C. Ross, Santa Fe County Attorney



SFC CLERK RECORDED 09/13/2012



COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss  
BCC RESOLUTIONS  
PAGES: 6

I Hereby Certify That This Instrument Was Filed for  
Record On The 13TH Day Of September, 2012 at 10:19:05 AM  
And Was Duly Recorded as Instrument # 1681275  
Of The Records Of Santa Fe County

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



## SANTA FE CANYON RANCH TIMELINE

June 22, 2005 – Warranty Deed transferred from Los Atrevidos Limited Partnership to Santa Fe Canyon Ranch LLC.

February 6, 2006 – 140 Ac. Exemption Plat for Santa Fe Canyon Ranch recorded showing division of Tract 4 into 9 Tracts

March 30, 2006 – Santa Fe Canyon Ranch holds a Community Meeting

March 5, 2008 – The La Cienega Development Review Committee (LCDRC) met and heard the case. The Applicant requested and was granted tabling of the case so that issues regarding water supply, phasing and other relevant issues could be addressed.

July 2, 2008 – The LCDRC continued the public hearing. The meeting concluded with a failed motion for approval.

September 9, 2008 – The BCC met and heard the case. The case was tabled.

September 30, 2008 – The BCC granted Master Plan approval for the residential subdivision consisting of 162 lots with 174 residential units on 1,316 acres to be developed in three phases.



OB-B42

**La Cienega Valley Association**  
PO Box 23947  
Santa Fe, New Mexico 87502  
**Preserving Our Rural Way of Life**

June 14, 2013

Katherine Miller, County Manager  
Santa Fe County  
102 Grant Avenue  
Santa Fe, New Mexico 87501

Dear Ms. Miller,

At their June meeting the La Cienega Valley Association Board (LCVA) expressed their disappointment in the manner in which Santa Fe County noticed its intent to amend the master plan for La Bajada Ranch. The LCVA actively supported the County's acquisition of the property and with an understanding of our community ordinances, encouraged County staff to purchase the water rights associated with the approved development.

Over the last five years we have been consistently clear on our commitment of working with the County to create a plan for La Bajada Ranch that appreciates the history and traditions of our community and would allow Santa Fe County to receive a return on its investment. The LCVA appreciated and supported the creation of the La Bajada Ranch Steering Committee and has attended all of the Steering Committee meetings.

In response to the LCVA's and our community's sustained commitment to support Santa Fe County in planning for La Bajada Ranch we learned of the County's decision to amend the master plan for La Bajada Ranch by reading the legal classified section in the New Mexican. This limited method of notice was confirmed by the statement of the Growth Management Department Director Penny Ellis in stating in a New Mexican article "it was all that was legally required".

This statement coupled with the fact that the proposed amendment includes the County's plan to extend the County water system to La Bajada Ranch has caused a strong reaction from residents in our community. This is especially true for our acequias and other residents concerned about the County's inability to enforce the La Cienega Watershed Conditions. As a result the LCVA has been forced into the position of reacting to the proposed master plan amendment rather than being part of a County-community collaboration that would have been able to bring the issue before our community for input and comment.

The LCVA is an established community association with a twenty year history. We have been involved with the Santa Fe Canyon Ranch – La Bajada Ranch development for over eight years and feel our community deserved better notice of the proposed amendment of the master plan. The extension of the County water system is something the LCVA successfully opposed on three



occasions and on its face is controversial. In addition this action challenges a community specific ordinance that limited the size of Santa Fe Canyon Ranch based on its on-site water rights.

The Growth Management Director was correct; the County met all its legal requirements for notification of the proposed amending of the master plan for La Bajada Ranch. But the LCVA would hope that the County would feel an obligation to involve communities, throughout Santa Fe County, when taking an action that has such community impact. The failure to involve our community in this decision is a missed opportunity.

Please let the LCVA know if this is what our community should expect in future dealings with Santa Fe County. Given the number of issues faced by our community it is essential that the LVCA understand its relationship with County. This experience appears to mean that the LCVA and other like community organizations should not expect any pro-active communication with County staff but should instead increase its vigilance of County activity and to have someone check the legal classified section of the newspaper on a regular basis.

Thank you.

Carl Dickens, President  
La Cienega Valley Association

CC: Santa Fe County Commission  
Steve Ross, County Attorney  
Adam Leigland, Director, Public Works Department

OB-B44

**Daniel "Danny" Mayfield**  
Commissioner, District 1

**Miguel M. Chavez**  
Commissioner, District 2

**Robert A. Anaya**  
Commissioner, District 3



**Kathy Holian**  
Commissioner, District 4




**Liz Stefanics**  
Commissioner, District 5

**Katherine Miller**  
County Manager

**DATE:** July 18, 2013

**TO:** County Development Review Committee

**FROM:** Miguel "Mike" Romero, Development Review Specialist Sr. 

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

**FILE REF.:** CDRC CASE # MIS 13-5180 John DePrimo Radio Antenna

**ISSUE:**

John DePrimo, Applicant, requests approval of a non-commercial radio antenna, to be constructed 45' feet in height, to be utilized for amateur radio communications on 5 acres.

The property is located at 136 Sunlit Dr. West, within Section 19, Township 16 North, Range 10 East, (Commission District 4).

**Vicinity Map:**



**SUMMARY:**

The Applicant requests approval to allow a 45’foot vertical antenna to be used for non-commercial amateur radio communications. The antenna is a single aluminum tube, which can be cranked down to approximately twenty-six feet (26’).

The Applicant states he will place the antenna in an area of the property that minimizes the visual impact of his closest neighbors and will crank down the antenna when the antenna is not in use.

Ordinance 2001-9, (Wireless Communications), § 5.C (Applicability) states: “this ordinance does not apply to private Wireless Communication Facilities (WCF’s). These facilities are regulated by the Land Development Code”.

Article III, § 2.3.6c, (Height Restrictions for Residential Accessory Structures), of the Land Development Code states: “requests for residential accessory structures such as windmills and radio antennas to exceed the maximum height restrictions shall be reviewed for approval by the County Development Review Committee. When an exception to the height restrictions is desired, the Applicant shall submit plans for the installation and operation of the accessory structure with a report explaining why the requested height of the structure is necessary for proper function. The County Development Review Committee shall consider: whether the requested structure is reasonably necessary to be on the proposed site; whether the Applicant has demonstrated that the requested height is the minimum height necessary for the proposed structure to function properly, not to exceed a maximum height of forty-five feet (45’); and the size of the lot and impact on neighboring properties”.

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

**APPROVAL SOUGHT:** Approval to allow a 45’foot vertical antenna to be used for non-commercial amateur radio communications.

**GROWTH MANAGEMENT AREA:** El Centro, SDA-2

**HYDROLOGIC ZONE:** Santa Fe Metro Hydrologic Zone.

**FIRE PROTECTION:** Hondo Fire District.

<b>AGENCY REVIEW:</b>	<u>Agency</u> Fire	<u>Recommendation</u> Approval
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**STAFF RECOMMENDATION:** Approval to allow the vertical height of an antenna at 45’feet to be used for non-commercial amateur radio communications as an accessory use to the residence, subject to the following conditions:

1. The Applicant shall obtain a development permit from the Building and Development Services Department for the placement of the antenna (As per Article II, § 2).
2. The Applicant shall recline the antenna to a lowered position when not in use.

**EXHIBITS:**

1. Letter of request
2. Article III, § 2.3.6c, Height Restrictions for Residential Accessory Structures
3. Ordinance 2001-9, (Wireless Communications), § 5.C
4. Site Photographs
5. Aerial of Site and Surrounding Area
6. Fire Prevention Division Letter
7. Letters of opposition

**Request to the Santa Fe County Land Use Department  
For a Waiver of Accessory Structure Height from 24' to 45'**

Requested By:  
John G DePrimo  
136 Sunlit Drive W  
Santa Fe, NM 87508  
505-428-0842

1. John DePrimo is a retired Electrical Engineer and has been a licensed, non-commercial amateur radio operator for over 50 years. His amateur radio call sign is K1JD. He is a member of the local Santa Fe Amateur Radio Emergency Service and he also is the trustee of the High Desert Telegraphy Club with call sign KFSUTB. The call signs are issued by the Federal Communications Commission (FCC). There are approximately 750,000 licensed amateurs in the USA and a fairly large number reside in Santa Fe County. The amateur radio service is often the last resort for communications when disaster strikes. A good example of this is Hurricane Katrina, where amateur radio operators provided the ONLY means of communications outside New Orleans due to catastrophic loss of infrastructure.
2. The tower part of the structure is normally described as a "crank up and tilt over" aluminum tower that will be set to no higher than required to place an antenna at 45'. The tower is an Aluma T-50H which has two nested triangular sections each 25' long. The outer section is 14.5" each leg, and the inner section is 9.5" each leg. The antenna is manufactured by SteppIR Inc and has a 16' boom length and 3 32' fiberglass elements. The height of the structure with the antenna when the tower is cranked down is approximately 26'.
3. The proposed structure will be a copy of the successful implementation used at our previous RI location. This approach easily survived Hurricane Irene in 2011 and worked flawlessly from 12/2007-6/2012. We moved from RI to Santa Fe in June, 2012.
4. This structure is to be located in the Sunlit Hills area within the property's 5 acre lot closer to the west boundary about midway. The property is relatively flat and with a large number of juniper and pinon trees. There are at least two amateur radio towers already in existence in sunlit hills, and there are many telephone and power poles as well.
5. The site for the structure was chosen to optimize two factors: (1) Minimization of the visual impact for the two closest neighbors. A test pole of 28 feet was temporarily erected at this site last fall and the visual impact was determined to be negligible; (2) Setback from the hills to the north and east sufficient to insure optimum communications in those directions (e.g., to Europe) which requires maintaining a minimum angle over the hilltops of 7-8 degrees.
6. Distances to the neighbors and street from the proposed site insure that there is no radiation hazard. This is also due to the relatively low frequencies employed, much lower than what common cell towers radiate.



NBA-4

- 2.3.4b Any development site on a ridgetop must be set back from the shoulder toward the crest of a hill or ridge pursuant to Article VII, Section 3.4.1 d, Performance Standards for Development Site.
- 2.3.5 Shared points of ingress and egress to adjacent development sites is encouraged, unless it can be demonstrated that additional or separate access is necessary. Design standards and submittal requirements as set forth in Article III, Section 4.4.3a, for Driveway Access, and Article VII, Section 3.4.4, Roads and Driveways shall be applied.
- 2.3.6 Height Restrictions for Dwellings or Residential Accessory Structures
- 2.3.6a. For the purpose of this Section, height means the vertical distance from any point on the upper surface of a building or structure to the natural grade or finished cut grade, whichever is lower, directly below that point.
- 2.3.6b. The height of any dwelling or residential accessory structure shall not exceed twenty-four feet (24'). The vertical depth of fill materials from the natural grade, with or without retaining walls, shall be considered as a component of the building or structure; this depth shall be included in the determination of building height. Chimneys may extend three feet (3') beyond the height limitation. In addition:
1. The height of any dwelling or residential accessory structure located on land which has a natural slope of fifteen percent (15%) or greater shall not exceed eighteen feet (18'). The vertical distance between the highest point of a building and the lowest point of a building at natural grade or finished cut grade, whichever is lower, shall not exceed thirty feet (30'). The Code Administrator may waive this requirement if the portion of the structure located on land over 15 % slope is incidental to the entire site.
  2. On ridgetops as defined in Article X of the Code, only one story buildings are allowed. On ridgetops, the height of any dwelling or residential accessory structure shall not exceed fourteen feet (14'), except one story pitched roof style buildings may be allowed a maximum height of eighteen feet (18') provided such roof can be screened from a public way and pursuant to a site visit and approval of the Code Administrator.
  3. Structures for agricultural purposes shall meet the requirements of Article III, Section 1.
- 2.3.6c. Requests for residential accessory structures such as windmills and radio antennas to exceed the maximum height restrictions shall be reviewed for approval by the County Development Review Committee. When an exception to the height restrictions is desired, the applicant shall submit plans for the installation and operation of the accessory structure with a report explaining why the requested height of the structure is necessary for proper function. The County Development Review Committee shall consider: whether the requested structure is reasonably necessary to be on the proposed site; whether the applicant has demonstrated that the requested height is the minimum height necessary for the proposed structure to function properly, not to exceed a maximum height of forty-five feet (45'); and the size of the lot and impact on neighboring properties.

2.3.7 Terrain Management

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

EXHIBIT

2

NBA-5

III - 3



1 main structure (generally the roof), and shall not include and chimneys, pipes  
or vents.

2 J Highway Corridor District - Districts defined in Article VI, Section 1 of the  
*Land Development Code*, as amended.

3 K Highway Corridor Plan - Any planning document adopted by the Board,  
such as the *Santa Fe Metro Area Highway Corridor Plan*, Resolution  
4 2000-113

5 L Private Wireless Communications Facility (Private WCF) - A facility  
designed solely and specifically for amateur (ham) radio, citizens band radio  
6 or other private, non-commercial communications systems or for the user end  
of a commercial system (i.e., small antennas located on residences so that the  
occupants may use a wireless service in the residence).

7 M Residential Subdivision - Includes Type I, Type II and Type III subdivisions  
greater than 5 lots, as defined in the *Land Development Code*. Does not  
8 include Type IV and Type V subdivisions.

9 N Ridgetop - A long, narrow land form with slope less than fifteen percent  
(15%) that includes the prominently visible portion of a hill or mountain that  
sits above an area having an average slope greater than twenty percent (20%)  
10 on one or more sides.

11 O Support Structure - A structure designed and constructed primarily to  
support one or more Antenna Arrays (i.e., a tower).

12 P Wireless Communication Facility (WCF) - A WCF is a facility used or  
intended for the transmission and/or reception of wireless communications  
signals, usually consisting of an Antenna Array, connection cables, attachment  
13 device, Equipment Facility and either a Support Structure or Existing Vertical  
Infrastructure to achieve the desired elevation.

14 5. **APPLICABILITY.**

15 A This ordinance applies to any new WCF, new AWCF, co-location of a  
WCF or new Support Structure. This Ordinance does not apply to routine  
16 maintenance and replacement of existing equipment approved by the County  
with equipment of substantially similar or lesser size, weight and quantity, but  
17 it does apply to more substantial changes and upgrades of the WCF or  
AWCF.

18 B This ordinance applies to communications facilities used primarily and  
substantially for public police, fire, ambulance or other emergency dispatch  
19 uses and which are no higher than technically required only to the extent  
specified within this ordinance.

20 C This ordinance does not apply to Private WCF's. These facilities are  
regulated by the *Land Development Code*.

21 D This ordinance does not apply to utility line transmission and distribution poles  
or towers, except to the extent that those poles or towers are used for siting  
22 of WCF's. These facilities are regulated by the *Land Development Code*.

23 E This ordinance applies to all land located in the County but outside areas  
within the territorial limits of a municipality, unless an area is zoned pursuant to  
24 the provisions of NMSA 1978, Sections 3-21-3 and 4 (Extraterritorial  
Zoning) and as agreed to by an incorporated municipality and the County of  
25 Santa Fe in a Joint City/County Extraterritorial Zoning and/or Subdivision  
Agreement. This ordinance shall apply to lands owned by the Federal, State,  
26 Municipal and Tribal governments to the full extent permitted by law unless  
the Board and such government agree otherwise. All regulations under this  
27 ordinance that would otherwise apply to lands owned by the Federal, State,

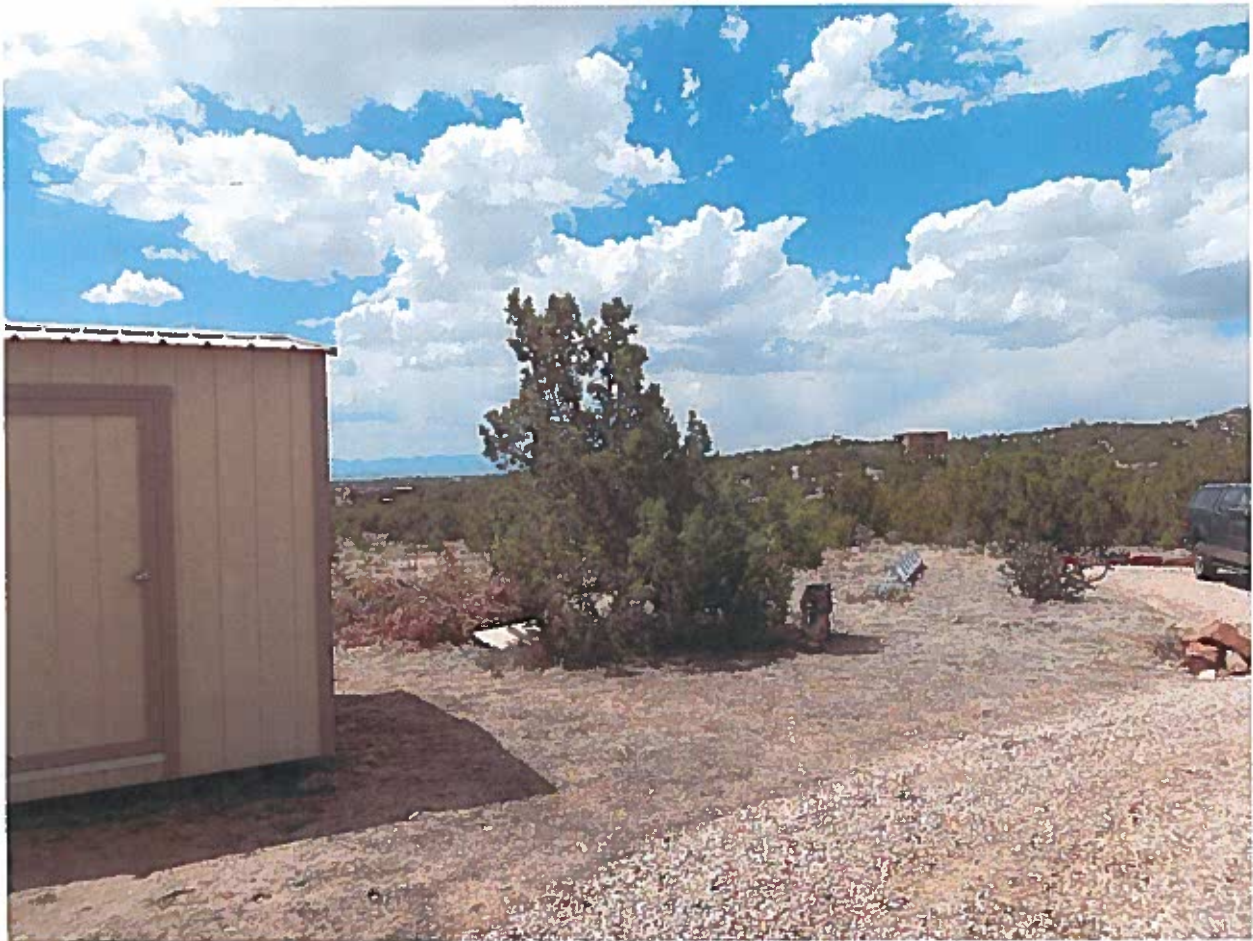


13-5180

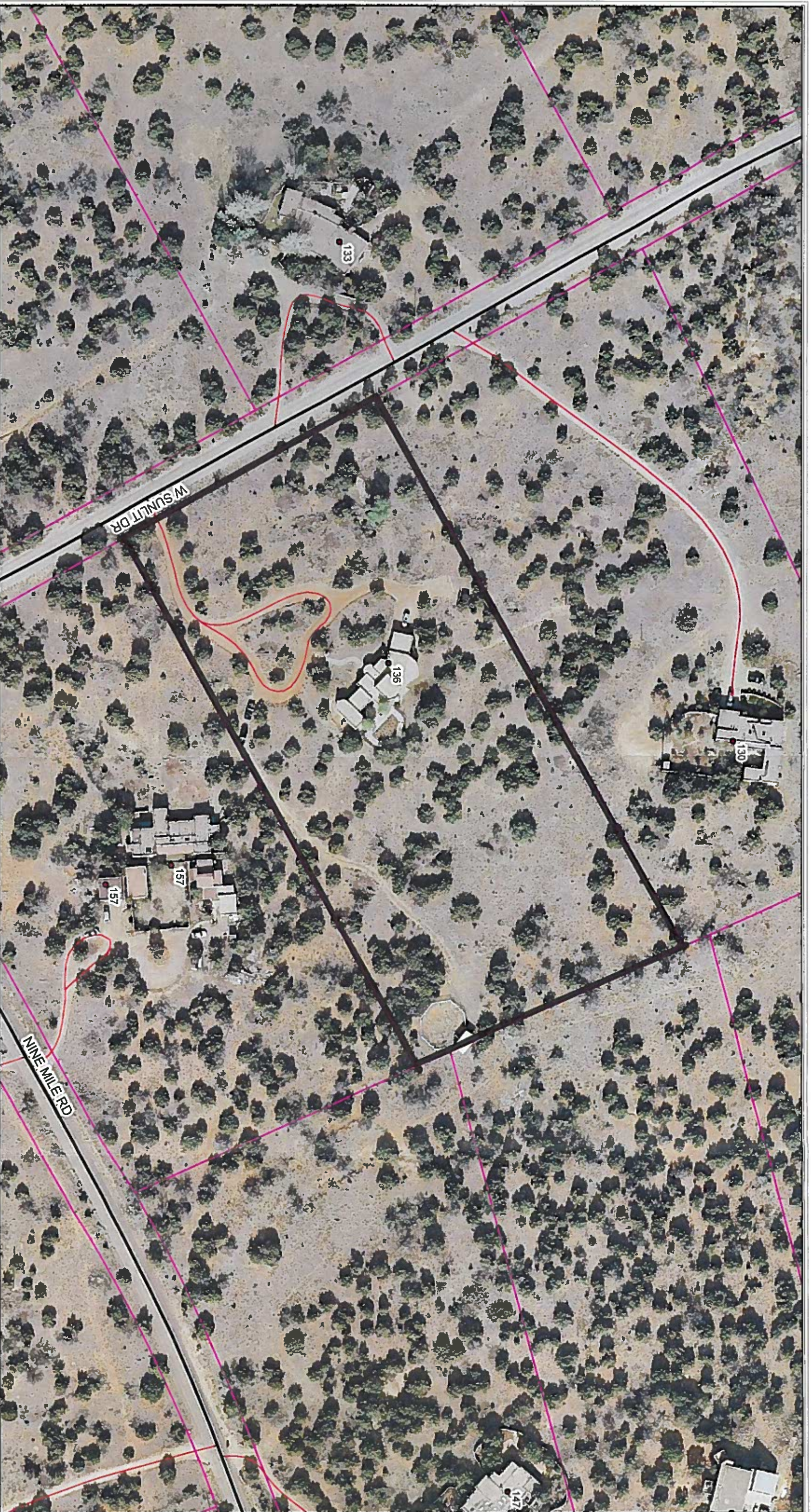
John DePrimo

Variance

Radio Antenna 45' Height



NBA-7



**Legend**

-  ROADS
-  DRIVeways
-  Parcels

1:1,200

1 inch represents 100 feet

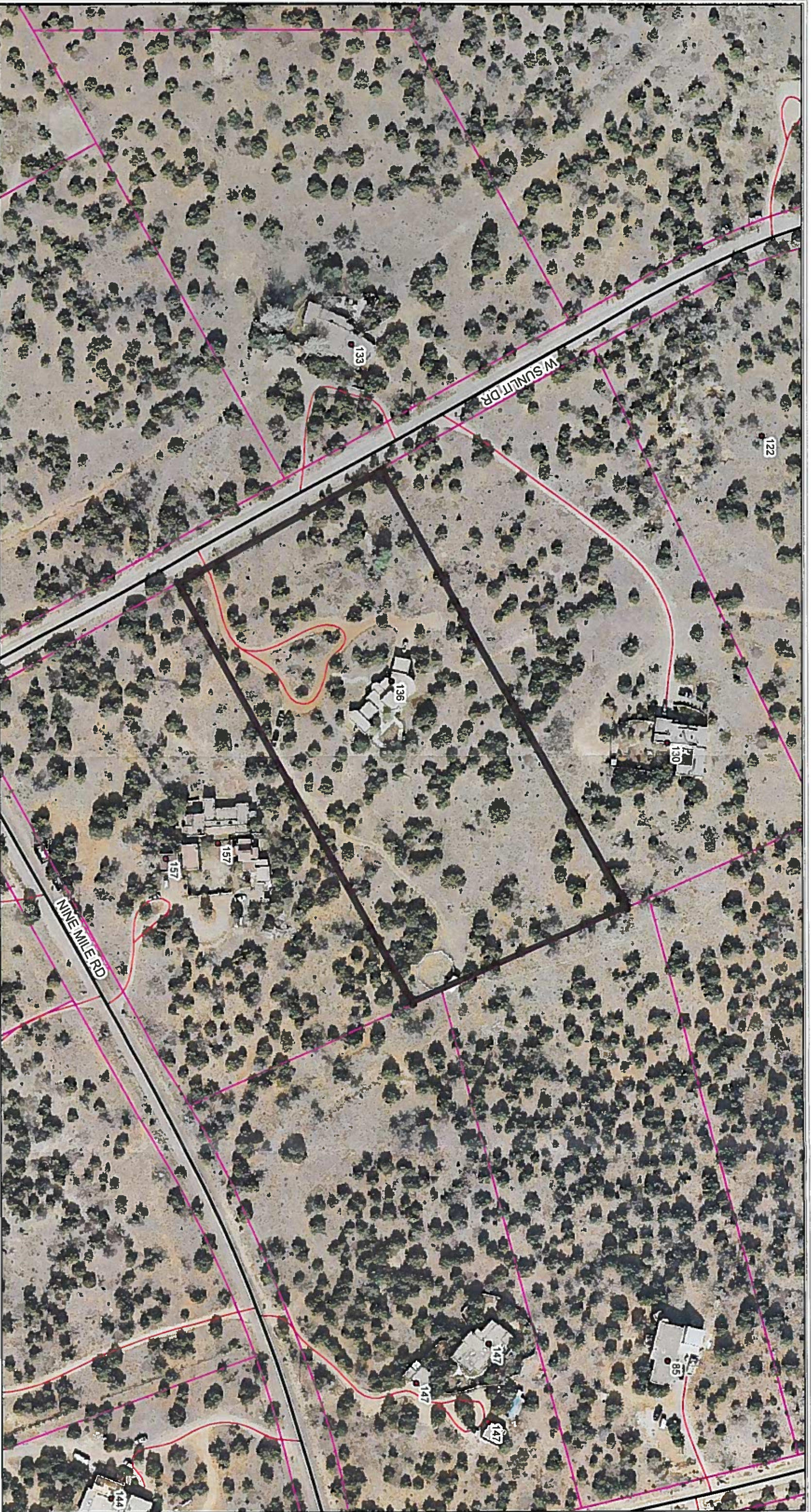


2008 Orthophotography  
2 FOOT CONTOURS

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errors associated with the use of these data.  
User are solely responsible for  
confirming data accuracy.



July 2, 2013

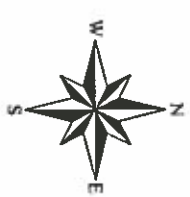


**Legend**

-  ROADS
-  DRIVEWAYS
-  Parcels

1:1,500

1 inch represents 125 feet



2008 Orthophotography  
2 FOOT CONTOURS

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confirming data accuracy.



Daniel "Danny" Mayfield  
Commissioner, District 1

Miguel Chavez  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Kathy Holian  
Commissioner, District 4

Liz Stefanics  
Commissioner, District 5

Katherine Miller  
County Manager

## Fire Prevention Division

### Planning/Development Review Unit

June 25, 2013

Mr. Jose Larranaga  
Santa Fe County Land Use Department  
P.O. Box 276  
Santa Fe, NM 87504

Subject: Case #13-5180  
John DePrimo-Radio antenna

Dear Mr. Larranaga,

The Fire Prevention Division of the Santa Fe County Fire Department has reviewed the applicant's submittal, and approves the application based upon the following:

- This submittal does not indicate an issue that conflicts with the requirements of the Santa Fe County Fire Department applicable code, 1997 Uniform Fire Code or NFPA101 Life Safety Code .

However:

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

If I may be of further assistance, please do not hesitate to contact this office at 995-6525.

Sincerely,

  
Tim Gilmore, Inspector

Through: David Sperling, Chief

Cc: Hondo District Chief  
Applicant  
Buster Patty, Fire Marshal 

File: DevRev/H/DePrimo/062513



## Miguel Romero

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**From:** Chris Enos <chrisenos@chrisenos.com>  
**Sent:** Sunday, July 07, 2013 3:41 PM  
**To:** Miguel Romero  
**Subject:** CDRC CASE #MIS 13-5180

Dear Mike Romero, Thank you for taking time to talk with me about the above case from John DePrimo, my neighbor, who wants to put up the radio tower in Sunlit Hills. John's property is directly below mine and in direct view. As this is a residential neighborhood and has exceptional views it is a concern of all of us to keep the views and property values stable. My neighbors, Ruth and Paul Kelly are on vacation but expressed to me (if you would like a copy of her email I will send it along) that "We would not be in favor. It's too high. And has no way to fit into the terrain. You may quote me if you attend the hearing. We will still be out of town." I met with Mr DePrimo twice, once at his home and once at mine. I have no interest in stopping Mr. DePrimo enjoying his hobby. However, to me, the tower looks like it belongs in an industrial landscape - not imposing on the beautiful natural landscape we have here. We discussed two possibilities that would hopefully work for me. First, the tower (shiny aluminum) would be painted a non-reflective color such as a green that would blend into the surrounding juniper and pinion. The base would be covered by a cyote fence to blend into the landscape. The tower would be lowered when not in use. If these are agreed to by Mr. DePrimo I will not protest this request.

Please email me back a receipt of this letter. You had said that you needed this letter by July 8, 2013. Thank you. I expect to attend the hearing. Sincerely, Chris Enos



CHRISTINE ENOS

85 Camino Pacifico, Santa Fe, NM 87508

July 8, 2013

Miguel Romero, Sr. Code Enforcement Inspector

Santa Fe County

Regarding CDRC CASE # MIS 13-5180

I am opposed to the ham radio tower Mr. DePrimo wants to put up on his property unless 1 - The shiny aluminum structure would be painted a non-reflective green color that will blend into the landscape 2 - A coyote fence is built around the base that covers equipment 3 - The tower would be lowered when not in use.

I have discussed these options with Mr. DePrimo and we seem to be in agreement.

I have no interest in stopping Mr. DePrimo from enjoying his hobby. However, to me, the tower looks like it belongs in an industrial landscape - not imposing on the beautiful natural landscape we have here. As this is a residential neighborhood with exceptional views, it is a concern of all of us to keep the views and property values stable.

Thank you very much for your help in this matter.

Sincerely, Christine Enos

NBA-12

Daniel "Danny" Mayfield  
Commissioner, District 1

Miguel M. Chavez  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Kathy Holian  
Commissioner, District 4

Liz Stefanics  
Commissioner, District 5

Katherine Miller  
County Manager

**DATE:** July 18, 2013

**TO:** County Development Review Committee

**FROM:** Jose E. Larrañaga, Commercial Development Case Manager *JEF*

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

**FILE REF.:** **CDRC CASE # Z/PDP/FDP 13-5070 95-B Ranch Road Master Plan, Preliminary & Final Development Plan.**

**ISSUE:**

Paul Reynolds & Tamara Andrews, Applicants, Jenkins/Gavin, Agent, request Master Plan Zoning, Preliminary and Final Development Plan approval to allow an animal facility on 12.5 acres  $\pm$ . The property is located at 95-B Ranch Road, within Section 21, Township 15 North, Range 10 East, (Commission District 4).

**SUMMARY:**

The Applicant requests that the above mentioned case be tabled until the August 15, 2013 CDRC meeting. The Applicant has submitted a revised drainage plan and revised water budget which requires staffs review for compliance with the Land Development Code.

*NBB-1*





**jenkinsgavin**  
DESIGN & DEVELOPMENT INC

July 8, 2013

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

**RE: 95-B Ranch Road**  
**Case #Z/PDP/FDP 13-5070**

Dear José:

This letter is submitted on behalf of Paul Reynolds and Tamara Andrews to respectfully request that the above referenced case be tabled until the August 15, 2013 CDRC meeting.

Thank you.

Sincerely,

Jennifer Jenkins  
**JenkinsGavin Design & Development, Inc.**

Colleen C. Gavin, AIA

NBB-2