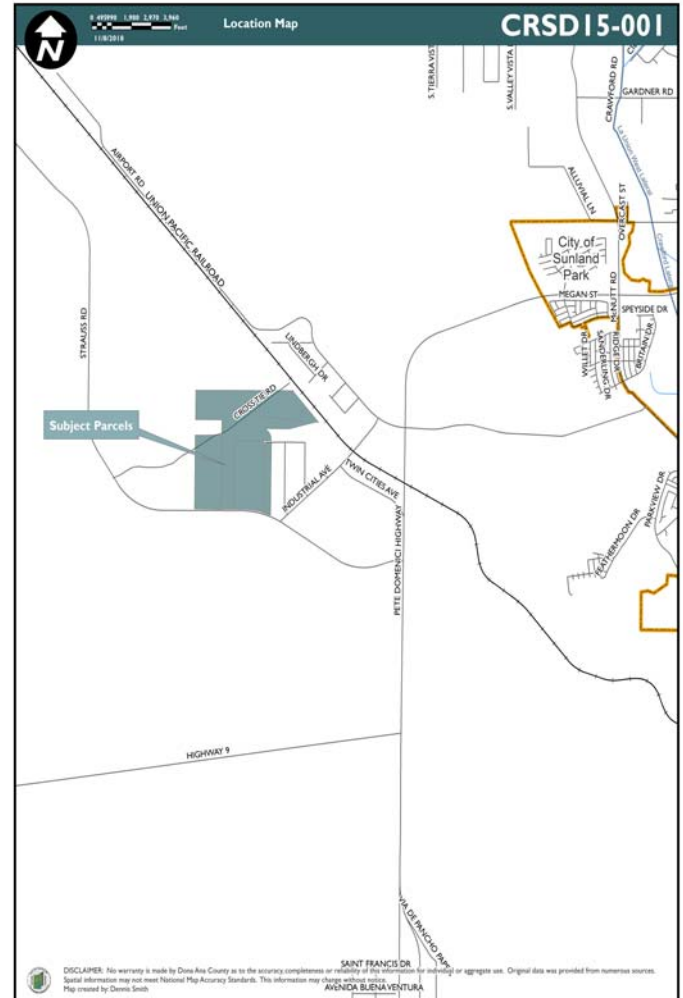




**CAMINO REAL REGIONAL UTILITY AUTHORITY
EXTRA-TERRITORIAL PLANNING & ZONING COMMISSION**

DOÑA ANA COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
Doña Ana County Government Center • 845 N. Motel Blvd.
Las Cruces, New Mexico 88007 • Telephone: (575) 647-7350

MEETING DATE: April 1, 2019
CASE No: CRSD15-001
REQUEST: An amendment to Santa the Teresa Intermodal Logistics Park Phase II Preliminary Plat Subdivision.
PURPOSE: Development of a 24 lot industrial subdivision.
PROPERTY OWNER: IHR Development LLC.
APPLICANT / AGENT: Hilderberto Moreno
LOCATION: Santa Teresa Industrial Park
EXISTING ZONING CI2 Medium Industrial
PROPERTY SIZE: 316 acres
PARCEL ID NO: 17-12627, 17-01887, 17-16815, 17-19361
RECOMMENDATION: Conditional Approval
CASE MANAGER: Luis Marmolejo
Senior Planner



Case # CRSD15-001/ Santa Teresa Intermodal Logistics Park Phase II: Submitted by IHR Development LLC, an amendment to the Preliminary Plat known as Santa Teresa Intermodal Logistics Park Phase II, a 316-acre Type IV Subdivision zoned CI2, Community Industrial, Medium Intensity. The amendment will create twenty four (24) lots ranging in size from 4.84-acres to 39.812-acres in two phases on 316 acres. The properties described as being within Section 14, Township 28 South, Range 2 East, NMPM of the USGLO Surveys.

REPORT CONTENTS: 1. Case Analysis. 2. Preliminary Plat & Disclosure Statement. (3) GIS Info and Maps (4) Disclosure Statement.

SURROUNDING ZONING / LAND USES

SITE	ZONING	LAND USE
North	CI-2, Community Industrial: Medium-Intensity Industrial Performance District	Vacant
South	CI-2, Community Industrial: Medium-Intensity Industrial	Vacant
East	CI-2, Community Industrial: Medium-Intensity Industrial	Industrial Development
West	CI-2, Community Industrial: Medium-Intensity Industrial	Vacant

BACKGROUND

Exiting Conditions:

On January 12, 2016, the Camino Real Regional Authority (CRRUA) conditionally approved Case CRSD15-001, Santa the Teresa Intermodal Logistics Park Phase II Preliminary Plat for a proposed Type IV Subdivision submitted by Gazeley Brookfield Logistics Properties, to create twenty five (25) lots ranging in size from 4.84-acres to 63.38-acres on 380.377 acres. The conditions were as follows:

1. The construction plans must incorporate all mitigation associated with this project as shown on the Santa Teresa Intermodal Logistic Park, Phase II TIA dated August 31, 2015. to include mitigation listed within report text.
2. Individual lot access from Strauss Road is strictly prohibited and shall be noted as such on the plat of survey.
3. Improvements associated with CRRUA facilities must meet their requirements and needs to include offsite improvements as determined by CRRUA.

Subsequently on January 8, 2018 the CRRUA approved a 1 year extension not to exceed a total of 36 months from day of decision by CRRUA of the Preliminary Plat. The applicant has been continually active resolving comments since the extension letter.

The request: The applicant Hildeberto Moreno, agent for IHR Development LLC., seeks to amend the Preliminary Plat and create twenty four (24) lots ranging in size from 4.84-acres to 39.812-acres in two phases on 316 acres and excluding a previous 63.38 acre portion of the January 12, 2016 Preliminary Plat.

APPLICABLE PLANS, POLICIES AND CRITERIA:

Resolution No. 2013-08; Establishing the Camino Real Regional Utility Authority as the Extra-Territorial Zoning Authority and Establishing an Extraterritorial Planning and Zoning Commission (ETA P&Z)

The following sections within the Doña Ana County Code provide the policies, regulations and criteria that are applicable to the proposed amended Preliminary Plat for Santa Teresa Intermodal Logistics Park Phase II.

PERTINENT SECTIONS FROM ARTICLES 2 AND 4 OF THE DOÑA ANA COUNTY CODE:

ARTICLE II ADMINISTRATIVE RESPONSIBILITIES

Section 250-15.B Establishment of the Extraterritorial Planning and Zoning Commission.

Section 250-12. Community Development Department

ARTICLE VI COMMUNITY DISTRICTS

Section 250-57 CI-2 Community Industrial Medium Intensity

ARTICLE I GENERAL PROVISIONS

Section 300.2 Authority

CHAPTER 300 SUBDIVISION OF LAND

ARTICLE IV, PRELIMINARY PLAT REVIEW PROCESS

Section 300-11. Preliminary Plat Submission

Section 300-13. Public Hearings

- A. Scheduling
- C. Notice
- D. Notification
- E. Participation/Record
- F. Approval

Section 300-14 Expiration of Plat

- A. Expiration
- B. Phased Development.
- C. Extension
- D. Expiration Effect

Note following Sections 300.15.A 1-9 and B 1-7, Preliminary Plat Data Documentation is the Decisional Criteria for approval of the Preliminary Plat.

Section 300-15. Data Requirements

- A. Purpose
- B. Minimum Documentation

AGENCY COMMENTS:

Community Development Department: Staff recommends all outstanding comments from the reviewing agencies will be satisfied prior to submittal of Final Plat Approval as a Condition for Approval.

Development Review Committee: On Thursday February 21, 2018 the Development Review Committee recommended the following conditions for approval:

1. Phase II B shows no connection point to Strauss Road
2. Provide a Geo-Technical report indicating the overweight zone was fully considered.
3. The water utilities shall be in compliance with CRRUA Utility requirements and be placed outside of the improved roadway section.
4. Provide an STA for Phase IIB.

County Fire Administration: A positive opinion is issued, any future structures will be required to meet all fire code requirements.

County Engineering Department: The Engineering Department issues the same conditions as the DRC.

County Flood Commission: The Doña Ana County Flood Commission issues the same conditions as the DRC.

Camino Real Regional Utility Authority: Recommends the same conditions as the DRC and is Ready Willing and Able to provide water and wastewater utility services.

Office of State Engineer: A positive opinion is issued.

NMED, Santa Fe: A positive opinion is issued.

NMDOT, Santa Fe: Conditional approval for Phase IIA and will require an updated traffic analysis prior to Phase IIB to determine the impacts to NM136 at Strauss and Airport Road intersection.

It is understood that Phase IIA generates less traffic than the Santa Teresa Intermodal Intermodal Logistics Park, Phase II traffic analysis dated August 31, 2015.

SHPO, Santa Fe: A positive opinion has been issued. Archeological sites have been identified within the proposed subdivision but no eligible significant properties will be impacted. There are no properties listed on the State Register of Cultural Properties.

Doña Ana S&WCD: A positive opinion is issued.

GISD: A positive opinion is issued.

PUBLIC NOTICE / NOTIFICATION

- Forty two (42) letters of notification were mailed to the property owners within the area of notice on March 5, 2019.
- Legal Ads were placed in the Las Cruces Sun-News on March 10, 2019.
- Signs were placed on the property in a timely manner.
- Agenda was posted on the County Web site.

STAFF ANALYSIS

Santa Teresa Intermodal Logistics Park Phase II Preliminary Plat amendment will modify the Existing Preliminary Plat approved by the CRRUA on January 12, 2016. It will create twenty four (24) lots ranging in size from 4.84-acres to 39.812-acres in two phases on 316-acres. And will exclude a previous

63.38 acre portion of the January 12, 2016 Preliminary Plat. The 316 acre preliminary plat area is zoned CI2, Community Industrial, Medium Intensity. Notification for Public Hearings on Preliminary Plats have been met. The Data Requirements were reviewed by the appropriate agencies, any remaining outstanding comments from the reviewing agencies will be addressed prior to the submittal of the Final Plat. All infrastructure improvements such as drainage, ponding and roadways will be inspected to insure County standards. Water and Waste Water Services will be provided by the Camino Real Regional Utility Authority. The Preliminary Plat Amendment is consistent with Chapter 300 Subdivision of Land and Article IV Preliminary Plat Review Process.

FINDINGS:

The Extraterritorial Planning and Zoning Commission shall receive, hear and make determination on said Case # CRS15-001/ Santa Teresa Intermodal Logistics Park Phase II: a request for an amendment to the approved January 12, 2016 Preliminary Plat based on the following findings of fact:

1. Resolution No. 2013-08; Establishing the Camino Real Regional Utility Authority as the Extra-Territorial Zoning Authority and Establishing, an Extraterritorial Planning and Zoning Commission.
2. This application is consistent with the Doña Ana County Code Chapter 250; Article IV regarding procedures and requirements for the processing of Preliminary Plats.
3. The CRRUA Extraterritorial Planning and Zoning Commission has jurisdiction to review this application. The property is outside of any incorporated municipal zoning authority and is within the CRRUA Zoning, Subdivision Planning and Platting Service Area.
4. This application is consistent with the Doña Ana County Code Section 250-57 Community Industrial, Medium Intensity development standards.
5. Santa Teresa Intermodal Logistics Park Phase II Amendment Plat Data Requirements meet Section 300-15 of the Code, per the reviews by various agencies, for review by the CRRUA P&Z and:
 - a. Water quantity is sufficient to fulfill the maximum annual water requirements of the subdivision, including water for indoor and outdoor domestic uses, per the Office of the State Engineer.
 - b. Water is of an acceptable quality for human consumption and measures are taken to protect the water supply from contamination, per NMED.
 - c. There is a means of liquid waste disposal for the subdivision, per NMED.
 - d. There is a means of solid waste disposal for the subdivision, per NMED.
 - e. There are satisfactory roads to each parcel, including entry and exit for emergency vehicles, and there are appropriate utility easements to each parcel.
 - f. Terrain management protects against flooding, inadequate drainage, erosion and meets the requirements of the Design and Construction Standards, per DAC Flood Commission and the Doña Ana Soil and Water Conservation District.
 - g. Archeological sites have been identified within the proposed subdivision but no eligible significant properties will be impacted. There are no properties located on the State Registrars of Cultural Properties per SHPO, gives approval.
 - h. The subdivider can fulfill the proposals contained in the disclosure statement for the subdivision.
 - i. The subdivision will conform to the New Mexico Subdivision Act and these Regulations.
6. Approval of the Preliminary Subdivision Plat Amendment shall constitute approval of the proposed subdivision design and layout of streets, lots, blocks and utilities, and shall be used as a guide in the preparation of the Final Plat.
7. Section 300-13.A Scheduling, C. Notice, and D. Notification, of Article IV Preliminary Plat Review of the Code have been followed and met for public notification.

RECOMMENDATION:

The Preliminary Plat for Santa Teresa Intermodal Logistics Park Phase II Amendment meets the minimum lot and access development standards within the Community District. Notification procedures as outlined in the Subdivision Section have been met. The minimum supporting documentation as required by the Code for Preliminary Plat Amendment approval were submitted and reviewed by the appropriate agencies and positive recommendations have been issued. Therefore, staff is recommending **Approval** of Case # CRSD15-001, the Santa Teresa Intermodal Logistics Park Phase II with the following conditions:

1. Phase II B shows no connection point to Strauss Road.
2. Provide a Geo-Technical report indicating the overweight zoned was fully considered.
3. The water utilities shall be in compliance with CRRUA requirements and be placed outside of the improved roadway section.
4. Provide an STA for Phase IIB.



Disclosure Statement for Subdivisions Containing Six (6) Parcels or More

YOU SHOULD READ THIS DISCLOSURE STATEMENT BEFORE YOU SIGN ANY DOCUMENTS OR AGREE TO ANYTHING.

This disclosure statement is intended to provide you with enough information to make an informed decision on the purchase, lease or acquisition of the property described in this statement. You should read carefully all of the information contained in this disclosure statement before you decide to buy, lease or otherwise acquire the described property.

Various public agencies may have issued opinions on both the subdivision proposal and the information contained in this disclosure statement. Summaries of these opinions are contained in this disclosure statement. They may be favorable or unfavorable. You should read them closely.

The Board of County Commissioners has examined this disclosure statement to determine whether the subdivider can fulfill what the subdivider has said in this disclosure statement. However, the Board of County Commissioners does not vouch for the accuracy of what is said in this disclosure statement. In addition, this disclosure statement is not a recommendation or endorsement of the subdivision by either the County or the State. It is informative only.

The Board of County Commissioners recommends that you inspect the property before buying, leasing or otherwise acquiring it.

If you have not inspected the parcel before purchasing, leasing or otherwise acquiring it, you have six (6) months from the time of purchase, lease or other acquisition to personally inspect the property. After inspecting the parcel within the six (6) month period, you have three (3) days to rescind the transaction and receive all your money back from the subdivider when merchantable title is revested in the subdivider. To rescind the transaction you must give the subdivider written notice of your intent to rescind within three (3) days after the date of your inspection of the property.

County regulations require that any deed, real estate contract, lease or other instrument conveying an interest in a parcel in the subdivision be recorded with the County Clerk.

Building permits, wastewater permits or other use permits must be issued by state or county officials before improvements are constructed. You should investigate the availability of such permits before you purchase, lease, or otherwise acquire an interest in the land. You should also determine whether such permits are requirements for construction of additional improvements before you occupy the property.

1. NAME OF SUBDIVISION

(name of subdivision) **Santa Teresa Intermodal Logistics Park – Phase II**

2. NAME AND ADDRESS OF SUBDIVIDER

(name of subdivider) **IHR Development, LLC**

(address of subdivider) **500 W. Overland, Suite #250-R, El Paso, Texas 79901**

3. NAME AND ADDRESS OF PERSON IN CHARGE OF SALES, LEASING OR OTHER CONVEYANCE IN NEW MEXICO

(name of person in charge of sales, leasing or other conveyance) **Hildeberto Moreno**

(address of person in charge of sales, leasing or other conveyance) **500 W. Overland, Suite #250-R, El Paso, Texas 79901**

(telephone number of person in charge of sales, leasing or other conveyance) **(915) 491-0399**

4. SIZE OF SUBDIVISION BOTH PRESENT AND ANTICIPATED

Present	Anticipated
(number of parcels) 1	(number of parcels) 24
(number of acres in subdivision) 316	(number of acres in subdivision) 316

5. SIZE OF LARGEST PARCEL OFFERED FOR SALE, LEASE OR CONVEYANCE WITHIN THE SUBDIVISION

(size of largest parcel in acres) 39.812

6. SIZE OF SMALLEST PARCEL OFFERED FOR SALE, LEASE OR CONVEYANCE WITHIN THE SUBDIVISION

(size of smallest parcel in acres) 4.84

7. PROPOSED RANGE OF PRICES FOR SALES, LEASES OR OTHER CONVEYANCES

(\$ = lowest amount) **\$1.50/SF** (size of parcel sold, leased or conveyed)

(\$ = highest amount) **\$3.25/SF** (size of parcel sold, leased or conveyed)

8. FINANCING TERMS

(interest rate) N/A

(term of loan or contract) N/A

(minimum down payment) N/A

(service charges and/or escrow fees) N/A

(premium for credit life or other insurance if it is a condition for giving credit) N/A

(closing costs) N/A

(any other information required by the Truth in Lending Act and Regulation Z if not set forth above) N/A

9. NAME AND ADDRESS OF HOLDER OF LEGAL TITLE

(name of person who is recorded as having legal title) **IHR Holdings, LLC**

(address of person who is recorded as having legal title) **c/o IronHorse Development, 500 W. Overland, Suite #250-R, El Paso, TX 79901**

NOTE: IF ANY OF THE HOLDERS OF LEGAL TITLE NAMED ABOVE IS A CORPORATION, LIST THE NAMES AND ADDRESSES OF ALL OFFICERS OF THAT CORPORATION.

10. NAME AND ADDRESS OF PERSON HAVING EQUITABLE TITLE

(name of person who is recorded as having equitable title) **IHR Holdings, LLC**

(address of person who is recorded as having equitable title) **c/o IronHorse Development, 500 W. Overland, Suite #250-R, El Paso, TX 79901**

NOTE: IF ANY OF THE HOLDERS OF EQUITABLE TITLE NAMED ABOVE IS A CORPORATION, LIST THE NAMES AND ADDRESSES OF ALL OFFICERS OF THAT CORPORATION.

11. CONDITION OF TITLE

Include at least the following information where applicable

(number of mortgages) **N/A**

(name and address of each mortgagee) **N/A**

(balance owing on each mortgage) **N/A**

(summary of release provisions of each mortgage) **N/A**

(number of real estate contracts on the subdivided land for which the subdivider is making payments as a purchaser) **N/A**

(name and address of each person holding a real estate contract as owner of the subdivided land for which the subdivider is making payments as a purchaser) **N/A**

(balance owing on each real estate contract) **N/A**

(summary of default provisions of each real estate contract) **N/A**

(summary of release provisions of each real estate contract) **N/A**

(statement of any other encumbrances on the land) **N/A**

(statement of any other conditions relevant to the state of title) **N/A**

12. STATEMENT OF ALL RESTRICTIONS OR RESERVATIONS OF RECORD THAT SUBJECT THE SUBDIVIDED LAND TO ANY CONDITIONS AFFECTING ITS USE OR OCCUPANCY

(state here all deed and plat restrictions affecting the subdivided land) **Non Residential Uses Only. See Covenants, Conditions, and Restrictions for additional restrictions.**

13. ESCROW AGENT

(name of escrow agent) **N/A**

(address) **N/A**

(statement of whether or not the subdivider has any interest in or financial ties to the escrow agent) **N/A**

14. UTILITIES

(name of entity providing electricity, if available) El Paso Electric (estimated cost to purchaser) Varies

(name of entity providing gas service, if available) NM Gas (estimated cost to purchaser) \$500-\$1,000

(name of entity providing water, if available) Camino Real Regional Utility Authority (estimated cost to purchaser) \$1,500 - \$8,200

(name of entity providing telephone, if available) CenturyLink (estimated cost to purchaser) varies

(name of entity providing liquid waste disposal, if available) Camino Real Regional Utility Authority (estimated cost to purchaser) \$1,300 - \$6,700

(name of entity providing solid waste disposal, if available) El Paso Disposal (estimated cost to purchaser) Commercial Rates

15. INSTALLATION OF UTILITIES

(electricity) Utility crossings only; no physical lines (date) At Time of Subdivision Completion (line extensions shall be arranged and paid for by lot owners at time of lot improvements construction)

(gas) (date) At Time of Subdivision Completion

(water) (date) At Time of Subdivision Completion

(telephone) Utility crossings only; no physical lines (date) At Time of Subdivision Completion (line extensions shall be arranged and paid for by lot owners at time of lot improvements construction)

(liquid waste disposal) (date) At Time of Subdivision Completion

(solid waste disposal) (date) At Time of Subdivision Completion

16. UTILITY LOCATION

(if all utilities are to be provided to each parcel in the subdivision, please state here) Utilities as noted above will be provided to each parcel in the subdivision.

(if utilities are to be provided to some but not all parcels in the subdivision, state which utilities will be provided to each parcel)

(state whether each utility will be above ground or underground)	Above ground	Underground
Electricity	<u>X</u>	<u>X</u>
Gas	<u></u>	<u>X</u>
Water	<u></u>	<u>X</u>
Telephone	<u></u>	<u>X</u>
Liquid Waste Disposal	<u></u>	<u>X</u>
Solid Waste Disposal	<u>X</u>	<u></u>

17. WATER AVAILABILITY

(describe the maximum annual water requirements of the subdivision including water for indoor and outdoor domestic uses) **Based on a previous report included in the application package, it has been estimated that the development could consume approximately 197,700 gpd.**

(describe the availability and sources of water to meet the subdivision's maximum annual water requirements) **Water rights jointly owned by Verde Operating Partnership (an related IronHorse entity) and CRRUA.**

(describe the means of water delivery within the subdivision) **Water will be conveyed by a 16" water main along Strauss Road and a 12" distribution line looped throughout the subdivision.**

(describe any limitations and restrictions on water use in the subdivision) **Dona Ana County Water Conservation Ordinance**

(summarize the provisions of any covenants or other restrictions requiring the use of water saving fixtures and other water conservation measures) **N/A**

(describe what measures, if any, will be employed to monitor or restrict water use in the subdivision) **N/A**

18. FOR SUBDIVISIONS WITH COMMUNITY WATER SYSTEMS

(name and address of entity providing water) **Camino Real Regional Utility Authority, 4950 McNutt Road, Sunland Park, NM 88063**

(source of water and means of delivery) **Mesilla Bolson. Delivered via pressurized water transmission lines connected to regional pump station.**

(summary of any legal restrictions on either indoor or outdoor usage) **Dona Ana County Water Conservation Ordinance**

(statement that individual wells are prohibited, if such is the case) **N/A**

19. FOR SUBDIVISIONS WITH INDIVIDUAL DOMESTIC WELLS OR SHARED WELLS

(state whether wells will be provided by the subdivider or by the prospective purchaser/lessee/conveyee) **N/A**

(if wells are provided by purchaser/lessee/conveyee, state the estimated cost to complete a domestic well, including drilling, pressure tank, control devices, storage and treatment facilities) **N/A**

(if wells are provided by the subdivider, state the cost, if any to the purchaser/lessee/conveyee) **N/A**

(summary of legal restrictions on either indoor or outdoor usage) **N/A**

(average depth to groundwater and the minimum and maximum well depths to be reasonably expected) **N/A**

(recommended total depth of well) **N/A**

(estimated yield in gallons per minute of wells completed to recommended total depth) **N/A**

20. LIFE EXPECTANCY OF WATER SUPPLY

(state the life expectancy of each source of water supply for the subdivision under full development of the subdivision) **40+ years**

21. SURFACE WATER *Not applicable where subdivider intends to provide water for domestic use.*

(provide a detailed statement the source and yield of the surface water supply and any restrictions to which the surface water supply is subject) **N/A**

22. NEW MEXICO STATE ENGINEER'S OPINION ON WATER AVAILABILITY

Include here the approved summary of the opinion received by the Board of County Commissioners from the New Mexico State Engineer regarding:

(whether or not the subdivider can furnish water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision, including water for indoor and outdoor domestic uses) (see Attachment A)

(whether or not the subdivider can fulfill the proposals in this disclosure statement concerning water, excepting water quality) (see Attachment A)

23. WATER QUALITY

(describe the quality of water in the subdivision available for human consumption) **Public water system meeting applicable water quality requirements.**

(describe any quality that would make the water unsuitable for use within the subdivision) **N/A**

(state each maximum allowable water quality parameter that has been exceeded with the approval of the Board of County Commissioners and the name of the element, compound or standard that has exceeded that parameter) **N/A**

24. NEW MEXICO ENVIRONMENT DEPARTMENT'S OPINION ON WATER QUALITY

Include here the approved summary of the opinion received by the Board of County Commissioners from the New Mexico Environment Department on:

(whether or not the subdivider can furnish water of an acceptable quality for human consumption and measures to protect the water supply from contamination in conformity with state regulations) (see Attachments B-1(NMED letter) and B-2 (CRRUA Letter))

(whether or not the subdivider can fulfill the water quality proposal made in this disclosure statement and whether or not the subdivider's proposal for water quality conforms to the County's water quality regulations) (see Attachments B-1(NMED Letter) and B-2 (CRRUA Letter))

25. LIQUID WASTE DISPOSAL

(describe the precise type of liquid waste disposal system that is proposed and that has been approved by the Board of County Commissioners for use within the subdivision)

Liquid waste will be conveyed underground via gravity lines within the subdivision to an existing connection point entering into Santa Teresa Intermodal Park Phase 1 where it will be conveyed via a lift station located along Industrial Drive, to a second lift station located along Strauss Road, and then pumped to the West Mesa WWTP for final treatment.

NOTE: NO LIQUID WASTE DISPOSAL SYSTEM MAY BE USED IN THIS SUBDIVISION OTHER THAN A SYSTEM APPROVED FOR USE IN THIS SUBDIVISION BY THE BOARD OF COUNTY COMMISSIONERS. PRIOR TO OCCUPANCY, ALL LOTS MUST HAVE EVIDENCE OF A FUNCTIONING LIQUID WASTE DISPOSAL SYSTEM INSTALLED BY A LICENSED

CONTRACTOR OR PLUMBER IN ACCORDANCE WITH PERMITS ISSUED BY THE NEW MEXICO ENVIRONMENT DEPARTMENT, INSPECTED BY THE CONSTRUCTION INDUSTRIES DIVISION, AND VERIFIED BY THE OFFICE OF BUILDING INSPECTION.

26. N.M. ENVIRONMENT DEPARTMENT'S OPINION ON LIQUID WASTE DISPOSAL

Include here the approved summary of the opinion received by the Board of County Commissioners from the New Mexico Environment Department on:

(whether there are sufficient liquid waste disposal facilities to fulfill the requirements of the subdivision in conformity with state regulations) (See Attachment B-1 - NMED Letter)

(whether or not the subdivider can fulfill the liquid waste proposals made in this disclosure statement) (See Attachment B-1 - NMED Letter)

(whether or not the subdivider's proposal for liquid waste disposal conforms to the County's liquid waste disposal regulations) (See Attachment B-1 - NMED Letter)

27. SOLID WASTE DISPOSAL

(describe the means of solid waste disposal that is proposed for use within the subdivision) **El Paso Disposal will provide the solid waste disposal services.**

28. NEW MEXICO ENVIRONMENT DEPARTMENT'S OPINION ON SOLID WASTE DISPOSAL

Include here the approved summary of the opinion received by the Board of County Commissioners from the New Mexico Environment Department on:

(whether or not there are sufficient solid waste disposal facilities to fulfill the needs of the subdivision in conformity with state regulations) (See Attachment B-1 - NMED Letter)

(whether or not the subdivider can fulfill the solid waste proposals made in this disclosure statement) (See Attachment B-1 - NMED Letter)

(whether or not the subdivider's proposal for solid waste disposal conforms to the County's regulations on solid waste disposal) (See Attachment B-1 - NMED Letter)

29. TERRAIN MANAGEMENT

(describe the suitability for residential use of the soils in the subdivision as defined in the Natural Resource Conservation District's soil survey for Doña Ana County) **According to the NRC the majority of the soil onsite is Wink-Pintura complex, which is a loamy fine sand and generally suitable for construction. See Terrain Management Plan.**

(describe any measures necessary for overcoming soil and topographic limitations, and who will be responsible for implementing these measures) **Any soils unsuitable for construction shall be removed and replaced with suitable materials by the lot owners prior to construction of lot improvements.**

(identify by lot and block numbers all parcels within the subdivision that are subject to flooding) *N/A*

(identify by lot and block number all parcels within the subdivision located in whole or in part on slopes in excess of 8%) *N/A*

(describe the subsurface drainage for all lots in the subdivision) **On-Site Ponding**

(describe the nature, location and completion dates of all storm drainage systems constructed or required to be constructed in the subdivision) **Storm drainage provisions for all public streets and all off-site runoff will be completed at time of subdivision construction by Developer. Storm drainage provisions for lot/site development shall be completed at time of site development by Lot Owner.**

30. NATURAL RESOURCE CONSERVATION DISTRICT'S OPINION ON TERRAIN MANAGEMENT

Include here the approved summary of the opinion received by the Board of County Commissioners from the Soil & Water Conservation District on:

(whether or not the subdivider can furnish terrain management sufficient to protect against flooding, inadequate drainage and soil erosion) (see Attachment C)

(whether or not the subdivider can satisfy the terrain management proposals made in this disclosure statement) (see Attachment C)

(whether or not the subdivider's terrain management proposals conform to the County's regulations on terrain management) (see Attachment C)

31. SUBDIVISION ACCESS

(name of town nearest to subdivision) **Unincorporated Community of Santa Teresa, NM**

(distance from nearest town to subdivision and the route over which that distance is computed) **< 10 miles via Strauss Road, Domenici Highway (NM 136), and McNutt Road (NM 273).**

(describe access roads to subdivision) **All access roads are paved and maintained by DAC or NMDOT.**

(state whether or not subdivision is accessible by conventional vehicle) **The subdivision is accessible by conventional vehicle.**

(state whether or not subdivision is ordinarily accessible at all times of the year and under all weather conditions) **Accessible at all times of the year and under all weather conditions.**

(describe the width and surfacing of all roads within the subdivision) **All interior roadways are paved with asphaltic cement and concrete curb and gutter, with a 44' width (back to back of curb).**

(state whether the roads within the subdivision have been accepted for maintenance by the County) **The interior roadways will be dedicated to DAC and will be subject to a 12 month warranty from the Developer prior to final acceptance for maintenance by DAC.**

(if the roads within the subdivision have not been accepted for maintenance by the County, state how the roads will be maintained and describe lot owners' responsibilities and obligations with respect to road maintenance) **The interior roadways will be dedicated to DAC and will be subject to a 12 month warranty from the Developer prior to final acceptance for maintenance by DAC.**

32. MAINTENANCE

(state whether the roads and other improvements within the subdivision will be maintained by the county, the subdivider or an association of lot owners, and what measures have been taken to make sure that maintenance takes place) **Public roads will be dedicated to Dona Ana County and will be subject to a 12 month warranty from Developer prior to final acceptance by DAC. Once accepted for maintenance, the roads will be maintained by Dona Ana County. On-Site drainage improvements will be maintained by Lot Owners.**

33. STATE HIGHWAY DEPARTMENT'S OPINION ON ACCESS

Include here the approved summary of the opinion received by the Board of County Commissioners from the State Highway and Transportation Department on:

(whether or not the subdivider can fulfill the state highway access requirements for the subdivision in conformity with state regulations) (see Attachment D)

(whether or not the subdivider can satisfy the access proposal made in this disclosure statement) (see Attachment D)

(whether or not the subdivider's access proposals conform to the County's regulations on access) (see Attachment D)

34. CONSTRUCTION GUARANTEES

(describe any proposed roads, drainage structures, water treatment facilities or other improvements that will not be completed before parcels in the subdivision are offered for sale) N/A

(describe all performance bonds, letters of credit or other collateral securing the completion of each proposed improvement) N/A

NOTE: UNLESS THERE IS A SUFFICIENT BOND, LETTER OF CREDIT OR OTHER ADEQUATE COLLATERAL TO SECURE THE COMPLETION OF PROPOSED IMPROVEMENTS, IT IS POSSIBLE THAT THE PROPOSED IMPROVEMENTS WILL NOT BE COMPLETED. CAUTION IS ADVISED.

35. ADVERSE OR UNUSUAL CONDITIONS

(state any activities or conditions adjacent to or nearby the subdivision, such as feed lots, dairies, cement plants or airports, that would subject the subdivided land to any unusual conditions affecting its use or occupancy) N/A

36. RECREATIONAL FACILITIES

(describe all recreational facilities, actual and proposed in the subdivision) **There are no proposed recreational facilities within this proposed industrial park.**

(state the estimated date of completion of each proposed recreational facility) N/A

(state whether or not there are any bonds, letters of credit or other collateral securing the construction of each proposed recreational facility and describe any such bond, letter of credit or other collateral) N/A

32. MAINTENANCE

(state whether the roads and other improvements within the subdivision will be maintained by the county, the subdivider or an association of lot owners, and what measures have been taken to make sure that maintenance takes place) **Public roads will be dedicated to Dona Ana County and will be subject to a 12 month warranty from Developer prior to final acceptance by DAC. Once accepted for maintenance, the roads will be maintained by Dona Ana County. On-Site drainage improvements will be maintained by Lot Owners.**

33. STATE HIGHWAY DEPARTMENT'S OPINION ON ACCESS

Include here the approved summary of the opinion received by the Board of County Commissioners from the State Highway and Transportation Department on:

(whether or not the subdivider can fulfill the state highway access requirements for the subdivision in conformity with state regulations) (see Attachment D)

(whether or not the subdivider can satisfy the access proposal made in this disclosure statement) (see Attachment D)

(whether or not the subdivider's access proposals conform to the County's regulations on access) (see Attachment D)

34. CONSTRUCTION GUARANTEES

(describe any proposed roads, drainage structures, water treatment facilities or other improvements that will not be completed before parcels in the subdivision are offered for sale) N/A

(describe all performance bonds, letters of credit or other collateral securing the completion of each proposed improvement) N/A

NOTE: UNLESS THERE IS A SUFFICIENT BOND, LETTER OF CREDIT OR OTHER ADEQUATE COLLATERAL TO SECURE THE COMPLETION OF PROPOSED IMPROVEMENTS, IT IS POSSIBLE THAT THE PROPOSED IMPROVEMENTS WILL NOT BE COMPLETED. CAUTION IS ADVISED.

35. ADVERSE OR UNUSUAL CONDITIONS

(state any activities or conditions adjacent to or nearby the subdivision, such as feed lots, dairies, cement plants or airports, that would subject the subdivided land to any unusual conditions affecting its use or occupancy) N/A

36. RECREATIONAL FACILITIES

(describe all recreational facilities, actual and proposed in the subdivision) **There are no proposed recreational facilities within this proposed industrial park.**

(state the estimated date of completion of each proposed recreational facility) N/A

(state whether or not there are any bonds, letters of credit or other collateral securing the construction of each proposed recreational facility and describe any such bond, letter of credit or other collateral) N/A

37. FIRE PROTECTION

(distance to nearest fire station from subdivision) **< 3 miles**

(route over which that distance is computed) **Strauss Road to Industrial Road, to Airport Road, to Dona Ana County Jetport.**

(state whether the fire department is full-time or volunteer) **Volunteer.**

38. POLICE PROTECTION

List the various police units that patrol the subdivision.

(sheriff's department, if applicable) **Dona Ana County Sheriff Department (Anthony Sub Station)**

(municipal police, if applicable) **N/A**

(state police, if applicable) **New Mexico State Police**

39. PUBLIC SCHOOLS

(name of and distance to nearest public elementary school serving the subdivision) **Santa Teresa Elementary School / 5 miles**

(name of and distance to nearest public junior high or middle school serving the subdivision) **Santa Teresa Middle School / 6 miles**

(name of and distance to nearest public high school serving the subdivision) **Santa Teresa High School / 3.5 miles**

40. HOSPITALS

(name of nearest hospital) **Providence Memorial Hospital, El Paso, TX**

(distance to nearest hospital and route over which that distance is computed) **10 miles via Strauss Road to Domenici Highway (NM 136), to I-10 East, to W. Schuster Avenue.**

(number of beds in nearest hospital)

41. SHOPPING FACILITIES

(description of nearest shopping facilities including number of stores) **Sunland Park Mall, El Paso, TX**

(distance to nearest shopping facilities and route over which that distance is computed) **14 miles via Strauss Road to Domenici Highway (NM 136), to I-10 East, to Sunland Park Drive.**

42. PUBLIC TRANSPORTATION

(describe all public transportation that serves the subdivision on a regular basis) **N/A**

43. AGRICULTURE

New Mexico law includes statute (NMSA 47-9) cited as the Right to Farm Act. According to this law, any agricultural operation or facility is not, nor shall it become, a private or public nuisance by any changed condition in or about the locality of the operation or facility, if the operation was not a nuisance at the time it began and has been in existence for more than a year. The Right to Farm Act includes, but is not limited to, operations and facilities within the farm or ranch such as: chemical application, field preparation, irrigation, cultivation, conservation practices, pruning, plowing, planting, roadside market or any other use of the land for the production of plants, crops, trees, forest products, orchard crops, livestock, poultry or fish.

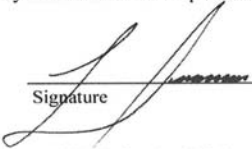
44. CULTURAL AND HISTORIC PROPERTIES PROTECTION

There are/are not any properties within the boundary of this subdivision that have been entered into the New Mexico Register of Cultural Properties. Any such properties entered in the Register must comply with the requirements of the Cultural Properties Act 18-6-1 through 18-6-17 NMSA 1978 and all applicable laws regarding cultural properties and archaeological sites.

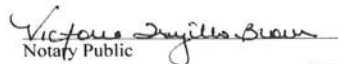
No investigation into unmarked burials has been made. During construction, it is the buyer's responsibility to report any unmarked burials that are discovered to the State Medical Investigator or to the State Historic Preservation Office.

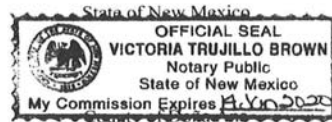
45. CERTIFICATION AND NOTARY

I certify that the information provided by me in this disclosure statement is true and correct.

	Hildeberto Moreno
Signature	Print your name here
500 W. Overland, Suite #250-R	El Paso, TX 79901
Address	City, state and zip code
(915) 491-0399	IHR Development
Telephone number(s)	Corporation or Partnership

SUBSCRIBED AND SWORN to before me this 4 day of September, 2018.


Notary Public } ss
My commission expires:
14 Jun 2020



ATTACHMENT A



STATE OF NEW MEXICO
OFFICE OF THE STATE ENGINEER
CONCHA ORTIZ Y PINO BUILDING, 130 SOUTH CAPITOL, SANTA FE, NM 87501
TELEPHONE: (505) 827-6091 FAX: (505) 827-3806

TOM BLAINE, P.E.
STATE ENGINEER

September 28, 2015

Mailing Address:
P.O. Box 25102
Santa Fe, NM 87504-5102

Mr. Luis Marmolejo
Doña Ana County
Planning and Development Department
845 N. Motel Blvd.
Las Cruces, NM 88007

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Re: Santa Teresa Intermodal Logistics Park Phase II

Dear Mr. Marmolejo:

The Water Use & Conservation/Subdivision Review Bureau of the Office of the State Engineer has reviewed the referenced subdivision proposal pursuant to the Doña Ana County Subdivision Regulations and the New Mexico Subdivision Act.

Based on the information provided, this office has determined that the subdivider can furnish water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision. Accordingly, a positive opinion is issued.

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

Sincerely,

A handwritten signature in cursive script that reads "Molly Magnuson".

Molly Magnuson, P.E.
Water Use and Conservation Bureau Chief

cc: OSE Water Rights Division, Las Cruces Office

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

DATE: September 28, 2015
TO: Molly Magnuson, P.E. Water Use & Conservation Bureau Chief
FROM: Julie Valdez, Senior Water Resource Specialist *JMV*
SUBJECT: Santa Teresa Intermodal Logistics Park Phase II Subdivision in Doña Ana County

SUMMARY

On August 31, 2015, the Office of the State Engineer (OSE) received a request to re-review the proposal for the referenced subdivision.

This office reviewed the proposal for Santa Teresa Intermodal Logistics Park Phase II, a Type Four Subdivision on April 30, 2015. For details, please refer to that letter.

The proposal is a request to subdivide a 380.38 acre parcel into 25 lots ranging in size from 4.84 acres to 63.38 acres. The developer proposes to construct buildings ranging in size from 50,000 sqft to 1,000,000 sqft. The property is located in the vicinity of Santa Teresa at the intersection of Bi-National Avenue and Pete V. Domenici International Beltway within Section 14, Township 28 South, Range 2 East, NMPM. The developer proposes to obtain water from Camino Real Regional Utility Authority.

The water supply documents submitted to this office consist of a Disclosure Statement, Water Demand Analysis, a Plat Map and a Ready, Willing and Able letter.

The proposal was reviewed pursuant to the Doña Ana County Subdivision Regulations (Regulations) and the New Mexico Subdivision Act (Act). It is the opinion of this office that the water supply proposal satisfies the requirements of Sections 14.3.2.C and 14.3.5.A.2 of the Regulations and Section 47-6-11.F (1) of the Act. Therefore, a **positive** opinion should be issued.

WATER DEMAND ANALYSIS AND WATER CONSERVATION

Section 14.3.2 (C) of the County Regulations states that “*a detailed water demand analysis shall be prepared for all non-residential subdivisions*”. The developer quantifies the maximum annual water demand for the subdivision as 221 acre-feet per year, assuming 60 gpd per 1,000 square feet of building (based on actual average consumption records). It should be noted that the developer did not include a water use estimation for outdoor irrigation. Hence, it is recommended that the developer include statements in the Disclosure Statement restricting outdoor irrigation.

WATER AVAILABILITY ASSESSMENT

Under Item No. 17 of the Disclosure Statement the developer states that the Camino Real Regional Utility Authority will supply the water requirements for the subdivision. A letter from the utility, as required by Section 14.3.5.A.2 of the Regulations, stating that they are ready, willing, and able to provide the maximum annual water requirements for the subdivision was included in the proposal.

Section 47-6-11.F (1) of the Act requires that the developer provide documents demonstrating that water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision is available. The OSE reviews the water rights and the physical water availability when issuing an opinion. Based on OSE records, the Camino Real Regional Utility Authority currently holds sufficient water rights to provide service to the proposed development.

ATTACHMENT B-1



SUSANA MARTINEZ
Governor
JOHN A. SANCHEZ
Lieutenant Governor

State of New Mexico ENVIRONMENT DEPARTMENT

Office of the Secretary

5500 San Antonio Drive, NE
Albuquerque, NM 87109
Telephone (505) 222-9500 Fax (505) 222-9510
www.nmenv.state.nm.us



RYAN FLYNN
Cabinet Secretary
BUTCH TONGATE
Deputy Secretary

April 27, 2015

Dona Ana County
Community Development Department
Mr. Luis Marmolejo
845 N. Motel Blvd.
Las Cruces, NM 88007

e-mail: luism@donaanacounty.org

**RE: CRSD15-001/Santa Teresa Intermodal Logistics Park Phase II
NMED EIR # 5271**

Mr. Marmolejo:

Your letter regarding the above named project was received by the New Mexico Environment Department (NMED) and comments were provided by the Air Quality, Drinking Water, Ground Water Quality, Solid Waste, and Surface Water Quality Bureaus.

The Dona Ana County Community Development Department has requested a review of the Santa Teresa Intermodal Park Phase II Project. The project consists of developing a 380 acre industrial park with all utilities.

Air Quality Bureau

This letter contains the Air Quality Bureau's (AQB) comments on the proposed Santa Teresa Intermodal Logistics Park Phase II Subdivision, Santa Teresa, Doña Ana County, New Mexico. This area of Doña Ana County is currently in attainment for all of the New Mexico and National Ambient Air Quality Standards; however the Anthony area northeast of the proposed subdivision is nonattainment for particulate matter (PM₁₀) and the AQB has recorded exceedances of the standard for particulate matter (PM₁₀ & PM_{2.5}) in the area in the past.

A Natural Events Action Plan (NEAP) for Doña Ana County has been prepared and approved by the U.S. Environmental Protection Agency. As part of the NEAP, dust control ordinance #194-2000 was adopted by Doña Ana County. In the future and in accordance with this ordinance, appropriate dust control measures need to be outlined and approved by the county for any soil disturbing activities and should also be addressed in the environmental documentation.

The project, as proposed, is not anticipated to result in nonattainment of the New Mexico or National Ambient Air Quality Standards or contribute negatively to air quality on a long-term basis.

Drinking Water Bureau

Drinking water is to be provided by the Camino Real Regional Utility Authority (CRRUA), NM3502507. CRRUA has exceeded the maximum contaminant level (MCL) for arsenic. The regional system assumed responsibility for administrative orders for compliance effective January 1, 2013. CRRUA must meet the arsenic MCL by December 29, 2015 and the running annual average must be met by December 31, 2016. The water system submitted an application for arsenic treatment to the Drinking Water Bureau (DWB) on April 7, 2015 and a meeting is scheduled with DWB on April 27, 2015.

Groundwater Quality Control Bureau

Ground Water Quality Bureau (GWQB) staff reviewed the above-referenced project focusing specifically on the potential effect to ground water resources in the area.

Wastewater infrastructure will be provided by Camino Real Regional Utility Authority. All wastewater from the industrial park will be treated at the West Mesa Wastewater Treatment Facility. Discharges from the West Mesa WWTF are regulated under a Ground Water Discharge Permit (DP-1174), which is issued pursuant to the New Mexico Water Quality Act and the New Mexico Water Quality Control Commission Regulations, 20.6.2 NMAC.

The project is not expected to have any adverse impacts on ground water quality in the area of potential effect. However, implementation of the project may involve the use of heavy equipment thereby leading to a possibility of contaminant releases (e.g., fuel, hydraulic fluid, etc.) associated with equipment malfunctions. The GWQB advises all parties involved in the project to be aware of notification requirements for accidental discharges contained in 20.6.2.1203 NMAC. Compliance with the notification and response requirements will further ensure the protection of ground water quality in the vicinity of the project.

A copy of the Water Quality Control Commission Regulations, 20.6.2 NMAC, is available at <http://www.nmcpr.state.nm.us/nmac/parts/title20/20.006.0002.htm>

Solid Waste Bureau

El Paso Disposal is a properly registered Municipal Solid Waste hauler in New Mexico whose registration expires in September of 2019.

There are sufficient solid waste facilities in Dona Ana County to fulfill the needs of residents of this subdivision for solid waste management collection and disposal. Local transfer stations may be used and two permitted landfills: Corralitos Landfill, 10 miles west of Las Cruces, NM and Camino Real Landfill, in Sunland Park, NM, have adequate disposal capacity.

El Paso Disposal provides curbside pick-up of waste upon request for a monthly fee.

Surface Water Quality Bureau

The U.S. Environmental Protection Agency (USEPA) requires National Pollutant Discharge Elimination System (NPDES) Construction General Permit (CGP) coverage for storm water discharges from construction activities (such as clearing, grading, excavating, and stockpiling) that disturb (or re-disturb) one or more acres, or smaller sites that are part of a larger common plan of development. The total area of disturbed soil for the roadway and the area where the material removed is placed are included in total disturbed soil footprint.

Prior to discharging storm water, construction operators must obtain coverage under an NPDES permit. Among other things, this permit requires that a Storm Water Pollution Prevention Plan (SWPPP) be prepared for the site, including support and staging areas, and that appropriate Best Management Practices (BMPs) be installed and maintained both during and after construction to prevent, to the extent practicable, pollutants (primarily sediment, oil & grease and construction materials from construction sites) in storm water runoff from entering waters of the U.S. This permit also requires that permanent stabilization measures (re-vegetation, paving, etc.), and permanent storm water management measures (storm water detention/retention structures, velocity dissipation devices, etc.) be implemented post construction to minimize, in the long term, pollutants in storm water runoff from entering these waters.

Part 9 of the 2012 CGP includes permit conditions applicable to specific states, Indian country lands, or territories. In the State of New Mexico, except on tribal land, permittees must ensure that there is no increase in sediment yield and flow velocity from the construction site (both during and after construction) compared to pre-construction, undisturbed conditions (see Subpart 9.4.1.1 of the 2012 CGP).

USEPA requires that all "operators" (see Appendix A of the 2012 CGP) obtain NPDES permit coverage by submitting a Notice of Intent (NOI) for construction projects. Generally, this means that at least two parties will require permit coverage. The owner/developer of this construction project who has operational control over project specifications, the general contractor who has day-to-day operational control of those activities at the site, which are necessary to ensure compliance with the SWPPP and other permit conditions, and possibly other "operators" will require appropriate NPDES permit coverage for this project.

The CGP was re-issued effective February 16, 2012. The CGP, NOI, deadlines for submitting an NOI, Fact Sheet, and Federal Register notice is available at:
<http://cfpub.epa.gov/npdes/stormwater/cgp.cfm>

Clean Water Act, Section 404 USACE/Section 401 Certification

Information is provided below if the project (or associated construction support areas, if any) during construction requires discharge of dredged/fill material into Waters of the U.S., including wetlands.

CRSD15-001/Santa Teresa Intermodal Logistics Park Phase II
NMED EIR #5271
April 27, 2015

Section 404 of the Clean Water Act requires approval from the U.S. Army Corp of Engineers (USACE) prior to discharging dredged or fill material into waters of the United States (U.S.). Any person, firm, or agency (including Federal, state, tribal and local governmental agencies) planning to work in waters of the United States should first contact the USACE regarding the need to obtain a permit from the Regulatory Division. Failure to receive and implement proper permit coverage would be a violation of the Clean Water Act.

More information on the §404 permitting process, including applicability of Nationwide Permits, mitigation requirements, requirements for certification for any discharges on state, private or tribal land, can be obtained from the USACE at:

<http://www.spa.usace.army.mil/Missions/RegulatoryProgramandPermits.aspx>

NMED Surface Water Quality Bureau Watershed Protection Section coordinates the state's §401 certification of §404 dredged/fill material permits with the USACE. In response to the §404 reissued nationwide permits on April 13, 2012, a Conditional §401 Certification for discharges to State of New Mexico surface water has been issued and is available at the following web site:

<ftp://ftp.nmenv.state.nm.us/www/swqb/WPS/401-404/NWPCertificationNotice04-13-2012.pdf>.

For additional information, including permitting procedures and jurisdictional water determination, contact the USACE, Albuquerque District, 4101 Jefferson Plaza NE, Albuquerque, New Mexico 87109-343, 505-342-3262.

If you have any questions please contact me at (505) 222-9552 or by email at thomas.skibitski@state.nm.us

Sincerely,

**Thomas
Skibitski**

Thomas Skibitski

Digitally signed by Thomas Skibitski
DN: cn=Thomas Skibitski, o=New Mexico
Environmental Department, ou=EQE,
Organization=New Mexico
Date: 2015.05.05 11:21:09 -0500

Environmental Impact Review Coordinator
NMED File Number: EIR #5271

by email: e-mail: luism@donaanacounty.org

▶ Page 4

ATTACHMENT C



Doña Ana Soil and Water Conservation District

USDA Service Center, NRCS Field Office, Suite 118
760 Stern Drive ■ Las Cruces, New Mexico 88005 ■ (575) 522-8775, Ext. 116 ■ www.daswcd.org

December 21, 2015

Luis Marmolejo
Community Development Department
Doña Ana County
845 N. Motel Boulevard
Las Cruces, NM 88007

Re: #CRSD15-001 Santa Teresa Intermodal Logistics Park Phase II, Review #2 (revised)

Dear Mr. Marmolejo:

The Doña Ana Soil and Water Conservation District (SWCD) has conducted a review of the terrain management plan and disclosure statement for the above-named subdivision.

The attached checklist summarizes our review, and gives details on the deficiencies noted. Our first review noted that a map of water and erosion control structures within a three mile radius of the subdivision is required to be included in the disclosure statement and/or attachments. The second packet received from the developer did not address this requirement. Upon receipt of the map forwarded by you today, we are able to revise our second review.

With inclusion of a properly labeled map of water and erosion control structures, Doña Ana SWCD **approves** of the plan submitted.

Please contact our office if you have any questions.

Sincerely,

Joe Delk
Chairman

JD/mw

Attachment: Review Worksheet

CONSERVATION • DEVELOPMENT • SELF-GOVERNMENT



ATTACHMENT D
DOÑA ANA COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
 845 N. Motel Blvd. • Las Cruces, New Mexico 88007
 575-647-7237 • Toll Free: 877-827-7200 ext 6103
 Fax: 575-525-6131 • www.donaanacounty.org

REQUEST FOR A SUBDIVISION REVIEW

Please review and return within 30 days from date of receipt

To: New Mexico Department of Transportation
 From: Marmolejo Luis, luis@donaanacounty.org, 575-525-6128

This review is a revised submittal to:

Case: # CRSD15-001/Santa Teresa Intermodal Logistics Park Phase II: Submitted by **IDI Gazeley – Brookfield Logistics Properties**, applicant, this proposed Type IV Subdivision is 380.377-acres comprised of 5 parcels zoned C12, Community Industrial, Medium Intensity. The applicant seeks to create twenty five (25) lots ranging in size from 4.84-acres to 63.38-acres in **two Phases**. The properties are described as being within Section 14, Township 28 South, Range 2 East, NMPM of the USGLO Surveys recorded in the Doña Ana County Clerk's Office as follows:

- Parcel Id. # 17-12627, Recorded November 30, 2006, Bk.767, PGS 1224-1228
- Parcel Id. # 17-01887, Recorded February 6, 2006, Bk. 683, PG 2006
- Parcel Id. # 17-16815, Recorded July 15, 2004, Bk. 535, PGS 1833-1837
- Parcel Id. # 17-19361, Recorded January 23, 2002, Bk. 23, PGS 365-366
- Parcel Id. # 17-19297, Recorded June 28, 2011, Instrument # 111750

NOTE: Please *specifically* address comments *required* of your particular agency as noted in the Doña Ana County Code, Section 300-12.C(3): "New Mexico Department of Transportation to determine whether the subdivider can fulfill the state highway access in conformity with state regulations promulgated pursuant to NMSA § 67-3-16."

Approved as presented (circle one): YES NO CONDITIONAL YES

COMMENTS (Attach additional sheets if necessary):

The NMDOT provides a conditional approval for Phase IIA and will require an updated traffic analysis prior to approving Phase IIB to determine the impacts to NM 136 at Strauss and Airport Rd intersections.

It is my understanding that Phase IIA generates less traffic than the Santa Teresa Intermodal Logistics Park, PH II traffic analysis dated August 31, 2015.

Signature: *Maria Hinojos* Date: 12-7-18
 Printed Name: Maria Hinojos Title: Traffic Engineer



CODE	MAP_CODE	NAME	ADDRESS1	CITY	STATE	ZIP
1	4-011-166-520-110	CENTO LLC	5847 SAN FELIPE ST STE 4400	HOUSTON	TX	77057
1	4-011-166-248-012	VERDE SANTA TERESA LLC	PO BOX 790830	SAN ANTONIO	TX	78279-0830
1	4-011-166-066-332	VERDE SANTA TERESA LLC	PO BOX 790830	SAN ANTONIO	TX	78279-0830
1	4-011-166-270-389	VERDE SANTA TERESA LLC	PO BOX 790830	SAN ANTONIO	TX	78279-0830
1	4-011-166-394-400	VERDE SANTA TERESA LLC	PO BOX 790830	SAN ANTONIO	TX	78279-0830
2	4-011-165-112-266	UNITED STATES OF AMERICA	1800 MARQUESS	LAS CRUCES	NM	88005-3371
3	4-011-165-316-273	CLUB DEAL 21	610 NORTH WYMORE RD STE 200	MAITLAND	FL	32751
4	4-011-165-311-426	VERDE SANTA TERESA LLC	PO BOX 790830	SAN ANTONIO	TX	78279-0830
5	4-011-165-415-341	TITAN ST BUSINESS PARK LLC	6300 RIVERSIDE PLAZA STE 200	ALBUQUERQUE	NM	87120
6	4-011-165-492-388	TITAN INDUSTRIAL DEVELOPMENT LP	6300 RIVERSIDE PLAZA LN NW STE 200	ALBUQUERQUE	NM	87120
7	4-011-165-516-453	INDEL FOOD PRODUCTS INC	9515 PLAZA CIRCLE	EL PASO	TX	79927
8	4-010-165-264-264	UNITED STATES OF AMERICA	1800 MARQUESS	LAS CRUCES	NM	88005-3371
9	4-012-165-046-506	PM MANGEMENT INC	60 MONTE ALTO RD	SANTA FE	NM	87505
10	4-012-166-114-012	WILGER ENTERPRISES INC	425 EDMON RD NE	ALBUQUERQUE	NM	87107-4938
11	4-009-166-524-090	DONA ANA COUNTY	845 N MOTEL BLVD	LAS CRUCES	NM	88007
12	4-010-166-263-263	VERDE SANTA TERESA LLC	PO BOX 790830	SAN ANTONIO	TX	78279-0830
13	4-012-167-146-265	PASEO DEL NORTE LLC	PO BOX 790830	SAN ANTONIO	TX	78279
14	4-010-166-462-045	VERDE SANTA TERESA LLC	PO BOX 790830	SAN ANTONIO	TX	78279-0830
15	4-012-166-150-085	CITY OF ANTHONY	820 HWY 478	ANTHONY	NM	88021
16	4-012-166-217-147	GEORGIA-PACIFIC CORRUGATED III LLC	PO BOX 105681	ATLANTA	GA	30348-5681
17	4-011-166-066-160	VERDE SANTA TERESA LLC	PO BOX 790830	SAN ANTONIO	TX	78279-0830
18	4-012-166-147-234	KALISCHATARRA IRON & METAL NM LLC	6248 EDGEMERE #229	EL PASO	TX	79925
19	4-012-166-041-196	CENTO LLC	5847 SAN FELIPE ST STE 4400	HOUSTON	TX	77057
20	4-011-166-476-200	CSC ENTERPRISES INC	PO BOX 99	OFALLON	IL	62269
21	4-010-167-264-265	SANTA TERESA LAND LLC	PO BOX 790830	SAN ANTONIO	TX	78279
22	4-011-167-260-306	PASEO DEL NORTE LLC	PO BOX 790830	SAN ANTONIO	TX	78279
23	4-012-166-044-258	J H ROSE LOGISTICS LLC	3590 W PICACHO	LAS CRUCES	NM	88007
24	4-012-166-096-260	DONA ANA COUNTY	845 N MOTEL BLVD	LAS CRUCES	NM	88007
25	4-011-167-417-057	DONA ANA COUNTY	845 N MOTEL BLVD	LAS CRUCES	NM	88007
26	4-011-166-421-261	BOBYLANDIA LLC	1665 FUTURITY DR	SUNLAND PARK	NM	88063
27	4-011-166-473-261	STT DEVELOPMENT LLC	7167 CHINO DR	EL PASO	TX	79915
28	4-011-166-501-261	W SILVER RECYCLING INC	739 WOODLAND AVE	EL PASO	TX	79922
29	4-011-166-421-309	BOBYLANDIA LLC	1665 FUTURITY DR	SUNLAND PARK	NM	88063
30	4-011-166-473-309	STT DEVELOPMENT LLC	7167 CHINO DR	EL PASO	TX	79915
31	4-011-166-421-356	VERDE SANTA TERESA LLC	PO BOX 790830	SAN ANTONIO	TX	78279-0830
32	4-011-166-473-356	STT DEVELOPMENT LLC	7167 CHINO DR	EL PASO	TX	79915
33	4-011-166-217-389	VERDE REALTY MASTER LP	PO BOX 790830	SAN ANTONIO	TX	78279
34	4-011-166-421-408	VERDE SANTA TERESA LLC	PO BOX 790830	SAN ANTONIO	TX	78279-0830
35	4-011-166-473-408	VERDE SANTA TERESA LLC	PO BOX 790830	SAN ANTONIO	TX	78279-0830
36	4-011-166-421-456	VERDE SANTA TERESA LLC	PO BOX 790830	SAN ANTONIO	TX	78279-0830
37	4-011-166-473-456	VERDE SANTA TERESA LLC	PO BOX 790830	SAN ANTONIO	TX	78279-0830
38	4-011-166-421-524	VERDE SANTA TERESA LLC	PO BOX 790830	SAN ANTONIO	TX	78279-0830
39	4-011-166-473-509	VERDE SANTA TERESA LLC	PO BOX 790830	SAN ANTONIO	TX	78279-0830
40	4-012-167-287-116	VERDE SANTA TERESA LLC	PO BOX 790830	SAN ANTONIO	TX	78279-0830
41		BNSF RAILROAD	3001 LOU MENK DR	FORT WORTH	TX	76131
42		DAC ROAD DEPT.	2025 E. GRIGGS	LAS CRUCES	NM	88001