City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 6/27/14 TIME 11:20a
BY Geraldine Quintana
BY

PLANNING COMMISSION
Thursday, July 10, 2014 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

A. ROLL CALL
B. PLEDGE OF ALLEGIANCE
C. APPROVAL OF AGENDA
D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS
MINUTES: June 5, 2014
FINDINGS/CONCLUSIONS:
Case #2014-43. 3197 & 3193 Jemez Road – General Plan Amendment.
Case #2014-44. 3197 & 3193 Jemez Road - Rezoning.
Case #2014-45. Paseo North Development Plan.

E. CONSENT CALENDAR

1. **Case #2014-55. Las Soleras Tract 1 Final Subdivision Plat Time Extension.** Report of the Land Use Director's approval of a one-year administrative time extension for a Final Subdivision Plat for 5 lots on 10.25 +/- acres, and one remainder lot (Tract 1B) consisting of 25.47 acres, for a total of 6 lots, all located on the eastside of Cerrillos Road between Beckner Road and Arroyo de los Chamisos, and zoned C-2 (General Commercial). The time extension would extend approval to June 2, 2015. James W. Siebert and Associates Inc., agent for Beckner Road Equities Inc. (Zach Thomas, Case Manager)

2. **Case #2014-57. Inn at the Loretto Development Plan and Variance Time Extension.** Report of the Land Use Director's approval of a one-year administrative time extension for a Development Plan, with a Variance to flood plain regulations on 3.78+/- acres located at 211 Old Santa Fe Trail. The property is zoned BCD/LOR (Business Capitol District/ Loretto Subdistrict). The time extension would extend approvals to July 4, 2015. Long, Komer and Associates, P.A. agent for ML Loretto Holding, LLC. (Zach Thomas, Case Manager)

F. OLD BUSINESS
G. NEW BUSINESS

1. A Resolution adopting the "Impact Fee Capital Improvements Plan 2020 for Roads, Parks, Fire/EMS and Police" to meet the State required Impact Fee Program 5-Year Update as called for in the State Development Fees Action (5-8-30 NMSA 1978). (Councilor Bushee) (Reed Liming)

2. An Ordinance relating to Impact Fees – amending Section 14-8.14 (C), (E) and (F) to remove the 50 percent reduction of Residential Impact Fees, adopt a New Impact Fee Schedule and incorporate definitions related to Land Use Types; and relating to Park Dedications – amending Section 14-8.15 (C)(2) SFCC 1987, the Park Dedication section; and making such other changes as are necessary. (Councilor Bushee) (Reed Liming)

3. **Case #2014-50. 16 & 17 Dos Hermanos Lot Line Adjustment.** JenkinsGavin Design & Development, Inc., agent for Dos Hermanos Trust and Norma & Rey Garcia de Orozco, requests lot line adjustment to increase the area of 17 Dos Hermanos from 4.99 to 5.00 acres. The property is zoned R-1 (Residential-1 dwelling unit per acre). (William Lamboy, Case Manager)

4. **Case #2014-51. 17 Dos Hermanos Preliminary Subdivision Plat.** JenkinsGavin Design & Development, Inc., agent for Dos Hermanos Trust, requests Preliminary Subdivision Plat approval for a 5-lot single family residential subdivision on 5.00 acres. The property is zoned R-1 (Residential-1 dwelling unit per acre). (William Lamboy, Case Manager)

5. **Case #2014-56. 5364 Agua Fria Final Subdivision Plat.** Raymond and Faye Barela request Final Subdivision Plat approval for two lots on 0.67± acres. The property is zoned R-3 (Residential, 3 dwelling units per acre) and is located at 5364 Agua Fria Street. (Donna Wynant, Case Manager)

H. STAFF COMMUNICATIONS
I. MATTERS FROM THE COMMISSION
J. ADJOURNMENT

NOTES:

1) Procedures in front of the Planning Commission are governed by the City of Santa Fe Rules & Procedures for City Committees, adopted by resolution of the Governing Body of the City of Santa Fe, as the same may be amended from time to time (Committee Rules), and by Roberts Rules of Order (Roberts Rules). In the event of a conflict between the Committee Rules and Roberts Rules, the Committee Rules control.

2) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. By law, any contact of Planning Commission members by applicants, interested parties or the general public concerning any development review application pending before the Commission, except by public testimony at Planning Commission meetings, is generally prohibited. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to reasonable cross examination. Witnesses have the right to have an attorney present at the hearing.

3) The agenda is subject to change at the discretion of the Planning Commission.
***Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the City Clerk's Office (955-6520) 5 days prior to the hearing date.**

PLANNING COMMISSION
Thursday, July 10, 2014 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

CALL TO ORDER

A regular meeting of the City of Santa Fé Planning Commission was called to order by Vice Chair Harris on the above date at approximately 6:00 p.m. in the Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fé, New Mexico.

A. ROLL CALL

Members Present
Commissioner Michael Harris, Vice Chair
Commissioner Lisa Bemis
Commissioner Lawrence Ortiz
Commissioner John Padilla
Commissioner Dan Pava
Commissioner Angela Schackel-Bordegary
Commissioner Renee Villarreal

Members Absent
Commissioner Signe Lindell [Excused]
One Vacancy

OTHERS PRESENT:
Mr. Tamara Baer, Planner Manager, Current Planning Division – Staff liaison
Mr. Zachary Shandler, Assistant City Attorney
Mr. Zachary Thomas, Current Planning Division Staff
Mr. William Lamboy, Senior Planner, Current Planning Division
Mr. Reed Liming, Division Director, Long-Range Planning Division
Ms. Donna Wynant, Current Planning Division Staff
Mr. Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Planning Department.

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

Ms. Baer asked to move item #5 to the beginning of New Business.

Commissioner Villarreal moved to approve the agenda as amended. Commissioner Padilla seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

1. MINUTES: June 5, 2014

There were no staff changes to the minutes.

Commissioner Pava requested the following changes to the minutes:

On page 4 it should say, "Mr. Pava said, as a resident of Camino Alire he would encourage, if any opportunity existed, redesign that was more pedestrian and bike friendly."

On page 6, under F General Plan should be capitalized.

On page 9, second paragraph from the bottom, Mr. Thomas' name was misspelled.

On page 10, 3rd paragraph from the bottom, "building" should be plural - "buildings."

At the 2nd paragraph from the bottom, on behalf of the HDRB, the statement that they didn't care about IBC struck him as not exactly what they intended to convey to the Commission.

On page 11, 4th paragraph, should say, "The former traffic safety solution was bells and mirror."

In that paragraph, last sentence, "he" should be "they."

In the next paragraph, "foam board" should be "foam core drawing."

On page 13 at the top, quoting Commissioner Schackel-Bordegary he suggested it say, "the previous failures were due to the economic problems..."

And on the same page, "Commissioner Pava said he appreciated the staff report because it was clear and concise."

Under Matters from the Commission, in the second sentence, he asked to change it to say, "One subject was ~~what he would call~~ the Aging and Livability Task Force." [Stenographer's note: those were his exact words.] Then it should say, "The committee made specific suggestions like walkability for the aging,

improving sidewalks, removing obstacles, etc." And the last words should be "demographic changes."

In the next paragraph where it said, "They asked LRP staff to talk with the Commission." It should say "we invited the LRP staff." He thought there was a definite difference in meaning. [Stenographer's note: His actual words were, "We did ask the Long Range Planners to come and talk to us more at some point about that traffic capacity study."]

On page 14, just above adjournment, it said "Chair Spray thanked them and said he had been kept well fed. He tipped off Mr. O'Reilly." He didn't know what that meant. [Stenographer's note: Mr. Spray conveyed that he had been supplied with snacks during long meetings by other Commissioners without having eaten a meal beforehand. He also conveyed that even though Mr. O'Reilly was not at this meeting, Mr. Spray had tipped him off weeks before that he would not be eligible for serving another term as Chair of the Planning Commission.]

Vice Chair Harris commented on the HDRB statement on page 10 that his memory was that, in fact, Mr. Enfield did say the HDRB didn't care about the IBC code but did care about the looks.

Commissioner Pava said he just wanted to point that out and if that was the memory of the Commission, then so be it.

Commissioner Schackel-Bordegary thought that was correct because the Historic Districts Review Board's purview was aesthetics and not underlying zoning and he may have said it just that way and was the meaning of what he said.

Vice Chair Harris said they would leave that statement as is.

Commissioner Villarreal moved to approve the minutes of June 5, 2014 as amended. Commissioner Padilla seconded the motion and it passed by unanimous voice vote.

2. FINDINGS/CONCLUSIONS:

a. Case #2014-43, 3197 and 3193 Jemez Road – General Plan Amendment

A copy of the Findings of Fact and Conclusions of Law for Case #2014-43, 3197 and 3193 Jemez Road - General Plan Amendment and the Findings of Fact and Conclusions of Law for Case #2014-44, 3197 and 3193 Jemez Road – Rezoning is incorporated herewith to these minutes as Exhibit #1.

Commissioner Villarreal moved to approve the Findings and Conclusions for Case #2014-43 as presented. Commissioner Schackel-Bordegary seconded the motion and it passed by unanimous voice vote.

b. Case #2014-44, 3197 and 3193 Jemez Road – Rezoning

Commissioner Schackel-Bordegary moved to approve the Findings and Conclusions for Case #2014-44 as presented. Commissioner Villarreal seconded the motion and it passed by unanimous voice vote.

c. Case #2014-45, Paseo North Development Plan

A copy of the Findings of Fact and Conclusions of Law in Case #2014-45, Paseo North Development Plan, is attached to these minutes as Exhibit #2.

Commissioner Villarreal moved to approve the Findings and Conclusions for Case #2014-45 as presented. Commissioner Schackel-Bordegary seconded the motion and it passed by unanimous voice vote.

E. CONSENT CALENDAR

1. Case #2014-55. **Las Soleras Tract 1 Final Subdivision Plat Time Extension.** Report of the Land Use Director's approval of a one-year administrative time extension for a Final subdivision Plat for 5 lots on 10.25 ± acres, and one remainder lot (Tract 1B) consisting of 25.45 acres, for a total of 6 lots, all located on the eastside of Cerrillos Road between Beckner Road and Arroyo de los Chamisos, and zoned C-2 (General Commercial). The time extension would extend approval to June 2, 2015. James W. Siebert and Associates, Inc., agent for Beckner Road Equities, Inc. (Zach Thomas, Case Manager)

This case was removed from the Consent Calendar for discussion below.

2. Case #2014-57. **Inn at the Loretto Development Plan and Variance Time Extension.** Report of the Land Use Director's approval of a one-year administrative time extension for a Development Plan, with a Variance to flood plain regulations on 3.78± acres located at 211 Old Santa Fé Trail. The property is zoned BCD/LOR (Business Capitol District/Loretto subdistrict). The time extension would extend approvals to July 4, 2015. Long, Komer and Associates, P.A. agent for ML Loretto Holding, LLC. (Zach Thomas, Case Manager)

A Memorandum regarding Case #2014-57, Inn at the Loretto Development Plan and Variance Time Extension with attachments, dated June 17, 2014 for the July 10, 2014 Meeting to the Planning Commission from Zach Thomas, Senior Planner, Current Planning Division, is incorporated herewith to these minutes as Exhibit #4.

Commissioner Schackel-Bordegary understood that being on the Consent Calendar meant the Commission would just vote on them without discussing them.

Vice Chair Harris clarified that if any Commissioner who wanted to discuss a case that was listed on the Consent Calendar could request it be removed for discussion. The Commission could remove that case and then discuss the case that had been removed.

Commissioner Schackel-Bordegary requested discussion on 2014-55 from the Consent Calendar to get some updated information from the applicant.

Commissioner Schackel-Bordegary moved to remove Case #2014-55 from the Consent Calendar for discussion. Commissioner Villarreal seconded the motion.

Ms. Baer said the applicant for that case was not present. She added that the time extension was the only thing the Commission could address.

Vice Chair Harris suggested perhaps Mr. Thomas could answer questions.

The motion passed by unanimous voice vote.

Commissioner Padilla moved to approve the remaining consent case, Case #2014-57 Commissioner Bemis seconded the motion and it passed by unanimous voice vote.

CONSENT CALENDAR DISCUSSION

1. **Case #2014-55. Las Soleras Tract 1 Final Subdivision Plat Time Extension.** Report of the Land Use Director's approval of a one-year administrative time extension for a Final subdivision Plat for 5 lots on 10.25 ± acres, and one remainder lot (Tract 1B) consisting of 25.45 acres, for a total of 6 lots, all located on the eastside of Cerrillos Road between Beckner Road and Arroyo de los Chamisos, and zoned C-2 (General Commercial). The time extension would extend approval to June 2, 2015. James W. Siebert and Associates, Inc., agent for Beckner Road Equities, Inc. (Zach Thomas, Case Manager)

A Memorandum with attachments, dated June 17, 2014 for the July 20, 2014 Meeting to the Planning Commission from Zach Thomas, Senior Planner, Current Planning Division, is incorporated herewith to these minutes as Exhibit #3.

Commissioner Schackel-Bordegary said she requested discussion mainly in the interest of public awareness on Las Soleras. It was the fastest growing part of the City. As the Case Reviewer, perhaps Mr. Thomas could discuss the status of the phases to help the Commission know what to expect. Things

happen over time and plans change or investments change. So to keep the City up to date on the development, she asked if he would describe what to expect at Las Soleras.

Mr. Thomas said this case was specifically for a time extension approved by the Land Use Director just for Tract 1. The phasing was an ongoing discussion with staff, especially about infrastructure. It was based on chronological and somewhat market driven time frame. The phases change but currently, Las Soleras had an application for Ross's Peak - a residential subdivision, likely to be considered by the Planning Commission at a future date. That was the major application in now. There was some commercial development along Cerrillos Road as well as the VA facility under construction now. That was what the City had now. What would happen next staff didn't know. It would depend on who builds what next.

Commissioner Schackel-Bordegary thanked him. She asked about the proposed Rail runner station at Las Soleras.

Ms. Baer said the State Department of Transportation issued a letter about a year ago stating they were not going ahead with that station. State Health and Human Services had been considering relocating near that station but she didn't have any more information about it. Staff didn't know if Las Soleras sold property to them. The original Master Plan anticipated a stop for the train there and even if that never happened, another transit hub could happen there. But that was not likely until other development happened and that would be done in concert with the Transit Division.

The original phasing was based on anticipated consecutive development but that was market driven and would determine the need for infrastructure in concert with the other development. We hope the applicant would return and change the phasing to agree with subdivisions being developed. We haven't seen that yet but maybe at the next meeting along with the Ross's Peak Subdivision for review on the August agenda.

Commissioner Schackel-Bordegary thanked staff for that report. The Commission also didn't know about changes in ownership and wouldn't until the application becomes public.

Mr. Thomas agreed and reminded the Commission that the present owner might not be the developer.

Commissioner Schackel-Bordegary suggested that when that applicant comes to the Commission would be the opportunity to discuss the overall Master Plan in that context.

Ms. Baer added that Las Soleras was not at this time proposing a revision to the Master Plan. That would require a recommendation and Council approval. Staff could review the phasing plan and bring a recommendation for phasing for Planning Commission approval. The application for the August Planning Commission meeting would be the Ross's Peak 200-unit residential subdivision and revised phasing plan.

Commissioner Schackel-Bordegary reasoned that Staff would provide the details for that subdivision infrastructure and roads and trails so the Planning Commission could stay aware of how the changes were coming down and related to what was first envisioned. She intended to look at the overall development and

not just one parcel but in that context.

Ms. Baer agreed.

Commissioner Padilla asked staff if they (Las Soleras) had the ability to file for one more extension as of June 2, 2015. He asked if that would that be the final extension.

Ms. Baer agreed. After that, they would have to come with a new application for the subdivision.

Vice Chair Harris asked if the same fee structure would apply.

Ms. Baer agreed and said it would be the same notification process, just as if it were a new application.

Commissioner Schackel-Bordegary moved to approve Case #2014-55. Commissioner Padilla seconded the motion and it passed by unanimous voice vote.

F. OLD BUSINESS

There was no Old Business.

G. NEW BUSINESS

5. **Case #2014-56. 5364 Agua Fria Final Subdivision Plat.** Raymond and Faye Barela request Final Subdivision Plat approval for two lots on 0.67± acres. The property was zoned R-3 (Residential, 3 dwelling units per acre) and was located at 5364 Agua Fria Street. (Donna Wynant, Case Manager)

A Memorandum regarding Case #2014-56, 5364 Agua Fria Final Subdivision Plat dated June 25, 2014 for the July 10, 2014 meeting to the Planning Commission from Ms. Donna Wynant, AICP, Senior Planner, Current Planning Division is incorporated herewith to these minutes as Exhibit #11.

Ms. Wynant presented the staff report. Please refer to Exhibit #11 for the specifics of this presentation. She indicated that the Plat was revised after the report was printed and those notes were on the 11" x 17" plat [attached to Exhibit #11].

Staff recommended approval of the 5364 Agua Fria Final Subdivision Plat subject to conditions outlined in her report.

Presentation of the Applicant

Present and sworn was the applicant, Mr. Raymond Barela, 5364 Agua Fria Street, who said he and

his wife agree with the conditions of approval. He thanked the Planning Commission for hearing their case.

Public Hearing

There were no speakers from the public regarding this case and the Public Hearing was closed.

Questions from the Planning Commission

There were no questions from the Planning Commission.

Action of the Planning Commission

Commissioner Villarreal moved to approve Case #2014-56 – 5364 Agua Fria Final Subdivision Plat with staff conditions of approval. Commissioner Pava seconded the motion and it passed by unanimous voice vote.

1. **A Resolution adopting the "Impact Fee Capital Improvements Plan 2020 for Roads, Parks, Fire/EMS and Police" to meet the State required Impact Fee Program 5-Year Update as called for in the State Development Fees action (5-8-30 NMSA 1978) (Councilor Bushee) (Reed Liming).**

A Memorandum regarding the Impact Fee Capital Improvements Plan 2020 for Roads, Parks, Fire/EMS and Police with attachments, undated, for the July 10, 2014 meeting from Mr. Reed Liming, Long range Planning Division Director to the Planning Commission is incorporated herewith to these minutes as Exhibit #5.

Mr. Liming presented the staff report for this resolution to the Commission. He explained that this was an 80-page study that updated the impact fees which, by state law, must be updated every 5 years and Duncan and Associates did the study. The resolution was sponsored by Councilor Bushee.

There were a number of changes suggested and he reviewed them briefly.

1). Land Use categories - The first recommendations for CIP 2020 were that categories be consolidated from 20 commercial categories to 6, primarily because of the advantage of administering fee schedules. When a tenant moved out and another moved into a commercial space, the City charged them impact fees by code so by consolidating the commercial categories, the City wouldn't have as much of that to do. So in retail establishments, a new tenant wouldn't be hit with an impact fee. The bill described what was included in those categories.

2). The level of impact fees to be adopted – The study showed the maximum fee. Last time (five years ago), the Council adopted 60% of maximum and now they recommended 70% of the maximum amount. Adopting a new fee schedule at 70% of maximum would set the new fee schedule very similar

to the current fees. Most of the fees would be slightly below current fees. The rationale was to get everyone on one fee schedule. The Development Fees Act stipulated that a finalized subdivision plat or commercial plan would provide four years to pull permits and pay the impact fees that were imposed at final approval. So inevitably it would make almost two fee schedules, making it more difficult for staff to administer and applicants to understand. But setting them slightly below, would bring the vast majority of permit applicants into the one new fee schedule, making it much simpler for staff and applicants. And the overall revenue picture would not change much for impact fees coming into the City.

3). The Capital Facilities Plan section of the study was presented in the last two pages of the report. Those fees were collected so that the City could make capital improvements but they had to be growth related. The funds couldn't be used for operations, for personnel or for maintenance but things like a new road, a traffic signal, or a new park. They couldn't be used for police cars because by state law, each purchase had to have a $10,000 minimum value and last ten years. Ambulances and fire engines could use impact fees as well as a new or expanded fire station. That section sets out the capital improvement projects identified for roads, parks, fire and police through 2020. Those were identified and listed on pages 80-83.

4). Finally, a benefit district concept was brought up. At present, the City of Santa Fé was identified as one service area. There had been some question if southwest Santa Fé was getting their fair share of impact fees. Councilor Dominguez brought up having a separate benefit district where revenues and costs would be just for that district. The Capital Improvements Advisory Committee (CIAC) did not recommend having separate benefit districts.

Questions from the Commission

Commissioner Padilla asked if Mr. Liming could speak to the rationale behind not identifying separate benefit districts.

Mr. Liming said the problem was that if you have slower growth, you might create so many pots of money that one pot wouldn't have enough money to provide any help. The City now spends the money wherever needed. Some needs required considerable amounts of money. Staff studied where permits came from and found that 45% of all new residences were happening in southwestern Santa Fé and 48% of impact fees had been spent in that area so there was a good correlation.

Probably they would only need separate accounts for roads and parks but police and fire were city-wide. In addition, they would have to determine specific boundaries for such districts and figure out how to divide existing balances now in the impact fee fund. They would have to decide if funds from one benefit district could be used in another. Those were the issues raised.

The consultant had worked on the City's original impact fees in 2003 and updated them in 2008 and they said all along that the City was small enough to operate with one service area.

Commissioner Bemis asked if it would include schools.

Mr. Liming said new schools paid them but the City did not collect impact fees for schools. That question had come up before and in other states. But in New Mexico, there was no enabling legislation to collect the fees for schools.

Vice Chair Harris asked what the existing account balances were.

Mr. Liming said they were just over $1 million for roads; $240,000 for parks' $70,000 for police; $88,000 for fire. Impact fees obviously didn't pay for an entire project but were handy as a supplement to get a project done.

Vice Chair Harris clarified that the project had to be tied to the CIP. Mr. Liming agreed.

Vice Chair Harris asked if those balances were average balances from year to year.

Mr. Liming said they were higher just recently because they were collecting administrative fees that had not been used. But they had been drawn down in recent years and with residential projects paying none or only 50% there was less revenue coming in whereas it had been over a million before the recession, it was about $400,000 annually.

Vice Chair Harris noticed that Councilor Bushee had a different opinion than the CIAC was recommending.

Mr. Liming clarified that was the next agenda item but the CIAC had an amendment with the 50% reduction for residential impact fees to remain in effect through February, 2016. Councilor Bushee's bill would remove the 50% fee reduction.

Vice Chair Harris was curious whether the account balance was being put into service. It appeared to be turning fairly quickly.

Mr. Liming agreed and the CIP list now could easily deplete the balances.

Vice Chair Harris said if it didn't turn, there would be no compelling reason to impose the fees.

Commissioner Schackel-Bordegary asked about the structure of the CIAC - who was on it and how often they met.

Mr. Liming said the CIAC was required by state law. It had 9 members, including the Mayor. Karen Walker was the Chair and he listed the other members. Forty percent of the membership had to be from construction or real estate sectors. They met just this afternoon. The CIAC meets monthly but they could meet quarterly. Most of the members have been on it for 7+ years so they were well versed in the tasks.

Commissioner Schackel-Bordegary asked Mr. Liming if he staffed the CIAC. Mr. Liming agreed.

Ms. Baer asked if the state enabling legislation allowed the City to use fees for other infrastructure - things like sewer or water extensions.

Mr. Liming explained that the City collected utility expansion charges for water and waste water so the impact fees cannot be used for those purposes. Water meters were $2,000 for a home and wastewater expansion charges $800 for a single family home. Water and wastewater were enterprise departments so they were treated differently.

Commissioner Pava said regarding what was pointed out on Land Use categories that he assumed accessory dwelling unit structures was a new category.

Mr. Liming said they had accessory dwellings with three different breakdowns by square footage and with this resolution, they would be combined.

Commissioner Pava recalled when the Planning Commission saw this a year ago, they discussed whether it these fees were potentially regressive in that there wasn't that much difference between something over 3,000 square feet with something that was 1,500 square feet or less. When Duncan and Associates did this, he asked if questions were raised about what was happening nationwide or at least statewide with trend and whether this was appropriate for dwellings.

Mr. Liming said other communities base them on the value or size of the home. But here it was based on the number of persons per home. As you get into a larger house, they generally have more people per household. The study found no reason to charge more for 4,000 square feet or larger as the City did currently. The bill set it at 3000+.

Vice Chair Harris asked what kind of action was required here.

Mr. Liming said this was a resolution brought to the Planning Commission because it would be a resolution at Council and was to help explain the ordinance with this background study. The Commission could take whatever action it wanted to take.

Ms. Baer said the Commission could make it part of the option for part B.

Commissioner Pava thought in light of the fact that the Commission discussed it last year and had disagreements that it would be good to endorse it in a motion.

Commissioner Pava moved that the Planning Commission recommends that the Governing Body approve the Impact Fee Capital Improvements Plan 2020 for Roads, Parks, Fire/EMS and Police. Commissioner Padilla seconded the motion.

Commissioner Villarreal was perplexed about the benefit districts and thought it should be worked out

some way. There was work to be done in that area but she didn't know how to make suggestions on it.

Vice Chair Harris agreed it would be a worthy discussion about fairness regarding attention in various parts of town.

Commissioner Padilla thanked Mr. Liming for a quality presentation that was enlightening and informative.

The motion passed by unanimous voice vote.

2. **An Ordinance relating to Impact Fees – amending Section 14-8.14 (C), (E) and (F) to remove the 50 percent reduction of Residential Impact Fees, adopt a New Impact Fee Schedule and incorporate definitions related to Land Use Types; and relating to Park Dedications – amending Section 14-9.15 (C)(2) SFCC 1987, the Park Dedication section; and making such other changes as were necessary. (Councilor Bushee) (Reed Liming)**

A Memorandum with attachments, undated, for the July 10, 2014 meeting, to the Planning Commission from Mr. Reed Liming, Long range Planning Division Director, is incorporated herewith to these minutes as Exhibit #6.

Mr. Liming said this ordinance was an amendment to Chapter 14 and the bill as introduced by Councilor Bushee would eliminate the 50% residential fee for building permits and what was in the bill right after the memo was the language from the CIAC recommendation as an amendment to the bill which would keep the 50% reduction through February, 2016. It includes the Land Use category consolidation to make it simpler and easier to understand. The new fee schedule would set it at 70% of maximum fees. It would add definitions for land uses - making them more general; and also amend the parks dedication which was just a minor change.

Vice Chair Harris was curious about the logic of CIAC's recommendation for the extension of the 50%.

Mr. Liming said there was some discussion but not a lot at the time the CIAC reviewed it. He thought their thinking was that it was just decided by Council at the end of February and if that was the way they wanted to do it, they would leave it as approved by Council last February.

Vice Chair Harris asked if there was any discussion on the amount of revenue that would be generated.

Mr. Liming said that would depend on the growth. So far through the first six months of this year the City had waived or reduced about $94,000 for residential fee revenues. Before the 50% was approved, it was waived entirely.

Commissioner Schackel-Bordegary asked if he said that the bill clarified the difference between local and regional parks for the purposes of impact fees. She asked how that worked before and if the fee

structure was different for regional parks vs. neighborhood parks.

Mr. Liming said they had neighborhood parks and regional parks and it was not necessarily good to distinguish them from each other. The City would always have a need for more neighborhood parks. It was unnecessary to make that distinction. Simplifying it helped the situation.

Vice Chair Harris noted that the language as proposed from Councilor Bushee just strikes the 50% language and that was the ordinance as proposed. The CIAC amendment reinstates the 50% to 2016. He asked if that was correct understanding. Mr. Liming agreed.

Vice Chair Harris said the Planning Commission's role was to recommend to the Governing Body.

Commissioner Padilla moved to recommend approval of Ordinance relating to Impact Fees – amending Section 14-8.14 (C), (E) and (F) to remove the 50 percent reduction of Residential Impact Fees, adopt a New Impact Fee Schedule and incorporate definitions related to Land Use Types; and relating to Park Dedications – amending Section 14-9.15 (C)(2) SFCC 1987, the Park Dedication section; and making such other changes as were necessary to the Governing Body. Commissioner Schackel-Bordegary seconded the motion.

Mr. Liming asked if that motion included the CIAC amendment or not.

Commissioner Padilla said his motion was to recommend approval as proposed.

The motion passed by unanimous voice vote.

3. **Case #2014-50. 16 and 17 Dos Hermanos Lot Line Adjustment.** JenkinsGavin Design & Development, Inc., agent for Dos Hermanos Trust and Norma & Rey Garcia de Orozco, requests lot line adjustments to increase the area of 17 Dos Hermanos from 4.99 to 5.00 acres. The property was zoned R-1 (Residential-1 dwelling unit per acre). (William Lamboy)

4. **Case #2014-51. 17 Dos Hermanos Preliminary Subdivision Plat.** JenkinsGavin Design & Development, Inc., agent for Dos Hermanos Trust, requests Preliminary Subdivision Plat approval for a 5-lot single family residential subdivision on 5.00 acres. The property was zoned R-1 (Residential-1 dwelling unit per acre). (William Lamboy, Case Manager)

By consensus decision of the Planning Commission, these two cases were considered together.

A Memorandum with attachments, dated June 20, 2014 for the July 10, 2014 Meeting, to the Planning Commission from Mr. William Lamboy, AICP, Land Use Planner Senior, Current Planning Division, is incorporated herewith to these minutes as Exhibit #7.

An aerial photograph used by Mr. Lamboy in his staff report and entered for the record by Mr. Lamboy,

is incorporated herewith to these minutes as Exhibit #8. Mr. Lamboy identified it as a reduction of what he presented in larger size on the easel.

Mr. Lamboy presented the staff report for Case #2014-50. Please refer to the staff report incorporated herewith as Exhibit #7.

Mr. Lamboy read the conditions of approval and the recommended connections to Tierra Contenta and SWAN Park and north to the property line for future access.

Presentation of the Applicant

Present and sworn was Ms. Jennifer Jenkins, 130 Grant Avenue, who introduced others from her office and Mr. Mike Gomez.

Ms. Jenkins showed the zoning plat map of the Mutt Nelson area as zoned in 2009. The SPAZO Ordinance put the annexation area under the City prior to the annexation area and applications began to be processed by the City. She showed the southern edge of Tierra Contenta. Mutt Nelson was set at R-1 in 2009.

A Zoning Plate Map showing the zoning designations for the area, used by Ms. Jenkins is incorporated herewith to these minutes as Exhibit #9.

Then Ms. Jenkins showed the subdivision plat with the cul-de-sac for access of the five lots. After discussion with staff, she reported they had a revised plan to share which she distributed to the Planning Commission. They tweaked the plan but it was pretty consistent with what was first proposed. She described the new plan as a better plan.

A revised access plan showing the new cul-de-sac orientation is incorporated herewith to these minutes as Exhibit #10.

We were showing a ROW easement on the east boundary to allow for future road into Tierra Contenta in the future and also a trail easement into SWAN Park. Neighbors expressed interest in that trail connection and have not yet resolved the location but would come back when resolved.

She showed the aerial map of the vicinity [Exhibit #8]. Both roads had a 38' easement which was a Lane standard. The drivable surface was 14-16' so as part of their application was to widen them to a 20' base course service to meet the required standard. They would determine if an additional drivable surface was required for emergency access.

Regarding access, she believed their revised plan met the need for access and connectivity.

She showed the subdivision in relation to SWAN Park which meets at the southwest corner of the park. She pointed out a future phase of Tierra Contenta that would occur farther down the road.

Staff was also concerned about water and sewer there.

In 2009 when the first phase of Tierra Contenta was approved, we became familiar with how the City would treat them. This property had R-1 zoning. It was reviewed ad nauseam by several bodies at that time. She had a copy of the FAQ made available to the public which she had helped draft.

New developments within 300' of water lines and 200' of sewer lines were required to connect. The City extended the infrastructure to serve the park and this property was 1,300 feet away from those utilities. But she had on the plat that should they become available, this property would be required to connect. She pointed out the utility easements that would be on the plat.

Mr. Carl Harwig was sworn and stated that seven years ago he left the City where he represented water on these kind of issues and didn't have too much to present. He presented observations that he felt were relevant.

Leading up to annexation, the owners were promised that zoning (R-1) and came to rely on those representations for water rights issues and concerns. Since the City/County settlement in 2008 and as Ms. Jenkins showed, the density had been long established.

Directly related to water was the second concern which was a concern about the density and he didn't see the reason for it. He looked through Section 2 and it was clear that 1, 4, and 5 were not applicable. 2 and 3 were applicable.

In looking at the criteria and the staff response for #2, staff was concerned about density but stated that it did comply with zoning. #3 was more interesting where it talked about concern with the proximity of septic fields. The City of Santa Fé did not suffer from lack of water resources. The Water Division leaves one wondering where the concern comes from. There was no alleged violation of the statute. Those were issues to keep in mind and the generalized concern about density without references to city code.

Ms. Jenkins reiterated that this application was completely code compliant and now had a better plan on access and connectivity. Regarding water and sewer, the New Mexico Environment Division regulates the private systems and requires 200' separation and this plan complied. She pointed out where the wells and septic fields were on the subdivision. They had been very cautious about the regulations that pertained here. As they were in compliance with the State Engineer and NMED, she asked for the Commission's support. She added that they were in agreement with staff's conditions for approval.

Public Hearing:

Mr. Mike Herrera was sworn. He thanked the staff that did the preliminary meeting that allowed neighborhood involvement. As an adjacent neighbor he was concerned. Mr. Lamboy identified some of our concerns. Regarding the SWAN development, all owners on Mutt Nelson Road had no access to the park. As developments grow, they were losing that access through open space. There was one way in and out

at the end of the road so he was glad to hear about updating that road because now it was dangerous with children there.

As the densities increase and families move in, the concerns will grow more urgent. With this development of 5 acres, the agreement was for consideration of having access to that park. He would like staff to review that Master Plan and consider access from the south. It was unrealistic to access it from the north. Otherwise, it seemed like the plan addressed the concerns of the neighborhood.

Vice Chair Harris said his comments at the neighborhood meeting were also in the record.

There were no other speakers from the public regarding this case and the Public Hearing was closed.

Commissioner Schackel-Bordegary commented that this was another area of growing pains and presented an interesting planning issue. She asked who owned the land south of Mutt Nelson inside NM 599 and I-25.

Ms. Jenkins said it was Komis property and not part of any larger tracts there. On the zoning map, the green area was zoned R-3, from the master plan through the County before annexation. It would be a while before growth would happen there.

Commissioner Schackel-Bordegary said they had another large development proposed on the other side of NM 599 and she was trying to get a question on the bridge answered.

Ms. Jenkins said that was happening now. She showed the current MPO approved plan. She pointed out Jaguar and showed the interchange at 599. Plaza Central would be the main vehicle entrance to the park. It would cross the arroyo but it couldn't be done until lots were sold. That would provide the better access to the park and to the 599 interchange.

Commissioner Schackel-Bordegary asked if Jaguar dead-ended at the Park.

Ms. Jenkins agreed. It was under construction right now.

Commissioner Schackel-Bordegary said she was thinking about the lack of connection to the Park. It sounded like Tierra Contenta and the park were aligned to be developed but the portion just north was future phase of Tierra Contenta. In the meantime, we didn't have the connectivity. I didn't have specific objections but just to get an idea about planning and circulation.

Ms. Jenkins said it wasn't possible today but to have provisions for the future it was needed.

Commissioner Schackel-Bordegary understood that was all they could do right now.

Commissioner Padilla asked Ms. Jenkins, in the proposal, if there was a reason why this type of response didn't happen earlier in the process. Obviously a lot of work was put into it. But he wondered why

this just came to the Commission today and wasn't part of getting an approval instead of a denial from staff.

Ms. Jenkins explained that they got it last Thursday and had thought the access concept was consistent with the neighborhood. So they didn't think they had to have communication earlier with the staff. But they scrambled to get that together as quickly as possible. And the change of rotation of the cul-de-sac was slight.

Commissioner Padilla said the change was a great improvement and the comments of staff should have been voiced to Ms. Jenkins earlier than it was. It really adds to addressing the staff issues which Commissioners received last week. That was a concern - why it went so far, especially with ENNs and reviews by staff to alleviate their concerns. It was a better response. It would have allowed him, if he was on lot 2, to egress out even if Dos Hermanos was blocked. He noted, however, that on the proposed future roadway and trail easement, there was no width shown.

Ms. Jenkins said it was a ten-foot trail easement and looking at ROW reservation, the idea was to give half and asked that the owner to the east would have the other half. She left that off on purpose.

Commissioner Padilla reasoned that the property line would be the center point with 19' for both sides.

Ms. Jenkins said it scaled off at 30'.

Commissioner Padilla understood they wanted to share that ROW requirement with adjacent property to the east. The other question was what the proposed location of the well to serve the five lots was. He asked if it would change from what was submitted.

Ms. Jenkins said it would not.

Commissioner Padilla asked if the cul-de-sac was in the same location.

Ms. Jenkins agreed. The well was right on the west side of the cul-de-sac.

Commissioner Padilla noted on Sheet A - 1 showed the well on the northeast portion of the radius on lot 1-2.

Ms. Jenkins agreed. The location was the same.

Commissioner Padilla reasoned that septic fields were still in the same place.

Ms. Jenkins agreed.

Commissioner Padilla concluded that the revised access plan was a significant improvement. Utility service was still a concern. Still further discussion was needed on utilities so the Commission could take action on that when presented.

Commissioner Ortiz said he was familiar with this area. Ms. Jenkins said a portion of Mutt Nelson had a portion paved and part unpaved.

Ms. Jenkins said it would get a 4" base course.

Commissioner Ortiz asked if they would pave Dos Hermanos.

Ms. Jenkins agreed. It would have a six-inch base course surface. We would do borings to confirm the status of the roadway base and bring it up to standards.

Commissioner Ortiz understood the connectivity. If the City accepted the unpaved portion, he guessed that was okay. These were all County roads now being annexed by the City. He wished they could all be paved to make it easier for maintenance.

Ms. Jenkins said when they looked at the MPO plan, obviously if the connection from Plaza Central to Mutt Nelson Road would require the improvement so it would all be paved at some time soon. Part of the budget for that road extension would require that paving.

Vice Chair Harris assumed the MPO map relied on the last phase of development of Tierra Contenta.

Ms. Jenkins said the Tierra Contenta Corporation was responsible for the backbone of infrastructure and as individual tracts were developed they would build the internal neighborhood streets. So she assumed Tierra Contenta Corporation would be responsible for going to the edge of Tierra Contenta Corporation and then internal roads would be responsible.

Vice Chair Harris pointed out that there was no existing easement from termination of Tierra Contenta through these parcels.

Ms. Jenkins understood there was an existing road. The intent was to overlay an existing roadway.

Ms. Baer thought there might be a private road there but there were no plans to improve that roadway.

Vice Chair Harris said his point was that it was quite a long time off with many issues to be resolved. And determine what might be the access from Mutt Nelson into SWAN Park. That needs to be the focus. It was hard to see where the road network would be because SWAN was also a phased development and this was one of three phases.

He assumed the City would work to modify the Master Plan for connectivity through Tierra Contenta to the Dos Hermanos roadway.

Ms. Baer said that had not been discussed. The road through SWAN Park would intersect with Jaguar.

Ms. Jenkins said the roadway through the park connects with Paseo del Sol.

Vice Chair Harris said that for neighbors not to have to drive all the way around to the park it looked like a bit of a challenge.

Ms. Jenkins pointed out that pedestrian access was short. She was not sure of the timing of those improvements.

Vice Chair Harris said this was preliminary but when considering the final plat, it would be best to have more information about that.

Ms. Jenkins said she would meet with Mr. McDonald in Public Works and be ready for that.

Vice Chair Harris said the revised plat was far superior. And he had the same question as Commissioner Villarreal about why it was not done earlier. He asked Ms. Baer about the eleventh hour.

Ms. Baer said she still agreed with it.

Commissioner Padilla noted that the northeast corner of this subdivision had a trail connection reservation and asked what the ownership of the land between this property and SWAN Park was.

Ms. Jenkins said Tierra Contenta owned it.

Commissioner Padilla surmised that it could be years down the road for that connection to happen.

Ms. Jenkins said they were bringing the infrastructure closer so it could happen sooner.

Commissioner Padilla understood they could be within 200' of sewer and water at that time. He asked what their time table was for development.

Ms. Jenkins said the final development plan would be done by the end of the year and then bring in roads and electricity early next year. They would be selling lots to future homeowners and if they buy right away they would have a well and septic field.

Commissioner Padilla said there would be a condition to connect when it came within the prescribed proximity.

Ms. Baer agreed and said the applicant had agreed also.

Vice Chair Harris asked Mr. Harwig what the standard was for well production to serve five lots.

Mr. Harwig said there was no minimum gallon per minute production required. It just depended on usage.

Ms. Baer said the State Engineer did anticipate a certain amount of use per family and she thought it was a quarter acre/feet per year.

Mr. Harwig said there was a rule. Prior to 2006 it was 3 ac/ft/yr but they later went to 1 ac/ft/yr. In Santa Fé it was about 0.1 to 0.16 ac/ft/yr. In this case it would be 0.2 ac/ft/yr per household.

Vice Chair Harris asked if that represented consumption. Mr. Harwig agreed.

Mr. Harwig explained that the regulation was the well head and the distribution from it.

Vice Chair Harris understood that was average for a household.

Mr. Harwig said the State Engineer was concerned with the production from the well head.

Ms. Baer said staff would make sure there was a shared well agreement. The Fire Department might specify a minimum flow for emergencies.

Ms. Jenkins reported that they met with the fire department and they were required to have a storage tank on site that the fire department could tap into.

Ms. Baer read condition #5 that was from the fire marshal.

Commissioner Bemis said wells were a renewal of the aquifer.

Mr. Harwig said that was regulated. The City had diversified water resources and the Water Division tracks the aquifer closely.

Commissioner Villarreal asked for clarification on the new design and future roadway and trail easements. If that was part of the plan and SWAN Park was being constructed, she asked if that meant the easement to the park would be for this subdivision only or also for others down the road.

Mr. O'Reilly said the trail easements on this revised plan would take someone to the border of Tierra Contenta. It was probably the Tierra Contenta Corporation that would continue that easement. This was probably the very last portion that would be developed. When Tierra Contenta developed that area, there was no doubt in his mind that the City would require connectivity to Mutt Nelson Rod at every possible point and for a pedestrian easement would require a stub out to the south everywhere and would make utilities available to all of them. It just wouldn't happen any time soon. So between now and the final plat, it would be in order to talk with Tierra Contenta to allow access to SWAN from the south. SWAN was a regional park.

Commissioner Villarreal asked, given that this revised version came at the eleventh hour, if there were pieces missing that needed to be reflected here since staff denied it. She hadn't gotten any feedback from

staff on the revised drawing.

Ms. Baer said the revision was very satisfactory and what staff had asked them to provide. This did address staff's access concerns. For further information on it, staff would like more details on the eastern side with dimensions and comment from the traffic engineer on what makes sense there.

Vice Chair Harris asked, if it was approved with these conditions, whether this graphic responded to those concerns. Ms. Baer agreed.

Commissioner Pava asked staff, given the general R-1 area, how many other situations were there for lot splits to the south of Tierra Contenta. He assumed the situation for access and wells would be the same.

Ms. Baer said she would be happy to provide that to the Commission but didn't have it tonight.

Commissioner Pava felt it was unreasonable to consider a delay on this and others like it for a finite period of time to study the situation here. He asked if there was something to consider in health and public safety.

Mr. Shandler said all options were on the table. The counter argument might be that this was preliminary and could come back with other answers. The two items identified in the staff report were on roads and wastewater. Now, it might focus on a third larger issue. Those were probably what Commissioners would hear from the applicant if a motion was made.

Mr. O'Reilly said staff could certainly provide some number about potential lots splits that could happen. There were members of the Governing Body who were very concerned about not having infrastructure in this area and expressed those concerns to him. But nothing was on the books right now. He agreed that the changes here took care of their concerns at this time and he would hesitate to consider a moratorium on this area. The Governing Body was thinking about this area. He felt comfortable with the revision tonight.

Commissioner Pava said that was helpful. He was concerned that the Commission not set a precedent for those who haven't thought this through enough. He would like to see a development like Sol y Lomas in the future and he felt reassured by Mr. O'Reilly's statements.

Commissioner Padilla, to staff regarding the lot line adjustment in the packet, fourth sheet and also 6-1 of the engineering plan, said he saw an 8' public access and a 15' utility easement on the western property line. It identified Pasea del Reina and there was a north-south connection.

Ms. Baer said staff looked at it as a possibility and there could be an easement on that part but there were two property owners and the one to the north already built a corral and the one on the south had a house quite close so didn't look like a possibility. Staff could have asked for that but they hadn't heard of any development there. It was more likely to see a development to the east.

Commissioner Padilla understood that as the Commission reviewed the lot line adjustment, it was incorrect. He asked if they would still maintain the easement on the west property line. The west property line showed two easements.

Ms. Baer said that didn't change.

Commissioner Pava asked Mr. O'Reilly regarding the code if the Commission could consider the preliminary and final approval at the same Planning Commission meeting.

Ms. Baer said typically they would approve findings from the preliminary first so the answer was no.

Commissioner Padilla said the lot line adjustment was straightforward with plat and supporting documents. They were not in line with this revised access document. He asked if staff were comfortable with all the supporting documents not being correct.

Mr. O'Reilly said this was a relatively simple development and only some access points have changed. One of the conditions was that supporting engineering supported the revision before coming back.

Action of the Commission

Commissioner Schackel-Bordegary move to approve Case #2014-50 at 16 and 17 Dos Hermanos Lot Line Adjustment. Commissioner Padilla seconded the motion and it passed by majority voice vote with all voting in favor except Commissioner Bemis who voted against.

Commissioner Schackel-Bordegary moved for approval of Case #2014-51, 17 Dos Hermanos Preliminary Subdivision Plat with staff conditions to the extent the conditions still apply and the revised access plan provided in this meeting.

Commissioner Padilla seconded the motion for discussion and it passed by majority roll call vote with Commissioners Schackel-Bordegary, Villarreal, Ortiz, Pava and Padilla voting in favor and Commissioner Bemis voting against.

5. **Case #2014-56. 5364 Agua Fria Final Subdivision Plat.** Raymond and Faye Barela request Final Subdivision Plat approval for two lots on 0.67± acres. The property was zoned R-3 (Residential, 3 dwelling units per acre) and was located at 5364 Agua Fria Street. (Donna Wynant, Case Manager)

This case was considered earlier in the meeting.

H. STAFF COMMUNICATIONS

Ms. Baer called the Commission's attention to the way the minutes were revised. They didn't have a new set with those corrections in it but revisions appear in the next meeting's minutes.

Mr. O'Reilly said to follow up on that, in the past, the Commission had asked if the minutes could actually be revised in the body of those minutes. The City Clerk advised that was simply not possible.

Also, regarding the comments by Commissioners about eleventh hour changes that were made, staff often had to walk a fine line. They could not design for the applicant. Staff could strongly suggest things but could not force an applicant to make a change toward what the Commission would choose.

Ms. Jenkins answered, "Clearly, we'd like to catch them at the preliminary level and that has been done. We didn't spring these things on an applicant at the last moment. Some applicants stick to their guns on a certain issue."

Vice Chair Harris understood there had to be resistance along the way and these issues were raised earlier. But the nature of this discussion was important and what Commissioner Pava raised. He also had concerns. In his view, the applicant went as far as was in her power, given road networks either now or in the future. Commissioner Ortiz was disappointed that they proposed a base course road and connections to the north were a long way off.

I. MATTERS FROM THE COMMISSION

Vice Chair Harris asked if the election would occur at the August meeting.

Mr. O'Reilly said elections could occur at any time and were usually done annually. The mayor was probably close to filling the vacancies on the Planning Commission and it might be wise to wait for that unless there was a strong desire to elect a chair right now.

Vice Chair Harris said they discussed last time to have election in July but he could see the value in waiting.

After a brief discussion, the Planning Commission agreed to wait.

Mr. O'Reilly explained that the code specified that Commissioners served after their term ended until reappointed or replaced by the Mayor who had to get concurrence from the Governing Body. Mr. O'Reilly apologized for not bringing the term expirations of members with him.

Commissioner Schackel-Bordegary made an inaudible comment as her microphone was off.

Commissioner Bemis said the City didn't realize the hours that staff put in on this. She really appreciated what the staff did and how hard working they were.

Mr. O'Reilly said he gave all the credit to Ms. Baer.

Commissioner Schackel-Bordegary said she also wanted to highlight her more than satisfaction of the Land Use Department. In response to the news article about low morale or dissatisfaction, she didn't know where it was coming from. Mr. O'Reilly and Ms. Baer were as professional as any staff they'd had. They had her full support to continue doing what they were doing. She didn't know the mayor but would like to convey that message to him.

Commissioner Padilla announced that as of last week, he was elected Secretary of the National Association of Architects and would serve 2015 and 2016. He didn't see a conflict at this time. There might be a meeting he would have to miss while serving on the national board. But he valued his membership on the Commission.

Vice Chair Harris congratulated Commissioner Padilla and was proud to hear one of the Commission was now on the national scene.

Commissioner Villarreal said she just turned 39 so she wanted to make sure it was okay to serve.

She said perhaps in the future, the Commission could see this area at Mutt Nelson. She couldn't visualize what was out there and would like to propose a site visit with staff to get the lay of the land.

Vice Chair Harris agreed and asked that they schedule it sooner rather than later. They would soon have a final subdivision plan to consider and wasn't sure how to make that work.

Ms. Baer agreed to make it happen.

Mr. O'Reilly asked if they wanted the site visit the same day as the Planning Commission meeting or a different day.

Commissioner Padilla reminded them that 11:00 a.m. was the Summary Committee. It would be okay as long as they were notified in plenty of time of the day.

Commissioner Schackel-Bordegary suggested 4:00 p.m.

Mr. O'Reilly pointed out that Mutt Nelson was on the other side of town and 4:00 might be a little late. The City had a van and could carry all the members. He suggested 3:00 or 3:30 in order to get back in time for the Planning Commission meeting.

Ms. Baer asked if it would be best to schedule it after the new appointments were made and include those new members. Vice Chair Harris agreed.

Commissioner Schackel-Bordegary asked what staff person was managing the contract for SWAN Park Master Plan.

Ms. Baer said the SWAN Park project manager was Ms. Mary McDonald.

Commissioner Schackel-Bordegary asked for some research on who Mutt Nelson was.

Mr. Lamboy said the Nelson's were large property owners in that area and still owned a large portion.

J. ADJOURNMENT

Having completed the agenda and with no other business to come before the Commission, the meeting was adjourned at 8:45 p.m.

Approved by:

Michael Harris, Chair

Submitted by:

Carl Boaz for Carl G. Boaz, Inc.

EXHIBIT #1
Planning Commission
July 10, 2014

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2014-43
3197 and 3193 Jemez Road (4989 & 4985 Airport Road) General Plan Amendment
Case #2014-44
3197 and 3193 Jemez Road (4989 & 4985 Airport Road) Rezoning to C-2

Owner's Name – L-Fam Partnership
Applicant's Name – James W. Siebert and Associates, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on June 5, 2014 upon the application (Application) of James W. Siebert and Associates, Inc. as agent for L-Fam Partnership (Applicant).

The property is located at the northeast corner of Airport Road and Jemez Road at 3197 and 3193 Jemez Road (Property) and is comprised of 0.64± acres with the Future Land Use designation of Residential - Very Low Density (1-3 DU/Acre) and is zoned R-4 (Residential – 4 Dwelling Units per Acre)

The Applicant seeks: (1) approval of an amendment to the City of Santa Fe General Plan Future Land Use Map (Plan) changing the designation of the Property from Very Low Density Residential to Community Commercial; and (2) to rezone the Property from R-4 (Residential, 4 dwelling units per acre) to C-2 (General Commercial).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS as follows:

FINDINGS OF FACT

General

1. The Commission heard testimony and took evidence from staff, the Applicant, and members of the public interested in the matter.
2. Santa Fe City Code (Code) §14-3.2(D) sets out certain procedures for amendments to the Plan, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based upon the criteria set out in Code §14-3.2(E).
3. Code §§14-3.5(B)(1) through (3) set out certain procedures for rezonings, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based upon the criteria set out in Code §14-3.5(C).
4. Code §14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [§14-3.1(E)(1)(a)(i)]; (b) an Early

Neighborhood Notification (ENN) meeting [§14-3.1(F)(2)(a)(iii) and (xii)]; and (c) compliance with Code Section 14-3.1(H) notice and public hearing requirements.

5. A pre-application conference was held on February 27, 2014.
6. Code §14-3.1(F) establishes procedures for the ENN meeting, including (a) scheduling and notice requirements [Code §14-3.1(F)(4) and (5)]; (b) regulating the timing and conduct of the meeting [Code §14-3.1(F)(5)]; and (c) setting out guidelines to be followed at the ENN meeting [§14-3.1(F)(6)].
7. An ENN meeting was held on the Application on March 14, 2014 at the Southside Public Library on 6599 Jaguar Drive.
8. Notice of the ENN meeting was properly given.
9. The ENN meeting was attended by the Applicant and City staff; there was three members of the public in attendance and no concerns were raised.
10. Commission staff provided the Commission with a report (Staff Report) evaluating the factors relevant to the Application and recommending approval by the Commission of the proposed Plan amendment and the rezoning.

The General Plan Amendment

11. Code §14-3.2(B)(2)(b) requires the City's official zoning map to conform to the Plan, and requires an amendment to the Plan before a change in land use classification is proposed for a parcel shown on the Plan's land use map.
12. The Commission is authorized under Code §14-2.3(C)(7)(a) to review and make recommendations to the Governing Body regarding proposed amendments to the Plan.
13. The Commission has considered the criteria established by Code §14-3.2(E)(1) and finds the following facts:
    (a) *Consistency with growth projections for the City, economic development goals as set forth in a comprehensive economic development plan for the City, and with existing land use conditions, such as access and availability of infrastructure [§14-3.2(E)(1)(a)].*
    The request to change the future land use designation from very low residential to community commercial is consistent with many recent developments along Airport Road, which is a major arterial. Access and infrastructure have served the site with its previous uses as a driving school and non-profit office.
    (b) *Consistency with other parts of the Plan [§14-3.2(E)(1)(b)].*
    The subject property is designated Very Low Residential, 1-3 dwelling units per acre. Such a designation for Future Land Use along a major arterial is not consistent with most of the other designations along Airport Road.
    (c) *The amendment does not: (i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character of the area; (ii) affect an area of less than two acres, except when adjusting boundaries between districts; or (iii) benefit one of a few landowners at the expense of the surrounding landowners or the general public [§14-3.2(E)(1)(c)].*
    A commercial land use designation would not be significantly different from or inconsistent with surrounding development and is not at the expense of surrounding landowners or the general public. Approval of Community Commercial use would be consistent with the historic uses of the property. Although the property is less than two acres in size, it is an expansion of the C-2 district across Jemez Road, and therefore

qualifies as an adjustment in the boundaries of the C-2 district. This request to amend the General Plan Future Land Use map does not benefit the property owner at the expense of the surrounding landowners or the general public.

(d) *An amendment is not required to conform with Code §14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification [§14-3.2(E)(1)(d)].*
The request to change the land use designation from Very Low Density to Community Commercial is not inconsistent with the prevailing use and character of the area, does not affect an area less than two acres, since it is adjusting the boundaries of the C-2 district across Jemez, and does not benefit one or a few landowners at the expense of surrounding landowners or the general public.

(e) *Compliance with extraterritorial zoning ordinances and extraterritorial plans [§14-3.2(E)(1)(e)].*
This criterion is no longer relevant since the adoption of SPaZZo and the relinquishment of the land use regulatory authority outside the city limits and the transfer of authority from extraterritorial jurisdiction to the City.

(f) *Contribution to a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote health, safety, morals, order, convenience, prosperity or the general welfare as well as efficiency and economy in the process of development [§14-3.2(D)(1)(f)].*
There are no major changes proposed to the structures, which are already part of the commercial corridor.

(g) *Consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.*
This request is consistent with the City's land use policies, ordinances, regulations and plans as they relate to the City's desire to maintain a compact urban form, encourage infill development and mixed use neighborhoods.

14. The Commission has considered the criteria established by Code §14-3.2(E)(2) and finds the following facts:

(a) *the growth and economic projections contained within the general plan are erroneous or have changed.*
The Southwest Area Master Plan, adopted as part of the General Plan, identifies this area as the Central Neighborhood Plan Area, and is designated as Very Low Residential (1-3 DU/Acre).

(b) *no reasonable locations have been provided for certain land uses for which there is a demonstrated need.*
There are plenty of locations available throughout the City for existing uses. However, development patterns along Airport Road have changed over the years to include more commercial and office use. The northwest corner of the Airport/Jemez intersection was recently redeveloped with a Walgreens store. The Airport Road Overlay District was adopted last year to encourage development and redevelopment on Airport Road for those properties that directly abut the Airport Road right of way. Low density residential is therefore not the best use along this busy corridor and at this signalized intersection.

(c) *conditions affecting the location or land area requirements of the proposed land use have changed, for example the cost of land space requirements, consumer acceptance, market or building technology.*

When these properties were brought into City jurisdiction with the adoption of SPaZZo in 2009, the City and County made this decision to depict the subject property as Very Low Density Residential (1-3 DU/Acre). The actions proposed under these applications would correct the land use designations and zoning.

The Rezoning

14. Under Code §14-3.5(A)(1)(d) any person may propose a rezoning (amendment to the zoning map).
15. Code §§14-2.3(C)(7)(c) and 14-3.5(B)(1)(a) provide for the Commission's review of proposed rezonings and recommendations to the Governing Body regarding them.
16. Code §§14-3.5(C) establishes the criteria to be applied by the Commission in its review of proposed rezonings.
17. The Commission has considered the criteria established by Code §§14-3.5(C) and finds, subject to the Conditions, the following facts:
    (a) *One or more of the following conditions exist: (i) there was a mistake in the original zoning; (ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or (iii) a different use category is more advantageous to the community, as articulated in the Plan or other adopted City plans [Code §14-3.5(C)(1)(a)].*
    The R-4 zoning district assigned by the City in 2009 did not recognize the historic uses of these properties. It could be argued that the residential zoning was assigned in error. The overall area along Airport Road is primarily designated with nonresidential zoning categories. Low Density residential zoning does not reflect appropriate development along this busy corridor. A different use category, other than Single Family Residential would be more appropriate to a major arterial such as Airport Road and would bring the property into conformance to better protect the existing uses.
    (b) *All the rezoning requirements of Code Chapter 14 have been met [Code §14-3.5(C)(1)(b)].*
    All the rezoning requirements of Code Chapter 14 have been met.
    (c) *The proposed rezoning is consistent with the applicable policies of the Plan [Section 14-3.5(C)(1)(c)].*
    The proposed rezoning is consistent with the Plan as set forth in the Staff Report.
    (d) *The amount of land proposed for rezoning and the proposed use for the land is consistent with City policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the City [Code §14-3.5(C)(1)(d)].*
    The Property consists of 0.64± acres and its use is consistent with the uses and character of the area as it has developed and with the historic uses of the Property.
    (e) *The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development [Section 14-3.5(C)(1)(e)]*;
    Infrastructure and public facilities are available to serve the proposed development of the property. Any new development will require connection to the City public sewer.
18. The Commission has considered the criteria established by Code §§14-3.5(D) and finds, subject to the Conditions, the following facts:

(1) *If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;*
(2) *If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.*
Infrastructure is available to adequately serve the site as it currently exists. Any new development or redevelopment of the site may require various site improvements to include a continuous sidewalk along Jemez Road, closure of unnecessary curb cuts and landscaping along street frontages, which will be evaluated at the time of any construction permit applications.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

General

1. The proposed Plan amendment and rezoning were properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Code requirements.
2. The ENN meeting complied with the requirements established under the Code.

The General Plan Amendment

3. The Commission has the power and authority at law and under the Code to review the proposed amendment to the Plan and to make recommendations to the Governing Body regarding such amendment.

The Rezoning

4 The Applicant has the right under the Code to propose the rezoning of the Property.
5 The Commission has the power and authority at law and under the Code to review the proposed rezoning of the Property and to make recommendations regarding the proposed rezoning to the Governing Body based upon that review.

WHEREFORE, IT IS ORDERED ON THE _____ DAY OF _____, 2014 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

1. That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Commission recommends to the Governing Body that it approve the Plan amendment.
2. That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Commission recommends to the Governing Body that it approve the rezoning of the Property to C-2.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

_____ _____
Chair Date

FILED:

_____ _____
Yolanda Y. Vigil Date:
City Clerk

APPROVED AS TO FORM:

_____ _____
Kelley Brennan Date:
Interim City Attorney

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2014-45
Paseo North Development Plan
Owner's Name – 511 PDP LLC
Agent's Name – Architectural Alliance Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on June 5, 2014 upon the application (Application) of Architectural Alliance Inc., as agent for 511 PDP LLC (Applicant).

The Applicant seeks development plan approval for the construction of 4 residential units totaling approximately 11,475 square feet of gross floor area with underground parking (the Project) on an approximately 16,449 square foot (0.38 acre) lot located at 511 Paseo de Peralta (Property). The Property is zoned R-21 and is located within the Downtown and Eastside Historic Overlay District. The Historic Districts Review Board will conduct the architectural design review and that review is scheduled to proceed concurrently with the development plan process.

Development plan approval is required because the Project has a gross floor area in excess of 10,000 square feet in a residential zone.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT
General

1. The Commission heard testimony and took evidence from staff, the Applicant, and members of the public interested in the matter.
2. The Commission has the authority under Code §14-2.3(C)(1) to review and decide applications for development plan approval.
3. Code §14-3.8(B)(1) requires Early Neighborhood Notification (ENN) , notice and a public hearing on development plans in accordance with the provisions of Code §§14-3.1(F), (H) and (I).
4. Code §14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) an ENN meeting [§14-3.1(F)(2)(a)(iv)] and (b) compliance with Code Section 14-3.1(H) notice and public hearing requirements [Code §14-3.1(H)(1)(a)-(d)].
5. Code §14-3.1(F) establishes procedures for the ENN meeting, including (a) scheduling and notice requirements [Code §14-3.1(F)(4) and (5)]; (b) regulating the

timing and conduct of the meeting [Code §14-3.1(F)(5)]; and (c) setting out guidelines to be followed at the ENN meeting [§14-3.1(F)(6)].

6. An ENN meeting was held on the Application at 5:30 p.m. on April 17, 2014 at the Santa Fe Public Library Main Branch.
7. Notice of the ENN meeting was properly given.
8. The ENN meeting was attended by representatives of the Applicant, City staff and approximately 9 interested others and the discussion followed the guidelines set out in Code Section 14-5.3.1(F)(6).
9. Commission staff provided the Commission with a report (Staff Report) evaluating the factors relevant to the development plan and recommending approval by the Commission.

The Development Plan

12. Pursuant to Code §14-3.8(B)(3)(b), approval of a development plan by the Commission is required prior to new development with a gross floor area of ten thousand square feet or more located within a residential zone within the City.
13. The Project includes new development with a gross floor area of approximately 11,500 square feet.
14. A development plan is required for the Project.
15. Code §14-3.8(B)(4) requires that development plans described in §14-3.8(B)(3) must be reviewed by the Commission.
16. The development plan for the Project is required to be reviewed by the Commission.
17. Code §14-3.8(C)(1) requires applicants for development plan approval to submit certain plans and other documentation that show compliance with applicable provisions of Code (the Submittal Requirements).
18. The Applicant has complied with the Submittal Requirements.
19. Code §14-3.8(D)(1) sets out certain findings that must be made by the Commission to approve a development plan, including:
    (a) That it is empowered to approve the development plan for the Project [§14-3.8(D)(1)];
    (b) That approving the development plan for the Project does not adversely affect the public interest [§14-3.8(D)(1)]; and
    (c) That the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the Project [§14-3.8(D)(1)].
20. The Commission finds the following facts:
    (a) *The Commission has the authority under the section of Code Chapter 14 cited in the Application to approve the development plan [Code §14-3.8(D)(1)(a)].* The Commission has the authority to grant development plan approval for the Project.
    (b) *Approving the development plan will not adversely affect the public interest [Code §14-3.8(D)(1)(b)].* Approving the development plan for the Project will not adversely affect the public interest because the development plan is in compliance with the density, lot

coverage, height, parking, setbacks and open spaces standards required by the Land Development Code.

(c) *That the Project use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the Project [Code §14-3.8(D)(1)(c)].*
The Project is compatible with and adaptable to buildings and uses of abutting property and other properties in the vicinity because 4 units are proposed, even though the R-21 zoning district density would allow up to 7 units on the 0.38 acre lot. The 8 off-street parking spaces required by Code are provided with the 10-space underground parking garage proposed beneath the two-story residential units. The Project will use the existing retaining wall constructed in 2007 as part of a previously approved development plan.

21. Code §14-3.8(D)(2) provides that the Commission may specify conditions of approval that are necessary to accomplish the proper development of area and to implement the policies of the general plan.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

General

1. The proposed development plan was properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Code requirements.
2. The ENN meeting complied with the requirements established under the Code.

The Development Plan

3. The Commission has the power and authority under the Code to review and approve the Applicant's development plan.
4. The Applicant has complied with all applicable requirements of the Code with respect to the development plan, including the Submittal Requirements.

WHEREFORE, IT IS ORDERED ON THE _____ DY OF _____, 2014 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

1. That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Commission approves the development plan.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

_____ _____

Chair Date:

FILED:

_____ _____

Yolanda Y. Vigil
City Clerk Date:

APPROVED AS TO FORM:

_____ _____

Kelley Brennan
Interim City Attorney Date:

City of Santa Fe, New Mexico

memo

DATE: June 17, 2014 for the July 10, 2014 Meeting

TO: Planning Commission

VIA: Matthew S. O'Reilly, P.E., Director, Land Use Department MSO
Tamara Baer, ASLA, Manager, Current Planning Division TB

FROM: Zach Thomas, Senior Planner, Current Planning Division ZT

Case #2014-55. Las Soleras Tract 1 Final Subdivision Plat Time Extension. Report of the Land Use Director's approval of a one-year administrative time extension for a Final Subdivision Plat for 5 lots on 10.25 +/- acres, and one remainder lot (Tract 1B) consisting of 25.47 acres, for a total of 6 lots, all located on the east side of Cerrillos Road between Beckner Road and Arroyo de los Chamisos, and zoned C-2 (General Commercial). The time extension would extend approval to June 2, 2015. James W. Siebert and Associates Inc., agent for Beckner Road Equities Inc. (Zach Thomas, Case Manager)

I. RECOMMENDATION

The Land Use Director has **APPROVED** the applicant's request for a one-year time extension. This approval is being reported to the Planning Commission in accordance with SFCC Section 14-3.19(C)(2).

II. APPLICATION OVERVIEW

The Las Soleras Tract 1 Final Subdivision Plat was approved by the Planning Commission per their approval of the Findings of Fact and Conclusions of Law on June 2, 2011. The expiration date of the approval was June 2, 2014.

The approval consisted of a Final Subdivision Plat for 6 lots on 35.72± acres. Five lots (10.25+/- acres) are fronting Cerrillos Road and the remainder lot (25.47+/- acres) is located immediately east of the five lots and north of Beckner Road. The property is zoned C-2 (General Commercial).

The agent for the owner of the property is requesting the one-year extension of the development approvals as the applicant is in need of additional time to work on the conditions of approval, which includes providing a letter of credit necessary for recordation of the final plat (See **Exhibit C**).

As stated in the approval criteria, the administrative extension may not approve revisions to the development approvals or amendments to the conditions of approval. If any amendment, or change to the conditions of approval were requested, those requests would need to be considered by the Planning Commission through the full public hearing process, including the requirement of an Early Neighborhood Notification (ENN) meeting.

III. APPROVAL CRITERIA

Section 14-3.19(C) SFCC 1987 ***Time Extensions***

(2) Administrative Extensions

(a) The land use director may approve two consecutive extensions to the time limits for an approved development, each not to exceed one year. Approval shall be based on review of the findings and conditions of approval of the original final action and a finding by the land use director that no substantive changes have occurred to the regulations or policies that apply to the development or to the circumstances affecting the site and its vicinity. The administrative extension shall not approve revisions to the development or amendments to the conditions of approval, and no early neighborhood notification is required.

(b) Administration time extensions approved by the land use director, pursuant to this Subsection 14-3.19(C)(2), for development approvals that were granted by the planning commission or the governing body, are subject to review by the planning commission. The land use director shall identify the action taken and place it on a consent agenda for the planning commission. The land use director shall provide the planning commission with the applicant's written application and the land use director's written proposal. The planning commission may accept, reject or modify the proposal.

IV. ATTACHMENTS:

EXHIBIT A: Land Use Director Letter of Approval of One-Year Time Extension

EXHIBIT B: Letter of Application dated May 30, 2014

EXHIBIT C: Development Plan and Final Subdivision Approval
1. Findings of Fact
2. Staff Report

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Javier M. Gonzales, Mayor

Councilors:
Peter N. Ives, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Signe I. Lindell, Dist. 1
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Bill Dimas, Dist. 4

June 10, 2014

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

RE: Request for Time Extension of Development Approval(s) per §14-3.19(C) SFCC 1987
Las Soleras Tract 1 Final Subdivision Plat

Dear Mr. Siebert,

I have reviewed the request you submitted on May 30, 2014 for a 1-year time extension of the following development approval(s):

> **Case #2011-25.** Las Soleras Tract 1 Final Subdivision Plat – A Final Subdivision Plat for 5 lots and one remainder lot on 35.72 acres located east of Cerrillos Road between Beckner Road and Arroyo de los Chamisos. The property is zoned C-2 (General Commercial).

I have determined that no substantive changes have occurred to the regulations or policies that apply to the previous approvals, to the proposed development, or to the circumstances that apply to the site and vicinity, since the Planning Commission granted approval on June 2, 2011. Therefore, in accordance with SFCC 1987 Section 14-3.19, a one-year time extension is approved for the Los Soleras Tract 1 Final Subdivision Plat, subject to the original conditions of approval as approved by the Planning Commission of the City of Santa Fe on June 2, 2011.

The time extension will allow development activities to commence prior to the extended deadline, as provided in SFCC Section 14-3.19. The approvals will expire if you do not proceed with development of the property or file for another time extension prior to June 2, 2015. SFCC Section 14-3.19 requires that the grant of this time extension be reported to the Planning Commission by placement on the Commission's consent Agenda. The Planning Commission may accept, reject or modify this approval.

Feel free to contact me at 505-955-6617 if you have questions regarding this matter.

Sincerely,

Matthew S. O'Reilly, P.E.
Land Use Department Director

Cc: Project File

EXHIBIT A

JAMES W. SIEBERT
AND ASSOCIATES, INC.

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

May 30. 2014

Matt O'Reilly
Land Use Director
P.O. Box 909
Santa Fe, NM 87504

Re: Las Soleras Tract 1 Subdivision-Time Extension Request

Dear Mr. O'Reilly:

On behalf of Beckner Road Equities, Inc., I am request an administrative approval for an extension of one year for the subdivision of Tract 1 within the Las Soleras Development (Case # 2011-25).

Due to the extensive infrastructure being made within the Las Soleras development, the applicant is in need of additional time to work on the conditions of approval, which includes providing a letter of credit.

Under the provisions of the City Code. section 14-3.19(e)(2) would you review the request and if the decision is to approve the one year extension would you please place the extension of time for the subdivision of Tract 1 on the Planning Commission agenda for the July 10 meeting.

Thank you for your attention to this matter.

Sincerely,

James W. Siebert

EXHIBIT B

ITEM # 11-0518

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2011-25
Owner's Name – Beckner Road Equities, Inc.
Applicant's Name – James Siebert for James W. Siebert & Associates, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on May 19, 2011 upon the application (Application) of James Siebert for James W. Siebert & Associates, Inc., as agent for Beckner Road Equities, Inc. (Applicant).

The Applicant seeks the Commission's approval of the final subdivision plat dividing Las Soleras Tract 1, comprised of 35.68± acres located east of Cerrillos Road between Beckner Road and the Arroyo de los Chamisos (Property), into 6 lots, with 4 lots fronting Cerrillos Road, a 5th lot fronting Beckner Road (the 5 lots identified as Tract 1A and totaling 10.25± acres) and a 6th "remainder" lot identified as Tract 1B located to their east at the corner of Beckner Road and the Crossing at Chamiso of approximately 25.436± acres. The Property is zoned C-2 (General Commercial).

After conducting a public hearing and having heard from staff, the Applicant and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Commission heard reports from staff and received testimony and evidence from the Applicant and members of the public interested in the matter.
2. Pursuant to Santa Fe City Code (Code) Section 14-2.3(B) the Commission has the authority for approving subdivision plats within the corporate boundaries of the City.
3. Code Section 14-3.7 sets out certain general principles governing the subdivision of land and establishes certain standards and procedures for the Commission's review and approval of a final subdivision plat [Code Section 14-3.7(B)(5) and (6)] and criteria for the Commission's approval [Code Section 14-3.7(C)](collectively, the Applicable Requirements).
4. Code Section 14-9 sets out subdivision design, improvement, and dedication standards and requirements.
5. Code Section 14-3.7(B)(2) requires compliance with the early neighborhood notification (ENN) requirements of Code Section 14-3.1(F) for final subdivision plats where a preliminary plat has not previously been approved.
6. A preliminary subdivision plat was approved by the Commission on May 5, 2011; therefore no ENN is required in this case.
7. City Land Use Department staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Code requirements and provided the Commission with a written report of its findings dated "May 19, 2011 for the May 19, 2011 Meeting" and entitled "Update to Staff Report Case #2011-23 and #2011-25, Tract 4A and Tract 1 Final Subdivision Plat" (Staff Report), together with a

EXHIBIT C1

recommendation that the final subdivision plat be approved, subject to certain conditions (the Conditions) set out in such report.

8. The information contained in the Staff Report is sufficient to establish that the Applicable Requirements have been met.

CONCLUSIONS OF LAW AND ORDER

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES and ORDERS as follows:

The final subdivision plat for the Project is approved, subject to the Conditions, with Condition 5 modified to read "A cross access easement shall be identified on the plat that will provide for a potential future arroyo pedestrian and bicycle crossing internally connecting Tract 1A and 4A".

IT IS SO ORDERED ON THE 2ND OF JUNE 2011 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE

Signe Lindell
Chair

Date: 6/17/11

FILED:

Yolanda Y. Vigil
City Clerk

Date: 6/21/11

APPROVED AS TO FORM:

Kelley Brennan
Assistant City Attorney

Date: 6/2/11

City of Santa Fe, New Mexico

memo

DATE: May 10, 2011 for the May 19, 2011 Meeting

TO: Planning Commission

VIA: Matthew S. O'Reilly, P.E., Director, Land Use Department
Tamara Baer, Planning Manager, Current Planning Division

FROM: Heather L. Lamboy, AICP, Senior Planner, Current Planning Division

---

Case #2011-23. Las Soleras Tract 4A Final Subdivision Plat. James W. Siebert, agent for Beckner Road Equities, requests Final Subdivision Plat approval for 7 lots on 8.32 +/- acres located east of Cerrillos Road between the planned Las Soleras Drive roadway and the Crossing at Chamiso roadway. The property is zoned C-2 (General Commercial). (Heather Lamboy, Case Manager)

Case #2011-25. Las Soleras Tract 1 Final Subdivision Plat. James W. Siebert, agent for Beckner Road Equities, requests Final Subdivision Plat approval for 5 lots on 10.25 +/- acres, and one remainder lot (Tract 1B) consisting of 25.436 acres, for a total of 6 lots all located east of Cerrillos Road between Beckner Road and the Arroyo de los Chamisos. The property is zoned C-2 (General Commercial). (Heather Lamboy, Case Manager)

RECOMMENDATION

The Land Use Department recommends **APPROVAL WITH CONDITIONS** as outlined in this report.

Cases #2011-23 and #2011-25 are combined for purposes of staff report, public hearing and Planning Commission comment, but each is a separate application and should be voted upon separately.

LAS SOLERAS APPLICATION OVERVIEW

Application Request Summary

The applicant is requesting Final Subdivision Plat approval for commercially zoned parcels fronting Cerrillos Road. Details on required transportation improvements and subdivision amenities are provided as part of the Final Plat application packet.

Application History

The Las Soleras subdivision is located in the southwest portion of Santa Fe, and was annexed by

EXHIBIT C2

the City in 2009. The Las Soleras development contains a mix of housing types, including single- and multi-family residential development. Additionally, a Railrunner station will be constructed and mixed-use transit-oriented development will be developed proximate to the station.

Retail, hospital, light industrial and office uses are proposed along the southwestern portion of the site, with some community-serving retail development along Cerrillos Road. Las Soleras has two school sites – an expansion of the existing Monte Sol Charter School and a public school site. At buildout, the site has the potential for up to 2,567 residential dwelling units in high, medium, and low density residential zoning categories.

The context of the site includes the Entrada Contenta Development across Cerrillos Road. Las Soleras Drive crosses Cerrillos Road and becomes the northern boundary road adjacent to the Wal-Mart site. Crossing at Chamiso becomes Herrera Road across Cerrillos Road and will serve the Entrada Contenta mainstreet development and other commercial sites south of Wal-Mart. To the south of the Arroyo de los Chamisos on the west side of Cerrillos Road, an auto dealership is proposed (Beaver Toyota) (See attached Context Map in Exhibit A).

Staff Analysis

The proposed tracts generally will front Cerrillos Road, and the average lot size will be approximately one acre on the northern tract (Tract 4A) and up to 3 ½ acres on the southern tract (Tract 1A). Primary access to the lots will be via a private road to the rear of the lots. The private road will be accessible via Las Soleras Drive, Crossing at Chamiso, and Beckner Road. All parcels in these subdivisions have a Commercial (C-2) zoning designation.

In order to provide consistency of site design and architecture, the applicant has provided Architectural Design Standards which will be incorporated into the plat as notes on the plat and will apply to all construction on the subject tracts. Generally, the standards call for siting the buildings near Cerrillos Road, providing for four-sided architecture through architectural detailing, attractive landscaping, and coordinated signage. It is intended that these design standards will be similar throughout Las Soleras, with modifications only addressing the unique circumstances for the different uses that are anticipated in the development.

At the Planning Commission hearing for the Preliminary Plat on April 7, 2011, the Planning Commission had questions about the design of the project, vehicular and pedestrian circulation, and an easement to plan for a future additional vehicular arroyo crossing between Cerrillos Road and Crossing at Chamiso. Mr. Siebert indicated that, in a letter dated April 6, 2011, he would coordinate an agreement with John Romero, the City's Traffic Engineer, as to the timing of required public infrastructure improvements through the phases of the Las Soleras development. Mr. Romero stated that a revised traffic study that addresses the impacts of the subject subdivisions would be required to fully anticipate the current and future need for infrastructure as it relates to these two subdivisions in the Las Soleras development.

The Development Review Team, the City Attorney's Office, and the applicant have been working together on an Impact Fee Credit agreement that complies with the City's infrastructure completion policy. The agreement will identify those improvements that are made by Beckner Road Equities (the applicant) that can qualify for impact fee credits. Possible improvements that may qualify include roadway improvements and park facilities (which include trail improvements like the Arroyo Chamiso Trail improvements). With each building permit, the applicant will provide detailed drawings by a licensed New Mexico engineer for all public improvements. Once

the construction of the public improvements is complete, the applicant will have the improvements inspected by the City of Santa Fe. Upon acceptance of such improvements by the City, the applicant will be given credit for the public improvement investments on the previously-agreed upon qualified improvements for impact fee credits.

RECOMMENDED CONDITIONS OF APPROVAL

In addition to reviewing Chapter 14 requirements for review of this proposal, staff has referred to the Annexation Agreement and Conditions of Approval for the Las Soleras Annexation and Rezoning. The Annexation Agreement and Conditions of Approval reflect the unique requirements for Las Soleras, which is situated at a primary gateway to Santa Fe. On the basis of this review and in coordination with other City departments, there are 6 recommended conditions of approval by the Current Planning Division for the Final plat:

1. INFRASTRUCTURE PHASING

Infrastructure Phasing, per Section 4.7, Las Soleras Annexation Agreement:

"The plan for constructing the infrastructure to serve the development is conceptual in nature and is detailed in the Infrastructure Phasing Plan ("Infrastructure Phasing Plan") attached as Exhibit VI and incorporated herein by reference. The infrastructure will be developed in phases and subphases as shown on the Master Plan and the Infrastructure Phasing Plan and may be modified without the need for a Master Plan amendment."

A revised traffic study is currently under review by the Traffic Engineering Division and timing will be addressed through an agreement drafted in cooperation with the City Attorney's office, as stated above. An agreement will have to be executed with the applicant, the City Attorney's Office, the Public Works Department, and Land Use Department input and approval.

Staff Condition #1: An infrastructure timing and impact fee credit agreement must be approved by the City Attorney's office, the Public Works Department, and the Land Use Department prior to recordation of the final mylar. Said agreement shall be recorded with the Santa Fe County Clerk's Office.

2. TRAILS

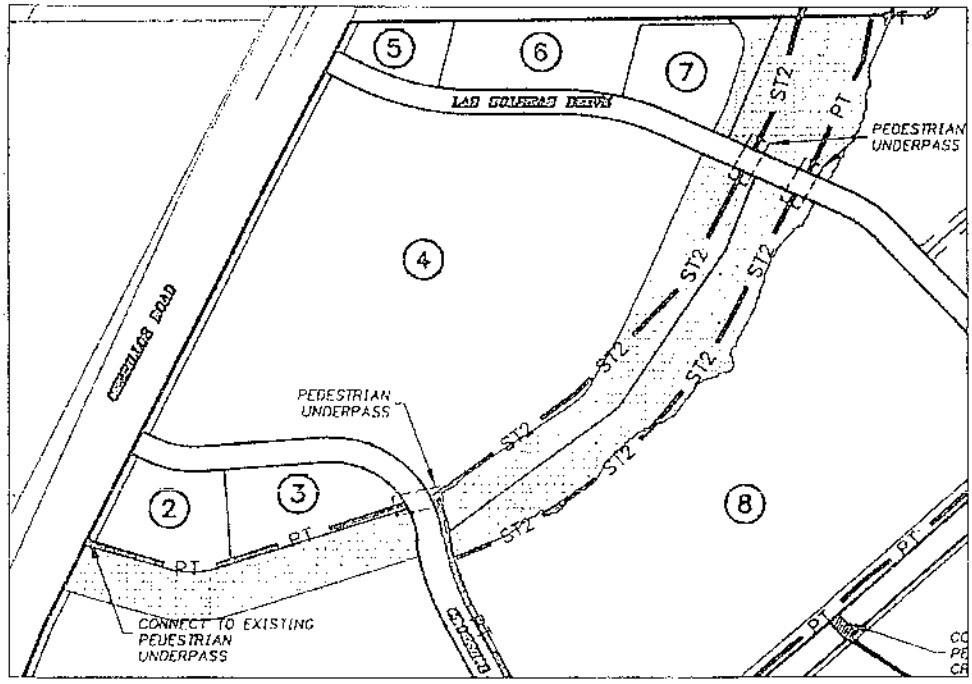
Las Soleras Trails Plan, as part of the Annexation Master Plan (Condition of Approval)

"As part of an expanded non-motorized transportation plan and for all applicable development plans and road construction plans, identify proposed accommodations for the priority non-motorized crossings of arterial roadways in Las Soleras. The priority connections needed include:

- Identify needed upgrades to the Cerrillos Road culvert underpass and/or buried trail underpass required to accommodate non-motorized traffic
- If not precluded by construction that is in progress, reinstate the pedestrian underpass of Beckner Road between the hospital tract and the office tract to the south utilizing the natural topography as indicated in the original submittal

- Connect the north end of "La Rambla" as a central component of the proposed TOD strategy across Beckner Road to the residential tracts and the park between Tracts 10 and 11
- Design the bridges of Crossing at Chamiso and Las Soleras Drive across the Arroyo de Los Chamisos to accommodate the trails underneath
- Design the Railrunner Road crossing of the natural drainage to the north of Dancing Ground Road to connect park and open space with a pedestrian underpass as indicated in the original submittal
- Identify other opportunities to develop grade separated or otherwise prioritized non motorized crossings of Beckner Road between Railrunner Road and Richards Avenue"

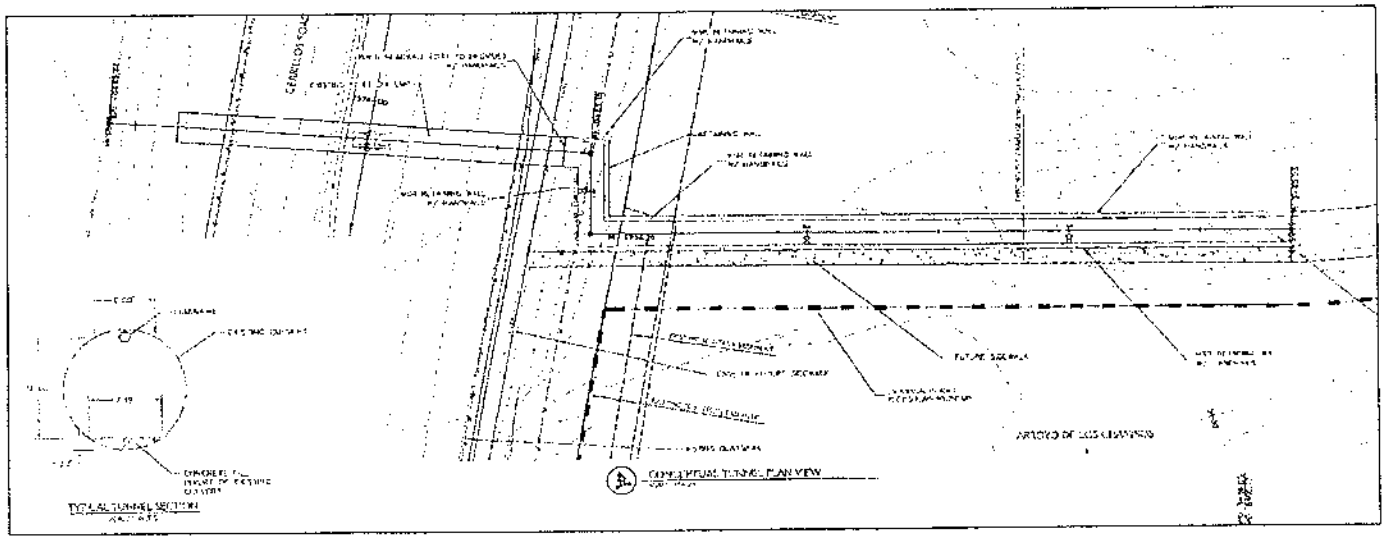
Figure 1: Excerpted from the approved Annexation Master Plan Trails Plan, Southwest Las Soleras



Above is a portion of the Annexation Master Plan Trails Plan. As noted, trails are either to be constructed by the developer of Las Soleras or the developer of the individual lots. Discussions have been held with the applicant about the need to connect the Arroyo Chamiso trail through the existing pedestrian underpass under Cerrillos Road. The applicant has revised the final plat to include the required connection and opening of the pedestrian tunnel under Cerrillos Road, and design details are being worked out between the applicant and staff due to the fact that the currently proposed design is not acceptable. Additionally, the applicant has not committed to maintaining the pedestrian underpasses (is proposing at grade crossings) at Crossing at Chamiso and Las Soleras Drive. This is not acceptable according to the agreed-

upon conditions associated with the Annexation Agreement.

Figure 2: Proposed Trail Section beneath Cerrillos Road. Note right angles, which do not comply with trail standards. The skylight for the tunnel is no longer located in the median, it is now beneath a left-turn lane for the Entrada Contenta development.



The final mylar should include all required trail easements. The trail connection through the tunnel, as designed, does not meet the American Association of State Highway and Transportation Officials (AASHTO) standards. A series of right angles are in the tunnel which will make it difficult for bicycles to traverse and is in conflict with Crime Prevention through Environmental Design (CPTED) standards. The right angles violate the "see and been seen" principles of CPTED and provide opportunities for crime.

Additionally, the trails are illustrated as private easements. A condition of approval should be that the trail is a public access easement. It is currently referenced as a "Trail Easement."

Staff Recommendation #2: Details on trail design are preliminary and limited; the applicant shall continue to work with the City and the New Mexico Department of Transportation (NMDOT) toward finalizing trail and pedestrian tunnel design. Any section of trail that is labeled as "trail easement" should be clarified to state "public access trail easement." All trails, street/sidewalk/trail connections and crossings, clearances, and signing must be designed to AASHTO, MUTCD and ADA guidelines. Trail design shall be approved by City staff prior to Final Plat recordation.

3. SIDEWALKS & STREET TREES

Section 14-9.2(F) SFCC 1987, Sidewalks

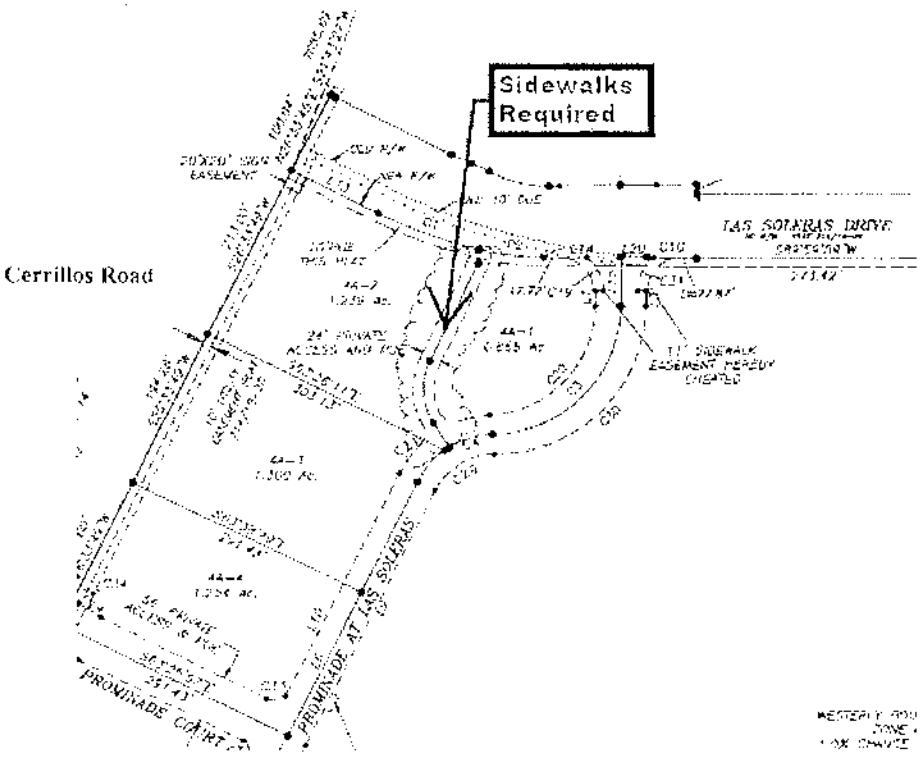
The Land Development Code requires sidewalks on all streets, as discussed below.

(1) General Requirements (Ord. 2007-44 § 1)

(a) If a subdivision plat or development plan approval is required, and there is no existing sidewalk, sidewalk locations shall be dedicated at the time of subdivision plat or development plan approval and constructed as part of the subdivision or development infrastructure.

(c) Sidewalks shall be located in a City of Santa Fe right-of-way (ROW) or if adequate ROW is not available, sidewalks shall be located in a public access easement. Said ROW or public access easement shall be dedicated to the City of Santa Fe on a plat approved by the City of Santa Fe. The sidewalk shall be consistent with §14-9.2(F) SFCC 1987 and located along each street frontage immediately adjacent to the development.

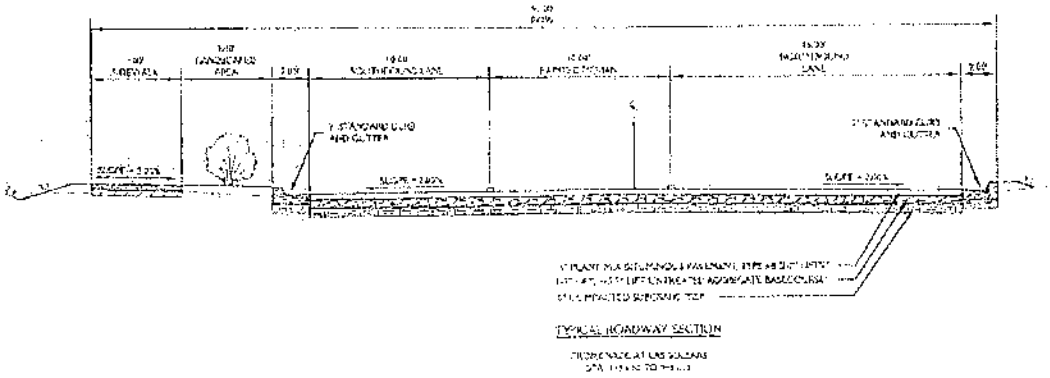
Figure 3: Illustration of short lane that requires sidewalks. It is likely that a pedestrian from Cerrillos Road would take the shortcut to Promenade at Las Soleras. With no sidewalk, the pedestrian would be forced onto the street.



Promenade at Las Soleras and Pavilion at Las Soleras (previously identified as the internal roadways) will function very much like a Subcollector as identified in Section 14-9.2 of the Santa Fe City Code (however, this street will be private). A subcollector is defined as a street that has an anticipated average daily traffic volume of 200 to 1,500 vehicles, and it provides access to places and lanes and conducts traffic to an activity center or a higher classification street (Las Soleras Boulevard, Beckner Road, and Crossing at Chamiso). The subcollector has two lanes of traffic, curb and gutter, a 5-foot landscape buffer, and a 6-foot sidewalk.

The road section that has been provided by the applicant on Sheet C-202 illustrates an enlarged subcollector cross-section.

Figure 4: Cross Section for Promenade at Las Soleras and Pavilion at Las Soleras. Sidewalk and landscape on the east side will be completed when those lots are developed.



Although there is a reference to a "landscaped area" on this street section, no street trees are illustrated nor is there any detail of this landscaped area on the Landscape Plan. Section 14-8.4(G) SFCC 1987 states that trees are required 25-35' on center on non-arterial streets. Standards also encourage trees to be located in swales that collect run-off for irrigation. The trees are required in order to reduce heat, dust, glare, and to provide for shade for pedestrians.

The applicant has updated the drawings to incorporate the required subcollector street section, with the exception of the small roadway between lots 4A-2 and 4A-1. That roadway does not need to meet subcollector standards, however, sidewalks should be provided to minimize potential conflicts between pedestrians and vehicles.

Staff Recommendation #3: Sidewalks shall be provided on both sides of all roadways, including private roadways. Sidewalks shall be illustrated on the roadway between Lot 4A-1 and Lot 4A-2. Street trees are required 25-35' on center in addition to other roadway buffer plantings for all internal roadways (with the exception of the roadway connecting Lot 4A-1 and Lot 4A-2).

Updated landscape plans shall include landscaping along all proposed roads, both private and public.

3. DESIGN STANDARDS

There has been much discussion and dialogue regarding the design standards. Due to the fact that this section of Cerrillos Road is one of the primary gateways to the city, it is important that good urban design techniques be utilized in the development of Las Soleras. This includes a consistent architectural vocabulary, signage standards, and landscape standards. Not only will the design standards serve to provide an aesthetically-pleasing entrance into our city, but they will also provide predictability for future development, which will only receive review at the building permit level.

There are three areas of major disagreement between the applicant and staff regarding the design standards:

1. PARKING LOT SCREENING: The applicant would like to be able to eliminate the required parking lot screening from Cerrillos Road if it is determined not publicly visible. Staff maintains that although it may not be visible from Cerrillos Road, parking lot screening adds to the overall aesthetic quality of the site, regardless of where it is located.
2. FENESTRATION: The applicant is not committing to a minimum amount of fenestration (window and door openings) along the Cerrillos Road-facing façade of the buildings. The primary entrance to these buildings will be at the rear, next to where parking will be located. Staff felt it important to have a minimum percentage of openings on the façade as part of ensuring architectural interest and four-sided architecture. The recommended minimum percentage is 30% of the total area of the façade.
3. CROSS ACCESS: Staff has recommended pedestrian and vehicular cross-access between the parcels. Cross-access provides opportunities for more pedestrian interaction between the parcels, and reduces the congestion on Promenade Drive at Las Soleras. The applicant maintains that cross access can cause conflicts between businesses, especially when one business has peak hours with potential parking spillover.
4. SIGNAGE & SIGNAGE FONT: In order to have a unified appearance from the Cerrillos Road corridor and to improve the aesthetic appearance of the site, signage shall be controlled through size, number, and by having one unified font.

Staff Recommendation #4: The design standards shall be updated to ensure parking lot screening (no waivers are permitted), require minimum of 30% fenestration on facades facing Cerrillos Road, provide pedestrian and vehicular cross access between parcels, and provide for an attractive signage program with only one font style. Details are provided in the "Staff Recommended Design Standards" attached in Exhibit A.

5. CROSS ACCESS BETWEEN TRACT 1A AND TRACT 4A

At the Planning Commission hearing for the Preliminary Subdivision Plat on April 7, the applicant committed to providing an access easement for a future connection between Pavilion at Las Soleras (Tract 1A) and Promenade at Las Soleras (Tract 4). The intent for this cross access

was to relieve some traffic from Cerrillos Road and Crossing at Chamiso and to improve the internal circulation between the tracts. To date, no easement has been provided. The applicant has stated that the traffic between the tracts should either use Cerrillos Road or Crossing at Chamiso to cross the arroyo.

> **Staff Recommendation #5: A cross access easement shall be identified on the plat that will provide for a potential future arroyo pedestrian and vehicular crossing that will internally connect Tract 1A and Tract 4A.**

6. STREET NAME

Tract 1A has two street names that are proposed, Pavilion Court and Pavilion at Las Soleras. As you may recall, the Planning Commission recently approved the Final Plat and Development Plan for the Pavilion development located of NM599 (Veteran's Expressway) and Jaguar Drive. In that plat, the Pavilion Loop street name was approved. It is likely that the Pavilion Loop, Pavilion Court, and Pavilion at Las Soleras street names will be confused, especially because the last two streets are located in a development outside of the Pavilion development. Staff objects to the use of Pavilion as a portion of a street name in Las Soleras.

> **Staff Recommendation #6: A "Pavilion" street name shall not be used. Those streets with Pavilion in the name shall be renamed.**

ATTACHMENTS:

EXHIBIT A: Approved Plat, and Development Review Team Memoranda

1. Context Map – Las Solereas and Entrada Contenta
2. Staff Recommended Design Standards for Las Soleras Parcels 2, 3, 4-A-1 through 4-A-7, 4B, 5, 6, and 7
3. Approved Las Soleras Preliminary Subdivision Plat
4. Traffic Engineering Memorandum, John Romero
5. Roadway & Trails Engineering Division, Eric Martinez
6. Fire Marshal Memorandum, Angelo Ortega
7. Technical Review Division -- City Engineer, Risana Zaxus
8. Wastewater Division Memorandum, Stan Holland
9. Water Division Memorandum, Antonio Trujillo
10. Santa Fe Trails Comments, Mike Kelly
11. Technical Review Coordinator Comments, Karen Fenoglietto
12. Cerrillos Highway Corridor Protection District Sign Standards, Section 14-8.10(G)(8) SFCC 1987
13. Santa Fe MPO August 2008 Comments regarding Pedestrian Underpass, Mark Tibbetts
14. Santa Fe MPO/NM Department of Transportation Correspondence regarding Pedestrian Underpass, May 2009

EXHIBIT B: Maps

1. Current Zoning
2. Future Land Use Map
3. Aerial
4. Aerial illustrating NMDOT Pedestrian Underpass

EXHIBIT C: Applicant Submittals

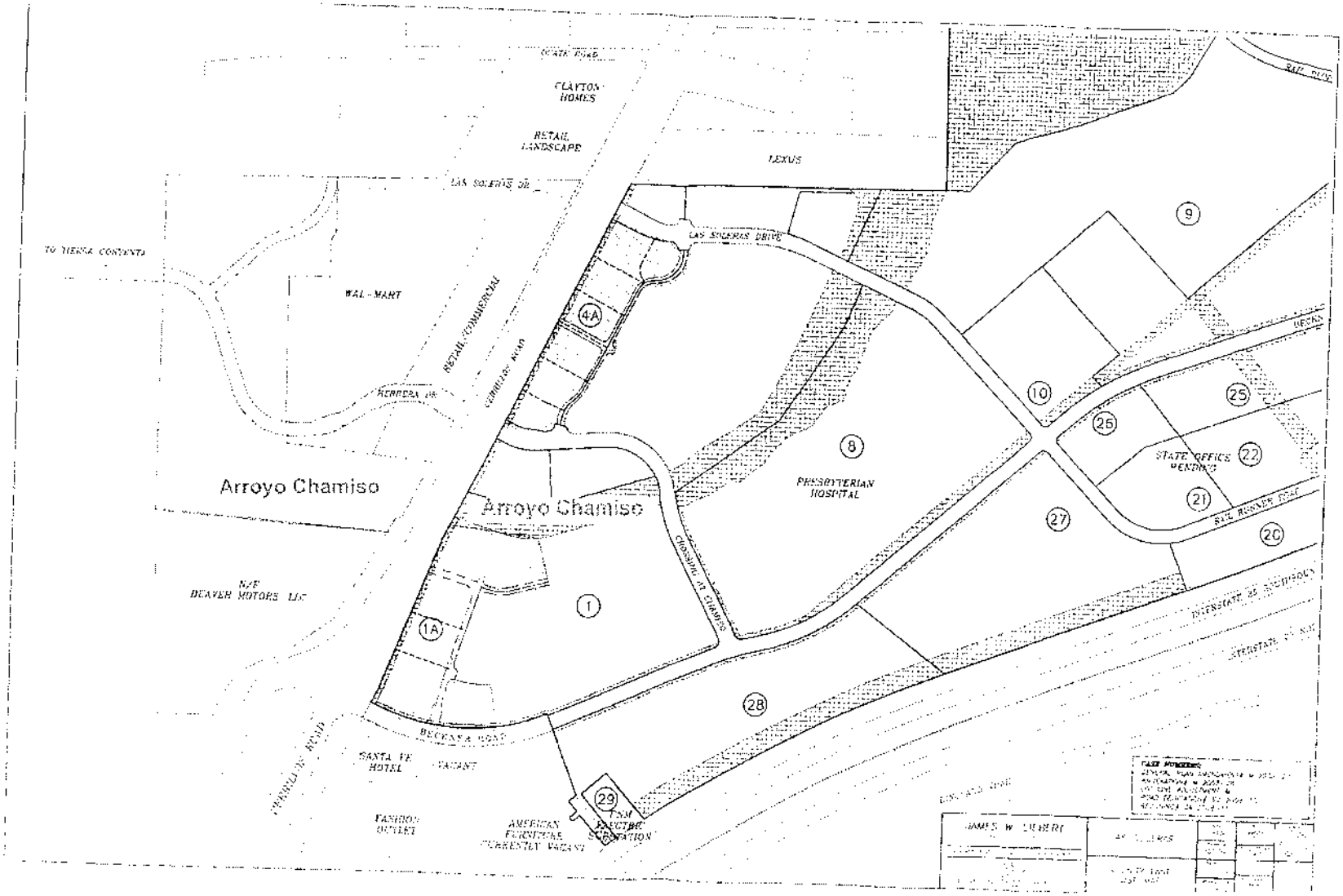
1. Proposed Subdivision Plats
2. Design Standards

EXHIBIT D: ENN Materials

1. ENN Meeting Materials and Notes 11-1-10 (8-Lot Subdivision)
2. ENN Meeting Materials and Notes 2-2-11 (5-Lot Subdivision)

Conditions	Department	Staff
Traffic Engineering Division: 1. All proposed access onto Cerrillos Road and improvements to Cerrillos Road shall be reviewed and approved by the New Mexico Department of Transportation. 2. The developer shall provide fair share contributions and/or construct offsite roadway improvements per the Annexation Agreement. 3. In order to provide adequate capacity along Cerrillos Road, the developer shall provide three northbound lanes on Cerrillos Road between Beckner and Las Soleras Drive. The developer shall also include a 5' bike lane, curb & gutter, a 5' buffer and a 6 sidewalk. 4. The developer shall reserve right-of-way along Cerrillos, Beckner, the Crossing at Chamiso, and Las Soleras Drive in accordance with the recommendations in Traffic Impact Study #1, 2030 build condition. 5. Improvements will be required to Beckner Road as part of Phase 1B. 6. The Traffic Engineering Division will provide the applicant with redlined design comments that shall be incorporated prior to final signoff.	Traffic Engineering	John Romero
City Engineer requirements to apply at time of final mylar or building permit: 1. Easement widths shown on the Plat do not match roadway sections. Revise roadway sections to match the plat. 2. Developer must obtain and submit LOMR after construction. Upon issuance of LOMR, the floodplain must be dedicated as public open space and drainage easement. Provide dedication plat. 3. Obtain addresses for all lots and place on Plat.	Terrain Management	Risana Zaxus
Roadway and Trails Engineering Division/Metropolitan Planning Organization: 1. Trail design and street/sidewalk/trail connections and crossings, clearances, signing and ADA accommodations are to be developed in accordance with AASHTO, MUTCD and ADA guidelines. 2. Drainage and lighting should be addressed with the Cerrillos Road underpass, which may require coordination with the New Mexico Department of Transportation. 3. Sheet C-504 shows the Trail ending in the middle of Tract 2. The trail should connect to Crossing at Chamiso as shown on the approved Annexation Master Plan Trail Plan (Sheet P-12). 4. Sidewalks should be provided along both sides of the 14-foot access drive that runs from Las Soleras Drive to Promenade at Las Soleras (between Lots 4A-1 and 4A-2). 5. Internal pedestrian connections between lots shall be provided. 6. Bicycle rack designs shall comply with the Association of Pedestrian and Bicycle Professionals Bicycle Parking Guidelines, and bicycle parking shall be placed on a concrete pad. 7. Details on trail design are preliminary and limited. The applicant shall continue to work with the City toward finalizing the design.	Roadway and Trails Engineering and Metropolitan Planning Organization	Eric Martinez/Keith Wilson
Wastewater Management Division requirements to apply at time of building permit: 1. The Wastewater Division has no objection to the division of Phase 1 into Phase 1A and 1B. The Wastewater Division will review the engineering design drawings of the sewer infrastructure for compliance and compatibility with the Phasing plan at the time of their submittal.	Wastewater Management Division	Stan Holland

Conditions	Department	Staff
2. Provide supporting documentation/calculations showing that the proposed sewer line crossing of the arroyo is stable and requires no further stabilization or protection. 3. No trees shall be planted within the sewer or effluent easements. There are trees to be planted shown within the effluent easement.		
Fire Department: 1. Subdivision shall comply with the currently adopted International Fire Code (currently 2006 edition, to be updated in July to the 2009 edition).	Fire Department	Reynaldo Gonzales
Santa Fe Trails: 1. Bus shelter construction will be required at the two bus stops illustrated on the site. The size will be determined in the future based on anticipated ridership.	Santa Fe Trails	Jon Bulthuis/Michael Kelly
Current Planning: 1. An infrastructure timing and impact fee credit agreement must be approved by the City Attorney's office, the Public Works Department, and the Land Use Department prior to recordation of the final mylar. Said agreement shall be recorded with Santa Fe County. 2. Details on trail design are preliminary and limited; the applicant shall continue to work with the City and the New Mexico Department of Transportation (NMDOT) toward finalizing trail and pedestrian tunnel design. Any section of trail that is labeled as "trail easement" should be clarified to state "public access trail easement." All trails, street/sidewalk/trail connections and crossings, clearances, and signing must be designed to AASHTO, MUTCD and ADA guidelines. Trail design shall be approved by City staff prior to Final Plat recordation. 3. Sidewalks shall be provided on both sides of all roadways, including private roadways. Sidewalks shall be illustrated on the roadway between Lot 4A-1 and Lot 4A-2. Street trees are required 25-35' on center in addition to other roadway buffer plantings for all internal roadways (with the exception of the roadway connecting Lot 4A-1 and Lot 4A-2). Updated landscape plans shall include landscaping along all proposed roads, both private and public. 4. The design standards shall be updated to ensure parking lot screening (no waivers are permitted), require minimum of 30% fenestration on facades facing Cerrillos Road, provide pedestrian and vehicular cross access between parcels, and provide for an attractive signage program with only one font style. Details are provided in the "Staff Recommended Design Standards" attached in Exhibit A. 5. A cross access easement shall be identified on the plat that will provide for a potential future arroyo pedestrian and vehicular crossing that will internally connect Tract 1A and Tract 4A. 6. A "Pavilion" street name shall not be used. Those streets with Pavilion in the name shall be renamed.	Current Planning	Heather Lamboy



CLAYTON HOMES
RETAIL LANDSCAPE
LEXUS
LAS SOLERAS DR
LAS SOLERAS DRIVE
TO TIERRA CONTENTA
WAL-MART
RETAIL/COMMERCIAL
CERRILLOS ROAD
HERRERA DR
Arroyo Chamiso
Arroyo Chamiso
PRESBYTERIAN HOSPITAL
STATE OFFICE PENDING
RAIL RUNNER ROAD
N/F BEAVER MOTORS LLC
CROSSING AT CHAMISO
BECKNER ROAD
SANTA FE HOTEL
VACANT
FASHION OUTLET
AMERICAN FURNITURE CURRENTLY VACANT
PNM ELECTRIC SUBSTATION
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JAMES W. LIEBERT

City of Santa Fe, New Mexico

memo

DATE: June 17, 2014 for the July 10, 2014 Meeting

TO: Planning Commission

VIA: Matthew S. O'Reilly, P.E., Director, Land Use Department
Tamara Baer, ASLA, Manager, Current Planning Division

FROM: Zach Thomas, Senior Planner, Current Planning Division

Case #2014-57. Inn at the Loretto Development Plan and Variance Time Extension. Report of the Land Use Director's approval of a one-year administrative time extension for a Development Plan, with a Variance to flood plain regulations on 3.78+/- acres located at 211 Old Santa Fe Trail. The property is zoned BCD/LOR (Business Capitol District/ Loretto Subdistrict). The time extension would extend approvals to July 4, 2015. Long, Komer and Associates, P.A. agent for ML Loretto Holding, LLC. (Zach Thomas, Case Manager)

I. RECOMMENDATION

The Land Use Director has **APPROVED** the applicant's request for a one-year time extension. This approval is being reported to the Planning Commission in accordance with SFCC Section 14-3.19(C)(2).

II. APPLICATION OVERVIEW

The original approval consisted of a Development Plan for a 25-room addition and a Variance to flood plan regulations on a 3.78± acre site. The site is bordered by Water Street, Cathedral Place, Old Santa Fe Trail and Alameda Street. The property is zoned BCD LOR (Business Capitol District, Loretto Subdistrict).

The Development Plan and Variance (Case #M 2006-26) was approved by the Planning Commission on January 4, 2007. The original expiration date of the approval was January 4, 2009. An 18-month extension was granted by the Planning Commission on August 28, 2008 extending the expiration date to July 4, 2010. Resolution No. 2011-26 subsequently extended development approvals 3-years to July 4, 2013. A one-year administrative time extension was granted on April 8, 2013 extending the approvals to July 4, 2014.

On May 21, 2009, the applicant received administrative approval for modification of the Development Plan. The revisions included reducing the overall square footage and eliminating a freestanding meeting room, while increasing the number of guest rooms to 40. While the number of rooms increased, the proposed square footage was reduced by approximately 18,000 square feet. In keeping with Land Use Department policy, the administrative approval was granted on the basis of decreased intensity, no change in building footprint and confirmation of adequate parking.

The agent for the owner of the property is requesting the one-year extension of the development approvals due to continued financing challenges. Additionally, the applicant continues to evaluate the project and will be seeking Historic Districts Review Board approval to make the following revisions:

- Reduce the size of the lobby to create an additional guestroom.
- Combine two 3rd floor guestrooms to create a suite.
- Modify and relocate the mechanical and storage space (See **Exhibit C**).

As stated in the approval criteria, the administrative extension may not approve revisions to the development approvals or amendments to the conditions of approval. If any amendment, or change to the conditions of approval were requested, those requests would need to be considered by the Planning Commission through the full public hearing process, including the requirement of an Early Neighborhood Notification (ENN) meeting. In this case, modifications will be considered by the Historic Districts Review Board as the proposed changes are architectural in nature and will not alter the conditions of approval or increase the scope of the Development Plan.

III. APPROVAL CRITERIA

Section 14-3.19(C) SFCC 1987 ***Time Extensions***

(2) Administrative Extensions

(a) The land use director may approve two consecutive extensions to the time limits for an approved development, each not to exceed one year. Approval shall be based on review of the findings and conditions of approval of the original final action and a finding by the land use director that no substantive changes have occurred to the regulations or policies that apply to the development or to the circumstances affecting the site and its vicinity. The administrative extension shall not approve revisions to the development or amendments to the conditions of approval, and no early neighborhood notification is required.

(b) Administration time extensions approved by the land use director, pursuant to this Subsection 14-3.19(C)(2), for development approvals that were granted by the planning commission or the governing body, are subject to review by the planning commission. The land use director shall identify the action taken and place it on a consent agenda for the planning commission. The land use director shall provide the planning commission with the applicant's written application and the land use director's written proposal. The planning commission may accept, reject or modify the proposal.

IV. ATTACHMENTS:

EXHIBIT A: Land Use Director Letter of Approval of One-Year Time Extension

EXHIBIT B: Letter of Application dated June 4, 2014

EXHIBIT C: Administrative Approval of a Reduced Scope dated May 21, 2009

EXHIBIT D: Development Plan and Variance Approval Staff Report

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Javier M. Gonzales, Mayor

Councilors:
Peter N. Ives, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Signe I. Lindell, Dist. 1
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Bill Dimas, Dist. 4

June 10, 2014

Nancy R. Long
Long, Komer & Associates
2200 Brothers Road
P.O. Box 5098
Santa Fe, NM 87502

RE: Request for Time Extension of Development Approval(s) per §14-3.19(C) SFCC 1987
Inn at the Loretto Development Plan and Variance

Dear Ms. Long,

I have reviewed the request you submitted on June 4, 2014 for a 1-year time extension of the following development approval(s):

- **Case #M 2006-26.** Inn at the Loretto Development Plan with Variance – A Development Plan for a 25 room addition and Variance to flood plain regulations. The 3.78 +/- site is bordered by Water Street, Cathedral Place, Old Santa Fe Trail and Alameda Street and is zoned BCD LOR (Business Capitol District, Loretto Subdistrict)
- **Case #M 2008-25.** 18-month Time Extension for Case #M 2006-26.
- Administrative approval of a reduced scope of work on May 21, 2009.
- Automatic 3-year time extension per Resolution No. 2011-26.
- One-year administrative time extension granted on April 8, 2013.

I have determined that no substantive changes have occurred to the regulations or policies that apply to the previous approvals, to the proposed development, or to the circumstances that apply to the site and vicinity, since the Planning Commission granted a previous extension on August 28, 2008 and an administrative extension was granted on April 8, 2013, extending the expiration date to July 4, 2014. Therefore, in accordance with SFCC 1987 Section 14-3.19, the second and final one-year time extension is approved for the Inn at the Loretto Development Plan and Variance, subject to the original conditions of approval as approved by the Planning Commission of the City of Santa Fe on January 4, 2007 and subsequent administrative approvals as noted.

The time extension will allow development activities to commence prior to the extended deadline, as provided in SFCC Section 14-3.19. The approvals will expire if you do not proceed with development of the property prior to July 4, 2015. SFCC Section 14-3.19 requires that the grant of this time extension be reported to the Planning Commission by placement on the Commission's consent Agenda. The Planning Commission may accept, reject or modify this approval.

Feel free to contact me at 505-955-6617 if you have questions regarding this matter.

Sincerely,

Matthew S. O'Reilly, P.E.
Land Use Department Director

Cc: Project File

EXHIBIT A

Nancy R. Long
Mark E. Komer

Little V. West
Justin W. Miller

Long, Komer & Associates
Attorneys and
Counselors at Law

June 4, 2014

Hand Delivered and Email: msoreilly@santafenm.gov
Matthew O'Reilly, P.E., CFM
Land Use Director
City of Santa Fe
PO Box 909
Santa Fe, NM 87504-0909

RE: Application for Extension;
Inn and Spa at the Loretto Development Plan/Variance; Case #M 2006-26

Dear Mr. O'Reilly:

ML Loretto Holding, LLC, (f/k/a Lowe Enterprises Investment Management, LLC) owner of the Inn and Spa at the Loretto ("ML Holding") requests a one year administrative time extension for its development plan and variance approval as provided in the Santa Fe Land Development Code ("the Code"), Article 14-3.19(C).

ML Holding obtained Development Plan approval and approval for a related variance to the flood and terrain management regulations from the Planning Commission on January 4, 2007 (included with this letter, as Tab #1, is the letter of approval dated April 16, 2007). The expiration date for approval was January 4, 2009. ML Holding subsequently obtained an 18 month extension to these approvals from the Planning Commission on August 28, 2007 resulting in a new expiration date of July 4, 2010 (attached as Tab #2, are the Planning Commission's minutes of approval for the extension). Pursuant to the City Council resolutions tolling expiration generally of development approvals, ML Holding's development plan and variance approvals were extended by three years to July 4, 2013. On April 8, 2013, ML Holding obtained its first one year administrative time extension from you (attached as Tab #3 is your letter of approval), extending the expiration date to July 4, 2014. ML Holding now seeks its second consecutive one year administrative time extension as permitted pursuant to the Code. This second administrative extension would extend the expiration date from July 4, 2014 to July 4, 2015.

Subsequent to the original approval, ML Holding modified the development plan approval. (The modification was approved by City Land Use staff and the Historic Design Review Board). The development plan and variance was originally approved for a 23 room expansion and for meeting space. Those rooms were designed as hotel suites, some with lock off capacity and all able to accommodate more than the typical two to three persons per hotel room. In 2009, however, the

EXHIBIT B

owners of the hotel reviewed those approved plans and re-evaluated the market and other conditions and decided to reduce the square footage of the approved expansion and eliminate the freestanding meeting room. The revised room count was for 40 hotel rooms, but the building square footage was reduced by approximately 18,000 square feet. Therefore, the footprint of the expansion decreased in square footage (attached as Tab #4 is the letter dated May 21, 2009 approving the modification).

The economic downturn, and the severe difficulty in obtaining financing for commercial development projects, continues to be an issue for this project. However, ML Holding continues to evaluate the project and does intend to complete the room expansion. In fact, in this past year, ML Holding has re-engaged the architect on the project, Eric Enfield, to revise the plans and will be submitting those revisions on June 11, 2014 for Historical Design Review Board approval in July. The proposed revisions maintain the current guestroom count and square footage but will:

1. Reduce the size of the lobby to create an additional guestroom;
2. Combine two 3rd floor guestrooms to create a suite; and
3. Modify and relocate the mechanical and storage space.

Mr. Enfield is in the process of finalizing those plans for submittal.

The findings and conditions of the original approval are included with this application for your reference at Tab #1. There have been no substantive changes to City regulations or policies that apply to this development since its approval. Pursuant to the last time extension approval, the City confirmed that there had been no floodplain revisions that would affect this development since the original approval.

We respectfully request that you grant a one year approval extension to July 4, 2015, placing the approval on the Planning Commission's consent agenda. Thank you for your consideration of this request. Please let me know if you require any further information.

Very truly yours,

LONG, KOMER & ASSOCIATES, P.A.

Nancy

Nancy R. Long

Enclosures
cc: Shirli Sensenbrenner, via Email
Tamara Baer, via Email

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

David Coss, *Mayor*

Councilors:
Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Rosemary Romero, Dist. 2
Miguel M. Chavez, Dist. 3
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

RECEIVED
MAY 26 2009

May 21, 2009

Nancy R. Long
Long, Pound & Komer, P.A.
P.O. Box 5098
Santa Fe, NM 87502

RE: Inn at Loretto

Dear Ms. Long,

This letter is written in response to your request for review of revised plans for the Inn at Loretto and for assurance that the proposed changes to the approved plans do not warrant additional review by the Planning Commission.

To confirm my understanding of the proposed changes as outlined in your letter dated January 15, 2009, the area of new construction will be reduced by approximately 18,000 square feet; the meeting room is eliminated; and the approved uses will continue to be hotel rooms.

At my request you met with the Fire Marshal, who approved the changes as proposed. I understand you also met with the City Traffic Engineer, who confirmed that no further traffic impact analysis is required. The project will need to go back to the Historic Design Review Board, however, because of changes to the exterior of the building.

In keeping with past City policy and practices, because the use as approved is not changing and the intensity of that use will be decreased, it will not be necessary to reapply to the Planning Commission for Development Plan and Variance approval. Please note that the approvals originally granted on January 4, 2007 and subsequently approved for a time extension will expire 18 months after the original expiration date, and on July 4, 2010. Work shall have begun by that time for the approval to remain valid.

Please contact me at 955-6580 if you have further questions on this matter.

Sincerely,

Tamara Baer, Manager
Current Planning Division
Land Use Department

CC: John B. Hiatt, Land Use Department Director

EXHIBIT C

City of Santa Fe, New Mexico

memo

DATE: January 4, 2006, Planning Commission meeting

TO: Planning Commission members

VIA: Jack Hiatt, Acting Director, Planning & Land Use
Greg Smith, Director, Permit & Development Review

FROM: Dan Esquibel, Land Use Planner Senior

Case #M 2006-26. **Inn at the Loretto Development Plan.** Eric Enfield, agent for Loretto Associates LLC requests development plan approval for a 25-room addition and variance to flood plain regulations. The site occupies +/- 3.78 acres bounded by Water Street, Cathedral Place, Old Santa Fe Trail and Alameda Street and is zoned BCD LOR (Business Capitol District, Loretto Sub-district). (Dan Esquibel, case manager)

This Case was postponed at the December 7th Planning Commission meeting at the applicant's request.

RECOMMENDATION

The Planning Commission needs to determine that the criteria for a variance have been satisfied and justify the need for a variance to allow reasonable use of the property. This issue is crucial for any development to occur on the property regardless of compliance with flood proofing and flood level displacement regulations. If in the process of review the Planning Commission determines that the applicant's explanations to the variance criteria are justified, staff recommends the following conditions for this case:

1. Applicant needs to adequately address parking requirements associated with the existing accessory uses within the Hotel, together with the proposed expansion and existing facilities on the property as it relates to the overall Hotel required parking standards of City of Santa Fe Chapter 14.

2. Applicant needs to provide a more complete valet parking plan to show orderly and safe parking which is to include proposed number of parking spaces and maintenance of unobstructed emergency access.

SS001 [illegible] 7/05

EXHIBIT D

3. Applicant needs to address and comply with recommended action and conditions from (reference Exhibit A for all memos and conditions):
    - John Romero memo dated June 30, 2006
    - James T. Bolleter review comments dated October 26, 2006
    - Ellery Biathrow review memorandum dated July 21, 2006 and November 29, 2006
    - Nicholas Schiavo, PE Memo dated June 20, 2006
    - HDRB conditions of approval dated September 12, 2006

VARIANCE REQUEST:

The applicant is requesting a variance to the flood and terrain management regulations of the Code. The property is located entirely within the flood plain according to FEMA Rate maps which hampers the applicant's ability to obtain a building permit for the hotel addition. On December 21, 2006 the applicant provided new submittals addressing the requested variance for staff review.

All variance applications shall be reviewed for compliance to the following criteria:

(1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same district, and which do not result from the actions of the applicant;

Applicant:

"There is a special condition and circumstance that specifically relates to this land. That is, the entire property is in the flood zone. But for the granting of the variance, there would be no building on this property at all. Other properties in the BCD are not subject to this same circumstance or special condition. The Applicant did not create this condition. Quite simply, there is no place on this property in which to build without the need for a variance.

There is another special condition which is peculiar to this land. A special sub-district was created specifically for this property. It is the Loretto Sub-district. In this sub-district there are no set back requirements, no limits on lot coverage and the potential for in excess of 400,000 square feet of development. The granting of the variance for the addition to the Inn at Loretto will bring the total amount square footage to 161,311. The granting of the variance is consistent with the Loretto Sub-district stated standards and goals for that property which are to "encourage the continued redevelopment of this sub district" and to "provide for architectural harmony within the sub-district, and with adjoining sub-districts."

Staff Review:

While a flood zone can be particular to a property, it should be noted that the flood regulations apply only within that overlay district, as such, the existence of flooding cannot be utilized as a special circumstance per se. The flood zone runs through the downtown area and affects many properties, therefore not a unique or isolated occurrence to this land, structure or buildings within the same district i.e. Business Capitol District (BCD).

In contrast, as indicated by the applicant, the flood zone does occupy the entire property and for which this project is proposed. Moreover, many townscape sub-districts which make up the BCD do not bare the burden of the flood zone or constraints of development for its presence. Additionally, the Loretto Townscape Design Standards do advocate "the continued redevelopment of this sub-district". This does create an interesting tug-of-war between the townscape mandate and development standards and the terrain management flood zone development standards and perhaps in this manner may be considered unique, as it relates to other townscapes (but not all) within the boundaries of the BCD.

(2) Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;

Applicant:

"A literal interpretation of the provisions of the ordinance would deprive the Applicant of rights commonly enjoyed by other properties in the BCD. Other properties in the BCD do not have the unique characteristic of being entirely in the flood zone. Thus, they are able to build, renovate or add on to existing structures without the need for a variance. Without a variance there could be no building on this property at all. In addition, a literal interpretation of the ordinance would directly conflict with the stated purpose of the Loretto Sub-district which is to encourage the continued development of that district."

Staff Review:

Literal interpretation is applied in the form of minimum standards to insure health, safety and welfare are built into a project. The property in question is developed, and therefore not deprived of development rights enjoyed by other properties in this district. The question here is not that the proposed addition or perceived rights commonly enjoyed by other properties are being denied but what is a minimum easing of the rules if any to allow reasonable use and development of the property. Also, whether the request for variance meets the criteria for an easing of the regulations which are set up to protect the community for which the development is proposed.

(3) Granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures or buildings in the same district. No nonconforming use of neighboring lands, structures or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance;

Applicant:

"City staff has concluded "that if all the other development standards can be met no special privileges would be conferred if the variance were granted." That is, the application complies with the parameters, standards and guidelines of the Loretto Sub district. But for the fact that property is located in a flood zone, no area variance would be needed as the application fully complies with its underlying zoning."

Staff Review:

In reviewing a variance which may confer a special privilege on to the applicant an analysis of the project is made to determine whether the property can support the project if the constraint(s) were not in place and whether the request confers more than what is commonly allowed to other properties in the district. Staff has determined that if all other development standards can be met no special privileges would be conferred if a variance were granted.

(4) The variance is the minimum variance that will make possible the reasonable use of the land, building or structure;

Applicant:

"The property lies fully within the Loretto Sub-district. This sub-district provides for no setbacks and could allow for as much as 420,000 square feet of development. With the proposed addition, the total amount of development would be 161,311 square feet. This is 258,689 square feet less than what is allowable. In addition, the allowable height in this sub-district is 65'. The proposed addition's height will be a maximum 41' 4". This is 23' 8" lower than that allowed by the existing zoning. Considering what is allowable versus what is being requested, this application provides for a reasonable use of the land and is a minimum easing of the ordinance."

Staff's Review:

The City Code does not define what is or isn't reasonable use aside from minimum standards for development for the specific zone the property resides. Therefore reasonable use is subject to interpretation. The Planning Commission will need to determine based on the applicants submittals, whether the addition or existing development on the property and or both, could be considered reasonable use of land, building or structure.

(5) Granting the variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Applicant:

"The Applicant has already obtained Historic Design Review Board approval. Further, City staff has concluded that "the addition does provide for architectural harmony with the sub-district, and the adjoining sub-district." As such, the granting of the variance will not be injurious to the neighborhood.

Also, since the proposal complies with the underlying zoning for the Loretto Sub-district, it cannot be considered detrimental to the public welfare. And, last, the application is consistent with, and supported by, the stated purposes and goals of the Loretto Sub-district."

Staff review:

The general purpose allows for variances which *"will not be contrary to public interest, where owing to special conditions, a literal enforcement of the provisions of this chapter would result in an unnecessary hardship"*. The 5 points presented by the applicant need to be evaluated by the Planning Commission concluding the question of whether the criteria submitted for a variance has been adequately addressed.

The proposed development is within the FEMA defined floodplain, while prohibited by City Code, is permissible by National Flood Plain Insurance Program (NFIP) regulations when specific criteria are met. Development within the floodway is permissible under NFIP requirements provided the surrounding Base Flood Elevation (BFE) is not raised more than one foot. The Planning Commission will need to evaluate if the applicant has adequately addressed the requirements pursuant to 14-8.3(C)(4) (reference Exhibit A for City Engineer review)

PROPOSAL DESCRIPTION AND SITE PLANNING ANALYSIS

The development plan is for 23 new hotel guestrooms and 1 meeting room. Height of the hotel room addition will be 41'4" and four-stories; the meeting room will be 21'10" and one story. The addition includes 50,804 sq ft of floor area and 53 underground parking spaces (Underground parking structure is 20,428 square feet). The property comprises +/- 3.78 acres on 2 lots. It is zoned BCD-LOR (Business Capitol District - Loretto Sub-district) and is in the Historic Overlay District. The property occupies the block bounded by Water Street, Cathedral Place, Old Santa Fe Trail, and Alameda Street.

BCD LORETTO TOWNSCAPE SUB-DISTRICT

The standards in the Loretto sub-district are being promulgated in recognition of City Council Resolution 1971-3. The design objectives in Loretto sub-district are to:

A. Encourage the continued redevelopment of this sub-district;

B. Provide for architectural harmony within the sub-district, and with adjoining sub-district.

The hotel addition has obtained architectural approval from the HDRB. The adjacent sub-districts include the Alameda Sub-district to the north and east Old Santa Fe Trail to the west and south.

PHYSICAL DESCRIPTION	
Old Santa Fe Trail Physical Description	Alameda Street Physical Description
Building Types • Small, one story buildings on small lots • Some large institutional buildings	Building Types • 1 and 2 story • large, free standing buildings • converted commercial warehouse buildings
Architectural Style • Pueblo Spanish • Territorial	Architectural Style • Recent Santa Fe Style
Block Form • discontinuous except short stretches where buildings are built to from property lines • varying front setbacks	Block Form • discontinuous • varying front setbacks
Street Sections • Narrow street with brick sidewalks • Minimal or non-existent front yards • Some portals over sidewalks	Street Sections • tree lined arterial along river • narrow side streets
Characteristic Buildings • Buildings on the west side of Old Santa Fe Trail between De Vargas Street and State Capitol	Characteristic Buildings • El Centro Mall • St. Francis Hotel • Inn of the Governors • First Northern Plaza
Design Objectives - Old Santa Fe Trail	Design Objectives -
• Maintain the small scale quality of buildings and street • Maintain the existing width of Old Santa Fe Trail • Maintain the existing scale of buildings • Encourage compliance by state government in the design of future development	• Permit more intensive development because of the lack of historical or well-defined townscape characteristics; • Strengthen continuity of block forms; • Strengthen the built edge of street sections and extend features of the Plaza streetscape to this district; • Improve the sense of enclosure to pedestrian spaces; • Separate vehicles and pedestrians; • Emphasize the river park by allowing relatively dense buildings north of the

	Alameda in contrast to the park; • Recognize the importance of the river as an urban design feature; and • Provide some natural landscape on the north side of the Alameda to reflect the natural landscape of the Santa Fe river park.

Staff analysis concludes there is an increase in massing for the area, the addition does provide for architectural harmony within the sub-district, and with adjoining sub-district.

DEVELOPMENT PLAN REVIEW

The following table(s) summarizes staffs evaluation.

14-7.3 TABLE OF DIMENSIONAL REQUIREMENTS FOR LORRETO TOWNSCAPE SUB-DISTRICTS

aplies	Complies	Complies	Complies (Non-Conforming status)	Complies (Non-Conforming Status)		Complies	Complies	Complies
Maximum Height of structures Outside Historic District (feet)	Maximum Lot Coverage Ratio	Building Placement and Setback Requirements (feet)	Minimum Open Space Requirements	Landscape Treatment in Yards	Alameda Street Landscape Requirement	Height of Walls and Fences (feet)	Placement of Off-street Parking	Portals

Based on elevation	No requirements	No requirements	None generally, except on lots fronting Alameda Street, where open space equal in area to the front footage multiplied by 2.5' must be provided at some points adjacent to the alameda property line	Required Same additional regulations as in Alameda Street Sub-district	Required for lots fronting Alameda Street	7' Maximum on Old Santa Fe Trail 8' elsewhere	No restrictions, except that for a depth of 40' from the property line for that portion of Old Santa Fe Trail frontage from Water St. to a line drawn directly west from the northern most wall of Loretto chapel there shall be no parking	Prohibited within ROW on lots fronting alameda St. elsewhere permitted at the discretion of Governing Body

Base-Line floor area ratio

Loretto Standard		Proposal
2.5:1 or 41,1642 square feet	3:1 with Land Use Intensity Credits	158,601 (incomplete applicant expressed heated only and did not include all structures on the property though it is not presumed maximum floor area ratio has been reached.)

An Early Neighborhood Notification (ENN) meeting was held November 17, 2005 with eight neighbors attending.

PARKING AND TRAFFIC
The proposal has identified a required parking total of 205 parking spaces. It is not clear how the applicant's calculations treat pre-existing accessory uses (restaurant, meeting rooms). Final determination of parking requirements must include that information, to evaluate whether current parking levels are nonconforming or conforming. Current nonconforming status then affects the total number of spaces required to be added with the proposed addition.

In addition, it is not clear whether the valet parking plan submitted by the applicant maintains required fire access lanes in all cases. It appears to staff that a higher total number of spaces than shown by the applicant can be achieved, however.

The estimated vehicle trips identified during peak hour is 19. The City Engineering division has review the proposal and indicates that the proposal *"will not create a significant impact to the surrounding roadway facilities."* Construction and sighting distances have been made conditions of approval. The applicant intends to address the site triangle issue at Cathedral Place and Alameda by removing the upper portion of the walls which is non-historic. The project is expected to result in some increase in vehicle and pedestrian traffic.

WATER
A water budget has been provided identifying usage of 7.36 acre feet per annum for the proposed addition.

WASTEWATER
No plan was submitted to indicate how wastewater hook-up will occur at the identified location. Comments from the City Wastewater Management Division indicate information is needed for review.

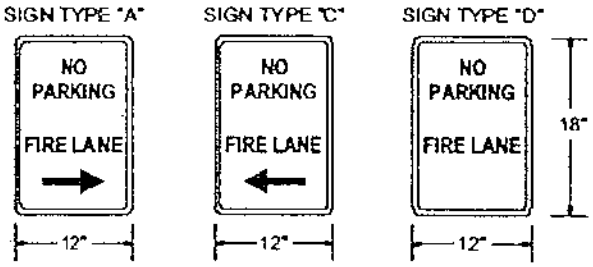
SOLID WASTE
Not addressed by the applicant.

FIRE PROTECTION
The following conditions for the proposal were required from the Assistant Fire Chief:

All Fire Department Access Roads shall be marked with signs in accordance with IFC § D103.6. Development plans shall include a signage plan with fire access roads marked with appropriate signs spaced not more than 40 ft. apart.

> *D103.6 Signs.*
> *Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.*

FIGURE D103.6
FIRE LANE SIGNS.



Attachments:

Exhibit A DRT Memos comments and conditions
Exhibit B Applicant variance request letter with attachments and parking information

Applicant's flood study and project material was distributed by applicant November 30, 2006

City of Santa Fe
New Mexico

MEMO

Wastewater Management Division
DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: June 20, 2006

To: Greg Smith, Planner Supervisor
Planning and Land Use

From: Nicholas Schiavo, PE
Wastewater Management Division

Subject: Case # M 2006-26 Inn and Spa at Loretto Development Plan

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Applicant to address the following comment(s):

1. Provide a master utility plan that clearly shows the proposed sanitary sewer facilities relative to all other utilities.

2. Provide detailed drawings identifying the proposed locations of all sanitary sewer facilities and their connection to existing City of Santa Fe wastewater facilities.

Please contact me at 955-4616 if you have any questions.

Attachment: Check List

cc: Greg Smith – Senior Planner
Ellery Biathrow – City Subdivision Engineer
Eric – Architectural Alliance
File

EXHIBIT A

BLACKWELL, WENDY M.

From: BLACKWELL, WENDY M.
Sent: Thursday, October 19, 2006 8:22 AM
To: LOVELY, ANNE L.; QUARLES, DIANE T.
Cc: SMITH, GREGORY T.
Subject: Inn of Loretto Case Modification
Importance: High

Hi All,

As we discussed yesterday, I have drafted a few sentences that describe how the requested Inn of Loretto lot split would be impacted by the Planning Commission decision on the floodplain variance. If the case does actually get heard tonight, staff should add the following into the record when reading the staff report (or while the variance is being discussed). Please edit as you see fit. Then, I'll be sure that Greg gets a copy for tonight's hearing. Your quick turn around is greatly appreciated... Wendy

Case M-2006-26, Inn at the Loretto development Plan
The request for the floodplain variance applies to the entire site, which encompasses more than one lot. Currently the applicant has a lot-line adjustment request in to staff for approval. The lot-line adjustment impacts lots 1-A and Lot 3. The request proposes to modify an existing non-conforming lot into a lot configuration with no buildable area. The current lot configuration is completely within the 1% chance floodplain ("100 year floodplain") and would require a variance to floodplain management regulations in order to build on the lot. The requested lot-line adjustment results in the same situation; the proposed lot configuration is completely within the 1% chance floodplain and would require a variance to floodplain management regulations in order to build on the lot.

If the Commission determines that the variance request should be granted, the Commission should specify if the approved variance would also apply to the modified lot configuration.

Wendy M. Blackwell, CFM, Director
Engineering Development Review Division
Planning and Land Use Department
P.O. Box 909, Santa Fe, NM 87504-0909
505-955-6127, 505-955-6829 fax
wmblackwell@santafenm.gov

City of Santa Fe, New Mexico

memo

DATE: June 30, 2006

TO: Andrew Harnden, Senior Planner
Permit and Development Review Section

FROM: John Romero, Public Works Dpt/Engineering Div/Traffic Impacts Section JR

SUBJECT: **Case #M-2006-26, Inn at the Loretto Development Plan with Variance**

ISSUE

Request for development plan approval for a 25 room addition and variance to flood plain regulations. The site occupies +/- 3.78 acres bounded by Water Street, Cathedral Place, Old Santa Fe Trail and Alameda Street and is zoned BCD LOR (Business Capitol District, Loretto Subdistrict).

RECOMMENDED ACTION:

Review comments are based on submittals received on June 14, 2006. The comments below should be considered as Conditions of Approval to be addressed in a satisfactory manner prior to final signoff unless otherwise indicated.

1. The proposed addition will generate an estimated 19 vehicle trips during the peak hour and therefore will not create a significant impact to the surrounding roadway facilities.
2. Regarding the northern entrance, provide a 4' wide valley gutter with concrete aprons. Construct the curb returns with a 7' radius. Show proposed A.D.A. improvements for this entrance. Attach New Mexico Department of Transportation "Pedestrian Access" details relevant to proposed A.D.A. improvements.
3. There is currently a sight distance issue at the intersection of Cathedral Place and East Alameda. Part of the problem is that the wall at the south east corner of the Inn at the Loretto property obstructs the sight of southbound traffic on Cathedral Place looking towards the west. It is our understanding that the lower portion of the wall is of historical significance while the upper portion is not. In order to improve the current situation, the Public Works Department requests that the developer remove the upper portion of the wall.

If you have any questions or need any more information, feel free to contact me at 955-6638. Thank you.

M:\Traffic\TRAFFIC IMPACTS\DRT\2006\Inn at Loretto\Inn at Loretto 06-30-06.doc

SS001.PM5 - 7/95

DATE: October 26, 2006
TO: Dan Esquibel

FROM: James "Ted" Bolleter, Assistant Fire Chief
SUBJECT: DRT Case: Inn at Loretto

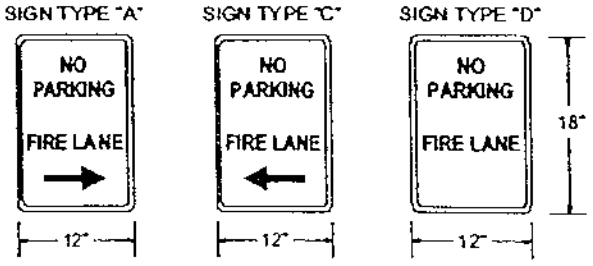
Case #	M 2006-26			

I have conducted a secondary review of the above mentioned case(s) for compliance with the 2003 International Fire Code® (IFC). Below are the conditions which shall be addressed prior to final Fire Department approval. ***(All IFC Section shown in Italics)***

All Fire Department Access Roads shall be marked with signs in accordance with IFC § D103.6. Development plans shall include a signage plan with fire access roads marked with appropriate signs spaced not more than 40 ft. apart.

D103.6 Signs.
Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

FIGURE D103.6
FIRE LANE SIGNS.



D103.6.1 Roads 20 to 26 feet in width.
Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane.

D103.6.2 Roads more than 26 feet in width.
Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a fire lane.

Development Plan General notes and plat shall contain the following notes:

- Fire Department Access shall be maintained throughout all development construction phases as per IFC § 1410.1.
- An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site as per IFC § 1412.1

City of Santa Fe Planning and Land Use Department Permit and Development Review Division

REVIEW MEMORANDUM

Application Name: **Inn at Loretto Development Plan and Floodplain Variance**

Address: **211 Old Santa Fe Trail**

Property Legal Description: **Not provided**

Current Zoning: **___BCD LOR_**. Developed Zoning: **_BCD LOR_**
Zone Atlas Page No.: **_H-18_**
Street Atlas Page No.: **_14_**
FIRM Panel No.: **350070 0005 B**
Flood Zone: ***A & C***

Case/Permit No.: **M06-26 F**

Applicant Requested Action: Approval of Commercial Development Plan and Floodplain Variance

Submittal Date: **_0x-xx-xx / *10-05-06*** Review Date: **_07-19-06 / *11-06-06***

Additional review comments of **11-29-06** are shown in Arial Narrow font. strikeout(s) of previous review(s) indicate previous comment(s) have been addressed by current submittal. Comments not struck are still pertinent. Comments labeled "typical" apply to the sheet noted and all other sheets in plan set that show similar concerns.

Reviewed Documents of **11-29-06**:
1. 1 sheet revised grading plan dated **11-27-06**, bearing Surveyor's Stamp No. **13839**, ubdated, Engineer's Stamp No. **11767**, dated **11-26-06**, and Architect's Stamp No. **none** dated **none, received 11-29-06.**
2. November 27, 2006 ABQ Engr. Letter.
3. Drainage Report for Inn of Loretto Building Additions bearing Engineer's Stamp No. **none**, daled **11-26-06.**
4. FIRM Panel No. 350070 005 C, dated April 02, 1993.
5. FIS dated April 02, 1993
6. Preliminary FIRM Panel No.'s 35049C0412D and 35049C0416D.
7. Preliminary FIS dated May 15, 2006.
8. Not used.

*Additional review comments of **11-06-06** are shown in Italics. Strikeout(s) of previous review(s) indicate previous comment(s) have been addressed by current submittal. Comments not struck are still pertinent. Comments labeled "typical" apply to the sheet noted and all other sheets in plan set that show similar concerns.*

*Reviewed Documents of **11-06-06**:*
1. ***16** sheet plat set dated **10-03-06**, bearing Surveyor's Stamp No. **13839, ub**dated, Engineer's Stamp No. **11767**, dated **03/29/06**, and Architect's Stamp No. **none** dated **none.***
9. *October 3, 2006 Architectural Alliance Letter.*
10. *October 04, 2006 ABQ Engr. Letter.*
11. *Not used.*

Reviewed Documents of **07-19-06**:
1. 15 sheet plat set dated 05-15-06, bearing Surveyor's Stamp No. **13839 undated** and Engineer's Stamp No. **11767** dated **05-19-06.**
2. ABQ Engr. Letter of 07-10-06.

Site Review: 07-18-06 & 11-29-06

Reviewed By: Ellery Biathrow 11.29.06

Recommended Action: ~~Deny the variance request to applicable LDC regulations and the associated development plan. *Provide the requested documentation for review and comment prior to scheduling this project for hearing by the appropriate approval authority.*~~ Forward the project for consideration by the approving authority as having complied with each floodplain requirement of both the Land Development Code (Chapter 14 of City Code) and National Floodplain Insurance Program.

Comments/attachments provided to:
P&DR Case Manager; ~~Andrew Harnden~~ *Greg Smith*, ABQ Engr. (FAX 505.255.7902), and Eric Enfield (505.986.1270).
File: M06-26

07-19-06 Attachment(s): Exhibit A – Portion of current FIRM showing site within floodplain limits.
Exhibit B - Portion of preliminary FIRM showing site within floodplain limits.
Exhibit C – Aerial view of site with City GIS overlay of floodplain limits.

11-29-06

Findings:

Drainage Report, Nov. 27, 2006 ABQ Letter, FIRM and FIS

1. The Drainage Report content and methodology is presented in a complete and acceptable manner with the exception that it lacks an Engineer's Stamp and Signature.
2. The FIS was modified by FEMA to define the entire width of the 1 percent chance flood event as a floodway, this modification a departure from the National Flood Insurance Program definitions. Such modification presents an increased (conservative) protective designation for such land areas.
3. The Land Development Code (LDC) then proceeded to define an alternate procedure for a flood fringe designation.
4. The Drainage Report analysis presents documentation that the subject site conforms to:
   a. LDC criteria to be designated as flood fringe
   b. NFIP criteria to permit the proposed improvements
5. Comparison of the Drainage Report input data to data presented in the FIRM and FIS has been made with generally consistent values used in the analysis within the vicinity of the subject site.
6. The present of windows in the building along Alameda Street, which if allowed to remain in their present location would present a significant flood hazard to the structure's interior.
7. Comparison of the submitted and current FEMA criteria to the preliminary FEMA re-mapping / re-study material shows general consistency of content and status without significant differences between the two sets of documents. Included in the comparison were utilized roughness coefficients, hydraulic methodology, and the change in datum from NGVD (1929) to NAV (1988).
8. Reserved.

Grading Plan of 11-29-06

1. Future improvement plans incorporating this Grading plan shall:
   a. See Exhibit 1 [ver. 08-15-06] for needed sheet content.
   b. Provide a revised grading plan that shall show rundown specific construction details and be a modification of APWA Drawing No. 2236 using multiple culverts or equal.
   c. Make note of the existing wall penetration on Cathedral Place and prescribe applicable treatment for said penetration.
   d. Specify a minimum window sill elevation of one (1) foot above Base Flood Elevation as computed in the Drainage Report or provide details for water proof surfaces to an equal height.
2. Reserved.

Conclusions of 11-29-06

1. The floodplain analysis presented in the Drainage Report satisfies requirements of both the Land Development Code and NFIP requirements for the proposed improvements.
2. Added detail will be needed for the final development and infrastructure improvement plans to conform to the basis of analysis and for clarity of construction.

11-06-06

Findings:

Plan Set:

~~*1. Submittals to date do not include any supporting hydrological or hydraulic analysis or calculations to address previous comments.*~~

~~*2. Previous comments have not been addressed.*~~

3. The submitted plan set does not provide remedial plans for site conditions to support the Drainage Narrative conditions

4. Reserved

October 04, 2006 ABQ Letter

1. The plan set received Oct. 05, 2006 bears the plan set date of Oct. 3, 2006 and contains a grading plan dated 03/29/06. This grading plan is dated the same as the initial submittal with no revision date noted. Review of the two plans do not indicate any differences between the two in either the plan or narrative that address previous comments with respect to Cathedral Place or Alameda. The existing doorway on Cathedral Place, the windows in the existing structure on Alameda, and the open entrance to the interior at the parking lot entrance, each of which provide points of entry for floodwaters that have not been addressed in the presented plan. Modification to the Old Santa Fe

Trail and the Alameda area at the Old Santa Fe Trail has been modified to raise the grade but the plan shows a finished grade of one foot lower than the Base Flood Elevation (BFE).

2. *The second paragraph states that the six foot solid perimeter wall displaces the flows around the site. The stated conclusion is not understood given the previous and above comments relative to the points of penetration and/or grades in relation to the BFE and any given location.*
3. *The statements regarding the adjacent project to the east are not correct with respect to the basis of recommendation of development. The fact that such material is not available to the consultants of the subject project is immaterial. Independent data for the subject project must be submitted to support the request for variance just as the adjacent project did. Given that the adjacent project has not submittal final documentation nor is it permitted, the basis of analysis for the subject project is existing conditions.*
4. *Reserved.*

Conclusions of 11-06-06:

~~*1. Provide applicable calculations and analysis (HEC RAS or equivalent model) to address issues presented in previous comments.*~~

2. *Address previous comments through a combination of written responses and plans that show compliance with variance provision conditions.*

07-19-06

Development Plan Findings

General:

1. Property is accessed via Old Santa Fe Trail and is additionally bounded by East Alameda St, Cathedral Place, and East Water Street.
2. There is apparently one (1) separate lot bounded by the above streets although a legal lot of record was not provided.
3. There are general formatting and plan content requirements needed per Exhibit 1 (ver 06-15-06), a copy of which is available at the COSF Permit and Development Review Division. These requirements apply to each page.
4. Of the 15 sheet plan set, only the first four (4) sheets have been reviewed and commented on.
5. Development plan content is defined in the Land Development Code (LCD) at Art. 14-3.8(A)(6); need to provide.
6.

Plan Set Sheets Reviewed Title:

1. Cover
2. Preliminary ALTA Survey
3. Grading Plan
4. Preliminary Development Plan
5. Meeting Room Schematic
6. Building Elevations
7. Floor Plan, 1 of 4
8. Floor Plan, 2 of 4
9. Floor Plan, 3 of 4
10. Floor Plan, 4 of 4
11. Building Elevations
12. Building Elevations
13. Building Elevations
14. Building Elevations
15. Building Sections

Sheet No. 1:

1. See Exhibit 1.

Sheet No. 2:

1. Provide legal lot of record plat.

Sheet No. 3:

1. See Exhibit 1.
2. Define datum.
3. Exception to the Drainage Narrative is taken to the effect of the perimeter walls. There are three vehicle entrances penetrating the walls and various pedestrian passages that will permit passage of flood waters. For further discussion of floodplain issues, see herein.
4. Stormwater management requirements are considered to be not applicable since the stormwater narrative is concurred with wherein there will be no additional runoff.

Sheet No. 4:

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2. Data required by Land Development Code for development plan missing; need to provide. Sufficient data was found elsewhere to enable substantial review.

3. Approvals required by Land Development Code for development plan missing; need to provide.
4. Addresses for structures to be shown on Development Plan.
5. Define graphics in Legend, removing those not adding to required Development Plan content as defined in the Land Development Code.
6. Reserved

Development Plan Conclusions:

1. Arrange plan set content onto Development Plan as called for in the LDC or, in the alternative, address as described in Exhibit 1.
2. Provide content and approvals per Exhibit 1.
3. Development plan content needs to address adjacent sidewalk improvements for both sub-standard sidewalk conditions and non-ADA curb accesses.
4. Given the extent of requested plan set modification, the right to provide additional review comments is reserved should this project be approved to move forward.

Floodplain Variance Request:

SUMMARY AND EVALUATION

The proposed development within the FEMA defined floodplain, while prohibited by City Code, is permissible by NFIP regulations when specific criteria is met. The City Code is designed to safeguard the floodplain for a broad spectrum of development while the National Floodplain Insurance Program (NFIP) does make distinctions that have applicability in certain instances. The proposed development is considered to fit the NFIP distinctions that would allow the development provided full compliance with the NFIP regulations is met.

The site was extensively developed many years ago with virtually all of the surface covered with impervious materials, minor landscaping areas excepted. The proposed new plan calls for replacing currently paved surfaces used for vehicle parking with structures.

FLOODPLAIN ISSUES

The Applicant has supplied a 15 sheet plan set, dated 05-15-06 and a position letter from the applicant's engineer to review floodplain and development issues. These documents were used in conjunction with the following reference documents:

1. Flood Insurance Study, Jan.,1980 (FIS 80)
2. Flood Insurance Study, Apr.02,1993 (FIS 93)
3. Land Development Code (LDC)
4. Flood Hazard Assessments and Mapping Requirements, published by FEMA
5. Preliminary Flood Insurance Rate map dated 05-15-06.

A. Floodplain Site Conditions
   1. The site is situated within the following designated areas:
      a. Zones A7, B, & C per FIRM Panel 350070 005 C dated April 02, 1993
      b. Zone AE per Preliminary FIRM Panel 350070, dated 05-16-06.
   2. "Flood Hazard Area" as defined by the LDC includes land within Zones A and B as presented on the applicable FIRM. Thus the subject site lies within a flood hazard area.
   3. "Flood Fringe" as defined by the LDC includes land that are not predominantly residential neither attain a maximum depth greater than two (2) feet nor exceed a numerical product of seven (7) when the velocity of the flood waters in feet-per-second is multiplied by the depth in feet. The maximum water depth for the subject site as presented in the supplied plans is interpolated as four (4) feet with an average depth of three (3) feet. The applicant did not present velocity data. Analysis of the flood water depth using the FIS data and the proposed development was not attempted since the presented topography data did not define the vertical datum although the FIRM

zone designation of "A7" with shown base flood elevations is consistent with the presented data. In summary, the site does not lie within the flood fringe area rather it lies within the floodplain.

4. The existing land usage (parking lots) does not impede flood waters

B. Land Development Code Applicability

1. The applicant's request for a variance does not appear to fall within the LDC's definition of "variance"; however, the applicant's request is consistent with historic presentations to the Planning Commission. In fact, the LDC's Art. 14-8.3(C)(4)(f) require that a variance for any lot that contains land within and outside a flood fringe area although the cited regulation is worded to apply to those lots where no other buildable area exists on the lot that is outside the flood fringe area.
2. The body of the LDC contains language that is considered to modify the strict interpretation of the above cited definition for variance, e.g. Art. 14-3.7(F) states that the Planning Commission may grant variances to Art. 14-8.2 (Terrain Management) regulations.
3. Article 14-8.3, sub-sections C(3), C(4)(b), C(4)(f), and C(4)(k) specifically prohibit the proposed development using LDC language.
4. The LDC *[Art. 14-8.3]* regulates development within "flood hazard areas" which is defined as including Zones A and B on FEMA's Flood Insurance Rate Map (FIRM) *[Art.14-12]* .

C. National Flood Insurance Program (NFIP) Applicability

1. The City of Santa Fe joined the NFIP in 1977 as a benefit to the community wherein flood insurance is available to property owners. The NFIP is administered by FEMA. An obligation of the city is to administer the NFIP requirements with respect to floodplain areas. The responsibility of such administration has been delegated to Permit and Development Review Division of the Planning and Land Use Department.
2. As defined by FEMA, the term "floodway" is the stream channel plus that portion of the overbanks that must be kept free from encroachment in order to discharge the 1 percent annual chance flood (aka 100 year event) without increasing flood levels by more than 1.0 foot.
3. The term "floodway fringe" is defined by FEMA as areas outside the floodway but within the floodplain (Zone A) where development will cause no more than a 1.0 foot increase in the 1 percent annual chance water surface elevation. From the data presented, the subject development is not considered to be within the floodway fringe.

D. Evaluation of Site Characteristics with Respect to LDC and NFIP issues.

1. Exhibits A, B, & C provide evidence of the subject lying within the floodplain limits.
2. The site is clearly not within the LDC floodway fringe.
3. Documentation has not been presented to show the proposed development is not within the FEMA defined floodway or floodway fringe.
4. .
5. Exhibit B presents a portion of the applicable FIRM with the approximate site location noted.
6. Exhibit C depicts the proposed developed site at ground level with the limits of the underground parking shown by a dashed line which will provide parking for approximately 550 vehicles.
7. With development.
8. With respect to LDC requirements, development is not allowed. Recognize that the 93.
9. The defined.

B. Conclusions

1. The purpose of the LDC is to ensure that the city will meet its obligations to NFIP in all instances without differentiation or applicability of FEMA defined differences between floodplains studied in detail as opposed to those floodplains generally defined. The LDC wording is considered to have been developed to fit all situations within the city without provision for the difference in terminology definitions used in the FIS 93.
2. With respect to NFIP requirements, development within the floodway fringe is acceptable provided the surrounding Base Flood Elevation (BFE) is not raised more than one foot by the development. In this case, the applicant has not shown this to be the case.
3. Given that the proposed development lies within the special flood hazard area, a variance to the LDC language is necessary to enable the proposed development to move forward should the Planning

Commission so decide but such action would mean that the city would fail in its responsibility to NFIP.

4. The proposed change in land usage from parking lot to structures means that land surface area currently available to be occupied by flood waters would be lost to the structure displacement. Such conditions have the potential to adversely effect both increased floodwater depths and flooded areas.

C. Recommendations

1. ~~Deny the variance request to applicable LDC regulations and the associated development plan.~~

- End of Review Comments –

- End of Document -

City of Santa Fe Planning and Land Use Department Permit and Development Review Division

REVIEW MEMORANDUM

Application Name: **Inn at Loretto Development Plan and Floodplain Variance**

Address: **211 Old Santa Fe Trail**

Property Legal Description: **Not provided**

Current Zoning: **___BCD LOR_**. Developed Zoning: **_BCD LOR_**
Zone Atlas Page No.: **_H-18_**
Street Atlas Page No.: **_14_**
FIRM Panel No.: **350070 0005 B**
Flood Zone: **C**

Case/Permit No.: **M06-26 F**

Applicant Requested Action: Approval of Commercial Development Plan and Floodplain Variance

Submittal Date: **_0x-xx-xx** Review Date: **_07-19-06**

Reviewed Documents of **07-19-06**:
1. 15 sheet plat set dated 05-15-06, bearing Surveyor's Stamp No. **13839 undated** and Engineer's Stamp No. **11767** dated **05-19-06.**
2. ABQ Engr. Letter of 07-10-06.

Site Review: 07-18-06

Reviewed By: Ellery Biathrow EAB 07.21.06
Engineering Supervisor

Recommended Action: Deny the variance request to applicable LDC regulations and the associated development plan.

Comments/attachments provided to:
P&DR Case Manager; Andrew Harnden
File: M06-26

Attachment(s): Exhibit A – Portion of current FIRM showing site within floodplain limits.
Exhibit B - Portion of preliminary FIRM showing site within floodplain limits.
Exhibit C – Aerial view of site with City GIS overlay of floodplain limits.

07-19-06

Development Plan Findings

General:

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C. Recommendations

1. Deny the variance request to applicable LDC regulations and the associated development plan.

- End of Review Comments –

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City of Santa Fe, New Mexico

memo

DATE: September 25, 2006

TO: Gregory Smith, Planning and Land Use Department
Amanda Encinias, Administrative Assistant, WBAO

FROM: Antonio Trujillo, Engineer, Sangre de Cristo Water Division

SUBJECT: Water offsets/ water rights budget for the Inn and Spa at Loretto

The Agent for the Inn and Spa at Loretto Subdivision submitted the attached water budget for the subject project. The proposed water use per year is 7.36 acre feet per year.

cc: Robert Jorgensen, Engineer Supervisor
Kyle Harwood, Assistant City Attorney
Eric P. Enfield, Agent
Water Offset/ Water Rights File

BS001.PMS - 7/95

City of Santa Fe, New Mexico

Rev:1-12-06

UTILITY SERVICE APPLICATION

Fill in all highlighted areas on this application. Applicant must sign and date application.

Check one only:

- X Water Service Technical Evaluation Request
- X Sewer Service Technical Evaluation Request
- ___ Agreement for Metered Service
- ___ Agreement to Construct and Convey Public Improvements
- ___ Annexation Application Water Budget
- ___ Water Offset Program/Water Rights Compliance Evaluation Request

No New Service Needed, Existing Water & Sewer On S. Fe Adequate

W.B. A.O. Tracking #: _____ Work Order #: _____

Name / Project Name: Inn and Spa at Loretto

Project Address / Location: 211 Old Santa Fe Trail

*Required - Attach a Plat of the Property (Legal lot of record and proposed development).

Plat Filing Information: Year 1996 Book 324 Page 028 Township, Range, Section: 17N, 9E, 24

Location: (check one only) Inside Corporate City Limits X Outside Corporate City Limits ___

Property Uniform Property Code: 112603458970000086 Existing Well: ___ Yes X No

Legal Description including lot size: Lot 1-A & Lot 3, 3.5472 & .2357 acres

Short Description of Project: New 23-Room 4-Story Rooms Addition and New Ballroom

Construction Start Date: 2007

---

*RESIDENTIAL PROJECT (Complete the following)

1. Type of project: (i.e. Single Family Residence, Subdivision, Lot split, Apartments) _____
2. Total number of lots approved on final plat/development plan: _____
3. Total number of homes existing or under construction: _____
4. Size of service requested: (5/8", 1" or 2") _____

*Please fill in all areas that apply for which water / sewer service is requested:

— COMPLETED BY APPLICANT — Number of Lots or Units		— COMPLETED BY STAFF — Water Use Factors	Annual Water Demand
___	Single Family Dwelling Unit, lot size less than 6,000 sq. ft.	.20 afy per d.u.	___
___	Single Family Dwelling Unit, lot size 6,000-10,890 sq. ft.	.25 afy per d.u.	___
___	Single Family Dwelling Unit, lot size greater than 10,890 sq. ft.	.32 afy per d.u.	___
___	Mobile Home (in Mobile home park)	.20 afy per d.u.	___
___	Guest house (detached)	.12 afy per d.u.	___
___	Apartment/Condominium	.21 afy per d.u.	___
___	Senior Complex	.14 afy per d.u.	___
___	**Total**	**Total Residential Water Demand**	___ AFY

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

*COMMERCIAL PROJECT (Complete the following)

Type of Project: (i.e. Office, Retail, Mixed, etc.) Hotel Additions
Total gross floor area of building: ~~71,255~~ square feet 71,255 sf
Total area of lot, tract or parcel: 3.782 acres Lot 1-3.546 Lot 3-.236
Automatic Fire Sprinkler System: X Yes ____ No
Building Construction Type: ~~I-FR~~ I-FR
Building Square Footage: 50,904 sf
Site Plan Attached: X Yes ____ No

Please check all use categories below that are planned for the building and the gross floor areas of each use within the proposed building.

— COMPLETED BY APPLICANT —		— COMPLETED BY STAFF —	
Check Type of Use	Gross Floor Area	Water Use Factors	Annual Water Demand
____ Office (non-medical)	____	(0.6 afy per 10,000 s.f.)	____
____ Office (medical/analytical lab)	____	(1.5 afy per 10,000 s.f.)	____
____ Retail Store	____	(0.6 afy per 10,000 s.f.)	____
____ Grocery Store	____	(1.1 afy per 10,000 s.f.)	____
____ Restaurant (full service)	____	(5.9 afy per Site)	____
____ Restaurant (limited service)	____	(2.5 afy per Site)	____
____ Gasoline Station w/ Car Wash	____	(7.8 afy per Site)	____
____ Gasoline Station w/o Car Wash	____	(0.5 afy per Site)	____
____ Car Wash (full service/conveyor)	____	(7.5 afy per Site)	____
____ Car Wash (self-service/manual)	____	(0.6 afy per Wash Bay)	____
____ Wholesale, Warehousing	____	(0.4 afy per 10,000 s.f.)	____
____ Industrial, Manufacturing	____	(applicant estimate of water use)	____
____ Church w/ day care or school)	____	(1.3 afy per Site)	____
____ Church w/o day care or school)	____	(0.6 afy per Site)	____
X Lodging (Hotel/full service) No. of rooms ~~23~~ 23		(.32 afy per room)	7.36 AFY
____ Lodging (Motel/limited service) No. of rooms ____		(.15 afy per room)	____
____ School, Elementary		(0.8 afy per 100 students)	____
____ School, Middle or Junior High		(3.2 afy per 100 students)	____
____ School, Senior High		(2.7 afy per 100 students)	____
____ Other (not listed above) Please attach water demand calculations and assumptions used)		(with attachment)	____

Total Floor Area 50,904 sf of Additions.

Total Commercial Water Demand 7.36 AFY

Total Residential Water Demand ____ AFY

TOTAL PROJECT WATER DEMAND 7.36 AFY

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

OWNER: Loretto Assoc. LLC	AGENT: Eric P. Enfield AIA
Mailing Address: 225 108th Ave NE Suite 300 Bellevue Wash. 98004-5771	Title: President - Arch. Alliance Inc Mailing Address: 612 Old Santa Fe Trail SF, NM 87505
Phone Number: 425-827-8737	Phone Number: 505-988-5269
FAX Number:	FAX Number: 505-986-1270

Information Provided By: Check one: ____ Owner X Agent

Signature: [signature] Date: 8/21/26

Technical Evaluation to be Sent to: (If applicable) Check one: ____ Owner X Agent

COMMENTS: _____

APPLICANTS, PLEASE NOTE:

- Resolution 2005-63, prohibits new connections beyond the City limits unless specific conditions are met. Applications for service beyond the City limits must include documentation showing these conditions are met or the application will be rejected.

For applications from outside the corporate city limits, please provide the following:

- Cover letter stating which Section of Resolution 2005-63 is applicable.
- Provide supporting documentation for request.
- Applicant is responsible for complying with all the provisions and requirements of City of Santa Fe Ordinance No. 2002-29, "Annual Water Budget Ordinance".
- Applicant must obtain a water allocation prior to extension of a water main or metered service connection.

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

David Coss, *Mayor*
Asenath Kepler, *City Manager*

Councilors:
Miguel M. Chavez, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Construct a 4 story addition with a 13,175 sq. ft. footprint at 41' 4" high or 17' below the maximum height of the existing Non-Contributing structure, a 7,984 sq. ft. meeting room at 24' 10" high, and an underground parking structure.
Project number: 06-10100024
Case number: H-06-024
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 211 Old Santa Fe Trail

PROJECT NAMES:

OW - Loretto Associates, LLC
c/o Noble House Resorts & Hotels
Bellevue, WA 98004-5771

225 108th Ave. NE, Ste. 300
425-827-8737

AP - Architectural Alliance, Inc.
Santa Fe, NM 87505

612 Old Santa Fe Trail
505-988-5269

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on, September 12, 2006, acted on the above referenced case. The decision of the board was to grant approval of your request with the following conditions that must be re-submitted for public hearing; revised design of the east elevation that eliminates the horizontality; opening up the Cathedral Place streetscape by requesting an exception to demolish part of the wall and to construct a wrought iron fence for visual access and a gate for pedestrian access into the garden; to re-design the Water Street streetscape for public access to a foot path that leads to the chapel by removing the existing fence; no rooftop appurtenances may be installed on all new construction and all rooftop appurtenances must be removed from the outbuildings at the southeast corner of the property.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner

CITY OF SANTA FE
ARCHAEOLOGICAL SUBMITTAL CHECKLIST/CLEARANCE PERMIT AND APPROVAL

Site File Number AR-19-06 Date Application Submitted 10/18/06

District: Historic Downtown District X ; River & Trails-Regular ____ ; Santa Fe Trail ____ Suburban ____

Building Sq. Ft. ____ Development Acreage .5 acres

Project Description: Reconnaissance Report

Site Address/Location: 211 Old Santa Fe Trail Property Owner: Noble House Hotels & Resorts

Permit: Grading ____ ; Development ____ ; Building ____

Applicant Information: Name: Architectural Alliance
612 Old Santa Fe Trail
Mailing Address: Santa Fe, NM 87505 Phone No.: 505-988-5269

Archaeological Consultant: Glenda Deyloff - Southwest Archaeological Consultants
P.O.Box 8617, Santa Fe, NM 87504

RECONNAISSANCE REPORT

1. X Project Archaeologist's Resume
2. X Vicinity Map
3. X Project Site Description
4. X Development Project Description
5. X Outline of Research & Methodology
6. X Site Map or Aerial Photograph at a Minimum of 1"=200' for Downtown Dist. & 1"=400' for other Districts
7. X Archival Research
   a. X Historic Maps & Aerial Photos
   b. X ARMS Files & Archaeological Reports
   c. X General Land Office (BLM) Surveys or Land Grant Plats
   d. X 1917 Hydrological Survey and Santa Fe Acequia System Report (needed if acequia present or nearby)
   e. X National and State Register Nominations (needed if in Historic Downtown District or near Historic Structure)
   f. X Historic Photos (needed if in Historic Downtown District)
   g. X Information from Title Abstract (if available)
8. X 2% Testing (Historic Downtown District Only)
9. X Description of Prehistoric & Historic Occupation & Land Use
10. X Description of Cultural Remains Discovered and Significance
11. X NM Site Inventory Forms and Other Documentation
12. X Recommended Site Significance
13. X Assessment of Development's Impact on Cultural Remains
14. X Recommended Treatment for Site
15. X Listing of Sources, i.e. historic maps, aerials, reports, etc.

X ARC APPROVAL: MEETING DATE: Nov. 2, 2006
Special Conditions: X Yes (see attachment) ____ No

TREATMENT PLAN REQUIRED:

Yes: ____ No: ____

____ TREATMENT PLAN ARC APPROVAL: MEETING DATE: ____
Special Conditions: ____ Yes (see attachment) ____ No

PRELIMINARY TREATMENT REPORT

____ a. Research Design Outline
____ b. Site Map of Excavations
____ c. Other Documentation: Photographs and New Mexico Site Inventory Forms; if applicable
____ d. Description of Cultural Remains Discovered
____ e. Description of Prehistoric and Historic Occupation and Land Use
____ f. Listing of Sources

TREATMENT REPORT ARC APPROVAL: MEETING DATE: ____
Special Conditions: ____ Yes (see attachment) ____ No

FINAL TREATMENT REPORT

____ Date Final Report Due ____ Date Final Report Received

Permit Approved: [signature] Date: 11/2/06
Archaeological Review Committee Chairperson

PLL010.PM5-9/94

30

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

David Coss, *Mayor*
Asenath Kepler, *City Manager*

Councilo:
Miguel M. Chavez, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Request for approval of *A Reconnaissance Report and 2% Testing for .5 Acres Located at the Inn And Spa at Loretto, Santa Fe, New Mexico.*

Case number: AR-19-06

Project type: ARCHAEOLOGICAL

PROJECT LOCATION (S): 211 Old Santa Fe Trail

Applicant: Southwest Archaeological Consultants for Noble Hotel & Resorts

COMMITTEE ACTION

The decision of the Archaeological Review Committee (ARC) at their November 2, 2006 meeting was to approve your report with provided corrections and with the clarification that the approval is only for the current proposed ground disturbance. Future work that will disturb new area will require an archaeological clearance by the ARC if ground disturbing activities exceed those outlined in Section 14-5.3 (B,1) of the City of Santa Fe Land Development Ordinance.

For further information please call 955-6660.

Sincerely,

Marissa C. Barrett
Historic Preservation Planner;
Archaeological Liaison

ARCHITECTURAL ALLIANCE

VIA FAX 955-6829

November 30, 2006

Greg Smith
City of Santa Fe
200 Lincoln Ave.
Santa Fe, New Mexico 87501

Re: Loretto Hotel

Dear Mr. Smith,

Attached are the square footages and parking requirements you requested:

Existing Hotel 142 rooms	142 spaces
New Addition 23 rooms	23 spaces
Existing Retail 4,122 / 350	12 spaces

New Meeting Rooms	4,861 sq ft
Main Ball Room	2,788 sq ft
Meeting Room 2	1,754 sq ft
Meeting Room 3	526 sq ft

9,929 /350= 28 parking spaces (if required)
Total 177 parking spaces or 205 parking spaces if required

Proposed surface and underground	182 spaces
Proposed valet parking	0 or 28 spaces

Total 177 parking spaces or 205

Eric Enfield
President Architectural Alliance Inc

CC: File

612 Old Santa Fe Trail Santa Fe, New Mexico 87505 505.988.5289 Fax 505.988.1270
email: archalliance@msn.com website: www.archalliinc.com

BASHAM & BASHAM, P.C.
ATTORNEYS AT LAW

VIA Facsimile Only: 955-6829

December 21, 2006

Daniel Esquibel, Planning &Land Use Department
Planning and Land Use Department
Santa Fe, New Mexico 87501

RE: Case # M 2006-26

Dear Dan:

I just e-mailed you the Applicant's second revised responses to the variance criteria. Thanks for your help. I am faxing these to you as well since I know you are experiencing some computer issues. Happy holidays. Please call me to confirm that you received these documents. Also, please call if you have any questions.

Sincerely,

Mark A. Basham

cc: Eric Enfield 986-1270

EXHIBIT B

2205 MIGUEL CHAVEZ, SUITE A, SANTA FE, NEW MEXICO 87505:
(505) 988-4575 • FAX: (505) 992-6170

INN AT LORETTO
CASE # M2006-26

The variance request before the Planning Commission is to build in the flood fringe. As such, it is a request for an "area" variance as opposed to a "use" variance. *See, Gould et al. v. Santa Fe County, 2001-NMCA-107, 131 N.M. 405, 37 P.3d 122 (2001).* Upon review for approval, area variances are subject to less stringent standards than use variances. *Id. discussing Ivanovich v. City of Tuscon Board of Adjustment, 529 P.2d 242 (Ariz.Ct.App. 1974).* City staff has concluded that the flood plain analysis prepared by the Applicant satisfies the requirements of both the Land Use Development Code and NFIP requirements. In other words, the Applicant meets the technical requirements necessary to allow it to build in the flood fringe. In addition, the Applicant's request for a variance meets the five criteria listed below.

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same district, and which do not result from the actions of the applicant.

There is a special condition and circumstance that specifically relates to this land. That is, the entire property is in the flood zone. But for the granting of the variance, there would be no building on this property at all. Other properties in the BCD are not subject to this same circumstance or special condition. The Applicant did not create this condition. Quite simply, there is no place on this property in which to build without the need for a variance.

There is another special condition which is peculiar to this land. A special sub-district was created specifically for this property. It is the Loretto Sub-district. In this sub-district there are no set back requirements, no limits on lot coverage and the potential for in excess of 400,000 square feet of development. The granting of the variance for the addition to the Inn at Loretto will bring the total amount square footage to 161,311. The granting of the variance is consistent with the Loretto Sub-district stated standards and goals for that property which are to "encourage the continued redevelopment of this sub-district" and to "provide for architectural harmony within the sub-district, and with adjoining sub-districts."

2. Literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter.

A literal interpretation of the provisions of the ordinance would deprive the Applicant of rights commonly enjoyed by other properties in the BCD. Other properties in the BCD do not have the unique characteristic of being entirely in the flood zone. Thus, they are able to build, renovate or add on to existing structures without the need for a variance. Without a variance there could be no building on this property at all. In addition, a literal interpretation of the ordinance would directly conflict with the stated purpose of the Loretto Sub-district which is to encourage the continued development of that district.

3. Granting of the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures or buildings in the same district. No nonconforming use of neighboring lands, structures or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of the variance.

City staff has concluded "that if all the other development standards can be met no special privileges would be conferred if the variance were granted." That is, the application complies with the parameters, standards and guidelines of the Loretto Sub-district. But for the fact that property is located in a flood zone, no area variance would be needed as the application fully complies with its underlying zoning.

4. The variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

The property lies fully within the Loretto Sub-district. This sub-district provides for no setbacks and could allow for as much as 420,000 square feet of development. With the proposed addition, the total amount of development would be 161,311 square feet. This is 258,689 square feet less than what is allowable. In addition, the allowable height in this sub-district is 65'. The proposed addition's height will be a maximum 41' 4". This is 23' 8" lower than that allowed by the existing zoning. Considering what is allowable versus what is being requested, this application provides for a reasonable use of the land and is a minimum easing of the ordinance.

5. Granting the variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The Applicant has already obtained Historic Design Review Board approval. Further, City staff has concluded that "the addition does provide for architectural harmony with

the sub-district, and the adjoining sub-district." As such, the granting of the variance will not be injurious to the neighborhood. Also, since the proposal complies with the underlying zoning for the Loretto Sub-district, it cannot be considered detrimental to the public welfare. And, last, the application is consistent with, and supported by, the stated purposes and goals of the Loretto Sub-district.

Dan, thank you for your assistance on this matter. Eric is out of town for the holiday season. As for your concern about the need for a more complete parking plan, the Applicant agrees with your recommended condition as stated in your December 7, 2006 memo to the Planning Commission.

12/18/2006 12:29 5059926170 BASHAM AND BASHAM PC PAGE 02
12/13/2006 03:40 5059861270 ARCHITECTURAL ALLIAN PAGE 09

INN and SPA at LORETTO

211 Old Santa Fe Trail

Architectural Alliance
December 7, 2006

REVISED EXISTING SQUARE FOOTAGES

EXISTING HOTEL

1ST LEVEL	37,407 SQ FT
2ND LEVEL	24,485
3RD LEVEL	21,247
4TH LEVEL	16,633
5TH LEVEL	3,826

TOTAL 103,598 GROSS SQ FT * (discrepancy due to inclusion of Kirtpatrik retail in original figures which is not part of property)

OLD WAREHOUSE GROSS 6,909 SQ FT ** (existing warehouse 11,605 - 4,741 portion demolished = 6,909 sq ft)

TOTAL REVISED 110,507 GROSS SQ FT

NEW ADDITIONS 50,804 GROSS SQ FT

TOTAL PROPOSED AND EXISTING SQUARE FOOTAGE = 161,311 SQ FT

ARCHITECTURAL ALLIANCE

RECEIVED
DEC 4 2006
DEVELOPMENT REVIEW

December 4, 2006

VIA HAND DELIVERY

To: Whom it May Concern
City of Santa Fe
Planning & Land Use Division

From: Eric P. Enfield, AIA
President, Architectural Alliance, Inc.

Re: Inn & Spa @ Loretto
Appeal Criteria
Section 14-3.16 (c)

Per section 14-3.16 the variance we request to build in the flood fringe requires the decision making body to review the application, and based on input received at the public hearing and the approval criteria set forth in paragraph (C) listed below, shall act to approve, approve with conditions, or deny the variance application.

It is the commission's responsibility to determine if we've met the approval criteria and if our application complies with the following criteria:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same district, and which do not result from the actions of the applicant;
2. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;
3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures or buildings in the same district. No nonconforming use of neighboring lands, structures or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance;
4. The variance is the minimum variance that will make possible the reasonable use of the land, building or structure;
5. Granting the variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

612 Old Santa Fe Trail Santa Fe, New Mexico 87505 505.988.5269 Fax 505.986.1270
email: architecturalalliance@archallinc.com www.archallinc.com

I've been asked to address these items in writing by City staff and our answers are as follows:

1. Our property lies totally within the flood plain. This special condition or circumstance is peculiar to this property. All other similar properties downtown are either out of the flood plain or only partially in the flood plain.
2. If we are not allowed this variance all the rights commonly enjoyed by other properties in this district will be denied us.
3. As all other properties have the right to develop their properties, this variance will not confer on us any special privileges.
4. This is the minimum variance needed to make reasonable use of our land.
5. The granting of this variance will be in harmony with the purpose and intent of Chapter 14, and will not injure the neighborhood or be detrimental to the public welfare.

Please review the above and we look forward to presenting to the commission on December 7, 2006.

Submitted by:

Eric P. Enfield, AIA
President, Architectural Alliance, Inc.

Cc: Noble House Hotels & Resorts
Mark Basham
File

City of Santa Fe, New Mexico

memo

DATE: Public Hearing of July 10, 2014

TO: Planning Commission

VIA: Kate Noble, Acting Director, Housing & Community Development Department KN

FROM: Reed Liming, Long Range Planning Division Director RL

SUBJECT: Impact Fee Capital Improvements Plan 2020 (CIAC-Approved Draft)

Summary
The ***Impact Fee Capital Improvements Plan 2020 for Roads, Parks, Fire/EMS and Police*** provides the basis for determining new impact fees and includes "land use assumptions" (i.e. growth projections) as required by the New Mexico Development Fees Act (§§ 5-8-1 to 5-8-43, NMSA 1978) and provides the basis for new impact fees. The Act requires that a local government's impact fees must be updated every five years (unless the governing body determines that no update is needed). The draft Impact Fee CIP 2020 update recommends changes in the following major areas of the CIP and for the Impact Fees ordinance. These changes include:

1. **Land Use Categories** – The city has been using a detailed list of land uses in the previous fee schedules. Changes recommended include:
   - Non-Residential Land Use Categories – reduce from 20 to six categories,
   - Residential Categories – set the upper limit at "3,001 square feet or more"
   - Residential Categories – add a single "Accessory Dwelling Unit, 750 sq. ft. or less" category (i.e. for Guest Houses, etc.),

The study shows that moving from more specific, detailed non-residential uses to fewer, more general uses would result in a 6% loss of impact fee revenues from non-commercial uses. However, a benefit of moving to fewer, more general uses includes ease of assessing and collecting fees and greatly reducing the number of cases where new commercial tenants are charged impact fees due to their business falling into a detailed commercial land use category that owes more in impact fees than the previous tenant's business.

2. **Level of Impact Fees to be Adopted** – In 2008, the City Council adopted an impact fee schedule with fees set at 60% of the maximum the consultant stated the city could justify charging. The draft Impact Fee CIP 2020 shows the maximum amount the city could charge (Table 2, p.3) and what the fees would be if adopted at 70% of maximum as recommended by the CIAC (Table 3, p. 4). Currently, all residential permits pay only 50% of the amounts shown in the fee schedule through February 26, 2016. (The draft Impact Fees Bill proposes to remove the 50% reduction; the CIAC recommended that the 50% reduction remain in the ordinance.)

3. **Capital Facility Plans** – The final two pages of the document (pp. 77-78) contain Tables 80-83 which list the planned projects eligible for impact fees through 2020, as recommended by city staff in the key departments that manage the projects.
   - Table 80 – Planned Major Roadway Improvements, 2014-2020
   - Table 81 – Planned Park/Trail Improvements, 2014-2020
   - Table 82 – Planned Fire/EMS Improvements, 2014-2020
   - Table 83 – Planned Police Improvements, 2014-2020

4. Service Areas / Benefit Districts – Multiple service areas or benefit districts were discussed by the CIAC, but were not recommended by the consultant or the CIAC. Separate benefit districts would charge the same impact fees but would limit the fees collected in a district to being spent only in that district. Growth and annexation in the southwest area of the city has provided a basis for ensuring that impact fees collected in that area be spent only in that area. U.S. Census data shows that the Southwest Area (bounded by Cerrillos Road, I-25, NM 599, Agua Fria THC and Richards Avenue) absorbed **45.3%** of all new housing units in the urban area from **2000-2010**. Separate analysis of the city's monthly permit reports indicates that the Southwest Area absorbed **44.4%** of all new housing from **2004-2013**. During that time approximately **48%** of all impact fee funds expended have been for projects generally serving that area.

The following questions arise when considering possible multiple benefit districts:

A. Which fees would have multiple benefit districts? (Study suggests "Roads" and "Parks" would be appropriate)
B. What would be the specific boundaries for the districts?
C. How would existing account balances be divided among the new districts? (50/50, if just two districts?)
D. Would funds from one benefit district be able to be used for a project in another district? If yes, under what circumstances?
E. Could reduced impact fee revenue (due to continued lower growth in the city combined with a 50% waiver of residential fees for two years), when split among separate accounts in multiple benefit districts, leave all accounts with too little revenue for useful project funding?

CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2014 - ____

INTRODUCED BY:

Councilor Patti Bushee

A RESOLUTION

ADOPTING THE "*IMPACT FEE CAPITAL IMPROVEMENTS PLAN, 2020 FOR ROADS, PARKS, FIRE/EMS AND POLICE*" TO MEET THE STATE REQUIRED IMPACT FEE PROGRAM 5-YEAR UPDATE AS CALLED FOR IN THE STATE DEVELOPMENT FEES ACT (5-8-30 NMSA 1978).

WHEREAS, the State of New Mexico established the "Development Fees Act" (§§ 5-8-1 to 5-8-43, NMSA 1978) (the "Act") to enable local governments to adopt local development impact fees; and

WHEREAS, the Act requires periodic updates of the impact fee land use assumptions and capital improvement plan at least every five years (§ 5-8-30); and

WHEREAS, the "*Impact Fee Capital Improvements Plan, 2020*" provides the background and basis for approving new projects and adopting a new fee schedule; and

WHEREAS, the City previously adopted the "*Impact Fee Capital Improvements Plan and Land Use Assumptions, 2007-2012*" (Resolution 2008-7) and amended the "Impact Fee *Ordinance*" (Ordinance 2008-2; SFCC 14-8.14) on January 9, 2008, all in accordance with the

Act.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SANTA FE that the Governing Body hereby adopts the *"Impact Fee Capital Improvements Plan and Land Use Assumptions 2020 for Roads, Parks, Fire/EMS and Police,"* attached hereto as Exhibit "A."

PASSED, APPROVED and ADOPTED this ____ day of _____, 2014.

CITY OF SANTA FE:

_____

JAVIER M. GONZALES, MAYOR

ATTEST:

_____

YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:

_____

KELLEY A. BRENNAN, INTERIM CITY ATTORNEY

M/Melissa/Resolutions 2014/Impact Fee CIP 2020

Impact Fee
Capital Improvements Plan 2020
for Roads, Parks, Fire/EMS and Police

City of Santa Fe, New Mexico

June 2014

CIAC APPROVED DRAFT

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EXECUTIVE SUMMARY

Duncan Associates has been retained by the City of Santa Fe to update the City's capital improvements plans, land use assumptions and impact fees for roads, parks/trails, fire/EMS and police facilities. This study calculates maximum impact fees that Santa Fe can charge based on the existing levels of service.

Report Layout

The report begins with five chapters that have general applicability to all four fee types: legal framework, service areas, land use assumptions, methodologies and land use categories. The last four chapters address the four facility types: roads, parks/trails, fire/EMS and police. Appendices provide more detailed data and analysis to support the individual fee calculations. The final appendix contains the list of planned improvements, which may be amended prior to the next comprehensive impact fee update.

Background

The last comprehensive update of the City's impact fees was based on a 2008 study that was adopted by the City Council on January 9, 2008.[1] **The fees were adopted at 60% of the calculated amounts.**

Impact fees for residential uses were suspended for two years, effective January 22, 2012. Beginning February 27, 2014, residential impact fees are being collected at 50% of adopted amounts for the next two years.

The current adopted fees are summarized in Table 1 on the following page. The temporary 50% residential fee reduction is not reflected in the table.

In addition to impact fees, the City assesses Utility Expansion Charges (UECs) for water and wastewater. UECs are similar to impact fees, but are adopted under authority provided in state law to assess charges for water and wastewater facilities, rather than under the authority of the *Development Fees Act* that regulates impact fees. The City's UECs are addressed in a separate analysis.

Land Use Categories

It is recommended that the current 20 nonresidential land use categories in the impact fee schedules be reduced to six: retail/commercial, office, industrial, warehouse, mini-warehouse and public/institutional. This approach recognizes that commercial land uses often change, avoids extremely high fees for a small number of land uses (e.g., restaurants, convenience stores, medical offices), eliminates most impact fee charges for change of use, thereby encouraging reuse of existing buildings, and simplifies impact fee administration. This change, however, would result in impact fee revenues about 6% lower than under the more detailed land use categories (see page 16).

[1] Duncan Associates, *Impact Fee Capital Improvements Plan and Land Use Assumptions for Roads, Parks, Fire and Police*, approved by the Santa Fe City Council on January 9, 2008.

Table 1. Adopted Impact Fee Schedule

Land Use Type	Unit	Roads	Parks	Fire	Police	Total
Single Family Detached Units (heated living area):						
(0 to 1,500 sq. ft.)	Dwelling	$1,850	$1,111	$125	$44	$3,130
(1,501 to 2,000 sq. ft.)	Dwelling	$2,100	$1,214	$136	$48	$3,498
(2,001 to 2,500 sq. ft.)	Dwelling	$2,183	$1,328	$150	$53	$3,714
(2,501 to 3,000 sq. ft.)	Dwelling	$2,248	$1,379	$155	$55	$3,837
(3,001 to 3,500 sq. ft.)	Dwelling	$2,309	$1,418	$159	$56	$3,942
(3,501 to 4,000 sq. ft.)	Dwelling	$2,359	$1,444	$163	$58	$4,024
(more than 4,000 sq. ft.)	Dwelling	$2,424	$1,495	$169	$59	$4,147
Accessory Units (attached or detached)						
(0 to 500 sq. ft.)	Dwelling	$518	$324	$37	$13	$892
(501 to 1,000 sq. ft.)	Dwelling	$1,036	$647	$73	$26	$1,782
(1,000 to 1,500 sq. ft.)	Dwelling	$1,554	$971	$110	$39	$2,674
Other (Apts., Condos, S.F. Attached)	Dwelling	$1,554	$971	$110	$39	$2,674
Hotel/Motel	Room	$1,203	$0	$82	$29	$1,314
Retail/Commercial (gross floor area)						
Shopping Center/General Retail	1000 sq. ft.	$4,597	$0	$221	$78	$4,896
Auto Sales/Service	1000 sq. ft.	$2,180	$0	$221	$78	$2,479
Bank	1000 sq. ft.	$4,948	$0	$221	$78	$5,247
Convenience Store w/Gas Sales	1000 sq. ft.	$8,778	$0	$221	$78	$9,077
Health Club, Recreational	1000 sq. ft.	$4,394	$0	$221	$78	$4,693
Movie Theater	1000 sq. ft.	$10,412	$0	$221	$78	$10,711
Restaurant, Packaged Food	1000 sq. ft.	$4,597	$0	$221	$78	$4,896
Restaurant, Sit-Down	1000 sq. ft.	$5,083	$0	$221	$78	$5,382
Restaurant, Fast Food	1000 sq. ft.	$11,064	$0	$221	$78	$11,363
Office/Institutional (gross floor area)						
Office, General	1000 sq. ft.	$2,429	$0	$124	$44	$2,597
Medical Building	1000 sq. ft.	$3,903	$0	$124	$44	$4,071
Nursing Home	1000 sq. ft.	$1,354	$0	$124	$44	$1,522
Church	1000 sq. ft.	$1,521	$0	$124	$44	$1,689
Day Care Center	1000 sq. ft.	$3,202	$0	$124	$44	$3,370
Educational Facility	1000 sq. ft.	$586	$0	$124	$44	$754
Educational Facility Dorm Room	1000 sq. ft.	$1,203	$0	$82	$29	$1,314
Industrial/Warehousing (gross floor area)						
Industrial, Manufacturing	1000 sq. ft.	$1,610	$0	$74	$26	$1,710
Warehouse	1000 sq. ft.	$1,147	$0	$47	$16	$1,210
Mini-Warehouse	1000 sq. ft.	$417	$0	$47	$16	$480

Source: Santa Fe City Code, Sec. 14-8.14/E(a), as amended by Ordinance 2013-44 adopted February 27, 2014.

Updated Fees

While the updated fees are generally lower than those calculated in the 2008 study, the 2008 fees were adopted at only 60% of the full proportionate-share amounts. Consequently, the updated fees are higher than the current adopted fees for most land uses, as shown in Table 2. Note that a 67% increase from current levels would be necessary to bring the fees up to the levels calculated in 2008 (while it may not be intuitive, if fees are adopted with a 40% reduction, it takes a 67% increase to get back to 100%). Because the updated fees are generally lower than those calculated in 2008, the maximum percentage increases from current adopted fees are generally significantly below 67%.

Table 2. Updated Fees Compared to 2008 Calculated/Adopted Fees

Land Use Type	Unit	Roads	Parks	Fire	Police	Total
Single-Family Detached (avg.)	Dwelling	$3,009	$1,552	$247	$104	$4,912
1,500 sq. ft. or less	Dwelling	$2,706	$1,381	$220	$92	$4,399
1,501-2,000 sq. ft.	Dwelling	$2,949	$1,443	$230	$97	$4,719
2,001-2,500 sq. ft.	Dwelling	$3,059	$1,583	$252	$106	$5,000
2,501-3,000 sq. ft.	Dwelling	$3,207	$1,661	$265	$111	$5,244
3,001 sq. ft. or more	Dwelling	$3,395	$1,769	$282	$119	$5,565
Multi-Family	Dwelling	$1,855	$1,350	$214	$90	$3,509
Retail/Commercial	1,000 sq. ft	$5,723	$0	$384	$161	$6,268
Office	1,000 sq. ft	$3,431	$0	$180	$76	$3,687
Industrial	1,000 sq. ft	$2,651	$0	$78	$33	$2,762
Warehouse	1,000 sq. ft	$1,383	$0	$34	$14	$1,431
Mini-Warehouse	1,000 sq. ft	$535	$0	$31	$13	$579
Public/Institutional	1,000 sq. ft	$2,086	$0	$162	$68	$2,316
Percent Change from 2008 Calculated Fees						
Single-Family Detached						
1,500 sq. ft. or less	Dwelling	-12%	-25%	5%	24%	-16%
1,501-2,000 sq. ft.	Dwelling	-16%	-29%	1%	21%	-19%
2,001-2,500 sq. ft.	Dwelling	-16%	-29%	1%	19%	-19%
2,501-3,000 sq. ft.	Dwelling	-14%	-28%	3%	22%	-18%
3,001 sq. ft. or more	Dwelling	-12%	-25%	6%	27%	-15%
Multi-Family	Dwelling	-28%	-17%	17%	38%	-21%
Retail/Commercial	1,000 sq. ft	-25%	n/a	4%	24%	-23%
Office	1,000 sq. ft	-15%	n/a	-13%	4%	-15%
Industrial	1,000 sq. ft	-1%	n/a	-37%	-25%	-3%
Warehouse	1,000 sq. ft	-28%	n/a	-56%	-48%	-29%
Mini-Warehouse	1,000 sq. ft	-23%	n/a	-60%	-52%	-28%
Public/Institutional	1,000 sq. ft	-8%	n/a	-22%	-7%	-9%
Percent Change from Adopted Fees						
Single-Family Detached						
1,500 sq. ft. or less	Dwelling	46%	24%	76%	109%	41%
1,501-2,000 sq. ft.	Dwelling	40%	19%	69%	102%	35%
2,001-2,500 sq. ft.	Dwelling	40%	19%	68%	100%	35%
2,501-3,000 sq. ft.	Dwelling	43%	20%	71%	102%	37%
3,001 sq. ft. or more	Dwelling	47%	25%	77%	113%	41%
Multi-Family	Dwelling	19%	39%	95%	131%	31%
Retail/Commercial	1,000 sq. ft	24%	n/a	74%	106%	28%
Office	1,000 sq. ft	41%	n/a	45%	73%	42%
Industrial	1,000 sq. ft	65%	n/a	5%	27%	62%
Warehouse	1,000 sq. ft	21%	n/a	-28%	-13%	18%
Mini-Warehouse	1,000 sq. ft	28%	n/a	-34%	-19%	21%
Public/Institutional	1,000 sq. ft	54%	n/a	31%	55%	52%

Source: Updated fees from Table 24 (roads), Table 36 (parks), Table 47 (fire/EMS) and Table 58 (police); percentage comparison to 2008 fees based on fees calculated in Duncan Associates, *Impact Fee Capital Improvements Plan and Land Use Assumptions for Roads, Parks, Fire and Police*, approved by the Santa Fe City Council on January 9, 2008 and adopted fees from Table 1 (comparison uses shopping center for retail/commercial, general office for office and nursing home for public/institutional).

Adoption of the updated fees at a 70% implementation rate would essentially be revenue-neutral (see Table 4). The updated total impact fees are very similar to current adopted fees for most land uses, as illustrated in Table 3. The Impact Fee Capital Improvements Advisory Committee (CIAC) recommends adoption of the updated fees at this percentage.

Table 3. Updated Fees at 70% Compared to Adopted Fees

Land Use Type	Unit	Roads	Parks	Fire	Police	Total
Single-Family Detached (avg.)	Dwelling	$2,106	$1,086	$173	$73	$3,438
1,500 sq. ft. or less	Dwelling	$1,894	$967	$154	$64	$3,079
1,501-2,000 sq. ft.	Dwelling	$2,064	$1,010	$161	$68	$3,303
2,001-2,500 sq. ft.	Dwelling	$2,141	$1,108	$176	$74	$3,499
2,501-3,000 sq. ft.	Dwelling	$2,245	$1,163	$186	$78	$3,672
3,001 sq. ft. or more	Dwelling	$2,377	$1,238	$197	$83	$3,895
Multi-Family	Dwelling	$1,299	$945	$150	$63	$2,457
Retail/Commercial	1,000 sq. ft	$4,006	$0	$269	$113	$4,388
Office	1,000 sq. ft	$2,402	$0	$126	$53	$2,581
Industrial	1,000 sq. ft	$1,856	$0	$55	$23	$1,934
Warehouse	1,000 sq. ft	$968	$0	$24	$10	$1,002
Mini-Warehouse	1,000 sq. ft	$375	$0	$22	$9	$406
Public/Institutional	1,000 sq. ft	$1,460	$0	$113	$48	$1,621
Percent Change from Adopted Fees						
Single-Family Detached						
1,500 sq. ft. or less	Dwelling	2%	-13%	23%	45%	-2%
1,501-2,000 sq. ft.	Dwelling	-2%	-17%	18%	42%	-6%
2,001-2,500 sq. ft.	Dwelling	-2%	-17%	17%	40%	-6%
2,501-3,000 sq. ft.	Dwelling	0%	-16%	20%	42%	-4%
3,001 sq. ft. or more	Dwelling	3%	-13%	24%	48%	-1%
Multi-Family	Dwelling	-16%	-3%	36%	62%	-8%
Retail/Commercial	1,000 sq. ft	-13%	n/a	22%	45%	-10%
Office	1,000 sq. ft	-1%	n/a	2%	20%	-1%
Industrial	1,000 sq. ft	15%	n/a	-26%	-12%	13%
Warehouse	1,000 sq. ft	-16%	n/a	-49%	-38%	-17%
Mini-Warehouse	1,000 sq. ft	-10%	n/a	-53%	-44%	-15%
Public/Institutional	1,000 sq. ft	8%	n/a	-9%	9%	7%

Source: 75% of updated fees from Table 2; percentage comparison to adopted fees from Table 1 (comparison uses shopping center for retail/commercial, general office for office and nursing home for public/institutional).

Potential Revenue

If the updated fees are adopted at 100% of the proportionate fair-share costs identified in this study, total impact fee revenues over the next seven years would be about $14 million, assuming no residential fee waivers or reductions, other than for affordable housing. The revenue effects of 100%, 70% and 60% adoption rates are summarized in Table 4, based on the growth projections contained in the updated Land Use Assumptions, and compared to revenue from current fees.

Table 4. Potential Impact Fee Revenue, 2014-2020

	Adoption Rates (No Waivers)			Current
Fee Type	100%	70%	60%	Fees
Roads	$10,352,347	$7,246,643	$6,211,408	$8,140,027
Parks/Trails	$2,674,647	$1,872,253	$1,604,788	$2,192,480
Fire/EMS	$774,244	$541,971	$464,546	$455,399
Police	$325,566	$227,896	$195,340	$162,915
Total	$14,126,804	$9,888,763	$8,476,082	$10,950,821

Source: Revenue for updated fees at 100% from Table 26 (roads), Table 38 (parks), Table 49 (fire/EMS) and Table 60 (police); revenue from current fees assumes single-family fee for 2,001-2,500 sq. ft. unit; 95% shopping center rate plus 5% fast-food restaurant rate (fast-food restaurant was actually 9% of retail square footage over the last two years) for retail, general office for office, average of industrial/warehouse for industrial/warehouse and nursing home for institutional.

Recommendations

The consultant offers the following recommendations relating to the impact fee update:

1. **Consolidate/Reduce Number of Nonresidential Land Use Categories.** The City should consolidate the nonresidential land use categories as reflected in the updated fee schedules. Even though this is likely to result in slightly less revenue than would be received if the current detailed categories were retained, such consolidation will recognize that commercial land uses often change, avoid extremely high fees for a small number of land uses, eliminate most impact fee charges for change of use, thereby encouraging reuse of existing buildings, and simplify impact fee administration.

2. **Consider Single-Family Flat Rate.** The City could also consider adopting flat rate for single-family detached units in place of the current differentiated fees by dwelling unit size. Both options have been calculated in this study, and both options would generate about the same amount of revenue. This would result in somewhat higher fees for smaller units and lower fees for larger units. However, the difference between fees for the smallest and largest single-family size categories has gone down from a theoretical maximum of $3,089 when the differential fees were first calculated in 2003 to only $1,166 in this update,[2] due to switch to more reliable regional data. The City may well decide that this relatively small differential is no longer worth the additional complexity.

3. **Adopt Fees at the Same Percentage for All Land Uses.** The updated fees may be adopted at a percentage less than the proportionate fair-share amounts documented in this study. Different adoption percentages could be applied to the different types of fees (e.g., roads or parks), but the percentage for each fee type should be applied uniformly to all land use types in order to retain the proportionality of the fees to the impact of various types of development. Adoption of all fees at 70% would produce about the same revenue as current fees.

[2] Sum of road, park, fire and police fees, if adopted at 100% with no residential fee waivers.

LEGAL FRAMEWORK

Impact fees are a way for local governments to require new developments to pay a proportionate share of the infrastructure costs they impose on the community. In contrast to traditional "negotiated" developer exactions, impact fees are charges that are assessed on new development using a standard formula based on objective characteristics, such as the number and type of dwelling units constructed. The fees are one-time, up-front charges, with the payment usually made at the time of building permit issuance. Impact fees require each new development project to pay its pro-rata share of the cost of new capital facilities required to serve that development.

Impact fees were pioneered by local governments in the absence of explicit state enabling legislation. Consequently, such fees were originally defended as an exercise of local government's broad "police power" to protect the health, safety and welfare of the community. The courts gradually developed guidelines for constitutionally-valid impact fees, based on a "rational nexus" that must exist between the regulatory fee or exaction and the activity that is being regulated. To date, 28 states have adopted impact fee enabling legislation. These acts have tended to embody the constitutional standards that have been developed by the courts. Impact fees in New Mexico are governed by the New Mexico *Development Fees Act* (Sec. 5-8-1, et. seq., New Mexico Revised Statutes).

Service Area

The New Mexico *Development Fees Act* requires that Land Use Assumptions and Capital Improvements Plans must be prepared for each "service area." A service area is a geographic area within which a set of capital facilities provides roughly equivalent benefit to all development located within the area. In general, impact fees collected within a service area will be spent within the same service area, although there may be instances where the facility that serves development in the service area is actually physically located outside the service area.

Land Use Assumptions

An impact fee update must include land use assumptions (growth projections) for each service area. The *Development Fees Act* defines land use assumptions as "projections of changes in land uses, densities, intensities and population in the service area over at least a five-year period." Because the Capital Improvements Plan that must be prepared for each service area must identify improvement needs for a period not to exceed ten years, a 5-to-10-year time-frame is appropriate for an impact fee study. A seven-year time frame is used for the land use assumptions and capital improvements plans in this study. The land use assumptions are provided in Appendix F.

Capital Improvements Plan

According to the *Development Fees Act*, impact fees can only be spent on improvements identified in the Capital Improvements Plan. The Capital Improvements Plan required by the *Development Fees Act* is somewhat different from the traditional capital improvements program. Like a traditional capital improvements program, the Capital Improvements Plan required by the *Development Fees Act* must include a list of capital projects, their costs and anticipated sources of funding. However, the similarity stops there. Elements required in the Capital Improvements Plan but not found in a typical capital improvements program include an inventory of existing facilities, including an analysis of current usage and capacity of such facilities; a determination of the portion of the cost of planned improvements, as well as existing improvements with remaining excess capacity, that is attributable to growth; an equivalency table that estimates the service demand generated by different

land use types; and the projected growth in service demand based on the recommended Land Use Assumptions over a period not to exceed ten years. In essence, the impact fee Capital Improvements Plan is the impact fee study.

Capital Facilities Plans

While the Capital Improvements Plan includes much more than a list of planned projects, the project list has special relevance. Impact fees can only be spent on projects that are listed in the adopted Capital Improvements Plan. In addition, credits against the impact fees in return for dedications of land or improvements made by developers are only allowed if the dedication or improvement is listed in the Capital Improvements Plan. In order to distinguish between the full Capital Improvements Plan and the list of projects, the list of projects will be referred to as the Capital Facilities Plan. The Capital Facility Plans for each of the four fee types are provided in Appendix G.

Level of Service

The Act requires "an analysis of the total capacity [and] the level of current usage" of existing facilities, a relationship that is often referred to as "level of service" (although this term does not appear in the Act). The impact fee principle that is being referred to here is that new development should not be charged for a higher level of service than is being provided to existing development. If facilities are currently deficient with respect to the capacity standard that is being used to calculate the impact fees, a credit should be provided to new development to acknowledge tax or rate payments that will be made by new development and used to remedy the deficiency. In general, the necessity of providing a deficiency credit is avoided by basing the impact fees on the current level of service.

Service Unit

Both demand and capacity need to be expressed in terms of the same "service units" – defined by the Act as "a standardized measure of consumption, use, generation or discharge." The service unit for parks, for example, might be acres of park land. In order to translate land use projections into additional demands for service, the Capital Improvements Plan must include "an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, and industrial." Such a table, which relates various land use categories and the service demands associated with them, is the basis for the fee schedule. The equivalency table for road impact fees, for example, would specify the typical travel demand generated by a single-family unit, 1,000 square feet of office space, etc.

Fee Schedule

The fee schedule brings together all of the fee calculation components. These include the land use categories, service demands associated with a unit of development, cost per service unit and revenue credits. Although the Act does not specifically mention credits for other revenue contributions (e.g., gross receipts taxes used to pay debt service on the same facility), established case law clearly indicates that double-charging must be avoided and that such contributions must be credited in the impact fee formulation.

Updates

The *Development Fees Act* requires that the land use assumptions and capital improvements plan be updated within five years from the date that the last capital improvements plan was adopted.

SERVICE AREAS

The New Mexico *Development Fees Act* defines "service area" as

> *the area within the corporate boundaries or extraterritorial jurisdiction of a municipality or the boundaries of a county to be served by the capital improvements or facility expansions specified in the capital improvements plan designated on the basis of sound planning and engineering standards.*

The service area for the City's current impact fees is the Santa Fe Urban Area (see Figure 1). The Urban Area is the geographic area that includes the City's incorporated area as well as some additional unincorporated area that is likely to be annexed into the city at some time in the future. In the future, comparisons between the "city" and "urban area" may be unnecessary as the city annexes most of the urban area. However, the Agua Fria Traditional Historic Community, containing 2,800 residents and 1,134 housing units according to the 2010 Census, is located within the urban area and is expected to remain unincorporated. City impact fees are charged only within the corporate limits and unincorporated areas within the Urban Area where the City has building permit authority.

The City currently has a single service area for all of the fees. In general, multiple service areas should be avoided where possible. Each service area requires the preparation of separate land use assumptions, facility inventories, impact fee calculations and capital improvements plans. In addition, multiple service areas limit the City's ability to accumulate sufficient funds to make improvements.

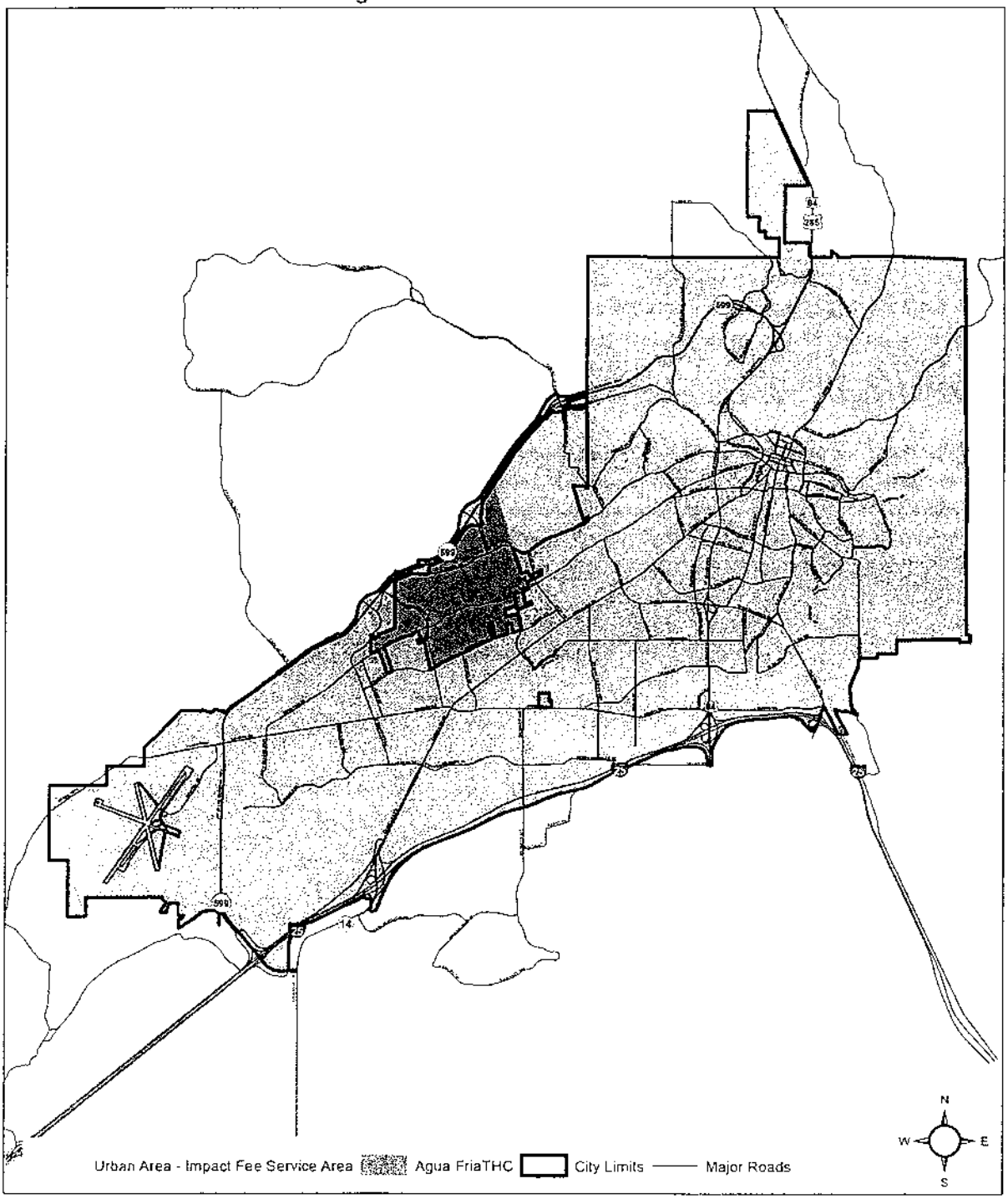
Multiple service areas are sometimes used to create fee differentials as an incentive to steer development to desired locations. Impact fee differentials by area, however, are unlikely to be large enough to have any significant effect on the location of development.

Benefit District Option. While multiple service areas are to be avoided, the City could consider the division of the service area (for one or more impact fee types) into two or more "benefit districts." Benefit districts are not described in the State's impact fee enabling act, but they are used in many impact fee systems around the country. A benefit district is simply a requirement that impact fees collected in a defined area be spent in the same area. Benefit districts use a requirement of geographic proximity to help ensure that the fees are spent on improvements that benefit the developments generating the fees.

Multiple benefit districts put the same restrictions on the expenditure of funds as multiple service areas would, but the preparation of separate land use assumptions, capital improvements plans and impact fee calculations for each benefit district is not required. Multiple benefit districts generally make the most sense for road and park impact fees. Fire and police facilities tend to be either more centralized (police) or more integrated (fire), and are generally not appropriate for multiple benefit districts.

The City has been experiencing significant growth in its recently-annexed southwest portion of the Urban Area, and some interest has been expressed in implementing two benefit districts (southwest/non-southwest) for road and park/trail impact fees.

Figure 1. Santa Fe Urban Area



Roads

The City's road impact fees fund improvements to the major roadway system, defined as arterial and collector roadways, excluding I-25 and NM 599. Because the major roadway system facilitates travel throughout the community, a single service area continues to be appropriate for road impact fees.

Parks/Trails

The City's park/trail impact fees fund improvements to the system of recreational facilities, including regional parks, neighborhood parks and trails. Regional parks and trails tend to serve relatively large areas, while neighborhood parks have more localized benefit. As long as the City makes a good faith effort to use park/trail impact fees to fund neighborhood park improvements in areas that are experiencing residential development, a single service area will continue to be appropriate for park/trail impact fees.

Fire and Police

A single service area continues to be appropriate for fire and police facilities. Police facilities tend to be centralized, and police protection is provided throughout the city from roving patrol cars. While fire facilities are by necessity more decentralized, responding units are not always located at the nearest station, and units respond to major incidents from all over the city. The City's fire and police facilities and equipment thus form integrated systems, and single service areas are appropriate.

LAND USE ASSUMPTIONS

Land Use Assumptions for the impact fees are provided in Appendix F. The land use assumption report provides growth projections for the Santa Fe Urban Area, a unified service area within which the city may expend impact fee monies for eligible capital improvement projects. The New Mexico Development Fees Act (§§ 5-8-1 through 5-8-43, NMSA 1978), specifies that land use assumptions must be adopted for a period of at least five years. The land use assumptions cover a period of seven calendar years from the beginning of 2014 through the end of 2020. Over this period, the land use assumptions anticipate that the service area will gain 2,100 new dwelling units with approximately 3,500 new residents and approximately 1.23 million square feet of new nonresidential development. The growth projections for housing, population and nonresidential floor area from 2014 through 2020 are summarized in Table 5.

Table 5. Land Use Assumptions Summary, 2014-2020

	2014	2020	Increase
Populaton	86,500	90,000	3,500
Single-Family Detached*	25,075	26,563	1,488
Multi-Family**	14,125	14,737	612
Moble Home	5,200	5,200	0
Total Housing Units	44,400	46,500	2,100
Retail (1,000 sf)	10,198	10,898	700
Office (1,000 sf)	8,972	9,322	350
Industrial (1,000 sf)	4,360	4,465	105
Institutional (1,000 sf)	2,960	3,030	70
Total Nonresidential (1,000 sf)	26,490	27,715	1,225

* 85% of combined single-family detached and attached provided in the *Land Use Assumptions* (percentage from U.S. Census, American Community Survey, 2008-2012 for City of Santa Fe)

** adjusted from *Land Use Assumptions* to include single-family attached, per note above

Source: City of Santa Fe Long Range Planning Division, *Santa Fe Urban Area, Impact Fee Land Use Assumptions 2014-2020*, August 2013 (see Appendix F).

METHODOLOGIES

This section reviews the existing methodologies for all four facility types, identifies potential alternatives and makes recommendations for changes.

There are a variety of methodologies that can be employed to calculate impact fees. Any methodology, however, must comply with the fundamental principle of impact fees, which is that new development should not be charged for a higher level of service than existing development. Impact fees can be based on a higher level of service than currently exists, but if they are based on a higher level of service a funding plan must be put in place to remedy the existing deficiencies and a credit must be provided for the portion of the funding used to remedy the deficiencies that will be generated by new development.

Alternative Methodologies

There are two basic types of impact fee methodologies: "standards-based" and "plan-based." Standards-based methodologies use a generalized, system-wide level of service measure, such as the number of park acres per 1,000 residents. With such a standard, appropriate impact fees can be calculated based on the cost of maintaining the existing level of service without a master plan specifying specific improvements to be constructed. This approach gives the City flexibility to modify its Capital Improvements Plan to respond to changing conditions without triggering the need for an impact fee update.

A plan-based methodology relies on a list of planned capital improvements, and is basically calculated by dividing the cost of needed improvements over a period of time by the anticipated new service units over the same time period. The essential requirement for a plan-based fee is that it must demonstrate the nexus between the cost of the planned improvements and the amount of anticipated development. Some plan-based fees use a master plan to establish this nexus. The master plan approach is generally based on an improvement-specific or geographically-based level of service standard, such as "all major roadways shall operate at LOS D or better," and often results in the identification of existing deficiencies. Other plan-based fees are based on a build-out plan or list of capital improvements that are not based on a master plan. These non-master plan approaches must generally be combined with a standards-based analysis that demonstrates that the plan-based fee does not exceed the existing level of service, in order to establish the nexus between the planned improvements and the amount of development to be served by those improvements.

Current Methodologies

The City's current impact fees are all based on a standards-based methodology, as described below. No changes from the basic methodologies are proposed.

Roads

The standards-based methodology for road impact fees is generally referred to as a "consumption-based" approach. In the standard consumption-based approach, the total cost of a representative set of improvements is divided by the capacity added by those improvements in order to determine an average cost per vehicle-mile of capacity (VMC). This cost per VMC is then multiplied by the

vehicle-miles of travel (VMT) generated by a unit of development of a particular land use type to determine the gross impact fee (i.e., before credits). A variant is the modified consumption-based approach, which uses a system-wide VMC/VMT ratio higher than the 1:1 ratio implicit in the standard approach.

The City's current road impact fees are based on the standard consumption-based methodology. This is a relatively conservative approach, because most roadway systems require a VMC/VMT ratio greater than one to operate effectively, due to the fact that vehicular travel does not always go where excess road capacity is located. Nevertheless, it is a widely-used, reliable approach to the calculation of road impact fees.

Parks

The standards-based methodology is sometimes referred to as "incremental expansion," because it uses the existing level of service to determine the cost required to serve future development. It is based on the reasonable assumption that facilities will need to be expanded proportional to the amount of growth that occurs. This approach is appropriate for facilities that do not have a significant amount of excess capacity to serve future development.

Park impact fees are typically only assessed on residential development, because the need for parks is related to the number of people residing in the community. Some park impact fees use the ratio of park acres to population as the level-of-service measure. However, rather than using population as the service unit for parks, the current fees use Equivalent Dwelling Units (EDUs). A typical single-family home is 1.00 EDU, while the EDUs for other housing types are based on the average household size relative to a typical single-family unit. Using EDUs rather than population has the advantage of taking volatile occupancy rates out of the equation.

While a ratio of acres to population may be a useful level-of-service measure for park planning purposes, it is less appropriate as the basis for impact fee calculation. An acre developed with ball fields represents a much lower capital investment than an acre developed with a community center or a swimming pool. The current park methodology uses the inventory of actual improvements and current replacement costs to quantify the capital investment in existing facilities. The existing LOS is defined in terms of capital investment per EDU.

Fire and Police

The current fire and police impact fees are also based on the incremental expansion approach, based on the existing city-wide level of service. The level of service is quantified in terms of the capital investment per service unit. The service unit for fire and police fees is "functional population." A functional person is similar to the concept of a full-time equivalent worker, and represents the equivalent of a person being present at the land use for 24 hours a day. The functional population approach is appropriate for fire and police services, since the demand for such services is strongly related to the number of people present at a land use.

LAND USE CATEGORIES

This section contains the consultant's recommendations relating to the land use categories to be included in the updated impact fee schedule.

Single-Family Fees by Unit Size

The analysis provided in Appendix B indicates that average household size does not increase for single-family detached units over about 3,000 square feet. Consequently, this update recommends collapsing the 3,001-3,500 square feet, 3,501-4,000 square feet, and over 4,000 square foot categories. Alternatively, the City Council could choose to charge single-family fees based on the average fee per dwelling unit.

Nonresidential Land Use Categories

The consultant recommends reducing the number of nonresidential land use categories in the impact fee schedule. In hindsight, the categories we initially prepared for the City in 2003, and updated in 2008, are probably too detailed. In recent years, we have been encouraging clients to simplify their impact fee systems, including reducing the land uses in their fee schedules to fewer, more general, categories. Fewer, broader land use categories are just as defensible from a legal standpoint and offer several advantages, including avoiding extremely high fees for a small number of land uses (e.g., restaurants, convenience stores, medical offices), eliminating most impact fee charges for change of use, thereby encouraging reuse of existing buildings, and simplifying impact fee administration. We most recently applied this approach in our 2012 update of Albuquerque's impact fees.[3]

The major suggested change is to simplify and reduce the number of nonresidential land use categories included in the impact fee schedule. Including many land use categories seems on the face of it to be more accurate and to make it easier to classify proposed uses. After all, if a use is specifically listed, that should make it easier to assess fees when that particular use is proposed. The problem is that it is impossible to list all potential uses, and including many land use categories does not necessarily improve accuracy. For example, while the Institute of Transportation Engineers (ITE) *Trip Generation* manual provides trip rates for many categories, the land uses are often not well defined, many of the rates are based on very small samples, and data on pass-by rates and average trip lengths for most of those uses are not readily available. In addition, short-term accuracy can end up overcharging for long-term impacts, because commercial uses change frequently and impact fees are not refunded when a use is changed to one that generates less impact.

The alternative approach of listing fewer, broader categories in the fee schedule is becoming increasing popular as a way to encourage the reuse of existing buildings and simplify impact fee administration. Such fee schedules list a few very general nonresidential categories, such as retail/commercial, office, public/institutional, industrial, warehouse and mini-warehouse. This approach may not generate as much revenue as the more detailed approach, but it is legally

[3] Duncan Associates, *Impact Fee Land Use Assumptions and Capital Improvements Plan, 2012-2022, prepared for the City of Albuquerque, New Mexico*, September 2012 (https://www.cabq.gov/council/documents/OC127.pdf).

defensible, reasonable and simpler to administer. It recognizes that the use of buildings often changes over time, and it focuses on average long-term impacts. Short-term impacts in the immediate vicinity of a use are a legitimate focus for traffic impact analyses designed to determine impacts on nearby intersections, but are not necessarily the most appropriate for road impact fees. Most commercial uses tend to be located in shopping centers, and the ITE trip generation rates for shopping centers are based on a broad mix of land uses. Shopping centers often include high-traffic uses such as movie theaters, banks, medical offices and restaurants, and the ITE manual notes that some of the studies of shopping centers include trips generated from outparcels, which tend to be occupied by the highest-traffic uses, such as convenience stores, gas stations and fast food restaurants. This approach recognizes that commercial land uses often change, avoids extremely high fees for a small number of land uses (e.g., restaurants, convenience stores), eliminates most impact fee charges for change of use, thereby encouraging reuse of existing buildings, and simplifies impact fee administration.

The proposed land use categories are compared to the current categories in Figure 2. In addition, this update calculates an average impact fee for single-family detached units, which would allow the City to update the current single-family fees by size category or use a single, average fee.

Figure 2. Current and Proposed Land Use Categories

Proposed Land Use Categories	Current Land Use Categories	
Single Family Detached	Single Family Detached	
Up to 1,500 sq. ft.	Up to 1,500 sq. ft.	
1,501 - 2,000 sq. ft.	1,501 - 2,000 sq. ft.	
2,001 - 2,500 sq. ft.	2,001 - 2,500 sq. ft.	
2,501 - 3,000 sq. ft.	2,501 - 3,000 sq. ft.	
More than 3,000 sq. ft.	3,001 - 3,500 sq. ft. More than 4,000 sq. ft.	3,501 - 4,000 sq. ft.
Guest Unit, 750 sf or less	Guest Unit, 500 sf or less	Guest Unit, 501-750 sf
Multi-Family/Guest Unit >750 sf	Multi-Family/Other	Guest Unit, > 750 sf
Retail/Commercial	Shopping Center/Gen. Retail Auto Sales/Service Bank Conv. Store w/Gas Sales Health Club	Hotel/Motel Movie Theater Restaurant, Packaged Food Restaurant, Sit-Down Restaurant, Fast Food
Office	Office, General	Medical Building
Public/Institutional	Nursing Home Church	Day Care Center Educational Facility/Dorm
Industrial	Industrial	
Warehouse	Warehouse	
Mini-Warehouse	Mini-Warehouse	

To estimate the potential revenue loss from moving to the more generalized nonresidential categories, permit data were reviewed for the last two years. Table 6 below shows the difference between the impact fees that would have been collected under the current adopted fee schedule (with no reduction or waiver of residential fees) versus under the proposed more general land use categories. Industrial and warehouse categories are not shown, because the City did not permit any developments of these types over the last two years. This comparison suggests that the more general land use categories would result in total impact fee revenue about 6% lower than under the more detailed categories.

Table 6. Impact Fee Revenue, Detailed vs. General Nonresidential Categories

Land Use Categories	Unit	No. of Units Permitted	Impact Fee Revenue				
			Roads	Parks	Fire	Police	Total
Residential (all)	Dwelling	455	$563,023	$604,240	$68,250	$24,115	$1,259,628
Shopping Center/Gen. Retail	1,000 sq. ft.	89.319	$410,599	$0	$19,739	$6,967	$437,305
Auto Sales	1,000 sq. ft.	8.852	$19,297	$0	$1,956	$690	$21,943
Bank	1,000 sq. ft.	6.267	$31,009	$0	$1,385	$489	$32,883
Restaurant, Sit-Down	1,000 sq. ft.	22.321	$113,458	$0	$4,933	$1,741	$120,132
Restaurant, Fast Food	1,000 sq. ft.	13.096	$144,894	$0	$2,894	$1,021	$148,809
Health Club	1,000 sq. ft.	2.740	$12,040	$0	$606	$214	$12,860
Office, General	1,000 sq. ft.	31.501	$76,516	$0	$3,906	$1,386	$81,808
Office, Medical	1,000 sq. ft.	3.328	$12,989	$0	$413	$146	$13,548
Nursing Home	1,000 sq. ft.	17.068	$23,110	$0	$2,116	$751	$25,977
Church	1,000 sq. ft.	32.897	$50,036	$0	$4,079	$1,447	$55,562
Mini-Warehouse	1,000 sq. ft.	3.106	$1,295	$0	$146	$50	$1,491
Total, Detailed Categories			$1,458,266	$604,240	$110,423	$39,017	$2,211,946
Residential (all)	Dwelling	455	$563,023	$604,240	$68,250	$24,115	$1,259,628
Retail/Commercial	1,000 sq. ft.	142.595	$655,509	$0	$31,513	$11,122	$698,144
Office	1,000 sq. ft.	34.829	$84,600	$0	$4,319	$1,532	$90,451
Public/Institutional	1,000 sq. ft.	49.965	$29,279	$0	$6,196	$2,198	$37,673
Mini-Warehouse	1,000 sq. ft.	3.106	$1,295	$0	$146	$50	$1,491
Total, General Categories			$1,333,706	$604,240	$110,424	$39,017	$2,087,387
Percentage Revenue Change			-8.5%	0.0%	0.0%	0.0%	-5.6%

Note: Approximate two-year revenue, based on 22 months of residential permits (1/23/12-11/23/13) and nonresidential permits for 2012-2013 calendar years.

Source: Residential permits and revenue from Table 7; nonresidential permits for calendar years 2012 and 2013 from City of Santa Fe Long Range Planning Division, February 21, 2014; impact fee revenue based on current fees for detailed land use categories from Table 1 and general categories based on shopping center for retail, general office for office, and education for public/institutional.

Most of the reduced revenue is attributable to fast food restaurants, which would pay significantly less under the more generalized retail/commercial category. However, this may be a function of the fact that the City experienced a lot of fast food restaurant development over the last two years, but not any development in some other high-fee categories, such as convenience store/gas sales and movie theaters. While the distribution of land use types developed may change, the percentage shown in the above table is a reasonable estimate of the relative amounts of revenue likely to be received under the detailed versus general nonresidential land use categories.

While only modest changes are proposed to the residential categories, the City also has the option of charging a flat rate for single-family detached, rather than the tiered rates by dwelling size. The 2008 study did not calculate an average single-family fee, but the current fee for the 1,501-2,000 square feet category is a reasonable approximation (the City has been issuing an equal number of permits for smaller and larger units). Accessory units are treated as multi-family in the general categories, because fees for accessory units were not calculated in the 2008 study and are not calculated in this update, due to the lack of data on impacts of accessory units. The analysis suggests that collapsing the residential categories would have very little revenue impact, as shown in Table 7 below.

Table 7. Impact Fee Revenue, Detailed vs. General Residential Categories

Land Use Categories	Unit	No. of Units Permitted	Impact Fee Revenue				
			Roads	Parks	Fire	Police	Total
Single Family Detached							
(0 to 1,500 sq. ft.)	Dwelling	75	$138,750	$83,325	$9,375	$3,300	$234,750
(1,501 to 2,000 sq. ft.)	Dwelling	115	$241,500	$139,610	$15,640	$5,520	$402,270
(2,001 to 2,500 sq. ft.)	Dwelling	47	$102,601	$62,416	$7,050	$2,491	$174,558
(2,501 to 3,000 sq. ft.)	Dwelling	20	$44,960	$27,580	$3,100	$1,100	$76,740
(3,001 to 3,500 sq. ft.)	Dwelling	4	$9,236	$5,672	$636	$224	$15,768
(3,501 to 4,000 sq. ft.)	Dwelling	2	$4,718	$2,888	$326	$116	$8,048
(more than 4,000 sq. ft.)	Dwelling	3	$7,272	$4,485	$507	$177	$12,441
Accessory Units (attached or det.)							
(0 to 500 sq. ft.)	Dwelling	3	$1,554	$972	$111	$39	$2,676
(501 to 1,000 sq. ft.)	Dwelling	6	$6,216	$3,882	$438	$156	$10,692
(1,000 to 1,500 sq. ft.)	Dwelling	4	$6,216	$3,884	$440	$156	$10,696
Multi-Family	Dwelling	176	$273,504	$170,896	$19,360	$6,864	$470,624
Nonresidential (all)	1,000 sq. ft.	230.495	$895,243	$0	$42,173	$14,902	$952,318
Total, Detailed Categories			$1,731,770	$505,610	$99,156	$35,045	$2,371,581
Single-Family Detached	Dwelling	266	$558,600	$322,924	$36,176	$12,768	$930,468
Multi-Family/Accessory	Dwelling	189	$293,706	$183,519	$20,790	$7,371	$505,386
Nonresidential (all)	1,000 sq. ft.	230.495	$895,243	$0	$42,173	$14,902	$952,318
Total, General Categories			$1,747,549	$506,443	$99,139	$35,041	$2,388,172
Percentage Revenue Change			0.9%	0.2%	0.0%	0.0%	0.7%

Note: Approximate two-year revenue, based on 22 months of residential permits (1/23/12-11/23/13) and nonresidential permits for 2012-2013 calendar years

Source: Nonresidential permits and revenue from Table 6; residential permits for the 22-month period from 1/23/12-11/23/13 from City of Santa Fe Land Use Department, November 27, 2013 memorandum; impact fee revenue based on current fees for detailed residential land use categories from Table 1 and general categories based on single-family detached (1,501-2,000 sq. ft.) and multi-family.

ROADS

The New Mexico Development Fees Act authorizes local governments to impose impact fees for "roadway facilities," including traffic signals. In the 2008 update, the arterial impact fee was expanded to include collector roads and was combined with the traffic signal impact fee into comprehensive road impact fee.

Service Area

Road impact fees will be calculated in this section for the City's Urban Area, which includes the incorporated area of the City of Santa Fe and unincorporated areas around the city that will likely be provided with City service and may ultimately be annexed by the City. The road impact fees will be collected by the City only within the city limits and unincorporated areas within the Urban Area where the City has building permit authority, and will be limited to being spent within the Urban Area.

Service Unit

In impact fee analysis, capital costs, revenue credits and net costs are calculated on the basis of a "service unit," which is a common unit of measurement of facility demand and capacity. An appropriate service unit for roadway capital cost analysis is vehicle-miles of travel (VMT). Vehicle-miles is a combination of the number of vehicles traveling during a given time period and the distance (in miles) that these vehicles travel. The two time periods most often used in traffic analysis are the 24-hour day (average daily trips or ADT) and the single hour of the day with the highest traffic volume (peak hour trips or PHT). Since available traffic counts are in the form of daily volumes, the impact fees will continue to be based on ADT.

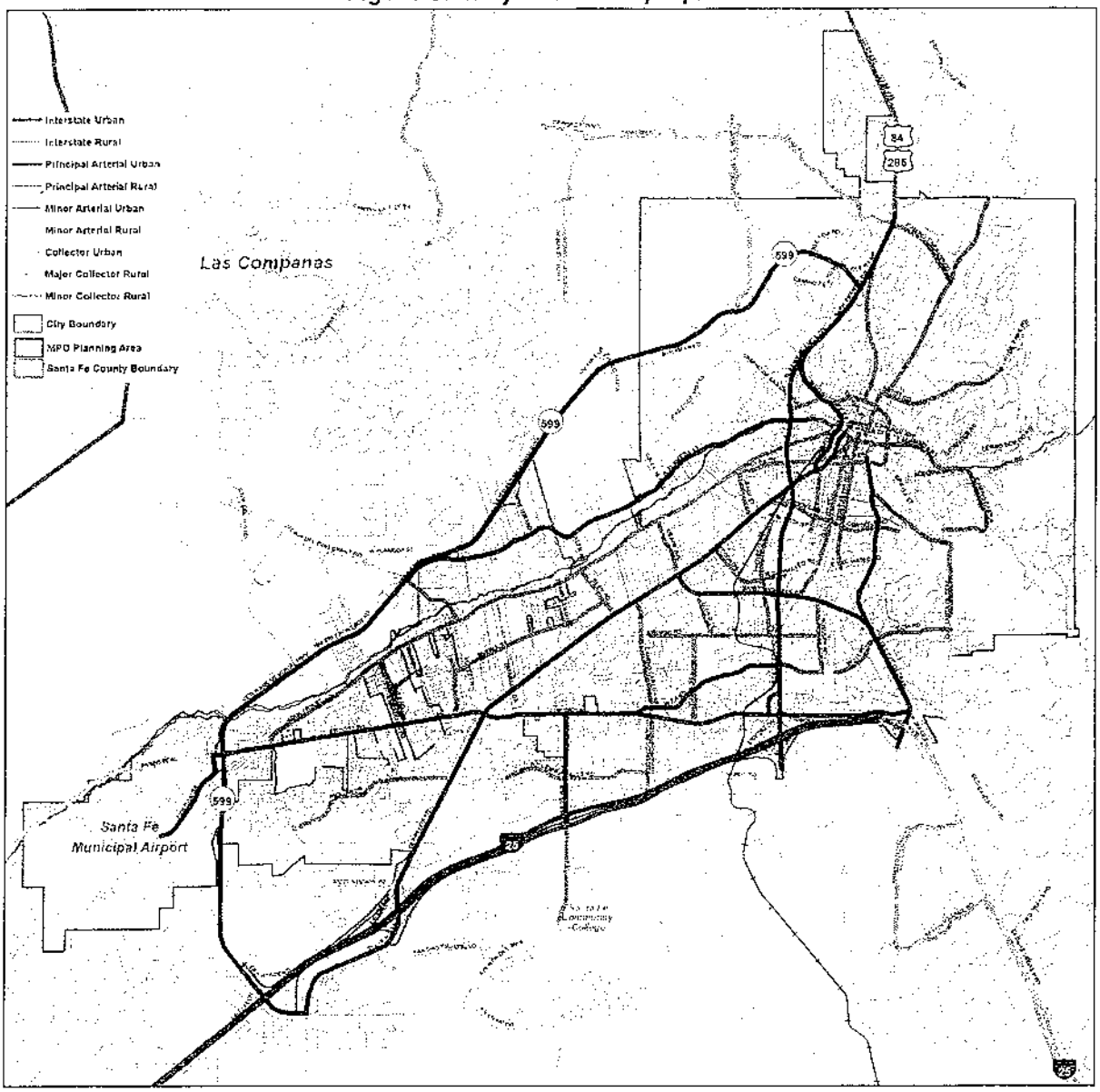
Major Road System

The New Mexico Development Fees Act limits the use of transportation impact fees to "roadway facilities," which are defined as:

> *...arterial or collector streets or roads that have been designated on an officially adopted roadway plan of the municipality or county, including bridges, bike and pedestrian trails, bus bays, rights of way, traffic signals, landscaping and any local components of state or federal highways.*

The City's road impact fee ordinance defines the major road system as all collector and arterial roads. The major road system excludes I-25, because this facility serves long-distance travel and it is unlikely that the City will make any contributions toward expanding its capacity. In this update, NM 599 is also excluded, because it is a State-maintained expressway that is on the border of its incorporated boundary. The City's major roadway system is illustrated in Figure 3. Traffic signals and intersection improvements that are associated with the major road system can be funded with the road impact fee.

Figure 3. Major Roadway System



An inventory of the major roadway system was prepared as part of this update and presented in Table 61 in Appendix A. The major purpose of the inventory is to determine the total amount of travel on the major road system, expressed in vehicle-miles of travel (VMT), and system-wide capacity, expressed as vehicle-miles of capacity (VMC). The system-wide VMT is used to calibrate national travel demand factors to local conditions.

Road impact fees will only be allowed to be spent to make improvements to the major road system. By the same token, no credit should be given unless the developer is required to improve the major road system being funded by the fee.

Methodology

As with the previous road impact fee calculation, the methodology for determining the road segment component of the road impact fee is based on a "consumption-based" model, which basically charges a new development the cost of replacing the capacity that it consumes on the major road system. That is, for every vehicle-mile of travel (VMT) generated by the development, the road impact fee charges the net cost to construct an additional vehicle-mile of capacity (VMC).

Since travel is never evenly distributed throughout a road system, actual road systems require more than one unit of capacity for every unit of demand in order for the system to function at an acceptable level of service. Suppose, for example, that the City completes a major arterial widening project. The completed arterial is likely to have a significant amount of excess capacity for some period of time. If the entire system has just enough capacity to accommodate all of the vehicle-miles of travel, then the excess capacity on this segment must be balanced by another segment being over-capacity. Clearly, road systems in the real world need more total aggregate capacity than the total aggregate demand, because the traffic does not always precisely match the available capacity. Consequently, the standard consumption-based model generally underestimates the full cost of accommodating new development at the existing level of service.

In most rapidly growing communities, some roads will be experiencing an unacceptable level of congestion at any given point in time. One of the principles of impact fees is that new development should not be charged for a higher level of service than is provided to existing development. In the context of road impact fees, this has sometimes been interpreted to mean that impact fees should not be spent on roads that are already over-capacity. However, it is not necessary to address existing deficiencies in a consumption-based system, which, unlike an improvements-driven system, is not designed to recover the full costs to maintain the desired LOS on all road segments. Instead, it is only designed to maintain a minimum one-to-one overall ratio between system demand and system capacity. Virtually all major road systems have more capacity (VMC) than demand (VMT) on a system-wide basis. Consequently, under a consumption-based system, the level of service standard is really a system-wide VMC/VMT ratio of one.

The existing system-wide VMC/VMT ratio is considerably higher than one, as shown in Table 8. Because the City's major road system currently operates at better than a one-to-one ratio, there are no existing deficiencies on a system-wide basis.

Table 8. System-Wide Ratio of Road Capacity to Demand

Daily Vehicle-Miles of Capacity (VMC)	2,813,450
÷ Daily Vehicle-Miles of Travel (VMT)	1,324,631
System-Wide Capacity/Demand Ratio	2.12

Source: Table 61 in Appendix A.

The road impact fee formula is presented in Figure 4.

Figure 4. Road Impact Fee Formula

FEE	=	VMT X NET COST/VMT
Where:		
VMT	=	TRIPS x % NEW x LENGTH x ADJUST
TRIPS	=	1/2 average daily trip ends during weekday
% NEW	=	Percent of trips that are primary trips
LENGTH	=	Average length of a trip
ADJUST	=	Local travel demand adjustment factor
NET COST/VMT	=	COST/VMT - CREDIT/VMT
COST/VMT	=	COST/VMC X VMC/VMT
COST/VMC	=	Average cost per new VMC
VMC/VMT	=	Ratio of vehicle-miles of capacity to vehicle-miles of travel
CREDIT/VMT	=	Credit per VMT based on revenues generated

The traffic signal portion of the road impact fee is based on the ratio of existing traffic demand to existing signals. The current traffic signal level of service is shown in Table 9.

Table 9. Traffic Signal Level Of Service

Existing Vehicle-Miles of Travel (VMT)	1,324,631
÷ Existing Traffic Signals	119
Existing VMT per Signal	11,131

Source: Existing Urban Area VMT from Table 8; existing signals from City of Santa Fe Long Range Planning Division, October 25, 2013.

Travel Demand

The travel demand generated by specific land use types is a product of three factors: 1) trip generation, 2) percent new trips and 3) trip length. The first two factors are well documented in the professional literature, and the average trip generation characteristics identified in studies of communities around the nation should be reasonably representative of trip generation characteristics in Santa Fe. In contrast, trip lengths are much more likely to vary between communities, depending on the geographic size and shape of the community and its major street system.

Trip Generation

Trip generation rates are based on information published in the most recent edition of the Institute of Transportation Engineers' (ITE) Trip Generation manual. Trip generation rates represent trip ends, or driveway crossings at the site of a land use. Thus, a single one-way trip from home to work counts as one trip end for the residence and one trip end for the work place, for a total of two trip ends. To avoid over-counting, all trip rates have been divided by two. This places the burden of travel equally between the origin and destination of the trip and eliminates double-charging for any particular trip.

As with the current impact fee schedule, the road impact fees calculated in this report will vary by the size of the dwelling unit for single-family detached units. The average household size of single-family detached units by unit size is available from the 2008-2012 American Community Survey

conducted by the U.S. Census Bureau for Santa Fe. This information is combined with the trip rate data by household size provided by the National Cooperative Highway Research Program to derive daily trip generation rates, as shown in Table 10.

Table 10. Single-Family Trip Generation Rates

Single-Family Unit Size (Heated Living Area)	Average HH Size	Daily Trips
1,500 sq. ft. or less	1.95	8.56
1,501-2,000 sq. ft.	2.04	9.33
2,001-2,500 sq. ft.	2.23	9.68
2,501-3,000 sq. ft.	2.35	10.15
3,001 sq. ft. or more	2.50	10.74
All Single-Family Detached Units	2.19	9.52
Guest Unit, 750 sq. ft. or less	1.66	5.80

Source: Average household sizes from Table 65; daily trips derived from Transportation Research Board, NCHRP Report 365, "Travel Estimation Techniques for Urban Planning," Washington, D.C.: National Academy Press, Table 9 (for urban areas with populations of 50,000 to 199,999), 1998.

New Trip Factor

Trip rates also need to be adjusted by a "new trip factor" to exclude pass-by and diverted-link trips. This adjustment avoids over-counting by only including primary trips generated by the development. Pass-by trips are those trips that are already on a particular route for a different purpose and simply stop at a particular development on that route. For example, a stop at a convenience store on the way home from the office is a pass-by trip for the convenience store. A pass-by trip does not create an additional burden on the street system and therefore should not be counted in the assessment of impact fees. A diverted-link trip is similar to a pass-by trip, but a diversion is made from the regular route to make an interim stop. The reduction for pass-by and diverted-link trips was drawn from ITE and other published information.

Average Trip Length

In the context of a road impact fee based on a consumption-based methodology, it is important to determine the average length of a trip on the local major road system. The point of departure in developing local trip lengths is to utilize national data. The U.S Department of Transportation's 2009 National Household Travel Survey identifies average trip lengths for specific land uses and trip purposes. However, these trip lengths are unlikely to be representative of travel on the major road system utilized in this study for Santa Fe, since the major road system does not include local roads or the interstate highway system. An adjustment factor for local trip lengths can be derived by dividing the VMT that is actually observed on the major road system by the VMT that would be expected using national average trip lengths and trip generation rates.

The first step in developing the adjustment factor for local travel demand is to estimate the total daily vehicle-miles of travel (VMT) that would be expected on Santa Fe's major road system based on national travel demand characteristics. Existing land use data from the Land Use Assumptions are multiplied by average daily trip generation rates, percent of primary trips and national average trip lengths and summed to estimate total city-wide VMT. As shown in Table 11, existing service area land uses, using national trip generation and trip length data, would be expected to generate approximately 2.9 million VMT every day.

Table 11. Expected Vehicle-Miles of Travel

Land Use Type	Unit	Existing Units	Trip Rate	New Trips	Trip Length	Expected VMT
Single-Family Detached	Dwelling	25,075	9.52	100%	9.75	1,163,731
Multi-Family	Dwelling	14,125	6.65	100%	8.62	404,844
Mobile Home/RV Park	Space	5,200	4.99	100%	6.03	78,233
Retail/Commercial	1,000 sf	10,198	42.70	42%	6.27	573,363
Office	1,000 sf	8,972	11.03	100%	9.61	475,508
Industrial/Warehouse*	1,000 sf	4,360	5.20	100%	11.98	135,805
Public/Institutional	1,000 sf	2,960	7.60	100%	8.47	95,271
Total Expected VMT						2,926,755

* Trip rate is average of industrial and warehouse from Table 14

Source: Existing units from Table 5; trip rates and percent new trips from Table 14; national average trip lengths from Table 13.

The next step in developing the local trip length adjustment factor is to determine actual service area VMT on the City of Santa Fe's major road system. Road segment lengths and recent traffic counts from Table 61 in Appendix A are used to determine actual daily VMT.

Annualized average daily traffic (AADT) volumes were obtained from the Santa Fe Metropolitan Planning Organization. Traffic volumes from 2008 and 2011 were available, with the most recent segment volume utilized in the analysis of system-wide volume. Lack of traffic counts for some road segments required use of estimated volumes; arterial road volume estimates were based on 75 percent of the volume for roads with counts, while collector road volume estimates were based on 50 percent of the volume for roads with counts. Where this occurred, it has been noted in the road inventory in Table 61 in Appendix A.

An adjustment of total VMT is sometimes necessary to take into account trips that travel on the major road system without an origin or destination in the urban area. However, since this study excludes I-25 and NM 599, which carry the vast majority of through trips, an adjustment is not deemed necessary.

The expected system-wide VMT based on existing land use data and national travel demand characteristics over-estimates VMT actually observed on the major road system. This is not surprising, given that the major road system excludes all local roads, I-25 and NM 599. Consequently, it is necessary to develop an adjustment factor to account for this variation. The local trip length adjustment factor is the ratio of actual to projected VMT on the major road system. As shown in Table 12, the average trip length for each land use should be multiplied by a local adjustment factor of 0.453.

Table 12. Local Trip Length Adjustment Factor

Actual Daily VMT on Major Road System	1,324,631
÷ Expected Daily VMT on Major Road System	2,926,755
Ratio of Expected to Actual VMT	0.453

Source: Actual daily VMT from Table 8; expected VMT from Table 11.

The U.S. Department of Transportation's 2009 National Household Travel Survey identifies average trips lengths for residential housing types and for specific trip purposes, including home-to-work trips, doctor/dentist, school/church and shopping trips. The national average trip lengths by trip

purpose have been adjusted by the local adjustment factor calculated in the preceding table to derive local trip lengths, as shown in Table 13.

Table 13. Average Trip Length by Trip Purpose

Land Use Type	Trip Type	National (miles)	Ratio of Local/National	Local (miles)
Single-Family Detached	Single-Family Detached	9.75	0.453	4.42
Multi-Family	Multi-Family	8.62	0.453	3.90
Mobile Home	Mobile Home	6.03	0.453	2.73
Retail/Commercial	Shopping	6.27	0.453	2.84
Office	Medical/Dental	9.61	0.453	4.35
Industrial	To or From Work	11.98	0.453	5.43
Warehouse	To or From Work	11.98	0.453	5.43
Mini-Warehouse	Family/Personal	6.61	0.453	2.99
Public/Institutional	School/Church	8.47	0.453	3.84

Source: National average trip lengths from US. Department of Transportation, National Household Travel Survey, 2009; local adjustment factor from Table 12.

Travel Demand Schedule

The result of combining trip generation rates, primary trip factors and average trip lengths is a travel demand schedule that establishes the VMT during the average weekday generated by various land use types per unit of development for Santa Fe. The recommended travel demand schedule is presented in Table 14.

Table 14. Travel Demand Schedule

Land Use Type	Unit	ITE Code	Trip Rate	New Trips	Trip Length	VMT/ Unit
Single-Family Detached (avg.)	Dwelling	210	9.52	100%	4.42	21.04
1,500 sq. ft. or less	Dwelling	210	8.56	100%	4.42	18.92
1,501-2,000 sq. ft.	Dwelling	210	9.33	100%	4.42	20.62
2,001-2,500 sq. ft.	Dwelling	210	9.68	100%	4.42	21.39
2,501-3,000 sq. ft.	Dwelling	210	10.15	100%	4.42	22.43
3,001 sq. ft. or more	Dwelling	210	10.74	100%	4.42	23.74
Guest Unit, 750 sf or less	Dwelling	n/a	5.80	100%	3.90	11.31
Multi-Family	Dwelling	220	6.65	100%	3.90	12.97
Mobile Home/RV Park	Space	240	4.99	100%	2.73	6.81
Retail/Commercial	1,000 sq. ft.	820	42.70	66%	2.84	40.02
Office	1,000 sq. ft.	710	11.03	100%	4.35	23.99
Industrial	1,000 sq. ft.	130	6.83	100%	5.43	18.54
Warehousing	1,000 sq. ft.	150	3.56	100%	5.43	9.67
Mini-Warehouse	1,000 sq. ft.	151	2.50	100%	2.99	3.74
Public/Institutional	1,000 sq. ft.	620	7.60	100%	3.84	14.59

Source: Trip rate is average daily trip ends during a weekday from Institute of Transportation Engineers (ITE), *Trip Generation*, 9th ed., 2012; trip rates for single-family by unit size from Table 10; new trip factor for shopping center from ITE, *Trip Generation Handbook*, 2004; average trip lengths from Table 13 (small guest unit uses multi-family trip length).

Cost per Service Unit

The road impact fee is designed to cover the cost of adding capacity to the road system and major intersections. All of the normal components of a road expansion or intersection improvement project are eligible for impact fee funding, including construction of new lanes, reconstruction of

existing lanes and relocation of utilities where necessary as part of a widening project, traffic signals and installation of sidewalks, street lighting, and landscaping along new roads and at intersections. However, transportation impact fees should not be used for ancillary components of an expansion project when not part of a capacity-expanding improvement. For example, installing sidewalks along an existing road, landscaping an existing median or reconstructing an existing road would not be eligible improvements.

The road segment component of the impact fee calculation is based on the cost of new capacity added by recent and planned road widening and extension projects. The road improvement costs exclude the cost of traffic signals, which are addressed in the calculation of the traffic signal component of the transportation impact fee calculation. Recent and planned road improvements are summarized in Table 15. The average cost of the capacity added by these projects, without the two Cerrillos Road projects, is $345 per vehicle-mile of capacity (VMC). This is double the cost per VMC identified in the 2008 study. The increase may be due in part to the fact that the projects are relatively short (all under one mile), and consequently lack economies of scale. In consideration of this, a more conservative estimate of $200 per VMC will be used in the impact fee calculations. Under the standard consumption-based methodology, the cost per VMC does not need to be adjusted by the actual VMC/VMT ratio to determine the cost per VMT, because a ratio of one-to-one is assumed.

Table 15. Road Segment Cost per Service Unit

Road Improvement	Miles	Lanes	Capacity Before	Capacity After	New VMC	Cost	Cost/ VMC
Siler Rd, Agua Fria-W Alameda St (2010)	0.68	0-2	0	14,800	10,064	$4,000,000	$397
S Meadows, Agua Fria-NM 599 (2012)	0.91	0-2	0	14,800	13,468	$3,925,000	$291
Cerrillos, Cielo Ct-Camino Carlos Rey (2012)	0.57	6-8	50,000	67,300	9,861	$6,906,677	$700
Cerrillos, Camino Carlos Rey-St. Michaels	0.57	6-8	50,000	67,300	9,861	$10,300,000	$1,045
Calle P'o Ae Pi, Airport Rd-Rufina St	0.09	0-2	0	14,800	1,332	$500,000	$375
Rufina St, Harrison-Camino Carlos Rey	0.07	0-2	0	14,800	1,036	$500,000	$483
Total	2.89				45,622	$26,131,677	$573
Total without Cerrillos	1.75				25,900	$8,925,000	$345
Assumed in Fee Calculations							$200

Source: City of Santa Fe Long Range Planning Division, February 13, 2014; generalized daily capacity estimates from Florida Department of Transportation, *2011 Quality/Level of Service Handbook*, Table 1.

The traffic signal improvement component of the road impact fee calculation is based on the average cost of traffic signals, which is estimated to be $350,000. The cost per service unit is calculated by dividing the average cost of a traffic signal by the existing level of service, which is expressed as the ratio of existing traffic to existing traffic signals. As shown in Table 16, the traffic signal cost per service unit is $31 per VMT.

Table 16. Traffic Signal Cost per Service Unit

Average Cost per Traffic Signal	$350,000
÷ Existing Vehicle-Miles of Travel per Signal	11,131
Traffic Signal Cost per VMT	$31

Source: Cost per signal from City of Santa Fe Public Works Department, October 25, 2013; VMT per signal from Table 9.

The combined cost for the road segment and traffic signal components of the impact fee is $231 per VMT, as shown in Table 17.

Table 17. Total Road Cost per Service Unit

Road Segment Cost per Vehicle-Mile of Travel (VMT)	$200
Traffic Signal Cost per VMT	$31
Total Road Cost per VMT	$231

Source: Road segment cost per VMT from Table 15; traffic signal cost per VMT from Table 16.

Capital Facilities Plan

Projected growth from the Land Use Assumptions can be translated into projected impact on the major road system by multiplying existing and projected development in each major land use category by daily vehicle-miles of travel (VMT) associated with each land use. In Table 18, existing and future land uses within Santa Fe's Urban Area have been multiplied by VMT rates and summed to determine reasonable estimates of new daily travel demand that will be generated by anticipated new development within the Urban Area. As can be seen, new development is expected to increase travel demand by 78,160 daily VMT in the service area over the next seven years.

Table 18. Total Daily Travel Demand, 2014-2020

		Projected Units		VMT/	Projected VMT		
Land Use Type	Unit	2014	2020	Unit	2014	2020	New
Single-Family Detached	Dwelling	25,075	26,563	21.04	527,578	558,886	31,308
Multi-Family	Dwelling	14,125	14,737	12.97	183,201	191,139	7,938
Mobile Home	Dwelling	5,200	5,200	6.81	35,412	35,412	0
Retail/Commercial	1,000 sq. ft.	10,198	10,898	40.02	408,124	436,138	28,014
Office	1,000 sq. ft.	8,972	9,322	23.99	215,238	223,635	8,397
Industrial/Warehouse*	1,000 sq. ft.	4,360	4,465	14.11	61,520	63,001	1,481
Public/Institutional	1,000 sq. ft.	2,960	3,030	14.59	43,186	44,208	1,022
Total					1,474,259	1,552,419	78,160

Source: Projected development units from Table 5; VMT per unit from Table 14 (industrial/warehouse is average).

A conservative method of estimating growth-related capital needs uses an approach that is consistent with the consumption-based methodology used to calculate road impact fees in this study. This approach is to multiply new VMT by the capital cost per VMT to get an estimate of the cost of expanding the capacity of the major road system to accommodate projected growth. This technique is applied in Table 19, and it results in estimated capital road needs in the Urban Area of $18.1 million over the next seven years.

Table 19. Major Road Capital Needs, 2014-2020

New Vehicle-Miles of Travel, 2014-2020	78,160
x Capital Cost per VMT	$231
Road Capital Needs, 2014-2020	$18,054,960

Source: New VMT from Table 18; road and signal cost per VMT from Table 17.

The planned road, intersection and traffic signal improvements over the next seven years are summarized in Table 80 in Appendix G. The cost of the planned improvements ($24.8$24.8

million) exceeds the anticipated capital cost attributed to growth. The actual pace of development may be faster or slower than anticipated by the Land Use Assumptions, resulting in greater or lesser growth-related capital needs. In addition, the planned capital projects and estimated costs may change over time, and some of the costs may be funded from other sources.

Net Cost per Service Unit

In the calculation of the impact of new development on infrastructure costs, credit should be given for non-local funding that will be generated by new development and used to pay for capacity-related capital improvements. Credit should also be provided for taxes that will be paid by new development and used to retire outstanding debt for past major road improvements.

Over the 2011-2014 fiscal year period, approximately $30.2 million in State and Federal highway funding was available to help pay for capacity-expanding improvements to the major road system in the urban area, as summarized in Table 20.

Table 20. Federal and State Transportation Funding, FY 2011-2014

Project Name	Fed/State
Design and Construction of the NM599/County Road 62 Interchange 1	$7,304,000
NM475/Washington Ave Intersection Reconstruction 1	$2,731,456
Cerrillos Road Reconstruction Phase IIC - Camino Carlos Rey to St Michaels Dr	$11,000,000
Design and Construction of improvements to the I-25/Cerrillos Rd Interchange 2	$9,060,683
Design of Guadalupe St & Defouri St Bridge Improvements	$150,000
Total, Road Funding	$30,246,139

Source: City of Santa Fe Public Works Department, October 22, 2013.

Based on recent trends, the projected annual State and Federal funding for capacity-expanding road projects is approximately $7.6 million. Dividing the anticipated annual State and Federal funding by existing travel on the major road system yields the annual State and Federal capital funding per VMT. Multiplying annual capacity funding per service unit by the appropriate present value factor provides the equivalent current value of the future stream of funding over the next 25 years, a period that generally corresponds to the period used for long-term debt repayment. The result is a Federal/State funding credit of $84 per VMT, as shown in Table 21.

Table 21. Federal/State Funding Credit per Service Unit

Federal and State Funding for Capacity, FY 2011-2014	$30,246,139
÷ Years in Funding Period	4
Annual Federal/State Capacity Funding	$7,561,535
÷ Existing VMT	1,324,631
Annual Federal/State Capacity Funding per VMT	$5.71
x Net Present Value Factor (25 years)	14.68
Federal/State Funding Credit per VMT	$84

Source: Federal/State capacity funding from Table 20; existing road VMT from Table 8; discount rate for present value factor is the average interest rate on state and local bonds for November 2013 from the Federal Reserve at http://www.federalreserve.gov/releases/h15/data/Monthly.

The City of Santa Fe has some outstanding debt for past street improvements. The principal and interest payments on the outstanding debt are funded with revenues from the City's one-half cent gross receipts tax dedicated for capital improvements. Dividing the City's outstanding debt by existing travel demand on the major road system results in a debt credit of $4 per service unit, as

shown in Table 22. This puts existing and new development on the same footing with respect to the portion of their attributable costs that will be paid through future debt service payments made by both existing and new development.

Table 22. Road Debt Credit

Total Outstanding Eligible Debt	$5,100,580
÷ Existing Major Road System Vehicle-Miles of Travel (VMT)	1,324,631
Road Debt Credit per VMT	$4

Source: Outstanding debt principal from Table 74; total VMT from Table 8.

Deducting the Federal/State funding credit per VMT and the debt credit per VMT from the capital cost per VMT yields the net cost per service unit, as summarized in Table 23.

Table 23. Road Net Cost per Service Unit

Road Cost per Vehicle-Mile of Travel (VMT)	$231
– Federal/State Funding Credit per VMT	-$84
– Debt Credit per VMT	-$4
Road Net Cost per VMT	$143

Source: Road cost per VMT from Table 17; federal/state funding credit per VMT from Table 21; debt credit per VMT from Table 22.

Potential Fee Schedule

The maximum road impact fees that could be charged by the City, based on the data, methodology and assumptions utilized in this report, are presented in Table 24. The updated fees are calculated by multiplying the daily vehicle-miles of travel (VMT) generated by the development by the net cost per VMT calculated above.

Table 24. Road Net Cost Schedule

Land Use Type	Unit	VMT/ Unit	Net Cost/ VMT	Net Cost/ Unit
Single-Family Detached (avg.)	Dwelling	21.04	$143	$3,009
1,500 sq. ft. or less	Dwelling	18.92	$143	$2,706
1,501-2,000 sq. ft.	Dwelling	20.62	$143	$2,949
2,001-2,500 sq. ft.	Dwelling	21.39	$143	$3,059
2,501-3,000 sq. ft.	Dwelling	22.43	$143	$3,207
3,001 sq. ft. or more	Dwelling	23.74	$143	$3,395
Guest Unit, 750 sf or less	Dwelling	11.31	$143	$1,617
Multi-Family	Dwelling	12.97	$143	$1,855
Mobile Home/RV Park	Space	6.81	$143	$974
Retail/Commercial	1,000 sq. ft.	40.02	$143	$5,723
Office	1,000 sq. ft.	23.99	$143	$3,431
Industrial	1,000 sq. ft.	18.54	$143	$2,651
Warehousing	1,000 sq. ft.	9.67	$143	$1,383
Mini-Warehouse	1,000 sq. ft.	3.74	$143	$535
Public/Institutional	1,000 sq. ft.	14.59	$143	$2,086

Source: Daily VMT per unit from Table 14; net cost per VMT from Table 23.

Comparative Road Fees

The updated road impact fees calculated in this report are compared with the City's current fees in Table 25. In general, the updated fees are lower than the fees calculated in the 2008 study. However, because the current fees were adopted at only 60% of the proportionate fair-share costs identified in the 2008 study, the updated fees are higher than the current adopted fees for most land uses. The comparison to adopted fees does not include the temporary 50% fee reduction for residential uses.

Table 25. Road Impact Fee Comparisons

Land Use Type	Unit	2008 Net Cost/Unit	Adopted Fee (60%)	Updated Fee/Unit	% Change From 2008 Net Cost/Unit	% Change From Adopted Fee (60%)
Single Family Detached						
Up to 1,500 sq. ft.	Dwelling	$3,084	$1,850	$2,706	-12%	46%
1,501 - 2,000 sq. ft.	Dwelling	$3,500	$2,100	$2,949	-16%	40%
2,001 - 2,500 sq. ft.	Dwelling	$3,639	$2,183	$3,059	-16%	40%
2,501 - 3,000 sq. ft.	Dwelling	$3,746	$2,248	$3,207	-14%	43%
3,001 - 3,500 sq. ft.	Dwelling	$3,848	$2,309	$3,395	-12%	47%
3,501 - 4,000 sq. ft.	Dwelling	$3,932	$2,359	$3,395	-14%	44%
More than 4,000 sq. ft.	Dwelling	$4,040	$2,424	$3,395	-16%	40%
Multi-Family	Dwelling	$2,590	$1,554	$1,855	-28%	19%
Retail/Commercial						
Shopping Center/General Retail	1,000 sq. ft.	$7,661	$4,597	$5,723	-25%	24%
Auto Sales/Service	1,000 sq. ft.	$3,634	$2,180	$5,723	57%	163%
Bank	1,000 sq. ft.	$8,246	$4,948	$5,723	-31%	16%
Convenience Store w/Gas Sales	1,000 sq. ft.	$14,630	$8,778	$5,723	-61%	-35%
Health Club	1,000 sq. ft.	$7,324	$4,394	$5,723	-22%	30%
Movie Theater	1,000 sq. ft.	$17,354	$10,412	$5,723	-67%	-45%
Restaurant, Sit-Down	1,000 sq. ft.	$8,471	$5,083	$5,723	-32%	13%
Restaurant, Fast Food	1,000 sq. ft.	$18,440	$11,064	$5,723	-69%	-48%
Office						
Office, General	1,000 sq. ft.	$4,049	$2,429	$3,431	-15%	41%
Medical Office	1,000 sq. ft.	$6,505	$3,903	$3,431	-47%	-12%
Industrial/Warehouse						
Industrial	1,000 sq. ft.	$2,683	$1,610	$2,651	-1%	65%
Warehouse	1,000 sq. ft.	$1,912	$1,147	$1,383	-28%	21%
Mini-Warehouse	1,000 sq. ft.	$695	$417	$535	-23%	28%
Public/Institutional						
Nursing Home	1,000 sq. ft.	$2,256	$1,354	$2,086	-8%	54%
Church	1,000 sq. ft.	$2,535	$1,521	$2,086	-18%	37%
Day Care Center	1,000 sq. ft.	$5,336	$3,202	$2,086	-61%	-35%
Elementary/Sec. School	1,000 sq. ft.	$976	$586	$2,086	114%	256%

Source: 2008 net cost per unit is 1.67 times adopted fees from Table 1; updated fees from Table 24.

Potential Revenue

Based on forecast residential and nonresidential construction, the City might expect the road impact fee revenue adopted at the full rate calculated in this report to generate $10.4 million over the next seven years, as shown in Table 26. These revenue projections assume that the fees are adopted at 100% and that there are no residential waivers or fee reductions, other than for affordable housing.

Table 26. Potential Road Impact Fee Revenue, 2014-2020

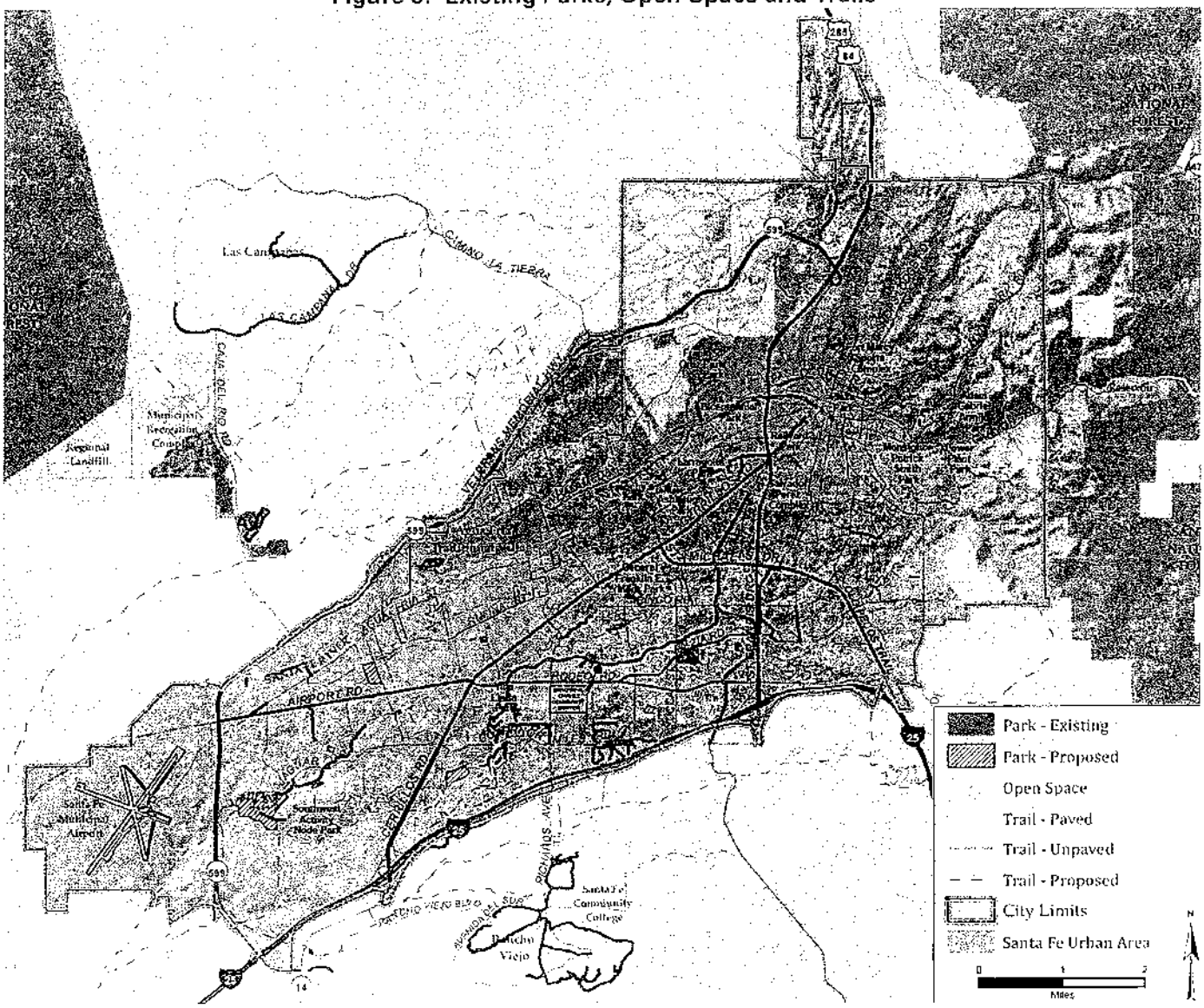
Land Use Type	Unit	New Units	Fee/ Unit	Potential Revenue
Single-Family Detached	Dwelling	1,488	$3,009	$3,819,215
Multi-Family	Dwelling	612	$1,855	$968,377
Subtotal, Residential				$4,787,592
Retail/Commercial	1,000 sq. ft.	700	$5,723	$4,006,100
Office	1,000 sq. ft.	350	$3,431	$1,200,850
Industrial/Warehouse	1,000 sq. ft.	105	$2,017	$211,785
Public/Institutional	1,000 sq. ft.	70	$2,086	$146,020
Subtotal, Nonresidential				$5,564,755
Total				$10,352,347

Source: New units from Table 5; fee per unit from Table 24 (industrial/warehouse is average of the two); potential revenue is units times fee per unit, except that residential revenue is reduced by 14.7%, which is the percentage of residential units from 2008-2013 that were exempted as affordable housing from City of Santa Fe Long Range Planning Division, March 11, 2014.

PARKS/TRAILS

This section of the study updates the City's park/trail impact fee. The primary purpose of this study is to update the fees to reflect the current level of service and current costs to provide park facilities. As is currently the practice, this study recommends that the entire Urban Area be included in the service area. The locations of the City's existing parks, open space and trails are illustrated in Figure 5.

Figure 5. Existing Parks, Open Space and Trails



Service Unit

Disparate types of development must be translated into a common unit of measurement that reflects the impact of new development on the demand for park facilities. This unit of measurement is called a "service unit." The most common service unit used in park impact fee analysis is population. Population estimates are based on three factors: the number of dwelling units, average household sizes for various types of units and occupancy rates. The number of dwelling units can be estimated with some degree of precision, and average household size has been declining somewhat predictably but has been stabilizing in recent years. Occupancy rates, on the other hand, tend to vary significantly over time, and not in predictable directions. Consequently, this report recommends the use of a service unit that avoids the need to make assumptions about occupancy rates. This service unit is the "equivalent dwelling unit" or EDU, which represents the impact of a typical single-family dwelling. By definition, a typical single-family unit represents, on average, one EDU. Other types of units each represent a fraction of an EDU, based on their relative average household sizes.

Because the level of service for park facilities is measured in terms of population, demand for park facilities is proportional to the number of people in a dwelling unit. Consequently, data on average household size for various types of units is a critical component of a park impact fee. These data are presented and analyzed in Appendix B.

As described earlier, the service unit for Santa Fe's park/trail impact fees is defined as an equivalent dwelling unit, or EDU. An EDU is a unit that has an average household size equivalent to a typical single-family unit in Santa Fe. The EDUs associated with each housing type and unit size category are shown in Table 27.

Table 27. Park/Trail Equivalent Dwelling Unit Multipliers

Housing Type	Avg. HH Size	EDUs/ Unit
Single-Family Detached (avg.)	2.19	1.00
1,500 sq. ft. or less	1.95	0.89
1,501-2,000 sq. ft.	2.04	0.93
2,001-2,500 sq. ft.	2.23	1.02
2,501-3,000 sq. ft.	2.35	1.07
3,001 sq. ft. or more	2.50	1.14
Guest Unit, 750 sq. ft. or less	1.66	0.76
Multi-Family	1.90	0.87
Mobile Home	3.04	1.39

Source: Average household size for single-family detached (average), multi-family and mobile home from Table 63; average household sizes by square feet for single-family units from Table 65.

The number of existing and future park/trail service units, as well as the growth in service units, based on the Land Use Assumptions can be determined by multiplying the number of dwelling units by housing type by the park/trail service units per dwelling unit for each housing type. As shown in Table 28, a total of 2,020 new park/trail service units is projected to be added in the Santa Fe Urban Area between 2014 and 2020.

Table 28. Park/Trail Service Units, 2014-2020

Housing Type	Dwelling Units 2014	Dwelling Units 2020	EDUs/ Unit	Park Service Units (EDUs) 2014	Park Service Units (EDUs) 2020	Park Service Units (EDUs) New
Single-Family Detached	25,075	26,563	1.00	25,075	26,563	1,488
Multi-Family	14,125	14,737	0.87	12,289	12,821	532
Mobile Home	5,200	5,200	1.39	7,228	7,228	0
Total	44,400	46,500		44,592	46,612	2,020

Source: Dwelling units from Table 5; EDUs/unit from Table 27.

Cost per Service Unit

This study bases the park/trail impact fees on the existing level of service for parks, open space and trails. The level of service is measured in terms of the ratio of the replacement value of existing facilities to the number of existing service units, or park EDUs. The level of service used in calculating the park/trail impact fee relies on the replacement value of existing park land and improvements, rather than on acres, since, for example, an acre of intensively-developed park land is not equivalent to an acre of open space or passive recreation land.

An initial step in determining the current level of service is to identify the current inventory of parks, open space and trails currently provided by the City. A detailed inventory of existing City parks, trails and opens space is presented in Appendix D. Based on current unit costs provided by the City, the total replacement cost of existing park land and facilities is about $128 million, as summarized in Table 29.

Table 29. Park/Trail Replacement Cost

Type of Park Capital Facility	Units	Unit Cost	Total Cost
Park Land and Open Space (acres)	3,073.26	$16,260	$49,971,208
Playground	32	$60,300	$1,929,600
Picnic Area	41	$54,300	$2,226,300
Activity Area	12	$24,100	$289,200
Tennis Court	25	$72,400	$1,810,000
Soccer Field	9	$241,200	$2,170,800
Basketball Court	22	$48,200	$1,060,400
Baseball Field	15	$253,300	$3,799,500
Softball Field	8	$253,300	$2,026,400
Trails - Paved (per mile)	26.09	$800,000	$20,872,000
Trails - Soft Surface (per mile)	69.36	$10,000	$693,600
Handball Court	1	$36,200	$36,200
Volleyball Court	5	$42,200	$211,000
Skateboard Park	2	$313,600	$627,200
Bicentenniel Pool	1	$1,929,600	$1,929,600
Salvador Perez Pool and Fitness Center	1	$3,376,800	$3,376,800
Genoveva Chavez Community Center	1	$30,150,000	$30,150,000
Fort Marcy Recreation Center	1	$5,065,200	$5,065,200
Total Replacement Cost			$128,245,008

Source: Acres and number of facilities from Appendix D, Table 70; miles of trail from Table 71; unit costs from City of Santa Fe Parks Department, January 7, 2014 (pools and community/recreation center costs are estimated replacement costs).

The cost to maintain the existing park level of service is the ratio of the total replacement cost of existing park land and improvements divided by the existing service units. The park cost per service unit is summarized in Table 30.

Table 30. Park/Trail Cost Per Service Unit

Total Replacement Cost	$128,245,008
÷ Existing Park Service Units (EDUs)	44,592
Park Cost per EDU	$2,876

Source: Cost from Table 29; existing EDUs from Table 28.

Capital Facilities Plan

A reasonable method of estimating growth-related capital needs is one that is consistent with the methodology used to calculate park/trail impact fees in this study. This approach is to multiply the projected new park EDUs by the capital cost per EDU to get an estimate of the cost of expanding the capacity of the park system to accommodate projected growth. As shown in Table 31, this results in estimated growth-related park capital improvement need over the next seven years of $5.8 million.

Table 31. Park/Trail Capital Needs, 2014-2020

New Park Service Units (EDUs), 2014-2020	2,020
x Park Cost per EDU	$2,876
Park Capital Needs, 2014-2020	$5,809,520

Source: New park EDUs from Table 28; cost per EDU from Table 30.

Park improvements currently planned over the next seven years are summarized in Table 81 in Appendix G. The cost of the planned improvements ($37.1 million) far exceeds the projected capital cost attributable to growth over the next seven years. The actual pace of development may be faster or slower than anticipated by the Land Use Assumptions, resulting in greater or lesser growth-related capital needs. In addition, the planned capital projects and estimated costs may change over time, and some of the costs may be funded from other sources.

Net Cost per Service Unit

As noted earlier, to avoid double-charging, credit against impact fees should be provided to account for debt service payments by new development that will be used to retire outstanding debt on existing facilities and for outside funding sources available to pay a portion of the capital costs of growth.

The City's primary funding source for park-related capital improvements is revenue bonds repaid primarily with revenues from the City's half-cent capital improvement gross receipts tax (GRT). An analysis of the City's outstanding debt indicates that the debt attributable to past park-related improvements equals 32% of the total estimated replacement cost of all of the City's parks, open space and recreational facilities. In order to account for the outstanding debt, the impact fees must be reduced to ensure that new development is placed on the same footing as existing development in terms of the portion of park costs funded through debt. As shown in Table 32, the debt credit is $917 per service unit.

Table 32. Park/Trail Debt Credit

Total Outstanding Debt Principal	$40,885,335
÷ Existing Park Service Units (EDUs)	44,592
Park Debt Credit per EDU	$917

Source: Outstanding debt from Table 73; EDUs from Table 28.

Although future grant funding is difficult to predict, it is reasonable to assume that the level of funding received over the next seven years will continue to the extent that growth rates are constant. Actual funding received over the last six fiscal years is shown in Table 35 on the following page.

As noted above, it is reasonable to assume that the grant funding received per park/trail service unit in the recent past will continue in the future. Based on this assumption, the City should receive the current present value equivalent of $407 in grant funding for parks, open space and trails for each new single-family home or park/trail service unit equivalent over the next 25 years, as shown in Table 33.

Table 33. Park/Trail Grant Funding Credit

State/County Funding for Capacity, FY 2008-2013	$7,411,295
÷ Years in Funding Period	6
Annual State/County Capacity Funding	$1,235,216
÷ Existing Park Service Units (EDUs)	44,592
Annual State/County Capacity Funding per EDU	$27.70
x Net Present Value Factor (25 years)	14.68
State/County Funding Credit per EDU	$407

Source: Capacity funding from Table 35; existing park EDUs from Table 28; discount rate for present value factor is the average interest rate on state and local bonds for November 2013 from the Federal Reserve at http://www.federalreserve.gov/releases/h15/data/Monthly.

The City does not have any additional dedicated funding for park capital improvements. As shown in Table 34, deducting the credits for outstanding debt and park grants results in a net park cost of $1,552 per service unit.

Table 34. Park/Trail Net Cost Per Service Unit

Park Cost per Service Unit (EDU)	$2,876
– Debt Credit per EDU	-$917
– Grant Funding Credit per EDU	-$407
Park Net Cost per EDU	$1,552

Source: Park cost per EDU from Table 30; debt credit from Table 32; grant credit from Table 33.

Table 35. Park/Trail Grant Funding, FY 2008-2013

Fiscal Year	Funding Source	Project Description	Amount
2011	County	Acequia Trails	$94,322
2008	State	Alto Park	$50,000
2010	State	Arroyo Chamiso Trail	$80,000
2011	County	Arroyo Chamiso Trail	$75,868
2012	State	Arroyo Chamiso Trail	$122,811
2013	State	Arroyo Chamiso Trail	$6,321
2008	State	Bikeways/Horse Trails, Grant	$489,640
2009	State	Bikeways/Horse Trails, Grant	$1,570,592
2010	State	Bikeways/Horse Trails, Grant	$1,119,244
2011	State	Bikeways/Horse Trails, Grant	$310,164
2008	State	Cathedral Park	$40,013
2008	State	Fort Marcy	$150,000
2008	State	Franklin Miles Park Improvements	$40,000
2009	State	Franklin Miles Park Improvements	$25,000
2008	State	Genoveva Chavez Center	$144,606
2009	State	Genoveva Chavez Center	$286,548
2010	State	Genoveva Chavez Center	$17,029
2013	State	Gonzales Road Pedestrian Trail	$258,330
2008	State	La Tierra Trails	$20,468
2008	State	Larragoite Park	$105,000
2010	State	Old Pecos Trail Design	$160,000
2011	State	Old Pecos Trail Design	$150,000
2009	State	Ortiz Park	$15,493
2009	State	Ragle Park Expansion	$67,714
2008	State	Santa Fe River and Rail Trails	$36,594
2008	County	Santa Fe River and Rail Trails	$226,066
2009	County	Santa Fe River and Rail Trails	$54,035
2010	State	Santa Fe River and Rail Trails	$610,840
2011	State	Santa Fe River and Rail Trails	$89,160
2012	State	Santa Fe River and Rail Trails	$4,899
2009	State	Santa Fe River Trail	$224,070
2010	State	Santa Fe River Trail	$192,757
2011	State	Santa Fe River Trail	$331,928
2008	State	Tierra Contenta Spine Trail	$94,130
2008	County	Trails and Bike Paths	$1,975
2010	State	Trails	$30,000
2011	County	Trails and Bike Paths	$102,282
2013	State	Trails and Bike Paths	$11,634
2013	State	Trails and Bike Paths	$1,762
Total Funding, FY 2008-2013			$7,411,295

Source: City of Santa Fe Finance Department, February 20, 2014.

Potential Fee Schedule

The maximum park fees that can be adopted by the City based on this study are derived by multiplying the number of equivalent dwelling units (EDUs) represented by each dwelling unit by the net cost per EDU, as shown in Table 36.

Table 36. Park/Trail Net Cost Schedule

Land Use Type	Unit	EDU/ Unit	Net Cost/ EDU	Net Cost/ Unit
Single-Family Detached (avg.)	Dwelling	1.00	$1,552	$1,552
1,500 sq. ft. or less	Dwelling	0.89	$1,552	$1,381
1,501-2,000 sq. ft.	Dwelling	0.93	$1,552	$1,443
2,001-2,500 sq. ft.	Dwelling	1.02	$1,552	$1,583
2,501-3,000 sq. ft.	Dwelling	1.07	$1,552	$1,661
3,001 sq. ft. or more	Dwelling	1.14	$1,552	$1,769
Guest Unit, 750 sf or less	Dwelling	0.76	$1,552	$1,180
Multi-Family	Dwelling	0.87	$1,552	$1,350

Source: EDUs per unit from Table 27; net cost per EDU from Table 34.

Comparative Fees

The updated park/trail impact fees calculated in this report are compared with the City's current fees in Table 37. In general, the updated fees are significantly lower than the fees calculated in the 2008 study, due to higher credits for outstanding debt and grant funding. Because the 2008 fees were adopted at only 60% of the proportionate fair-share costs identified in the 2008 study, the updated fees are higher than the current adopted fees. The comparison to adopted fees does not include the temporary 50% fee reduction for residential uses.

Table 37. Park/Trail Impact Fee Comparisons

Land Use Type	Unit	2008 Net Cost/Unit	Adopted Fee (60%)	Updated Fee/Unit	% Change From 2008 Net Cost/Unit	% Change From Adopted Fee (60%)
Single Family Detached						
Up to 1,500 sq. ft.	Dwelling	$1,852	$1,111	$1,381	-25%	24%
1,501 - 2,000 sq. ft.	Dwelling	$2,023	$1,214	$1,443	-29%	19%
2,001 - 2,500 sq. ft.	Dwelling	$2,214	$1,328	$1,583	-29%	19%
2,501 - 3,000 sq. ft.	Dwelling	$2,299	$1,379	$1,661	-28%	20%
3,001 - 3,500 sq. ft.	Dwelling	$2,363	$1,418	$1,769	-25%	25%
3,501 - 4,000 sq. ft.	Dwelling	$2,406	$1,444	$1,769	-26%	23%
More than 4,000 sq. ft.	Dwelling	$2,491	$1,495	$1,769	-29%	18%
Multi-Family	Dwelling	$1,618	$971	$1,350	-17%	39%

Source: 2008 net cost per unit is 1.67 times adopted fees from Table 1; updated fees from Table 36.

Potential Revenue

Under the updated fee structure, the City would expect to receive about $2.7 million in park/trail impact fees over the next seven years. This estimate assumes that the updated fees are adopted at the full net cost, that development occurs as anticipated in the Land Use Assumptions, that all new residential development in the Urban Area falls under the City's building permit authority, and that there are no residential fee waivers or reductions, other than for affordable housing.

Table 38. Potential Park/Trail Impact Fee Revenue, 2014-2020

Housing Type	Unit	New Units	Fee/ Unit	Potential Revenue
Single-Family Detached	Dwelling	1,488	$1,552	$1,969,898
Multi-Family	Dwelling	612	$1,350	$704,749
Total				$2,674,647

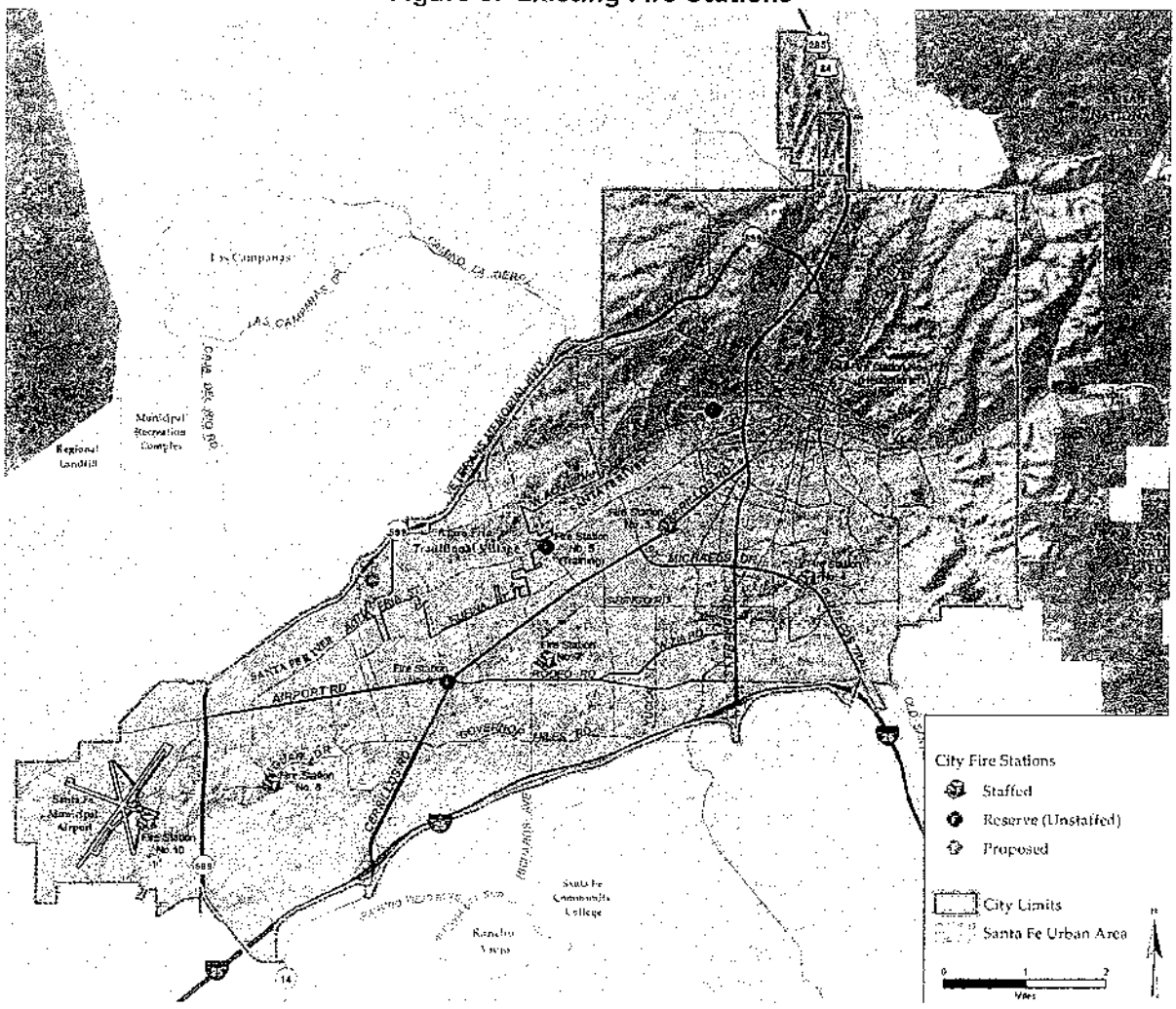
Source: New units from Table 28; fee per unit from Table 34; potential revenue is units times fee per unit, except that residential revenue is reduced by 14.7%, which is the percentage of residential units from 2008-2013 that were exempted as affordable housing from City of Santa Fe Long Range Planning Division, March 11, 2014.

FIRE/EMS

This section updates the City of Santa Fe fire/EMS impact fee. The scope of this update incorporates all eligible firefighting equipment as defined in the New Mexico Development Fees Act, which authorizes cities to establish impact fees for "buildings for fire, police and rescue, and essential equipment costing $10,000 or more and having a ten-year life expectancy."

The City of Santa Fe Fire Department operates five primary fire stations, one airport station that houses the aircraft rescue and firefighting apparatus, two supplemental facilities and a repair service center/ training facility. The existing fire/EMS facilities are shown in Figure 6.

Figure 6. Existing Fire Stations



Supplemental facilities provide back-up for the primary facilities. One of the supplemental facilities, located on West Alameda Street, is primarily a Police Department substation; the Fire Department uses it for the staging of an additional fire truck that can be used in the event of a major fire. The

other supplemental facility, located on Camino Entrada, was originally a primary fire station, but became a supplemental facility upon completion of the new Station #8 on Jaguar Drive. Fire Station #10 is located at the airport, and consists of one fire truck located in aircraft hangar space that is provided to the Fire Department.

In addition to fire suppression, the Fire Department provides emergency medical services (EMS), enforces City fire codes, reviews building plans, investigates fires and provides fire safety and injury prevention education. The Department is also responsible for response to and initial mitigation of reported hazardous materials incidents, technical rescues that include high angle rescue, trench rescue, swift-water rescue and building collapse and Wildland Urban Interface Fires to initiate incident command and initial fire attack.

Service Area

While fire and rescue units and ambulances may be dispatched from a station primarily to calls within that station's fire district, which is the station's primary response area, these units also respond to calls in neighboring districts when needed. In addition, the headquarters and training facilities are centralized. Consequently, fire/EMS facilities constitute an interrelated system that provides service throughout the City's jurisdiction, which is appropriately defined as a single service area.

Service Unit

Disparate types of development must be translated into a common unit of measurement that reflects the impact of new development on the demand for fire/EMS service. This common unit of measurement is referred to as a "service unit." Service units create the link between the supply of fire capital facilities and the demand for such facilities generated by new development.

The two most common methodologies used in calculating fire/EMS impact fees are the "calls-for-service" approach and the "functional population" approach. While annual call data are available for fire/EMS calls, this study continues to use functional population. Typically, the majority of fire calls are responses to emergencies, which are associated with the presence of people, rather than structural fires. In addition, almost 40 percent of calls in Santa Fe's Fire Department are not directly attributed to a land use; such calls are likely responses to motor-vehicle accidents, which are related to movement between land uses.

The functional population approach is a more generalized approach than calls-for-service, and it presumes that the demand for fire services is strongly related to the presence of people at the site of a land use. Functional population is analogous to the concept of "full-time equivalent" employees. It represents the number of "full-time equivalent" people present at the site of a land use, and it is used for the purpose of determining the impact of a particular development on the need for fire facilities. For residential development, functional population is simply average household size times the percent of time people are assumed to spend at home. For nonresidential development, functional population is based on a formula that factors trip generation rates, average vehicle occupancy and average number of hours spent by visitors at a land use. Functional population multipliers by land use type and total existing and projected functional population for the Urban Area are presented in Appendix C.

Cost per Service Unit

Fire/EMS impact fees are designed to charge new development the cost of providing the same level of service that is provided to existing development. The existing level of service for fire/EMS facilities is based on the replacement cost of existing facilities. The replacement cost of the existing Fire Department facilities can be determined based on the most recent construction costs related to the construction of Station No. 3. Based on the actual construction cost, this station cost $294 per square foot. However, because this station required a significant amount of site work, the Department estimates that the two new stations will cost somewhat less, about $238 per square foot. The total building and land replacement cost for the Fire Department's existing City-owned facilities is $19.4 million, as shown in Table 39.

Table 39. Fire/EMS Facility Replacement Cost

Station No.	Address	Building Sq. Feet	Land Acres	Building Value	Land Value	Total Value
1	200 Murales Road	11,440	1.20	$2,718,373	$204,000	$2,922,373
3A	1751 Cerrillos Road	3,124	1.00	$742,325	n/a	$742,325
3	1751 Cerrillos Road	10,605	1.00	$2,519,960	$189,600	$2,709,560
4	1130 Arroyo Chamiso	8,242	1.00	$1,958,464	$169,600	$2,128,064
5	1130 Siler Road	10,156	5.00	$2,413,269	$749,000	$3,162,269
6	1030 W. Alameda	470	0.20	$111,681	$34,000	$145,681
7	2391 Richards Ave	14,440	2.25	$3,431,233	$382,500	$3,813,733
8	6796 Jaguar Drive	10,241	2.52	$2,433,466	$342,000	$2,775,466
9	2501 Camino Entrada	2,100	3.00	$499,002	$540,000	$1,039,002
10	121 Aviation Drive (leased)	n/a	n/a	n/a	n/a	n/a
Total		70,818	17.17	$16,827,773	$2,610,700	$19,438,473

Source: Building square feet from City of Santa Fe Fire Department, November 4, 2013; land and land value from City of Santa Fe Fire Department, March 13, 2014; building value based on $237.62 per square foot from City of Santa Fe Fire Department, November 4, 2013.

The New Mexico Development Fees Act authorizes the use of impact fees for all essential fire-fighting and EMS equipment costing $10,000 or more and having a life expectancy of at least ten years. Table 40 lists the current capital equipment that is eligible for impact fee funding under the New Mexico Development Fees Act. The total replacement cost for eligible equipment is $8.3 million.

Table 40. Fire/EMS Equipment Replacement Cost

Apparatus/Equipment	Units	Cost per Unit	Total Cost
Pumper	8	$450,000	$1,500,000
Quint	3	$750,000	$1,400,000
Ambulance	10	$175,000	$175,000
Rescue Vehicle	1	$750,000	$175,000
Brush Truck	3	$160,000	$2,800,000
Haz. Mat. Truck & Trailer	1	$550,000	$1,100,000
Pump Simulator	1	$90,000	$750,000
Tire Machine	1	$10,000	$280,000
Posi-Check	1	$15,000	$90,000
Service Truck	1	$65,000	$10,000
Total Replacement Cost			$8,280,000

Source: Fire/EMS equipment, number of units and cost per unit from City of Santa Fe Fire Department, November 4, 2013.

The fire/EMS impact fee is based on the replacement value of existing capital facilities divided by the total number of service units associated with the City's functional population. As shown in Table 41, the replacement cost for fire and EMS facilities and equipment is $299 per service unit.

Table 41. Fire/EMS Cost Per Service Unit

Fire/EMS Facility Replacement Cost	$19,438,473
Fire/EMS Equipment Replacement Cost	$8,280,000
Total Fire/EMS Replacement Cost	$27,718,473
÷ Existing Functional Population	92,577
Fire/EMS Cost per Functional Population	$299

Source: Fire/EMS facility replacement cost from Table 39; fire/EMS equipment replacement cost from Table 40; existing functional population from Table 69.

Capital Facilities Plan

The magnitude of growth-related fire/EMS capital needs can be estimated by multiplying the anticipated growth in service units associated by the existing level of service cost per unit. As shown in Table 42, this results in estimated fire/EMS capital improvement needs over the next seven years of about $1.4 million.

Table 42. Fire/EMS Capital Needs, 2014-2020

New Functional Population, 2014-2020	4,557
x Fire/EMS Cost per Functional Population	$299
Fire/EMS Capital Needs, 2014-2020	$1,362,543

Source: New functional population Table 69, Appendix C; cost per functional population from Table 41.

According to the Fire Department, existing fire/EMS facilities and equipment are only marginally adequate based on the population served, travel distance, and call volume. Current plans call for the construction of one or two additional fire stations over the next seven years to better serve the expanding southern and southwestern areas, and to remodel and expand Station No. 5. New fire-fighting apparatus will be needed to equip the proposed stations.

As summarized in Table 82 in Appendix G, planned fire/EMS improvements identified and eligible to receive impact fee funding over the next seven years total about $7.4 million. All of the identified improvements would be eligible for funding with fire/EMS impact fees. However, only about 18% of the planned project costs can be attributed to projected growth over the next seven years, based on the Land Use Assumptions and the existing level of service.

Net Cost per Service Unit

In the calculation of the impact of new development on infrastructure costs, credit should be given for non-local funding that will be generated by new development and used to pay for capacity-related capital improvements. Credit should also be provided for taxes that will be paid by new development and used to retire outstanding debt for past fire/EMS facility improvements.

The City of Santa Fe has some outstanding debt for past fire/EMS capital improvements, including construction of a fire station and purchase of fire apparatus. As shown in Table 43, dividing the outstanding debt by existing service units results in the debt credit per service unit. This puts existing and new development on the same footing with respect to the portion of their attributable costs that will be paid through future debt service payments made by both existing and new development.

Table 43. Fire/EMS Debt Credit

Total Outstanding Eligible Debt	$3,895,495
÷ Existing Functional Population	92,577
Fire/EMS Debt Credit per Functional Population	$42

Source: Outstanding fire-related debt from Table 74 in Appendix E; existing functional population from Table 69, Appendix C.

The City has received some grants for fire protection, EMS and related services in recent years. However, some of these grants were for operating costs, or for equipment that is not eligible for impact fee funding under the Development Fees Act. Deducting the amounts for operational costs or minor equipment, the eligible grant amounts received over last six years for impact fee-eligible capital totaled $2.6 million, as shown in Table 44.

Table 44. Fire/EMS Grant Funding, FY 2008-2013

Fiscal Year	Funding Source	Project Description	Amount
2008	Federal	Assistance to Firefighters Grant	$137,167
2008	State	Fire Protection	$471,847
2009	State	Fire Protection	$461,076
2010	State	Fire Protection	$398,504
2011	State	Fire Protection	$616,322
2009	State	Fire Station #3	$138,600
2009	State	Fire Station #3	$346,500
2009	State	Emergency Medical Service	$20,000
2010	State	Emergency Medical Service	$29,000
Total Funding, FY 2008-2013			$2,619,016

Source: City of Santa Fe Finance Department, February 20, 2014.

Assuming that the grant funding received over the last six years for impact fee-eligible fire/EMS capital improvements will continue to increase proportional to the amount of development in Santa Fe, the City will receive the present value equivalent of $69 per service unit over the next 25 years, as shown in Table 45.

Table 45. Fire/EMS Grant Funding Credit Per Service Unit

Federal and State Funding for Capacity, FY 2008-2013	$2,619,016
÷ Years in Funding Period	6
Annual Federal/State Capacity Funding	$436,503
÷ Existing Functional Population	92,577
Annual Federal/State Funding per Functional Population	$4.72
x Net Present Value Factor (25 years)	14.68
Federal/State Funding Credit per Functional Population	$69

Source: Grant funding from Table 44; existing functional population from Table 69 in Appendix C; discount rate for present value factor is the average interest rate on state and local bonds for November 2013 from the Federal Reserve at http://www.federalreserve.gov/releases/h15/data/Monthly.

Deducting the credits for outstanding debt and grants from the capital cost yields the net fire/EMS cost per service unit, as summarized in Table 46.

Table 46. Fire/EMS Net Cost Per Service Unit

Fire/EMS Cost per Functional Population	$299
– Debt Credit per Functional Population	-$42
– Grant Funding Credit per Functional Population	-$69
Fire/EMS Net Cost per Functional Population	$188

Source: Cost from Table 41; debt credit from Table 43; grant credit from Table 44.

Potential Fee Schedule

The maximum fire/EMS impact fees that may be charged by the City of Santa Fe based on the data, assumptions and methodology used in this report are shown in Table 47.

Table 47. Fire/EMS Net Cost Schedule

Land Use Type	Unit	Func. Pop/ Unit	Net Cost/ Func. Pop.	Net Cost/ Unit
Single-Family Detached (avg.)	Dwelling	1.314	$188	$247
1,500 sq. ft. or less	Dwelling	1.170	$188	$220
1,501-2,000 sq. ft.	Dwelling	1.224	$188	$230
2,001-2,500 sq. ft.	Dwelling	1.338	$188	$252
2,501-3,000 sq. ft.	Dwelling	1.410	$188	$265
3,001 sq. ft. or more	Dwelling	1.500	$188	$282
Guest Unit, 750 sf or less	Dwelling	0.996	$188	$187
Multi-Family	Dwelling	1.140	$188	$214
Mobile Home/RV Park	Space	1.824	$188	$343
Retail/Commercial	1,000 sq. ft.	2.041	$188	$384
Office	1,000 sq. ft.	0.959	$188	$180
Industrial	1,000 sq. ft.	0.416	$188	$78
Warehousing	1,000 sq. ft.	0.180	$188	$34
Mini-Warehouse	1,000 sq. ft.	0.167	$188	$31
Public/Institutional	1,000 sq. ft.	0.863	$188	$162

Source: Functional population per unit from Table 68 in Appendix C; net cost per functional population from Table 46.

Comparative Fees

The updated fire/EMS impact fees calculated in this report are compared with the City's current fees in in Table 48. In general, the updated fees are slightly higher than the fees calculated in the 2008 study for residential and retail uses and lower for other nonresidential uses. Because the 2008 fees were adopted at only 60% of the proportionate fair-share costs identified in the 2008 study, the updated fees are significantly higher than the current adopted fees most land uses other than warehouse and mini-warehouse. The comparison to adopted fees does not include the temporary 50% fee reduction for residential uses.

Table 48. Fire/EMS Impact Fee Comparisons

Land Use Type	Unit	2008 Net Cost/Unit	Adopted Fee (60%)	Updated Fee/Unit	% Change From 2008 Net Cost/Unit	% Change From Adopted Fee (60%)
Single Family Detached						
Up to 1,500 sq. ft.	Dwelling	$209	$125	$220	5%	76%
1,501 - 2,000 sq. ft.	Dwelling	$227	$136	$230	1%	69%
2,001 - 2,500 sq. ft.	Dwelling	$250	$150	$252	1%	68%
2,501 - 3,000 sq. ft.	Dwelling	$258	$155	$265	3%	71%
3,001 - 3,500 sq. ft.	Dwelling	$265	$159	$282	6%	77%
3,501 - 4,000 sq. ft.	Dwelling	$271	$163	$282	4%	73%
More than 4,000 sq. ft.	Dwelling	$281	$169	$282	0%	67%
Multi-Family	Dwelling	$183	$110	$214	17%	95%
Retail/Commercial	1,000 sq. ft.	$368	$221	$384	4%	74%
Office	1,000 sq. ft.	$207	$124	$180	-13%	45%
Industrial	1,000 sq. ft.	$124	$74	$78	-37%	5%
Warehouse	1,000 sq. ft.	$78	$47	$34	-56%	-28%
Mini-Warehouse	1,000 sq. ft.	$78	$47	$31	-60%	-34%
Public/Institutional	1,000 sq. ft.	$207	$124	$162	-22%	31%

Source: 2008 net cost per unit is 1.67 times adopted fees from Table 1; updated fees from Table 47.

Potential Revenue

If adopted at the full updated amounts, the fire/EMS impact fees could generate $0.77 million over the next seven years, based on the development projected in the Land Use Assumptions, as shown in Table 49. These revenue projections assume no residential waivers or fee reductions, other than for affordable housing.

Table 49. Potential Fire/EMS Impact Fee Revenue, 2014-2020

Land Use Type	Unit	New Units	Fee/ Unit	Potential Revenue
Single-Family Detached	Dwelling	1,488	$247	$313,508
Multi-Family	Dwelling	612	$214	$111,716
Subtotal, Residential				$425,224
Retail/Commercial	1,000 sq. ft.	700	$384	$268,800
Office	1,000 sq. ft.	350	$180	$63,000
Industrial/Warehouse	1,000 sq. ft.	105	$56	$5,880
Public/Institutional	1,000 sq. ft.	70	$162	$11,340
Subtotal, Nonresidential				$349,020
Total				$774,244

Source: New units from Table 5; fee/unit from Table 47; potential revenue is units times fee per unit, except that residential revenue is reduced by 14.7%, which is the percentage of residential units from 2008-2013 that were exempted as affordable housing from City of Santa Fe Long Range Planning Division, March 11, 2014..

POLICE

This section updates the City of Santa Fe police impact fee. The Santa Fe Police Department was originally founded in 1851, and is responsible for upholding the law within the jurisdictional boundaries of the City of Santa Fe. The Police Department utilizes the "community policing" concept by operating two neighborhood community substations. Current substations include the Administrative Complex at Siringo Road and the West Alameda station. The West Alameda substation is a shared facility; the Fire Department stages a fire truck at this facility for use in cases of emergencies. In addition to utilizing community substations, the Police Department maintains two other facilities, the main headquarters and the professional standards/internal affairs building.

Service Area

While police substations do have a primary response area, officers respond to calls on a community-wide basis. In addition, the headquarters and training facilities are centralized. Consequently, police facilities constitute an interrelated system that provides service throughout the City's jurisdiction, which, combined with the City's Urban Area, is appropriately defined as a single service area.

Service Unit

Disparate types of development must be translated into a common unit of measurement that reflects the impact of new development on the demand for police protection. This common unit of measurement is referred to as a "service unit." Service units create the link between the supply of capital facilities and the demand for such facilities generated by new development.

The two most common methodologies used in calculating police impact fees are the "calls-for-service" approach and the "functional population" approach. While annual call data are available for police calls, this study uses functional population in order to allocate police capital costs among more specific land-use categories. The functional population approach is a more generalized approach than calls-for-service, and it presumes that the demand for police services is strongly related to the presence of people at the site of a land use. Functional population is analogous to the concept of "full-time equivalent" employees. It represents the number of "full-time equivalent" people present at the site of a land use, and it is used for the purpose of determining the impact of a particular development on the need for police facilities. For residential development, functional population is simply average household size times the percent of time people are assumed to spend at home. For nonresidential development, functional population is based on a formula that factors trip generation rates, average vehicle occupancy and average number of hours spent by visitors at a land use. Functional population multipliers by land use type and total existing and projected functional population for the Urban Area are presented in Appendix C.

Cost per Service Unit

Police impact fees are designed to charge new development the cost of providing the same level of service that is provided to existing development. The existing level of service for police facilities is based on the replacement cost of existing facilities. The total building and land replacement cost for the Police Department's existing facilities is $10.45 million, as shown in Table 50.

Table 50. Police Facility Replacement Cost

Station	Location	Building (sq. ft.)	Land (acres)	Building Value	Land Value	Total Value
Police Records	2651 Siringo Rd.	2,610	1.00	$430,650	$212,500	$643,150
Alameda Substation	1030 West Alameda St	760	0.90	$125,400	$191,250	$316,650
Frenchy's Park Substation	2011 Agua Fria St.	558	0.20	$78,120	$40,000	$118,120
Internal Affairs	2509 Camino Entrada	1680	0.60	$277,200	$112,500	$389,700
Police Headquarters	2515 Camino Entrada	25,560	2.30	$4,734,900	$2,761,875	$7,496,775
Police Evidence Impound Lot	4201 Huey Road	3,684	1.18	$1,300,000	$184,994	$1,484,994
Total		34,852	6.18	$6,946,270	$3,503,119	$10,449,389

Source: City of Santa Fe Facility Division, November 4, 2013.

The New Mexico Development Fees Act authorizes the use of impact fees for all essential police equipment costing $10,000 or more and having a life expectancy of at least ten years. The table below lists the current capital equipment that is eligible for impact fee funding under the New Mexico Development Fees Act. As shown in Table 51, the total replacement cost for eligible equipment is $2.02 million.

Table 51. Police Equipment Replacement Cost

Major Equipment	Total Cost
Firearms Training System	$91,000
Firearms Moving Target System	$14,000
SWAT Rescue Truck	$55,000
SWAT Equipment	$390,000
EOD Equipment	$663,000
FARBER Mobile Command Post	$600,000
Mobile Crime Scene Truck	$202,674
Total	$2,015,674

Source: City of Santa Fe Police Department, November 4, 2013.

The police protection impact fee is based on the replacement value of existing capital facilities divided by the total number of service units associated with the City's functional population. As shown in Table 52, the replacement cost for police facilities and equipment is $135 per service unit.

Table 52. Police Cost Per Service Unit

Police Facility Replacement Cost	$10,449,389
Police Equipment Replacement Cost	$2,015,674
Total Police Replacement Cost	$12,465,063
÷ Existing Functional Population	92,577
Police Cost per Functional Population	$135

Source: Police facility replacement cost from Table 50; police equipment replacement cost from Table 51; existing functional population from Table 69 in Appendix C.

Capital Facilities Plan

The magnitude of growth-related police protection capital needs can be estimated by multiplying the anticipated growth in service units by the existing level of service cost per unit. As shown in Table 53, this results in estimated police protection capital improvement needs over the next seven years of about $0.6 million.

Table 53. Police Capital Needs, 2014-2020

New Functional Population, 2014-2020	4,557
x Police Cost per Functional Population	$135
Police Capital Needs, 2014-2020	$615,195

Source: New functional population Table 69, Appendix C; cost per functional population from Table 52.

According to the Police Department, existing police facilities and equipment are only marginally adequate based on the population served and call volume. Current plans call for the construction of a new substation, expansion of professional standards and records facilities, and Phase III of the addition to the main police facility over the next seven years.

As summarized in Table 83 in Appendix G, planned police improvements identified and eligible to receive impact fee funding over the next seven years total about $0.65 million. All of the identified improvements would be eligible for funding with police impact fees. However, only about 95% of the planned project costs can be attributed to projected growth over the next seven years, based on the Land Use Assumptions and the existing level of service.

Net Cost per Service Unit

In the calculation of the impact of new development on infrastructure costs, credit should be given for non-local funding that will be generated by new development and used to pay for capacity-related capital improvements. Credit should also be provided for taxes that will be paid by new development and used to retire outstanding debt for past police facility improvements.

The City of Santa Fe has some outstanding debt for past police protection capital improvements. As shown in Table 54, dividing the outstanding debt by existing service units results in the debt credit per service unit. This puts existing and new development on the same footing with respect to the portion of their attributable costs that will be paid through future debt service payments made by both existing and new development.

Table 54. Police Debt Credit

Total Outstanding Eligible Debt	$2,465,460
÷ Existing Functional Population	92,577
Police Debt Credit per Functional Population	$27

Source: Outstanding police-related debt from Table 74 in Appendix E; existing functional population from Table 69, Appendix C.

The City has received some grants for police protection in recent years. However, some of these grants were for operating costs, or for equipment that is not eligible for impact fee funding under the Development Fees Act. Deducting the amounts for operational costs or minor equipment, the eligible grant amounts received over last six years for impact fee-eligible capital totaled $1.1 million, as shown in Table 55.

Table 55. Police Grant Funding, FY 2008-2013

Fiscal Year	Funding Source	Project Description	Amount
2008	State	Public Safety Building (Police Main Facility)	$691,502
2009	State	Public Safety Building (Police Main Facility)	$298,498
2013	State	Santa Fe Police Station	$107,766
Total Funding, FY 2008-2013			$1,097,766

Source: City of Santa Fe Finance Department, February 20, 2014.

Assuming that the grant funding received over the last six years for impact fee-eligible police protection capital improvements will continue to increase proportional to the amount of development in Santa Fe, the City will receive the present value equivalent of $29 per service unit over the next 25 years, as shown in Table 56.

Table 56. Police Grant Funding Credit Per Service Unit

Federal and State Funding for Capacity, FY 2008-2013	$1,097,766
÷ Years in Funding Period	6
Annual Federal/State Capacity Funding	$182,961
÷ Existing Functional Population	92,577
Annual Federal/State Funding per Functional Population	$1.98
x Net Present Value Factor (25 years)	14.68
Federal/State Funding Credit per Functional Population	$29

Source: Grant funding from Table 55; existing functional population from Table 69 in Appendix C; discount rate for present value factor is the average interest rate on state and local bonds for November 2013 from the Federal Reserve at http://www.federalreserve.gov/releases/h15/data/Monthly.

Deducting the credits for outstanding debt and grants from the capital cost yields the net police cost per service unit, as summarized in Table 57.

Table 57. Police Net Cost Per Service Unit

Police Cost per Functional Population	$135
– Debt Credit per Functional Population	-$27
– Grant Funding Credit per Functional Population	-$29
Police Net Cost per Functional Population	$79

Source: Cost from Table 52; debt credit from Table 54; grant credit from Table 55.

Potential Fee Schedule

The maximum police impact fees that may be charged by the City of Santa Fe based on the data, assumptions and methodology used in this report are shown in Table 58.

Table 58. Police Net Cost Schedule

Land Use Type	Unit	Func. Pop/ Unit	Net Cost/ Func. Pop.	Net Cost/ Unit
Single-Family Detached (avg.)	Dwelling	1.314	$79	$104
1,500 sq. ft. or less	Dwelling	1.170	$79	$92
1,501-2,000 sq. ft.	Dwelling	1.224	$79	$97
2,001-2,500 sq. ft.	Dwelling	1.338	$79	$106
2,501-3,000 sq. ft.	Dwelling	1.410	$79	$111
3,001 sq. ft. or more	Dwelling	1.500	$79	$119
Guest Unit, 750 sf or less	Dwelling	0.996	$79	$79
Multi-Family	Dwelling	1.140	$79	$90
Mobile Home/RV Park	Space	1.824	$79	$144
Retail/Commercial	1,000 sq. ft.	2.041	$79	$161
Office	1,000 sq. ft.	0.959	$79	$76
Industrial	1,000 sq. ft.	0.416	$79	$33
Warehousing	1,000 sq. ft.	0.180	$79	$14
Mini-Warehouse	1,000 sq. ft.	0.167	$79	$13
Public/Institutional	1,000 sq. ft.	0.863	$79	$68

Source: Functional population per unit from Table 68 in Appendix C; net cost per functional population from Table 57.

Comparative Fees

The updated police impact fees calculated in this report are compared with the City's current fees in in Table 59. In general, the updated fees are higher than the fees calculated in the 2008 study for residential and retail uses and the same or lower for other nonresidential uses. Because the 2008 fees were adopted at only 60% of the proportionate fair-share costs identified in the 2008 study, the updated fees are significantly higher than the current adopted fees for all land uses other than warehouse and mini-warehouse.

Table 59. Police Impact Fee Comparisons

Land Use Type	Unit	2008 Net Cost/Unit	Adopted Fee (60%)	Updated Fee/Unit	% Change From 2008 Net Cost/Unit	% Change From Adopted Fee (60%)
Single Family Detached						
Up to 1,500 sq. ft.	Dwelling	$74	$44	$92	24%	109%
1,501 - 2,000 sq. ft.	Dwelling	$80	$48	$97	21%	102%
2,001 - 2,500 sq. ft.	Dwelling	$89	$53	$106	19%	100%
2,501 - 3,000 sq. ft.	Dwelling	$91	$55	$111	22%	102%
3,001 - 3,500 sq. ft.	Dwelling	$94	$56	$119	27%	113%
3,501 - 4,000 sq. ft.	Dwelling	$96	$58	$119	24%	105%
More than 4,000 sq. ft.	Dwelling	$99	$59	$119	20%	102%
Multi-Family	Dwelling	$65	$39	$90	38%	131%
Retail/Commercial	1,000 sq. ft.	$130	$78	$161	24%	106%
Office	1,000 sq. ft.	$73	$44	$76	4%	73%
Industrial	1,000 sq. ft.	$44	$26	$33	-25%	27%
Warehouse	1,000 sq. ft.	$27	$16	$14	-48%	-13%
Mini-Warehouse	1,000 sq. ft.	$27	$16	$13	-52%	-19%
Public/Institutional	1,000 sq. ft.	$73	$44	$68	-7%	55%

Source: 2008 net cost per unit is 1.67 times adopted fees from Table 1; updated fees from Table 58.

Potential Revenue

If adopted at the full updated amounts, police impact fees could generate $0.33 million over the next seven years, based on the development projected in the Land Use Assumptions, as shown in Table 60. These revenue projections assume no residential waivers or fee reductions, other than for affordable housing.

Table 60. Potential Police Impact Fee Revenue, 2014-2020

Land Use Type	Unit	New Units	Fee/ Unit	Potential Revenue
Single-Family Detached	Dwelling	1,488	$104	$132,003
Multi-Family	Dwelling	612	$90	$46,983
Subtotal, Residential				$178,986
Retail/Commercial	1,000 sq. ft.	700	$161	$112,700
Office	1,000 sq. ft.	350	$76	$26,600
Industrial/Warehouse	1,000 sq. ft.	105	$24	$2,520
Public/Institutional	1,000 sq. ft.	70	$68	$4,760
Subtotal, Nonresidential				$146,580
Total				$325,566

Source: New units from Table 5; fee/unit from Table 58; potential revenue is units times fee per unit, except that residential revenue is reduced by 14.7%, which is the percentage of residential units from 2008-2013 that were exempted as affordable housing from City of Santa Fe Long Range Planning Division, March 11, 2014..

APPENDIX A: ROAD INVENTORY

Table 61. Major Roadway Inventory

Street Name	Street Segment	Lns	Mi.	Cap.	AADT	VMC	VMT
Agua Fria	Airport-Jemez	2	1.61	14,800	6,125	23,828	9,861
Agua Fria	Jemez-Lopez	2	0.98	14,800	3,257	14,504	3,192
Agua Fria	Lopez-Henry Lynch	2	1.23	14,800	11,900	18,204	14,637
Agua Fria	Henry Lynch-Siler	2	0.38	14,800	11,900	5,624	4,522
Agua Fria	Siler-Osage	2	1.08	14,800	13,033	15,984	14,076
Agua Fria	Osage-Cam. Alire	2	1.17	14,800	12,003	17,316	14,044
Agua Fria	Cam. Alire-St Francis	2	0.57	14,800	10,225	8,436	5,828
Agua Fria	St Francis-Guadalupe	2	0.57	14,800	6,100	8,436	3,477
Airport Rd	NM 599-Agua Fria Rd	4	0.52	32,400	10,800	16,848	5,616
Airport Rd	Agua Fria Rd-Country Club	4	0.50	32,400	17,200	16,200	8,600
Airport Rd	Country Club-S Meadows Rd	4	1.00	32,400	17,200	32,400	17,200
Airport Rd	S Meadows-Jemez Rd	4	0.12	32,400	28,012	3,888	3,361
Airport Rd	Jemez Rd-Cerrillos	4	0.91	32,400	28,012	29,484	25,491
Alameda	NM 599-Chicoma Vista	2	0.95	14,800	1,050	14,060	998
Alameda	Chicoma Vista-Calle Nopal	2	1.42	14,800	5,300	21,016	7,526
Alameda	Calle Nopal-Cam. Alire	2	0.95	14,800	6,400	14,060	6,080
Alameda	Cam. Alire-St Francis	2	0.85	14,800	11,404	12,580	9,693
Alameda	St Francis-Guadalupe	2	0.57	14,800	8,050	8,436	4,589
Alameda	Guadalupe-Paseo de Peralta	2	0.66	14,800	3,800	9,768	2,508
Alameda	Paseo de Peralta-Canyon Rd	2	0.95	14,800	3,800	14,060	3,610
Alta Vista	Cerrillos-St Francis	2	0.38	14,800	3,056	5,624	1,161
Alta Vista	St Francis-Galisteo	2	0.51	14,800	3,056	7,548	1,559
Armenta	Old Pecos Trail-Cam. Corrales	2	0.25	14,800	2,592	3,700	648
Baca Street	Hickox-Cerrillos	2	0.57	14,800	6,865	8,436	3,913
Bishop's Lodge Rd	Paseo Peralta-Cam. Encantado	2	1.70	14,800	2,169	25,160	3,687
Bishop's Lodge Rd	Cam. Encantado-City Limits	2	1.04	14,800	2,430	15,392	2,527
Botulph Rd	Siringo Rd-Zia St	2	0.40	14,800	4,200	5,920	1,680
Botulph Rd	Zia-St Michael's	2	0.85	14,800	4,200	12,580	3,570
Camino Carlos Rey	Gov. Miles-Rodeo	2	0.76	14,800	3,900	11,248	2,964
Camino Carlos Rey	Rodeo-Zia	4	0.09	32,400	4,200	2,916	378
Camino Carlos Rey	Zia-Siringo	2	0.85	14,800	5,600	12,580	4,760
Camino Carlos Rey	Siringo-Cerrillos	2	0.47	14,800	11,300	6,956	5,311
Camino Alire	Alameda-Agua Fria	2	0.38	14,800	7,137	5,624	2,712
Camino Cabra	Cam. Cruz Blanca-Canyon	2	0.66	14,800	*3,000*	9,768	1,980
Camino Cruz Blanca	Cam. Monte Sol-Cam. Cabra	2	0.38	14,800	*3,000*	5,624	1,140
Camino del Monte Sol	Cam. Cruz Blanca-Old Santa Fe	2	0.15	14,800	4,337	2,220	651
Cerrillos Rd	Beckner-Jaguar	6	1.14	50,000	25,650	57,000	29,241
Cerrillos Rd	Jaguar-Airport	6	0.85	50,000	26,458	42,500	22,489
Cerrillos Rd	Airport-Richards	6	1.17	50,000	45,991	58,500	53,809
Cerrillos Rd	Richards-St Michael's	6	1.65	50,000	46,375	82,500	76,519
Cerrillos Rd	St Michael's-2nd St	4	0.50	32,400	35,100	16,200	17,550
Cerrillos Rd	2nd St-Alta Vista	4	0.60	32,400	33,700	19,440	20,220
Cerrillos Rd	Alta Vista-St Francis	4	0.54	32,400	28,903	17,496	15,608
Cerrillos Rd	St Francis-Galisteo	4	0.76	32,400	9,250	24,624	7,030

Table 61. Continued

Street Name	Street Segment	Lns	Mi.	Cap.	AADT	VMC	VMT
Cordova	Cerrillos-St Francis	4	0.27	32,400	19,356	8,748	5,226
Cordova	St Francis-Don Diego	4	0.28	32,400	9,017	9,072	2,525
Cordova	Don Diego-Old Pecos Trail	4	0.80	32,400	9,017	25,920	7,214
Country Club	Airport-Jaguar	2	0.76	14,800	5,400	11,248	4,104
Galisteo	St Michael's-Cordova	2	0.95	14,800	9,350	14,060	8,883
Galisteo	Cordova-Alameda	2	0.95	14,800	3,216	14,060	3,055
Galisteo	Zia-Rodeo	2	0.73	14,800	3,306	10,804	2,413
Governor Miles	Cerrillos-Walking Sky	2	1.00	14,800	2,829	14,800	2,829
Governor Miles	Walking Sky-Richards	2	0.74	14,800	1,900	10,952	1,406
Governor Miles	Richards-Cliff Palace	2	0.57	14,800	11,250	8,436	6,413
Governor Miles	Cliff Palace-Cam. Carlos Rey	2	0.38	14,800	11,250	5,624	4,275
Guadalupe	Cerrillos-Alameda	2	0.57	14,800	10,661	8,436	6,077
Guadalupe	Alameda-Paseo de Peralta	4	0.38	32,400	14,709	12,312	5,589
Guadalupe	Paseo de Peralta-84/285	4	0.38	32,400	14,709	12,312	5,589
Henry Lynch Rd	Rufina-Agua Fria	2	0.47	14,800	3,700	6,956	1,739
Hickox St	Agua Fria-St Francis	2	0.57	14,800	8,800	8,436	5,016
Hyde Park Rd	Bishop's Lodge-Gonzales	2	1.38	14,800	4,050	20,424	5,589
Hyde Park Rd	Gonzales-City Limits	2	1.70	14,800	3,150	25,160	5,355
Jaguar Dr	NM599-Country Club	2	1.33	14,800	*3,000*	19,684	3,990
Jaguar Dr	Country Club-S Meadows	2	1.14	14,800	5,942	16,872	6,774
Jaguar Dr	S Meadows-Cerrillos	2	0.38	14,800	*3,000*	5,624	1,140
Jemez Rd	Agua Fria-Airport	2	0.80	14,800	3,477	11,840	2,782
Llano	Siringo-St Michaels	2	0.53	14,800	4,876	7,844	2,584
Lopez Ln.	Agua Fria-Airport	2	1.10	14,800	5,300	16,280	5,830
Old Pecos Trail	Rodeo Rd-Arroyo Chamiso	4	1.52	32,400	11,040	49,248	16,781
Old Pecos Trail	Arroyo Chamiso-Cordova	2	0.95	14,800	14,125	14,060	13,419
Old Pecos Trail	Cordova-Old Santa Fe Trail	2	0.42	14,800	7,382	6,216	3,100
Old Santa Fe Trail	City Limits-Zia Rd	2	1.14	14,800	2,746	16,872	3,130
Old Santa Fe Trail	Zia-Cam. del Monte Sol	2	1.08	14,800	2,550	15,984	2,754
Old Santa Fe Trail	Cam. del Monte Sol-Paseo Peralta	2	1.42	14,800	12,939	21,016	18,373
Osage	Agua Fria-Cerrillos	2	0.66	14,800	5,373	9,768	3,546
Pacheco St	Siringo-St Michael's	2	0.51	14,800	9,318	7,548	4,752
Pacheco St	St Michael's-Cam. Monte Rey	2	0.47	14,800	4,705	6,956	2,211
Pacheco St	Cam. de Monte Rey-Alta Vista	2	0.41	14,800	4,705	6,068	1,929
Paseo de Peralta	St Francis-Cerrillos	4	0.47	32,400	8,825	15,228	4,148
Paseo de Peralta	Cerrillos-Acequia Madre	4	0.63	32,400	16,350	20,412	10,301
Paseo de Peralta	Acequia Madre-Alameda	4	0.25	32,400	8,667	8,100	2,167
Paseo de Peralta	Alameda-Palace	2	0.15	14,800	9,200	2,220	1,380
Paseo de Peralta	Palace-Washington	2	0.32	14,800	8,050	4,736	2,576
Paseo de Peralta	Washington-St Francis	4	1.04	32,400	13,350	33,696	13,884
Paseo del Sol	Airport-Jaguar	2	0.75	14,800	11,200	11,100	8,400
Paseo del Sol	Jaguar-Herrera	2	0.25	14,800	*3,000*	3,700	750
Richards Ave	Rodeo-I-25	2	1.14	14,800	8,834	16,872	10,071
Richards Ave	Cerrillos-Rufina	4	0.32	32,400	8,090	10,368	2,589
Rodeo Rd	Cerillos-Richards	4	0.95	32,400	29,004	30,780	27,554
Rodeo Rd	Richards-Camino Carlos Rey	4	1.00	32,400	29,004	32,400	29,004
Rodeo Rd	Camino Carlos Rey-Galisteo	2	1.04	14,800	12,650	15,392	13,156
Rodeo Rd	Galisteo-Sawmill	4	0.28	32,400	8,025	9,072	2,247
Rodeo Rd	Sawmill-Old Pecos Trail	2	1.70	14,800	4,323	25,160	7,349

Table 61. Continued

Street Name	Street Segment	Lns	Mi.	Cap.	AADT	VMC	VMT
Rufina St	S Meadows Rd-Jemez	2	0.20	14,800	9,800	2,960	1,960
Rufina St	Jemez-Lopez	2	0.91	14,800	11,482	13,468	10,449
Rufina St	Lopez-Richards	2	1.40	14,800	5,850	20,720	8,190
Rufina St	Richards-Siler	2	0.55	14,800	5,016	8,140	2,759
Rufina St	Siler-Jorgensen Rd	2	0.25	14,800	9,800	3,700	2,450
San Mateo Rd	Calle Lorca-St Francis	2	0.42	14,800	3,200	6,216	1,344
San Mateo Rd	St Francis-Galisteo	2	0.47	14,800	4,450	6,956	2,092
San Mateo Rd	Galisteo-Old Pecos Trail	2	0.66	14,800	9,900	9,768	6,534
Second Street	Cerrillos-Calle Lorca	2	0.57	14,800	3,200	8,436	1,824
Siler Rd	Agua Fria-Cerrillos	4	0.64	32,400	15,250	20,736	9,760
Siler Rd	Agua Fria-West Alameda	2	0.40	14,800	*3,000*	5,920	1,200
Siringo Rd	Richards-Camino Carlos	2	0.91	14,800	7,700	13,468	7,007
Siringo Rd	Cam. Carlos Rey-Llano	2	0.63	14,800	12,504	9,324	7,878
Siringo Rd	Llano-St Francis	2	0.98	14,800	13,700	14,504	13,426
Siringo Rd	St Francis-Botulph	2	0.47	14,800	3,500	6,956	1,645
South Meadows	Jaguar-Airport	2	0.66	14,800	3,925	9,768	2,591
South Meadows	Airport-Agua Fria	2	0.80	14,800	3,800	11,840	3,040
South Meadows	Agua Fria-NM 599	2	1.00	14,800	*3,000*	14,800	3,000
St Francis	Rodeo-Siringo	4	0.95	32,400	45,212	30,780	42,951
St Francis	Siringo-San Mateo	4	0.70	32,400	43,687	22,680	30,581
St Francis	San Mateo-Cerrillos	6	0.98	50,000	42,162	49,000	41,319
St Francis	Cerrillos-Paseo de Peralta	6	0.28	50,000	44,850	14,000	12,558
St Francis	Paseo de Peralta-Agua Fria	6	0.20	50,000	37,300	10,000	7,460
St Francis	Agua Fria-Alameda	6	0.31	50,000	36,500	15,500	11,315
St Francis	Alameda-Alamo	6	0.57	50,000	20,450	28,500	11,657
St Francis	Alamo-NM599	6	1.33	50,000	33,450	66,500	44,489
St Francis	NM599-Tano Rd	4	0.76	32,400	37,800	24,624	28,728
St Francis	Tano Rd-1st Tesuque Exit	4	1.33	32,400	36,400	43,092	48,412
St Michael's Dr	Cerillos-St Francis	6	1.29	50,000	25,472	64,500	32,859
St Michael's Dr	St Francis-Old Pecos Trail	4	1.04	32,400	23,150	33,696	24,076
Yucca	Rodeo-Zia	2	0.40	14,800	5,000	5,920	2,000
Yucca	Zia-Siringo	2	0.63	14,800	5,322	9,324	3,353
Zafrano	Cerrillos-Rodeo	4	0.27	32,400	11,250	8,748	3,038
Zia Rd	Rodeo- St Francis	4	1.70	32,400	14,635	55,080	24,880
Zia Rd	St Francis-Botulph	2	0.51	14,800	3,674	7,548	1,874
Subtotal, Arterial Roads			95.84			2,140,736	1,216,683
2nd St	Cerrillos Rd-W San Mateo Rd	2	0.43	13,300	*1,700*	5,719	731
5th St	Cerrillos Rd-Saint Michaels Dr	2	0.43	13,300	3,711	5,719	1,596
5th St	Saint Michaels Dr-Siringo Rd	2	0.52	13,300	*1,700*	6,916	884
Acequia Madre	Paseo de Peralta-Garcia St	2	0.14	13,300	*1,700*	1,862	238
Acequia Madre	Garcia St-Camino del Monte Sol	2	0.48	13,300	*1,700*	6,384	816
Acequia Madre	Camino del Monte Sol-Canyon Rd	2	0.25	13,300	*1,700*	3,325	425
Alamo Dr	Camino de las Crucitas-Rio Vista St	2	0.47	13,300	*1,700*	6,251	799
Alamo Dr	Camino de las Crucitas-Rio Vista St	2	0.23	13,300	*1,700*	3,059	391
Alamo Dr	Rio Vista St-N St Francis Dr	2	0.07	13,300	*1,700*	931	119
Alamo Dr	N Saint Francis Dr-N Guadalupe St	2	0.13	13,300	*1,700*	1,729	221
Alto St	Camino Alire-N Saint Francis	2	0.72	13,300	*1,700*	9,576	1,224
Arroyo Chamiso Rd	Botulph Rd-Old Arroyo Chamiso Rd	2	0.28	13,300	*1,700*	3,724	476
Arroyo Chamiso Rd	Old Arroyo Chamiso Rd-St Michaels	2	0.30	13,300	*1,700*	3,990	510

Table 61. Continued

Street Name	Street Segment	Lns	Mi.	Cap.	AADT	VMC	VMT
Arroyo Chamiso Rd	Saint Michaels Dr-Old Pecos Trail	2	0.15	13,300	*1,700*	1,995	255
Ave de las Campanas	Siringo Rd-Rodeo Rd	2	0.84	13,300	*1,700*	11,172	1,428
Avenida Rincon	N Ridgetop Rd-NM 599	2	0.41	13,300	*1,700*	5,453	697
Avenida Rincon	NM 599-Calle David	2	0.63	13,300	*1,700*	8,379	1,071
Buckman Rd	Paseo Nopal-Camino de los Montoyas	2	1.60	13,300	*1,700*	21,280	2,720
Buckman Rd	Cam Los Montoyas-Cam Las Crucitas	2	0.12	13,300	*1,700*	1,596	204
Caja del Oro Grant Rd	Agua Fria St-Alameda Frontage Rd	2	0.81	13,300	4,550	10,773	3,686
Calle de Leon	Calle de Sebastian-Conejo Dr	2	0.20	13,300	*1,700*	2,660	340
Calle de Sebastian	Old Pecos Trail-Calle de Leon	2	0.40	13,300	*1,700*	5,320	680
Calle de Sebastian	Calle de Leon-E Zia Rd	2	0.37	13,300	*1,700*	4,921	629
Calle del Cielo	Siringo Rd-Cerrillos	2	0.26	13,300	2,499	3,458	650
Calle Estado	Bishops Lodge Rd-Old Taos Hwy	2	0.68	13,300	*1,700*	9,044	1,156
Calle Nopal	W Alameda St-Paseo de Vistas	2	0.34	13,300	*1,700*	4,522	578
Camino Carlos Real	Agua Fria St-W Alameda St	2	0.42	13,300	*1,700*	5,586	714
Camino Corrales	Fort Union Dr-Armenta St	2	0.57	13,300	*1,700*	7,581	969
Camino Corrales	Armenta St-Old Santa Fe Trail	2	0.15	13,300	*1,700*	1,995	255
Camino Corrales	Old Santa Fe Trail-Garcia St	2	0.18	13,300	*1,700*	2,394	306
Cam de las Crucitas	Buckman-Alamo Dr	2	2.03	13,300	*1,700*	26,999	3,451
Cam de las Crucitas	Alamo Dr-Rio Vista St	2	2.00	13,300	*1,700*	26,600	3,400
Cam de las Crucitas	Vista St-N Saint Francis Dr	2	0.13	13,300	*1,700*	1,729	221
Cam de los Arroyos	Zafarano Dr-Vegas Verde Dr	2	0.22	13,300	*1,700*	2,926	374
Cam de los Montoyas	Buckman-NM 599	2	0.53	13,300	*1,700*	7,049	901
Cam de los Montoyas	NM 599-Avenida de Sevilla	2	1.70	13,300	*1,700*	22,610	2,890
Camino Encantado	Circle Dr-Bishops Lodge Rd	2	0.97	13,300	1,781	12,901	1,728
Camino La Canada	Paseo de La Conquist.-Ave Chris. Colon	2	0.54	13,300	*1,700*	7,182	918
Canyon Rd	Garcia St-Camino del Monte Sol	2	0.48	13,300	2,106	6,384	1,011
Canyon Rd	Camino del Monte Sol-E Palace Ave	2	0.09	13,300	*1,700*	1,197	153
Canyon Rd	E Palace Ave-Acequia Madre	2	0.14	13,300	*1,700*	1,862	238
Canyon Rd	Acequia Madre-E Palace Ave	2	0.24	13,300	*1,700*	3,192	408
Canyon Rd	E Alameda St-Camino Cabra	2	0.10	13,300	*1,700*	1,330	170
Canyon Rd	Camino Cabra-Cerro Gordo Rd	2	1.30	13,300	3,800	17,290	4,940
Cerro Gordo Rd	Canyon Rd-Gonzales Rd	2	1.73	13,300	1,723	23,009	2,981
Cerro Gordo Rd	Gonzales Rd- E Palace Ave	2	0.11	13,300	*1,700*	1,463	187
Conejo Dr	E Zia Rd-Calle de Leon	2	0.33	13,300	*1,700*	4,389	561
Conejo Dr	Calle de Leon-Fort Union Dr	2	0.39	13,300	*1,700*	5,187	663
Don Diego Ave	Cordova Rd-Cam. de los Marquez	2	0.08	13,300	7,793	1,064	623
Don Diego Ave	Camino de los Marquez-Cerrillos	2	0.50	13,300	7,793	6,650	3,897
Don Gaspar Ave	E San Mateo Rd-Cordova Rd	2	0.50	13,300	*1,700*	6,650	850
Don Gaspar Ave	Cordova Rd-Paseo de Peralta	2	0.80	13,300	1,801	10,640	1,441
Don Gaspar Ave	Paseo de Peralta-W Alameda St	2	0.23	13,300	3,425	3,059	788
Don Gaspar Ave	W Alameda St-E Water St	2	0.10	13,300	4,250	1,330	425
Don Gaspar Ave	E Water St-W San Francisco St	2	0.05	13,300	*1,700*	665	85
E de Vargas Rd	Paseo de Peralta-Garcia St	2	0.07	13,300	*1,700*	931	119
E Palace Ave	Washington Ave Cathedral Pl	2	0.06	13,300	*1,700*	798	102
E Palace Ave	Cathedral Pl-Paseo de Peralta	2	0.17	13,300	5,000	2,261	850
E Palace Ave	Paseo de Peralta-Cerro Gordo	2	0.71	13,300	3,026	9,443	2,148
E Palace Ave	Cerro Gordo Rd-E Alameda St	2	0.07	13,300	3,026	931	212
E Palace Ave	E Alameda St-Canyon Rd	2	0.04	13,300	3,026	532	121
E Zia Rd	Old Pecos Tr-Calle de Sebastian	2	0.09	13,300	*1,700*	1,197	153
E Zia Rd	Calle de Sebastian-Conejo Dr	2	0.28	13,300	*1,700*	3,724	476

Table 61. Continued

Street Name	Street Segment	Lns	Mi.	Cap.	AADT	VMC	VMT
E Zia Rd	Conejo Dr-Old Santa Fe Trail	2	0.52	13,300	*1,700*	6,916	884
Fort Union Dr	Conejo Dr-Camino Corrales	2	0.18	13,300	*1,700*	2,394	306
Garcia St	Cam. del Monte Sol-Cam. Corrales	2	0.41	13,300	*1,700*	5,453	697
Garcia St	Camino Corrales-Acequia Madre	2	0.53	13,300	3,182	7,049	1,686
Garcia St	Acequia Madre-Canyon Rd	2	0.20	13,300	*1,700*	2,660	340
Gonzales Rd	Vallecita Dr-Hyde Park Rd	2	0.61	13,300	1,168	8,113	712
Gonzales Rd	Hyde Park Rd-Cerro Gordo Rd	2	1.26	13,300	*1,700*	16,758	2,142
Gonzales Rd	Cerro Gordo Rd-E Alameda St	2	0.07	13,300	*1,700*	931	119
Harrison Rd	Cerrillos Rd-Agua Fria Rd	2	0.65	13,300	2,650	8,645	1,723
Herrera Drive	Cerrillos Road-Paseo del Sol	2	0.50	13,300	*1,700*	6,650	850
Maez Rd	Cerrillos Rd-Agua Fria Rd	2	0.69	13,300	*1,700*	9,177	1,173
Murales Rd	Bishops Lodge Rd-Old Taos Hwy	2	0.29	13,300	*1,700*	3,857	493
Ocate Rd	Cerrillos Rd-Calle Caridad	2	0.43	13,300	*1,700*	5,719	731
Old Arroyo Chamiso	Arroyo Chamiso Rd-W Zia Rd	2	0.48	13,300	*1,700*	6,384	816
Old Taos Hwy	Paseo de Peralta-Murales Rd	2	0.39	13,300	1,684	5,187	657
Old Taos Hwy	Murales Rd-Calle Estado	2	0.55	13,300	1,684	7,315	926
Old Taos Hwy	Calle Estado-Calle Largo	2	0.47	13,300	1,684	6,251	791
Paseo Conquistadora	Camino Alire-Camino La Canada	2	0.63	13,300	*1,700*	8,379	1,071
Paseo Conquistadora	Camino La Canada-Alejandro St	2	0.20	13,300	*1,700*	2,660	340
Paseo de Vistas	Calle Nopal-Rincon de Torreon	2	1.02	13,300	4,700	13,566	4,794
Paseo de Vistas	Rincon de Torreon-Cam. de las Crucitas	2	0.74	13,300	4,700	9,842	3,478
Paseo Nopal	Paseo de Vistas-NM 599	2	1.40	13,300	3,084	18,620	4,318
Ridgetop Rd	NM 599-Avenida Rincon	2	0.45	13,300	*1,700*	5,985	765
Ridgetop Rd	Avenida Rincon-Tano Rd	2	0.49	13,300	*1,700*	6,517	833
Rincon de Torreon	W Alameda St-Paseo de Vistas	2	0.74	13,300	*1,700*	9,842	1,258
Rio Vista St	Solana Dr-Alamo Dr	2	0.05	13,300	*1,700*	665	85
Rio Vista St	Alamo Dr-Camino de las Crucitas	2	0.37	13,300	*1,700*	4,921	629
Rio Vista St	Camino de las Crucitas-Alamo	2	0.30	13,300	*1,700*	3,990	510
S Meadows Rd	Agua Fria St-Rufina St	2	2.27	13,300	*1,700*	30,191	3,859
S Ridgetop Rd	Camino Francisca-NM 599	2	0.38	13,300	*1,700*	5,054	646
Sawmill Rd	Rodeo Rd-S Saint Francis Dr	2	0.32	13,300	4,286	4,256	1,372
Sawmill Rd	S Saint Francis Dr-Rodeo Rd	2	0.68	13,300	*1,700*	9,044	1,156
Solana Dr	W Alameda St-Rio Vista St	2	0.08	13,300	*1,700*	1,064	136
Tano Rd	N Ridgetop Rd-Opera Dr	2	0.69	13,300	*1,700*	9,177	1,173
Vallecita Dr	Valley Dr-Gonzales Rd	2	0.76	13,300	*1,700*	10,108	1,292
Valley Dr	Bishops Lodge Rd-Vallecita Dr	2	0.38	13,300	*1,700*	5,054	646
Vegas Verde Dr	Camino de los Arroyos-Cerrillos	2	0.22	13,300	*1,700*	2,926	374
W Palace Ave	Grant Ave-Lincoln Ave	2	0.11	13,300	*1,700*	1,463	187
W Palace Ave	Lincoln Ave-Old Santa Fe Trail	2	0.05	13,300	*1,700*	665	85
W Palace Ave	Old Santa Fe Trail-Washington Ave	2	0.01	13,300	*1,700*	133	17
W Zia Rd	Old Arroyo Chamiso Rd-Old Pecos Tr	2	0.65	13,300	2,500	8,645	1,625
Subtotal, Collectors			50.58			672,714	107,948
Total			146.42			2,813,450	1,324,631

Source: City of Santa Fe Long Range Planning Division, November 25, 2013; generalized daily capacity estimates from Florida Department of Transportation, *2013 Quality/Level of Service Handbook*, Table 1: Generalized Annual Average Daily Volumes for Florida's Urbanized Areas; AADT is annualized averaged daily traffic from Santa Fe Metropolitan Planning Organization, *Santa Fe Traffic Counts*, 2011 (2008 if 2011 count not available); volume in italics are estimated based on 75% of the average AADT for 2, 4 and 6-lane arterials with counts and 50% of the average AADT for 2-lane collector roads.

APPENDIX B: AVERAGE HOUSEHOLD SIZE

The 2000 U.S. Census provided data on average household sizes by housing types based on a robust sample consisting of one in six dwelling units. The 2000 household sizes for the City of Santa Fe are shown in Table 62.

Table 62. Average Household Size by Housing Type, 2000

Housing Type	Household Population	Occupied Units	Average HH Size
Single-Family Detached	38,868	16,410	2.37
Single-Family Attached	5,177	2,913	1.78
Multi-Family	13,047	7,131	1.83
Mobile Home	3,239	1,065	3.04
Total	60,331	27,519	2.19

Source: 2000 U.S. Census SF-3 data (1-in-6 sample) for the City of Santa Fe.

The Census Bureau has since replaced the sample data collected during the decennial census with the annual American Housing Survey, which conducts a sample of 1% of dwelling units each year. The most current data from the American Housing Survey are provided in a 5% sample dataset, consisting of 1% samples collected in 2008 through 2012. These data do not provide household population for single-family detached units separately from single-family attached units (i.e., townhouses). However, the 2000 Census data presented in the preceding table shows that single-family attached units in Santa Fe have an average household size that is very similar to other types of multi-family units, such as apartments and condominiums. Using this knowledge, updated average household sizes by housing type for Santa Fe can be derived from the American Community Survey data, as shown in Table 63.

Table 63. Average Household Size by Housing Type, 2008-2012

Housing Type	Household Population	Occupied Units	Average HH Size
Single-Family Detached	n/a	18,618	2.19
Single-Family Attached	n/a	2,980	1.90
Single-Family Detached/Attached	46,361	21,598	2.15
Other Multi-Family	15,417	8,102	1.90
Mobile Home	4,707	1,546	3.04
Total	66,485	31,246	2.13

Source: U.S. Census, American Community Survey, 2008-2012 for City of Santa Fe (single-family attached assigned same average household size as other multi-family).

In the 2008 study, average household sizes by square footage ranges for single-family units were estimated using (1) census micro data for Santa Fe County and Los Alamos County to determine average household size by bedrooms (normalized for the City of Santa Fe overall average household size), and (2) realtor listings of homes for sale to determine average dwelling unit size by bedrooms. The two data sets were combined by taking the realtor data set and assuming the average household size for the number of bedrooms in the unit (e.g., each 3-bedroom unit was assumed to have the average number of residents for all 3-bedroom units). Finally, linear regression analysis was performed to develop an equation relating average household size to unit square feet, and the midpoints of the size categories was used as the average household size for each size range.

While the approach used in the 2008 study was reasonable and had the advantage of relying solely on local data, its weakness is that neither data set contains both of the key variables – the census data lack information on the size of the unit, and the realtor data lack information on the number of persons in the unit. Consequently, the 2008 analysis had to utilize an intervening variable – the number of bedrooms in the unit.

A simpler and more direct approach is to utilize regional or national data from the American Housing Survey, sponsored by the U.S. Department of Housing and Urban Development and conducted by the U.S. Census Bureau. The most recent survey was done in 2011. This survey provides data on the number of residents and the square footage of a sample of individual housing units. Regional data for the Western Census Region, which includes New Mexico, can also be used and shows a very similar pattern. Average household sizes by dwelling unit size can be converted to Equivalent Dwelling Units (EDUs), with one EDU representing the average number of persons residing in an occupied single-family detached unit. These national and regional EDU multipliers are compared to those used in the 2008 study in Table 64.

Table 64. Equivalent Dwelling Unit Multipliers

1,500 sq. ft. or less	0.87	0.89	0.88
1,501-2,000 sq. ft.	0.95	0.93	0.94
2,001-2,500 sq. ft.	1.04	1.02	1.01
2,501-3,000 sq. ft.	1.08	1.07	1.07
3,001-3,500 sq. ft.	1.11	1.16	1.12
3,501-4,000 sq. ft.	1.13	1.13	1.11
4,001 sq. ft. or more	1.17	1.13	1.11
Average, All Units	1.00	1.00	1.00
3,001 sq. ft. or more	n/a	1.14	1.11

Note: EDU multipliers by unit size are ratios of average household size to overall average household size for all single-family detached units.
Source: 2008 study data from Duncan Associates, *Impact Fee Capital Improvements Plan and Land Use Assumptions for the City of Santa Fe*, 2008; American Housing Survey data for units built 1990 or later from the *2011 American Housing Survey*.

The national and regional data are consistent with the 2008 study results for units up to 3,500 square feet. However, the national and regional data clearly show that household size plateaus at about 3,000 square feet. It is recommended that updated average household sizes by unit size categories be based on American Housing Survey data and that the upper size category include all units larger than 3,000 square feet, as shown in Table 65.

A similar approach is used to determine average household sizes for accessory or guest units built as attached or detached additions to single-family units. The current ordinance provides for fees that vary by the size of the guest unit, but the basis for these fees is unclear. In general, the multi-family fee would be reasonable to use for guest units, but consideration could be made for smaller guest units. Analysis of American Housing Survey data indicates that guest units of 750 square feet or less would have somewhat fewer residents than the average of all multi-family units, as shown in Table 65.

Table 65. Single-Family Average Household Size by Unit Size

Single-Family Unit Size (Heated Living Area)	EDU Multiplier	Avg. HH Size
1,500 sq. ft. or less	0.89	1.95
1,501-2,000 sq. ft.	0.93	2.04
2,001-2,500 sq. ft.	1.02	2.23
2,501-3,000 sq. ft.	1.07	2.35
3,001 sq. ft. or more	1.14	2.50
All Single-Family Detached	1.00	2.19
Guest Unit, 750 sq. ft. or less	0.76	1.66

Source: EDU multipliers for western U.S. from Table 64 (EDU multiplier for guest house of 750 sq. ft. or less derived from American Housing Survey data for multi-family units built in the Western Region in 1990 or later from the *2011 American Housing Survey*); average household size for all single-family detached units in Santa Fe from Table 63; household sizes by unit size for Santa Fe based on EDU multipliers.

APPENDIX C: FUNCTIONAL POPULATION

As previously mentioned, this study modifies the approach for determining service demand for fire/EMS and police impact fee calculations from a service call basis to a "functional population" approach. Under this approach, functional population is calculated for each major land use and then converted into "equivalent dwelling units." The equivalent dwelling unit, or EDU, represents the impact of a typical single-family dwelling on the demand for police and fire/EMS services.

To a large extent, the demand for police and fire/EMS functions are proportional to the presence of people. The functional population concept is analogous to the concept of "full-time equivalent" employees. It represents the number of "full-time equivalent" people present at the site of a land use.

The residential functional population is considerably simpler than the nonresidential component. It is assumed that people spend 12 hours per day at home during week days and 20 hours per day during weekends. In total, people are assumed to spend 100 hours per week, or 60 percent of their time, at home. The other 40 percent of their time spent away from home accounts for working, shopping and other away-from-home activities. For residential uses, then, equivalent dwelling units are calculated by first multiplying average household size by 60 percent to determine functional population per unit. The functional population per unit multipliers for residential uses are shown in Table 66.

Table 66. Residential Functional Population per Unit

Housing Type	Unit	Average HH Size	Occupancy	Func. Pop./Unit
Single-Family, Detached (All)	Dwelling	2.19	0.60	1.314
Less than 1,500 sf	Dwelling	1.95	0.60	1.170
1,500 to 1,999 sf	Dwelling	2.04	0.60	1.224
2,000 to 2,499 sf	Dwelling	2.23	0.60	1.338
2,500 to 2,999 sf	Dwelling	2.35	0.60	1.410
3,000 sf or greater	Dwelling	2.50	0.60	1.500
Guest Unit, 750 sf or less	Dwelling	1.66	0.60	0.996
Multi-Family	Dwelling	1.90	0.60	1.140
Mobile Home/RV Park	Pad/Space	3.04	0.60	1.824

Source: Overall single-family, multi-family and mobile home average household size from Table 63; single-family average household size by housing size from Table 65; occupancy factor estimated (see text above).

Nonresidential Functional Population

The functional population methodology for nonresidential uses is based on trip generation data utilized in developing the transportation demand schedule prepared for the updated transportation impact fee update. Functional population per 1,000 square feet is derived by dividing the total number of hours spent by employees and visitors during a weekday by 24 hours. Employees are estimated to spend eight hours per day at their place of employment, and visitors are estimated to spend one-half to one hour per visit depending on land use. The formula used to derive the nonresidential functional population estimates is summarized in Figure 7.

Figure 7. Nonresidential Functional Population Formula

Functional population/1000 sf = (employee hours/1000 sf + visitor hours/1000 sf) ÷ 24 hours/day

Where:

Employee hours/1000 sf = employees/1000 sf x 8 hours/day

Visitor hours/1000 sf (retail/office/public) = visitors/1000 sf x 1 hour/visit

Visitors hours/1000 sf (industrial/warehouse) = visitors/1000 sf x 1/2 hour/visit

Visitors/1000 sf = ADT/1000 sf x avg. vehicle occupancy - employees/1000 sf

ADT/1000 sf = average daily trips (1/2 trip ends) on a weekday per 1000 sf

Using this formula and information on trip generation rates used in this study for the transportation impact fee update, vehicle occupancy rates from the *National Household Travel Survey* and other sources and assumptions, nonresidential functional population estimates per 1,000 square feet of gross floor area are calculated. Table 67 presents the results of these calculations for a number of nonresidential land use categories.

Table 67. Nonresidential Functional Population per Unit

Land Use	Unit	Trip Rate	Persons/ Trip	Employee/ Unit	Visitors/ Unit	Functional Pop./Unit
Retail/Commercial	1,000 sq. ft.	21.35	1.96	1.02	40.83	2.041
Office	1,000 sq. ft.	5.52	1.24	2.31	4.53	0.959
Industrial	1,000 sq. ft.	3.42	1.24	1.05	3.19	0.416
Warehouse	1,000 sq. ft.	1.78	1.24	0.43	1.78	0.180
Mini Warehouse	1,000 sq. ft.	1.25	1.24	0.43	1.12	0.167
Public/institutional	1,000 sq. ft.	3.80	1.86	1.95	5.11	0.863

Source: Trip rates are one-half trip ends from Table 14; persons/trip is average vehicle occupancy from Federal Highway Administration, *Nationwide Household Travel Survey*, 2009; employees/unit from U.S Department of Energy, *Commercial Buildings Energy Consumption Survey*, 2003; visitors/unit is trips times persons/trip minus employees/unit; functional population/unit calculated based on formula from Figure 7.

Functional Population Summary

The functional population multipliers for the residential and nonresidential land use categories are summarized in Table 68.

Table 68. Functional Population Multipliers

Land Use	Unit	Functional Pop./Unit
Single-Family, Detached (All)	Dwelling	1.314
Less than 1,500 sf	Dwelling	1.170
1,500 to 1,999 sf	Dwelling	1.224
2,000 to 2,499 sf	Dwelling	1.338
2,500 to 2,999 sf	Dwelling	1.410
3,000 sf or greater	Dwelling	1.500
Guest Unit, 750 sf or less	Dwelling	0.996
Multi-Family	Dwelling	1.140
Mobile Home/RV Park	Pad/Space	1.824
Retail/Commercial	1,000 sq. ft.	2.041
Office	1,000 sq. ft.	0.959
Industrial	1,000 sq. ft.	0.416
Warehouse	1,000 sq. ft.	0.180
Mini Warehouse	1,000 sq. ft.	0.167
Public/Institutional	1,000 sq. ft.	0.863

Source: Residential dwelling unit functional population per unit from Table 66; nonresidential functional population per unit from Table 67.

Existing and projected total functional population for the Urban Area are derived based on existing and projected land uses from the Land Use Assumptions and functional population per unit multipliers summarized above. The results are displayed in Table 69.

Table 69. Total Functional Population, 2014-2020

Land Use	Unit	No. of Units	Functional Pop. per Unit	Functional Pop. Total
Existing (2014)				
Single-Family Detached	Dwelling	29,500	1.314	38,763
Multi-Family	Dwelling	9,700	1.140	11,058
Mobile Home	Dwelling	5,200	1.824	9,485
Retail/Commercial	1,000 sq. ft.	10,198	2.041	20,814
Office	1,000 sq. ft.	8,972	0.959	8,604
Industrial/Warehouse	1,000 sq. ft.	4,360	0.298	1,299
Public/Institutional	1,000 sq. ft.	2,960	0.863	2,554
Total Functional Population, 2014				92,577
Projected (2020)				
Single-Family Detached	Dwelling	31,250	1.314	41,063
Multi-Family	Dwelling	10,050	1.140	11,457
Mobile Home	Dwelling	5,200	1.824	9,485
Retail/Commercial	1,000 sq. ft.	10,898	2.041	22,243
Office	1,000 sq. ft.	9,322	0.959	8,940
Industrial/Warehouse	1,000 sq. ft.	4,465	0.298	1,331
Public/Institutional	1,000 sq. ft.	3,030	0.863	2,615
Total Functional Population, 2020				97,134
New Functional Population, 2014-2020				4,557

Source: Existing and projected land uses from Table 5; functional population per unit from Table 68; total functional population is product of units and functional population per unit.

APPENDIX D: PARK/TRAIL INVENTORY

Table 70. Inventory of Existing Parks and Open Space

Park Facility	Acres	Play-grnd	Picnic	Activ. Area	Tennis Court	Hand-ball	Soccer Field	Bskt-ball	Base-ball	Soft-ball	Vball Ct	Skate-board	Swim Pool
Arroyo Sonrisa Park	0.26												
Cielo Vista	1.20												
Canada Gardens	0.89												
City Hall Park	0.68												
Don Diego Entrada Park	0.31												
Espinacitas Park	0.16												
Gregory Lopez Park	1.87	1	1										
Guadalupe Neighborhood Parcel	0.17												
John F. Griego Park (Vietnam Vets)	0.92	1	1					1					
Kiva Center	0.72												
La Farge Library	1.20												
La Villa Serena Park	1.28												
Los Milagros Park	1.16												
Maclovia Park	1.19												
Main Library	0.93												
Maloof Park	2.62												
Melendez Park	0.45												
Monica Roybal Center	0.81	2	1	1				2					
Dancing Ground Community Park	1.66	1	1	1									
Orlando Fernandez Park	0.46		1										
Peralta Park	0.78			1									
Plaza Entrada	0.22												
Rancho Del Sol Phase II Park	0.48												
Rancho Siringo Park	0.31	1	1					1					
Resolana Park	1.58	1	1										
Santa Fe Riverside Park	0.72		1	1									
South Meadows	1.64												
Sunnyslope Meadows	0.41												
Thomas Macaione Park	0.40		1										
Valentine Park	0.67	1	1										
Young Park	0.91	1	1					1					
Subtotal, Pocket Parks	27.06	9	9	3	0	0	0	5	0	0	0	0	0
Adam Gabriel Armijo Park	5.68	1	1										
Alvarado Park	4.85	1	1										
Amelia E White Park	2.97		1										
Calle Lorca Park	6.94	1	1					2					
Candelero Park	6.60	1	1		2			1					
Frank S. Ortiz Park Playground	6.19	1	1										
Herb Martinez Park	7.64		1		6			2	1				
Las Acequias Park	5.59	2	1	1				2					
Las Acequias Park - Phase 4	2.47												
Las Estancias #1	2.07												
Los Hermanos Rodriguez Park	3.76	1	1					1					
Martin Luther King Park	1.21	1	1	1									
Mark Brandt Park	5.27		1										
Monica Lucero Park	10.75	1	1							1			
Monsignor Patrick Smith Park	4.63	1	1				1	2					
Parque Del Rio	4.00												
Pueblos del Sol	5.30												
Santa Fe Estates	6.33												
Torreon Park	3.44	2	1					2					
Villa Caballero Park	4.83												
Subtotal, Neighborhood Parks	100.52	13	14	2	8	0	1	12	1	1	0	0	0
Ashbaugh Park	16.12		1				1				1		
Bicentennial Park	15.92	1	1		4			1	3				
Fort Marcy Complex	25.32	1	1	1	2		2		1				
General Franklin E. Miles Park	28.60	2	1					2	7		2	1	
Larragoite Park	11.52	1	1		2			1		1	1		
Ragle Park	38.41	1	1			1				4			
Salvador Perez Park / Patio Park	15.12	2	1	1	4		1		3	2	1		
Villa Linda Park	16.12	1	1				1						
Subtotal, Community Parks	167.13	9	8	2	12	1	4	4	14	7	5	1	0

Table 70. Continued

Park Facility	Acres	Play-grnd	Picnic	Activ. Area	Tennis Court	Hand-ball	Soccer Field	Bskt-ball	Base-ball	Soft-ball	Vball Ct	Skate-board	Swim Pool
Municipal Recreation Complex	428.38						4						
Subtotal, Regional Parks	428.38	0	0	0	0	0	4	0	0	0	0	0	0
Boys and Girls Club	1.59												
Cathedral Park	0.62		1	1									
Cornell Park (Rose Garden)	2.06		1										
Cross of the Martyrs	2.35		1										
De Vargas Park (East/West)	2.93		1	1								1	
Dr Richard Engle Tennis Courts	0.72				3								
Frank S. Ortiz Park	134.29												
Plaza Park	1.07			1									
Prince Park	10.13		1	1									
Power Plant Park	3.40	1											
Railyard Park	10.54												
Santa Fe River Park	6.91												
Santa Fe River Park Downtown East	2.29		1										
Santa Fe River Park Downtown West	1.06		1										
Santa Fe River Park East	9.98		1										
Santa Fe River Park West	11.21		1										
Subtotal, Special Use Parks	201.15	0	9	4	3	0	0	0	0	0	0	1	0
Baca Street Cristobal Colon Parcels	1.27												
Bicentennial Pool	0.80												1
Boys and Girls Club	0.70												
Fort Marcy Rec. Center*	2.67												
Galisteo Tennis Courts	0.66				2								
Genoveva Chavez Community Center*	3.74												
Monica Roybal Center	0.40							1					
Salvador Perez Pool	1.33												1
Senior Citizens Center	1.15												
Subtotal, Recreation Facilities*	12.72	0	0	0	2	0	0	1	0	0	0	0	2
Airport Rd Open Space (Lot 9 Sec 7)	1.69												
Cerro Gordo O.s.	2.41												
Frenchy's Field Park & Commons	16.53	1		1									
Genoveva Chavez Park Land	17.29												
La Paz Open Space	3.82												
Mountain View Apartments Dedication	0.03												
Mountain View Apartments Dedication	0.11												
Municipal Recreation Center	1,291.94												
N Tract W Portion of Ne Quad. Of Sf	141.58												
Nava Ade	8.46												
Parque Escudero	0.65												
Pueblos Del Sol	64.30												
Rio Vista	4.86												
Santa Fe Estates Open Space	25.63												
Sierra Del Norte	58.96												
Tierra Contenta	452.18												
Tierra Escondida Drainage Pond	0.47		1										
Tract A; E of Almeda Public Housing	0.12												
Vista De La Sierra Drainage and Rec	1.16												
Vista Del Prado Openspace	2.07												
Vista Del Sol	28.79												
Vistas De Santa Fe	0.90												
Wuest Parcel	0.83												
Yucca Park	2.07												
Zia Vista	9.45												
Subtotal, Open Space	2,136.30	1	1	1	0	0	0	0	0	0	0	0	0
Total, Neighborhood & Pocket Parks	127.58	22	23	5	8	0	1	17	1	1	0	0	0
Total, Community/Reg./Rec./Sp. Use	809.38	9	17	6	17	1	8	5	14	7	5	2	2
Total, Open Space	2,136.30	1	1	1	0	0	0	0	0	0	0	0	0
Grand Total, All Parks	3,073.26	32	41	12	25	1	9	22	15	8	5	2	2

* recreational facilities subtotal includes land but excludes facilities for Fort Marcy and Genoveva Chavez Community Center

Source: City of Santa Fe Long Range Planning, December 17, 2013.

Table 71. Existing Trail Inventory

Trails	Miles
Acequia Trail	3.60
Arroyo Chamisos Trail	5.68
Botulph Rd. Trail	0.25
Gonzales Road Trail	1.00
Marc Brandt Park - Siringo Rd	0.50
Museum Hill Trail	0.50
Nava Ade Trails	2.25
Old Pecos Trail ROW Trail	1.00
Pueblos del Sol Trails	1.60
Rail Trail	4.00
Santa Fe River Trail	3.21
St. Francis Drive Trail	1.00
Tierra Contenta	1.50
Subtotal, Paved Trails	26.09
Arroyo Mascaras Trail	0.33
Arroyo Mora (Polai) Trail	1.63
Atalaya Wilderness Trail	5.16
Dale Ball Trails	22.22
De Vargas Heights Bridle Paths	n/a
Dorothy Stewart Trail	1.45
Fullerton Legacy	0.27
La Tierra Trail System	25.00
Las Estrellas Trails - Santa Fe Estates	3.00
MRC Trails	7.00
MRC to Agua Fria	2.00
Prince Park Trail	1.00
Visto Del Prado	n/a
Zocalo	0.30
Subtotal, Soft Surface Trails	69.36
Total All Trails	95.45

Source: City of Santa Fe Long Range Planning, December 17, 2013.

APPENDIX E: OUTSTANDING DEBT

The City of Santa Fe's outstanding gross receipts tax (GRT) and general obligation (GO) bonds are summarized in Table 72. The 2013 GO bonds and the portion of the 2012A GRT bonds not used for refunding are not included, because none of the projects funded by these bond issues have been included in the existing facility inventories for the road, park, fire and police impact fee analyses. The debt for land acquisition for general government purposes, convention center, solid waste, wastewater and the Railyard are unrelated to the impact fee facilities and are excluded from the remainder of this analysis.

Table 72. Outstanding Non-Utility Debt Summary

Bond Issue	Purpose	Original	Outstanding
GRT Rev. Bonds 2006A	CIP	$17,710,000	$3,045,000
GRT Rev. Bonds 2008	CIP	$20,135,000	$19,840,000
GRT Refunding Bonds 2010A	Refund 2002	$15,005,000	$9,415,000
GRT Refunding Bonds 2012A*	Refund 2004A	$14,390,000	$14,390,000
GRT Rev. Bonds 2012A*	CIP	$18,335,000	$18,335,000
GRT Refunding Bonds 2013A	Refund 2006A	$10,880,000	$10,880,000
MRC 2005 Refunding Bonds	Parks	$15,315,000	$9,165,000
NMFA - Land Acquisition	Land Purch.	$3,610,000	$2,965,784
Total from 1/2% GRT		$115,380,000	$88,035,784
General Obligation 2008	Parks	$20,000,000	$17,070,000
General Obligation 2010	Parks	$10,300,000	$9,440,000
Total from Property Tax		$30,300,000	$26,510,000
GRT Rev. Bonds 2008-Con. Ctr	Conv. Ctr.	$8,570,000	$7,725,000
NMFA - Conv. Center (+ fees)	Conv. Ctr.	$42,220,000	$37,625,000
Total from Lodger's Tax		$50,790,000	$45,350,000
GRT Refunding Bonds 2006B	Solid Waste	$15,160,000	$10,190,000
Total from MGRT Infrastructure		$15,160,000	$10,190,000
GRT Rev. Ref. Bonds 2012B	WW	$14,280,000	$12,540,000
GRT/WW Bonds 2006C	WW	$9,780,000	$6,070,000
Total from MGRT Env & WW Rev		$24,060,000	$18,610,000
GRT Refunding Bonds 2010B	Railyard	$10,490,000	$9,785,000
GRT Refunding Bonds 2013B	Parking Garage	$13,780,000	$13,780,000
GRT Rev Bonds 2012C	Market Station	$4,685,000	$4,685,000
Total from Railyard GRT		$28,955,000	$28,250,000

* $32,725,000 bond split between refunding and new capital projects

Source: City of Santa Fe Finance Department, October 15, 2013.

The outstanding debt amounts attributable to refunding issues, as well as to original issues that funded a variety of improvement types, are allocated among facility types based on the original planned project costs for each bond issue. Only debt that was incurred for capacity-expanding improvements is included. The analysis of the individual bond issues is provided at the end of this appendix. The resulting distributions by facility type are summarized in Table 73.

Table 73. Distribution of Debt by Facility Type

Bond Issue	Streets	Parks	Police	Fire	Other	Total
Planned Project Costs						
GRT Revenue Bonds 2002	$250,000	$0	$0	$150,000	$17,595,000	$17,995,000
GRT Revenue Bonds 2004 A	$2,200,000	$3,960,000	$0	$1,700,000	$10,800,000	$18,660,000
GRT Revenue Bonds 2006 A	$1,740,000	$3,900,000	$670,000	$460,000	$11,730,000	$18,500,000
MRC 2005 Refunding	$0	$6,126,000	$0	$0	$9,189,000	$15,315,000
GRT Rev. Bonds 2008	$1,200,000	$2,450,000	$2,000,000	$2,200,000	$12,285,000	$20,135,000
GRT Rev. Bonds 2012A	$430,000	$2,300,000	$0	$0	$19,270,000	$22,000,000
Percentage of Bond Project Cost						
GRT Revenue Bonds 2002	1.4%	0.0%	0.0%	0.8%	97.8%	100.0%
GRT Revenue Bonds 2004 A	11.8%	21.2%	0.0%	9.1%	57.9%	100.0%
GRT Revenue Bonds 2006 A	9.4%	21.1%	3.6%	2.5%	63.4%	100.0%
MRC 2005 Refunding	0.0%	40.0%	0.0%	0.0%	60.0%	100.0%
GRT Rev. Bonds 2008 - CIP	6.0%	12.2%	9.9%	10.9%	61.0%	100.0%
GRT Rev. Bonds 2012A (CIP)	2.0%	10.5%	0.0%	0.0%	87.6%	100.0%

Source: Original planned project costs from the following tables: GRT 2002 (Table 75), GRT 2004A (Table 76), GRT 2006A (Table 77), GRT 2008 (Table 78) and GRT 2012A (CIP portion, Table 79); MRC 2005 refunding bond issued to refund the 1996C and 1998 MRC bonds that were used for parks (60% attributed to golf courses per City of Santa Fe Finance Department, August 15, 2002 – classified as "other").

The distributions from the table above are multiplied by the total outstanding debt for those mixed-facility bond issues to determine outstanding debt for each impact fee facility type.

Table 74. Outstanding Debt by Facility Type

Bond Issue (Refunded Issue)	Streets	Parks	Police	Fire	Total
GRT Refunding 2010A (2002)	$131,810	$0	$0	$75,320	$9,415,000
GRT Refunding 2012A (2004A)	$1,698,020	$3,050,680	$0	$1,309,490	$14,390,000
GRT Refunding 2013A (2006A)	$1,022,720	$2,295,680	$391,680	$272,000	$10,880,000
GRT 2006A	$286,230	$642,495	$109,620	$76,125	$3,045,000
GRT 2008	$1,190,400	$2,420,480	$1,964,160	$2,162,560	$19,840,000
GRT 2012A	$430,000	$2,300,000	$0	$0	$18,335,000
MRC 2005 Refunding	$0	$3,666,000	$0	$0	$9,165,000
General Obligation 2008	$341,400	$17,070,000	$0	$0	$17,070,000
General Obligation 2010	$0	$9,440,000	$0	$0	$9,440,000
Total	$5,100,580	$40,885,335	$2,465,460	$3,895,495	$111,580,000

Source: Total outstanding principal from Table 72; outstanding amount by facility for mixed-facility issues based on percent of original debt from Table 73.

Table 75. 2002 Gross Receipts Tax Bond Projects

Project	Amount	Eligible
Traffic Calming	$1,500,000	$0
Intersection Safety	$250,000	$250,000
Repaving	$1,000,000	$0
Unpaved Streets Rehabilitation	$150,000	$0
Small Sidewalks	$100,000	$0
Bridge Rehabilitation	$50,000	$0
Recycled Asphalt	$50,000	$0
Preventative Asphalt	$100,000	$0
Subtotal, Streets	$3,200,000	$250,000
Fire Station #8 Design	$150,000	$150,000
Subtotal, Fire	$150,000	$150,000
Water Management/ Conservation	$700,000	$0
Turf Rehabilitation	$870,000	$0
Subtotal, Parks	$1,570,000	$0
Maez Road Drainage	$500,000	n/a
Municipal Repairs	$600,000	n/a
Building Infrastructure Technology	$500,000	n/a
ITS Infrastructure	$200,000	n/a
Small Drainage	$100,000	n/a
Affordable Housing	$500,000	n/a
Arts	$180,000	n/a
Social Services Facility	$500,000	n/a
Water System Improvements	$10,500,000	n/a
Total	$18,500,000	$400,000

Source: City of Santa Fe Finance Department, June 15, 2002.

Table 76. 2004A Gross Receipts Tax Bond Projects

Project	Amount	Eligible
Parks and Median Maint.	$400,000	$0
Water Management	$500,000	$0
Artificial Turf	$500,000	$0
Tennis Court Rehab	$200,000	$0
Alto Park, Phase II	$700,000	$700,000
Trails	$1,500,000	$1,500,000
Railyard Infrastructure	$350,000	$350,000
Tierra Contenta Park	$200,000	$200,000
La Cieneguita Park	$200,000	$200,000
Plaza Improvements	$500,000	$500,000
State Game and Fish Property	$450,000	$450,000
Amelia White Park	$60,000	$60,000
Subtotal, Parks	$5,560,000	$3,960,000
Traffic Safety Improvements	$300,000	$300,000
Re-paving	$1,250,000	$0
Unpaved Rehab.	$150,000	$0
Small Sidewalks	$100,000	$0
Bridge Rehab.	$200,000	$0
Recycled Asphalt Paving Program	$250,000	$0
Siler Road Extension Design	$400,000	$400,000
Alire Bridge Rehab.	$400,000	$0
Traffic Calming	$1,500,000	$1,500,000
Subtotal, Streets	$4,550,000	$2,200,000
Fire Station #8	$1,700,000	$1,700,000
Subtotal, Fire	$1,700,000	$1,700,000
ADA Improvements	$300,000	n/a
Municipal Facility Repair	$600,000	n/a
Cerrillos Road IT Conduit	$100,000	n/a
Airport Matching Funds	$285,000	n/a
Small Drainage	$100,000	n/a
Ortiz Landfill Re-mediation	$200,000	n/a
South Side Library	$4,800,000	n/a
Affordable Housing	$500,000	n/a
Arts	$180,000	n/a
Total	$18,875,000	$7,860,000

Source: City of Santa Fe Finance Department, March 8, 2007.

Table 77. 2006A Gross Receipts Tax Bond Projects

Project	Amount	Eligible
Parks and Median Maint.	$400,000	$0
Water Management	$300,000	$0
Turf Rehabilitation	$300,000	$0
Tennis Court Rehab	$200,000	$0
Alto Park	$500,000	$500,000
Sports Facilities Improvements	$600,000	$600,000
Railyard Park Offsite Improvements	$800,000	$800,000
Santa Fe River Trail	$750,000	$750,000
Santa Fe Railyard Park	$250,000	$250,000
Amelia White Park	$100,000	$100,000
Dog Parks	$150,000	$150,000
Trails (Citywide)	$500,000	$500,000
Franklin Miles Park Improvements	$250,000	$250,000
Subtotal, Parks	$5,100,000	$3,900,000
Intersection/Signal Improvements	$350,000	$350,000
Traffic Safety Improvements	$300,000	$300,000
Signal Maint.	$200,000	$0
Sign and Striping Maint.	$200,000	$0
Paved Street Rehab.	$3,905,000	$0
Unpaved Rehab.	$150,000	$0
Small Sidewalks	$300,000	$0
Bridge Rehab.	$500,000	$0
Recycled Asphalt Paving Program	$100,000	$0
Camino Alire Bridge	$700,000	$700,000
Carson St. Bridge	$40,000	$40,000
Area Traffic Plan on Galisteo St.	$100,000	$100,000
Traffic Calming	$250,000	$250,000
Subtotal, Streets	$7,095,000	$1,740,000
Main Station Improvements	$600,000	$600,000
Alameda Substation Parking	$70,000	$70,000
Subtotal, Police	$670,000	$670,000
Fire Vehicle Access, Station #8	$300,000	$300,000
Fire Station #3 Design	$160,000	$160,000
Fleet Mechanic	$200,000	$0
Subtotal, Fire	$660,000	$460,000
ADA Improvements	$1,000,000	n/a
Municipal Facility Repair	$600,000	n/a
Telecommunications Improvements	$1,000,000	n/a
Airport Matching Funds	$100,000	n/a
Small Drainage	$300,000	n/a
Property Control–City Hall	$250,000	n/a
Fleet Expansion	$300,000	n/a
Night Sky Implementation	$200,000	n/a
Solid Waste Landfill Closure	$200,000	n/a
Community Services	$400,000	n/a
Warehouse 21	$200,000	n/a
La Familia	$100,000	n/a
PLUD Software	$25,000	n/a
Women's Health Services	$100,000	n/a
Arts	$200,000	n/a
Total	$18,500,000	$7,900,000

Source: City of Santa Fe Finance Department, February 25, 2007.

Table 78. 2008 Gross Receipts Tax Bond Projects

Project	Amount	Eligible
Intersection Safety	$350,000	$0
Safety Misc. Projects	$300,000	$0
Signal Maintenance	$200,000	$0
Sight, Paint & Signal	$200,000	$0
Municipal Facilities Repair	$600,000	$0
Paved Street Rehab.	$3,230,000	$0
Unpaved Street Rehab.	$150,000	$0
Small Sidewalks	$150,000	$0
Small Drainage	$300,000	$0
Bridge Rehab.	$500,000	$0
Cerrillos Road	$1,000,000	$1,000,000
Airport Road Safety Project	$100,000	$0
Paseo de Vista Prelim Design	$200,000	$200,000
Subtotal, Streets	$7,280,000	$1,200,000
Park Maintenance	$400,000	$0
Parks/Water Mgt.	$300,000	$0
Turf Rehab.	$300,000	$0
Bicentennial Pool	$300,000	$300,000
Santa Fe Railyard Park & Plaza	$1,000,000	$1,000,000
Trails City Wide (incl. Santa Fe Trail)	$1,000,000	$1,000,000
Old Power Plant Building & Park	$150,000	$150,000
Subtotal, Parks	$3,450,000	$2,450,000
Fire Station #3	$2,000,000	$2,000,000
Fire Station #4 (#9 Design NWQ)	$200,000	$200,000
Subtotal, Fire	$2,200,000	$2,200,000
Police Facility Design (Main Station)	$2,000,000	$2,000,000
Subtotal, Police	$2,000,000	$2,000,000
Effluent Line for SW Sector	$500,000	n/a
CIP for the Arts	$370,000	n/a
ADA Improvements	$300,000	n/a
Telecomm Imp City Wide	$500,000	n/a
Airport Matching Funds	$100,000	n/a
Court Rehab.	$200,000	n/a
GCCC-CIP Bond	$250,000	n/a
City Hall Renovations	$600,000	n/a
Warehouse 21 (Youth Center)	$1,000,000	n/a
Tino Griego Teen Ctr (La Farge Lib.)	$500,000	n/a
Farmers Market	$200,000	n/a
Affordable Housing	$500,000	n/a
Zona del Sol (Youth Consortium)	$750,000	n/a
ITT	$300,000	n/a
Total	$21,000,000	$7,850,000

Source: City of Santa Fe Finance Department, February 7, 2014.

Table 79. 2012A Gross Receipts Tax Bond Projects

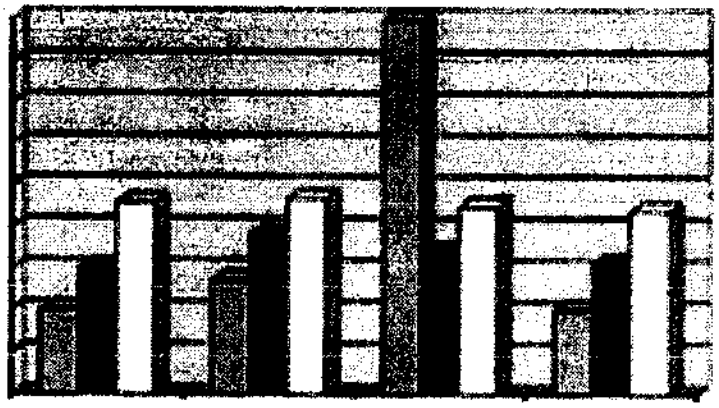
Project	Amount	Eligible
Intersection Safety	$350,000	$0
Traffic Miscellaneous Safety	$300,000	$0
Paved Street Rehabilitation	$4,000,000	$0
Unpaved Street Rehabilitation	$2,000,000	$0
Small Sidewalks	$500,000	$0
Small Drainage	$300,000	$0
Bridge Rehabilitation	$500,000	$0
Signal Replacement/Repair	$340,000	$0
Signing and Striping	$260,000	$0
Paseo de Peralta/Washington Intersection	$230,000	$230,000
Road Sharrows	$250,000	$0
Airport Road Landscaping	$200,000	$200,000
Butulph Rd Shoulders/Pedestrian Safety	$250,000	$0
LED Streetlights at Traffic Signals	$120,000	$0
Total, Streets	$9,600,000	$430,000
Parks and Medians	$2,000,000	$2,000,000
Poof Roof/HVAC Renovations	$300,000	$0
Gonzales Road Pedestrian Trail	$300,000	$300,000
Total, Parks	$2,600,000	$2,300,000
Municipal Facilities	$600,000	n/a
City Roofs	$200,000	n/a
GCCC	$500,000	n/a
Airport Matching Funds	$200,000	n/a
Transit Matching Funds	$500,000	n/a
Rodeo de SF Arena & Ag Disaster Relief	$100,000	n/a
Effluent Line SW Sector	$1,000,000	n/a
ITT Citywide	$1,000,000	n/a
Court ITT Improvements	$300,000	n/a
Zona del Sol	$100,000	n/a
ADA Improvements	$300,000	n/a
Bus Replacement	$2,000,000	n/a
Santa Fe Railyard	$600,000	n/a
2% for Arts	$400,000	n/a
Solar Loan Program	$200,000	n/a
Affordable Housing	$800,000	n/a
Broadband Infrastructure	$1,000,000	n/a
Total	$22,000,000	$2,730,000

Source: City of Santa Fe Finance Department, February 10, 2014.

APPENDIX F: LAND USE ASSUMPTIONS

Santa Fe Urban Area

Impact Fee Land Use Assumptions
2014–2020



City of Santa Fe
Housing & Community Development Department
Long Range Planning Division
August, 2013

INTRODUCTION

This report provides land use assumptions (growth projections) for the Santa Fe Urban Area, a unified service area, within which the city is planning to annex land and therefore expend impact fee monies for eligible capital improvement projects (see map). The New Mexico *Development Fees Act (§§ 5-8-1 through 5-8-43, NMSA 1978)*, specifies that land use assumptions must be adopted for a period of at least five years. These land use assumptions cover a period of seven years from the beginning of 2014 through the end of 2020.

The projections assume that urban area growth through 2020 will generally reflect slower growth than occurred during the last decade (2000-2010), due to the slow recovery from the depth of the Great Recession and slower population growth.

Residential and Non-Residential Development, 2014–2020

The following table summarizes anticipated growth from the beginning of 2014 through 2020.

Table 1. Residential & Non-Residential Development, 2014–2020

Housing Units

	2014	Added	2020	(Annual Avg.)
City/Urban Area Total	**44,400**	**2,100**	**46,500**	**300**

Population

	2014	Added	2020	(Annual Avg.)
City/Urban Area Total	**86,500**	**3,500**	**90,000**	**500**

Housing Units, By Type

	2014	Added	2020	(Annual Avg.)
Single-Family (Detached, Attached)	29,500	1,750	31,250	250
Multi-Family	9,700	350	10,050	50
Mobile Homes	5,200	0	5,200	0
City/Urban Area Total	**44,400**	**2,100**	**46,500**	**300**

Commercial Development (square feet of gross floor area)

Land Use Category	2014	Added	2020	(Annual Avg.)
Retail	10,198,000	700,000	10,898,000	100,000
Office	8,972,000	350,000	9,322,000	50,000
Industrial	4,360,000	105,000	4,465,000	15,000
Institutional	2,960,000	70,000	3,030,000	10,000
Commercial Total	**26,490,000**	**1,225,000**	**27,715,000**	**175,000**

Source: *Santa Fe Trends, 2013*; city and county building permit data through July, 2013.

1

Housing & Population Assumptions

Housing in the city/urban area will continue to grow slowly based on continued lower demand for new housing both from within the community and from those moving here from other places. Larger master-planned developments in the city will continue to account for much of the new housing. Projections of population growth are based on assumptions about the average number of new housing units built each year and the number of occupants in each new unit. The overall average number of occupants in each new housing unit is projected to be 1.67.

Commercial Assumptions

Commercial construction, which for these purposes includes all non-residential construction, is projected to continue at a modest, but healthy, annual average of 175,000 square feet. This represents the annual average of new commercial development from 2006-2012. Though much of this period includes the Great Recession, it is anticipated that an oversupply of commercial floor area leading up to the recession and the increase of computer-based retail sales will keep the annual levels of construction of commercial space moderate through the rest of the decade.

Historical Housing and Population Growth, 2000-2010

From 2000–2010, city population growth represented nearly all of the urban area growth, a dramatic change from the 1990s when the city accounted for less than half of the total urban area population growth. Meanwhile, city housing growth represented 97% of total urban area housing growth from 2000–2010 (compared to only 73% during the 1990s). When comparing the 2000 and 2010 Census, the city and urban area experienced the following population and housing growth:

Note: In the future, comparisons between the "city" and "urban area" may be unnecessary as the city annexes most of the urban area. The Agua Fria Traditional Historic Community (2,800 residents and 1,134 housing units: 2010 Census) located within the urban area is expected to remain part of county jurisdiction.

Table 2. Population & Housing Growth, 2000-2010

	Total Population		2000-2010	Annual	Urban Area
	2000	2010	Growth	Average	Growth
City of Santa Fe	62,203	67,947	+5,744	574	99%
Outside the City	16,897	16,930	+ 33	3	1%
Urban Area Total	79,100	84,877	+5,777	577	100%

	Total Housing Units		2000-2010	Annual	Urban Area
	2000	2010	Growth	Average	Growth
City of Santa Fe	30,533	37,200	+6,667	667	97%
Outside the City	6,046	6,205	+ 159	16	3%
Urban Area Total	36,579	43,405	+6,826	683	100%

	Persons per Housing Unit *(not Persons-per-Household)*	
	2000	2010
City of Santa Fe	2.04	1.82
Outside the City	2.79	2.73
Urban Area Total	2.16	1.95

Source: U.S. Census

2.

APPENDIX G: CAPITAL FACILITY PLANS

Table 80. Planned Major Road Improvements, 2014-2020

Project Name	Location	Cost Estimate
Cerrillos Rd, Phase IIC	Camino Carlos Rey to St. Michaels Dr.	$10,300,000
Calle P'o Ae Pi	Airport Road to Rufina St.	$500,000
Bike Lanes/Sidewalks	Reconstruction / Expansion	$4,000,000
Rufina St.	Harrison Rd. to Camino Carlos Rey	$500,000
West Alameda St.	La Joya Road to Siler Road	$3,000,000
Zia Station Infrastructure	Zia Road Rail Station	$300,000
Total, Road Improvements		$18,600,000
Agua Fria / South Meadows		$1,000,000
Agua Fria / Cottonwood		$1,000,000
Airport Road / Ca P'o Ae Pi		$350,000
Airport Road / Jemez		$100,000
Cerrillos / Sandoval / Manhattan		$1,000,000
Galisteo / St. Michaels		$350,000
Galisteo / Rodeo		$350,000
Galisteo / San Mateo		$350,000
Paseo de Peralta / Marcy		$350,000
Rufina / Ca P'o Ae Pi		$350,000
Rufina / Lopez		$500,000
Sandoval / Montezuma		$500,000
Total, Intersection/Signalization Improvements		$6,200,000
Total, All Road Projects		$24,800,000

Source: Planned improvements and costs from City of Santa Fe Long Range Planning Division, November 5, 2013 and April 1, 2014.

Table 81. Planned Park/Trail Improvements, 2014-2020

Project Name	Cost Estimate
Colonia Prisma Park	$50,000
Las Acequias Park Phase 2	$89,000
Los Soleras Park	$7,250,000
Nava Ade Park Development (Phase 2- South Park)	$2,115,000
San Isidro Park	$20,000
Southwest Activity Node (SWAN - Tierra Contenta) Ph 2-4	$18,670,000
Small Parks (new)	$500,000
Play Equipment (new)	$200,000
Neighborhood & Community Park, Subtotal	$28,894,000
Acequia Trail - Underpass at St. Francis/Cerrillos	$3,500,000
Acequia Trail - Otowi Rd. to Harrison Rd.	$535,000
Arroyo Chamiso Trail - Villa Linda Park to Governor Miles Road	$610,000
Cañada Rincon Trail - Calle Mejia to Cam. Francisca/Ave. Rincon	$250,000
Dale Ball Trail Improvements and Extensions	$50,000
La Tierra Trail - Connections to Camino de las Crucitas & Montoyas	$800,000
MRC Trail Improvements and Extension	$225,000
Rail Trail - Pen Road to Alta Vista	$660,000
River Trail & Parkway - St. Francis Drive to Canyon Road	$1,000,000
Tierra Contenta Trail - Buffalo Grass Road to Camino Entrada	$600,000
Trails, Subtotal	$8,230,000
Parks & Trails, Total	$37,124,000

Source: City of Santa Fe Long Range Planning Division, November 15, 2013.

Table 82. Planned Fire/EMS Improvements, 2014-2020

Improvement	Building Sq. Feet		Building Cost	Equipment Cost	Total Eligible Cost
	Existing	Proposed			
New Southwest (Agua Fria) Station	0	10,605	$2,520,000	$673,000	$3,193,000
Fire Station No. 5 Remodel*	10,156	15,000	$1,151,050	$0	$1,151,050
New Las Soleras Station	0	10605	$2,520,000	$525,000	$3,045,000
Total	10156	36,210	$6,191,050	$1,198,000	$7,389,050

* Construction cost represents share of expansion only.

Source: City of Santa Fe Fire Department, November 4, 2013 and February 17, 2014.

Table 83. Planned Police Improvements, 2014-2020

Improvement	Cost
Professional Standards-Camino Entrada	$125,000
Police Records	$220,000
Police Main Facility/Evidence Room	$300,000
Total	$645,000

Source: City of Santa Fe Police Department, November 4, 2013 and April 10, 2014

EXHIBIT #6
Planning Commission
July 10, 2014

City of Santa Fe, New Mexico

memo

DATE: Public Hearing of July 10, 2014

TO: Planning Commission

VIA: Kate Noble, Acting Director, Housing & Community Development Department KN

FROM: Reed Liming, Long Range Planning Division Director RL

SUBJECT: Impact Fees Bill (Draft) – Amendments to Chapter 14-8.14 Impact Fees

---

Summary
The draft Impact Fees Bill, sponsored by Councilor Bushee, makes the following changes to the current ordinance:

1. **Elimination of the 50% reduction of impact fees for all residential permits** – the 50% reduction was approved by city council February 26, 2014 and was to be in effect through February 26, 2016. (the CIAC approved a similar Impact Fee bill that would keep the 50% fee reduction in effect.)

2. **Land Use Category Consolidation** – The new fee schedule consolidates more detailed categories into more generalized categories, from 20 to six non-residential and from six to four residential categories. This approach recognizes that commercial land uses (tenants) often change, avoids extremely high fees for a small number of land uses, eliminates most impact fee charges for change of use, thereby encouraging reuse of existing buildings, and simplifies impact fee administration.

3. **Fee Schedule Set at 70% of Maximum** – the new fee schedule would have fees set at 70% of the maximum the CIP states the city could justify, in order to have most of the categories pay slightly lower fees than the current fee schedule. By setting fees somewhat lower in the new fee schedule, subdivisions and development plans that would normally still pay according to the previous more detailed fee schedule, would choose to be charged according to the new, lower fee schedule. This allows those developments that have been approved within the last four years to use the newer more simplified fee schedule. This also would virtually eliminate the need for the current fee schedule to be used, thereby having the vast majority of building permits all using the same consolidated new fee schedule. This would make impact fee administration much easier for both the applicant to understand and for Land Use Department staff to administer.

4. **Adding Definitions to 14-8.14** – Because the new fee schedule consolidates and simplifies land use categories, more detailed definitions of the various general land use categories are included within 14-8.14 to provide guidance to staff and applicants in determining which category is to be used and fees paid, upon permit application.

5. **Amends the Park Dedication ordinance (14–8.15)** – The proposed bill also clarifies the definition of "parks" by eliminating the distinction between regional and neighborhood parks for the purposes of assessing impact fees.

CITY of SANTA FE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

Proposed Impact Fees Ordinance Amendment
(Committee's written comments per §5-8-34 NMSA)

The Capital Improvements Advisory Committee (CIAC) respectfully submits the following comments on the Impact Fees Bill.

Committee Recommendation
In its approved draft of the Impact Fees Bill (CIAC meeting of June 12th), the committee approved the following subsection language amending the current ordinance that differs from the councilor-sponsored bill:

Section 14-8.14 Impact Fees

(E) Fee Determination

(2) Beginning February 27, 2014 and ending February 26, 2016, [~~*residential plats, development* plans and~~] construction *permits* for *residential developments* shall be [~~assessed impact fees. At the time of assessment,~~] charged fifty percent (50%) of the scheduled values in the Fee Schedule in Subsection 14-8.14(E)(3) [~~shall be assessed~~]. Beginning February 27, 2016, such *residential developments* shall be [~~assessed impact fees in accordance with Subsection 14-8.14(E)(3). At the time of assessment,~~] charged one hundred percent (100%) of the scheduled values in the Fee Schedule [~~shall be assessed~~].

CITY OF SANTA FE, NEW MEXICO
PROPOSED AMENDMENT(S) TO BILL NO. 2014-___
Impact Fees – Update

Mayor and Members of the City Council:

We propose the following amendment(s) to Bill No. 2014-___:

1. On page 2, lines 23 through 25 and on page 3, lines 1 through 5, restore the stricken language and amend as follows:

> [(2) Beginning February 27, 2014 and ending February 26, 2016, [~~*residential plats, development* plans and~~] construction *permits* for *residential developments* shall be [~~assessed impact fees. At the time of assessment,~~] charged fifty percent (50%) of the scheduled values in the Fee Schedule in Subsection 14-8.14(E)(3) [~~shall be assessed~~]. Beginning February 27, 2016, such *residential developments* shall be [~~assessed impact fees in accordance with Subsection 14-8.14(E)(3). At the time of assessment,~~] charged one hundred percent (100%) of the scheduled values in the Fee Schedule [~~shall be assessed~~].
>
> Editors Note: Renumber paragraphs accordingly

Respectfully submitted,

_____
Capital Improvements Advisory Committee

ADOPTED: _____
NOT ADOPTED: _____
DATE: _____

_____
Yolanda Y. Vigil, City Clerk

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2014 – ___

INTRODUCED BY:

Councilor Patti Bushee

AN ORDINANCE

RELATING TO IMPACT FEES – AMENDING SECTION 14-8.14 (C), (E) AND (F) TO REMOVE THE 50 PERCENT REDUCTION OF RESIDENTIAL IMPACT FEES, ADOPT A NEW IMPACT FEE SCHEDULE AND INCORPORATE DEFINITIONS RELATED TO LAND USE TYPES; AND RELATING TO PARK DEDICATIONS – AMENDING SECTION 14-8.15 (C)(2) SFCC 1987, THE PARK DEDICATION SECTION; AND MAKING SUCH OTHER CHANGES AS ARE NECESSARY.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. Subsection 14-8.14(C) SFCC 1987 (being Ord. No. 2011-37, §11) is amended to read:

(C) Fee Assessment and Collection

(1) The assessment for impact fees occurs on the date a *plat* or *development* plan receives final approval, from the *city* or the *state* construction industries division or, in the absence of a *plat* or plan, the date of the *development permit application*. Impact fees collected within four years of the date of

assessment shall be based on the impact fee schedule in effect at the time of assessment. After the expiration of the four-year period, the new *development* shall be subject to the fee schedule in effect at the time of *application* for a construction *permit*. No action on the part of the city is required for assessment to occur. It shall be the responsibility of the applicant for a construction *permit* to present evidence of the date of *plat* or *development plan* approval in order for the fees to be based on the previous impact fee schedule. After the impact fee has been paid, no refunds will be provided based on the differences in the fee schedules. An applicant must pay all fees according to one fee schedule only and may not mix the various fees from the schedules.

(2) The collection of impact fees shall occur at the time of issuance of a construction *permit* according to the fee schedule in effect for the *development*.

Section 2. Subsection 14-8.14(E) SFCC 1987 (being Ord. No. 2011-37, §11, as amended) is amended to read:

(E) **Fee Determination**

(1) A person who applies for a construction *permit*, except those exempted or preparing an independent fee calculation study, shall pay impact fees in accordance with [~~one of~~] the following fee schedule[s]. If a credit is due pursuant to Section 14-8.14(I), the amount of the credit shall be deducted from the amount of the fee to be paid.

~~[(2) Beginning February 27, 2014 and ending February 26, 2016, *residential plats, development* plans and construction *permits* for *residential developments* shall be assessed impact fees. At the time of assessment, fifty~~

~~percent (50%) of the scheduled values in the Fee Schedule in Subsection 14-8.14(E)(3) shall be assessed. Beginning February 27, 2016, such *residential developments* shall be assessed impact fees in accordance with Subsection 14-8.14(E)(3). At the time of assessment, one hundred percent (100%) of the scheduled values in the Fee Schedule shall be assessed.~~]

([~~3~~]2) The fee schedule in this Subsection 14-8.14(E)([~~3~~]2) shall be used and its fees assessed on *plats* and *development* plans that receive final approval from the *city* or the *state* construction industries division, [~~after June30, 2008. The fee schedule shall also be applied to construction *permits* issued after June 30, 2008~~] except where the *permit* is issued for a subdivision or for a *development* plan that is still subject to a prior fee schedule available and on file in the Land Use Department.

FEE SCHEDULE

[~~Land Use Type~~	~~Unit~~	~~Roads~~	~~Parks~~	~~Fire~~	~~Police~~	~~Total~~
~~Single Family Detached Dwelling or Manufactured Home~~		-	-	-	-	
~~Heated Living Area:~~		-	-	-	-	
~~(0 to 1,500 sq. ft.)~~	~~Dwelling~~	~~$1,850~~	~~$1,111~~	~~$125~~	~~$44~~	~~$3,130~~
~~(1,501 to 2,000 sq. ft.)~~	~~Dwelling~~	~~$2,100~~	~~$1,214~~	~~$136~~	~~$48~~	~~$3,498~~
~~(2,001 to 2,500 sq. ft.)~~	~~Dwelling~~	~~$2,183~~	~~$1,328~~	~~$150~~	~~$53~~	~~$3,714~~
~~(2,501 to 3,000 sq. ft.)~~	~~Dwelling~~	~~$2,248~~	~~$1,379~~	~~$155~~	~~$55~~	~~$3,837~~
~~(3,001 to 3,500 sq. ft.)~~	~~Dwelling~~	~~$2,309~~	~~$1,418~~	~~$159~~	~~$56~~	~~$3,942~~
~~(3,501 to 4,000 sq. ft.)~~	~~Dwelling~~	~~$2,359~~	~~$1,444~~	~~$163~~	~~$58~~	~~$4,024~~
~~(more than 4,000 sq. ft.)~~	~~Dwelling~~	~~$2,424~~	~~$1,495~~	~~$169~~	~~$59~~	~~$4,147~~
~~Accessory dwelling unit (attached or detached)~~		-	-	-	-	

[Land Use Type	Unit	Roads	Parks	Fire	Police	Total
Heated Living Area:	-	-	-	-	-	-
(0 to 500 sq. ft.)	Dwelling	$518	$324	$37	$13	$892
(501 to 1,000 sq. ft.)	Dwelling	$1,036	$647	$73	$26	$1,782
(1,001 to 1,500 sq. ft.)	Dwelling	$1,554	$971	$110	$39	$2,674
Other (Apts., Condos, Townhomes)	Dwelling	$1,554	$971	$110	$39	$2,674
Land Use Type	**Unit**	**Roads**	**Parks**	**Fire**	**Police**	**Total**
Hotel/Motel	Room	$1,203	$0	$82	$29	$1,314
Retail/Commercial	**G.F.A.**					
Shopping Center/General Retail	1000 sq. ft.	$4,597	$0	$221	$78	$4,896
Auto Sales/Service	1000 sq. ft.	$2,180	$0	$221	$78	$2,479
Bank	1000 sq. ft.	$4,948	$0	$221	$78	$5,247
Convenience Store w/Gas Sales	1000 sq. ft.	$8,778	$0	$221	$78	$9,077
Health Club, Recreational	1000 sq. ft.	$4,394	$0	$221	$78	$4,693
Movie Theater	1000 sq. ft.	$10,412	$0	$221	$78	$10,711
Restaurant, Sit-Down	1000 sq. ft.	$5,083	$0	$221	$78	$5,382
Restaurant, Fast Food	1000 sq. ft.	$11,064	$0	$221	$78	$11,363
Restaurant, Packaged Food	1000 sq. ft.	$4,597	$0	$221	$78	$4,896
Office/Institutional	**G.F.A.**					
Office, General	1000 sq. ft.	$2,429	$0	$124	$44	$2,597
Medical Building	1000 sq. ft.	$3,903	$0	$124	$44	$4,071
Nursing Home	1000 sq. ft.	$1,354	$0	$124	$44	$1,522
Church	1000 sq. ft.	$1,521	$0	$124	$44	$1,689
Day Care Center	1000 sq. ft.	$3,202	$0	$124	$44	$3,370

[Land Use Type	Unit	Roads	Parks	Fire	Police	Total
Educational Facility	1000 sq. ft.	$586	$0	$124	$44	$754
Educational Facility Dorm Room	1000 sq. ft.	$1,203	$0	$82	$29	$1,314
Industrial	G.F.A.					
Industrial, Manufacturing	1000 sq. ft.	$1,610	$0	$74	$26	$1,710
Warehouse	1000 sq. ft.	$1,147	$0	$47	$16	$1,210
Mini Warehouse	1000 sq. ft.	$417	$0	$47	$16	$480]

[(4) If the type of new *development* for which a construction *permit* is requested is not specified on the fee schedule, the *impact fee administrator* shall determine the fee on the basis of the fee applicable to the most nearly comparable type of land use on the fee schedule. The following shall be used as a guideline for impact fee determination when the specific use is not identified in the fee chart. (Ord. No. 2013-16 § 55)

(a) Residential

(i) a *home occupation business* shall be charged according to the fee schedule for the appropriate *residential* category; and

(ii) the *hotel/motel* ancillary use fee shall apply to meeting rooms, lobby area and general use areas of the facility. Retail and restaurant square footage shall be charged under the commercial use category.

(b) Retail/Commercial

(i) the general retail fee shall be used for a hair salon, *laundromat,* dry cleaner, garden center/nursery retail display area, gas station without

~~a convenience store and inventory storage for a retail *business*, including growing area for a garden center/nursery;~~

~~(ii) the bank fee assessment shall include the square footage of any drive through kiosk and parking area with or without a roof;~~

~~(iii) the restaurant fast food fee shall include square footage for the drive through kiosk and parking area with or without a roof; and~~

~~(iv) the packaged food restaurant fee shall be used for a restaurant or bar that does not have any food preparation facilities.~~

~~(c) Office/Institutional~~

~~(i) the *office* general fee shall be used for a studio that is not *residential* and not retail;~~

~~(ii) the *office* general fee shall be used for a medical office that does not have any medical equipment, such as an *office* for psychiatry;~~

~~(iii) the medical *office* fee shall be used for an animal hospital; and~~

~~(iv) the nursing home fee shall be used for an assisted living facility.~~

~~(d) Industrial~~

~~(i) the warehouse fee shall be used for an animal shelter, storage that is not inventory storage or maintenance equipment; and~~

~~(ii) the mini warehouse fee shall be used for a single storage unit or for multiple storage units.~~

~~(e) Development Outside of Buildings~~

~~The impact fees for *development* of land outside of *buildings* that~~

~~increases the demand for capital facilities is determined by application of the fee for the corresponding type of *building* or by preparation of an independent fee calculation study.~~]

Land Use Type	Unit	Roads	Parks	Fire	Police	Total
Single-Family Detached						
Heated Living Area:						
1,500 sq. ft. or less	Dwelling	$1,894	$967	$154	$64	**$3,079**
1,501-2,000 sq. ft.	Dwelling	$2,064	$1,010	$161	$68	**$3,303**
2,001-2,500 sq. ft.	Dwelling	$2,141	$1,108	$176	$74	**$3,499**
2,501-3,000 sq. ft.	Dwelling	$2,245	$1,163	$186	$78	**$3,672**
3,001 sq. ft. or more	Dwelling	$2,377	$1,238	$197	$83	**$3,895**
Accessory Dwelling Unit, 750 sq. ft. or less	Dwelling	$566	$413	$67	$28	**$1,074**
Multi-Family	Dwelling	$1,299	$945	$150	$63	**$2,457**
Nonresidential	**G.F.A.**					
Retail/Commercial	1,000 sq. ft.	$4,006	$0	$269	$113	**$4,388**
Office	1,000 sq. ft.	$2,402	$0	$126	$53	**$2,581**
Industrial	1,000 sq. ft.	$1,856	$0	$55	$23	**$1,934**
Warehouse	1,000 sq. ft.	$968	$0	$24	$10	**$1,002**
Mini-Warehouse	1,000 sq. ft.	$375	$0	$22	$9	**$406**
Public/Institutional	1,000 sq. ft.	$1,460	$0	$113	$48	**$1,621**

(3) The *land use director* shall determine the fee to be collected as a condition of construction *permit* approval based on the applicable fee schedule in

Subsection 14-8.14(E)(2) above and the provisions of this Subsection 14-8.14(E)(3), or on the basis of an independent fee calculation study pursuant to Subsection 14-8.14(F).

(a) The determination of the appropriate land use category shall be based on the following.

(i) Single-Family Detached means a *single-family dwelling*, which may consist of a *manufactured home* or *mobile home*.

(ii) Multi-Family means a *multiple-family dwelling*.

(iii) Retail/Commercial means an establishment engaged in the selling or rental of goods, services, lodging or entertainment to the general public. Such uses include, but are not limited to, shopping center or mall, *alcoholic beverage sales activities, antique shop, bed and breakfast inn, boarding house, commercial recreational use or structure, drive-in, equipment rental or leasing, filling station, flea market, florist, garden center, gift shop, grocery store, hotel, laundromat, motel, nightclub, personal service establishment, pet service establishment pharmacy, repair garage, residential suite hotel* or *motel*, or *retail establishment*.

(iv) Office means a building not located in a shopping center and exclusively containing establishments providing executive, management, administrative or professional services, and which may include ancillary services for office workers, such as a restaurant, coffee shop, newspaper or candy stand,

or child care facilities. Such uses include, but are not limited to, real estate, insurance, property management, investment, employment, travel, advertising, secretarial, data processing, telephone answering, telephone marketing, music, radio and television recording and broadcasting studios; professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; interior decorating consulting services; medical and dental offices and clinics, including veterinarian clinics; and business offices of private companies, utility companies, trade associations, unions and nonprofit organizations. Specific examples include *business services* (excluding equipment rental and leasing), *arts and crafts studio, clinic, funeral home, veterinary establishment* and *vocational school.*

(v) Industrial/Manufacturing means an establishment primarily engaged in the fabrication, assembly or processing of goods. Typical uses include manufacturing plants, welding shops, wholesale bakeries, commercial laundries, commercial greenhouses, food and drug manufacturing, dry cleaning plants, and bottling works. Specific uses include *light assembly and manufacturing* and *manufacturing.*

(vi) Warehouse means an establishment primarily engaged in the display, storage and sale of goods to other firms for resale, as well as activities involving significant movement and storage

of products or equipment. Such uses include, but are not limited to, wholesale distributors, storage warehouses, moving and storage firms, trucking and shipping operations, and major mail processing centers. Specific uses include *commercial stable, junkyard, outdoor storage, salvage yard, warehouse* and *wholesale operations.*

(vii) Mini-Warehouse means *mini-storage units.*

(viii) Public/Institutional means a governmental, quasi-public or institutional use, or a non-profit recreational use, not located in a shopping center. Such uses include, but are not limited to, elementary, secondary or higher educational establishments, day care centers, hospitals, mental institutions, nursing homes, assisted living facilities, fire stations, city halls, courthouses, post offices, jails, libraries, museums, places of religious worship, military bases, airports, bus stations, fraternal lodges, and parks and recreational buildings. Specific examples include *child day-care facility, club, college or university, community residential corrections program, continuing care community, electric facilities, extended care facility, group residential care facility, hospital, human services establishment, institutional building, museum, personal care facility for the elderly, private club or lodge, public utility, recreational facility, religious assembly, sheltered care facility* and *transportation terminal.*

(b) If the type of new *development* for which a construction *permit* is requested is not specified on the fee schedule, the *land use director* shall determine the fee on the basis of the fee applicable to the most nearly comparable type of land use on the fee schedule.

(c) The impact fees for development of land outside of *buildings* that increases the demand for capital facilities is determined by application of the fee for the corresponding type of *building*. In particular, the *building* square footage for a retail/commercial use shall include indoor or outdoor sales areas or inventory storage areas, growing area for a garden center/nursery, and any drive-through kiosk and associated queuing lane with or without a roof. If the *land use director* determines that *development* of land outside of *buildings* is intended for seasonal usage that reduces the increased demand for capital facilities, the *land use director* may reduce impact fees charged for the *development* of land outside of *buildings* by up to 75% of the original assessment.

([~~5~~]d) Impact fees shall be assessed and collected based on the primary use of the *building* as determined by the [~~*impact fee administrator*~~] *land use director*. Uses that are distinct and separate from the primary use, which are not merely ancillary to the primary use and are one thousand (1,000) square feet or greater, will be charged the impact fee category based on the distinct and separate use.

([~~6~~]e) Where a permit is to be issued for a *building* "shell" and the [~~*impact fee administrator*~~] *land use director* is unable to determine the intended use of the *building*, the [~~*impact fee administrator*~~] *land use*

director shall assess and collect impact fees according to the zoning district in which the *building* is to be located as follows:

([a]i) C-2 and all SC zones – [~~"Shopping Center/General Retail" fee rate~~] "Retail/Commercial";

([b]ii) HZ zone – [~~"Medical *Building*" fee rate~~] "Office"; [~~and~~]

([c]iii) C-1[~~,~~] and C-4 [~~and all other *nonresidential* zones "*Office*, General" fee rate.~~] – "Office"; and

(iv) I-1 and I-2 – "Industrial/Manufacturing".

([~~7~~]f) If there is an increase in the amount of the impact fee calculation once a tenant improvement *permit* is submitted, the difference from what was paid at the time of the shell *permit* and the tenant improvement fee calculation shall be paid prior to issuance of the construction *permit*. If the fee schedule determination for the square footage of the use identified in the tenant improvement construction *permit* results in a net decrease from what was paid at the time of the shell *permit*, there shall be no refund of impact fees previously paid.

([~~8~~]g) Live/work *developments* containing *dwelling units* in combination with *nonresidential* floor area in a common *building* shall pay impact fees for each *dwelling unit* according to the *residential* fee rate for [~~"Other"~~] "Multi-Family" and for the *gross floor area* intended for *nonresidential* use according to the "*Office*" [~~, General"~~] fee rate. If the initial Live/Work construction *permit* application is for a shell construction *permit*, the [~~*impact fee administrator*~~] *land use director* shall collect impact fees at the "Office" [~~"*Office*, General"~~] fee

rate. If *dwelling units* are added as a use within the *building* after the *building* has been charged impact fees at a *nonresidential* fee rate, and there is no increase in *gross floor area*, the [~~*impact fee administrator*~~] *land use director* shall collect only the required park impact fees for the *dwelling units* at the [~~*residential*~~] fee rate for [~~"Other"~~] "Multi-Family" at the time of the *dwelling unit permit application*.

([~~9~~]h) If a construction *permit application* changes or intensifies the use of an existing *building*, increases the *gross floor area* of an existing *building*, or replaces an existing *building* with a new *building* and new use, the fee shall be based on the net increase in the fee for the new use or increase as compared to what the current fee would be for the previous use or floor area. If the proposed change results in a net decrease in the fee there shall be no refund of impact fees previously paid.

(i) "G.F.A." in the fee schedule refers to *gross floor area*.

Section 3. Subsection 14-8.14(F) SFCC 1987 (being Ord. No. 2011-37, §11) is amended to read:

(F) Independent Fee Calculation

(1) The [~~*impact fee administrator*~~] *land use director* may require an independent fee calculation for any proposed *development* interpreted by the [~~*impact fee administrator*~~] *land use director* as not one of those types listed on the fee schedule or as one that is not comparable to any land use on the fee schedule.

(2) The preparation and cost of the independent fee calculation study is the sole responsibility of the *applicant*.

(3) The independent fee calculation study shall be based on the same service standards and facility costs used in the impact fee *capital improvements plan* and shall document the methodologies and assumptions used. The independent fee calculation shall be based on the expected long-term occupancy of the *building* or *development*, based on physical characteristics, and not on the characteristics of the proposed initial owner or occupant of the *building* or *development*.

(4) An independent fee calculation study submitted by an *applicant* to calculate a road impact fee shall address all three factors relevant to the generation of service units, namely, trip generation rates, primary trip factors and average trip lengths.

(5) After review, the [~~*impact fee administrator*~~] *land use director* shall approve or reject the conclusions of the independent fee calculation study.

Section 4. Subsection 14-8.14(J)(5) (being Ord. No. 2011-37, §11) is amended to read:

(5) Furnishing false information on any matter relating to the administration of this Section 14-8.14, including the furnishing of false information regarding the expected size, use or impacts from a proposed *new development*, is a violation of this Section 14-8.14. The *city* may issue a stop work order or rescind any *permits* [~~issues~~] issued in reliance on the previous payment of such impact fee.

Section 5. Subsection 14-8.15(C)(2) (being Ord. No. 2011-37, §11) is amended to read:

(2) For any other *development* proposing *dwelling units*, the *city* shall require land to be dedicated for either neighborhood parks or regional parks or both,

unless the amount of land or type of land is not suitable for public parks, *open space* or *recreation facilities*. Where the *city* determines that no land is to be dedicated for [~~neighborhood~~] parks, then [~~neighborhood~~] park impact fees shall be collected according to Section 14-8.14. [~~Where the city determines that no land is to be dedicated for regional parks, then regional park impact fees shall be collected according to Section 14-8.14.~~]

Section 6. Article 14-12 SFCC 1987 (being Ord. #2011-37, §15, as amended) is amended to repeal the following definition:

[~~IMPACT FEE ADMINISTRATOR~~

~~The *city employee* primarily responsible for administering the provisions of Section 14-8.14 (Impact Fees).~~]

Section 7. Editor's Note: Chapter 14 SFCC 1987 (being Ord. #2011-37, as amended) is amended to delete all references to "*impact fee administrator*" and substitute in lieu thereof "*land use director*".

APPROVED AS TO FORM:

KELLEY A. BRENNAN, INTERIM CITY ATTORNEY

M/Melissa/Bills 2014/Impact Fee -- one fee schedule

City of Santa Fe, New Mexico

memo

DATE: June 20, 2014 for the July 10, 2014 Meeting

TO: Planning Commission

VIA: Matthew S. O'Reilly, P.E., Director, Land Use Department MSO
Tamara Baer, ASLA, Planning Manager, Current Planning Division TB

FROM: William Lamboy, AICP, Land Use Planner Senior, Current Planning Division WL

Case #2014-50. 16 & 17 Dos Hermanos Lot Line Adjustment. JenkinsGavin Design & Development, Inc., agent for Dos Hermanos Trust and Norma & Rey Garcia de Orozco, requests lot line adjustment to increase the area of 17 Dos Hermanos from 4.99 to 5.00 acres. The property is zoned R-1 (Residential-1 dwelling unit per acre). (William Lamboy, Case Manager)

Case #2014-51. 17 Dos Hermanos Preliminary Subdivision Plat. JenkinsGavin Design & Development, Inc., agent for Dos Hermanos Trust, requests Preliminary Subdivision Plat approval for a 5-lot single family residential subdivision. The property is zoned R-1 (Residential-1 dwelling unit per acre). (William Lamboy, Case Manager)

RECOMMENDATION

The Land Use Department recommends **DENIAL**.

I. SUMMARY

The applicant is requesting subdivision plat approval to subdivide 5 acres into five residential lots. Each lot will be 1 acre in area. The property is zoned R-1 (Residential-1 dwelling unit per acre), and was annexed into the City on January 1, 2014 as part of Phase 2 of the City-Initiated Annexation. The property is not located in an archaeological review district. There are no known historical sites on the property.

Since the adoption of SPAZZO and the concurrent assignment of zoning districts, there have been 9 lot splits in the Mutt Nelson Road area. Four of the lot splits have been for the benefit of immediate family members. This is the first actual subdivision where the division is for more than one extra lot, and where it is not for the benefit of family members.

In order to create 5 lots, and because the Code does not permit rounding up, the applicant proposes to adjust the eastern property line along 16 Dos Hermanos to increase the acreage of the subject property from 4.99 to 5.00 acres.

A subdivision detention pond is proposed at the northern end of the property adjacent to Tierra Contenta. Since the subdivision is for fewer than ten units, the Applicant is required to pay a $20,700 fractional fee to the Santa Fe Homes Program prior to recordation of the Final Subdivision plat.

Land Use Department staff has identified two key issues with the proposed subdivision; specifically, vehicular and pedestrian access, and water and wastewater.

ACCESS

The property is located on Dos Hermanos, a private, unimproved roadway, with a 38-foot right-of-way and approximately 15-foot wide driving surface. Presently, five lots are accessed from Dos Hermanos. With development of the proposed subdivision, nine lots will be accessed from Dos Hermanos. However, when taking into consideration the acreage of the lots along Dos Hermanos, as many as 16 lots could be accessed from this roadway in the future. City Code, Chapter 14, (Table 14-9.2-1 Design Criteria for Street Types), requires a minimum 38-foot right-of-way with two 9-foot wide lanes for access to 9 or more lots. Fire Department regulations require a minimum 20-foot wide all weather driving surface. The right-of-way is 38 feet wide. The Applicant would be required to widen all of Dos Hermanos to a 20-foot all-weather drivable surface to meet minimum Fire Department standards.

The proposed site design for the property does not include vehicular or pedestrian connectivity to Tierra Contenta or the SWAN Park, both of which abut the property to the north. The existing roadway was designed ending in a 31-foot radius cul-de-sac. The road extension to 17 Dos Hermanos is designed to end in a 60-foot radius cul-de-sac meant to accommodate emergency vehicles. §14-9.2(D)(8) specifies that "*Cul-de-sacs and other dead-end streets, both public and private, may be constructed only if topography, lot configuration, previous development patterns or other natural or built features prevent continuation of the street.*" None of these circumstances exist and there is nothing to preclude the continuation of Dos Hermanos to Paseo de la Reina, making a loop connection to Mutt Nelson Road. Similarly there is no reason not to extend Dos Hermanos to a stub-out future connection to Tierra Contenta.

The property is approximately 950 feet north of Mutt Nelson Road - the main connector through this part of town - running from the I-25 Frontage Road to Calle Unidad. Mutt Nelson Road is a paved, divided roadway from Frontage Road to Cottontail Road, a distance of approximately 0.92 miles. From Cottontail Road westwards, Mutt Nelson Road is a dirt road with a base-course surface. The average roadway surface width is 22 feet. The distance from Cottontail Road to Dos Hermanos is approximately one half mile. The circulation network in the vicinity of this lot split – **Exhibit C** - includes the following public and private roads:

- Paseo de la Reina – 35 feet west – no connection to Dos Hermanos

- NM 599 – 2,900 feet west – no connection to Dos Hermanos
- Plaza Central –2,300 feet northwest – no connection to Dos Hermanos
- I-25 Frontage Road – 1.7 miles to the east – connects via Mutt Nelson

The area includes mostly site-built single family and manufactured homes on large lots. The minimum lot size under County rules was 2.5 acres. The area was rezoned to R-1 as part of the Annexation process. Zoning districts surrounding the property include PRC and R-1. The proposed density for this project will exceed the current density of adjoining properties.

Presently, over 200 properties are accessed - almost exclusively - via Mutt Nelson Road from the I-25 Frontage Road, covering an area of approximately 460 acres, in an R-1 district. In addition, Tierra Contenta tracts 55A and 56A, south of SWAN Park could be developed with up to 142 dwelling units. No connections are anticipated.

UTILITIES

Currently there are approximately 54 lots between Cottontail Road and NM 599 (excluding 3 very large tracts south of Mutt Nelson Road) covering an area of approximately 150 acres. If all the properties were to develop at current R-1 standards, the area could end up with three times the number of existing lots. City water and waste water are not available in this area. The Applicant is proposing a shared well serving all proposed five lots and individual septic systems. If the Planning Commission approves the subdivision, a shared well agreement will be required prior to recordation of the Subdivision Plat. The applicant must secure septic system permits from the State of New Mexico Environment Department.

In accordance with §14-2.3(C)(8)(c): "*As authorized by state law and Chapter 14, the planning commission may make decisions affecting the physical development of the city, including physical development authorized by a public agency or official not under the jurisdiction of the governing body. These decisions shall be consistent with the general plan and other adopted city policies.*" The Land Use Department is concerned that speculative subdivision approvals based on new SPAZZO related zoning density regulations may not be in the best interest of the City or the residents of this area. See further discussion under Section II.

ENN MEETING

The Early Neighborhood Notification meeting was held on May 7, 2014. Two individuals attended the meeting. Questions raised covered a range of issues, from water usage to connection to SWAN Park. For additional information regarding the meeting, refer to the ENN Meeting Summary in **Exhibit D**.

II. SUBDIVISION APPROVAL CRITERIA

Section 14-3.7(C) Approval Criteria

(1) In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and *structures*, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.

Applicant Response: *Due regard will be shown for all natural features of the site, including the preservation of significant trees:*

***Staff Response**: The flora on the site is minimal consisting mostly of a few scattered juniper trees. The land tends to slope gently in a northeasterly direction. There are no known historical sites on the property. The main community asset could be said to be the rural character of the area. In large part this character is a function of the low density and large expanses of undisturbed natural landscape.*

(2) The planning commission shall give due regard to the opinions of public agencies and shall not approve the *plat* if it determines that in the best interest of the public health, safety or welfare the land is not suitable for *platting* and *development* purposes of the kind proposed (*§14-3.7(C)2)*. Land subject to *flooding* and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be *platted* for *residential* occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate *erosion* or *flood* hazard. Such land shall be set aside within the *plat* for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).

***Applicant Response**: The subject property is well suited to residential development. The proposed subdivision is consistent with the property's R-1 zoning and poses no threat to public health, safety, or welfare.*

***Staff Response**: The property is suited to residential development but due to the lack of City services and deficient roadway system, the proposed density, while meeting R-1 regulations, is too dense for current conditions and is therefore not in the best interest of the public health, safety, or welfare.*

One of the purposes of Chapter 14, identified in Section 14-1.3(B) is to "create conditions favorable to the health, safety, convenience, prosperity and general welfare of the residents of Santa Fe by coordinating streets within proposed subdivisions with existing or planned streets or other features of the general plan; providing parks and trails; providing sewer, water and other infrastructure; providing adequate open space for traffic, recreation, drainage, light and air; and providing for the appropriate distribution of population and traffic."

The proposal is in conflict with General Plan policies:

- *5-1-G-3, "Increase the connectivity between neighborhoods and individual developments;" and*

- *7-1-G-2, "Ensure that new development and utility service extensions are approved only upon proven water availability and adequacy of the distribution and treatment system."*

(3) All *plats* shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).

***Applicant Response**: The proposed subdivision complies with the standards of Chapter 14, Article 9, see attached plans.*

***Staff Response**: While the proposal generally complies with the standards of Chapter 14, Article 9, the Land Use Department has environmental concerns about continued development that relies on on-site water resources and the proximity of wells and septic fields. The purpose and intent of §14-9.1 underscore the need for coordination between infrastructure and development such that "improvements to city infrastructure that are necessary to directly serve specific new development projects are coordinated with the occurrence of that development;" and "coordinate the provision of infrastructure that directly serves specific new development projects with the provision of facilities needed to remedy existing deficiencies and with the provision of facilities that are subject to impact fees as provided in Section 14-8.14."*

(4) A *plat* shall not be approved that creates nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the *plat*.

***Applicant Response**: The subdivision plat does not create nonconformity, nor are there existing nonconformities.*

***Staff Response**: The proposed plat does not create nonconformities.*

(5) A *plat* shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the *plat*.

***Applicant Response**: Please refer to (4) above.*

***Staff Response**: There are no known existing nonconformities.*

III. CONCLUSION:

The proposed lot line adjustment and subdivision plat would allow development of up to 5 one-acre lots – and 10 houses (5 primary dwelling units and 5 accessory dwelling units) - on 5 acres. The subject property is located in an area of the City lacking City services and suitable infrastructure. The City has experienced an increase in requests for property divisions in the general vicinity where the proposed subdivision is located. Lack of

existing or proposed City services and a substandard roadway system present the City with growth management and quality of life issues that need to be addressed in a comprehensive manner. While the proposed subdivision complies with standards established by Chapter 14, its development could be said to exacerbate stresses on the environment, and specifically on water resources. Additionally, as all the properties in this area are also served by septic systems, the continued proliferation of 1-acre lots will reach a conflict point where the proximity of wells to septic fields could result in cross contamination, compromise water quality, and potentially endanger the health and safety of residents.

Finally, as proposed, the subdivision provides no connectivity or opportunities for future connectivity either to adjacent parcels or to the City's new regional SWAN Park. This aspect of the proposal is out of compliance with 14-9.2(D)(8) *"Cul-de-sacs and other dead-end streets, both public and private, may be constructed only if topography, lot configuration, previous development patterns or other natural or built features prevent continuation of the street."*

The Land Use Department recommends **denial** of the application.

IV. CONDITIONS OF APPROVAL

The Land Use Department is recommending **DENIAL** of the proposed subdivision. If the Planning Commission finds in favor, Conditions of Approval have been provided to give direction to the applicant on additional items to be addressed on the plat prior to Final Plat submittal.

V. ATTACHMENTS:

EXHIBIT A: Conditions of Approval

EXHIBIT B: Development Review Team Memoranda
1. Fire Marshal Memorandum, Reynaldo Gonzales
2. City Engineer for Land Use, R.B. Zaxus
3. Housing & Community Development Memorandum, Alexandra Ladd
4. Wastewater Management Division Memorandum, Stan Holland

EXHIBIT C: Maps
1. Mutt Nelson Road Area Connectivity
2. Current Zoning
3. Aerial View

EXHIBIT D: Early Neighborhood Notification
1. ENN Meeting Notes

EXHIBIT E: Applicant Materials
1. Letter of Application

City of Santa Fe, New Mexico

Exhibit A

CONDITIONS OF APPROVAL

17 Dos Hermanos Preliminary Subdivision Plat–Conditions of Approval

Planning Commission

Case #2014-50 & 51 – 17 Dos Hermanos Preliminary Subdivision Plat

Conditions	Department	Staff
Review comments are based on submittals received on May 27, 2014. The comments below should be considered as Conditions of Approval to be addressed prior to subsequent submittal unless otherwise noted: 1. Execute and record a shared well agreement prior to recordation of the Final Subdivision Plat. 2. Connect Dos Hermanos to Paseo de la Reina for looped access to Mutt Nelson Road. 3. Stub out a continuation of Dos Hermanos to the north property line for future connection to Tierra Contenta and SWAN Park. 4. Provide a 10-foot wide pedestrian easement from Dos Hermanos to the north property line for future access to SWAN Park. 5. Upgrade Dos Hermanos to meet minimum City streets standards in accordance with Table *14-9.2-1: Design Criteria for Street Types.* 6. Execute and record a roadway maintenance agreement prior to recordation of the Final Subdivision Plat. 7. Show location of existing wells and septic fields on all adjacent lots. 8. Redline conditions of approval: a. Add 2014-50 to statement on plat starting "Approved by the Santa Fe Planning Commission..." b. Remove paragraph starting "Case No. 2014-50 Approved by the City of Santa Fe Current Planning Division under authority..." c. Correct spelling of "Department" - Note 17. d. Remove R-1 Development Standards and associated box.	Land Use	Tamara Baer / William Lamboy
9. Shall pay Santa Fe Homes Program fee prior to recordation of Final Subdivision plat.	SFHP	Alexandra Ladd

City of Santa Fe, New Mexico

Exhibit B

DEVELOPMENT REVIEW TEAM MEMORANDA

City of Santa Fe, New Mexico

memo

DATE: June 7, 2014

TO: William Lamboy , Case Manager

FROM: Reynaldo Gonzales, Fire Marshal RDG

SUBJECT: Case #2014-50 & 51 16 17 Dos Mermanos Lot Line Adjustment

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) Edition. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

Prior to any new construction these requirements must be met:

1. All Fire Department access shall be no greater that a 10% grade throughout and maintain 20' min. width.

2. Fire Department Access shall not be less than 20 feet width to any new construction.

3. Shall meet driveway requirements as per IFC.

4. Fire Department shall have 150 feet distance to any portion of the building on any new construction.

5. Shall have water supply that meets fire flow requirements as per IFC or install an automatic sprinkler system.

6. All Fire Department turnarounds must meet the IFC requirements.

DATE: June 9, 2014

TO: Bill Lamboy, Case Manager

FROM: Risana Zaxus, PE
City Engineer for Land Use Department

RE: Case # 2014-50 and # 2014-51
17 Dos Hermanos Lot Line Adjustment and
17 Dos Hermanos Preliminary Subdivision Plat

The following review comments are to be considered conditions of approval:

*Add a note to the Plat that on-lot stormwater ponding is required when lot is developed.

*Provide drainage easements for the stormwater swale and stormwater pond.

*Gravel is proposed for the roadway, in accordance with Article 14-9.2(C)(7), and is acceptable.

City of Santa Fe, New Mexico

memo

DATE: June 2, 2014

TO: William Lamboy, Senior Planner
Land Use Department

FROM: Alexandra Ladd, Housing Special Projects Manager
Housing and Community Development Department

RE: Applicability of SFHP requirements to the proposed "Dos Hermanos" subdivision

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The proposed subdivision, "Dos Hermanos" will be composed of five (5) for-sale homes. Because this project proposes ten or fewer units, it is not required to provide any affordable homes, as per Ordinance 2011-17. Rather, the developer pays a fractional fee based on half of the price of a 3 BR, Tier 2 home X the unit fraction. The fee is then reduced by 70%.

= 5 X .20 = **1.0** homes
= $69,000 X **1.0** percent X .3 (70% reduction)
= **$20,700** fractional fee

ACTION REQUIRED:
See attached proposal that outlines the developer's agreement to comply with SFHP; Exhibit B provides pricing schedule and Exhibit C provides methodology for calculating requirement.

City of Santa Fe

SANTA FE HOMES PROGRAM

P R O P O S A L

"Dos Hermanos Subdivision"
17 Dos Hermanos, Santa Fe, New Mexico

This Santa Fe Homes Program Proposal ("SFHP Proposal") is made this 21 day of May, 2014 by *Dos Hermanos Trust* ("SFHP Developer").

RECITALS

A. SFHP Developer is the developer of **17 Dos Hermanos** hereinafter referred to as the "Property".

B. SFHP Developer desires to develop the Property.

C. It is understood that all representations made herein are material to the City and that the City will rely upon these representations in permitting or approving development of the Property.

PROPOSAL

SFHP Developer proposes to comply with the SFHP requirements as follows:

A. DEVELOPMENT REQUEST.

1. SFHP Developer seeks **preliminary subdivision plat** approval.

2. The Property is to be developed as **5 for-purchase lots.**

B. SFHP PLAN. SFHP Developer proposes to develop **five (5) lots**. Developer agrees to comply with the Santa Fe Homes Program ordinance. Because the development is comprised of fewer than ten (10) units, the SFHP does not require construction of any SFHP Homes. The SFHP Developer agrees to make a payment of **$20,700** for the fractional portion of

a SFHP Home, as calculated pursuant to SFHP. The payment shall be made to the City of Santa Fe Affordable Housing Trust Fund (AHTF) for affordable housing.

C. SUCCESSORS IN TITLE. SFHP Developer proposes to develop the Property consistent with this SFHP Proposal. In the event that SFHP Developer sells, assigns, leases, conveys, mortgages, or encumbers the Property to any third party, the third party shall be required to execute a SFHP Agreement consistent with this Proposal prior to obtaining any City approvals.

D. MONITORING. SFHP Developer proposes to provide such information and documentation as the City may reasonably require in order to ensure that the actual sales were in compliance with the SFHP Agreement.

E. REVISIONS, MODIFICATIONS AND SUPPLEMENTATION OF THIS PROPOSAL. In the event that the SFHP Developer or the City make material modifications, including modifications to the number of lots or units or the area covered by the Proposal, a revised SFHP Proposal shall be promptly submitted to the Office of Affordable Housing in order to provide a SFHP Proposal that is current and reflects the intended development.

IN WITNESS WHEREOF, this Proposal is made the day and year first written above.

SFHP DEVELOPER:

STATE OF NEW MEXICO)
)ss.
COUNTY OF SANTA FE)

OFFICIAL SEAL
MARIA CREIGHTON
Notary Public
State of New Mexico
My Comm. Expires 12-03-2017

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 21st day of May, 2014, by George E. Watson Jr.

Maria Creighton
NOTARY PUBLIC

My Commission Expires:

12-03-2017

OFFICIAL SEAL
MARIA CREIGHTON
Notary Public
State of New Mexico
My Comm. Expires 12-03-2017

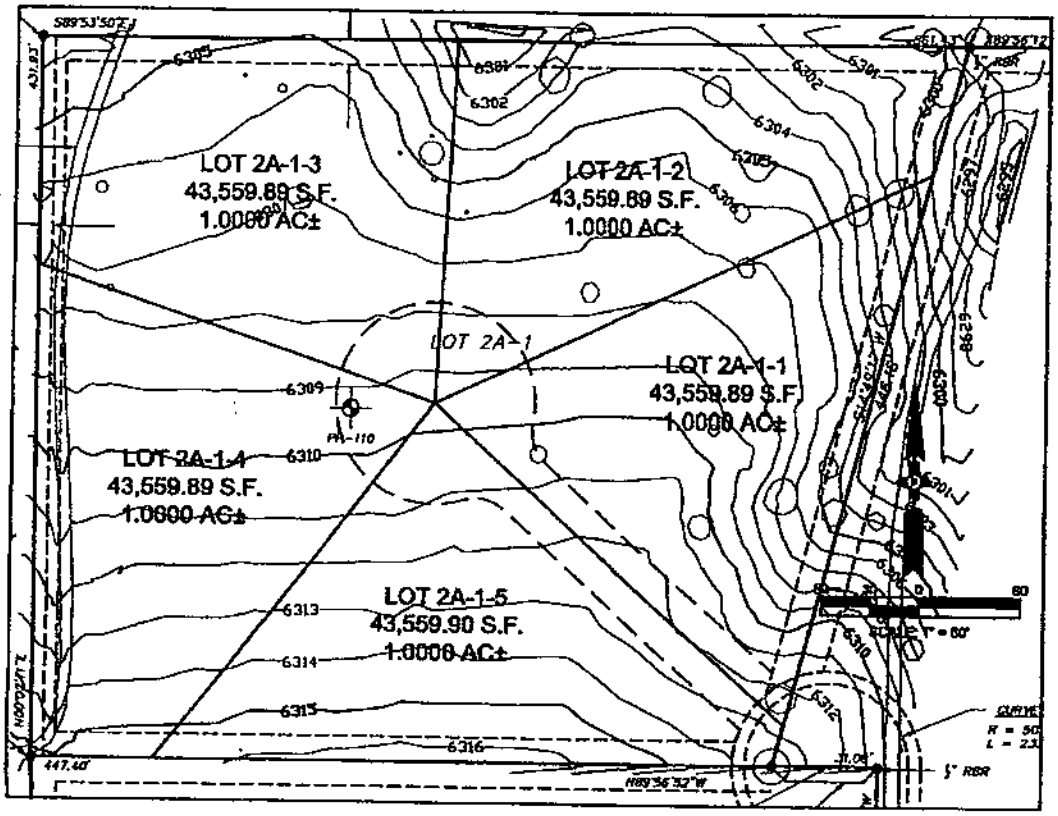
REVIEWED BY:

5/21/14
DATE

Alexandra Ladd
Office of Affordable Housing
agladd@santafenm.gov
505-955-6346

Attachments: Exhibit 1 - Subdivision layout (proposed)
Exhibit 2 - Pricing Schedule
Exhibit 3 - SFHP calculation worksheet

EXHIBIT 1


LOT 2A-1-3
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1.0000 AC±
LOT 2A-1-2
43,559.89 S.F.
1.0000 AC±
LOT 2A-1
LOT 2A-1-1
43,559.89 S.F.
1.0000 AC±
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1.0000 AC±
LOT 2A-1-5
43,559.90 S.F.
1.0000 AC±
6302
6304
6309
6310
6313
6314
6315
6316
6312
PA-110
SCALE 1" = 60'
60
0
60
CURVE
R = 50
L = 23
447.40'
N89°56'52"W
½" RBR

SANTA FE HOMES PROGRAM
SFHP PLAN AND HOME SALES PRICING SCHEDULE
Effective January 2013*

Income Range	*Two Bedrooms* *1-2 person HH* *(900 sq min)*	*Three Bedrooms* *3-4 person HH* *(1,150 sq ft min)*	*Four Bedrooms* *4-5 person HH* *(1,250 sq ft min)*
2 (50-65%AMI)	Max. Price: $122,750 __0__ Units	Max. Price: $138,000 __1__ Units	Max. Price: $153,250 __0__ Units
3 (65-80%AMI)	Max. Price: $159,500 __0__ Units	Max. Price: $179,500 __2__ Units	Max. Price: $196,250 __0__ Units $199,250
4 (80-100%AMI)	Max. Price: $196,250 __0__ Units	Max. Price: $220,750 __1__ Units	Max. Price: $196,250 __0__ Units $245,250

Prices reflect 2014 HUD median incomes. Refer to Section 26-1.16 (B) and the SFHP Administrative Procedures. For specific requirements contact The Office of Affordable Housing.

FRACTIONAL FEE SCHEDULE – 2014
(2 – 10 units)

20% Requirement-2014

Based on Income Tier 2 three BR Home ($138,000)

# of units in development	2	3	4	5	6	7	8	9	10
20% unit fraction	0.4	0.6	0.8	1	1.2	1.4	1.6	1.8	2
70% Reduced Fee	**$8,280**	**$12,420**	**$16,560**	**$20,700**	**$24,840**	**$28,980**	**$33,120**	**$37,260**	**$41,400**

Formula=$69,000*X unit fraction X.3 (70% Reduction)

For 11 or more units - If the calculation results in a fraction, the whole number resulting from the formula shall be the number of SFHP units required to be constructed or created and the remaining fraction may be satisfied with the fractional unit fee. The fee shall be the base fractional fee multiplied by remaining fraction. The base fractional fee shall be half of the Affordable Home Price of a 3 Bedroom Unit in Income Range 2 ($138,000). **Fees are not reduced.** Refer to Section 8.9 of the Administrative Procedures.

NOTE: The home prices and fractional fee schedule are modified by the City according to Section 8.7.3 of the SFHP Administrative Procedures to reflect annual changes in the median income levels. The SFHP Home prices shown in this SFHP Agreement are the prices in effect at the time this Agreement is made. The current SFHP prices that are in effect at the time the SFHP Home is made available for sale or the fractional fees are paid, determines the actual SFHP Home Price and/or amount of fractional fee. The prices are updated annually.

EXHIBIT 3

SFHP FOR SALE UNIT CALCULATION WORKSHEET

The project has an area of approximately **5.0** acres, zoned R-**1**, permitting **1** dwelling unit(s) per acres. The project proposes **5** lots. **Because the development is comprised of two(2) to ten (10) residential units, the SFHP does not require construction of any SFHP Homes.**

CALCULATION for the fractional unit fee:

= Half the Price for a Tier 2, 3 BR Home X Unit Fraction X .30 (70% Reduction)
= $69,000 X **0.8** percent X .3 = **$16,560** fractional fee

NOTE: The home prices and fractional fee schedule are modified by the City according to Section 8.7.3 of the SFHP Administrative Procedures to reflect annual changes in the median income levels. The SFHP Home prices shown in this SFHP Agreement are the prices in effect at the time this Agreement is made. The current SFHP prices that are in effect at the time the SFHP Home is made available for sale or the fractional fees are paid, determines the actual SFHP Home Price and/or amount of fractional fee. The prices are updated annually.

City of Santa Fe, New Mexico

memo

DATE: June 11, 2014

TO: William Lamboy, Case Manager

FROM: Stan Holland, Engineer, Wastewater Division

SUBJECT: Case #2014-50 & 51 – 16 &17 Dos Hermanos Lot Line Adjustment and Preliminary Subdivision Plat

---

The subject property is not accessible to the City public sewer system. Prior to any new construction on the lot, the owner shall obtain a septic system permit from the State of New Mexico Environment Department.

The Applicant shall add the following note to the plat:

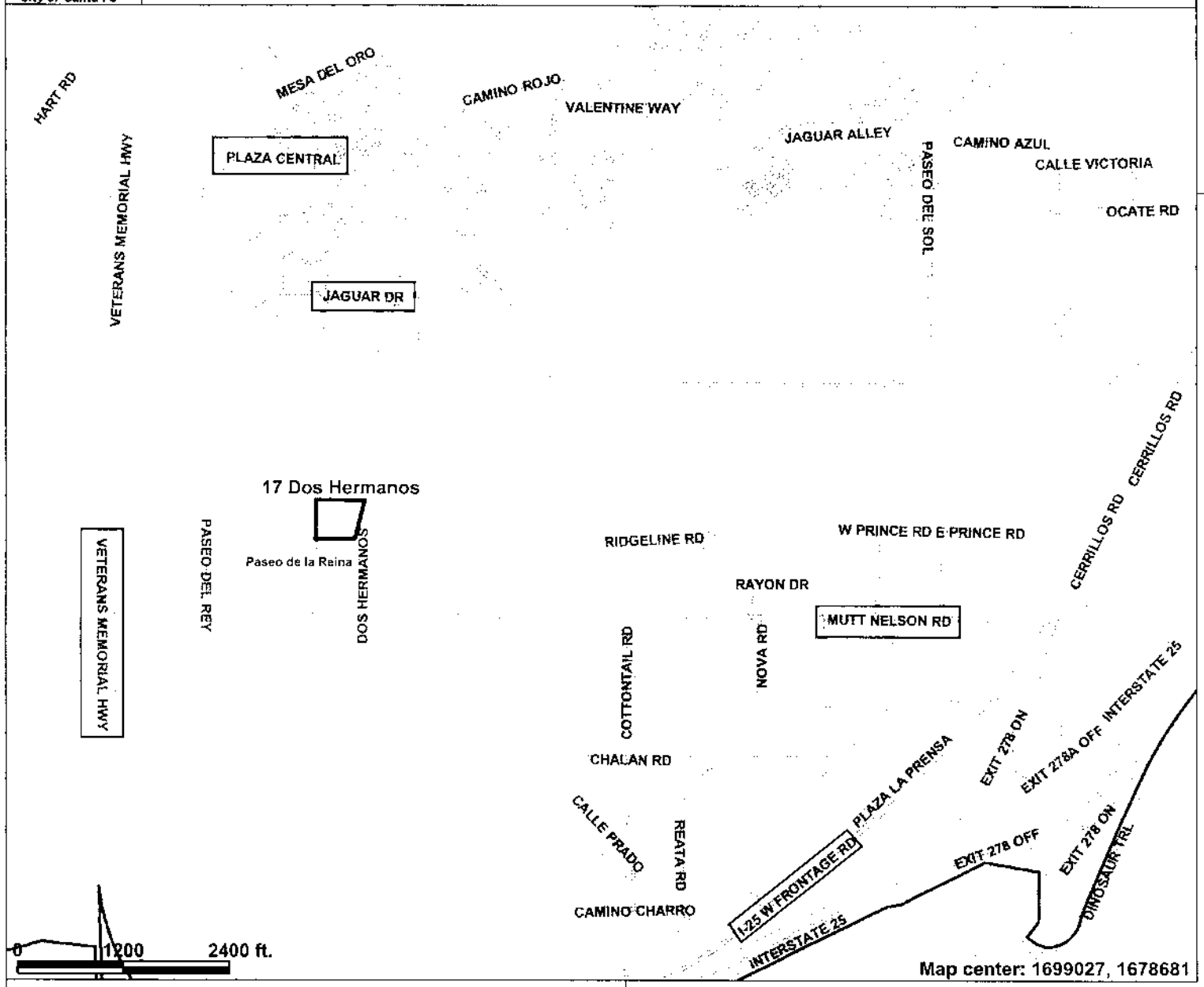
1. Connection to the City public sewer system is mandatory when the property is in the City limits and is being developed or improved is accessible to the City sewer system. Prior to the development or improvement of the property, owners and developers of the property shall obtain a technical sewer evaluation review by the City of Santa Fe Wastewater Division.

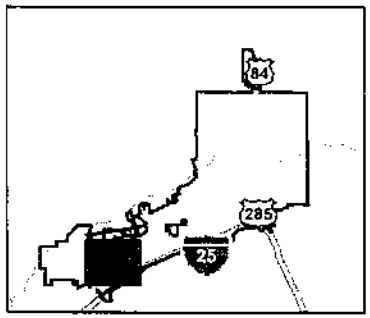
City of Santa Fe, New Mexico

Exhibit C

MAPS

17 Dos Hermanos-Mutt Nelson Road Area Connectivity





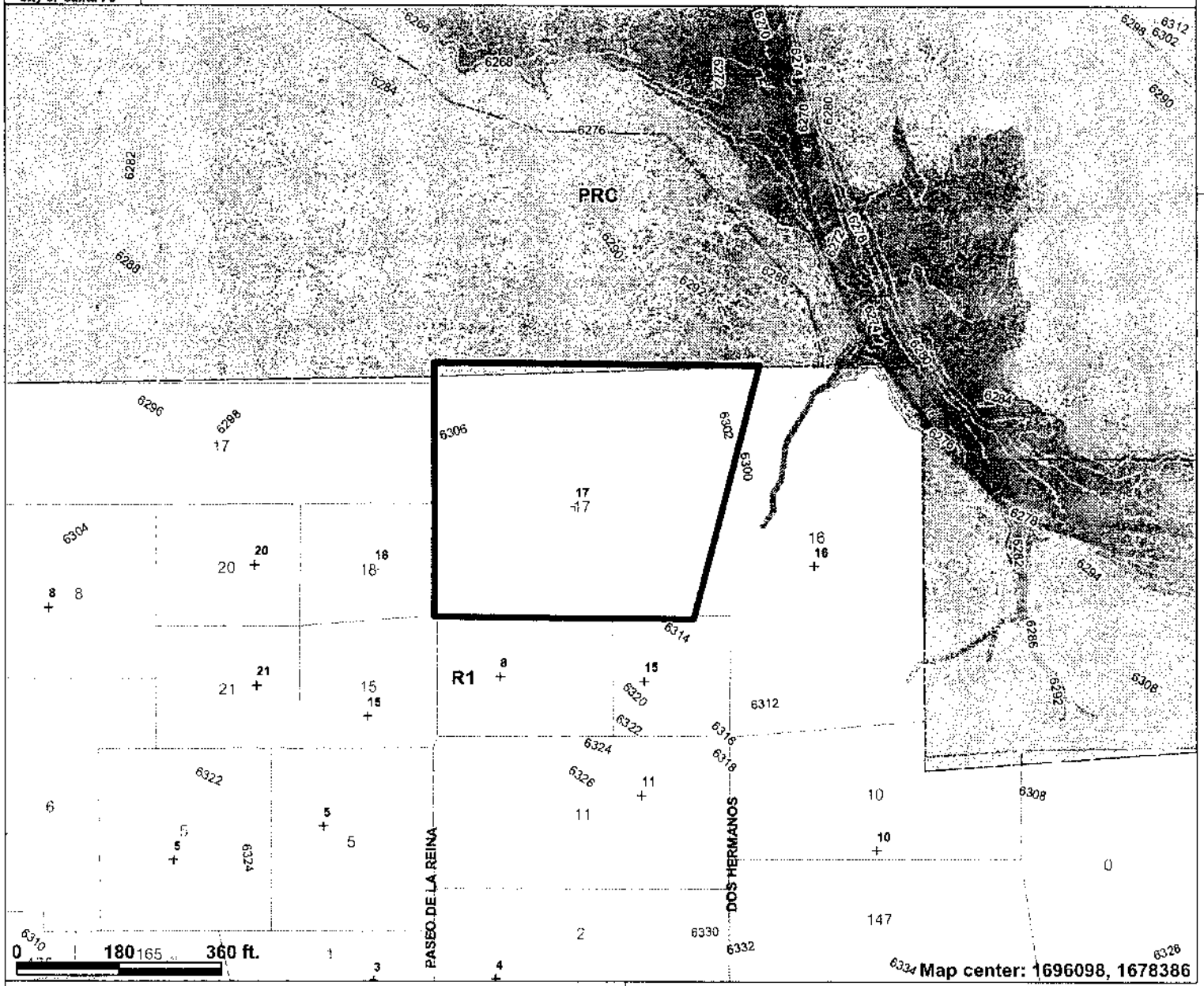
Legend

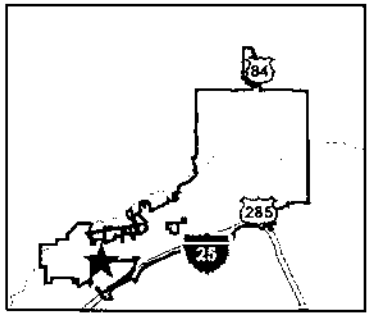
- City Limits
- Airport Clear Zones
- Santa Fe River
- Major Roads and Highways
- Other Roads and Streets

Scale: 1:20,569

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

17 Dos Hermanos - Zoning





Legend

- City Limits
- Address Points
- Hydrology
- Contours - 2 foot
- Parcels
- Airport Clear Zones
- Santa Fe River
- FEMA Floodplain December 4, 2012 (100 yr)

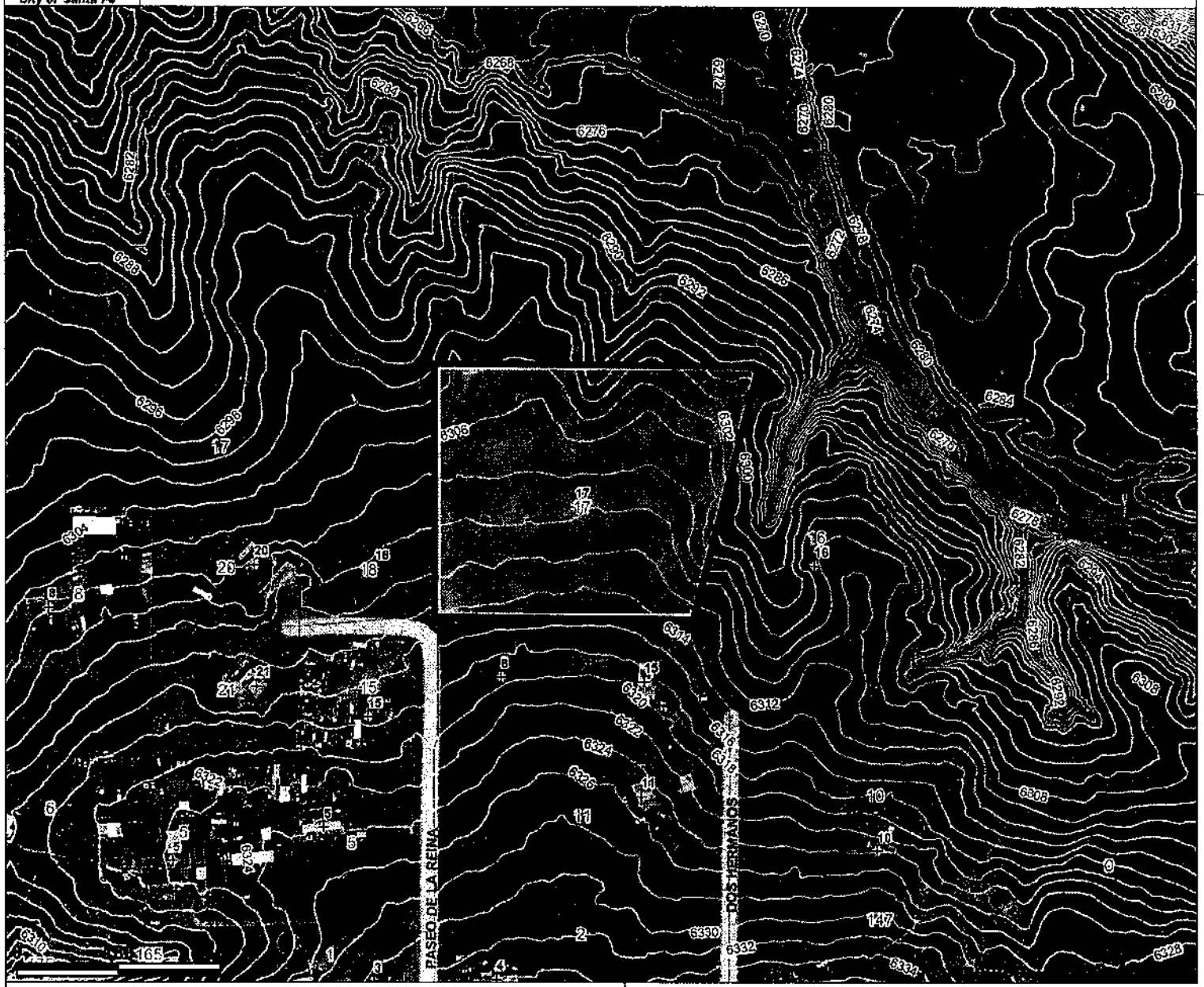
Zoning

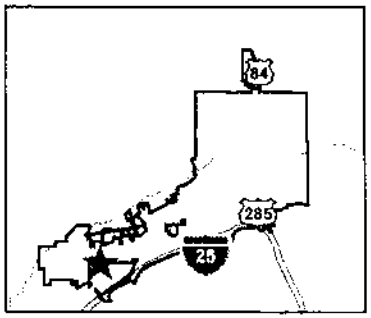
- RR Rural Residential
- R1, (PUD) Single- Family 1du/ac.
- R2, (DT), (PUD), (AC) Single - Family 2du/ac
- R3, (PUD) Single - Family 3du/ac
- R4 Single - Family 4du/ac
- R5, (DT), (PUD), (AC), R6 Single - Family 5-6du/ac
- R7, (I), (PUD), R8 Single - Family 7-8du/ac
- RC5, RC5AC Compound 5du/ac
- RC8, RC8AC Compound 8du/ac
- R10, (PUD) Multiple - Family 10du/ac

Scale: 1:3,194

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

17 Dos Hermanos - 2011 Aerial





Legend

- City Limits
- Address Points
- Hydrology
- Wastewater Collection Pipelines
- Water Pipe Distribution
- Contours - 2 foot
- Parcels
- Airport Clear Zones
- Santa Fe River
- FEMA Floodplain December 4, 2012 (100 yr)
- Major Roads and Highways
- Other Roads and Streets
- 2011 Aerial Photography - 1 foot resolution

Scale: 1:3,194

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

City of Santa Fe, New Mexico

Exhibit D

EARLY NEIGHBORHOOD NOTIFICATION MEETING

City of Santa Fe
Land Use Department
Early Neighborhood Notification
Meeting Notes

Project Name	17 Dos Hermanos Subdivision
Project Location	17 Dos Hermanos
Project Description	Five lot subdivision
Applicant / Owner	Dos Hermanos Trust c/o George Watson, Trustee
Agent	Jennifer Jenkins, Jenkins Gavin Design & Development
Pre-App Meeting Date	March 20, 2014
ENN Meeting Date	May 7, 2014
ENN Meeting Location	Southside Library, 6599 Jaguar Drive
Application Type	Preliminary Subdivision
Land Use Staff	William Lamboy
Other Staff	None
Attendance	2 neighbors & 2 agents

Notes/Comments:
Ms. Jenkins opened the meeting and introduced the project. She said the terrain is gentle and flat. They are proposing 5 one-acre lots. Access will be via Dos Hermanos. She said the road is in good shape. They will access the five lots via an extension off the cul-de-sac off Dos Hermanos.

Mr. Herrera said he built the road.

Ms. Jenkins said that the driving surface is currently between 14 and 16 feet wide. The City requires a minimum 20-foot width. There's a 38-foot easement. Her firm is currently in the design process to bring the driving surface up to the 20-foot required width as part of the utility trenching and installation (phone and electric). Widening and finishing the road are part of the required work. In Ms. Jenkins opinion trenching and roadwork should not take very long.

Ms. Jenkins stated they will start with a preliminary plan that once approved by the Planning Commission will come back for final approval. They intend to submit in late

May for the July Planning Commission hearing and expect to be back before the Planning Commission for the September meeting. She expects road and utility work to ideally start in the fall.

The developer plans to have one shared well, the location of which has not been identified, but she expects it to likely be located in the perimeter of the cul-de-sac.

At a question concerning water usage by Mr. Herrera Ms. Jenkins responded that they are limiting themselves to ¼ acre foot of water per lot rather than the acre-foot they would be entitled to.

A participant named Cindy inquired if there would be limitations on large-scale agriculture on the lots.

Ms. Jenkins responded saying that someone might want to grow a vegetable garden but with the water limitations she expects that would be the extent of it.

Cindy asked if there would be new covenants developed for the new subdivision.

Ms. Jenkins answered that a new plat would be recorded and that covenants pertaining to water usage, road maintenance, etc. would be included on the plat.

Mr. Herrera asked if manufactured homes and stick built homes would be allowed. Ms. Jenkins answered in the affirmative.

Cindy suggested that they secure an attorney to draft the well share agreement. The well share agreement that came with her property was one page long and full of holes and she had to hire an attorney to develop a 12-page comprehensive agreement.

Ms. Jenkins said they plan on drafting a comprehensive agreement and filing it with Santa Fe County. She said the agreement will cover not only water allocation but usage, maintenance, electrical costs, repairs, etc.

Mr. Herrera said that adjacent to Dos Hermanos, to the north, on the property shown as PRC are other lots not shown on Ms. Jenkins map. Ms. Jenkins responded that there may be lots not shown on the map. Ms. Welles stated that the map came from the City's GIS and shows any and all existing lots.

Mr. Herrera said he attended the SWAN Park meeting a while back and that's where he saw the map with said lots. He said that the SWAN Park master plan does not show any connections to neighborhoods to the south – either motorized or pedestrian connections.

Ms. Jenkins stated that the infrastructure south of SWAN Park would not be able to handle larger traffic volumes coming from the park and that could be the reason they

are not showing connections through Tierra Contenta. She opined that it would be great if City could upgrade the roads.

Mr. Herrera countered that as shown, they are proposing a cul-de-sac which will cut all access off there, while he feels that a roadway ending at the north end of the property might be more amenable to connect later on to the park and points north.

Ms. Jenkins said that the original subdivision of the properties envisioned a cul-de-sac at the end of Dos Hermanos and they are maintaining that vision. She said that they will look into the opportunity of trail connections as part of development review.

Cindy asked if anyone knew where the fiesta lawn is supposed to be. No one knew.

Mr. Herrera once again asserted that there are individual lots north of the property in the area shown as PRC. He expressed his dissatisfaction with the lack of access for the neighbors in the Dos Hermanos area. He suggested that they plan the road first and talk about it later.

Ms. Jenkins expressed that one of the issues is that this is the border between suburban and semi-rural areas.

Mr. Herrera responded that Ms. Jenkins' client was the first one to subdivide five-acres into 5 lots and that will drive access issues in the neighborhood especially once the neighbors at 16 Dos Hermanos follow through with their planned subdivision. Ms. Jenkins stated that she understood that the owners at 16 Dos Hermanos were not planning to subdivide. Mr. Lamboy added that he understands that they plan to subdivide, not just in the near future.

Ms. Jenkins responded that they intend to look at the City's plans for the area.

Mr. Herrera said he brought up the issue of connectivity to the attention of the SWAN Park Planner. He referred to the County's requirements for open space.

Ms. Jenkins said that the original open space setback along the perimeter of the lots is being maintained, and setback fences will help maintain the open space feeling.

Cindy wanted to know how they can subdivide into 1-acre lots when she was only permitted a minimum 1.25 acres per lot. Ms. Jenkins responded that Cindy subdivided under County rules and the City has jurisdiction here now. Ms. Jenkins stated they will mail notices for the various hearings in due course.

Mr. Herrera questioned why no access was provided to La Reina as well as Dos Hermanos. Ms. Jenkins stated that they want to create a sense of community entrance as well as community in general. She said that when the original subdivision was created Dos Hermanos was viewed as the access road to the area. She feels that

the end result is cohesiveness and furthermore the City doesn't like double frontage lots.

Cindy asked who will be required to complete the improvements. Ms. Jenkins said the developer is responsible.

Mr. Herrera stated that 1 dwelling unit per acre is fine. What he finds troublesome is when you end up with ten individuals living on each lot draining the water resources.

Mr. Lamboy stated he would try to locate updated maps of Tierra Contenta and forward to those in attendance.

The meeting ended around 6:20 PM.

City of Santa Fe, New Mexico

Exhibit E

APPLICANT MATERIALS

jenkinsgavin
DESIGN & DEVELOPMENT INC

May 27, 2014

William Lamboy, Senior Planner
City of Santa Fe Current Planning Division
200 Lincoln Ave.
Santa Fe, NM 87501

RE: Letter of Application
Dos Hermanos Preliminary Subdivision Plat and Lot Line Adjustment

Dear Bill:

This letter is respectfully submitted on behalf of the Dos Hermanos Trust in application for Preliminary Subdivision Plat approval for a ±5.0-acre parcel at 17 Dos Hermanos, for consideration by the Planning Commission on July 10, 2014. Administrative approval for a Lot Line Adjustment is also requested. The property is zoned R-1.

Project Summary

The proposed residential subdivision comprises five single family lots on ±5.0 acres. A Lot Line Adjustment is requested with this application that will increase the subject property's current acreage of 4.99 acres to 5.0 acres. The subject property was recently annexed into the City as part of the Phase 2 Annexation and is zoned R-1.

Access

The Project will be accessed from the terminus of the existing Dos Hermanos roadway via a private Lot Access Driveway ending in a cul-de-sac. Dos Hermanos is ±15 foot wide dirt/gravel road within a 38-foot ingress/egress and utility easement. In order to provide the requisite emergency access, the road will be widened to a 20 foot all-weather drivable surface. Dos Hermanos currently serves as access for five lots, which will increase to nine lots with approval of this subdivision. Therefore, Dos Hermanos will be classified as a "Lane" per SFCC Table 14-9.2-1. In order to maintain consistency with the rural character of the neighborhood, we are requesting approval of a gravel surface from the Planning Commission per SFCC §14-9.2(C)(7), which states:

> *All new streets must be paved; provided, however, that the planning commission may approve gravel surfaces for roadways classified as private lanes or shared private driveways if it finds, based on substantial evidence, that:*

(a) vegetation or topographical maps or other evidence shows that dust from the roadways will not be a problem for residents living next to the roadway.

The existing dirt road produces much more dust than the proposed base course surface. Therefore, the planned improvements will alleviate dust issues.

(b) the gravel lane is an important consideration in the area's streetscape or in the overall project design.

A gravel lane is consistent with the longstanding rural nature of the neighborhood. An asphalt road would be significantly out of character with the area.

(c) the gravel lane will not cause erosion or sediment problems or those problems will be eliminated by the use of accepted engineering methods.

The road has been designed in accordance with engineering best practices, with proper subgrade preparation and drainage.

Terrain Management

Storm water from the new Lot Access Driveway will be collected in a bar ditch and conveyed via a swale to a small drainage pond at the north end of the site. Each lot will be required to retain developed storm water flows on-site. Please refer to the attached Terrain Management Plans for further information.

Water and Wastewater

The Project will be served by a shared well located at the perimeter of the cul-de-sac. The proposed annual water budget is 0.25 afy per lot, for a total of 1.25 afy. Fire protection will be provided by an on-site buried storage tank with a draft hydrant per NFPA standards and City of Santa Fe Fire Department requirements. Each lot will be served by an individual septic system permitted by the New Mexico Environment Department. Please refer to the attached Utility Plans for further details.

Archaeology

The property is not located in an archaeological review district. No known historical or archaeological sites exist.

Santa Fe Homes Program

In accordance with the Santa Fe Homes Program, a fractional fee in the amount of $20,700.00 will be paid upon recordation of the Final Subdivision Plat. Please refer to the attached Santa Fe Homes Program Proposal for further information.

Early Neighborhood Notification

An Early Neighborhood Notification meeting was held on May 7, 2014. Two neighbors were in attendance. Discussion included questions about access, water, covenants, and the possibility of trail connectivity with the adjacent Tierra Contenta open space to the east.

§14-3.7 (C) Subdivision Approval Criteria

(1) *In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.*

Due regard will be shown for all natural features of the site, including the preservation of significant trees.

(2) *The planning commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate erosion or flood hazard. Such land shall be set aside within the plat for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).*

The subject property is well suited to residential development. The proposed subdivision is consistent with the property's R-1 zoning and poses no threat to public health, safety, or welfare.

(3) *All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).*

The proposed subdivision complies with the standards of Chapter 14, Article 9. See attached plans.

(4) *A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.*

The subdivision plat does not create a nonconformity, nor are there existing nonconformities.

(5) *A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the*

Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.

Please refer to (4) above.

In support of these requests, the following documentation is submitted herewith for your review and consideration:

- Subdivision Application
- Lot Line Adjustment Application
- Letters of Owner Authorization
- Warranty Deed
- Lot of Record
- Santa Fe Homes Program Proposal
- Subdivision Plans – 6 sets
- Application fees in the amount of $630.00 ($400.00 Subdivision Fee, $200.00 Lot Line Adjustment Fee, $30.00 Public Notice Poster)

Please let us know if you have any questions or need additional information. Thank you.

Sincerely,

JENKINSGAVIN DESIGN & DEVELOPMENT, INC.

Jennifer Jenkins

Colleen C. Gavin, AIA

City of Santa Fe, New Mexico

memo

DATE: June 20, 2014 for the July 10, 2014 Meeting

TO: Planning Commission

VIA: Matthew S. O'Reilly, P.E., Director, Land Use Department MSO
Tamara Baer, ASLA, Planning Manager, Current Planning Division

FROM: William Lamboy, AICP, Land Use Planner Senior, Current Planning Division

Case #2014-50. 16 & 17 Dos Hermanos Lot Line Adjustment. JenkinsGavin Design & Development, Inc., agent for Dos Hermanos Trust and Norma & Rey Garcia de Orozco, requests lot line adjustment to increase the area of 17 Dos Hermanos from 4.99 to 5.00 acres. The property is zoned R-1 (Residential-1 dwelling unit per acre). (William Lamboy, Case Manager)

Case #2014-51. 17 Dos Hermanos Preliminary Subdivision Plat. JenkinsGavin Design & Development, Inc., agent for Dos Hermanos Trust, requests Preliminary Subdivision Plat approval for a 5-lot single family residential subdivision. The property is zoned R-1 (Residential-1 dwelling unit per acre). (William Lamboy, Case Manager)

RECOMMENDATION

The Land Use Department recommends **DENIAL**.

I. SUMMARY

The applicant is requesting subdivision plat approval to subdivide 5 acres into five residential lots. Each lot will be 1 acre in area. The property is zoned R-1 (Residential-1 dwelling unit per acre), and was annexed into the City on January 1, 2014 as part of Phase 2 of the City-Initiated Annexation. The property is not located in an archaeological review district. There are no known historical sites on the property.

Since the adoption of SPAZZO and the concurrent assignment of zoning districts, there have been 9 lot splits in the Mutt Nelson Road area. Four of the lot splits have been for the benefit of immediate family members. This is the first actual subdivision where the division is for more than one extra lot, and where it is not for the benefit of family members.

In order to create 5 lots, and because the Code does not permit rounding up, the applicant proposes to adjust the eastern property line along 16 Dos Hermanos to increase the acreage of the subject property from 4.99 to 5.00 acres.

A subdivision detention pond is proposed at the northern end of the property adjacent to Tierra Contenta. Since the subdivision is for fewer than ten units, the Applicant is required to pay a $20,700 fractional fee to the Santa Fe Homes Program prior to recordation of the Final Subdivision plat.

Land Use Department staff has identified two key issues with the proposed subdivision; specifically, vehicular and pedestrian access, and water and wastewater.

ACCESS

The property is located on Dos Hermanos, a private, unimproved roadway, with a 38-foot right-of-way and approximately 15-foot wide driving surface. Presently, five lots are accessed from Dos Hermanos. With development of the proposed subdivision, nine lots will be accessed from Dos Hermanos. However, when taking into consideration the acreage of the lots along Dos Hermanos, as many as 16 lots could be accessed from this roadway in the future. City Code, Chapter 14, (Table 14-9.2-1 Design Criteria for Street Types), requires a minimum 38-foot right-of-way with two 9-foot wide lanes for access to 9 or more lots. Fire Department regulations require a minimum 20-foot wide all weather driving surface. The right-of-way is 38 feet wide. The Applicant would be required to widen all of Dos Hermanos to a 20-foot all-weather drivable surface to meet minimum Fire Department standards.

The proposed site design for the property does not include vehicular or pedestrian connectivity to Tierra Contenta or the SWAN Park, both of which abut the property to the north. The existing roadway was designed ending in a 31-foot radius cul-de-sac. The road extension to 17 Dos Hermanos is designed to end in a 60-foot radius cul-de-sac meant to accommodate emergency vehicles. §14-9.2(D)(8) specifies that "*Cul-de-sacs and other dead-end streets, both public and private, may be constructed only if topography, lot configuration, previous development patterns or other natural or built features prevent continuation of the street.*" None of these circumstances exist and there is nothing to preclude the continuation of Dos Hermanos to Paseo de la Reina, making a loop connection to Mutt Nelson Road. Similarly there is no reason not to extend Dos Hermanos to a stub-out future connection to Tierra Contenta.

The property is approximately 950 feet north of Mutt Nelson Road - the main connector through this part of town - running from the I-25 Frontage Road to Calle Unidad. Mutt Nelson Road is a paved, divided roadway from Frontage Road to Cottontail Road, a distance of approximately 0.92 miles. From Cottontail Road westwards, Mutt Nelson Road is a dirt road with a base-course surface. The average roadway surface width is 22 feet. The distance from Cottontail Road to Dos Hermanos is approximately one half mile. The circulation network in the vicinity of this lot split – **Exhibit C** - includes the following public and private roads:

- Paseo de la Reina – 35 feet west – no connection to Dos Hermanos

- NM 599 – 2,900 feet west – no connection to Dos Hermanos
- Plaza Central –2,300 feet northwest – no connection to Dos Hermanos
- I-25 Frontage Road – 1.7 miles to the east – connects via Mutt Nelson

The area includes mostly site-built single family and manufactured homes on large lots. The minimum lot size under County rules was 2.5 acres. The area was rezoned to R-1 as part of the Annexation process. Zoning districts surrounding the property include PRC and R-1. The proposed density for this project will exceed the current density of adjoining properties.

Presently, over 200 properties are accessed - almost exclusively - via Mutt Nelson Road from the I-25 Frontage Road, covering an area of approximately 460 acres, in an R-1 district. In addition, Tierra Contenta tracts 55A and 56A, south of SWAN Park could be developed with up to 142 dwelling units. No connections are anticipated.

UTILITIES

Currently there are approximately 54 lots between Cottontail Road and NM 599 (excluding 3 very large tracts south of Mutt Nelson Road) covering an area of approximately 150 acres. If all the properties were to develop at current R-1 standards, the area could end up with three times the number of existing lots. City water and waste water are not available in this area. The Applicant is proposing a shared well serving all proposed five lots and individual septic systems. If the Planning Commission approves the subdivision, a shared well agreement will be required prior to recordation of the Subdivision Plat. The applicant must secure septic system permits from the State of New Mexico Environment Department.

In accordance with §14-2.3(C)(8)(c): "*As authorized by state law and Chapter 14, the planning commission may make decisions affecting the physical development of the city, including physical development authorized by a public agency or official not under the jurisdiction of the governing body. These decisions shall be consistent with the general plan and other adopted city policies.*" The Land Use Department is concerned that speculative subdivision approvals based on new SPAZZO related zoning density regulations may not be in the best interest of the City or the residents of this area. See further discussion under Section II.

ENN MEETING

The Early Neighborhood Notification meeting was held on May 7, 2014. Two individuals attended the meeting. Questions raised covered a range of issues, from water usage to connection to SWAN Park. For additional information regarding the meeting, refer to the ENN Meeting Summary in **Exhibit D**.

II. SUBDIVISION APPROVAL CRITERIA

Section 14-3.7(C) Approval Criteria

(1) In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and *structures*, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.

Applicant Response: *Due regard will be shown for all natural features of the site, including the preservation of significant trees:*

***Staff Response**: The flora on the site is minimal consisting mostly of a few scattered juniper trees. The land tends to slope gently in a northeasterly direction. There are no known historical sites on the property. The main community asset could be said to be the rural character of the area. In large part this character is a function of the low density and large expanses of undisturbed natural landscape.*

(2) The planning commission shall give due regard to the opinions of public agencies and shall not approve the *plat* if it determines that in the best interest of the public health, safety or welfare the land is not suitable for *platting* and *development* purposes of the kind proposed (*§14-3.7(C)2)*. Land subject to *flooding* and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be *platted* for *residential* occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate *erosion* or *flood* hazard. Such land shall be set aside within the *plat* for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).

***Applicant Response**: The subject property is well suited to residential development. The proposed subdivision is consistent with the property's R-1 zoning and poses no threat to public health, safety, or welfare.*

***Staff Response**: The property is suited to residential development but due to the lack of City services and deficient roadway system, the proposed density, while meeting R-1 regulations, is too dense for current conditions and is therefore not in the best interest of the public health, safety, or welfare.*

One of the purposes of Chapter 14, identified in Section 14-1.3(B) is to "create conditions favorable to the health, safety, convenience, prosperity and general welfare of the residents of Santa Fe by coordinating streets within proposed subdivisions with existing or planned streets or other features of the general plan; providing parks and trails; providing sewer, water and other infrastructure; providing adequate open space for traffic, recreation, drainage, light and air; and providing for the appropriate distribution of population and traffic."

The proposal is in conflict with General Plan policies:

- *5-1-G-3, "Increase the connectivity between neighborhoods and individual developments;" and*

- *7-1-G-2, "Ensure that new development and utility service extensions are approved only upon proven water availability and adequacy of the distribution and treatment system."*

(3) All *plats* shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).

***Applicant Response**: The proposed subdivision complies with the standards of Chapter 14, Article 9, see attached plans.*

***Staff Response**: While the proposal generally complies with the standards of Chapter 14, Article 9, the Land Use Department has environmental concerns about continued development that relies on on-site water resources and the proximity of wells and septic fields. The purpose and intent of §14-9.1 underscore the need for coordination between infrastructure and development such that "improvements to city infrastructure that are necessary to directly serve specific new development projects are coordinated with the occurrence of that development;" and "coordinate the provision of infrastructure that directly serves specific new development projects with the provision of facilities needed to remedy existing deficiencies and with the provision of facilities that are subject to impact fees as provided in Section 14-8.14."*

(4) A *plat* shall not be approved that creates nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the *plat*.

***Applicant Response**: The subdivision plat does not create nonconformity, nor are there existing nonconformities.*

***Staff Response**: The proposed plat does not create nonconformities.*

(5) A *plat* shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the *plat*.

***Applicant Response**: Please refer to (4) above.*

***Staff Response**: There are no known existing nonconformities.*

III. CONCLUSION:

The proposed lot line adjustment and subdivision plat would allow development of up to 5 one-acre lots – and 10 houses (5 primary dwelling units and 5 accessory dwelling units) - on 5 acres. The subject property is located in an area of the City lacking City services and suitable infrastructure. The City has experienced an increase in requests for property divisions in the general vicinity where the proposed subdivision is located. Lack of

existing or proposed City services and a substandard roadway system present the City with growth management and quality of life issues that need to be addressed in a comprehensive manner. While the proposed subdivision complies with standards established by Chapter 14, its development could be said to exacerbate stresses on the environment, and specifically on water resources. Additionally, as all the properties in this area are also served by septic systems, the continued proliferation of 1-acre lots will reach a conflict point where the proximity of wells to septic fields could result in cross contamination, compromise water quality, and potentially endanger the health and safety of residents.

Finally, as proposed, the subdivision provides no connectivity or opportunities for future connectivity either to adjacent parcels or to the City's new regional SWAN Park. This aspect of the proposal is out of compliance with 14-9.2(D)(8) "*Cul-de-sacs and other dead-end streets, both public and private, may be constructed only if topography, lot configuration, previous development patterns or other natural or built features prevent continuation of the street.*"

The Land Use Department recommends **denial** of the application.

IV. CONDITIONS OF APPROVAL

The Land Use Department is recommending **DENIAL** of the proposed subdivision. If the Planning Commission finds in favor, Conditions of Approval have been provided to give direction to the applicant on additional items to be addressed on the plat prior to Final Plat submittal.

V. ATTACHMENTS:

EXHIBIT A: Conditions of Approval

EXHIBIT B: Development Review Team Memoranda
1. Fire Marshal Memorandum, Reynaldo Gonzales
2. City Engineer for Land Use, R.B. Zaxus
3. Housing & Community Development Memorandum, Alexandra Ladd
4. Wastewater Management Division Memorandum, Stan Holland

EXHIBIT C: Maps
1. Mutt Nelson Road Area Connectivity
2. Current Zoning
3. Aerial View

EXHIBIT D: Early Neighborhood Notification
1. ENN Meeting Notes

EXHIBIT E: Applicant Materials
1. Letter of Application

City of Santa Fe, New Mexico

Exhibit A

CONDITIONS OF APPROVAL

17 Dos Hermanos Preliminary Subdivision Plat–Conditions of Approval

Planning Commission

Case #2014-50 & 51 – 17 Dos Hermanos Preliminary Subdivision Plat

Conditions	Department	Staff
Review comments are based on submittals received on May 27, 2014. The comments below should be considered as Conditions of Approval to be addressed prior to subsequent submittal unless otherwise noted: 1. Execute and record a shared well agreement prior to recordation of the Final Subdivision Plat. 2. Connect Dos Hermanos to Paseo de la Reina for looped access to Mutt Nelson Road. 3. Stub out a continuation of Dos Hermanos to the north property line for future connection to Tierra Contenta and SWAN Park. 4. Provide a 10-foot wide pedestrian easement from Dos Hermanos to the north property line for future access to SWAN Park. 5. Upgrade Dos Hermanos to meet minimum City streets standards in accordance with Table *14-9.2-1: Design Criteria for Street Types.* 6. Execute and record a roadway maintenance agreement prior to recordation of the Final Subdivision Plat. 7. Show location of existing wells and septic fields on all adjacent lots. 8. Redline conditions of approval: a. Add 2014-50 to statement on plat starting "Approved by the Santa Fe Planning Commission..." b. Remove paragraph starting "Case No. 2014-50 Approved by the City of Santa Fe Current Planning Division under authority..." c. Correct spelling of "Department" - Note 17. d. Remove R-1 Development Standards and associated box.	Land Use	Tamara Baer / William Lamboy
9. Shall pay Santa Fe Homes Program fee prior to recordation of Final Subdivision plat.	SFHP	Alexandra Ladd

City of Santa Fe, New Mexico

Exhibit B

DEVELOPMENT REVIEW TEAM MEMORANDA

City of Santa Fe, New Mexico

memo

DATE: June 7, 2014

TO: William Lamboy , Case Manager

FROM: Reynaldo Gonzales, Fire Marshal RDG

SUBJECT: Case #2014-50 & 51 16 17 Dos Mermanos Lot Line Adjustment

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) Edition. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

Prior to any new construction these requirements must be met:

1. All Fire Department access shall be no greater that a 10% grade throughout and maintain 20' min. width.

2. Fire Department Access shall not be less than 20 feet width to any new construction.

3. Shall meet driveway requirements as per IFC.

4. Fire Department shall have 150 feet distance to any portion of the building on any new construction.

5. Shall have water supply that meets fire flow requirements as per IFC or install an automatic sprinkler system.

6. All Fire Department turnarounds must meet the IFC requirements.

DATE: June 9, 2014

TO: Bill Lamboy, Case Manager

FROM: Risana Zaxus, PE
City Engineer for Land Use Department

RE: Case # 2014-50 and # 2014-51
17 Dos Hermanos Lot Line Adjustment and
17 Dos Hermanos Preliminary Subdivision Plat

The following review comments are to be considered conditions of approval:

*Add a note to the Plat that on-lot stormwater ponding is required when lot is developed.

*Provide drainage easements for the stormwater swale and stormwater pond.

*Gravel is proposed for the roadway, in accordance with Article 14-9.2(C)(7), and is acceptable.

City of Santa Fe, New Mexico

memo

DATE: June 2, 2014

TO: William Lamboy, Senior Planner
Land Use Department

FROM: Alexandra Ladd, Housing Special Projects Manager
Housing and Community Development Department

RE: Applicability of SFHP requirements to the proposed "Dos Hermanos" subdivision

---

The proposed subdivision, "Dos Hermanos" will be composed of five (5) for-sale homes. Because this project proposes ten or fewer units, it is not required to provide any affordable homes, as per Ordinance 2011-17. Rather, the developer pays a fractional fee based on half of the price of a 3 BR, Tier 2 home X the unit fraction. The fee is then reduced by 70%.

= 5 X .20 = **1.0** homes
= $69,000 X **1.0** percent X .3 (70% reduction)
= **$20,700** fractional fee

ACTION REQUIRED:
See attached proposal that outlines the developer's agreement to comply with SFHP; Exhibit B provides pricing schedule and Exhibit C provides methodology for calculating requirement.

City of Santa Fe

SANTA FE HOMES PROGRAM

P R O P O S A L

"Dos Hermanos Subdivision"
17 Dos Hermanos, Santa Fe, New Mexico

This Santa Fe Homes Program Proposal ("SFHP Proposal") is made this 21 day of May, 2014 by *Dos Hermanos Trust* ("SFHP Developer").

RECITALS

A. SFHP Developer is the developer of **17 Dos Hermanos** hereinafter referred to as the "Property".

B. SFHP Developer desires to develop the Property.

C. It is understood that all representations made herein are material to the City and that the City will rely upon these representations in permitting or approving development of the Property.

PROPOSAL

SFHP Developer proposes to comply with the SFHP requirements as follows:

A. DEVELOPMENT REQUEST.

1. SFHP Developer seeks **preliminary subdivision plat** approval.

2. The Property is to be developed as **5 for-purchase lots.**

B. SFHP PLAN. SFHP Developer proposes to develop **five (5) lots**. Developer agrees to comply with the Santa Fe Homes Program ordinance. Because the development is comprised of fewer than ten (10) units, the SFHP does not require construction of any SFHP Homes. The SFHP Developer agrees to make a payment of **$20,700** for the fractional portion of

a SFHP Home, as calculated pursuant to SFHP. The payment shall be made to the City of Santa Fe Affordable Housing Trust Fund (AHTF) for affordable housing.

C. SUCCESSORS IN TITLE. SFHP Developer proposes to develop the Property consistent with this SFHP Proposal. In the event that SFHP Developer sells, assigns, leases, conveys, mortgages, or encumbers the Property to any third party, the third party shall be required to execute a SFHP Agreement consistent with this Proposal prior to obtaining any City approvals.

D. MONITORING. SFHP Developer proposes to provide such information and documentation as the City may reasonably require in order to ensure that the actual sales were in compliance with the SFHP Agreement.

E. REVISIONS, MODIFICATIONS AND SUPPLEMENTATION OF THIS PROPOSAL. In the event that the SFHP Developer or the City make material modifications, including modifications to the number of lots or units or the area covered by the Proposal, a revised SFHP Proposal shall be promptly submitted to the Office of Affordable Housing in order to provide a SFHP Proposal that is current and reflects the intended development.

IN WITNESS WHEREOF, this Proposal is made the day and year first written above.

SFHP DEVELOPER:

STATE OF NEW MEXICO)
)ss.
COUNTY OF SANTA FE)

OFFICIAL SEAL
MARIA CREIGHTON
Notary Public
State of New Mexico
My Comm. Expires 12-03-2017

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 21st day of May, 2014, by George E. Widdison, Jr.

Maria Creighton
NOTARY PUBLIC

My Commission Expires:

12-03-2017

OFFICIAL SEAL
MARIA CREIGHTON
Notary Public
State of New Mexico
My Comm. Expires 12-03-2017

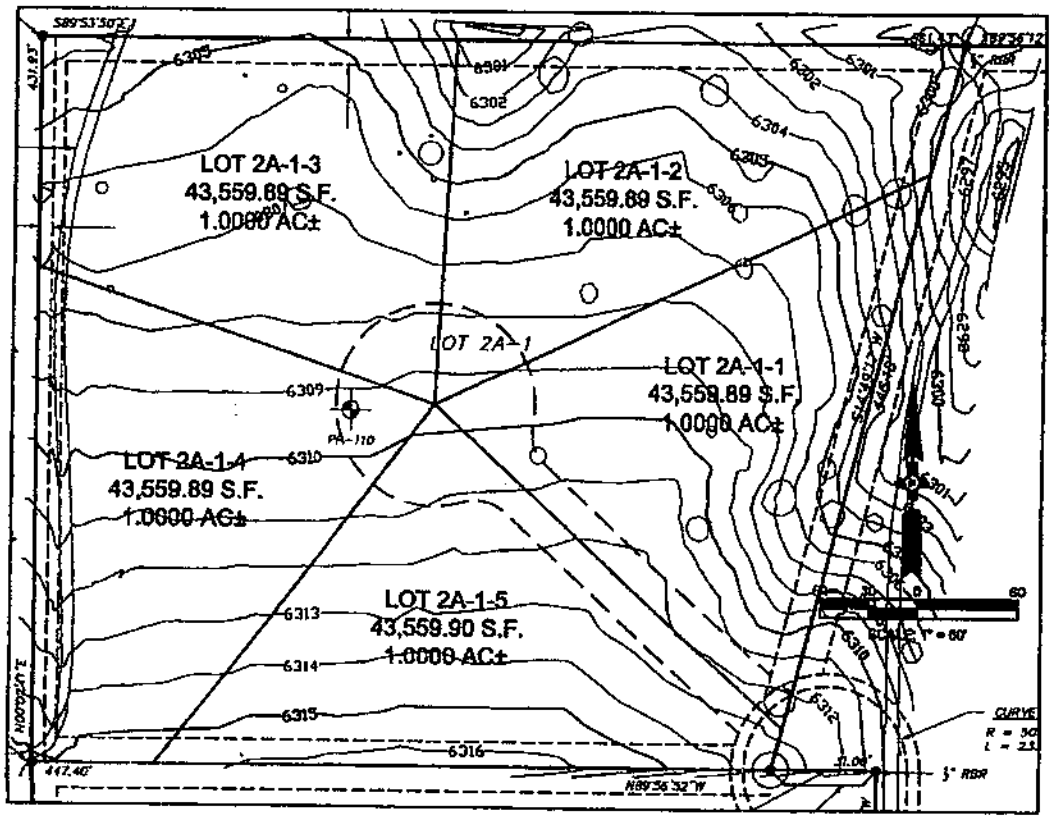
REVIEWED BY:

5/21/14
DATE

Alexandra Ladd
Office of Affordable Housing
agladd@santafenm.gov
505-955-6346

Attachments: Exhibit 1 - Subdivision layout (proposed)
Exhibit 2 - Pricing Schedule
Exhibit 3 - SFHP calculation worksheet

EXHIBIT 1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1.0000 AC±
LOT 2A-1-2
43,559.89 S.F.
1.0000 AC±
LOT 2A-1
LOT 2A-1-1
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1.0000 AC±
LOT 2A-1-4
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LOT 2A-1-5
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1.0000 AC±
6302
6304
6309
6310
6313
6314
6315
6316
PA-110
CURVE
R = 50
L = 23
447.40'
N89°56'52"W

SANTA FE HOMES PROGRAM
SFHP PLAN AND HOME SALES PRICING SCHEDULE
Effective January 2013*

Income Range	*Two Bedrooms* *1-2 person HH* *(900 sq min)*	*Three Bedrooms* *3-4 person HH* *(1,150 sq ft min)*	*Four Bedrooms* *4-5 person HH* *(1,250 sq ft min)*
2 (50-65%AMI)	Max. Price: $122,750 __0__ Units	Max. Price: $138,000 __1__ Units	Max. Price: $153,250 __0__ Units
3 (65-80%AMI)	Max. Price: $159,500 __0__ Units	Max. Price: $179,500 __2__ Units	Max. Price: $196,250 __0__ Units $199,250
4 (80-100%AMI)	Max. Price: $196,250 __0__ Units	Max. Price: $220,750 __1__ Units	Max. Price: $196,250 __0__ Units $245,250

Prices reflect 2014 HUD median incomes. Refer to Section 26-1.16 (B) and the SFHP Administrative Procedures. For specific requirements contact The Office of Affordable Housing.

FRACTIONAL FEE SCHEDULE – 2014
(2 – 10 units)

20% Requirement 2014

Based on Income Tier 2 three BR Home ($138,000)

# of units in development	2	3	4	5	6	7	8	9	10
20% unit fraction	0.4	0.6	0.8	1	1.2	1.4	1.6	1.8	2
70% Reduced Fee	**$8,280**	**$12,420**	**$16,560**	**$20,700**	**$24,840**	**$28,980**	**$33,120**	**$37,260**	**$41,400**

Formula=$69,000*X unit fraction X.3 (70% Reduction)

For 11 or more units - If the calculation results in a fraction, the whole number resulting from the formula shall be the number of SFHP units required to be constructed or created and the remaining fraction may be satisfied with the fractional unit fee. The fee shall be the base fractional fee multiplied by remaining fraction. The base fractional fee shall be half of the Affordable Home Price of a 3 Bedroom Unit in Income Range 2 ($138,000). **Fees are not reduced.** Refer to Section 8.9 of the Administrative Procedures.

NOTE: The home prices and fractional fee schedule are modified by the City according to Section 8.7.3 of the SFHP Administrative Procedures to reflect annual changes in the median income levels. The SFHP Home prices shown in this SFHP Agreement are the prices in effect at the time this Agreement is made. The current SFHP prices that are in effect at the time the SFHP Home is made available for sale or the fractional fees are paid, determines the actual SFHP Home Price and/or amount of fractional fee. The prices are updated annually.

EXHIBIT 3

SFHP FOR SALE UNIT CALCULATION WORKSHEET

The project has an area of approximately **5.0** acres, zoned R-1, permitting **1** dwelling unit(s) per acres. The project proposes **5** lots. **Because the development is comprised of two(2) to ten (10) residential units, the SFHP does not require construction of any SFHP Homes.**

CALCULATION for the fractional unit fee:

= Half the Price for a Tier 2, 3 BR Home X Unit Fraction X .30 (70% Reduction)
= $69,000 X **0.8** percent X .3 = **$16,560** fractional fee

---

NOTE: The home prices and fractional fee schedule are modified by the City according to Section 8.7.3 of the SFHP Administrative Procedures to reflect annual changes in the median income levels. The SFHP Home prices shown in this SFHP Agreement are the prices in effect at the time this Agreement is made. The current SFHP prices that are in effect at the time the SFHP Home is made available for sale or the fractional fees are paid, determines the actual SFHP Home Price and/or amount of fractional fee. The prices are updated annually.

City of Santa Fe, New Mexico

memo

DATE: June 11, 2014

TO: William Lamboy, Case Manager

FROM: Stan Holland, Engineer, Wastewater Division

SUBJECT: Case #2014-50 & 51 – 16 &17 Dos Hermanos Lot Line Adjustment and Preliminary Subdivision Plat

---

The subject property is not accessible to the City public sewer system. Prior to any new construction on the lot, the owner shall obtain a septic system permit from the State of New Mexico Environment Department.

The Applicant shall add the following note to the plat:

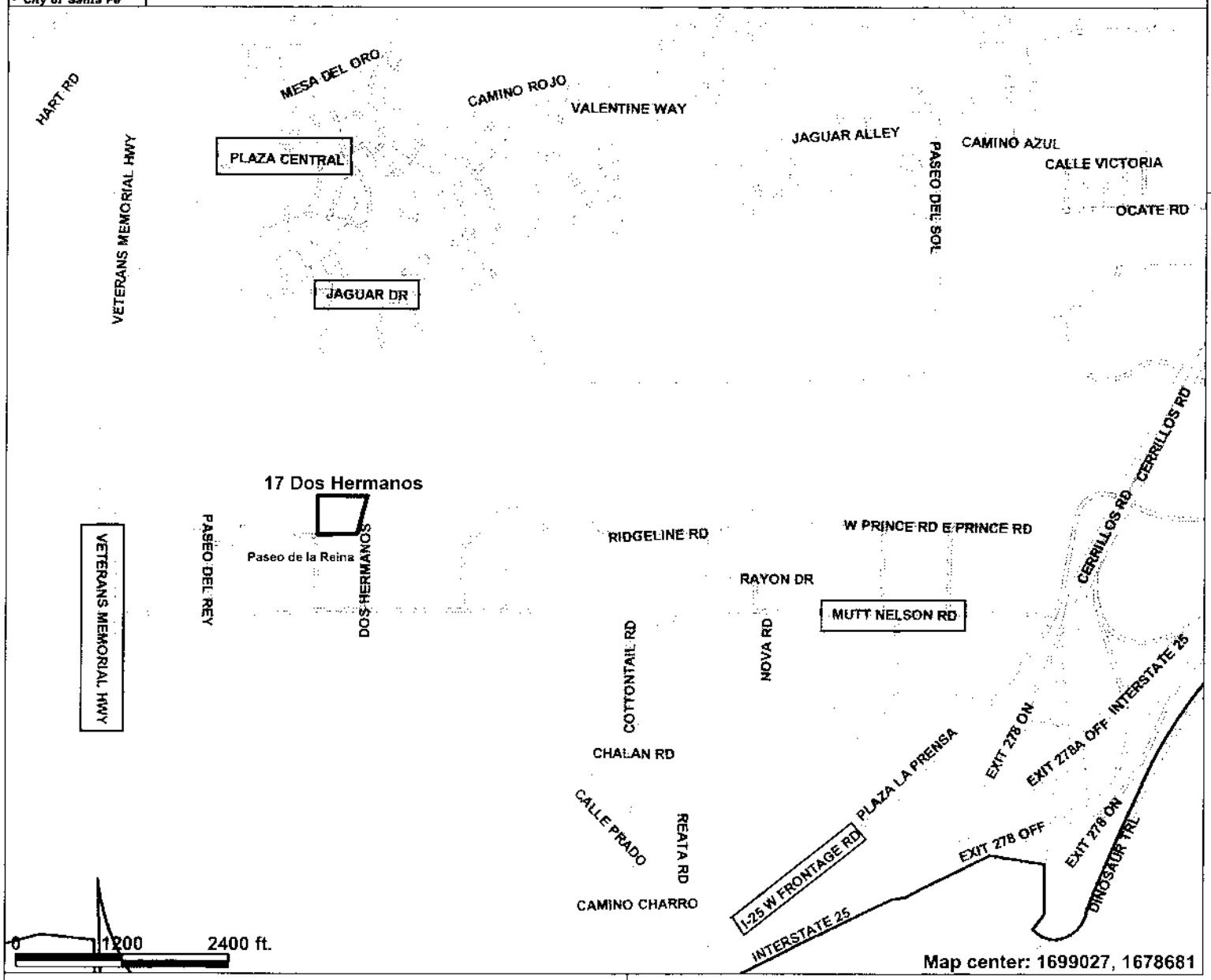
1. Connection to the City public sewer system is mandatory when the property is in the City limits and is being developed or improved is accessible to the City sewer system. Prior to the development or improvement of the property, owners and developers of the property shall obtain a technical sewer evaluation review by the City of Santa Fe Wastewater Division.

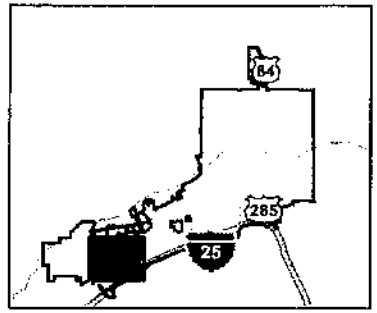
City of Santa Fe, New Mexico

Exhibit C

MAPS

17 Dos Hermanos-Mutt Nelson Road Area Connectivity





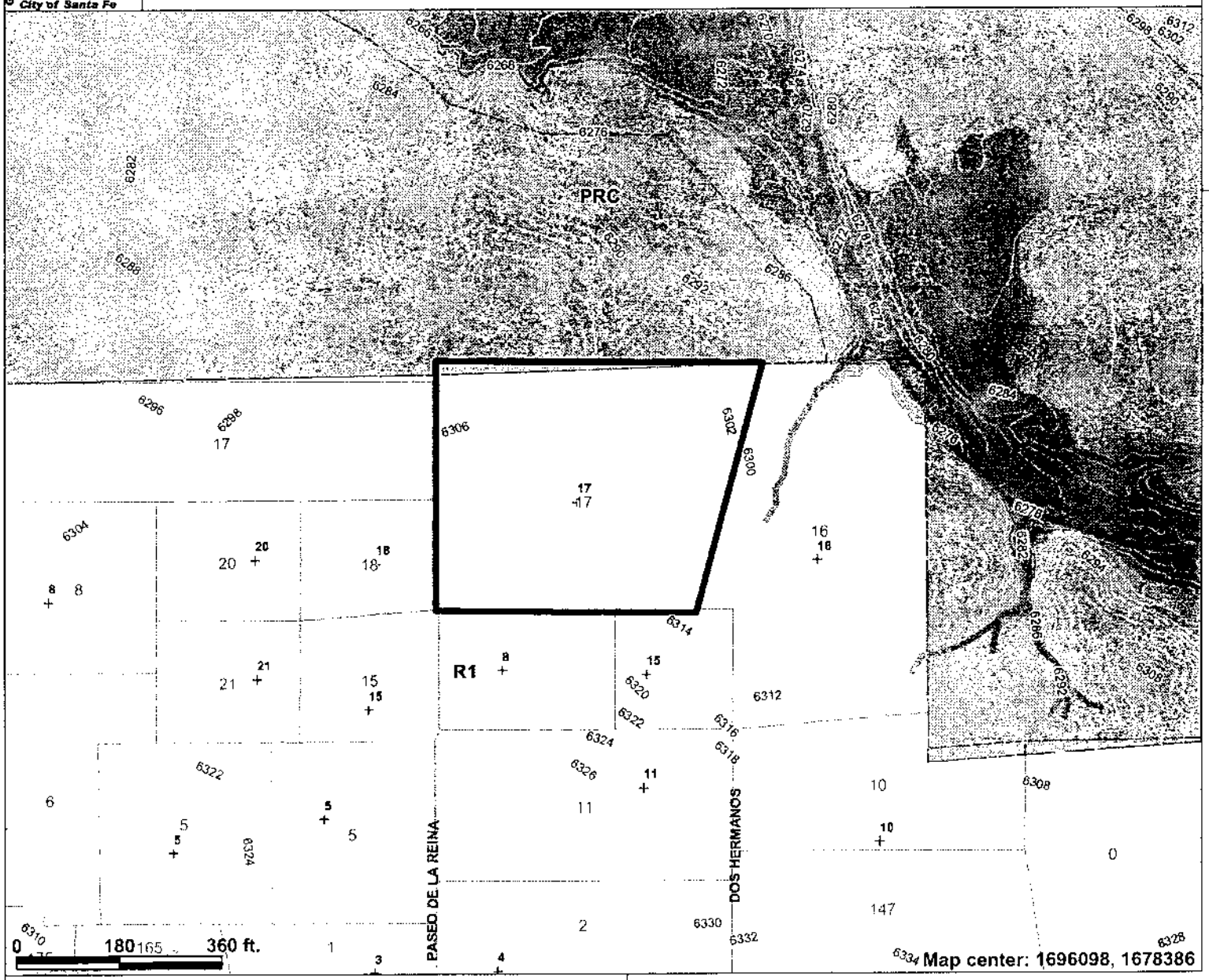
Legend

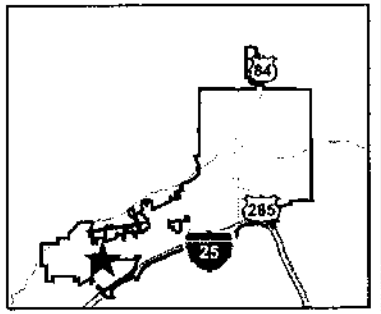
- City Limits
- Airport Clear Zones
- Santa Fe River
- Major Roads and Highways
- Other Roads and Streets

Scale: 1:20,569

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

17 Dos Hermanos - Zoning





Legend

- City Limits
- Address Points
- Hydrology
- Contours - 2 foot
- Parcels
- Airport Clear Zones
- Santa Fe River
- FEMA Floodplain December 4, 2012 (100 yr)

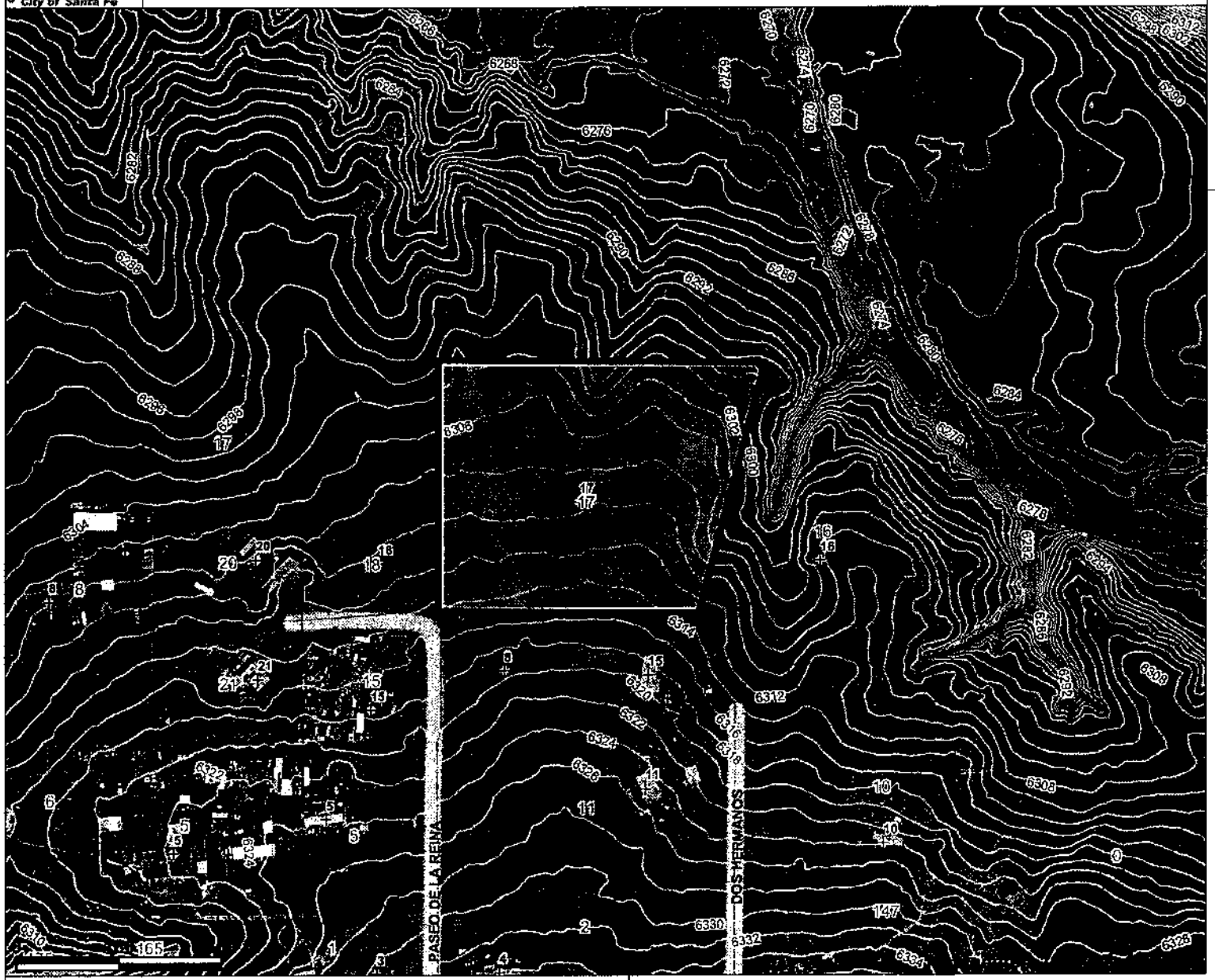
Zoning

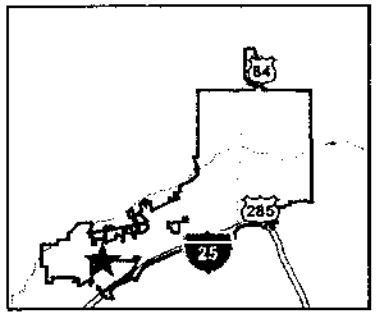
- RR Rural Residential
- R1, (PUD) Single- Family 1du/ac.
- R2, (DT), (PUD), (AC) Single - Family 2du/ac
- R3, (PUD) Single - Family 3du/ac
- R4 Single - Family 4du/ac
- R5, (DT), (PUD), (AC), R5 Single - Family 5-6du/ac
- R7, (I), (PUD), R8 Single - Family 7-8du/ac
- RC5, RC5AC Compound 5du/ac
- RC8, RC8AC Compound 8du/ac
- R10, (PUD) Multiple - Family 10du/ac

Scale: 1:3,194

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

17 Dos Hermanos - 2011 Aerial





Legend

- City Limits
- Address Points
- Hydrology
- Wastewater Collection Pipelines
- Water Pipe Distribution
- Contours - 2 foot
- Parcels
- Airport Clear Zones
- Santa Fe River
- FEMA Floodplain December 4, 2012 (100 yr)
- Major Roads and Highways
- Other Roads and Streets
- 2011 Aerial Photography - 1 foot resolution

Scale: 1:3,194

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

City of Santa Fe, New Mexico

Exhibit D

EARLY NEIGHBORHOOD NOTIFICATION MEETING

City of Santa Fe
Land Use Department
Early Neighborhood Notification
Meeting Notes

Project Name	17 Dos Hermanos Subdivision
Project Location	17 Dos Hermanos
Project Description	Five lot subdivision
Applicant / Owner	Dos Hermanos Trust c/o George Watson, Trustee
Agent	Jennifer Jenkins, Jenkins Gavin Design & Development
Pre-App Meeting Date	March 20, 2014
ENN Meeting Date	May 7, 2014
ENN Meeting Location	Southside Library, 6599 Jaguar Drive
Application Type	Preliminary Subdivision
Land Use Staff	William Lamboy
Other Staff	None
Attendance	2 neighbors & 2 agents

Notes/Comments:
Ms. Jenkins opened the meeting and introduced the project. She said the terrain is gentle and flat. They are proposing 5 one-acre lots. Access will be via Dos Hermanos. She said the road is in good shape. They will access the five lots via an extension off the cul-de-sac off Dos Hermanos.

Mr. Herrera said he built the road.

Ms. Jenkins said that the driving surface is currently between 14 and 16 feet wide. The City requires a minimum 20-foot width. There's a 38-foot easement. Her firm is currently in the design process to bring the driving surface up to the 20-foot required width as part of the utility trenching and installation (phone and electric). Widening and finishing the road are part of the required work. In Ms. Jenkins opinion trenching and roadwork should not take very long.

Ms. Jenkins stated they will start with a preliminary plan that once approved by the Planning Commission will come back for final approval. They intend to submit in late

May for the July Planning Commission hearing and expect to be back before the Planning Commission for the September meeting. She expects road and utility work to ideally start in the fall.

The developer plans to have one shared well, the location of which has not been identified, but she expects it to likely be located in the perimeter of the cul-de-sac.

At a question concerning water usage by Mr. Herrera Ms. Jenkins responded that they are limiting themselves to ¼ acre foot of water per lot rather than the acre-foot they would be entitled to.

A participant named Cindy inquired if there would be limitations on large-scale agriculture on the lots.

Ms. Jenkins responded saying that someone might want to grow a vegetable garden but with the water limitations she expects that would be the extent of it.

Cindy asked if there would be new covenants developed for the new subdivision.

Ms. Jenkins answered that a new plat would be recorded and that covenants pertaining to water usage, road maintenance, etc. would be included on the plat.

Mr. Herrera asked if manufactured homes and stick built homes would be allowed. Ms. Jenkins answered in the affirmative.

Cindy suggested that they secure an attorney to draft the well share agreement. The well share agreement that came with her property was one page long and full of holes and she had to hire an attorney to develop a 12-page comprehensive agreement.

Ms. Jenkins said they plan on drafting a comprehensive agreement and filing it with Santa Fe County. She said the agreement will cover not only water allocation but usage, maintenance, electrical costs, repairs, etc.

Mr. Herrera said that adjacent to Dos Hermanos, to the north, on the property shown as PRC are other lots not shown on Ms. Jenkins map. Ms. Jenkins responded that there may be lots not shown on the map. Ms. Welles stated that the map came from the City's GIS and shows any and all existing lots.

Mr. Herrera said he attended the SWAN Park meeting a while back and that's where he saw the map with said lots. He said that the SWAN Park master plan does not show any connections to neighborhoods to the south – either motorized or pedestrian connections.

Ms. Jenkins stated that the infrastructure south of SWAN Park would not be able to handle larger traffic volumes coming from the park and that could be the reason they

are not showing connections through Tierra Contenta. She opined that it would be great if City could upgrade the roads.

Mr. Herrera countered that as shown, they are proposing a cul-de-sac which will cut all access off there, while he feels that a roadway ending at the north end of the property might be more amenable to connect later on to the park and points north.

Ms. Jenkins said that the original subdivision of the properties envisioned a cul-de-sac at the end of Dos Hermanos and they are maintaining that vision. She said that they will look into the opportunity of trail connections as part of development review.

Cindy asked if anyone knew where the fiesta lawn is supposed to be. No one knew.

Mr. Herrera once again asserted that there are individual lots north of the property in the area shown as PRC. He expressed his dissatisfaction with the lack of access for the neighbors in the Dos Hermanos area. He suggested that they plan the road first and talk about it later.

Ms. Jenkins expressed that one of the issues is that this is the border between suburban and semi-rural areas.

Mr. Herrera responded that Ms. Jenkins' client was the first one to subdivide five-acres into 5 lots and that will drive access issues in the neighborhood especially once the neighbors at 16 Dos Hermanos follow through with their planned subdivision. Ms. Jenkins stated that she understood that the owners at 16 Dos Hermanos were not planning to subdivide. Mr. Lamboy added that he understands that they plan to subdivide, not just in the near future.

Ms. Jenkins responded that they intend to look at the City's plans for the area.

Mr. Herrera said he brought up the issue of connectivity to the attention of the SWAN Park Planner. He referred to the County's requirements for open space.

Ms. Jenkins said that the original open space setback along the perimeter of the lots is being maintained, and setback fences will help maintain the open space feeling.

Cindy wanted to know how they can subdivide into 1-acre lots when she was only permitted a minimum 1.25 acres per lot. Ms. Jenkins responded that Cindy subdivided under County rules and the City has jurisdiction here now. Ms. Jenkins stated they will mail notices for the various hearings in due course.

Mr. Herrera questioned why no access was provided to La Reina as well as Dos Hermanos. Ms. Jenkins stated that they want to create a sense of community entrance as well as community in general. She said that when the original subdivision was created Dos Hermanos was viewed as the access road to the area. She feels that

the end result is cohesiveness and furthermore the City doesn't like double frontage lots.

Cindy asked who will be required to complete the improvements. Ms. Jenkins said the developer is responsible.

Mr. Herrera stated that 1 dwelling unit per acre is fine. What he finds troublesome is when you end up with ten individuals living on each lot draining the water resources.

Mr. Lamboy stated he would try to locate updated maps of Tierra Contenta and forward to those in attendance.

The meeting ended around 6:20 PM.

City of Santa Fe, New Mexico

Exhibit E

APPLICANT MATERIALS

jenkinsgavin
DESIGN & DEVELOPMENT INC

May 27, 2014

William Lamboy, Senior Planner
City of Santa Fe Current Planning Division
200 Lincoln Ave.
Santa Fe, NM 87501

RE: Letter of Application
Dos Hermanos Preliminary Subdivision Plat and Lot Line Adjustment

Dear Bill:

This letter is respectfully submitted on behalf of the Dos Hermanos Trust in application for Preliminary Subdivision Plat approval for a ±5.0-acre parcel at 17 Dos Hermanos, for consideration by the Planning Commission on July 10, 2014. Administrative approval for a Lot Line Adjustment is also requested. The property is zoned R-1.

Project Summary

The proposed residential subdivision comprises five single family lots on ±5.0 acres. A Lot Line Adjustment is requested with this application that will increase the subject property's current acreage of 4.99 acres to 5.0 acres. The subject property was recently annexed into the City as part of the Phase 2 Annexation and is zoned R-1.

Access

The Project will be accessed from the terminus of the existing Dos Hermanos roadway via a private Lot Access Driveway ending in a cul-de-sac. Dos Hermanos is ±15 foot wide dirt/gravel road within a 38-foot ingress/egress and utility easement. In order to provide the requisite emergency access, the road will be widened to a 20 foot all-weather drivable surface. Dos Hermanos currently serves as access for five lots, which will increase to nine lots with approval of this subdivision. Therefore, Dos Hermanos will be classified as a "Lane" per SFCC Table 14-9.2-1. In order to maintain consistency with the rural character of the neighborhood, we are requesting approval of a gravel surface from the Planning Commission per SFCC §14-9.2(C)(7), which states:

> *All new streets must be paved; provided, however, that the planning commission may approve gravel surfaces for roadways classified as private lanes or shared private driveways if it finds, based on substantial evidence, that:*

(a) vegetation or topographical maps or other evidence shows that dust from the roadways will not be a problem for residents living next to the roadway.

The existing dirt road produces much more dust than the proposed base course surface. Therefore, the planned improvements will alleviate dust issues.

(b) the gravel lane is an important consideration in the area's streetscape or in the overall project design.

A gravel lane is consistent with the longstanding rural nature of the neighborhood. An asphalt road would be significantly out of character with the area.

(c) the gravel lane will not cause erosion or sediment problems or those problems will be eliminated by the use of accepted engineering methods.

The road has been designed in accordance with engineering best practices, with proper subgrade preparation and drainage.

Terrain Management

Storm water from the new Lot Access Driveway will be collected in a bar ditch and conveyed via a swale to a small drainage pond at the north end of the site. Each lot will be required to retain developed storm water flows on-site. Please refer to the attached Terrain Management Plans for further information.

Water and Wastewater

The Project will be served by a shared well located at the perimeter of the cul-de-sac. The proposed annual water budget is 0.25 afy per lot, for a total of 1.25 afy. Fire protection will be provided by an on-site buried storage tank with a draft hydrant per NFPA standards and City of Santa Fe Fire Department requirements. Each lot will be served by an individual septic system permitted by the New Mexico Environment Department. Please refer to the attached Utility Plans for further details.

Archaeology

The property is not located in an archaeological review district. No known historical or archaeological sites exist.

Santa Fe Homes Program

In accordance with the Santa Fe Homes Program, a fractional fee in the amount of $20,700.00 will be paid upon recordation of the Final Subdivision Plat. Please refer to the attached Santa Fe Homes Program Proposal for further information.

Early Neighborhood Notification

An Early Neighborhood Notification meeting was held on May 7, 2014. Two neighbors were in attendance. Discussion included questions about access, water, covenants, and the possibility of trail connectivity with the adjacent Tierra Contenta open space to the east.

§14-3.7 (C) Subdivision Approval Criteria

(1) *In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.*

Due regard will be shown for all natural features of the site, including the preservation of significant trees.

(2) *The planning commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate erosion or flood hazard. Such land shall be set aside within the plat for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).*

The subject property is well suited to residential development. The proposed subdivision is consistent with the property's R-1 zoning and poses no threat to public health, safety, or welfare.

(3) *All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).*

The proposed subdivision complies with the standards of Chapter 14, Article 9. See attached plans.

(4) *A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.*

The subdivision plat does not create a nonconformity, nor are there existing nonconformities.

(5) *A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the*

Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.

Please refer to (4) above.

In support of these requests, the following documentation is submitted herewith for your review and consideration:

- Subdivision Application
- Lot Line Adjustment Application
- Letters of Owner Authorization
- Warranty Deed
- Lot of Record
- Santa Fe Homes Program Proposal
- Subdivision Plans – 6 sets
- Application fees in the amount of $630.00 ($400.00 Subdivision Fee, $200.00 Lot Line Adjustment Fee, $30.00 Public Notice Poster)

Please let us know if you have any questions or need additional information. Thank you.

Sincerely,

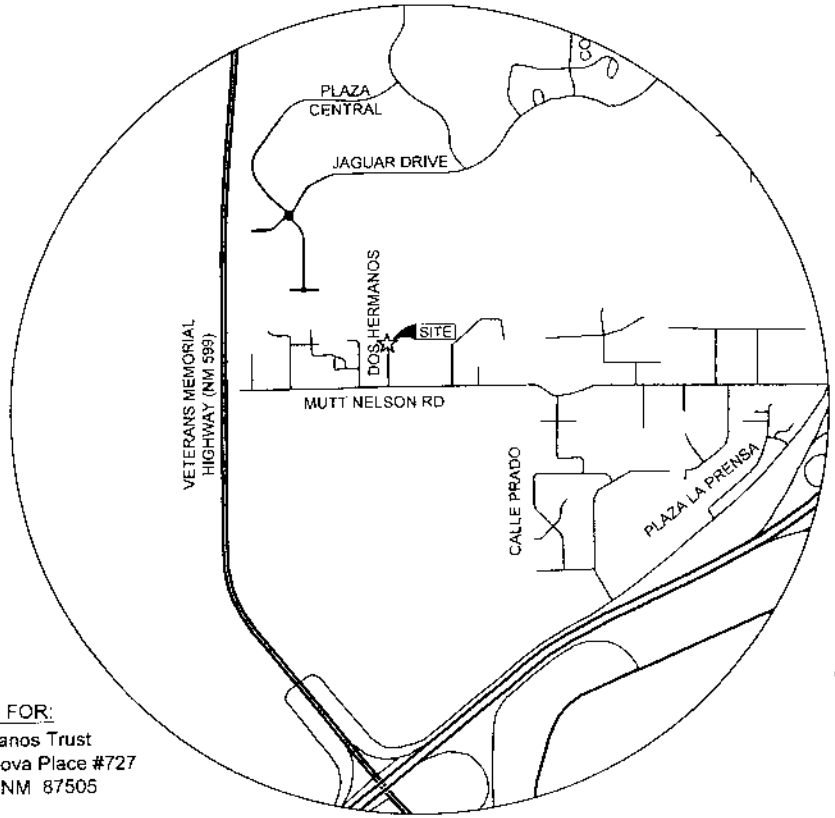
JENKINSGAVIN DESIGN & DEVELOPMENT, INC.

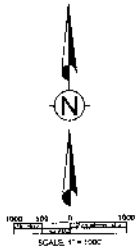
Jennifer Jenkins

Colleen C. Gavin, AIA

DOS HERMANOS SUBDIVISION

PRELIMINARY SUBDIVISION PLAT SUBMITTAL





MAY
2014

PREPARED FOR:
Dos Hermanos Trust
1000 Cordova Place #727
Santa Fe, NM 87505

SANTA FE COUNTY, NEW MEXICO
LYING WITHIN PROJECTED
SECTION 24, T17N, R09E NMPM

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BUILDING PERMIT NO'S

GRADING _____ LANDSCAPE/UTILITIES _____

INFRASTRUCTURE CONSTRUCTION ADDRESS:

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, UNDERSIGNED, BEING A PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE RECORD INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND VISUAL INSPECTIONS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION.

I FURTHER CERTIFY THAT THE RECORD CONDITION OF THE SITE AS OF
IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN PREPARED BY _____, DATED _____.

PRINTED NAME, NMPE NO. _____, DATE_____

PROPERTY DEVELOPMENT MUST COMPLY WITH SECTION 14-8.12 (RELOCATION OF GUNNISON'S PRAIRIL DOGS.)

jenkinsgavin

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, NM 87505
(505) 982-2845 - Phone
(505) 982-2641 - Fax
http://www.SFENGR.com

CITY OF SANTA FE DRAINAGE NOTE

SUBJECT TO THE APPROVAL OF CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION STAFF, STORM DRAINAGE AND EROSION/SEDIMENT CONTROL IMPROVEMENTS SHALL BE EXECUTED IN CONJUNCTION WITH THE CONSTRUCTION OF EACH SEGMENT OF ROADS AND UTILITIES. THESE IMPROVEMENTS SHALL BE COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND BASED UPON INFORMATION PROVIDED BY OTHERS, I ACCEPT THE RECORD DATA AS BEING ACCURATE AND APPLICABLE OR EQUAL.

MICHAEL D. GOMEZ, N.M.P.E. NO. 8731
SANTA FE ENGINEERING CONSULTANTS, LLC.

REV.	SHEETS	CITY ENGR.	DATE	REV.	SHEETS	CITY ENGR.	DATE

APPROVAL OF REVISIONS

CITY OF SANTA FE

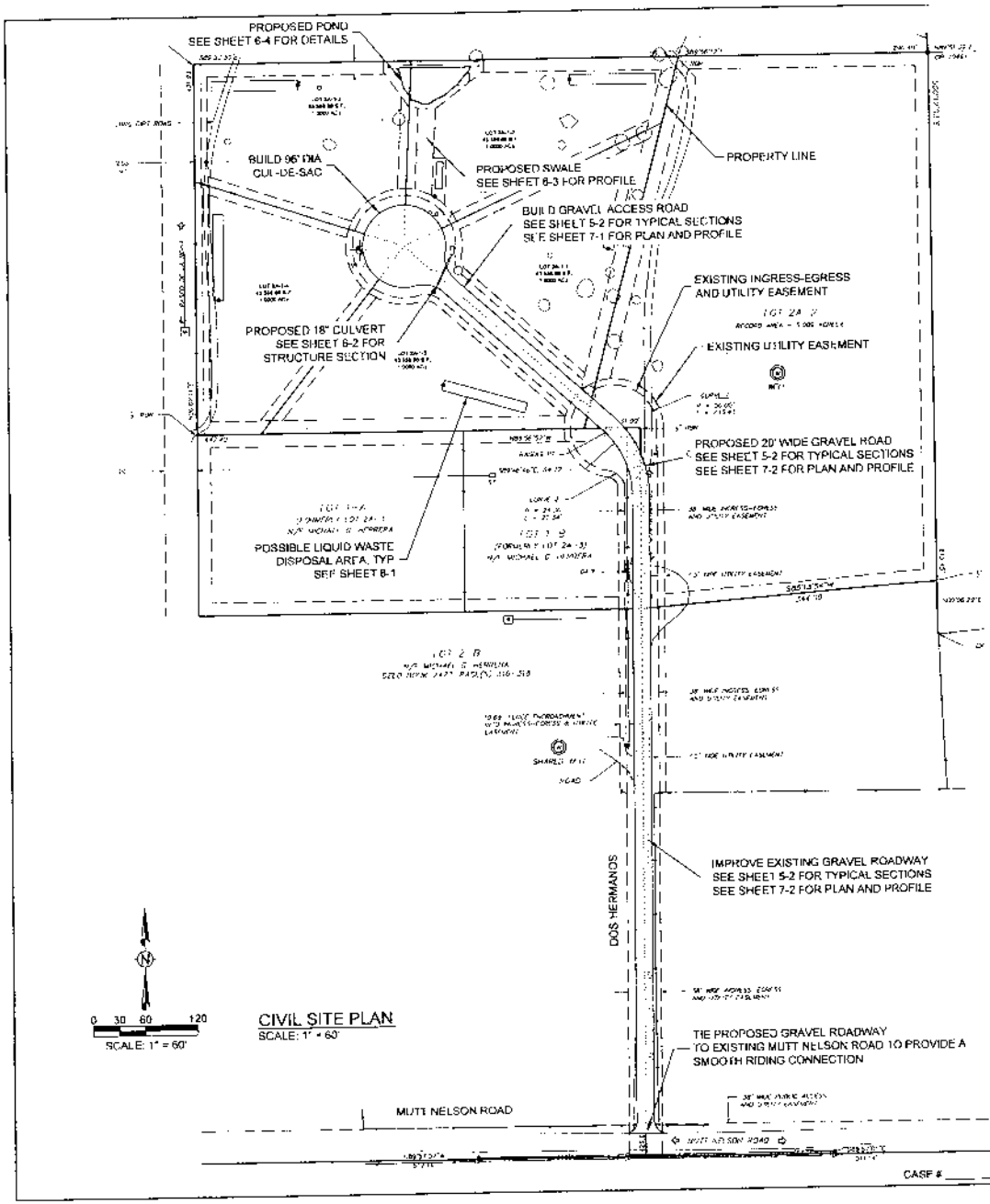
APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

COVER SHEET AND INDEX OF SHEETS

SHEET 1-1

Case #2014-51 17 Dos Hermanos Preliminary Subdivision Plat



CIVIL SITE PLAN

SCALE: 1" = 60'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV	SIGNATURES ON FILE	
WATER SERVICES		
STREETS DIV		
TRAFFIC DIV		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

Santa Fe Engineering Consultants, LLC
1591 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2645 Fax (505) 982-2641
http://www.SFENGR.com

DOS HERMANOS SUBDIVISION
PRELIMINARY SUBDIVISION PLAT
SUBMITTAL

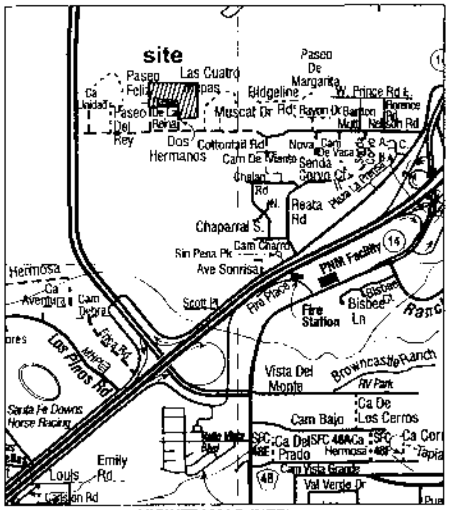
CIVIL SITE PLAN

DATE	SCALE	SHEET
MAY 2014	1" = 60'	2-1

ENGINEERS SEAL

DATE

REVISIONS



VICINITY MAP (NTS)

PUBLIC UTILITY EASEMENTS

Public utility easements shown on this plat are granted for the common and joint use of:

1. NEW MEXICO GAS COMPANY for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
2. PUBLIC SERVICE COMPANY OF NEW MEXICO for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
3. CENTURY LINK for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provided communication services, including but not limited to above ground pedestals and closures.
4. COMCAST for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from, and over said right of way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purpose set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.

Disclaimer:

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

UTILITIES APPROVAL

NEW MEXICO GAS COMPANY ______ DATE

PNM ELECTRIC SERVICES ______ DATE

CENTURY LINK ______ DATE

COMCAST ______ DATE

SURVEYORS CERTIFICATE

I, RICHARD A. CHATROOP, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 11011, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL FIELD SURVEY UPON WHICH IT IS BASED WERE PREFORMED BY ME OR UNDER MY DIRECTION ON JUNE 20TH, 2014, THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT I MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

DEDICATION AND AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAS CAUSED TO BE SUBDIVIDED THOSE LANDS SHOWN HEREON. THIS SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH WITH THE DESIRES OF SAID OWNER. EASEMENTS ARE GRANTED AS SHOW. EASEMENTS ARE GRANTED AS NEEDED FOR INFRASTRUCTURE IMPROVEMENTS AND SLOPE STABILIZATION. DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO HOMEOWNERS ASSOCIATION, AND ARE TO REMAIN UNOBSTRUCTED, EXCEPTING THAT APPROVED EROSION CONTROL AND DETENTION STRUCTURES MAY BE CONSTRUCTED IN DRAINAGE EASEMENTS. MAINTENANCE OF SHARED DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. ALL UTILITY EASEMENTS SHOWN HEREON ARE GRANTED TO THE UTILITY COMPANIES AND THE CITY OF SANTA FE FOR THE PURPOSE OF INSTALLING, OPERATING, MAINTAINING, REPAIRING AND REPLACING SUCH PUBLIC OR PRIVATE UTILITIES SUCH AS ELECTRIC POWER, CABLE TELEVISION, TELEPHONE, WATER, SEWER AND GAS. SUCH EASEMENTS CARRY WITH THEM THE RIGHT OF FREE INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINARY AND THE RIGHT TO TRIM OR REMOVE INTERFERING VEGETATION OR OBSTRUCTIONS BY AGENCIES RESPONSIBLE FOR SAID UTILITIES. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE PRIVATE SHARED DRIVEWAY SERVING THE SUBDIVISION PURSUANT TO THE MAINTENANCE AGREEMENT RECORDED IN THE RECORDS OF THE SANTA FE COUNTY CLERK, IN BOOK ______, AND PAGE ______. EACH LOT OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THEIR WATER LINE.

THIS SUBDIVISION CONTAINS 5.000 AC ±, AND LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

by ______
DOS HERMANOS TRUST

STATE OF NEW MEXICO
 SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DOS HERMANOS TRUST

THIS ____ DAY OF ______ 2014 ______

MY COMMISSION EXPIRES ______ NOTARY PUBLIC

LOT LINE ADJUSTMENT OWNERS CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAS CAUSED TO BE ADJUSTED THOSE LANDS SHOWN HEREON. THIS ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S).

THIS ADJUSTMENT CONTAINS 10.008 AC +/-, AND LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

by ______
DOS HERMANOS TRUST

by ______
NORMA GARCIA DE OROZCO

by ______
REY GARCIA DE OROZCO

STATE OF NEW MEXICO
 SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DOS HERMANOS TRUST

THIS ______ DAY OF ______ 2014 ______

MY COMMISSION EXPIRES ______ NOTARY PUBLIC

STATE OF NEW MEXICO
 SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY NORMA GARCIA DE OROZCO

THIS ______ DAY OF ______ 2014 ______

MY COMMISSION EXPIRES ______ NOTARY PUBLIC

STATE OF NEW MEXICO
 SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY REY GARCIA DE OROZCO

THIS ____ DAY OF ____ 2014 ______

MY COMMISSION EXPIRES ______ NOTARY PUBLIC

PLAT REFERENCES

1. "DIVISION OF LAND FOR VINCE ... " DRAWN BY LORENZO F. DOMINGUEZ NMLS#10481, AND RECORDED IN PLAT BOOK 595, PGS. 038, IN THE OFFICE OF THE SANTA FE COUNTY CLERK.
2. "PLAT OF SURVEY FOR FAMILY TRANSFER OF LANDS BELONGING TO AVELINO & JOHN ESPINOZA" BY LORENZO F. DOMINGUEZ NMLS#10481 AND RECORDED IN PLAT BOOK 752, PGS. 044, IN THE OFFICE OF THE SANTA FE COUNTY CLERK.

NOTES AND CONDITIONS CONT'D:

1. THE LOTS SHOWN HEREON ARE SUBJECT TO THE TERMS & PROVISIONS WITH DOS HERMANOS HOME OWNERS ASSOCIATION CONVENANTS RECORDED IN BOOK ______, PAGE ______ OF THE SANTA FE COUNTY CLERK RECORDS.
2. ALL SHARED DRAINAGE FACILITIES ALONG THE SHARED DRIVEWAY, THE SIGNAGE, AND THE SHARED DRIVEWAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
3. COMPLIANCE WITH GUNISON'S PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS.
4. NO FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
5. UTILITY EXPANSION CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT. CONTACT THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION TO PAY THESE CHARGES.
6. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL REQUIRE PRIOR APPROVAL BY THE CITY OF SANTA FE.
7. COMPLY WITH THE CURRENT COSF WATER CONSERVATION STAGE.
8. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF COSF ORDINANCE NO. 2008-07 (IMPACT FEES).
9. PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE COSF ORDINANCE NO. 2007-20 (TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION. ON LOT PONDING IS REQUIRED TO ADRESS LOT IMPROVEMENTS.
10. BUILDING SETBACKS SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
11. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
12. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
13. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F)(5), "PLANT MATERIAL STANDARDS", WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
14. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1
15. DRAINAGE FACILITY MAINTENANCE SCHEDULE (+30 DAYS) SHALL BE AS FOLLOWS:

MARCH 15TH, SEPTEMBER 15TH, AND AFTER STORMS OF 1-INCH OR GREATER:
CHECK FOR SOIL EROSION IN ALL SWALES, FILL SLOPES, CUT SLOPES AND ALONG BAR DITCHES AND WALLS. UNSTABILIZED SOILS SHALL BE STABILIZED BY VEGETATION, ROCK PLATING OR EROSION MATS.
ALL CATCH BASINS ASSOCIATED WITH THE PUMICE WORKS.

16. ALL FIRE DEPARTMENT ACCESS SHALL BE NO GREATER THAN A 10% GRADE THROUGHOUT AND MAINTAIN A 20' MIN. WIDTH.
17. FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20 FEET WIDTH TO ANY NEW CONSTRUCTION.
18. SHALL MEET DRIVEWAY REQUIREMENTS AS IFC.
19. FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON NEW CONSTRUCTION.
20. SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC OR INSTALL AN AUTOMATIC SPRINKLER SYSTEM.
21. ALL FIRE DEPARTMENT TURNAROUNDS MUST MEET IFC REQUIREMENTS.
22. ON-LOT STORM WATER PONDING IS REQUIRED WHEN LOT IS DEVELOPED.
23. CONNECTION TO THE CITY PUBLIC SEWER SYSTEM IS MANDATORY WHEN THE PROPERTY IS IN THE CITY LIMITS AND IS BEING DEVELOPED OR IMPROVED IS ACCESSIBLE TO THE CITY SEWER SYSTEM. PRIOR TO DEVELOPMENT OR IMPROVEMENT OF THE PROPERTY, OWNERS AND DEVELOPERS OF THE PROPERTY SHALL OBTAIN A TECHNICAL SEWER EVALUATION REVIEW BY THE CITY OF SANTA FE WASTEWATER DIVISION.
24. PORTIONS OF THIS PROPERTY LIE WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM PANEL# 35049C0506E DATED DEC. 12TH, 2012.

R-1 DEVELOPMENT STANDARDS:

Lot Coverage 40%			
Setbacks:	Front	7'	20' for garage doors
	Side	5'	
	Rear	15'	
Parking		2 spaces per dwelling	
Min. Lot Size		4,000 s.f.	
Maximum height		24'	

NOTE: DRY UTILITIES RESULTS IN A 10' SETBACK AT FRONT.

STORMWATER AGREEMENT
PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES; THE CITY HAS THE RIGHT OF ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; THE CITY HAS THE RIGHT, IN THE EVENT OF CHANNEL FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS AND TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

by ______
DOS HERMANOS TRUST

STATE OF NEW MEXICO
 SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DOS HERMANOS TRUST

THIS ____ DAY OF ____ 2014 ______

MY COMMISSION EXPIRES ______ NOTARY PUBLIC

SANTA FE CITY APPROVAL,

NOTES AND CONDITIONS:

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF ______ 20___ AS CASE NO. 2014-51

PLANNING COMMISSION CHAIRPERSON ______ DATE

PLANNING COMMISSION SECRETARY ______ DATE

CASE NO. 2014-50
APPROVED BY THE CITY OF SANTA FE CURRENT PLANNING DIVISION UNDER AUTHORITY OF THE LAND DEVELOPMENT CODE, ARTICLE 14-3.3(7)

CITY PLANNER ______ DATE

CITY ENGINEER FOR LAND USE ______ DATE

SANTA FE COUNTY APPROVAL,

SANTA FE COUNTY TREASURER ______ DATE

LOT LINE ADJUSTMENT OF

LOTS 2A-1 & 2A-2

FOR

DOS HERMANOS TRUST

AND

NORMA & REY GARCIA DE OROZCO

AND PRELIMINARY SUBDIVISION PLAT OF

LOT 2A-1

FOR

DOS HERMANOS TRUST

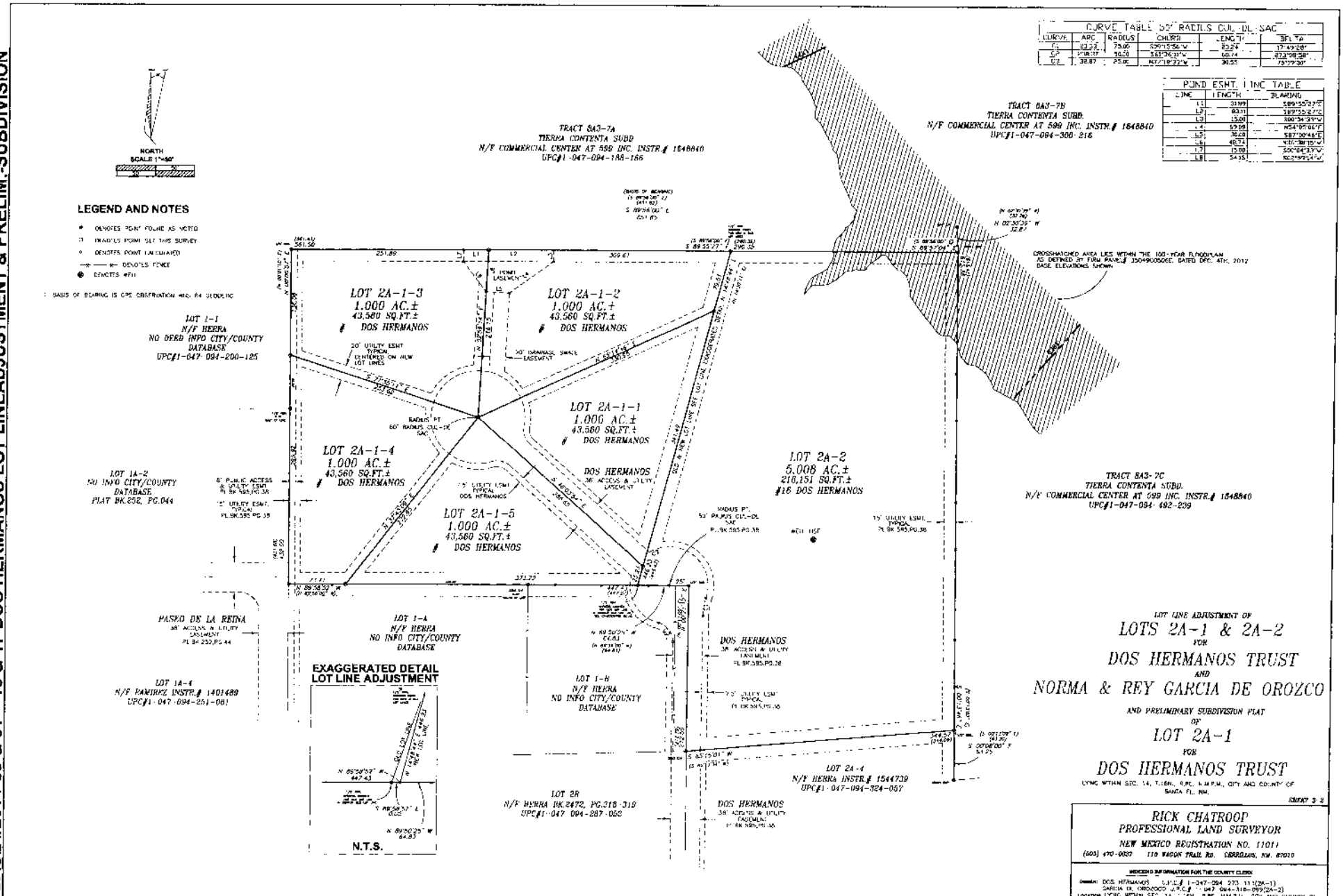
LYING WITHIN SEC. 14, T.16N., R.8E., N.M.P.M., CITY AND COUNTY OF SANTA FE, NM.

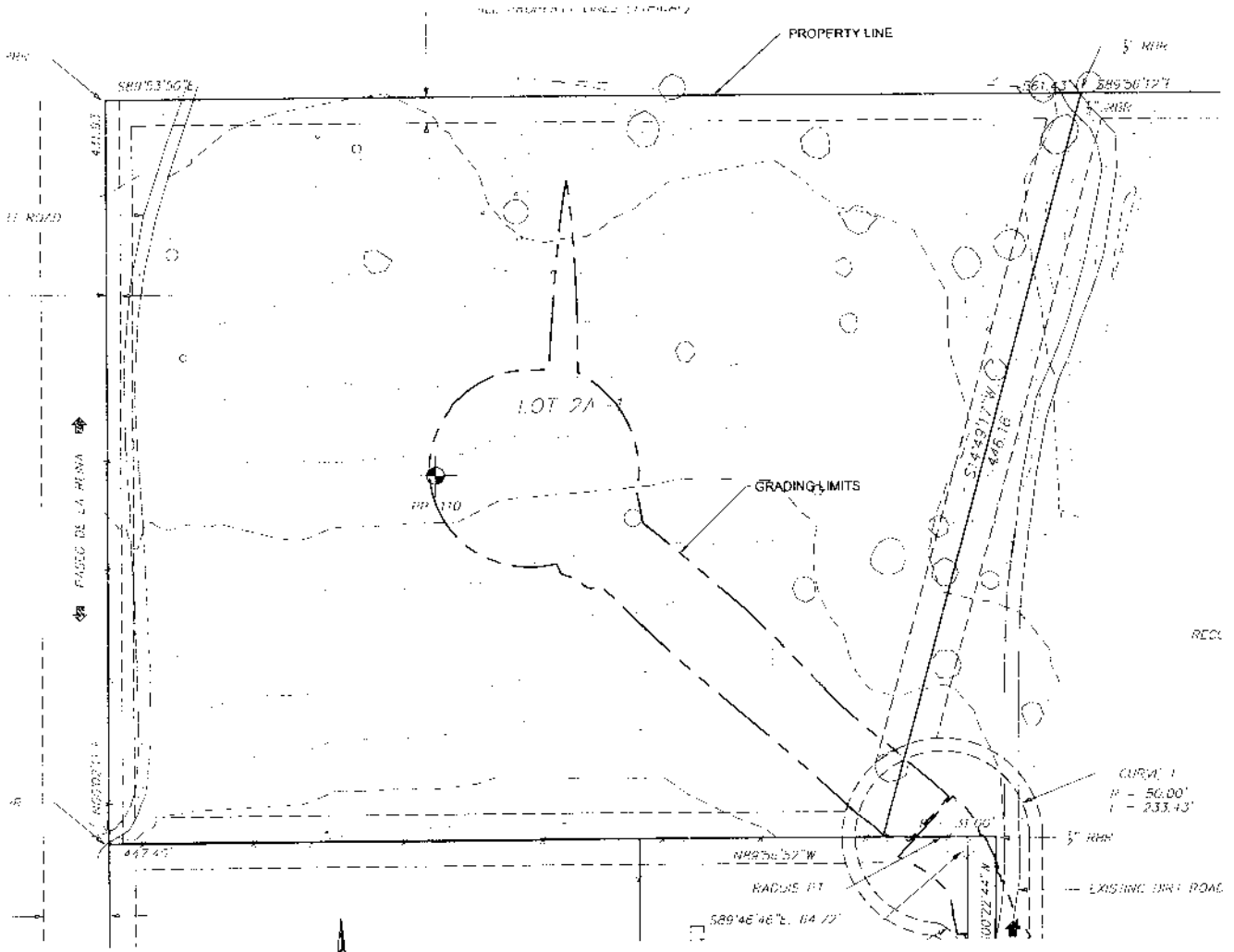
SHEET 3

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 490-0037   110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK
OWNER: DOS HERMANOS U.P.C.# 1-047-094-273-115(2A-1)
GARCIA DE OROZCO U.P.C.# 1-047-094-318-099(2A-2)
LOCATION: LYING WITHIN SEC. 14, T.16N., R.8E., N.M.P.M., CITY AND COUNTY OF SANTA FE, NM.

CASE #2014-50 & 51 16 & 17 DOS HERMANOS LOT LINEADJUSTMENT & PRELIM.-SUBDIVISION





LEGEND

- GRADING LIMITS
- AREA OF 20% TO 30% SLOPE
- AREA OF 30% AND GREATER SLOPE

GENERAL NOTES

1. IF THIS SHEET IS NOT 36"x24", THEN IT IS A REDUCED SIZED PLOT. USE GRAPHIC SCALE ACCORDINGLY.
2. ALL TOPOGRAPHIC INFORMATION IS PROVIDED BY CERRO DEL SOL LAND SURVEYS.
3. THIS SLOPE ANALYSIS IS BASED UPON 1 FOOT CONTOUR INTERVALS
4. THERE ARE NO NATURAL SLOPES GREATER THAN 20% WITHIN THE PROPERTY.

ONSITE SLOPE ANALYSIS MAP

SCALE: 1" = 30'

0 15 30 60

SCALE: 1" = 30'
CONTOUR INTERVAL = "

REVISIONS	DATE	ENGINEERS SEAL

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER DIVISION		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ORDINANCE		
CITY USE ONLY		

CASE # _____

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2941
http://www.SFENGR.com

DOS HERMANOS SUBDIVISION
PRELIMINARY SUBDIVISION PLAT SUBMITTAL

ONSITE SLOPE ANALYSIS MAP

DATE	SCALE	SHEET
MAY 2014	1" = 30'	4-1

CITY OF SANTA FE PUBLIC INFRASTRUCTURE GENERAL CONSTRUCTION NOTES

1. All construction shall conform to the requirements of City of Santa Fe Standard Drawings and Specifications as applicable.
2. Utility construction shall conform to applicable sections of the APWA's "New Mexico Standard Specifications for Public Works Construction" 2006 edition including latest published amendments.
3. Infrastructure construction shall conform to applicable sections of the New Mexico Department of Transportation's "Standard Specifications for Highway and Bridge Construction, 2007 Edition (SSHBC).
4. The order of precedence shall be, listed in order of highest precedence, the project specifications, plans, City of Santa Fe Standard Drawings, SSHBC, and APWA.
5. In the case of conflicts between plans and specifications resolution shall be by using the more restrictive requirement as determined by the project engineer and approved by the City.
6. The project plans shall be approved for construction by the City prior to any construction activity and scheduling a pre-construction meeting.
7. The construction Project Engineer shall be a New Mexico licensed Professional Engineer in the appropriate category for the type of work represented by the project plans. The Project Engineer shall arrange for a pre-construction meeting prior to the start of construction or mobilization of equipment on-site and after receipt of the financial guaranty. At the pre-construction meeting, the Project Engineer shall submit a letter providing the name(s) of specific individuals who will be performing what type of inspections and respective telephone contact number(s); this includes preparation of the record drawings. The pre-construction meeting shall be scheduled a minimum of 10 calendar days in advance of the meeting date.
8. Attendance at the pre-construction meeting is mandatory.
9. The Contractor shall provide a list of contact personnel responsible for site construction including position, telephone numbers and at least one emergency telephone number active on a 24 hour basis.
10. If an EPA Notice of Intent (NOI) is applicable, a copy of the mailed permit application shall be presented at the pre-construction meeting along with a written statement giving the mailing date
11. The Contractor shall be responsible for maintaining the integrity of all underground utilities during the course of work regardless of any location shown on the plans or other field evidence, or lack thereof. Notification to New Mexico One Call at 1-800-321-2537 for utility locates a minimum of 48 hours in advance of any excavation is required. Maintenance of utility locates shall be continued throughout the project life.
12. The Owner shall be responsible for all changes in construction deemed necessary for any reason and shall have appropriate plans and/or specifications, including applicable design criteria, prepared by a New Mexico Professional Engineer and submitted to the City for approval. Upon approval, said changes may be incorporated into the project.
13. Final Record Drawings, reflecting substantial changes to the original design drawings, shall be submitted by the Contractor's Surveyor for approval to the Engineer.Said plans shall be approved by applicable City Divisions prior to final acceptance of project work for maintenance responsibility and the beginning of the warranty period. Under no circumstances will partial acceptance and/or warranty commencement begin for any component of project scope be provided.
14. All Contractor work activity shall be confined to the construction limits of the project. There shall be no encroachment onto adjacent properties, either construction or marshaling yard(s) unless legal easements(s)/agreement(s) is/are executed and approved by the Engineering Supervisor.
15. Grading shall be completed under the authority of a Building Permit, the application of which shall show the type of work as "Other" with the notation of Grading, Landscaping, and Infrastructure shown thereon. Call 505-955-6945 for permit information.
16. All cut and fill slopes, including setback requirements, shall conform to the requirements of
    a. Santa Fe City Code's Article 14-8 (Development and Design Standards);
    b. Chapter 33 of the Uniform Building Code, 1997 edition unless otherwise noted on the approved construction plans; and
    c. In the case of conflict between these two specifications, City Code shall prevail
17. The Contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
18. Material quality testing shall be completed by the Contractor, through a recognized testing laboratory. The laboratory shall be under the auspices of a New Mexico Professional Engineer.
19. All material quality test reports shall be provided directly to the City Planning Department, attention Permits and Development Review Division at P.O. Box 909, Santa Fe, New Mexico 87504-0909 within seven (7) calendar days after laboratory material testing is complete unless otherwise directed during the pre-construction meeting. Field test reports shall be provided directly to the P&DR staff at the time of field testing. In the case of P&DR staff absence, the reports shall be Faxed to 505-955-6828. In each case, all test reports and other communication shall carry the applicable P&DR Case and Building Permit project numbers which will be provided at the pre-construction meeting if not noted on the approved project plans.
20. Compaction testing of soil and similar materials, including optimum moisture-density relationships, shall be performed in accordance with the referenced specifications and/or plans. Unless specified in individual project plans, the frequency of compaction testing shall be one (1) test per 1.5 vertical feet of fill or backfill of similar material, within two (2) horizontal feet of structures; for each 500 linear feet of trench backfill or each days compactive effort, whichever results in the greatest quantity of tests, or for each 500 cubic yards of fill of similar material; or as directed by the Engineer.
21. Portland cement concrete (Pcc) proposed to be used for the project shall conform to a mix design prepared by a New Mexico Professional Engineer. The design shall be provided to P&DR staff for approval a minimum of 14 calendar days prior to scheduling the initial casting operation or, alternatively, the project plans shall define a specific mix having a prior approval by P&DR. Each mix shall have the following minimum properties:
    a. Compressive strength of 4,000 psi in 28 calendar days
    b. Seven (7.0) bags of cementitious material per cubic yard of concrete
    c. Twenty (20.0) percent or less of flyash material substitution for cement
    d. Maximum aggregate size of ¾"
    e. Air entrainment content ranging between 4.0 and 7.0 percent at the point of concrete delivery into forms
22. Concrete sample set shall consist of a minimum of three (3) cylinders. One sample set shall be obtained for each 500 linear feet cast, 50 cast cubic yards, or one (1) set per calendar day, whichever is greatest, or as directed by the Engineer. Cylinders shall be tested at 7, 28, and 56 day intervals; the 56 day interval need not be tested if any previous test result exceeds the design value
23. Traffic control devices, as per approved plan, shall be installed maintained, and removed by the Contractor. Said devices shall conform to the latest published edition of the Manual of Uniform Traffic Control Devices and to written directions from the City Traffic Engineer who may be reached at 505-955-6618.
24. Site erosion and/or sediment control, as per approved plan, shall be installed, maintained, and removed by the Contractor. The Contractor's attention is directed to the SSHBC's Section 603 for other requirements relating to dust abatement and similar issues.
25. Utility lines must be bored under all existing street Pcc street appurtenances. A minimum of 12" separation must be maintained between utility lines. Any curb, gutter or other damage must be repaired before final inspection will be given
26. Each City utility division shall provide a letter of completed installation, not necessarily accepted for warranty, at the Contractor's request. Said letters shall be provided to the P&DR staff and received written staff acceptance prior to scheduling either TV inspection of SAS ; and Storm Sewer lines or placement of roadway pavement material.
27. ASTM, ASHTO, or independent laboratory certificates of material compliance are to be provided to P&DR staff prior to bringing applicable material on site.
28. Aggregate base course material shall conform to the SSHBC's Section 304 using Gradation I
29. Hot Mix Asphalt (HMA) proposed to be used for the project shall conform to a mix design prepared by a New Mexico Professional Engineer conforming to SSHBC's Section 423 using Aggregated Classification(s) called for in the project plans. The design shall be provided to P&DR staff for approval a minimum of 14 calendar days prior to scheduling the initial paving operation or, alternatively, the project plans shall define a specific mix having a prior approval by P&DR.
30. Compaction testing of subgrade, aggregate base course, and each lift of HMA material shall be completed for every 100 linear feet of roadway length excepting for HMA material in which case provide one (1) test for every 100 linear feet of laydown machine pass, or as directed by the Engineer.
31. HMA material quality test samples (wet) shall be obtained and tested for every 500 tons or fraction thereof or one (1) sample per day.
32. Utility appurtenance such as telephone pedestals, electrical transformers, gas, and cable TV pedestals shall be placed outside the public right-of-way and within utility easements. The Owner is responsible for relocating mis-placed utility structures prior to requesting a pre-final inspection. Water meter boxes and fire hydrants may be placed between the sidewalk and curb. Water valve and meter boxes are not to be placed within maintenance areas of semi-improved (gravel or equal) roads.
33. Construction debris and/or excess material shall be stored in an on-site area and appropriately contained. Said debris shall not be a nuisance to the surrounding neighborhood. Disposal of debris shall be either within the city limits under separate grading permit or at a designated NMED approved disposal site. The Contractor shall provide written notice as to proposed debris disposal site location(s). All debris and/or excess material shall be removed from the site prior to scheduling a pre-final inspection with P&DR staff.
34. Interim terrain and stormwater management inspections shall be arranged for at the following events:
    a. Completion of temporary erosion control best management installations and prior to any earthwork (clearing, grubbing, etc.)
    b. Final stormwater management features are constructed
    c. Final site restoration measures are completed
    d. Further construction or issuance of any permit(s) shall not occur until written approval by P&DR staff for each of the above inspections has been obtained. Inspections shall be scheduled by calling 505-955-6846.
35. The Contractor shall make written request for a pre-final inspection of terrain management and infrastructure works a minimum of 14 calendar days in advance with P&DR staff. At this inspection, applicable city division staff will review the final work product. Any deficiencies will be noted in a "punchlist" and provided to the Contractor for correction. When all punchlist items are completed the Contractor shall file a written statement to that effect and a final inspection will be held by P&DR staff. Upon acceptance, an acceptance letter will be provided wherein all work will be accepted for maintenance by the City and the commencement of the warranty period initiated.
36. All surveys to be performed under the supervision of a Professional Land Surveyor, licensed in the State of New Mexico.

ADDITIONAL CONSTRUCTION NOTES

1. The contractors surveyor shall coordinate with Carro Del Sol Land Surveys, Inc. The contractors surveyor shall verify proposed grades. Invert elevations, Flow lines, Alignments, Property lines, Right of Way, Setbacks, and topography Prior to construction. Any deviations shall be reported to the engineer.
2. The contractor shall maintain existing fencing or build new fencing to insure that the site is secure at all times.
3. It is solely the contractors responsibility to meet OSHA requirements and to maintain a safe working condition.
4. Santa Fe Engineering Consultants, Inc. waives any and all responsibility and is not liable for problems which arise from failure to follow these plans. Specifications and the design intent they convey or for problems which arise from failure to obtain and/or follow SFEC guidance with respect to any errors omissions, inconsistencies, ambiguities or conflicts.
5. Television inspection to be provided by private contractor, not the City.
6. Pot holing, construction water, T.V. inspections, flushing and cleaning of sanitary sewer lines or storm sewers are incidental to the work and no separate payment will be made.
7. The existing utility locations shown on these plans have been compiled from multiple sources, including utility locates, and field surveys. It is the contractor's responsibility to verify and pothole any potential utility conflicts. The contractor is responsible for any damage caused by construction activities to public or private property, including utilities.

CITY REVIEW		
DEPARTMENT	SIGNATURE	DATE
MAINTENANCE MANAGEMENT DIV.	SIGNATURES ON FILE	
WATER SERVICES		
TRAFFIC DIV		
FIRE LIEUTENANT		
SUBDIVISION ENGINEER		

CITY USE ONLY

CASE # _____

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2846 Fax (505) 982-2641
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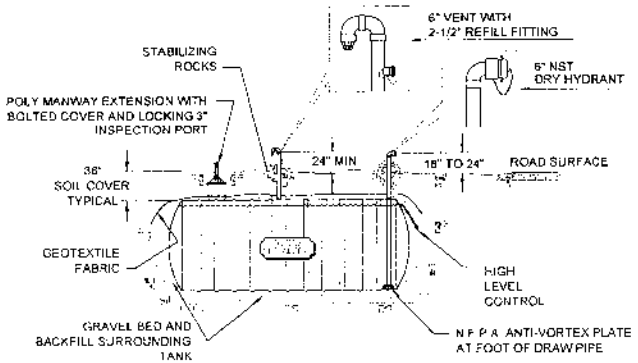
TYPICAL NOTES

DATE	SCALE	SHEET
MAY 2014	N.T.S.	5-1

ENGINEER'S SEAL

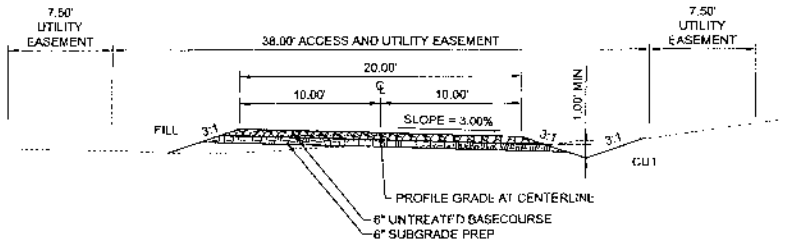
DATE

REVISIONS

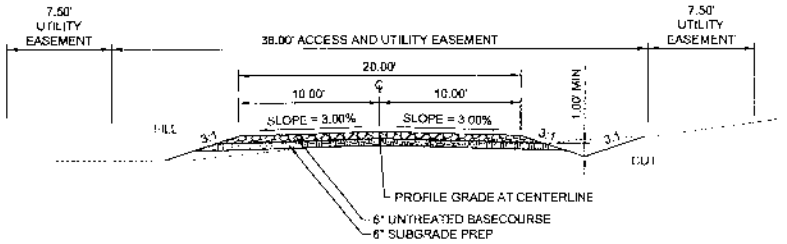


FIRE CISTERN
DRAFT

NOTE.
TANK SIZE SHOWN IS 10,000 GALLONS FOR FEASIBILITY PURPOSES. TANK TO BE SIZED BASED ON NFPA REGULATIONS, SUBJECT TO FIRE DEPARTMENT APPROVAL.



TYPICAL ROADWAY SECTION
LOT ACCESS DRIVEWAY



TYPICAL ROADWAY SECTION
DOS HERMANOS

REVISIONS	DATE	ENGINEER'S SEAL

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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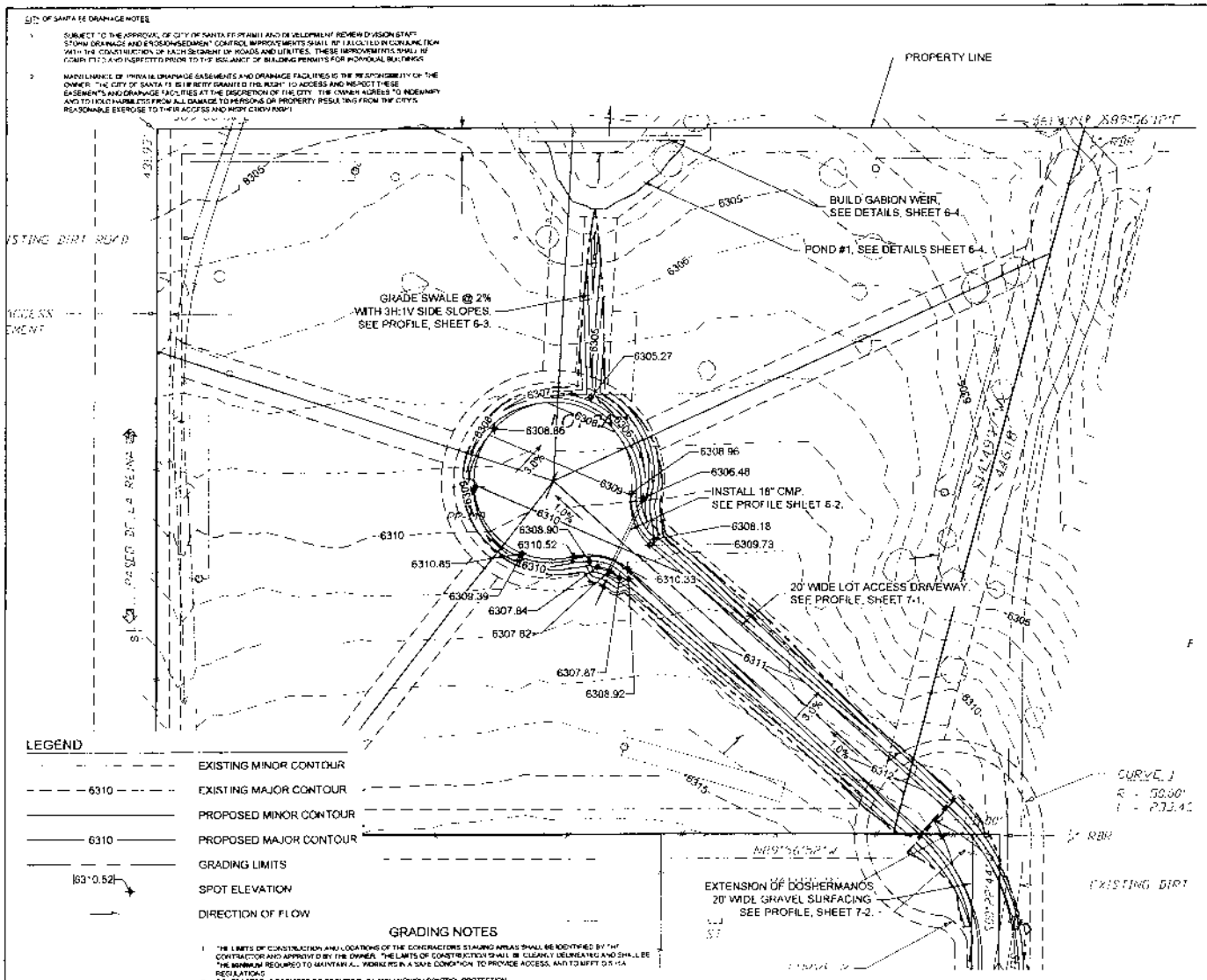
TYPICAL SECTIONS AND DETAILS

DATE	SCALE	SHEET
MAY 2014	N.T.S.	5-2

CITY OF SANTA FE DRAINAGE NOTES

1. SUBJECT TO THE APPROVAL OF CITY OF SANTA FE PLANNING AND DEVELOPMENT REVIEW DIVISION STAFF, STORM DRAINAGE AND EROSION/SEDIMENT CONTROL IMPROVEMENTS SHALL BE CALCULATED IN CONJUNCTION WITH THE CONSTRUCTION OF EACH SEGMENT OF ROADS AND UTILITIES. THESE IMPROVEMENTS SHALL BE COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR INDIVIDUAL BUILDINGS.
2. MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE OWNER. THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT.



LEGEND

- EXISTING MINOR CONTOUR
- 6310 EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 6310 PROPOSED MAJOR CONTOUR
- GRADING LIMITS
- 6310.52 SPOT ELEVATION
- DIRECTION OF FLOW

GRADING NOTES

1. THE LIMITS OF CONSTRUCTION AND LOCATIONS OF THE CONTRACTORS STAGING AREAS SHALL BE IDENTIFIED BY THE CONTRACTOR AND APPROVED BY THE OWNER. THE LIMITS OF CONSTRUCTION SHALL BE CLEARLY DELINEATED AND SHALL BE THE MINIMUM REQUIRED TO MAINTAIN ALL WORK IN A SAFE CONDITION TO PROVIDE ACCESS, AND TO MEET OSHA REGULATIONS.
2. CONTRACTOR IS REQUIRED TO PROVIDE DUST AND EROSION CONTROL PROTECTION.
3. GRADING SETBACKS TO EXTERIOR PROPERTY LINES ARE AS FOLLOWS:
   TOP OF VERTICAL SLOPE = ONE FIFTH THE VERTICAL HEIGHT OF CUT WITH A MINIMUM OF 2 FEET AND A MAXIMUM OF 15 FEET.
   TOE OF FILL SLOPE = ONE HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF 2 FEET AND A MAXIMUM OF 15 FEET.
4. THE SURVEYOR SHALL VERIFY SETBACKS, TIE IN ELEVATIONS, AND TOPOGRAPHY WHEN STAKING PROJECT.
5. UNSUITABLE MATERIAL FROM SITE GRADING AND REMOVAL OPERATIONS, SHALL BE DISPOSED OF AT AN APPROVED LANDFILL.
6. THE VOLUME OF PONDING REQUIRED IS 1,546 CUBIC FEET.
7. THE VOLUME OF PONDING PROVIDED IS 2,395 CUBIC FEET.
8. ALL DISTURBED AREAS SHALL BE REVEGETATED AND COORDINATED WITH THE LANDSCAPING PLAN.
9. ALL FILL MATERIAL SHALL MEET THE REQUIREMENTS OF THE N.M.D.O.T. OR SITE SPECIFIC GEOTECHNICAL SPECIFICATIONS. THE FILL SHALL BE COMPACTED AS PER N.M.D.O.T. SPECIFICATIONS.
10. ALL EXTERIOR CONCRETE SIDEWALK ELEVATIONS AT DOOR OPENINGS SHALL BE 1/2" LOWER THAN THE FINISHED FLOOR SLAB ELEVATIONS.
11. THE MAXIMUM CROSS SLOPE OF WALKING SURFACES SHALL NOT EXCEED 2%.
12. INSTALL SILT FENCE AROUND THE SITE.
13. PROPERTY DEVELOPMENT MUST COMPLY WITH SECTION 14-8.12 (RELOCATION OF CUMMOSMS PRAIRIE DOGS).

"I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROJECT WAS BUILT IN ACCORDANCE WITH THE SPECIFICATIONS AND THAT THESE RECORD DRAWINGS ARE TRUE AND CORRECT TO THE BEST OF MY BELIEF."

RAPHAEL D. GONEZ, NMPE/LS NO. 9731
SANTA FE ENGINEERING CONSULTANTS, LLC

CASE # _____

PONDING CALCULATIONS

THE PROPOSED DEVELOPMENT AT THE SITE CONSISTS OF THE FOLLOWING:

PROPOSED GRAVEL AREAS (ROADWAYS) = 21,073.81 SQ. FT.

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

ACCORDING TO THE USDA & NRCS WEB SOIL SURVEY, THE SOILS ON THE SITE ARE IN HYDROLOGIC GROUP B.

PRIOR TO THE DEVELOPMENT AT THE SITE, THE UNDEVELOPED AREA COULD BE CONSIDERED "HERBACEOUS", IN FAIR CONDITION. ACCORDING TO TR 55, THE DIRECT RUNOFF FOR THE 100 YEAR PRECIPITATION IS AS FOLLOWS:

	CN	DIRECT RUNOFF (INCHES)
HERBACEOUS HYDROLOGIC SOIL GROUP B COVER FAIR	71	0.90

THE DIRECT RUNOFF FOR THE PROPOSED GRAVEL AREAS FOR THE 100 YEAR PRECIPITATION IS AS FOLLOWS

	CN	DIRECT RUNOFF (INCHES)
GRAVEL ROAD HYDROLOGIC SOIL GROUP B	85	1.78

TO MITIGATE THE PROPOSED GRAVEL ROAD, THE DIFFERENCE IN DIRECT RUNOFF FROM THE PRE-DEVELOPMENT CONDITIONS AND POST DEVELOPMENT CONDITIONS IS CALCULATED. THE PONDING VOLUME IS CALCULATED AS FOLLOWS:

1.78" DIRECT RUNOFF IMPERVIOUS AREAS
0.90" DIRECT RUNOFF PRE-DEVELOPMENT
STORE 0.88" OF RAINFALL FOR IMPERVIOUS AREAS

GRAVEL ROAD AREA = 21,073.81 SQ. FT.
POND 0.88" FROM ALL IMPERVIOUS AREAS

THE TOTAL VOLUME OF WATER TO BE STORED FOR GRAVEL ROAD AREA:

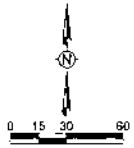
$$\text{REQUIRED VOLUME} = \frac{(0.88'' \times 21{,}073.81 \text{ SQ. FT.})}{12}$$

= 1,546 CU. FT.

TOTAL PONDING VOLUME REQUIRED = 1,546 CU. FT.
TOTAL VOLUME OF PONDING PROVIDED = 2,395 CU. FT.

EACH INDIVIDUAL LOT OWNER IS RESPONSIBLE FOR ADDITIONAL PONDING TO MEET THEIR INDIVIDUAL LOT REQUIREMENTS

CUT VOLUME UNADJUSTED = 1,350 C.Y.
FILL VOLUME UNADJUSTED = 490 C.Y.



SCALE: 1" = 30'

CITY REVIEW		
DEPARTMENT	SIGN-OFF SIGNATURE	DATE
WASTEWATER MANAGEMENT DIV.		
WATER SERVICES		
STREETS DIV.		
TRAFFIC ENG.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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1589 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2546 Fax (505) 982-2641
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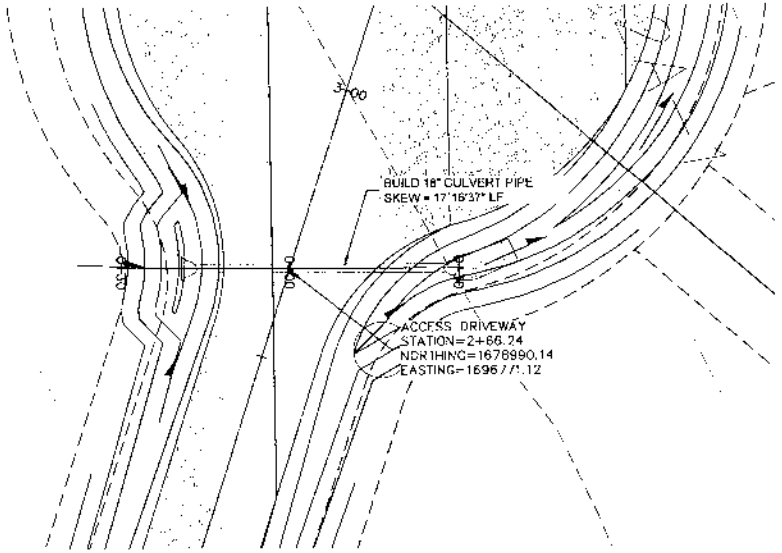
GRADING AND DRAINAGE PLAN

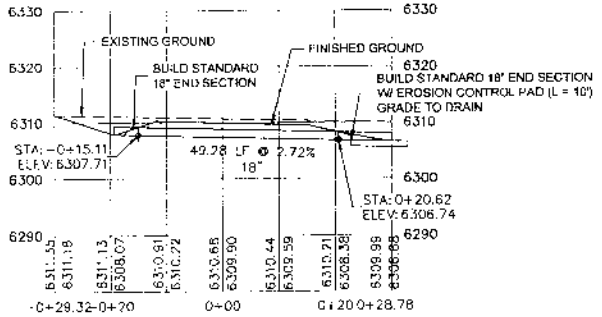
DATE	SCALE	SHEET
MAY 2014	1" = 30'	6-1

REVISIONS	DATE	ENGINEERS SEAL



0 5 10 20
SCALE: 1" = 10'

STRUCTURE SECTION - PLAN VIEW
SCALE: 1" = 10'



STRUCTURE SECTION - PROFILE VIEW
SCALE: HORIZ: 1" = 10'
VERT 1" = 10'

REVISIONS	DATE	ENGINEER'S SEAL

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV		
TRAFFIC DIV		
FIRE		
LANDSCAPE		
SURVEYOR		
ENGINEER		

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1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
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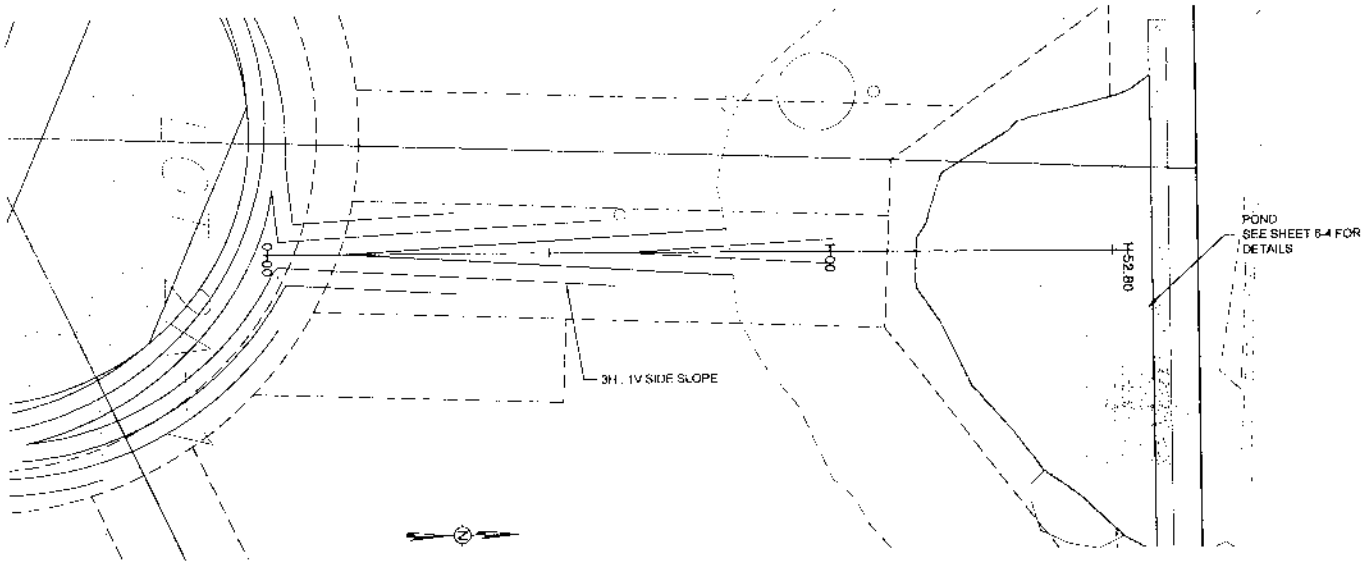
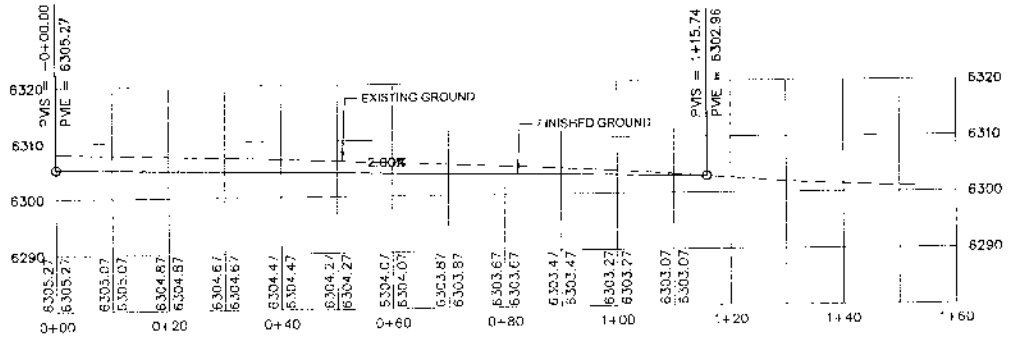
STRUCTURE SECTION

DATE	SCALE	SHEET
MAY 2014	1" = 10'	6.2



0 5 10 20
SCALE: 1" = 10'

SWALE - PLAN VIEW
SCALE: 1" = 10'



SWALE - PROFILE VIEW
SCALE HORIZ. 1" = 10'
VERT. 1" = 10'

REVISIONS	DATE	ENGINEER'S SEAL

CITY REVIEW		
DEPARTMENT	SIGNATURE	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE #: _____

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1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2844
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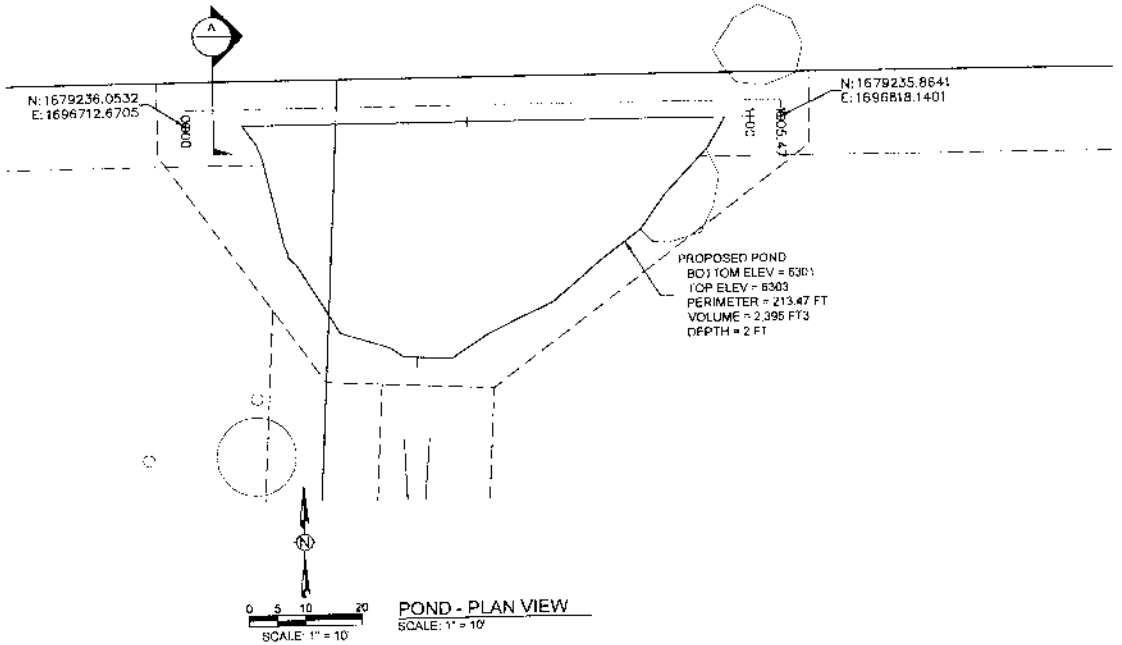
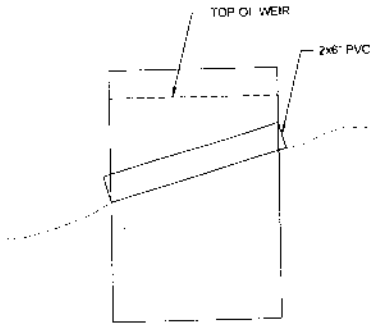
PRELIMINARY SUBDIVISION PLAT
SUBMITTAL

SWALE PLAN AND PROFILE

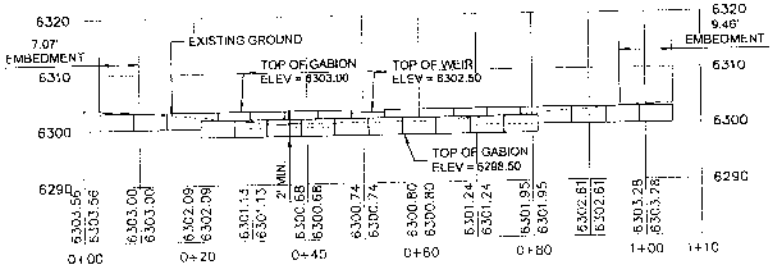
DATE	SCALE	SHEET
MAY 2014	1" = 10'	6-3



POND - PLAN VIEW
SCALE: 1" = 10'



A
POND - SECTION VIEW
SCALE: N.T.S.



POND - PROFILE VIEW
SCALE: HORIZ: 1" = 10'
VERT: 1" = 10'

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2841
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DOS HERMANOS SUBDIVISION
PRELIMINARY SUBDIVISION PLAT
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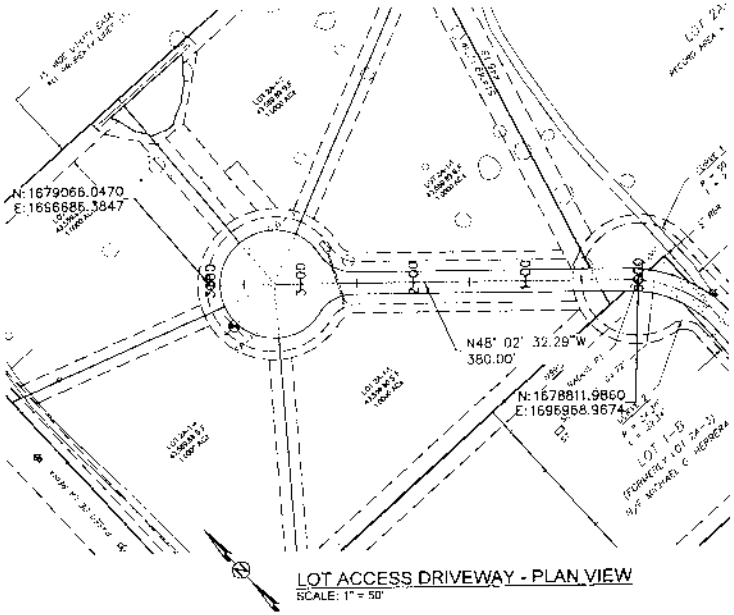
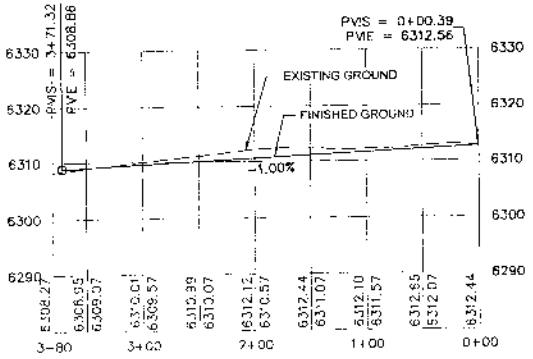
POND DETAILS

DATE	SCALE	SHEET
MAY 2014	1" = 10'	5-A

REVISIONS	DATE	ENGINEERS SEAL



LOT ACCESS DRIVEWAY - PLAN VIEW
SCALE: 1" = 50'



LOT ACCESS DRIVEWAY - PROFILE VIEW
SCALE: HORIZ 1" = 50'
VERT 1" = 10'

0 25 50 100
SCALE 1" = 50'

0 5 10 20
SCALE: 1" = 10'

CITY REVIEW		
DEPARTMENT	SIGN OFF	DATE
WASTEWATER MANAGEMENT DIV	SIGNATURES ON FILE	
WATER SERVICES		
STREETS DIV		
TRAFFIC DIV		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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PRELIMINARY SUBDIVISION PLAT
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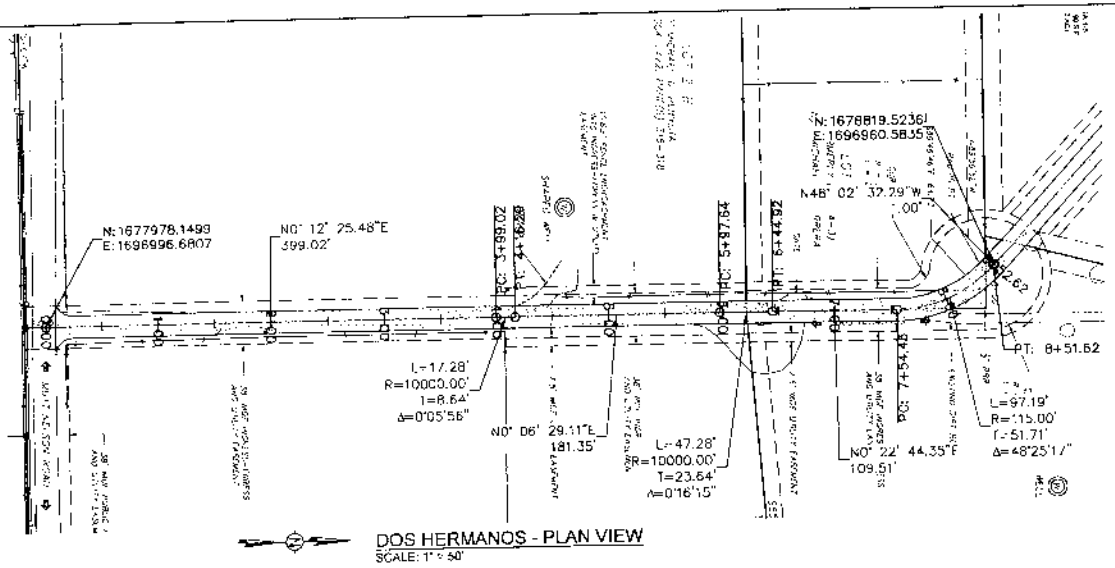
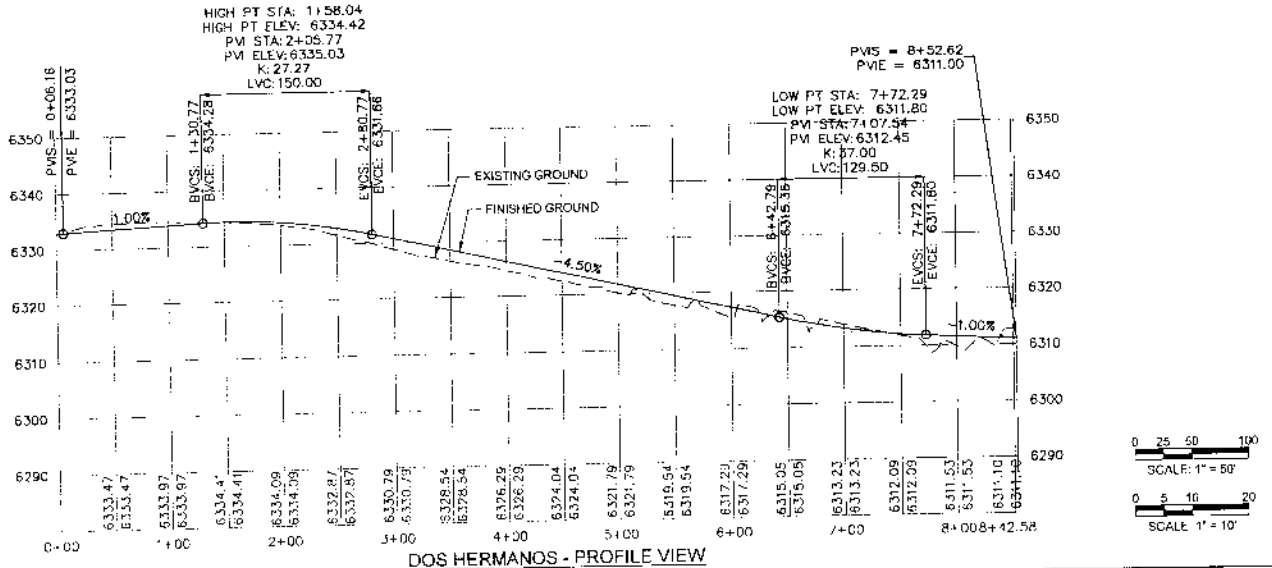
LOT ACCESS DRIVEWAY PLAN AND PROFILE

DATE	SCALE	SHEET
MAY 2014	1" = 50'	7-1

NO.	DATE	REVISIONS	ENGINEER'S SEAL
1			
2			
3			
4			
5			
6			



DOS HERMANOS - PLAN VIEW
SCALE: 1" = 50'



DOS HERMANOS - PROFILE VIEW
SCALE HORIZ 1" = 50'
VERT: 1" = 10'

SCALE: 1" = 50'
SCALE 1" = 10'

CITY REVIEW		
DEPARTMENT	SIGN-OFF SIGNATURE	DATE ON FILE
WASTEWATER MANAGEMENT DIV.		
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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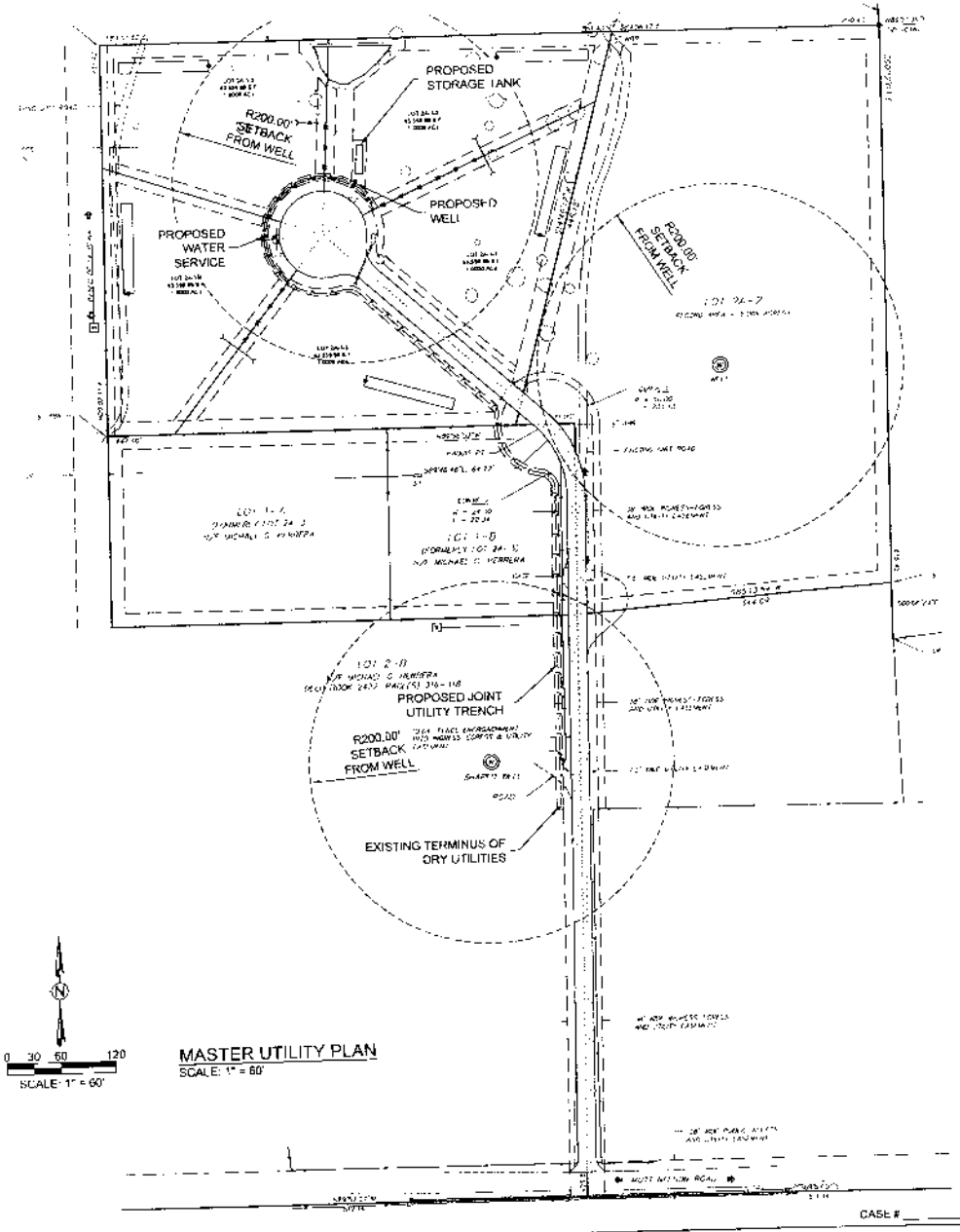
DOS HERMANOS PLAN AND PROFILE

DATE	SCALE	SHEET
MAY 2014	1" = 50'	7-2

REVISIONS	DATE	ENGINEERS SEAL



MASTER UTILITY PLAN
SCALE: 1" = 60'

GENERAL NOTES

GAS SERVICES AND METERS TO BE DESIGNED BY NEW MEXICO GAS COMPANY.

ELECTRIC TRANSFORMERS AND SERVICES TO BE DESIGNED BY PUBLIC SERVICE COMPANY OF NEW MEXICO.

CABLE TELEVISION SERVICE TO BE DESIGNED BY COMCAST.

TELECOMMUNICATIONS TO BE DESIGNED BY CENTURY LINK.

STORMWATER SYSTEM CONTACT IS THE CITY OF SANTA FE STORMWATER MANAGEMENT OFFICE.

CONTRACTOR TO COORDINATE THE PLACEMENT OF ALL UTILITIES TO ENSURE THAT NO CONFLICTS OCCUR. CONFLICTS SHALL BE HANDLED AT THE DISCRETION OF THE PROJECT MANAGER.

LEGEND

PROPOSED WATER SERVICE

PROPOSED JOINT UTILITY TRENCH

PROPOSED POSSIBLE LIQUID WASTE DISPOSAL AREA*

*POSSIBLE LIQUID WASTE DISPOSAL AREAS ARE SHOWN FOR FEASIBILITY PURPOSES ONLY. AREAS SHOWN COMPLY WITH CURRENT NMED SETBACK DISTANCES FROM PROPERTY LINES, WELLS, OTHER SEPTIC SYSTEMS, AND POTENTIAL FUTURE UTILITY LINE ALIGNMENTS.

LEACH FIELDS SHOWN ARE 1,200 S.F. AND ARE BASED UPON 3 BEDROOM, 1,500 SF HOMES. EXISTING SOILS ARE HYDROLOGIC SOIL GROUP "B" WITH A PERCOLATION RATE OF APPROXIMATELY 30 MIN / INCH. THE HOMEOWNER / BUILDER IS RESPONSIBLE FOR PERFORMING HIS OWN PERCOLATION TEST AND LEACH FIELD SIZING AT THE TIME OF BUILDING PERMIT.

REVISIONS	DATE	ENGINEER'S SEAL

CITY REVIEW		
DEPARTMENT	SIGN OFF	DATE
WASTEWATER MANAGEMENT DIV	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV		
TRAFFIC DIV		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

CASE # _____

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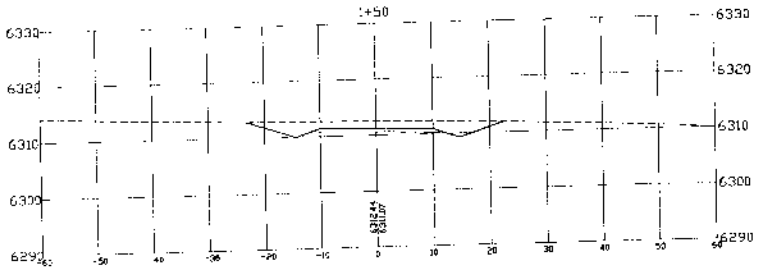
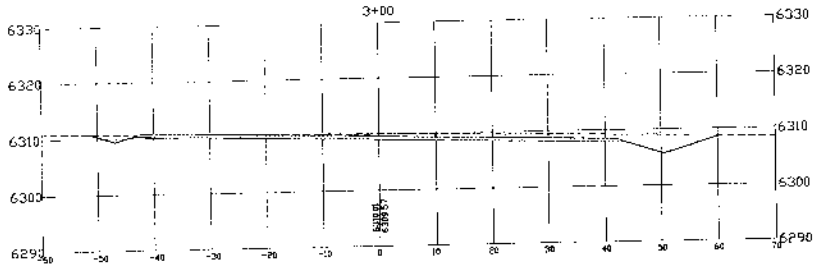
1599 St. Francis Drive Suite B
Santa Fe, N.M. 87505
(505) 982-2845 Fax (505) 982-2847
http://www.SFENGR.com

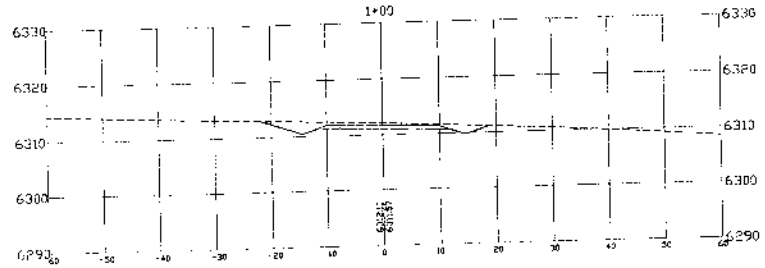
DOS HERMANOS SUBDIVISION
PRELIMINARY SUBDIVISION PLAT SUBMITTAL

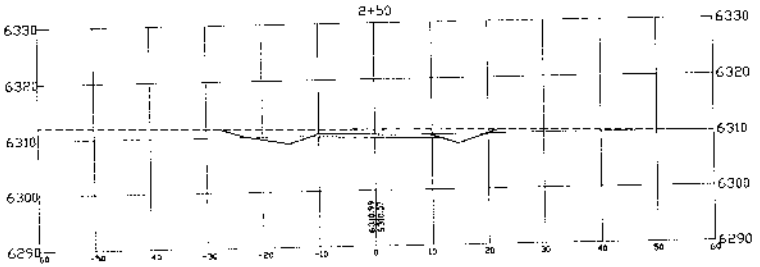
MASTER UTILITY AND FIRE PROTECTION PLAN

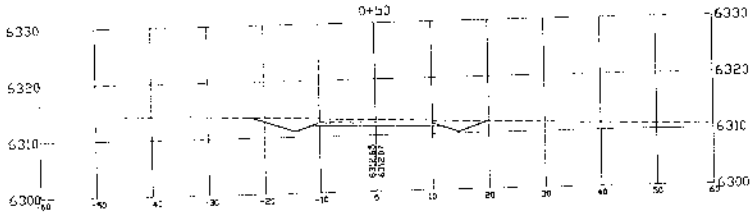
DATE	SCALE	SHEET
MAY 2014	1" = 60'	8-1

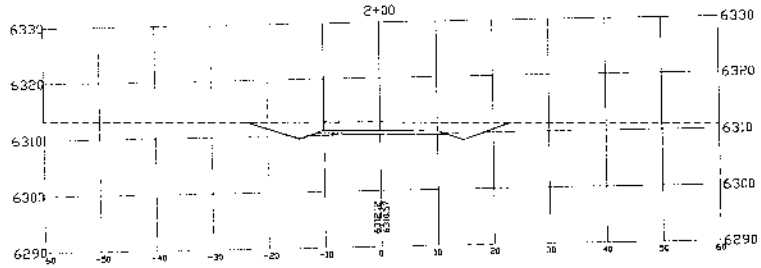












0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT:	SIGNATURE	DATE
WASTEWATER MANAGEMENT DIV	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV		
TRAFFIC DIV		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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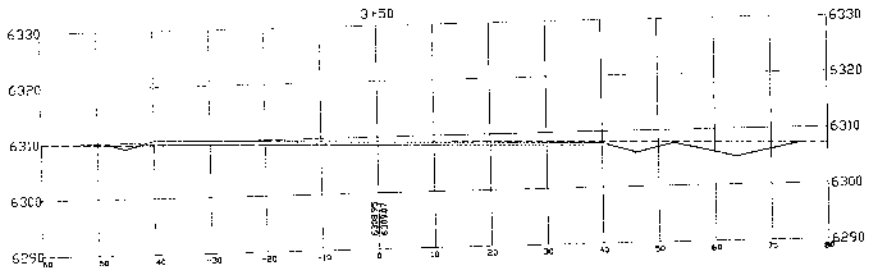
DOS HERMANOS SUBDIVISION
PRELIMINARY SUBDIVISION PLAT
SUBMITTAL

ROADWAY CROSS SECTIONS - LOT ACCESS DRIVEWAY

DATE	SCALE	SHEET
MAY 2014	1" = 10'	9-1

REVISIONS	DATE	ENGINEERS SEAL



0 5 10 20
SCALE: 1" = 10'

CASE #

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE	ON FILE
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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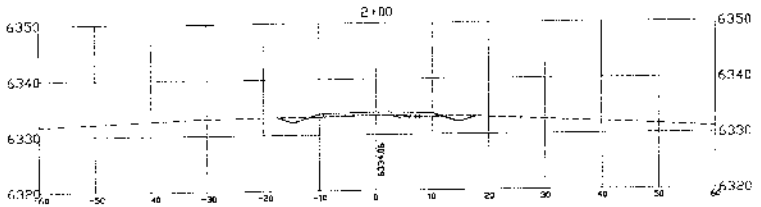
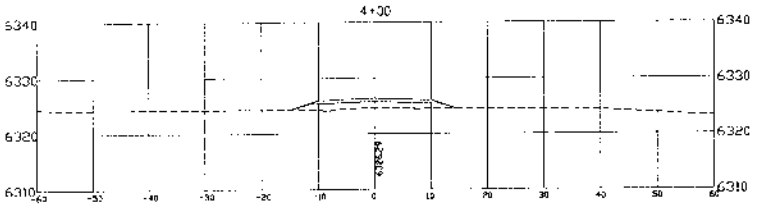
DOS HERMANOS SUBDIVISION
PRELIMINARY SUBDIVISION PLAT
SUBMITTAL

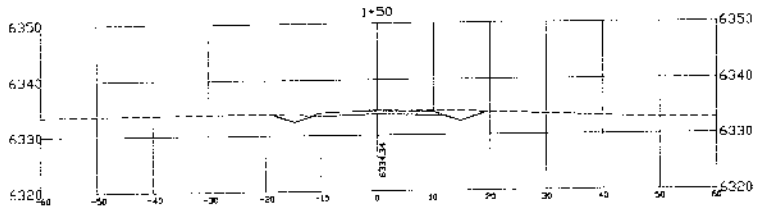
ROADWAY CROSS SECTIONS - LOT ACCESS DRIVEWAY (CONT'D)

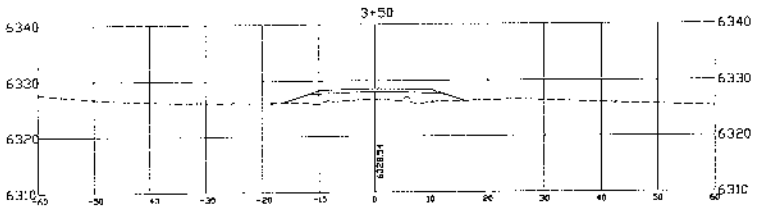
DATE:	SCALE:	SHEET:
MAY 2014	1" = 10'	9-2

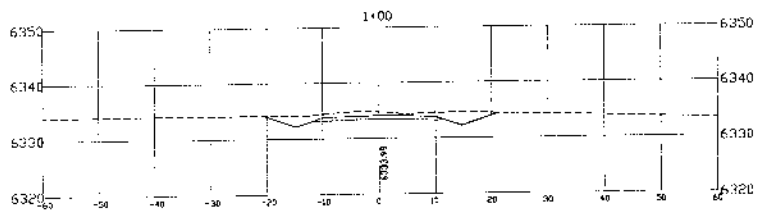
REVISIONS	DATE	ENGINEER'S SEAL

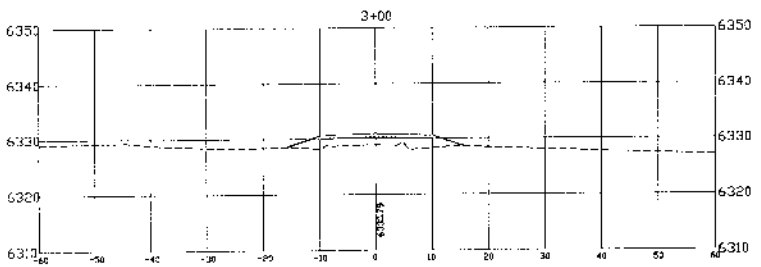


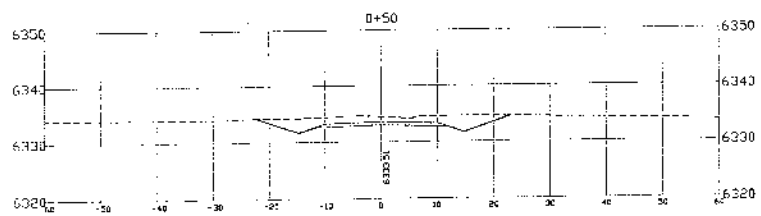


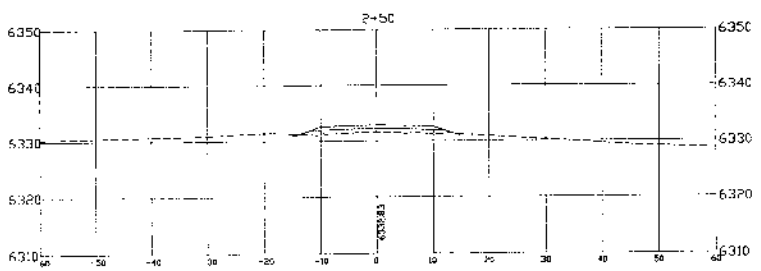












0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURES ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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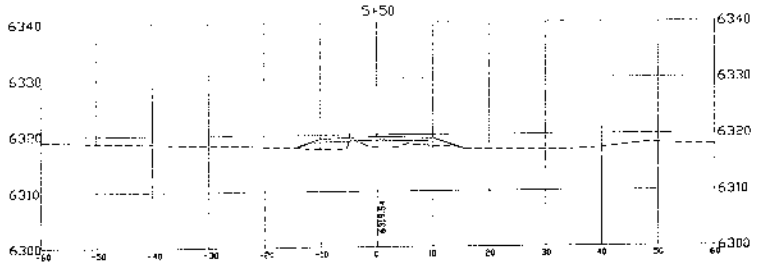
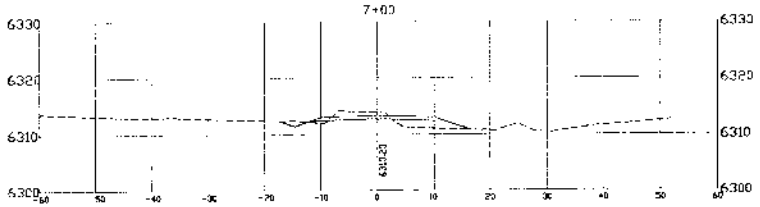
DOS HERMANOS SUBDIVISION
PRELIMINARY SUBDIVISION PLAT
SUBMITTAL

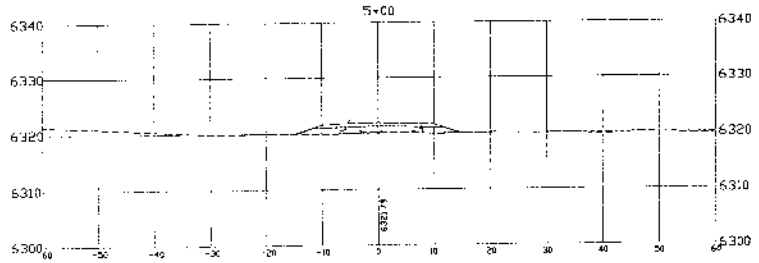
ROADWAY CROSS SECTIONS - DOS HERMANOS

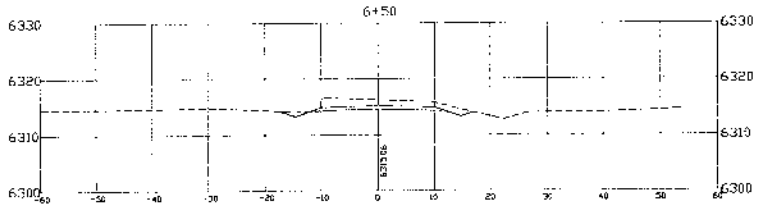
DATE	SCALE	SHEET
MAY 2014	1" = 10'	9-3

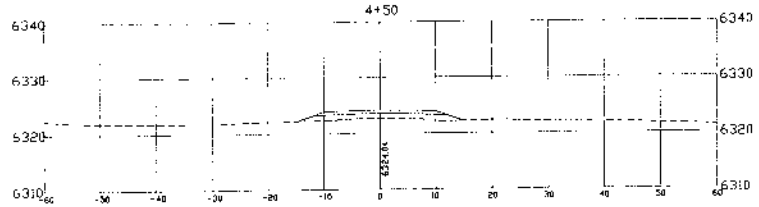
REVISIONS	DATE	ENGINEER'S SEAL

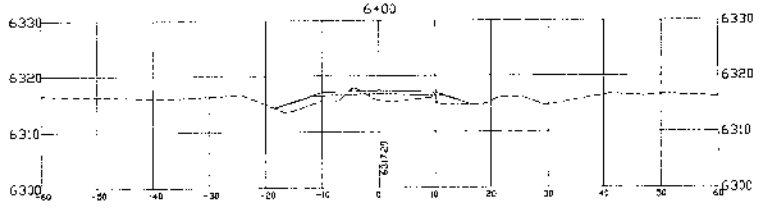












0 5 10 20

SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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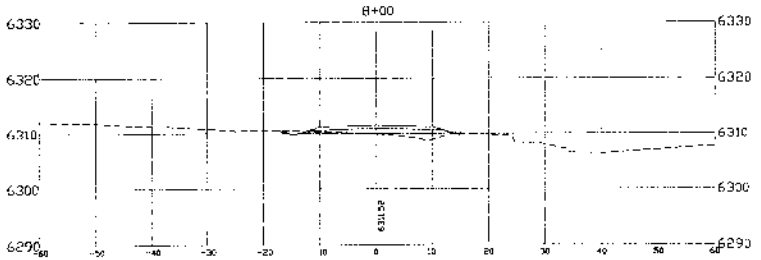
DOS HERMANOS SUBDIVISION
PRELIMINARY SUBDIVISION PLAT
SUBMITTAL

ROADWAY CROSS SECTIONS - DOS HERMANOS (CONT'D)

DATE	SCALE	SHEET
MAY 2014	1" = 10'	8-A

REVISIONS	DATE	ENGINEER'S SEAL



SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC ON		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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Santa Fe, N. M. 87505
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DOS HERMANOS SUBDIVISION
PRELIMINARY SUBDIVISION PLAT
SUBMITTAL

ROADWAY CROSS SECTIONS - DOS HERMANOS (CONT'D)

DATE	SCALE	SHEET
MAY 2014	1" = 10'	5-5

REVISIONS	DATE	ENGINEERS SEAL

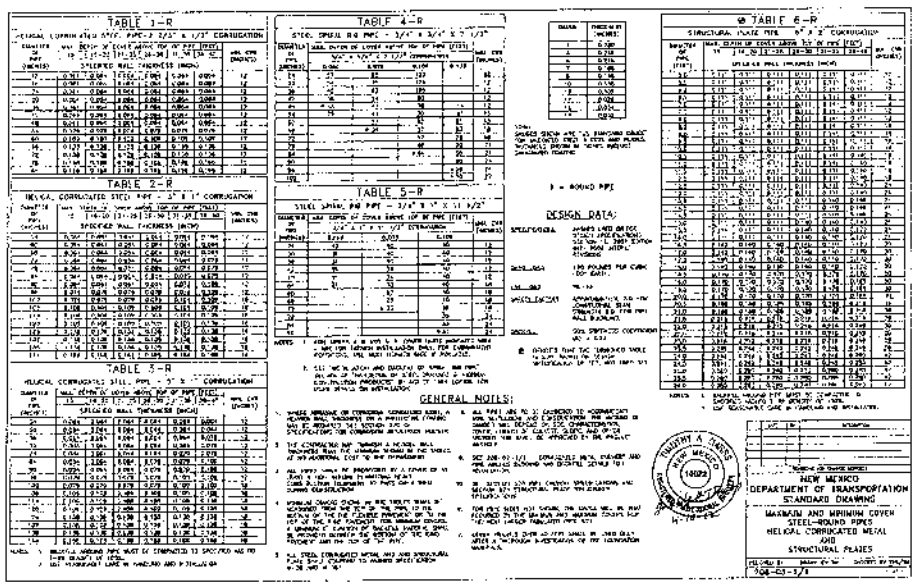
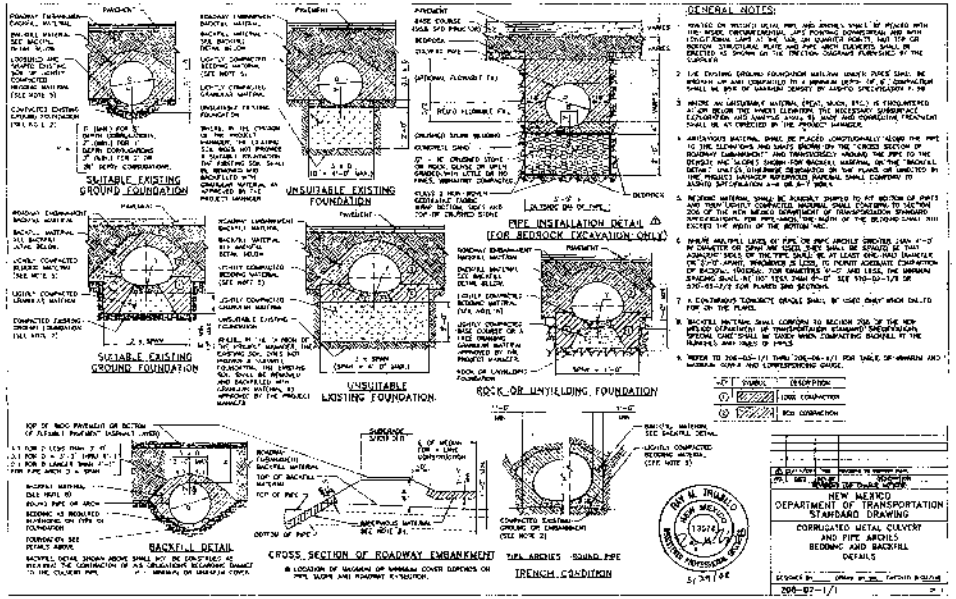
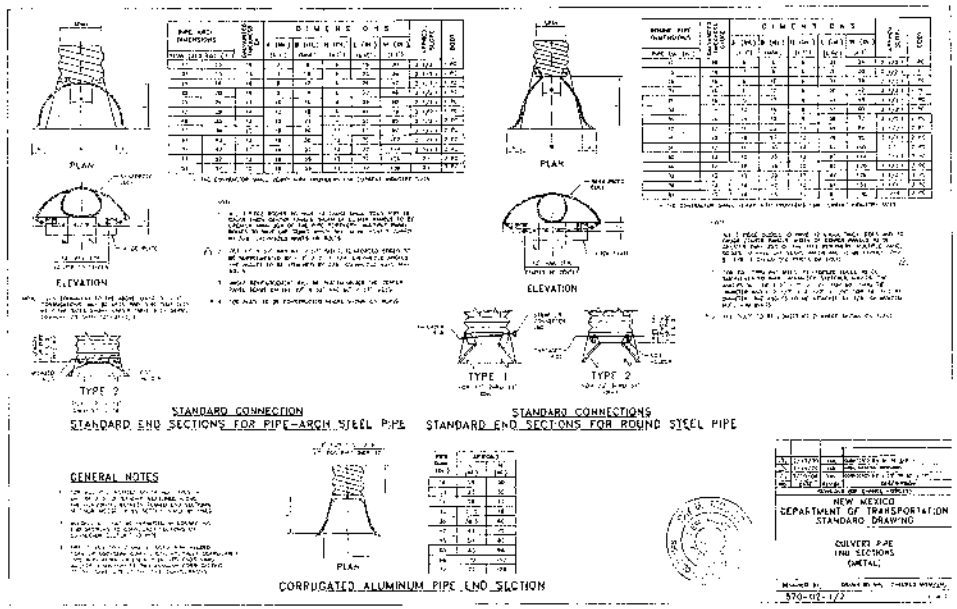
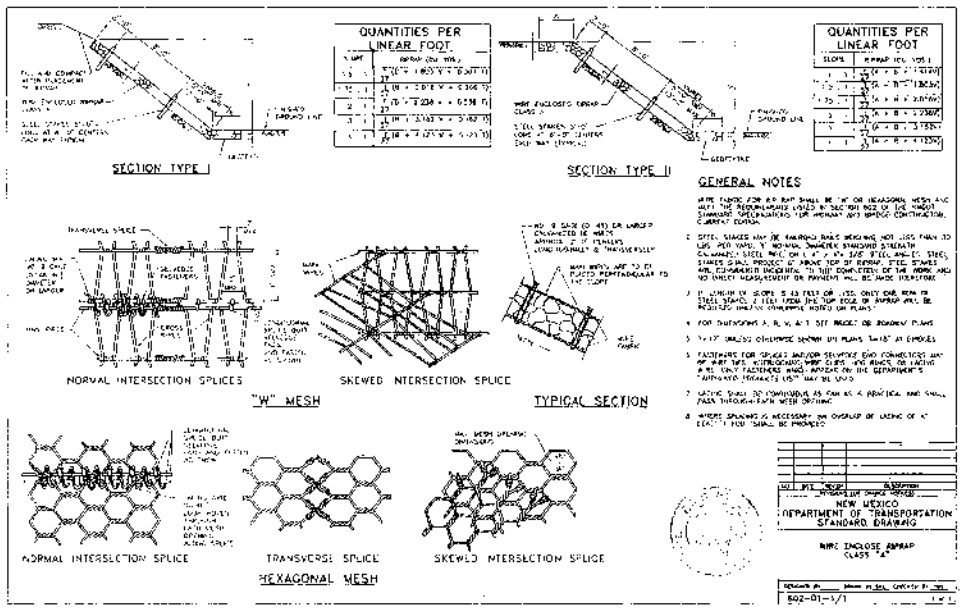
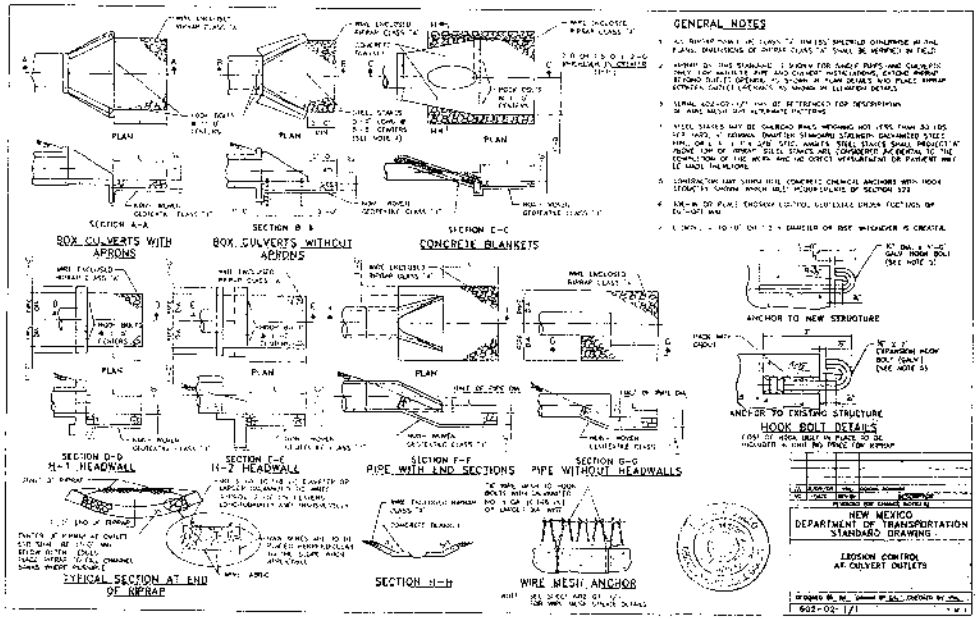


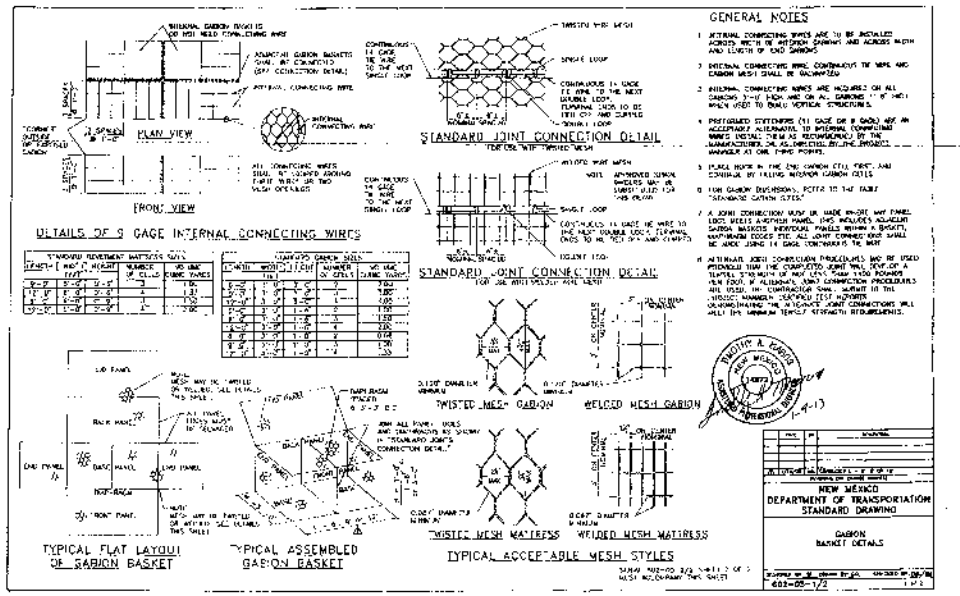
TABLE 1-R
TABLE 2-R
TABLE 3-R
TABLE 4-R
TABLE 5-R
TABLE 6-R
GENERAL NOTES:
DESIGN DATA:
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING
MAXIMUM AND MINIMUM COVER
STEEL-ROUND PIPES
HELICAL CORRUGATED METAL
AND
STRUCTURAL PLATES
706-03-1/1


GENERAL NOTES:
SUITABLE EXISTING GROUND FOUNDATION
UNSUITABLE EXISTING FOUNDATION
ROCK OR UNYIELDING FOUNDATION
PIPE INSTALLATION DETAIL
(FOR BEDROCK EXCAVATION ONLY)
BACKFILL DETAIL
CROSS SECTION OF ROADWAY EMBANKMENT
TRENCH CONDITION
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING
CORRUGATED METAL CULVERT
AND PIPE ARCHES
BEDDING AND BACKFILL
DETAILS
206-02-1/1


STANDARD CONNECTION
STANDARD END SECTIONS FOR PIPE-ARCH STEEL PIPE
STANDARD CONNECTIONS
STANDARD END SECTIONS FOR ROUND STEEL PIPE
GENERAL NOTES
CORRUGATED ALUMINUM PIPE END SECTION
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING
CULVERT PIPE
END SECTIONS
(METAL)
570-01-1/2


QUANTITIES PER LINEAR FOOT
SECTION TYPE I
SECTION TYPE II
GENERAL NOTES
NORMAL INTERSECTION SPLICES
SKEWED INTERSECTION SPLICE
"W" MESH
TYPICAL SECTION
HEXAGONAL MESH
TRANSVERSE SPLICE
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING
WIRE ENCLOSE GABION
CLASS "A"
602-01-1/1


GENERAL NOTES
BOX CULVERTS WITH APRONS
BOX CULVERTS WITHOUT APRONS
CONCRETE BLANKETS
ANCHOR TO NEW STRUCTURE
ANCHOR TO EXISTING STRUCTURE
HOOK BOLT DETAILS
SECTION D-D H-1 HEADWALL
SECTION E-E H-2 HEADWALL
SECTION F-F PIPE WITH END SECTIONS
SECTION G-G PIPE WITHOUT HEADWALLS
TYPICAL SECTION AT END OF RIPRAP
SECTION H-H
WIRE MESH ANCHOR
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING
EROSION CONTROL AT CULVERT OUTLETS
602-02-1/1


GENERAL NOTES
PLAN VIEW
FRONT VIEW
DETAILS OF 9 GAGE INTERNAL CONNECTING WIRES
STANDARD JOINT CONNECTION DETAIL
STANDARD JOINT CONNECTION DETAIL
TWISTED MESH GABION
WELDED MESH GABION
TYPICAL FLAT LAYOUT OF GABION BASKET
TYPICAL ASSEMBLED GABION BASKET
TYPICAL ACCEPTABLE MESH STYLES
TWISTED MESH MATTRESS
WELDED MESH MATTRESS
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING
GABION BASKET DETAILS
602-05-1/2

STORM WATER POLLUTION PREVENTION PLAN
DOS HERMANOS SUBDIVISION
SANTA FE, NEW MEXICO

1. SITE AND PROJECT DESCRIPTION

The project site is undeveloped. The site work shall consist of grading for the construction of utilities, roadways, drainage structures and other infrastructure construction. Soil disturbance is expected to occur from _____ to _____.

The site generally drains from North to South. Topographic relief occurs in Arroyo de los Chamisos, running from East to West on the South end of the property. There are limited off site drainages which flow through this area.

1.1 Owner Operator:

_____

_____

_____

Construction Operator (Separate NPDES Permit needed).

_____

_____

_____

_____

Telephone: _____

Fax. _____

1.2 Location of the site:

The site is located in Township 17 North, Range 9 East, Section 24, in Santa Fe, New Mexico.

The latitude and longitude are as follows:

Latitude 35°35'42" N
Longitude -106°03'43" W

1.3 The total area of the site:

5.00 ± acres

1.4 The area of the site that is expected to be disturbed:

0.53 ± acres

1.5 Endangered Species:

Based on the instruction provided by the EPA Compliance Assurance and Enforcement Division Water Enforcement Branch, Region 6 "Storm Water Region 6 NPDES General Permit for Storm Water Discharge from Construction Activity," there are no endangered or threaten species, or designated critical habitat, which are likely to be adversely affected by the construction activity's storm water discharge or storm water discharge related activities.

1.6 Intended sequence of major construction activities

1. Install Best Management Practices (BMP's). The contractor shall minimize soil disturbance and insure the proper stockpiling of materials.

2. Site Grading. The contractors shall use site-specific controls as shown on the Temporary Erosion Control Plans and Grading and Drainage Plans. Soil disturbance shall be minimized.

3. Installation of Utilities including trenching, stockpiling of excavated materials and backfilling. The contractors shall use site-specific controls as shown on the Temporary Erosion Control Plans.

4. Stabilization. The contractors shall use site-specific controls as shown on the Permanent Erosion Control Plans.

1.7 The following maps have been prepared:

1.7.1 Vicinity Map

See Sheet 1-1.

1.7.2 Drainage patterns:

See Grading and Drainage Plans, 8 series sheets.

1.7.3 Approximate slopes after major grading

See Permanent Erosion Control Plan, Sheet 11.4

1.7.4 Outline area of disturbance

See Permanent Erosion Control, Sheet 11-4.

1.7.5 Outline of areas which won't be disturbed:

See Permanent Erosion Control, Sheet 11-4.

1.7.6 Location of major structural and non-structural concepts:

See Temporary Erosion Control Plan, Sheet 11-3.

1.7.7 Areas where stabilization practices are expected to occur.

See Permanent Erosion Control Plan, Sheet 11-4.

2. DESCRIPTION OF CONTROLS

2.1 Posting Requirements:

The Contractor will post conspicuously near the entrance to the site the following items:

Copies of NOIs
Name and telephone number of contact persons

2.2 "Good Housekeeping":

The contractors shall practice "Good Housekeeping." This includes the proper disposal of construction and demolition debris on a daily basis, proper wash down methods of construction vehicles, the proper stockpiling of materials. The construction site shall be kept in a neat and orderly manner and exposure of material to storm water will be minimized to the extent practicable.

2.3 Concrete Washout

Concrete washout is a process wastewater and must be controlled in a designated area (e.g. bermed pit) and disposed of properly and noted on the Temporary Erosion Control Plans

2.4 Minimize Disturbance and Preserve Natural Vegetation

The Contractor shall minimize disturbance. The limits of construction shall be clearly delineated and enforced. Special attention will be given to protecting established vegetati The contractor will be responsible for replacing vegetation that is unnecessarily disturbed.

2.5 Inspections:

Disturbed areas, stabilization and structural control measures shall be inspected as required and at least once every two weeks, and within 24 hours of the next working day of the end of a storm event. If a portion of the site has been finally or temporarily stabilized and runoff is unlikely due to winter conditions, or during seasonal arid periods, inspections shall be conducted on a monthly basis.

Inspections shall be documented on the inspection and maintenance form. Inspections shall be continued by the Owner and final stabilization of an area is achieved and/or the Notice of Termination is submitted.

2.6 Record Keeping

A copy of the SWPP Plan will be maintained onsite for the use of all Operators and those identified in the SWPP Plan as having on site responsibilities. Items that will be maintaine and attached to the SWPP include:

Inspection Reports: The inspection reports shall be signed by a qualified inspector assigned by the Contractor. The SWPP package and reports shall be available to EPA representatives at all times during construction.

Land Disturbance Log containing dates when major soil disturbing activities occur, dates when construction activities temporarily or permanently cease on a portion of the site, and dates when stabilization measures are initiated.

Spill Tracking

Copies of SWPP Plans, inspection records, spill reports, all reports required by NPDES P coverage and data used to complete the NOI shall be retained by the permittees.

CASE # _____

2.7 Plan Amendment:

This SWPP Plan will be amended when:

There is a change in design, construction, operation, or maintenance.

If the inspection report identifies problems or inadequacies with the current BMPs, the SWPP Plan shall be modified as necessary to include additional or modified BMP's designed to correct the problems.

CITY OF SANTA FE NPDES STORMWATER MANAGEMENT NOTES

1. DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE SFCC CHAPTER XIII STORMWATER UTILITY INCLUDING THE STORMWATER UTILITY SERVICE CHARGE AND STORMWATER ILLICIT DISCHARGE CONTROL REQUIREMENTS.
2. DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF NPDES GENERAL MS4 DISCHARGE PERMIT NO. NMR040000 AND NPDES CONSTRUCTION GENERAL PERMIT NO. NMR 100000.
3. CONSTRUCTION GENERAL DISCHARGE PERMIT NO. NMR100000 - A STORMWATER POLLUTION PREVENTION PLAN MUST BE PREPARED BY A QUALIFIED PROFESSIONAL AND A NOTICE OF INTENT (NOI) FOR COVERAGE MUST BE FILED WITH THE EPA. CONSTRUCTION STORMWATER DISCHARGES **ARE NOT PERMITTED** UNTIL A MINIMUM OF SEVEN (7) CALENDAR DAYS AFTER EPA ACKNOWLEDGEMENT OF A COMPLETE NOI.
4. CITY OF SANTA FE STORMWATER ILLICIT DISCHARGE CONTROL- SFCC 13-2 PROHIBITS THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, SLURRIES, MUD, PLASTERS, CONCRETE RINSATES AND ANY CONSTRUCTION MATERIALS, WASTES AND GARBAGE, ETC. TO THE STORM DRAIN SYSTEM. THE STORM DRAIN SYSTEM INCLUDES ROADS, STREETS, CURBS, GUTTERS, DROP INLETS, PIPED STORM DRAINS, CULVERTS, RETENTION AND DETENTION BASINS, NATURAL AND MAN-MADE DRAINAGE CHANNELS, ARROYOS, RIVERS AND ANY FACILITY AND APPURTENANCE BY WHICH STORMWATER IS COLLECTED AND/OR CONVEYED.
5. CITY OF SANTA FE TERRAIN AND STORMWATER REGULATIONS- SFCC 14-8.2 REQUIRES THAT CONSTRUCTION DISTURBED AREA SHALL BE PROTECTED AGAINST EROSION. SEDIMENT MUST BE CONTAINED ON THE DISTURBED AREA BY THE USE OF TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES SUCH AS SILT FENCING, SWALES, BERMS, GEOTEXTILES, SEDIMENT BASINS AND TRAPS. PROTECTION FOR STORM DRAIN INLETS SHALL BE PROVIDED TO PREVENT THE ENTRY OF SEDIMENT FROM THE SITE WHILE STILL ALLOWING THE ENTRY OF STORMWATER. CONTROL DEVICES SHALL BE KEPT IN PLACE AND USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
6. THE CONTRACTOR SHALL NOT REMOVE SILT FENCE AND MULCH SOCKS OR OTHER TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES UNTIL DISTURBED AREAS ARE STABILIZED. SOIL STABILIZATION AND EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER COMPLETION OF CONSTRUCTION OR OTHER SOIL DISTURBANCE ACTIVITIES ON THE SITE. IF THE TIME OF YEAR IS NOT CONDUCIVE TO PLANTING, THEN PLANTING MAY BE DELAYED UNTIL THE NEXT APPROPRIATE PLANTING SEASON PROVIDED THAT ALL TEMPORARY EROSION CONTROL MEASURES ARE MAINTAINED UNTIL PERMANENT EROSION CONTROL MEASURES ARE IMPLEMENTED. TEMPORARY EROSION CONTROL MEASURES SHALL BE SELECTED, DESIGNED AND INSTALLED WITH AN APPROPRIATE SEED BASE TO PROVIDE EROSION CONTROL FOR AT LEAST THREE YEARS WITHOUT ACTIVE MAINTENANCE. TEMPORARY EROSION CONTROL MEASURES SHALL BE SELECTED, DESIGNED AND INSTALLED TO ACHIEVE 70 PERCENT VEGETATIVE COVER WITHIN THREE YEARS.

ENGINEERS SEAL

REVISIONS	DATE
1	
2	
3	
4	
5	
6	
7	

CITY REVIEW

DEPARTMENT	SIGN-OFF		DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE	ON FILE	
WATER SERVICES			
STREETS DIV.			
TRAFFIC DIV.			
FIRE			
LAND USE			
SUBDIVISION ENGINEER			

CITY USE ONLY

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

DOS HERMANOS SUBDIVISION
PRELIMINARY SUBDIVISION PLAT SUBMITTAL

STORM WATER POLLUTION PREVENTION PLAN

DATE	SCALE	SHEET
MAY 20** 4	N.T.S.	11-1

SWPP Plan Inspection Report

Project Name _____

Purpose of Inspection _____ Date _____

Inspector _____

Weather Information: Type, Time, Amount, and Duration of Each Storm Event since LSP Inspection; List Dates and Location for Storm Events

_____

_____

Location of NPDES Notice of Permit Coverage Posting _____

_____

Has Land Disturbance Log been Maintained [ ] Yes [ ] No [ ] N/A

Does the site map reflect current BMPs and Site Characteristics? [ ] Yes [ ] No

Does the site map reflect current BMPs and Site Characteristics? [ ] Yes [ ] No

Comments _____

_____

Evidence of Discharges of Sediment or other Pollutants from the Site (Describe Below): [ ] Yes [ ] No

Evidence of Spills or Leaks (Describe Below) [ ] Yes [ ] No

Evidence of Offsite Sediment Tracking (Describe Below) [ ] Yes [ ] No

Comments _____

_____

Is Facility in Compliance with SWPP Plan and Permit? [ ] Yes [ ] No

Incidents of Non-Compliance with SWPP Plan: _____

_____

Land Disturbance Log, including Location and Date of Soil Disturbance, Activities and Stabilization Intervals: _____

_____

SWPP Plan Inspection Report (Continued)

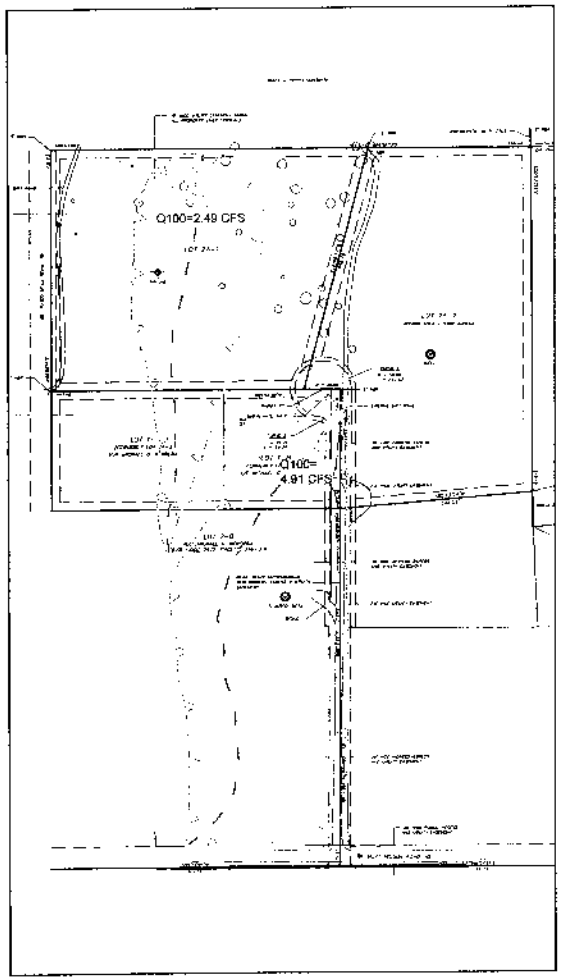
Certification Statement

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

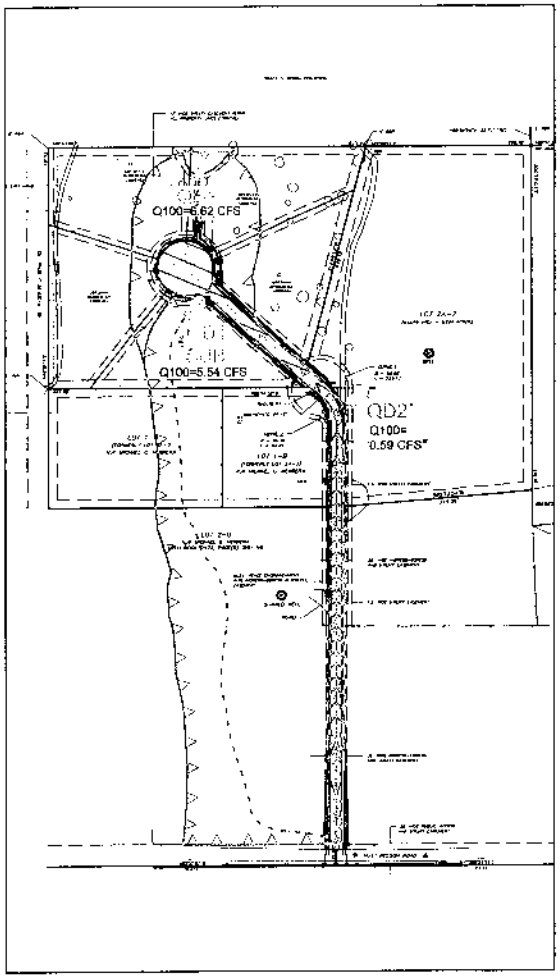
(Signature)

_____

(Please Print Name, Title)



EXISTING CONDITIONS DRAINAGE BASIN MAP
SCALE: 1" = 100'



DEVELOPED CONDITIONS DRAINAGE BASIN MAP
SCALE: 1" = 100'

0 50 100 200
SCALE: 1" = 100'

0 50 100 200
SCALE: 1" = 100'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGNATURE	DATE
WASTEWATER MANAGEMENT DIV	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV		
TRAFFIC DIV		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY	USE	ONLY

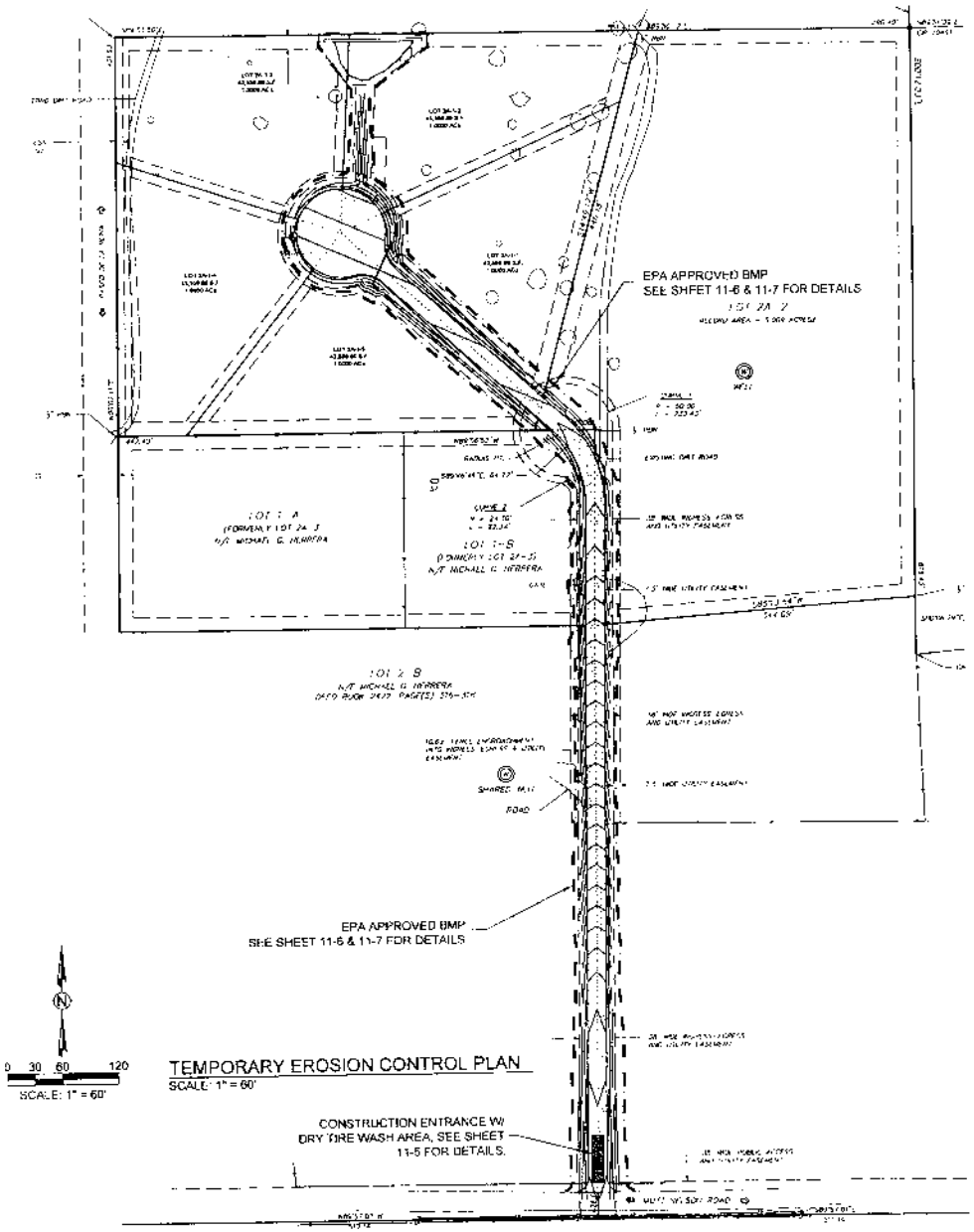
SFEC
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

DOS HERMANOS SUBDIVISION
PRELIMINARY SUBDIVISION PLAT
SUBMITTAL

STORM WATER POLLUTION PREVENTION PLAN (CONT'D)

DATE	SCALE	SHEET
MAY 2014	1" = 100'	11-2

REVISIONS	DATE	ENGINEERS SEAL



TEMPORARY EROSION CONTROL PLAN

SCALE: 1" = 60'

BEST MANAGEMENT PRACTICES - NOTES

1. DISTURBED AREAS SHALL BE PROTECTED FROM EROSION DURING CONSTRUCTION BY MEANS ADEQUATE TO RETAIN SOIL ON SITE.
2. EXCEPT AS NECESSARY TO INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES, LAND SHALL NOT BE GRADED OR CLEARED UNTIL ALL SUCH TEMPORARY DEVICES HAVE BEEN PROPERLY INSTALLED AND INSPECTED. CONTROL DEVICES SHALL BE KEPT IN PLACE AND USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. SIGNIFICANT TREES, AREAS WITH SUBSTANTIAL GRASS COVERAGE, AND DRAINAGE WAYS THAT ARE TO REMAIN UNDISTURBED SHALL BE FENCED OFF PRIOR TO THE USE OF ANY HEAVY MACHINERY ON-SITE AND DURING THE ENTIRE CONSTRUCTION PROCESS. FENCING SHALL BE PLACED FIVE FEET TO THE OUTSIDE OF THE DRIP LINE OF SIGNIFICANT TREES. THERE ARE NO SIGNIFICANT TREES.
4. SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION THROUGHOUT CONSTRUCTION BY USING APPROPRIATE EROSION CONTROL TECHNIQUES. STAGING AND SOIL STOCKPILE AREAS SHALL BE CLEARLY DESIGNATED ON THE SITE. ALL TOPSOIL SHALL BE KEPT ON SITE, WITHIN THE DISTURBANCE ZONE OF CONSTRUCTION, AND REINTRODUCED IN TO PLANTING AREAS TO THE EXTENT POSSIBLE. THERE ARE NO SOIL STOCKPILES ASSOCIATED WITH THIS PROJECT.
5. WATERING DOWN EXPOSED AREAS IS REQUIRED TO PREVENT THE BLOWING OF DUST OR SEDIMENT.
6. PROTECTION FOR STORM DRAIN INLETS SHALL BE PROVIDED TO PREVENT THE ENTRY OF SEDIMENT WHILE STILL ALLOWING THE ENTRY OF STORM WATER.
7. EROSION AND SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY WATERING AND/OR FIBER MULCH WITH TACKIFIER.
8. ALL CONSTRUCTION TRAFFIC SHALL USE TIRE WASHES.

MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

1. DISTURBED AREAS, STABILIZATION AND STRUCTURAL CONTROL MEASURES SHALL BE INSPECTED AS REQUIRED AND AT LEAST ONCE EVERY TWO WEEKS, AND WITHIN 24 HOURS OR THE NEXT WORKING DAY OF THE END OF A STORM EVENT. IF A PORTION OF THE SITE HAS BEEN FINALLY OR TEMPORARILY STABILIZED, AND RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS, OR DURING SEASONAL ARID PERIODS, INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS.
2. THE STORM WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PROPER WORKING CONDITION.
3. IF AFTER NOTICE BY THE CITY TO CORRECT A VIOLATION REQUIRING MAINTENANCE WORK, SATISFACTORY CORRECTIONS ARE NOT MADE WITHIN A REASONABLE PERIOD OF TIME, THE CITY MAY PERFORM ALL NECESSARY WORK TO PLACE THE FACILITY IN PROPER WORKING CONDITION. THE CONTRACTOR SHALL BE ASSESSED THE ASSOCIATED COSTS OF THE WORK.

LEGEND

EPA APPROVED BMP
SEE SHEET 11-6 & 11-7 FOR DETAILS

DRAINAGE FLOW ARROW

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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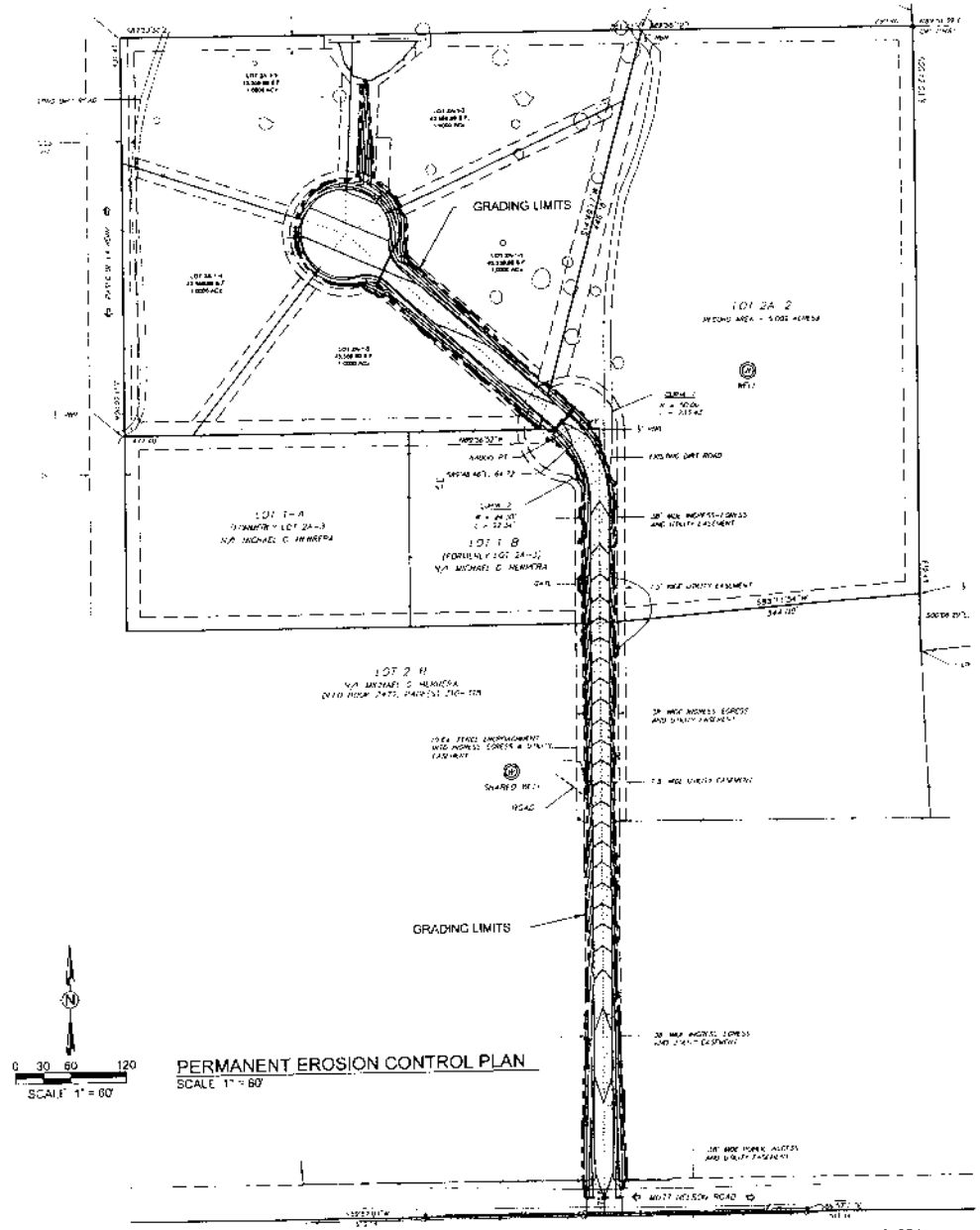
1596 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2841
http://www.SFENGR.com

DOS HERMANOS SUBDIVISION
PRELIMINARY SUBDIVISION PLAT SUBMITTAL

TEMPORARY EROSION CONTROL PLAN

DATE	SCALE	SHEET
MAY 2014	1" = 60'	11-3

REVISIONS	DATE	ENGINEER'S SEAL



PERMANENT EROSION CONTROL PLAN
SCALE 1" = 60'

LONG TERM MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

(1) ALL STORMWATER FACILITIES SHALL BE MAINTAINED BY THE BUSINESS OWNERS ASSOCIATION.

(2) "THE STORMWATER MANAGEMENT" SYSTEM SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED.

(3) THE CITY OR ITS AUTHORIZED AGENT MAY ENTER UPON THE PROPERTY AT REASONABLE TIMES TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PROPER WORKING CONDITION.

(4) IF AFTER NOTICE BY THE CITY TO CORRECT A VIOLATION REQUIRING MAINTENANCE WORK, SATISFACTORY CORRECTIONS ARE NOT MADE WITHIN A REASONABLE PERIOD OF TIME THE CITY MAY PERFORM ALL NECESSARY WORK TO PLACE THE FACILITY IN PROPER WORKING CONDITION. THE OWNER(S) OR RESPONSIBLE PARTY OF THE FACILITY SHALL BE ASSESSED THE ASSOCIATED COSTS OF THE WORK.

INSPECTIONS AND VIOLATIONS DURING CONSTRUCTION PROCESS

(1) INSPECTIONS BY CITY ARE DUE WHEN STORM WATER MANAGEMENT MEASURES ARE COMPLETED AND WHEN THE FINAL SITE RESTORATION MEASURES ARE COMPLETED. HOWEVER, IF FINAL SITE RESTORATION MEASURES ARE BEING DELAYED DUE TO THE SEASON, THE CITY SHALL BE NOTIFIED WHEN TEMPORARY EROSION CONTROL MEASURES FOR USE UNTIL RESTORATION IS COMPLETE IN PLACE AND READY FOR INSPECTION.

(2) FURTHER CONSTRUCTION OR ISSUANCE OF ANY PERMITS SHALL NOT OCCUR UNTIL WRITTEN APPROVAL HAS BEEN GRANTED BY THE CITY.

STORMWATER FACILITIES MAINTENANCE SCHEDULE

ROUTINE MAINTENANCE:	MARCH 21st	CLEARING AND MAINTENANCE FOR ALL STORMWATER MANAGEMENT FACILITIES SHALL OCCUR WITHIN 30 DAYS OF DATE. REMOVE SEDIMENT AND REGRADE IN ALL PONDS AND RESEED.
FALL MAINTENANCE:	SEPTEMBER 15th	CLEARING AND MAINTENANCE FOR ALL STORMWATER MANAGEMENT FACILITIES SHALL OCCUR WITHIN 30 DAYS OF DATE.
PERIODIC MAINTENANCE:	AFTER SIGNIFICANT STORMS	CLEARING AND MAINTENANCE FOR ALL STORMWATER MANAGEMENT FACILITIES SHALL OCCUR WITHIN 30 DAYS OF STORM.

SFCC 13-2 PROHIBITS THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, VEGETATION, SLURRIES, MUD, PLASTICS, CONCRETE, REBONATES AND ANY CONSTRUCTION MATERIALS, WASTES AND GARBAGE ETC. TO THE STORM DRAIN SYSTEM. THE STORM DRAIN SYSTEM INCLUDES ROADS, STREETS, CURBS, GUTTERS, DRIP INLETS, PIPED STORM DRAINS, CULVERTS, RETENTION AND DETENTION BASINS, NATURAL AND MAN-MADE DRAINAGE CHANNELS, ARROYOS, RIVERS AND ANY FACILITY AND APPURTENANCE BY WHICH STORM WATER IS COLLECTED AND/OR CONVEYED. CULVER AND DRAIN FLUSHING SHALL BE CAREFULLY DONE. POLLUTANTS AND OF BIDS SHALL BE CAREFULLY REMOVED AND DISPOSED OF AT THE LANDFILL.

LEGEND

GRADING LIMITS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ONLY	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

CASE # _____

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite H
Santa Fe, N. M. 87505
(505) 982-2640 Fax (505) 982-2641
http://www.SFENGR.com

DOS HERMANOS SUBDIVISION
PRELIMINARY SUBDIVISION PLAT
SUBMITTAL

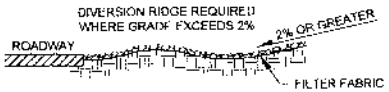
PERMANENT EROSION CONTROL PLAN

DATE	SCALE	SHEET
MAY 2014	1" = 10'	11-4

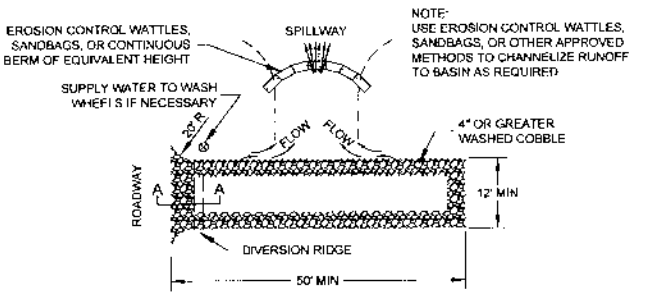
REVISIONS	DATE	ENGINEERS SEAL

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL MINIMIZE SEDIMENT TRACKING OR TRANSPORT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE ADDING ADDITIONAL LAYERS OF GRAVEL, REPAIR AND/OR CLEANOUT OF MEASURE USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC ROADWAYS.
3. VEHICLE WASHING SHALL BE CONDUCTED IN A STABILIZED AREA WITH APPROPRIATE STORM WATER CONTROLS IN PLACE

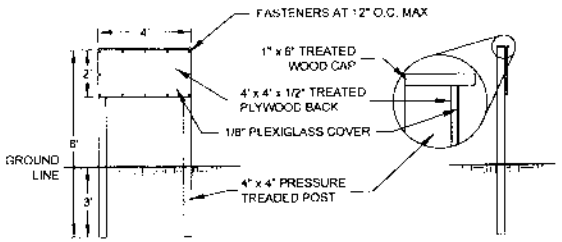


SECTION A-A



PLAN VIEW

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT



N.P.D.E.S. PERMIT POSTING BOARD (LOCATED AT MAIN ENTRANCE)

REVISIONS	DATE	ENGINEERS SEAL

CITY REVIEW		
DEPARTMENT	SIGNATURE	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

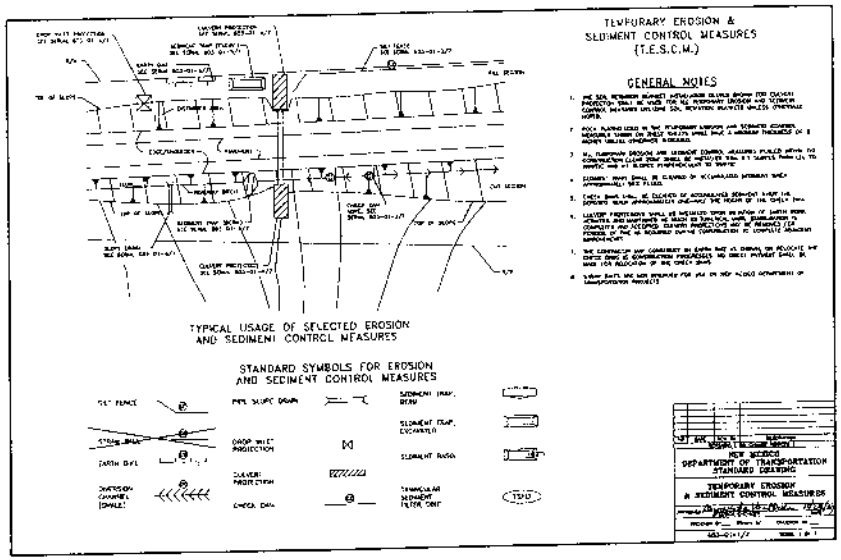
CASE # _____

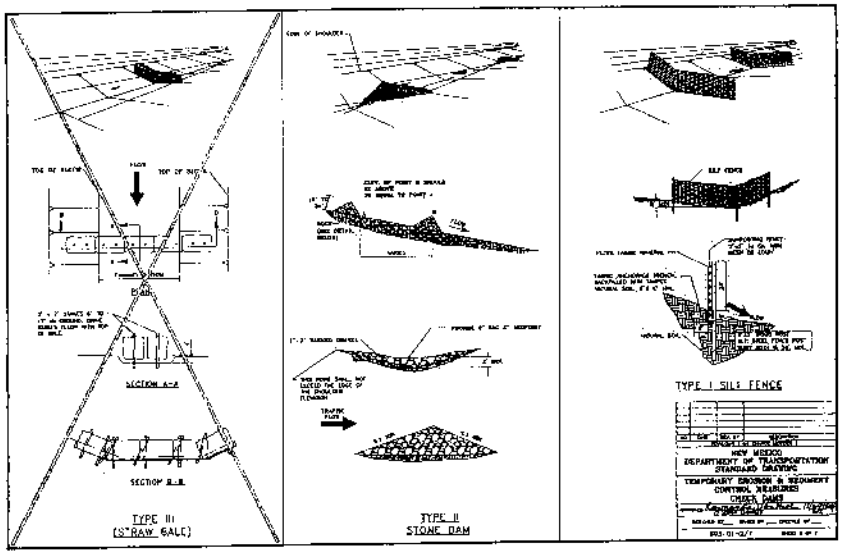
Santa Fe Engineering Consultants, LLC
1696 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2645 Fax (505) 982-2641
http://www.SFENGR.com

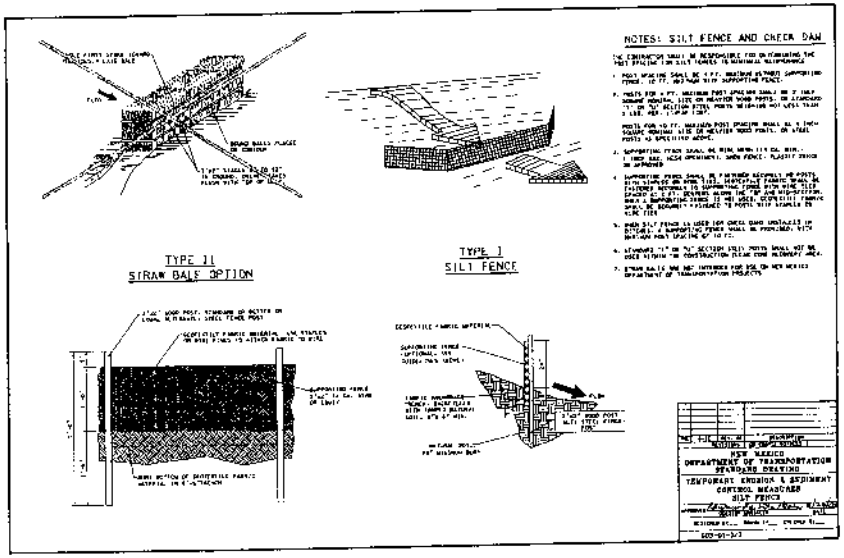
DOS HERMANOS SUBDIVISION
PRELIMINARY SUBDIVISION PLAT SUBMITTAL

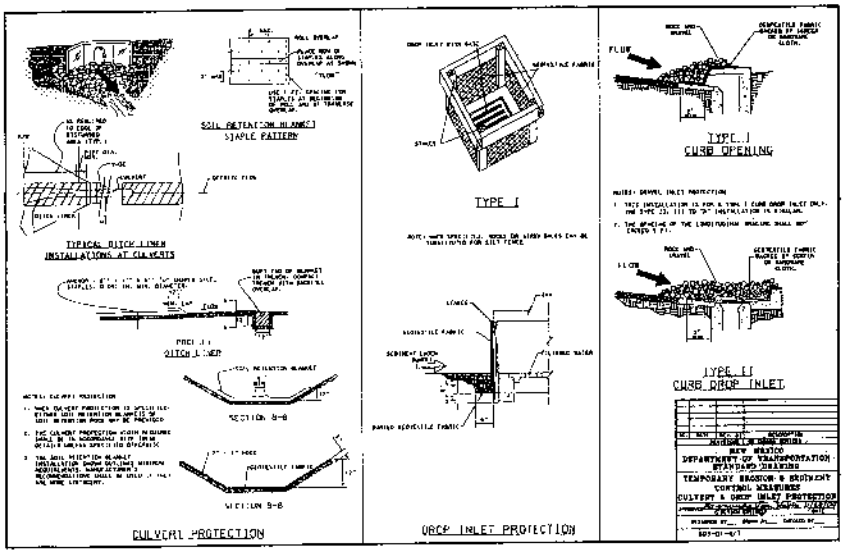
STORM WATER CONTROL DETAILS

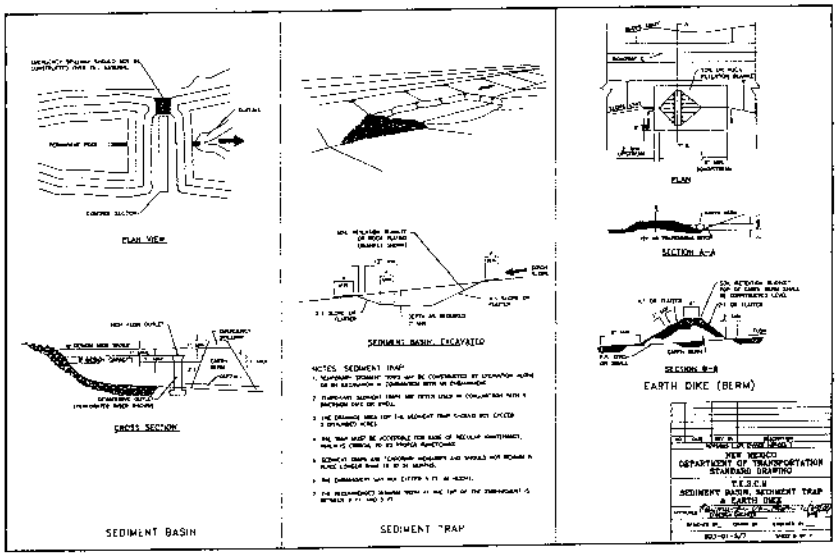
DATE	SCALE	SHEET
MAY 2014	1" = 10'	11-5

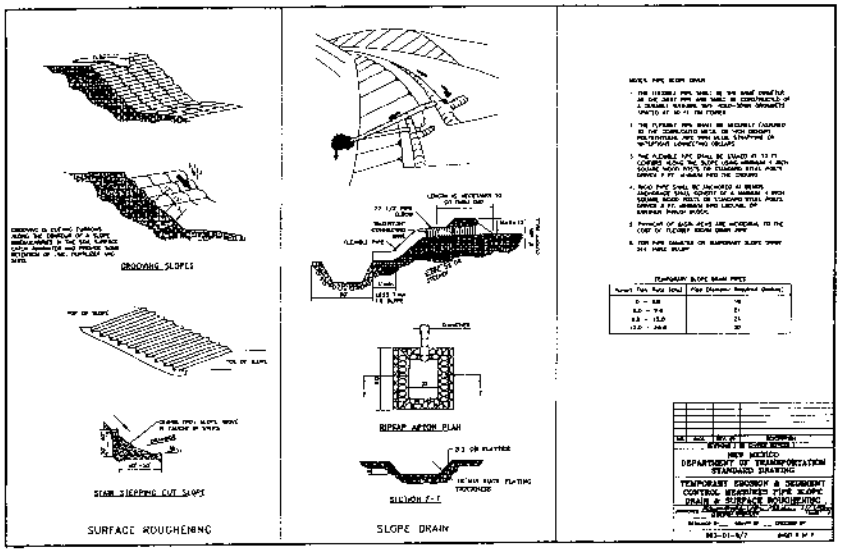

TEMPORARY EROSION &
SEDIMENT CONTROL MEASURES
(T.E.S.C.M.)
GENERAL NOTES
TYPICAL USAGE OF SELECTED EROSION
AND SEDIMENT CONTROL MEASURES
STANDARD SYMBOLS FOR EROSION
AND SEDIMENT CONTROL MEASURES
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING
TEMPORARY EROSION
& SEDIMENT CONTROL MEASURES

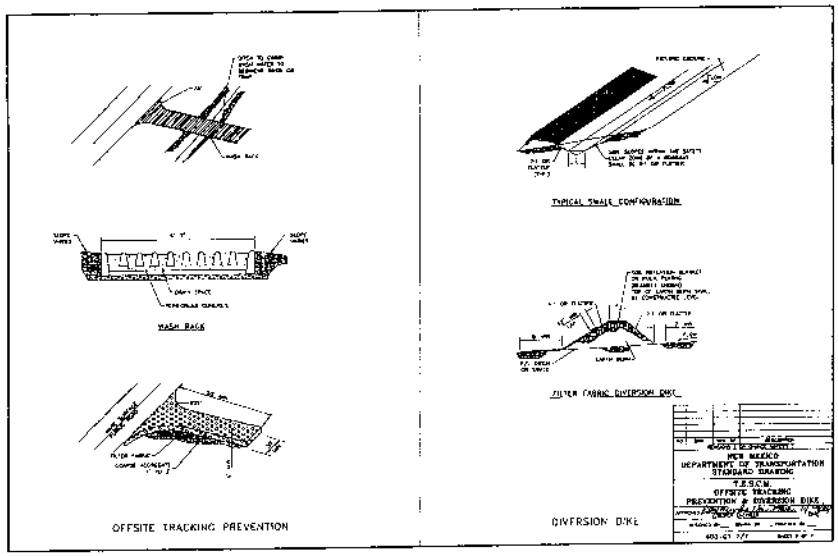

TYPE III
(STRAW BALE)
TYPE II
STONE DAM
TYPE I SILT FENCE
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING
TEMPORARY EROSION & SEDIMENT
CONTROL MEASURES
CHECK DAMS


NOTES: SILT FENCE AND CHECK DAM
TYPE II
STRAW BALE OPTION
TYPE I
SILT FENCE
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING
TEMPORARY EROSION & SEDIMENT
CONTROL MEASURES
SILT FENCE


SOIL RETENTION BLANKET
STAPLE PATTERN
TYPICAL DITCH LINER
INSTALLATIONS AT CULVERTS
TYPE I
CURB OPENING
TYPE II
CURB DROP INLET
CULVERT PROTECTION
DROP INLET PROTECTION
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING
TEMPORARY EROSION & SEDIMENT
CONTROL MEASURES
CULVERT & DROP INLET PROTECTION

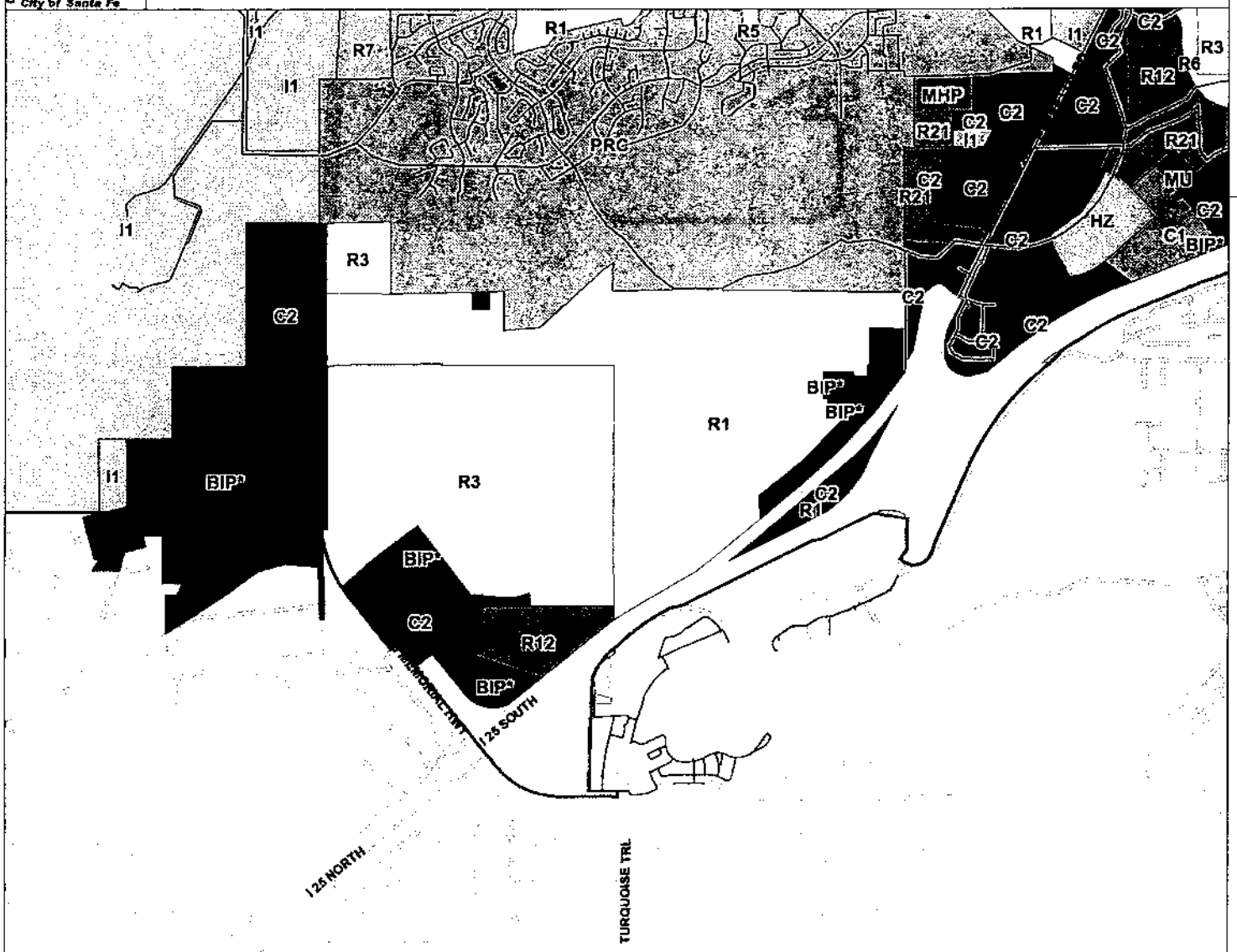

PLAN VIEW
CROSS SECTION
SEDIMENT BASIN
SEDIMENT BASIN EXCAVATED
NOTES SEDIMENT TRAP
SEDIMENT TRAP
PLAN
SECTION A-A
SECTION B-B
EARTH DIKE (BERM)
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING
T.E.S.C.M.
SEDIMENT BASIN, SEDIMENT TRAP
& EARTH DIKE

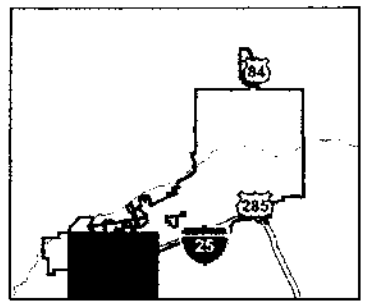

GROOVING SLOPES
STAIR STEPPING CUT SLOPES
SURFACE ROUGHENING
RIPRAP APRON PLAN
SECTION F-F
SLOPE DRAIN
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING
TEMPORARY EROSION & SEDIMENT
CONTROL MEASURES FOR SLOPE
DRAIN & SURFACE ROUGHENING


WASH RACK
OFFSITE TRACKING PREVENTION
TYPICAL SWALE CONFIGURATION
FILTER FABRIC DIVERSION DIKE
DIVERSION DIKE
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING
T.E.S.C.M.
OFFSITE TRACKING
PREVENTION & DIVERSION DIKE

City of Santa Fe
17 Dos Hermanos
SWAN PL
17 Dos Hermanos
NM-599
Mutt-Nelson Road
Mutt-Nelson Road
Frontage Road
NM-599
Frontage Road
Legend
EXHIBIT #8
Planning Commission
July 10, 2014
1:4,000
1 inch = 333 feet

Zoning - Mutt-Nelson Road Area





Legend

- City Limits
- Wastewater Collection Pipelines
- Water Pipe Distribution
- Airport Clear Zones
- Santa Fe River

Zoning

- RR Rural Residential
- R1, (PUD) Single- Family 1du/ac.
- R2, (DT), (PUD), (AC) Single - Family 2du/ac
- R3, (PUD) Single - Family 3du/ac
- R4 Single - Family 4du/ac
- R5, (DT), (PUD), (AC), R6 Single - Family 5-6du/ac
- R7, (I), (PUD), R8 Single - Family 7-8du/ac
- RC5, RC5AC Compound 5du/ac
- RC8, RC8AC Compound 8du/ac
- R10, (PUD) Multiple - Family 10du/ac
- R12, (PUD) Multiple - Family 12du/ac
- R21, (PUD) Multiple - Family 21du/ac
- R29, (PUD),(AC) Multiple - Family 29du/ac
- RAC Residential Arts & Crafts

Scale: 1:33,924

Map center: 1698691, 1674754

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

EXHIBIT #9
Planning Commission
July 10, 2014

City of Santa Fe, New Mexico

memo

DATE: Prepared June 25 for the July 10, 2014 Planning Commission Meeting

TO: Planning Commission

VIA: Matthew S. O'Reilly, P.E., Director, Land Use Department MSO
Tamara Baer, Planning Manager, Current Planning Division TB

FROM: Donna Wynant, AICP, Senior Planner, Current Planning Division DW

Case #2014-56. 5364 Agua Fria Final Subdivision Plat. Raymond and Faye Barela request Final Subdivision Plat approval for two lots on 0.67 acres. The property is zoned R-3 (Residential, 3 dwelling units per acre) and is located at 5364 Agua Fria Street. (Donna Wynant, Case Manager)

RECOMMENDATION

Staff recommends **APPROVAL** of the Final Subdivision Plat to divide the subject site into two lots, subject to the conditions of approval as outlined in this report.

EXECUTIVE SUMMARY

The applicant is requesting Final Subdivision Plat approval of a 0.67 acre tract to split property located at 5364 Agua Fria into two lots. This is a Serial Subdivision as defined in SFCC 1987 14-3.7(A)(4) and therefore must comply with subdivision procedures per 14-3.7 (B), and subdivision criteria per 14-3.7(C). Preliminary Subdivision Plat approval was granted on May 15, 2014. Findings for that case were approved by the Planning Commission on June 5, 2014.

The Traffic Engineering Division requires access to the new Lot 1-A-1 from Agua Fria be restricted to one shared easement between the two lots via a 16 foot wide access easement and that the following statement be placed on the plat:

"Upon development of Lot 1-A-1 and installation of a new shared access easement including the shared curb-cut and drive-pad, the developer shall cease utilizing the existing curb-cut and restore the curb to a typical vertical curb and gutter."

A note on the proposed Plat requires that a sidewalk be constructed along Agua Fria in compliance with §14-9.2(E) of the Land Development Code at the time of development. Separate water and sewer services are required at the time of construction permit as noted on the Plat.

A continuous 15 foot wide landscaped strip is shown on the residential side of the property line to buffer the new residential lot from the adjacent business.

The Final Subdivision Plat conforms substantially to the Preliminary Plat as approved by the Planning Commission, and staff recommends approval.

ATTACHMENTS:

EXHIBIT A: DRT Conditions of Approval

EXHIBIT B: Development Review Team Memoranda
1. Technical Review Division – City Engineer email, Risana Zaxus
2. Traffic Engineering Division memorandum, Sandy Kassens
3. Water Division email, Dee Beingessner

EXHIBIT C: Maps
1. Aerial Photograph

EXHIBIT D: Planning Commission Materials
1. Planning Commission minutes, May 15, 2014
2. Planning Commission Findings of Fact, approved June 5, 2014

EXHIBIT E: Applicant Materials
1. Barela Final Subdivision Plat

Barela Subdivision –

Case #2014-56: 5364 Agua Fria, Final Subdivision Plat

DRT Conditions of Approval	Department	Staff
Final Sub Plat: - 1. The Developer shall add a note to the plat that states: *"Upon development of Lot 1-A-1 and installation of a new shared access easement including the shared curb-cut and drive-pad, the developer shall cease utilizing the existing curb-cut and restore the curb to a typical vertical curb and gutter."*	Traffic Eng/Public Works	Sandy Kassens

EXHIBIT 4

WYNANT, DONNA J.

From: ZAXUS, RISANA B.
Sent: Monday, June 16, 2014 2:29 PM
To: WYNANT, DONNA J.
Subject: # 2014-56

Ms. Wynant,

I have no review comments on case # 2014-56, the 5364 Agua Fria Final Subdivision Plat.

Risana B "RB" Zaxus, PE
City Engineer for Land Use

EXHIBIT B-1

City of Santa Fe, New Mexico

memo

DATE: June 17, 2014 **(Amended- Action 2 added.)**

TO: Donna Wynant, Land Use Division

VIA: John J. Romero, Traffic Engineering Division Director

FROM: Sandra Kassens, Engineer Assistant

SUBJECT: **5364 Agua Fria Preliminary Subdivision Plat. (Case# 2014-32)**

ISSUE:
Raymond and Faye Barela request Preliminary Subdivision Plat approval for two lots on 0.67 Acres. The Property is zoned R-3 (Residential, 3 dwelling units per acre) and is located at 5364 Agua Fria Street.

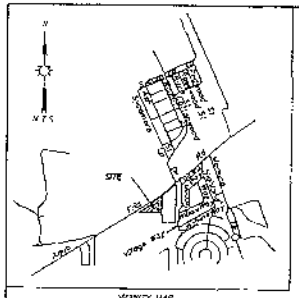
RECOMMENDED ACTION:
Review comments are based on submittals received on April 2, 2014. The comments below should be considered as Conditions of Approval to be addressed prior to subsequent submittal unless otherwise noted:

1. The developer shall indicate on the plat one shared access easement to Agua Fria Street from lots 1-A-1 and 1-A-2; this access easement shall be reviewed and approved by the Traffic Engineering Division.
2. **The Developer shall add a note to the plat that states:**

   "Upon development of Lot 1-A-1 and installation of a new shared access easement including the shared curb-cut and drive-pad; the developer shall cease utilizing the existing curb-cut and restore the curb to a typical vertical curb and gutter."

If you have any questions or need any more information, feel free to contact me at 955-6697. Thank you.

EXHIBIT D-2 (p. 1 of 2)



SEC. 36, T. 17 N., R. 8 E.
SEC. 1, T. 16 N., R. 8 E.

1/4 CORNER MARKED STONE & 3/4" PIPE

BASIS OF BEARINGS:

PLAT OF SURVEY BY GEORGE MYERS, N.M.P.S. NO. 3149, DATED "PLAT OF SURVEY FOR JAMES C. WALLER, LOT 5 & INVASION OF THE SE1/4 OF THE SW1/4 SECTION 1, T.16N.,R.8E., SANTA FE COUNTY, NEW MEXICO", DATED JULY 3, 1981, PROJECT NO. F-10

NOTE:

THESE LOTS DO NOT HAVE METERED SERVICE CONNECTIONS. AN AGREEMENT FOR METERED SERVICE (AMS) CONTRACT WITH THE CITY WATER DIVISION WILL BE REQUIRED PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT FOR THE LOT.

LEGEND

- ● CALCULATED CORNER.
- ○ CAPPED REBAR MARKED "5217" SET THIS SURVEY
- ⊠ CAPPED REBAR FOUND OR SET OF ML DURHAM PRIOR SURVEY UNLESS OTHERWISE SHOWN.
- S U.S.G.L.O. MARKED STONE & 3/4" G.I. PIPE
- E ELECTRIC METER.
- G GAS METER.
- W WATER METER.
- U — UTILITY POLE & OVERHEAD UTILITY LINE.
- S SANITARY SEWER MANHOLE
- FH FIRE HYDRANT
- ST SEPTIC TANK

NOTE: LOCATION OF SEPTIC TANKS IS APPROXIMATE, AS LOCATED BY OTHERS.

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2346.08'	132.34'	132.29'	N 56°18'33" E	3°14'19"
C2	2318.68'	159.61'	159.58'	N 52°41'26" E	3°56'50"

FRANCHISE UTILITIES

EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

PUBLIC SERVICE COMPANY OF NEW MEXICO — DATE

NEW MEXICO GAS COMPANY — DATE

QWEST CORPORATION D/B/A CENTURYLINK QC — DATE

COMCAST CABLE — DATE

DISCLAIMER

In approving this plat, New Mexico Gas Company did not conduct a title search of the properties shown hereon. Consequently, New Mexico Gas Company does not review or release any easements or easement rights which may have been granted by prior plat, replat, or other documents which are not shown on this plat.

In approving this plat, New Mexico Gas Company did not conduct a title search of the properties shown hereon. Consequently, New Mexico Gas Company does not waive or release any easements or easement rights which may have been granted by prior plat, replat, or other documents which are not shown on this plat.

QWEST CORPORATION D/B/A CENTURYLINK QC DISCLAIMER

This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee telephone service to the subdivision.

REFERENCE:

LAND DIVISION FOR RAYMOND AND FAYE BARELA, 5360 AGUA FRIA ROAD, FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO, IN PLAT BOOK 765, PAGE 048, AS DOCUMENT NO. 1722644.

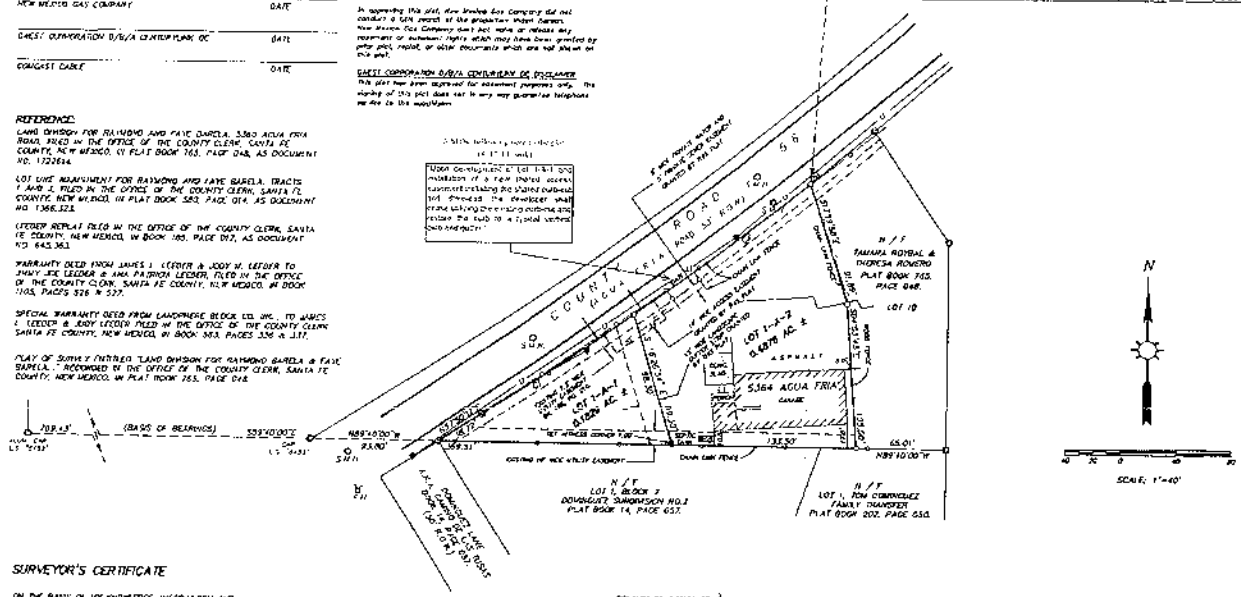
LOT LINE REARRANGEMENT FOR RAYMOND AND FAYE BARELA, TRACTS 1 AND 2, FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO, IN PLAT BOOK 580, PAGE 014, AS DOCUMENT NO. 1366,323.

LEEDER REPLAT FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO, IN BOOK 185, PAGE 017, AS DOCUMENT NO. 645,361.

WARRANTY DEED FROM JAMES J. LEEDER & JODY M. LEEDER TO JIMMY JOE LEEDER & ANA PATRICIA LEEDER, FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO, IN BOOK 1103, PAGES 526 & 527.

SPECIAL WARRANTY DEED FROM LANDMARK BLOCK CO. INC., TO JAMES J. LEEDER & JODY LEEDER FILED IN THE OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO, IN BOOK 983, PAGES 336 & 337.

PLAT OF SURVEY ENTITLED "LAND DIVISION FOR RAYMOND BARELA & FAYE BARELA..." RECORDED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO, IN PLAT BOOK 765, PAGE 048



Upon completion of the new paved access connection, the Applicant shall cease utilizing the existing entrance and restore the curb to a typical vertical curb configuration.

SURVEYOR'S CERTIFICATE

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE DELINEATION OF A SURVEY COMPLETED UNDER MY DIRECTION ON DECEMBER 8, 2012. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, ADOPTED BY THE NEW MEXICO STATE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS.

JAMES J. MEDRANO — DATE
N.M.P.S. No.5217

LANDMARK SURVEYS
P.O. BOX 5750
SANTA FE, NEW MEXICO 87502
(TEL.) (505)473-1317
(FAX) (505)473-0984
email: landmarksvrs@gmail.com

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS ____ DAY OF A.D. 20__ AT ____ O'CLOCK ____ M., AND WAS DULY RECORDED IN BOOK ____ PAGE ____ OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, NM

DEPUTY

DEDICATION / AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS

THAT RAYMOND BARELA AND FAYE BARELA ARE THE OWNERS OF THIS LAND AND THAT THE DIVISION OF THESE LANDS IS MADE WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND IS LYING AND BEING SITUATE WITHIN SECTION 1, T. 16 N., R. 8 E., N.M.P.M., SANTA FE COUNTY, NEW MEXICO. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO. AN EASEMENT IS HEREBY GRANTED FOR ALL EXISTING UTILITIES.

RAYMOND BARELA — FAYE BARELA

STATE OF NEW MEXICO)
COUNTY OF SANTA FE)SS

ON THIS ____ DAY OF ____, 2014, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE PERSONS WHOSE NAMES APPEAR ABOVE.

NOTARY PUBLIC — MY COMMISSION EXPIRES

OFFICIAL SEAL
CELIA MEDRANO
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 1-05-2016

REVIEWED BY:

CITY ENGINEER FOR LAND USE — DATE

CITY PLANNER — DATE

SANTA FE COUNTY TREASURER — DATE

SUMMARY COMMITTEE APPROVAL

APPROVED BY SUMMARY COMMITTEE AT THE MAY 15, 2014 MEETING.
CASE #2014-32 RAYMOND AND FAYE BARELA LOT SPLIT

CHAIR — DATE

SECRETARY — DATE

NOTES:

PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTED FOR A SUBSEQUENT PERMIT APPLICATION THAT ADDRESS ANY PROVISION OF CHAPTER 14 LAND DEVELOPMENT CODE AND SUBSEQUENT AMENDMENTS

PRIOR TO NEW CONSTRUCTION, PLAT WILL BE SUBMITTED TO FIRE DEPARTMENT FOR COMPLIANCE OF INTERNATIONAL FIRE CODE.

EACH PROPERTY WILL BE SERVED WITH SEPARATE WATER & SEWER SERVICES.

THIS TRACT LIES WITHIN IN ZONE X, AS SHOWN ON FLOOD INSURANCE MAP NO. 35049C0315D, EFFECTIVE DATE, DECEMBER 12, 2012.

SIDEWALK MUST BE CONSTRUCTED ALONG AGUA FRIA IN ACCORDANCE WITH ARTICLE 14-9.3(C) OF THE LAND DEVELOPMENT CODE

FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20 FEET WIDTH TO ANY NEW CONSTRUCTION.

CITY OF SANTA FE CASE # 2014-32
RAYMOND AND FAYE BARELA LOT SPLIT

U.P.C. #1-048-096-184-079

INDEXING INFORMATION FOR COUNTY CLERK

LAND DIVISION FOR RAYMOND BARELA AND FAYE BARELA 5364 AGUA FRIA ROAD WITHIN SECTION 1, T. 16 N., R. 8 E., N.M.P.M. SANTA FE COUNTY, NEW MEXICO

PROJECT NO. 10-12 A — PLAT NO. L-817 A

EXHIBIT B (2 of 2)

WYNANT, DONNA J.

From: BEINGESSNER, DEE
Sent: Tuesday, June 10, 2014 8:37 AM
To: WYNANT, DONNA J.
Subject: RE: Barela Final Subdivision Plat - Review

Donna,

I don't have any further comments.

Thanks,
Dee

From: WYNANT, DONNA J.
Sent: Monday, June 09, 2014 4:59 PM
To: ZAXUS, RISANA B.; GONZALES, REYNALDO D.; KASSENS, SANDRA M.; BEINGESSNER, DEE; HOLLAND, TOWNSEND S.
Subject: Barela Final Subdivision Plat - Review

Hi all

I am sending the attached subdivision plat out to select DRT members for the **Final Subdivision Plat review of the Barela Subdivision at 5364 Agua Fria**.

The Preliminary Subdivision Plat was approved at the Planning Commission 5-15-14 meeting, subject to the conditions as stated in the DRT Conditions of Approval chart. The meeting minutes are attached, although they wasn't any discussion by the Planning Commission—just a vote for approval.

Please take a look at the attached materials, and send me your comments (Feel free to put your comments on the sheet).

I have a full plan sheet version of the attached if you would like me to drop it off to you. Thanks!

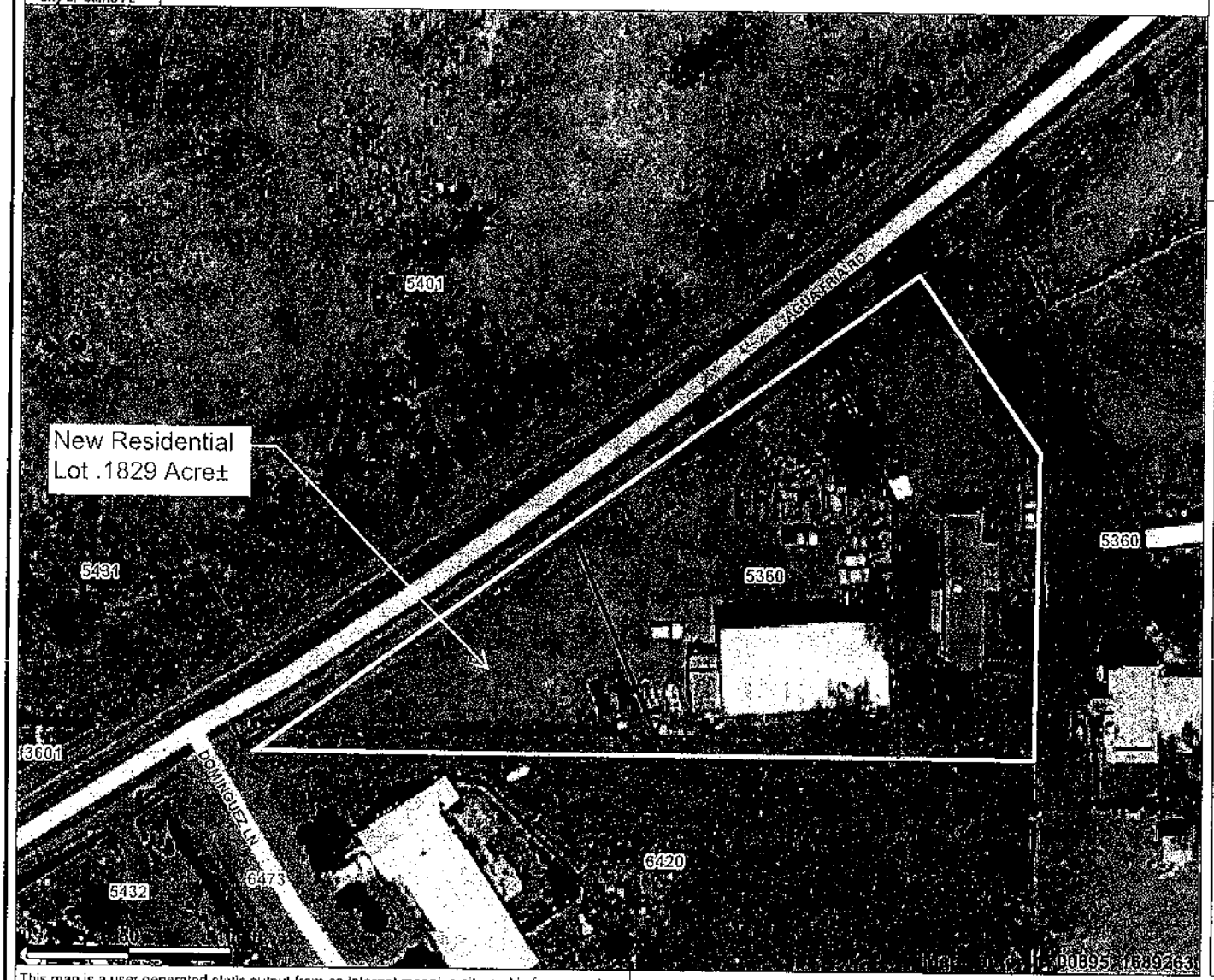
Attachments:

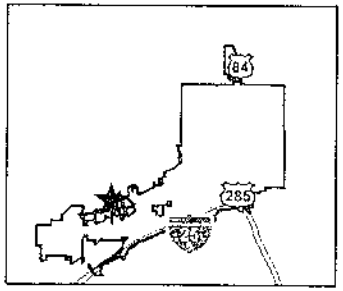
- Final Sub Plat
- DRT Transmittal Sheet
- DRT Conditions of Approval
- PC 5-15-14 Minutes

Donna J. Wynant, AICP
Land Use Senior Planner
City of Santa Fe Land Use Department
200 Lincoln Ave., Box 909
Santa Fe, NM 87504-0909
(505) 955-6325
(505) 955-6829 (fax)
djwynant@santafenm.gov

EXHIBIT B-5

5364 Agua Fria Street- Aerial





Legend

- City Limits
- Parcels
- Airport Clear Zones
- Santa Fe River
- Other Roads and Streets
- 2011 Aerial Photography - 1 foot resolution

Scale: 1:881

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

EXHIBIT C-1

CLARIFICATION OF THE MOTION: Mr. Pava asked, "Is it the pleasure of the Commission, if I might ask, to make specific reference to the findings. **Chair Spray** said, "I don't think it would be. I think it's really your call and then if the Commission objects to that, they can make a friendly amendment to that." **Commissioner Pava** said, "In that case my motion will stand."

DISCUSSION: Commissioner Padilla said, "I have a question in reference to... the Agenda has it listed as 912 Hillcrest Drive variance, and our packet has it as the Clements Escarpment Variance, is there a need for clarification on that."

Chair Spray said, "Yes we brought that up. I think we need to identify one, or does it matter Director O'Reilly."

Mr. O'Reilly said, in this case, if the Commission would just refer to it by the Case Number 2014-34, which the maker did do, that's sufficient."

Commissioner Schackel-Bordegary said, "I would like to know why it's called Angie's Point."

Chair Spray asked her if she would like for him to ask Mr. Cherry to come forward to answer that question, and Commissioner Schackel-Bordegary said, "Yes, if it doesn't take too much time."

Chair Spray said, "Mr. Cherry can you answer that question for us please."

Mr. Cherry said, "The Clements have a dog names Angie that they've named the property after."

VOTE: The motion was approved unanimously on a voice vote, with Commissioners Bemis, Harris, Ortiz, Padilla, Pava, Schackel-Bordegary and Villarreal voting in favor of the motion and no one voting against [7-0]

2. **CASE #2014-32. 5364 AGUA FRIA PRELIMINARY SUBDIVISION PLAT. RAYMOND AND FAYE BARELA REQUEST PRELIMINARY SUBDIVISION PLAT APPROVAL FOR TWO LOTS ON 0.67± ACRES. THE PROPERTY IS ZONED R-3 (RESIDENTIAL, 3 DWELLING UNITS PER ACRE) AND IS LOCATED AT 5364 AGUA FRIA STREET. (DONNA WYNANT, CASE MANAGER)**

A Memorandum, with attachments, prepared, April 30, 2014, for the May 15, 2014 meeting, is incorporated herewith to these minutes as Exhibit "2." The Applicant Attachments to the Report are on file in and can be obtained from the Land Use Department.

Donna Wynant presented the staff report in this case. Please see Exhibit "2," for specifics of this presentation.

EXHIBIT D-1

Public Hearing

Presentation by the Applicant

Raymond Barela, P.O. Box 22041, Santa Fe, owners were sworn. Mr. Barela said, "I want to thank you for hearing our case here today. Faye and I have some property down in Agua Fria. We've owned it for a few years, since 2004, and our intentions are to get a lot split so I can maybe build a small house on it to generate some money for our family. We have a son who just completed his first year in College. He's going to be a Sophomore. And after his college years at UNM, he wants to apply for Medical School, so we are going to need a little bit of help to put him through that. So that is the main reason for us trying to do a lot split. I've done this in the past, like at 1807 Agua Fria Street back in 1999. We bought some property and I remodeled an old house. The area looked kind of bad when we bought it. Actually, I picked up my wife from work at State Parks for lunch one day, and I took her out there. And she walked through that old house and she thought I was crazy, because the house was so bad, she walked in one door and she ran out the other. She said, 'We're not buying this.' And I go, 'I can fix it. I go, 'give me a chance to fix it.' So, she agreed with me and it came out beautiful. I remodeled it, came out nice. And then it had a second lot to it which I built another house on it and they both came out beautiful. We ended up selling that property and we bought the one we have now at 5364. And that's pretty much what I'm trying to do is build something nice so we can sell and generate some money to get my son school. And I'm a plastering contractor. I've been in it for 39 years. It's never been this slow, and it has been real slow for me, so we're trying to mainly generate money to get us through. And that's the reason we're trying to do this"

Speaking to the Request

There was no one speaking for or against this request.

The Public Testimony Portion of the Public Hearing Was Closed

MOTION: Commissioner Villarreal moved, seconded by Commissioner Schackel-Bordegary, to approve Case #2014-32, 5364 Agua Fria Preliminary Subdivision Plat, subject to the conditions of approval as outlined in the Staff Report [Exhibit "2"].

VOTE: The motion was approved unanimously on a voice vote, with Commissioners Bemis, Harris, Ortiz, Padilla, Pava, Schackel-Bordegary and Villarreal voting in favor of the motion and no one voting against [7-0]

3. **CASE #2014-33. 3542 RUFINA STREET FAMILY TRANSFER SUBDIVISION. ARMIJO SURVEYS, INC., AGENT FOR JOSE AND LAURA MONTOYA, REQUESTS FINAL PLAT APPROVAL FOR A 3-LOT FAMILY TRANSFER SUBDIVISION. THE 2.27± ACRE PROPERTY IS ZONED R-3 (RESIDENTIAL, 3 DWELLING UNITS PER ACRE) AND IS LOCATED AT 3542 RUFINA STREET, EAST OF ZAFARANO DRIVE. (DAN ESQUIBEL, CASE MANAGER)**

ITEM # 14-0411

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2014-032
5364 Agua Fria Preliminary Subdivision Plat
Owners' Names- Raymond & Faye Barela

THIS MATTER came before the Planning Commission (Commission) for hearing on May 15, 2014 upon the application (Application) of Raymond & Faye Barela as owner (Applicant).

The Applicant seeks the Commission's approval of the preliminary subdivision plat to divide 0.67+/- acres at 5364 Agua Fria (Property) into two lots. The Property is zoned R-3 (Residential, 3 dwelling units per acre). This request is appearing before the Planning Commission as a serial subdivision, since the Applicant is requesting another split of his property within the five year period of dividing his 1.03 acre parcel (5360A Agua Fria). It is therefore being processed as a subdivision instead of a summary subdivision and must comply with subdivision criteria in Santa Fe City Code (Code) § 14-3.7(C).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Commission heard reports from staff and received testimony and evidence from the Applicant and there were no members of the public in attendance to speak.
2. Pursuant to Code § 14-2.3(C)(1), the Commission has the authority to review and approve or disapprove subdivision plats.
3. Pursuant to Code § 14-3.7(A)(1)(b) subdivision of land must be approved by the Commission.
4. Code § 14-3.7 (B)(1) requires applicants for preliminary plat approval to comply with the pre-application conference procedures of Code § 14-3.1(E).
5. Pursuant to Code §14-3.1(E)(1)(a)(ii), pre-application conferences are required prior to submission of applications for subdivisions unless waived.
6. A pre-application conference was held on February 13, 2014 in accordance with the procedures for subdivisions set out in Code § 14-3.1(E)(2)(a) and (c).
7. Code § 14-3.7(B)(2) requires compliance with the early neighborhood notification (ENN) requirements of Code § 14-3.1(F) for preliminary subdivision plats and provides for notice and conduct of public hearings pursuant to the provisions of Code §§ 14-3.1 (H), and (I) respectively.
6. Code §§ 14-3.1(F)(4) and (5) establish procedures for the ENN.
7. The Applicant conducted an ENN meeting on the Application at 5:30 p.m.on March 17, 2014 at the Southside Library at 6599 Jaguar Drive in accordance with the notice requirement of Code § 14-3.1(F)(3)(a).

EXHIBIT D-2

8. The ENN meeting was attended by the Applicant and City staff; there were no members of the public in attendance.
9. City Land Use Department staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Code requirements and provided the Commission with a written report of its findings (Staff Report) together with a recommendation that the preliminary subdivision plat be approved, subject to certain conditions (the Conditions) set out in such report.
10. The subdivision will not create new or exacerbate existing nonconformities.
11. The information contained in the Staff Report is sufficient to establish that the Applicable Requirements have been met.

The Preliminary Subdivision Plat

12. Code § 14-3.7(B)(3)(b) requires the Applicant to submit a preliminary plat prepared by a professional land surveyor, together with improvement plans and other specified supplementary material and in conformance with the standards of Code § 14-9 (collectively, the Applicable Requirements).

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

General

1. The proposed preliminary subdivision plat was properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Code requirements.
2. The Applicant has complied with the applicable pre-application conference and ENN procedure requirements of the Code.

The Preliminary Subdivision Plat

3. The Commission has the authority to review and approve the preliminary plat subject to conditions.
4. The Applicable Requirements have been met.

WHEREFORE, IT IS SO ORDERED ON THE 5 OF JUNE 2014 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE

1. That the Applicant's request for preliminary subdivision plat is approved, subject to conditions.

Thomas Spray

Date: 6/5/14

Chair

FILED:

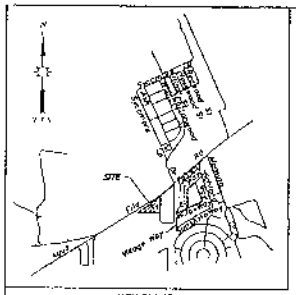
Yolanda Y. Vigil
City Clerk

6/9/14
Date:

APPROVED AS TO FORM:

Kelley Brennan
Interim City Attorney

6/5/14
Date:



SEC. 36, T 17 N., R. 8 E.
SEC. 1, T. 16 N., R. 8 E.

1/4 CORNER MARKED STONE & 3/4" PIPE

BASIS OF BEARINGS:

PLAT OF SURVEY BY GEORGE MADRID, N.M.P.S. NO. 3149, TITLED "PLAT OF SURVEY FOR LOUIS C. MILLER, LOT 3 & PORTION OF THE SE1/4 OF THE SW1/4 SECTION 1, T.16N.,R.8E., SANTA FE COUNTY, NEW MEXICO", DATED JULY 2, 1983, PROJECT NO. F-10

NOTE:

OWERL LOTS DO NOT HAVE METERED SERVICE CONNECTIONS. AN AGREEMENT FOR METERED SERVICE (AMS) CONTRACT WITH THE CITY WATER DIVISION WILL BE REQUIRED PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS FOR THE LOT.

LEGEND

- ▲ CALCULATED CORNER.
- ⊡ CAPPED REBAR MARKED "5217" SET THIS SURVEY.
- ⊙ CAPPED REBAR FOUND OR SET BY ME DURING PRIOR SURVEY UNLESS OTHERWISE SHOWN.
- ⊛ U.S.G.L.O. MARKED STONE & 3/4" G.I. PIPE
- Ⓔ ELECTRIC METER.
- Ⓖ GAS METER.
- Ⓦ WATER METER.
- ⊢U— UTILITY POLE & OVERHEAD UTILITY LINE.
- S (T.O.) SANITARY SEWER MANHOLE.
- FH FIRE HYDRANT
- SEPTIC SEPTIC TANK

NOTE LOCATION OF SEPTIC TANKS IS APPROXIMATE. AS LOCATED BY OTHERS.

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2316.66'	133.31'	133.79'	N 36°10'33" E	3°18'19"
C2	2316.66'	159.61'	159.58'	N 37°41'59" E	3°56'50"

FRANCHISE UTILITIES

EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

PUBLIC SERVICE COMPANY OF NEW MEXICO — DATE

NEW MEXICO GAS COMPANY — DATE

QWEST CORPORATION D/B/A CENTURYLINK QC — DATE

COMCAST CABLE — DATE

DISCLAIMER

In approving this plat, PNM did not conduct a title search of the properties shown hereon. Consequently PNM does not waive or release any easement or easement rights which may have been granted by prior plat, replat, or title documents which are not shown on this plat.

In approving this plat, New Mexico Gas Company did not conduct a title search of the properties shown hereon. New Mexico Gas Company does not waive or release any easement or easement rights which may have been granted by prior plat, replat, or other documents which are not shown on this plat.

QWEST CORPORATION D/B/A CENTURYLINK QC D ISCLAIMER

This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee telephone service to the subdivision

REFERENCE:

LAND DIVISION FOR RAYMOND AND FAYE BARELA, 5360 AGUA FRIA ROAD, FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO, IN PLAT BOOK 783, PAGE 048, AS DOCUMENT NO. 1722414.

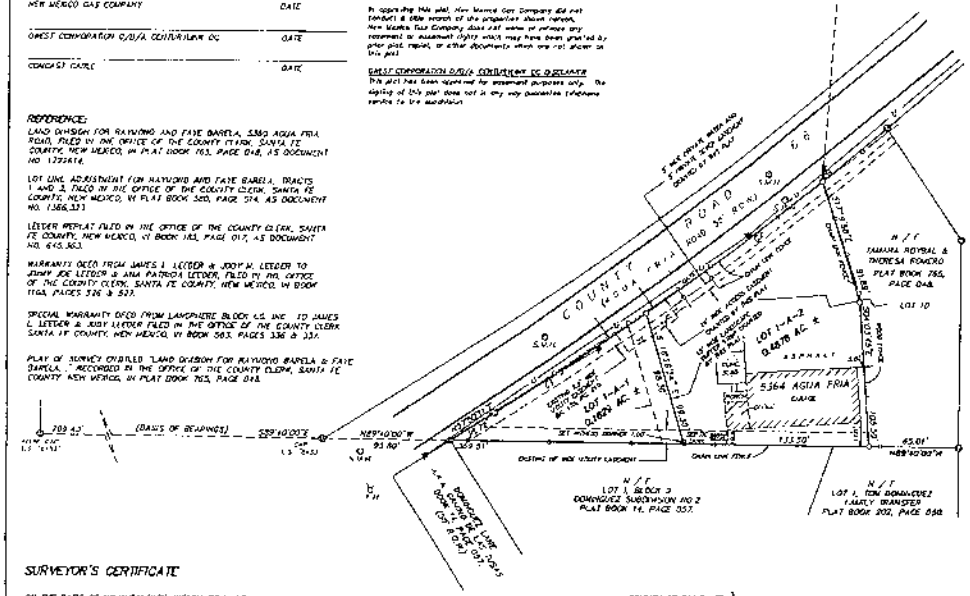
LOT LINE ADJUSTMENT FOR RAYMOND AND FAYE BARELA, TRACTS 1 AND 2, FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO, IN PLAT BOOK 560, PAGE 014, AS DOCUMENT NO. 1366,333

LEDGER REPLAT, FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO, IN BOOK 183, PAGE 017, AS DOCUMENT NO. 645,363.

WARRANTY DEED FROM JAMES L LEDGER & JODY M. LEDGER TO JIMMY JOE LEDGER & ANA PATRICIA LEDGER, FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO, IN BOOK 1124, PAGES 336 & 337.

SPECIAL WARRANTY DEED FROM LANDSHIRE BUILDER U.S. INC. TO JAMES L. LEDGER & JODY LEDGER FILED IN THE OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO, IN BOOK 983, PAGES 336 & 337.

PLAT OF SURVEY ENTITLED "LAND DIVISION FOR RAYMOND BARELA & FAYE BARELA..." RECORDED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO, IN PLAT BOOK 783, PAGE 048.



SURVEYOR'S CERTIFICATE

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE DELINEATION OF A SURVEY COMPLETED UNDER MY SUPERVISION ON DECEMBER 3, 2013.
I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, ADOPTED BY THE NEW MEXICO STATE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS.

JAMES J. MEDRANO — DATE
N.M.P.S. No. 5217

LANDMARK SURVEYS
P.O. BOX 6774
SANTA FE, NEW MEXICO 87502
(VOL) (505)473-1311
(FAX) (505)412-0864
email: landmarksvs@gmail.com

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS ____ DAY OF A.D. 20____ AT ____ O'CLOCK ____ M., AND WAS DULY RECORDED IN BOOK ____ PAGE ____ OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, NM

DEPUTY

DEDICATION / AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS:

THAT RAYMOND BARELA AND FAYE MARIA ARE THE OWNERS OF THIS LAND AND THAT THE DIVISION OF THESE LANDS IS MADE WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND IS LYING AND BEING SITUATE WITHIN SECTION 1, T. 16 N., R. 8 E., N.M.P.M., SANTA FE COUNTY, NEW MEXICO. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO. AN EASEMENT IS HEREBY GRANTED FOR ALL EXISTING UTILITIES.

RAYMOND BARELA — FAYE BARELA

STATE OF NEW MEXICO }
COUNTY OF SANTA FE } SS

ON THIS ___ DAY OF ____, 2014, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE PERSONS WHOSE NAMES APPEAR ABOVE.

NOTARY PUBLIC — MY COMMISSION EXPIRES

OFFICIAL SEAL
CELIA VIGIANO
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8-03-2016

REVIEWED BY:

CITY ENGINEER FOR LAND USE — DATE

CITY PLANNER — DATE

SANTA FE COUNTY TREASURER — DATE

SUMMARY COMMITTEE APPROVAL

APPROVED BY SUBDIVISION COMMITTEE AT THEIR MAY 15, 2014 MEETING.
CASE #2014-32 RAYMOND AND FAYE BARELA LOT SPLIT

CHAIR — DATE

SECRETARY — DATE

NOTES:

PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN APPROVAL WITH THE COUNTY CLERK OR SUBMITTED FOR A RECORD PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14 LAND DEVELOPMENT CODE AND SUBSEQUENT AMENDMENTS.

PRIOR TO NEW CONSTRUCTION, PLAT WILL BE SUBMITTED TO FIRE DEPARTMENT FOR COMPLIANCE OF INTERNATIONAL FIRE CODE.

EACH PROPERTY WILL BE SERVED WITH SEPARATE WATER & SEWER SERVICES.

THIS TRACT LIES WITHIN IN ZONE X, AS SHOWN ON FLOOD INSURANCE MAP NO. 35049C0393D, EFFECTIVE DATE: DECEMBER 12, 2012

SIDEWALK MUST BE CONSTRUCTED ALONG AGUA FRIA IN ACCORDANCE WITH ARTICLE 14-9.2(C) OF THE LAND DEVELOPMENT CODE.

FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20 FEET WIDTH TO ANY NEW CONSTRUCTION.

CITY OF SANTA FE CASE # 2014-32
RAYMOND AND FAYE BARELA LOT SPLIT

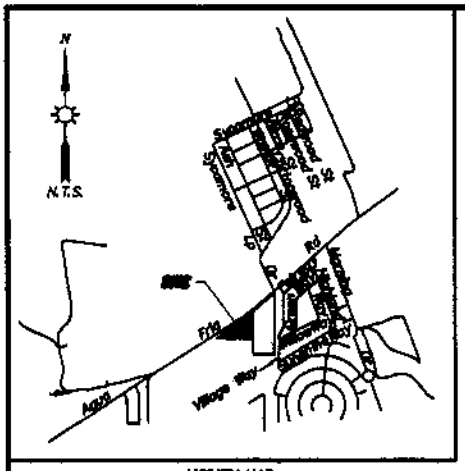
U.P.C. #1-048-096-184-079

INDEXING INFORMATION FOR COUNTY CLERK

LAND DIVISION FOR RAYMOND BARELA AND FAYE BARELA 5364 AGUA FRIA ROAD WITHIN SECTION 1, T. 16 N., R. 8 E., N.M.P.M. SANTA FE COUNTY, NEW MEXICO

PROJECT NO. 10-13 A — PLAT NO. L-BLT A

EXHIBIT E



VICINITY MAP

/ AFFIDAVIT

BY THESE PRESENTS:

ELA AND FAYE BARELA ARE THE OWNERS OF
T THE DIVISION OF THESE LANDS IS MADE WITH THE
PLA ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED
"PLAT AND BEING SITUATE WITHIN SECTION 1, T. 16 N.,
THE NTA FE COUNTY, NEW MEXICO. THESE LANDS
COMING AND PLATTING JURISDICTION OF THE CITY OF
ICO. AN EASEMENT IS HEREBY GRANTED FOR ALL

FAYE BARELA

, 2014, THE FOREGOING INSTRUMENT
BEFORE ME BY THE PERSONS WHOSE NAMES

MY COMMISSION EXPIRES

OFFICIAL SEAL
CELIA MEDRANO
NOTARY PUBLIC
My Commission Expires 4-12-2018

FRANCHISE UTILITIES

EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

PUBLIC SERVICE COMPANY OF NEW MEXICO — DATE

NEW MEXICO GAS COMPANY — DATE

QWEST CORPORATION D/B/A CENTURYLINK QC — DATE

COMCAST CABLE — DATE

DISCLAIMER
In approving thi
of the property
waive or release
have been grant
which are not s

In approving thi
conduct a title
New Mexico Gas
easement or ea
prior plat, replat
this plat.

QWEST CORPORA
This plat has b
signing of this
service to the

Y:

LAND USE — DATE

DATE

EASURER — DATE

REFERENCES

LAND DIVISION FOR RAYMOND AND FAYE BARELA, 5380 AQUA FRIA ROAD, FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO, IN PLAT BOOK 765, PAGE 048, AS DOCUMENT NO. 1722814.

LOT LINE ADJUSTMENT FOR RAYMOND AND FAYE BARELA, TRACTS 1 AND 3, FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO, IN PLAT BOOK 580, PAGE 014, AS DOCUMENT NO. 1366,323.

LEEDER REPLAT FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO, IN BOOK 186, PAGE 017, AS DOCUMENT NO. 645,363.

WARRANTY DEED FROM JAMES L. LEEDER & JODY M. LEEDER TO JIMMY JOE LEEDER & ANA PATRICIA LEEDER, FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO, IN BOOK 1105, PAGES 526 & 527.

SPECIAL WARRANTY DEED FROM LANDPHERE BLOCK CO. INC., TO JAMES L. LEEDER & JUDY LEEDER FILED IN THE OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO, IN BOOK 663, PAGES 336 & 337.

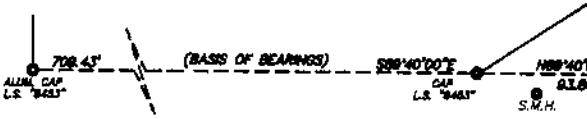
PLAT OF SURVEY ENTITLED "LAND DIVISION FOR RAYMOND BARELA & FAYE BARELA..." RECORDED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO, IN PLAT BOOK 765, PAGE 048.

COMMITTEE APPROVAL

ARY COMMITTEE AT THE MAY 15, 2014 MEETING.
YMOND AND FAYE BARELA LOT SPLIT

DATE

DATE



PMENT IS REQUIRED TO COMPLY WITH THE APPLICABLE APTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND DMENTS.

PMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF TA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR N RECORDING WITH THE COUNTY CLERK OR SUBMITTED FOR APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER ENT CODE AND SUBSEQUENT AMENDMENTS.

STRUCTION, PLAT WILL BE SUBMITTED TO FIRE DEPARTMENT F INTERNATIONAL FIRE CODE.

LL BE SERVED WITH SEPARATE WATER & SEWER SERVICES.

THIN IN ZONE X, AS SHOWN ON FLOOD INSURANCE MAP EFFECTIVE DATE, DECEMBER 12, 2012.

CONSTRUCTED ALONG AQUA FRIA IN ACCORDANCE WITH OF THE LAND DEVELOPMENT CODE.

ACCESS SHALL NOT BE LESS THAN 20 FEET WIDTH TO CTION.

SURVEYOR'S CERTIFICATE

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE DELINEATION OF A SURVEY COMPLETED UNDER MY DIRECTION ON DECEMBER 8, 2010. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, ADOPTED BY THE NEW MEXICO STATE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS.

JAMES J. MEDRANO — DATE
N.M.P.S. No.5217

LANDMARK SURVEYS
P.O. BOX 6714
SANTA FE, NEW MEXICO 87502
(TEL.) (505)473-1311
(FAX) (505)473-0864
email: landmarksm@gmail.com

NEW MEXICO PROFESSIONAL SURVEYOR STATE OF NEW MEXICO 5217

SANTA FE CASE # 2014-32
D AND FAYE BARELA LOT SPLIT

D. #1-045-086-184-079

NG INFORMATION FOR COUNTY CLERK

AND DIVISION FOR
BARELA AND FAYE BARELA
64 AGUA FRIA ROAD
1, T. 16 N., R. 8 E., N.M.P.M.
FE COUNTY, NEW MEXICO

PROJECT NO. 10-12 A PLAT NO. L-817 A