



County of Los Alamos

1000 Central Avenue
Los Alamos, NM 87544

Agenda - Final Planning and Zoning Commission

Karen Easton, Chair; David Hampton, Vice; Jennifer Best; Robert Chrien; Marlon Brown; Katherine Bruell; Rachel Grimm; Ronald Nelson; Rebecca White; and Jennifer Best, Commissioners

Wednesday, August 12, 2026

5:30 PM

Council Chambers
1000 Central Avenue

NOTE: This meeting is in person and open to the public. However, for convenience, the following Zoom meeting link and/or telephone call in numbers may be used for public viewing and participation:

<https://us06web.zoom.us/j/81885706651>

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799
or +1 669 444 9171 or +1 669 900 6833

Webinar ID: 818 8570 6651

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT

This section of the agenda is reserved for comments from the public on items that are not otherwise included in this agenda.

3. APPROVAL OF AGENDA

4. PLANNING AND ZONING COMMISSION BUSINESS

[22009-26](#) Approval of the July 22, 2026 Planning and Zoning Commission Meeting Minutes

Attachments: [A-Draft Minutes for July 22, 2026](#)

5. PUBLIC HEARING(S)

[21992-26](#) SIT-2026-0083 Christus Health requests approval of a Site Plan Adoption for the construction of a 37,277-square-foot, two-story medical facility on the ±1.64-acre property located at 401 Trinity Drive, zoned General Commercial (GC).

Presenters: Danyelle Valdez

Attachments: [A - Staff Report.pdf](#)
[B - Legal Notice.pdf](#)
[C - Application.pdf](#)

6. COMMISSION/DIRECTOR COMMUNICATIONS

A. Department Report

B. Chair's Report

C. Council Liaison's Report

D. Commissioners' Comments

7. PUBLIC COMMENT

8. ADJOURNMENT

PLEASE NOTE: Any action by the Planning and Zoning Commission in granting approval, conditional approval or disapproval of an application may be appealed by the applicant or by persons who have a personal or pecuniary interest adversely affected by the decision as defined by Section 16-454 of the County Code. Such appeals must be filed with the Community Development Department within 15 days of the action in accordance with Section 16-492.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the County Human Resources Division at 505-662-8040 at least one week prior to the meeting or as soon as possible.

Public documents, including the agenda and minutes can be provided in various accessible formats. Please contact the personnel in the Community Development Department Office at 505-662-8006 if a summary or other type of accessible format is needed.



County of Los Alamos

Staff Report

August 12, 2026

Los Alamos, NM 87544
www.losalamosnm.us

Agenda No.:

Index (Council Goals):

Presenters:

Legislative File: 22009-26

Title

Minutes from the Planning and Zoning Commission Meeting on July 22, 2026.

Recommended Action

I move that the Commission approve the Minutes from the Planning and Zoning Commission Meeting for July 22, 2026

Attachments

A - Draft Minutes for July 22, 2026



LOS ALAMOS

Planning & Zoning Commission Meeting Minutes

Virtual participation for the meeting was made available via Zoom.
The proceedings can be viewed at: <https://losalamos.legistar.com/Calendar.aspx>

DRAFT

July 22, 2026

5:30pm

1. CALL TO ORDER / ROLL CALL

The meeting was called to order by Chair Easton at 5:38pm. Roll call was taken. A quorum was present.

Members Present:

Karen Easton, Chair
David Hampton, Vice Chair
Katherine Bruell, Commissioner
Jennifer Best, Commissioner
Robert Chrien, Commissioner *
Rachel Grimm, Commissioner
Ronald Nelson, Commissioner
Rebecca White, Commissioner *

Members Absent:

Marlon Brown, Commissioner

Staff Present:

Elias Isaacson, Community Development Director
Danyelle Valdez, Planning Manager
Desirae Lujan, Senior Planner
Kristen Klem, Associate Planner
Katie Thwaites, Deputy County Attorney

Council Liaison:

Suzie Havemann, Councilor

** Attended virtually via Zoom*

2. PUBLIC COMMENT

No Comment

3. APPROVAL OF AGENDA

Commissioner Nelson motioned to approve the agenda. Seconded by Commissioner Hampton.

Motion passed, 8 for, 0 against. 1 member absent

Roll Call Vote:

Commissioner Easton, For
Commissioner Hampton, For
Commissioner Best, For
Commissioner Bruell, For
Commissioner Chrien, For
Commissioner Grimm, For
Commissioner Nelson, For
Commissioner White, For

Commissioner Brown, Absent

4. PLANNING AND ZONING COMMISSION BUSINESS

A. Approval of June 24, 2026, Planning and Zoning Commission Meeting Minutes

Commissioner Bruell motioned to approve. Commissioner Hampton seconded.

Motion passed, 6 for, 0 against, 2 abstain, 1 member absent

Roll Call Vote:

Commissioner Easton, For
Commissioner Hampton, For
Commissioner Best, For
Commissioner Bruell, For
Commissioner Chrien, For
Commissioner Grimm, For

Commissioner Nelson, Abstain
Commissioner White, Abstain

Commissioner Brown, Absent

5. PUBLIC HEARING(S)

A. 21929-26

Case No. SIT-2026-0080. Philip Gursky, representative of 1735 Central Investment LLC., on behalf of Tigard Pacific, RE, LLC., property owner, requests approval for Site Plan Adoption for the property at 1735 Central Ave, Los Alamos, NM. The project redevelops the former CB Fox Department Store into a mixed-use facility featuring a boutique hotel, restaurant and food court, bar, retail sales, and meetings, banquets and event areas. The renovation includes an expansion of the second floor and the addition of a third floor, increasing the building area by approximately 4,000 sq. ft. The property is located within the Downtown Los Alamos (DTLA) district.

Chair Easton opened the case and explained the meeting procedures.

Chair Easton noted she was contacted by the interested parties, but no knowledge of the case was given. The Commissioners found no issues with Chair Easton participating in the proceedings and thus was not recused from the proceedings.

The following attendees were sworn in:

Desirae Lujan, Senior Planner
Philip Gursky, Applicant

Desirae Lujan, Senior Planner, described the application request.

Lujan presented the staff's report.

Commissioner Bruell requested clarification regarding the staff recommended condition.

Philip Gursky described the application.

Gursky requested the last two application pages that were excluded from the Agenda Packet be added to the record.

The Commission agreed.

Chair Easton, Commissioner Grimm, and Commissioner Bruell questioned the applicant.

Gursky responded.

Chair Easton questioned Lujan.

Lujan responded.

Public hearing opened and closed without comment.

The Commission discussed the decision criteria.

Commissioner White motioned to approve Case No. SIT-2026-0080 with the following condition:

- 1. The locations of all Fire Department Connections (FDCs) and Post Indicator Valves (PIVs) for a fire sprinkler system shall be shown on the site plan and located in proximity to a fire hydrant for building permit review.***

Seconded by Commissioner Easton.

Motion Passed. 8 for, 0 against, 1 member absent.

Roll Call Vote:

Commissioner Easton, For
Commissioner Hampton, For
Commissioner Best, For
Commissioner Bruell, For
Commissioner Chrien, For

Commissioner Grimm, For
Commissioner Nelson, For
Commissioner White, For

Commissioner Brown, Absent

B. 21956-26

Case No. SIT-2026-0081. McCloy Land Surveying, LLC, on behalf of property owner Russ NM LLC, requests approval of a site plan adoption for the properties located at 1377 and 1399 Diamond Drive, Los Alamos, New Mexico, zoned General Commercial (GC). The Site Plan Adoption will establish a commercial parking lot on two adjoining vacant parcels totaling approximately ±1.70 acres. The commercial parking lot will provide parking for Los Alamos High School and an area for a mobile food vending court.

Chair Easton opened the case and explained the meeting procedures. The following attendees were sworn in:

Danyelle Valdez, Planning Manager

Scott McCloy, Applicant on behalf of Owner - 617 Meadow Lane, White Rock, NM 87547

Logan Ott, Affected Party – 1374 40th Unit A, Los Alamos, NM 87544

Elizabeth Jacob, Affected Party – 1374 40th Unit B, Los Alamos, NM 87544

James Wernicke, Concerned Citizen – 3034 Nickle St, Los Alamos, NM 87544

Danyelle Valdez, Planning Manager, described the application request.

Valdez presented the staff's report.

Chair Easton, Commissioner Grimm, and Commissioner Bruell questioned Valdez.

Valdez answered the Commissioners' questions.

Scott McCloy presented the application.

Chair Easton, Commissioner Grimm, and Commissioner Hampton questioned McCloy.

McCloy answered the Commissioners' questions.

Valdez provided clarification regarding one of the conditions mentioning restrooms and sanitation plan.

Public hearing opened.

Logan Ott, Affected Party, presented concerns.

Chair Easton and Commissioner Hampton questioned Ott.

Elizabeth Jacobs, Affected Party, presented concerns.

James Wernicke, Concerned Citizen, presented concerns.

Public hearing closed.

The Commission discussed the decision criteria.

Commissioner Hampton motioned to approve Case No. SIT-2026-0081 with the following conditions:

- 1. Access to the overflow parking area shall be provided through the Sandia Drive entrance.**
- 2. The northern Diamond Drive driveway proposed to access 1399 Diamond Drive shall be permanently closed. The applicant shall construct curb, gutter, and sidewalk improvements in accordance with Public Works engineering requirements and shall obtain all required permits from the Traffic and Streets Division before construction.**
- 3. Prior to issuance of applicable permits or commencement of the mobile food vending use, the applicant shall submit a solid-waste service and access plan acceptable to Environmental Services.**
- 4. Final utility plans shall be reviewed and approved by the Department of Public Utilities. The applicant shall coordinate with Public Works and the Department of Public Utilities regarding use of the existing capped water line and any required evaluation of future gas and sewer stub-outs if Diamond Drive is disturbed.**
- 5. The final food-truck operating layout shall maintain a minimum separation of 10 feet between food trucks, vehicles, and structures, as applicable, and a minimum 15-foot clear area around all fire hydrants.**
- 6. The proposed shade structure shall require review and approval by the Building Division and shall obtain all applicable building permits prior to installation or construction.**
- 7. Prior to commencement of the mobile food vending use, the applicant shall submit a restroom and sanitation plan for review and approval by the Building Division and any other applicable regulatory agency. The plan shall identify the type, number, location, accessibility, servicing, and waste-disposal arrangements for restroom and hand-washing facilities serving vendors and patrons. If portable restroom facilities are provided, they shall include an accessible unit and accessible route as required by applicable accessibility standards; shall not obstruct required parking spaces, drive aisles, pedestrian routes, fire access, hydrant clearances, utility facilities, or required landscape-buffer areas; and shall be regularly serviced and maintained in a clean and sanitary condition.**
- 8. The mobile food vending court shall operate only between 7:00 a.m. and 9:00 p.m. daily. Vendor setup, customer service, generator operation, deliveries, waste collection, site cleanup, and other activities associated with the use shall occur within these hours. The approved operating hours shall be posted on-site and shall not be expanded without approval of an amendment to the Site Plan, as applicable.**
- 9. If the associated Variance is not approved, the applicant shall submit a landscape plan demonstrating compliance with the full Type B Buffer requirements along the western property boundary. The landscape plan shall be reviewed and approved by the**

Community Development Department prior to issuance of any applicable permits or commencement of the use.

Seconded by Commissioner White.

Motion Passed. 6 for, 2 against, 1 member absent.

Roll Call Vote:

Commissioner Easton, For
Commissioner Hampton, For
Commissioner Best, For
Commissioner Chrien, For
Commissioner Nelson, For
Commissioner White, For

Commissioner Bruell, Against
Commissioner Grimm, Against

Commissioner Brown, Absent

Meeting recessed at 7:47pm.

Meeting resumed at 7:57pm.

C. 21957-26

Case No. VAR-2026-0019: Scott McCloy, applicant, on behalf of RUSS NM LLC, property owner, requests approval of a variance from the Type B Buffer Zone planting requirements of the Neighborhood Protection Standards (Chapter 16, Section 16-43, Los Alamos County Development Code). This request is associated with Case No. SIT-2026-0081, which proposes the parking and operation of nine (9) mobile food vending vehicles at 1377 and 1399 Diamond Drive, Los Alamos, NM. The properties are within the General Commercial (GC) zone district.

Chair Easton opened the case and explained the meeting procedures.

The following attendees were sworn in:

*Danyelle Valdez, Planning Manager
Scott McCloy, Applicant on behalf of Owner - 617 Meadow Lane, White Rock, NM 87547
Elias Isaacson, Community Development Director*

Danyelle Valdez, Planning Manager, described the application request.

Valdez presented the staff's report.

Chair Easton, Commissioner Grimm, and Commissioner Bruell questioned Valdez.

Valdez answered the Commissioners' questions.

Elias Isaacson, Community Development Director, answered the Commissioners' questions regarding the possible eligibility for Local Economic Development (LEDA) funding.

Scott McCloy presented the application.

Chair Easton, Commissioner Grimm, and Commissioner Hampton questioned McCloy.

McCloy answered the Commissioners' questions.

The Commission discussed the decision criteria.

Commissioner Hampton motioned to deny Case No. VAR-2026-0019.

Seconded by Commissioner Best.

Motion passed. Motion Passed. 8 for, 0 against, 1 member absent.

Roll Call Vote:

Commissioner Easton, For
Commissioner Hampton, For
Commissioner Best, For
Commissioner Bruell, For
Commissioner Chrien, For
Commissioner Grimm, For
Commissioner Nelson, For
Commissioner White, For

Commissioner Brown, Absent

6. COMMISSION/DIRECTOR COMMUNICATIONS

A. Department Report

Valdez stated that there will be a Comprehensive Plan Presentation on August 19, 2026. The second public survey is open for a few more weeks.

B. Chair's Report

Chair Easton stated she will be unavailable until August 10, 2026. If there are any questions or Commission business that needs input, the inquiring parties are to get in touch with the Vice Chair Hampton. Chair Easton welcomed Commissioner Best to the Planning and Zoning Commission.

C. Council Liaison's Report

Councilor Havemann provided a brief overview of the July 14, 2026, County Council Work Session. She shared that the Historic Preservation Advisory Board would like to recommend a Cultural Specialist to be employed by the county for historic preservation, and the Board of Public Utilities presented current plans and updates. She informed that the online community dashboard is up and running, the Council received an update on the Comprehensive Plan, and a new contract was approved with Microsoft for an Enterprise Agreement.

D. Commissioners' Comments

Commissioner Hampton stated that the Board of Public Utilities was great.

7. ADJOURNMENT

8:34pm

Division 9 Building Standards. (16-66 to 16-77). The building will not exceed the maximum building height of 86 feet in the DTLA, as it will be a three story building upon completion of renovations.

Sections 16-74(i)(3)(c) 2 and 3 are inapplicable as there is no proposed modification of utility infrastructure nor grading and drainage for the Site.

Except as otherwise detailed and covered under other written criteria in this application, the redevelopment Site Plan Amendment Application is in conformance with the Development Code. To the extent any portion of Development Standards hereunder require specific compliance (eg. A Night Sky ordinance compliant lighting plan) such provisions will be covered as a part of the Building Permit review and issuance process.

e. The County's existing public infrastructure and services, including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, trail and sidewalks have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated in compliance with the County's construction standards to the maximum extent practicable. Explain.

All County utilities currently serve the existing building and are adequate and will continue to serve the building following redevelopment of the property. Utility services in the downtown area have sufficient capacity to serve building and area needs. To the extent change of uses and modified utility supply needs, including anticipated electrification of some, and possibly all, of the current natural gas service, results in increase or change of electric service capacity at the building, Applicant will comply with County construction standards and such modifications will be contained in project plans and specifications submitted as a part of the Building Permit submission and approval for this redevelopment project.

f. The Site Plan mitigates any significant adverse impacts to properties within the vicinity to the maximum extent practicable. Explain:

The proposed development will have a limited increase in overall space in the building. As a commercial building for 70 years, the physical changes will have minimal and non-material impact from the street. Access, drainage and utility connections will remain unchanged from a visibility perspective.

The uses in the entire multi-block area surrounding the site are entirely commercial, with no residential areas within sound or light from the project. The rooftop restaurant lounge will be lit in accordance with a Dark Sky Ordinance compliant lighting plan pursuant to Sections 16-44 through Section 16-55 of the Development Code, submitted as part of the Building Permit, including setting back rooftop outdoor patio areas from the edges of the building.

As there are virtually no residential units anywhere in the vicinity of the Site and performance venue events and Rooftop Bar and Restaurant uses will be occurring at night when surrounding business are closed (except other entertainment uses, such as summer concerts and outdoor uses at Central Park Square with similar and complimentary, as opposed to adverse, impacts). Accordingly, project evening and nighttime uses will be wholly consistent with downtown vibrancy and vitality goals and will enhance downtown.

g. Provisions shall be made to serve the development with tot lots and/or neighborhood parks in accordance with the Comprehensive Plan. A fee may be paid as approved by County Council to accomplish the purpose of the Comprehensive Plan in lieu of the development of tot lots or neighborhood parks. Explain.

There is virtually no land on the site not occupied by the building with which to create a tot-lot or park. However, the West side of downtown has multiple large recreational and park spaces, including, Ashley Pond Park, the Grounds of Fuller Lodge, the urban trail and green space from the North edge of Fuller Lodge grounds to the Oppenheimer House and the skate park and open space South of the library.

Accordingly, it is the Applicant's belief that any need for children's play area, public park or recreation space is fully developed in the adjacent area of the building, with no need for provision of tot-lot space.



County of Los Alamos

Staff Report

August 12, 2026

Los Alamos, NM 87544
www.losalamosnm.us

Agenda No.:

Index (Council Goals):

Presenters: Danyelle Valdez

Legislative File: 21992-26

Title

SIT-2026-0083 Christus Health requests approval of a Site Plan Adoption for the construction of a 37,277-square-foot, two-story medical facility on the ±1.64-acre property located at 401 Trinity Drive, zoned General Commercial (GC).

Property Owners

Christus Health

Applicant

Christus Health

Case Manager

Danyelle Valdez, Planning Manager

Body

Los Alamos County Code of Ordinances, Chapter 16, Development Code ("Development Code"), Section 16-74(i)(3), establishes the procedures for Site Plan Adoptions and Major Site Plan Amendments. The applicant attended the required pre-application meeting on June 4, 2025. On July 1, 2026, staff received an application from CHRISTUS Health. The application was assigned Case No. SIT-2026-0083, routed to the Interdepartmental Review Committee ("IDRC") for review, and, in accordance with Section 16-72(c), provided the required public notice (Attachment B) for the August 12, 2026, public hearing.

Section 16-69 grants the Planning and Zoning Commission ("Commission") the authority and responsibility to make final decisions on Site Plan Adoption applications. The Commission shall approve the application as presented, approve the application with conditions that are reasonably necessary to meet the decision criteria, or deny based on conformance with section 16-74(i)(4) decision criteria.

According to section 16-72-(f)(5)b.9., approval by the Commission shall require a motion and affirmative vote of a majority of the members present, and no less than four (4) to approve the application. Failure to issue a final decision prior to the close of the hearing shall constitute denial of the application.

..Section 16-74(i) Site Plan Adoption or Major Amendment Decision Criteria

- a. The Site Plan substantially conforms to the intent and policies of the Comprehensive Plan and other adopted County policies and plans.
- b. If the subject property is within an approved Master Plan, the Site Plan is in conformance with

any relevant standards in the Master Plan.

- c. If the subject property is within an approved PD zone district, the Site Plan is consistent with any applicable terms and conditions in any previously approved PD zoning covering the subject property and any related development agreements and/or regulations.
- d. The Site Plan is in conformance with all applicable provisions of this Code and other adopted County regulations.
- e. The County's existing public infrastructure and services, including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, trails and sidewalks have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated in compliance with the County's construction standards to the maximum extent practicable.
- f. The Site Plan mitigates any significant adverse impacts to properties within the vicinity to the maximum extent practicable.
- g. Provisions shall be made to serve the development with tot lots and/or neighborhood parks in accordance with the Comprehensive Plan. A fee may be paid as approved by County Council to accomplish the purpose of the Comprehensive Plan in lieu of the development of tot lots or neighborhood parks.

..Motion Options

Recommended Motion:

I move to **Conditionally Approve** Case No. SIT-2026-0083, a request by Christus Health for approval of a Site Plan Adoption for the construction of a 37,277-square-foot, two-story medical facility on the approximately 1.64-acre property located at 401 Trinity Drive, zoned General Commercial (GC).

Approval is based on the findings established at the hearing and the conclusion that the Applicant has met the decision criteria for a Site Plan Adoption per Section 16-74(i) of the Los Alamos County Development Code, subject to the following conditions:

1. Prior to submitting any associated permit applications, the applicant shall revise the applicable drawing sheets to: (1) provide a joint utility trench cross-section showing an approved staggered layout consistent with the applicable Department of Public Utilities Construction Standards Drawing; (2) identify the size of the proposed gas line and the physical location of the gas meter; (3) revise the fire hydrant and hydrant-leg details to conform to the applicable Los Alamos County standard detail; and (4) provide a connection detail for the existing sewer manhole. The corrected drawing sheets shall be submitted directly to the Department of Public Utilities for final review and verification.
2. Prior to submitting any associated permit applications, the applicant shall revise the plans to address Fire Marshal requirements, including citation of the currently adopted 2021 International Fire Code; provision of compliant aerial fire apparatus access or, where approved by the Fire Code Official, a Class I standpipe meeting the exception to IFC Section D105.1; and relocation or addition of a fire hydrant to provide adequate coverage at the north entrance. Revised plans shall be submitted to the Fire Marshal for final review and approval.
3. Prior to issuance of a building permit, the applicant shall submit a drainage assessment demonstrating that the proposed development will not increase off-site stormwater flows beyond existing conditions. The assessment shall include pre- and post-development 100

-year storm-flow calculations, supporting methodology, and documentation demonstrating that the existing and proposed stormwater systems can adequately convey post-development flows. The assessment shall also address replacement of the existing storm drainpipe traversing the property and adjustment of its installation depth, in coordination with the Los Alamos County Public Works Department.

4. The Applicant shall obtain all required NMDOT and Los Alamos County permits and approvals for off-site improvements and work within public rights-of-way and shall dedicate all necessary rights-of-way for the offsite roadway improvements including sidewalks.

The Commission acts under the decision authority granted in Section 16-69(b)(2) and (6) of the Development Code.

I further move to authorize the Chair to sign the Findings of Fact and Conclusions of Law for this case that reflects the decision of the Commission. This document will be prepared by county staff based on this decision.

Alternative Motion 1:

I move to **Approve** Case No. SIT-2026-0083, a request by Christus Health for approval of a Site Plan Adoption for construction of a 37,277-square-foot medical facility on the ±1.64-acre property located at 401 Trinity Drive, zoned General Commercial (GC).

Approval is based on the findings established at the hearing and the conclusion that the Applicant has met the decision criteria for a Site Plan Adoption per Section 16-74(i) of the Los Alamos County Development Code. The Commission acts under the decision authority granted in Section 16-69(b)(2) and (6) of the Development Code.

I further move to authorize the Chair to sign the Findings of Fact and Conclusions of Law for this case that reflects the decision of the Commission. This document will be prepared by county staff based on this decision.

Alternative Motion 2:

I move to **Deny** Case No. SIT-2026-0083, a request by Christus Health for approval of a Site Plan Adoption for construction of a 37,277-square-foot medical facility on the ±1.64-acre property located at 401 Trinity Drive, zoned General Commercial (GC).

Denial is based on the findings established at the hearing and the conclusion that the Applicant has not met the decision criteria for a Site Plan Adoption per Section 16-74(i) of the Los Alamos County Development Code. The Commission acts under the decision authority granted in Section 16-69(b)(2) and (6) of the Development Code.

I further move to authorize the Chair to sign the Findings of Fact and Conclusions of Law for this case that reflects the decision of the Commission. This document will be prepared by county staff based on this decision.

Attachments

A - Staff Report

B - Public Notice

C - Application



Los Alamos County
Community Development Department

PLANNING & ZONING COMMISSION STAFF REPORT

Public Hearing Date: August 12, 2026
Subject: Case No. SIT-2026-0083
Applicant/Owner: Christus Health
Case Manager: Danyelle Valdez, Planning Manager

Professional Background:

Bachelor's degree in business administration; 12 years' experience in Real Estate Development, Project Management, Planning and Land Use.

CASE NO. SIT-2026-0075: Christus Health requests approval of a Site Plan Adoption for the construction of a 37,277-square-foot, two-story medical facility on the approximately 1.64-acre property located at 401 Trinity Drive, zoned General Commercial (GC).

EXECUTIVE SUMMARY

Christus Health, owner of the subject property, requests approval of a Site Plan Adoption for the Christus Health Los Alamos facility, a new freestanding emergency department and health center located at 401 Trinity Drive. The ±1.64-acre property is zoned General Commercial (GC) and is currently undeveloped.

The proposed development consists of a single two-story building totaling 37,277 square feet of gross floor area with an approximately 19,000-square-foot building footprint and a maximum height of 36 feet to the top of parapet. The facility is programmed to include a 10-bed emergency clinic together with associated clinical, diagnostic, and support space. Proposed lot coverage is 27 percent. Site improvements include 62 off-street parking spaces, a dedicated ambulance parking and drop-off area, site lighting, landscaping, grading and drainage improvements, on-site utility extensions, a generator and mechanical equipment enclosure, a refuse enclosure, and off-site roadway and pedestrian improvements along the Trinity Drive frontage, including a right-turn deceleration lane.

The proposal advances adopted County policy objectives related to health care access, economic vitality, and infill development by delivering emergency medical services within the Los Alamos townsite on a site served by existing public infrastructure.

SITE INFORMATION

The subject property is approximately 1.64-acre in size, and is located between Trinity Drive and DP Road, immediately southeast of the Trinity Drive/Central Avenue roundabout within the Los Alamos townsite. The site was formerly occupied by the Knights of Columbus and consisted of two parcels addressed as 401 Trinity Drive and 104 DP Road. The parcels have been consolidated into a single lot with the assigned address of 401 Trinity Drive. The property is currently vacant and suitable for redevelopment.



Figure 1: Vicinity Map

The property is zoned General Commercial (GC). The GC district is intended to accommodate medium-scale retail, service, professional, and similar uses serving community-wide needs. Medical and health care facilities are permitted within the district.

The GC zone district does not establish a minimum lot area and contains a minimum required lot width of 50 feet. There is no minimum front, interior-side, street-side, or rear setback requirements. The maximum permitted building height is 50 feet, and the maximum permitted lot coverage is 70 percent, or 71,438.4 square feet.

The property has frontage along Trinity Drive (New Mexico State Road 502) and DP Road. Public water, sanitary sewer, natural gas, electric, and communications infrastructure currently serve the site. An existing public storm drain enters the property from the Trinity Drive corridor, traverses the site, and continues toward its outfall east of the property.

PROJECT INFORMATION

A pre-application meeting for the proposed development was held on June 4, 2025, during which staff determined that the project required Site Plan Adoption. Site Plan Adoption applications are reviewed pursuant to Section 16-74(i) of the Los Alamos County Development Code.

Staff's review of Site Plan Adoption evaluates whether the proposed development complies with zoning and development standards, provides adequate public infrastructure capacity, mitigates potential impacts to surrounding properties, and is consistent with adopted County plans and policies. The proposal consists of a single two-story building containing 37,277 square feet of gross floor area on an approximately 19,000-square-foot footprint. The facility is programmed as a freestanding emergency department including a 10-bed emergency clinic and approximately 3,586 square feet of emergency

clinic floor area, with an anticipated maximum of 30 employees on the largest shift. Building elevations indicate a maximum parapet height of 36 feet above finished floor.



Figure 2: Project Rendering

Grading, Drainage, and Utilities

Grading and erosion control plans, a stormwater drainage report, and utility plans were submitted with the application. On-site utility extensions include a proposed joint utility trench for electric, water, and communications, a 3-inch domestic water line with meter vault, a 4-inch fire protection line with backflow preventer, a proposed fire hydrant, an irrigation line with meter, a 6-inch gravity sanitary sewer at 1 percent, a grinder pump station, and a proposed sanitary sewer manhole connecting to the existing public sewer. The proposed on-site storm sewer system will be private; the existing storm sewer traversing the property will remain public.

Parking

Off-street parking is required pursuant to Table 27 (Minimum Off-Street Parking Requirements) of the Los Alamos County Development Code.

The applicant's parking analysis calculates the requirements as follows:

- Hospital use: 2 spaces per each three beds $\times$ 10 beds = 7 spaces.
- Employees: 1 space per employee on the largest shift $\times$ 30 employees = 30 spaces.
- Emergency clinic : 5 spaces per 1,000 square feet $\times$ 3,586 square feet = 18 spaces.

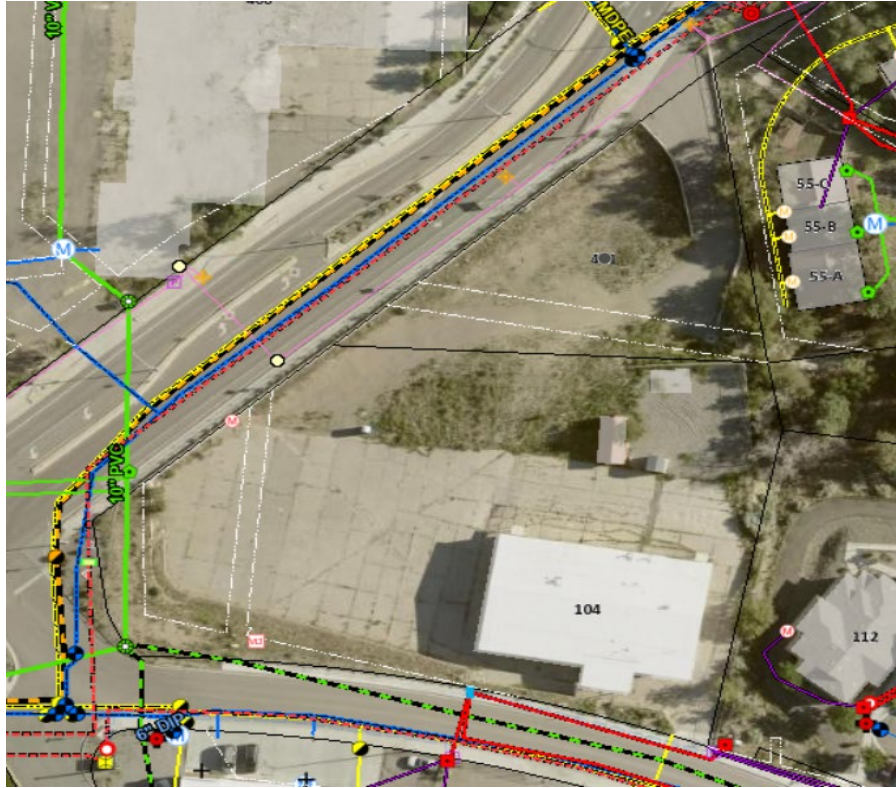


Figure 3: Utilities & Drainage Easements

Access, Circulation, and Off-Site Improvements

Site access is proposed from both Trinity Drive and DP Road. Because Trinity Drive is a state highway under NMDOT jurisdiction, all driveway access, and frontage improvements within that right-of-way also require NMDOT approval in addition to the review and approval provided by the County. Proposed off-site improvements include a right-turn deceleration lane on Trinity Drive, sidewalk and pedestrian improvements, right-of-way dedication, and a revised bike lane off-ramp transition recommended by Public Works. The site design provides fire apparatus access and turning movements, identifies required fire hydrant locations, and demonstrates adequate vehicle circulation for refuse collection, including necessary turning and maneuvering areas.

Landscaping

The submitted landscape plan identifies a gross site area of 71,398 square feet and a net site area of 52,398 square feet after deduction of the building structure. The minimum landscape area required is 10 percent of the net site, or 5,240 square feet. The plan provides 10,822 square feet of landscape area, or 20 percent of the net site. The plan further provides 22 trees, meeting the requirement of two trees per 1,000 square feet, and 108 shrubs, meeting the requirement of 10 shrubs per 1,000 square feet with a minimum of 30 percent evergreen species. Parking lot screening is provided for the 62-space parking area.

Lighting

A photometric and site lighting plan was submitted with the application identifying fixture types, mounting heights, correlated color temperature, color rendering index, and lumen output for compliance with Chapter 16, Division 6, Outdoor Lighting, and the New Mexico Night Sky Protection Act.

INTERDEPARTMENTAL REVIEW COMMITTEE (IDRC)

The application was distributed to the Interdepartmental Review Committee on July 7, 2026, with comments due by July 17, 2026. Reviewing departments included the Department of Public Utilities, Public Works, Fire Marshal's Office, Environmental Services Division, Building Division, and Planning Division.

The applicant submitted revised plan sheets on July 31, 2026, in response to the IDRC comments received through the review period. The revisions addressed the dumpster and trash-enclosure location, refuse-collection vehicle turning movements, fire access, and fire-hydrant details. A summary of the departmental comments and responses included:

Department of Public Utilities (Memorandum dated July 23, 2026)

DPU reviewed the site plan application and provided technical comments and conditions applicable to the permit documents. The applicant must provide a joint utility trench cross-section showing an approved staggered layout consistent with the applicable DPU Construction Standards Drawing; identify the proposed gas-line size and physical location of the gas meter; revise the fire hydrant and hydrant-leg details to conform to the applicable Los Alamos County standard detail; and provide a connection detail for the existing sewer manhole.

The corrected drawing sheets must be submitted directly to DPU for final verification before the associated permit applications are submitted. Conditions of approval have been added.

Public Works, Engineering Division (Memorandum dated July 30, 2026)

Public Works required completion of a Traffic Impact Analysis (TIA) for the proposed development. Trinity Drive (NM 502) is owned by the New Mexico Department of Transportation (NMDOT), while DP Road is owned by Los Alamos County; both roadways are maintained by the County. The final design documents shall incorporate all improvements and design features required by the TIA and Los Alamos County Public Works and NMDOT. A NMDOT certified TIA must be provided to the County prior to application for any associated construction permits, any subsequent modification to the proposed driveways or ingress and egress configuration may require additional traffic analysis or review by Public Works.

Public Works also requests the following items be addressed prior to issuance of the applicable construction or building permits:

- Submit a drainage assessment demonstrating that the proposed development will not increase off-site flows beyond existing conditions. The assessment shall include pre- and post-

development 100-year storm flows, supporting calculations and methodology, and confirmation that the existing and proposed stormwater systems have adequate capacity to convey post-development flows.

- Identify the new on-site storm sewer system as privately owned and maintained and specify that the associated manhole covers shall be marked accordingly.
- Replace the existing storm drainpipe traversing the property and adjust its installation depth to accommodate the significantly higher proposed grades. The replacement shall be coordinated with Public Works and addressed in the drainage assessment.
- Depict the proposed stormwater flow patterns on the grading and drainage plan.

All off-site improvements within Trinity Drive require approval from Los Alamos County Department of Public Works, as well as the applicable NMDOT approvals and permits. Work within County rights-of-way shall require County excavation and traffic-control permits. The applicant shall also dedicate any rights-of-way necessary to accommodate the required improvements. Public Works further recommended revising the proposed bike-lane off-ramp transition and encouraged incorporation of Low Impact Development standards into the final design. These items are reflected in the Conditions of Approval included in this staff report.

Fire Marshal, Los Alamos Fire Department

The Los Alamos County Fire Marshal initially requested that the plans clearly identify the fire apparatus access road and demonstrate compliance with applicable International Fire Code requirements, including minimum unobstructed widths, access to all portions of the building, apparatus turning radii, hose-access distances, hydrant and fire department connection locations, and the location of the post indicator valve.

The applicant submitted revised drawings on July 31, 2026, addressing fire apparatus access and hydrant placement. These items are reflected in the Conditions of Approval included in this staff report.

Environmental Services

Environmental Services requested revised plans identifying the location of all refuse and recycling receptacles and demonstrated adequate access and egress for collection vehicles. Environmental Services initially requested locating the collection area within the alley behind AutoZone, with vehicles entering from Trinity Drive and exiting onto DP Road to establish a one-way circulation pattern aligned with the facility loading dock.

The applicant submitted revised drawings on July 31, 2026, showing the dumpster enclosure, collection location, and vehicle turning movements. Environmental Services reviewed and accepted the revised drawings that include locating the collection area along the eastern portion of the subject property to align with the proposed driveway access from DP Rd.

Community Development Building Safety Division

Building Safety Division had no comments.

Community Development Planning Division

The Development Code does not establish a specific parking ratio for employees associated with this use. Because the facility contains multiple uses, the applicant must identify the floor area or other applicable measures associated with each use and calculate the corresponding parking requirement. For any use not specifically identified in Table 27, Section 16-28(b) authorizes the Community Development Director to establish the minimum parking requirement by applying the standard for the most similar listed use, relying on standard parking resources or local or national best practices, or requiring a parking study prepared by a registered professional engineer.

As a condition of approval, the applicant shall submit a parking analysis identifying and validating the applicable parking requirements for the facility in accordance with Section 16-28 of the Development Code, including the provisions governing unlisted uses. The revised analysis shall demonstrate compliance with the minimum off-street parking requirements and shall be reviewed and approved by the Community Development Department prior to applying for building permits.

PUBLIC NOTICE

The Los Alamos County Code of Ordinances, Chapter 16 – Development Code, Sec. 16-71 Table 49 - Procedures Summary Table, sets forth the notice requirements. Section 16-72(c) Notifications establishes the notice requirements for a public hearing:

- ***Published and posted notice [16-72(c)(4)]:***
 - Notice published in a newspaper of general circulation within the County at least 14-calendar days before the meeting or hearing. **Published July 23, 2026.**
 - Posted notice of at least one sign on a street abutting the property that is the subject of the application – visible from the street – at least 14-calendar days before the public meeting or hearing. **Posted July 28, 2026.**
- ***Mailed Notice [16-72(c)(5)c.]:***
 - Notice shall be mailed 14-days prior to the public hearing to all owners of record, as identified in the records of the County Tax Assessor, or occupants of properties within 300 ft., excluding public rights-of-way, of exterior lot lines of the subject property. **Mailed July 23, 2026.**

SITE PLAN ADOPTION APPROVAL

Section 16-74(i) of the Los Alamos County Development Code states that an application for Site plan adoption shall be approved if it meets all the following criteria. The Planning and Zoning Commission shall approve or deny the proposed application pursuant to the decision criteria within Section 16-74(i)(4):

a. The site plan substantially conforms to the intent and policies of the comprehensive plan and other adopted county policies and plans.

Applicant Response: The proposed development utilizes an existing infill site within an established developed area, improving existing diversity in transportation routes and utilizing existing infrastructure developed in a previously underdeveloped area. The Site Plan includes coordinated improvements for vehicle access, parking, pedestrian circulation, drainage, utilities, landscaping, and lighting that are

compatible with surrounding development and support the Comprehensive Plan's goals for orderly, efficient, and compatible growth. The proposed improvements are shown on the submitted Site Plan and supporting documents.

Staff Response: It is the expert opinion of staff that this criterion has been met. The proposed site plan substantially conforms to the intent and policies of the 2016 Comprehensive Plan and other adopted County policies and plans. The Comprehensive Plan supports infill development on underutilized parcels within the existing townsite where public infrastructure, roadways, and services are already available, and supports the retention and expansion of community services that reduce the need for residents to travel outside the County for essential needs.

The subject property is a vacant commercial parcel located along the Trinity Drive corridor, an arterial route identified in County plans as a primary commercial and gateway corridor. Development of the site places a health care facility within an established commercial area served by existing water, sewer, gas, electric, storm drainage, roadway, transit, and pedestrian infrastructure, avoiding extension of new public infrastructure into undeveloped areas.

The proposal is also consistent with the 2019 Economic Vitality Strategic Plan and the County's Strategic Leadership Plan, both of which identify access to health care services and community quality of life as key contributors to workforce attraction and retention and to overall community vitality. The addition of local emergency department capacity directly advances these objectives by providing emergency medical services within the community. The site plan further supports Comprehensive Plan goals related to walkability and corridor character through frontage improvements, sidewalk connections, and landscape along Trinity Drive and DP Road.

b. If the subject property is within an approved master plan, the site plan is in conformance with any relevant standards in the master plan.

Applicant Response: We are not aware of any existing approved Master Plans for this property.

Staff Response: This criterion is not applicable. The subject property is not within an approved Master Plan.

c. If the subject property is within an approved PD zone district, the site plan is consistent with any applicable terms and conditions in any previously approved PD zoning covering the subject property and any related development agreements and/or regulations.

Applicant Response: N/A

Staff Response: This criterion is not applicable. The subject property is not within an approved PD zone district.

d. The site plan is in conformance with all applicable provisions of this Code and other adopted county regulations.

Applicant Response: The project is located within the General Commercial zoning district, where the proposed CHRISTUS Health facility is a permitted and appropriate land use. As demonstrated on the site plan, the project complies with the applicable development standards for building placement, setbacks,

parking, site access, emergency vehicle circulation, pedestrian connectivity, landscaping, grading, drainage, utility infrastructure, and lighting. The plans have been coordinated with the applicable County departments, and the proposed improvements have been designed to provide safe and efficient access, adequate public infrastructure, and compatibility with surrounding development. The project is consistent with the intent and requirements of Chapter 16 of the Development Code and supports the goals and policies of the adopted Comprehensive Plan by providing essential medical services to the community.

Staff Response: The proposed site plan has been reviewed for conformance with the applicable provisions of Chapter 16 of the Los Alamos County Development Code and other adopted County regulations. The proposed development is located within the General Commercial (GC) zoning district, where medical and health care facilities are a permitted use.

The site plan demonstrates compliance with the applicable dimensional and site development standards of the GC zoning district, including building placement, setbacks, height, lot coverage, site access, circulation, pedestrian connectivity, landscaping, and outdoor lighting. Proposed lot coverage is 27 percent. The site provides 10,822 square feet of landscaped area, exceeding the required 5,240 square feet, together with the required 22 trees and 108 shrubs and required parking lot screening. A photometric plan was also submitted demonstrating compliance with Chapter 16, Division 6, Outdoor Lighting.

The application materials, including the site plan, architectural elevations, grading and drainage plans, utility plans, landscape and lighting plans, and supporting technical information, were reviewed through the County's Interdepartmental Review Committee process. Participating departments and divisions included the Planning Division, Department of Public Utilities, Public Works, Environmental Services, Fire Marshal's Office, and Building Division.

The applicant's parking calculations require correction because the Development Code does not establish a specific employee-based parking ratio for the proposed use and the facility contains multiple use components. Pursuant to Section 16-28(b), parking requirements for uses not specifically identified in Table 27 must be established using one of the methods authorized for unlisted uses. As a condition of approval, the applicant will be required to submit a corrected parking analysis identifying and substantiating the applicable parking requirements for the facility and demonstrating compliance with the minimum off-street parking requirements.

Additional technical requirements related to construction detailing, utility connections, fire protection, drainage, and other permit-level requirements will be addressed through the applicable construction plan and building permit review processes.

Based on staff's review and the IDRC findings, and subject to the conditions of approval requiring resolution of the outstanding parking and technical requirements, staff finds that the proposed site plan will conform to the applicable provisions of the Development Code and other adopted County regulations.

e. The county's existing public infrastructure and services, including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, trail and sidewalks have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated in compliance with the county's construction standards to the maximum extent practicable.

Applicant Response: Existing utility infrastructure is fully built out around the property and is capable of serving this property. Proposed utility service extensions have been coordinated with LAC DPU staff.

Staff Response: It is the expert opinion of staff that this criterion has been met. The subject property is located within an area of the townsite where public water, sanitary sewer, natural gas, electric, communications, storm drainage, roadway, and pedestrian infrastructure are existing and fully built out.

The Department of Public Utilities reviewed the utility plans on July 23, 2026. DPU's remaining comments are technical detailing items on a joint trench cross-section, gas line sizing, gas meter location, callout corrections, hydrant assembly detail, and sewer manhole connection detail — to be corrected and resubmitted to DPU for verification prior to issuance of construction permits.

Public Works reviewed the application on July 30, 2026, and identified conditions relating to traffic and drainage. Because Trinity Drive is NM State Road 502, under NMDOT jurisdiction, and DP Road is County-owned, Public Works required that a Traffic Impact Analysis be submitted and approved by both NMDOT and Los Alamos County Public Works prior to Site Plan approval, with the final design submittal incorporating all design features contained in the approved TIA. A drainage assessment demonstrating no increase in off-site flows, including pre- and post-development 100-year storm flows, is required prior to approval of building permits, and may be submitted prior to site plan approval. Public Works further requires that the existing storm drainpipe traversing the property from Trinity Drive be replaced and its installation depth raised to account for the significantly higher proposed site grades, with the new installation included in the drainage assessment and coordinated with Public Works.

Staff finds that the existing public infrastructure systems have adequate capacity to serve the proposed development, and that the identified burdens on those systems have been or will be mitigated in compliance with the County's construction standards through the conditions recommended in this report and through subsequent construction permitting. Based on the technical review conducted by County departments and the infrastructure improvements incorporated into the project design, staff finds that the existing public infrastructure systems have adequate capacity to serve the proposed development.

f. The site plan mitigates any significant adverse impacts to properties within the vicinity to the maximum extent practicable.

Applicant Response: Existing drainage, driveway access, drop-offs, abandoned utility services, and roadway geometry have been considered, thoroughly reviewed and coordinated with the design team and county staff, and concerns mitigated to the maximum extent practicable.

Staff Response: It is the expert opinion of staff that this criterion has been met. The proposed site plan has been designed to minimize potential adverse impacts to surrounding properties to the maximum extent practicable through site layout, building placement, circulation design, screening, and landscaping.

The subject property is a vacant parcel surrounded by existing commercial development along an established arterial corridor, and the proposed two-story building at a maximum parapet height of 36 feet is consistent in scale with surrounding commercial development. Emergency vehicle and ambulance access has been separated from general patient and visitor circulation to reduce conflicts on site and at the public street. Landscape area is provided at double the required minimum, and parking lot screening and perimeter landscaping are provided to buffer the parking area from adjacent properties and public rights-of-way. Site lighting has been designed for compliance with the County's outdoor lighting standards, limiting light trespass onto adjacent properties.

Traffic and access impacts will be further evaluated through the Traffic Impact Analysis required by Public Works and NMDOT, which will confirm the adequacy of the proposed access points, the Trinity Drive right-turn deceleration lane, and any additional operational improvements needed at the Trinity Drive and DP Road intersection. Drainage impacts will be addressed through the required drainage assessment demonstrating that post-development flows do not exceed existing off-site conditions. Refuse collection has been relocated and revised in coordination with Environmental Services to establish a one-way collection route and to avoid conflicts with site and adjacent traffic.

Based on the proposed design and mitigation measures incorporated into the site plan, staff find that the development has been designed to minimize potential impacts to neighboring properties and the surrounding area to the maximum extent practicable.

g. Provisions shall be made to serve the development with tot lots and/or neighborhood parks in accordance with the comprehensive plan. A fee may be paid as approved by county council to accomplish the purpose of the comprehensive plan in lieu of the development of tot lots or neighborhood parks.

Applicant Response: N/A

Staff Response: This criterion is not applicable. The proposed development is a non-residential medical facility and does not create residential demand for tot lots or neighborhood parks.

DRAFT MOTION

Recommended Motion:

I move to **Conditionally Approve** Case No. SIT-2026-0083, a request by Christus Health for approval of a Site Plan Adoption for the construction of a 37,277-square-foot, two-story medical facility on the approximately 1.64-acre property located at 401 Trinity Drive, zoned General Commercial (GC).

Approval is based on the findings established at the hearing and the conclusion that the Applicant has met the decision criteria for a Site Plan Adoption per Section 16-74(i) of the Los Alamos County Development Code, subject to the following conditions:

1. Prior to submitting any associated permit applications, the applicant shall revise the applicable drawing sheets to: (1) provide a joint utility trench cross-section showing an approved staggered layout consistent with the applicable Department of Public Utilities Construction Standards

Drawing; (2) identify the size of the proposed gas line and the physical location of the gas meter; (3) revise the fire hydrant and hydrant-leg details to conform to the applicable Los Alamos County standard detail; and (4) provide a connection detail for the existing sewer manhole. The corrected drawing sheets shall be submitted directly to the Department of Public Utilities for final review and verification.

2. Prior to submitting any associated permit applications, the applicant shall revise the plans to address Fire Marshal requirements, including citation of the currently adopted 2021 International Fire Code; provision of compliant aerial fire apparatus access or, where approved by the Fire Code Official, a Class I standpipe meeting the exception to IFC Section D105.1; and relocation or addition of a fire hydrant to provide adequate coverage at the north entrance. Revised plans shall be submitted to the Fire Marshal for final review and approval.
3. Prior to applying for building permits, the applicant shall submit a corrected parking analysis for review and approval by the Community Development Department. The analysis shall identify and substantiate the applicable parking requirements for each use within the facility in accordance with Section 16-28 of the Development Code, including the provisions governing unlisted uses, and shall demonstrate compliance with the minimum off-street parking requirements.
4. Prior to issuance of a building permit, the applicant shall submit a drainage assessment demonstrating that the proposed development will not increase off-site stormwater flows beyond existing conditions. The assessment shall include pre- and post-development 100-year storm-flow calculations, supporting methodology, and documentation demonstrating that the existing and proposed stormwater systems can adequately convey post-development flows. The assessment shall also address replacement of the existing storm drainpipe traversing the property and adjustment of its installation depth, in coordination with the Los Alamos County Public Works Department.
5. The Applicant shall obtain all required NMDOT and Los Alamos County permits and approvals for off-site improvements and work within public rights-of-way and shall dedicate all necessary rights-of-way for the offsite roadway improvements including sidewalks.

The Commission acts under the decision authority granted in Section 16-69(b)(2) and (6) of the Development Code.

I further move to authorize the Chair to sign the Findings of Fact and Conclusions of Law for this case that reflects the decision of the Commission. This document will be prepared by county staff based on this decision.

Alternative Motion 1:

I move to **Approve** Case No. SIT-2026-0083, a request by Christus Health for approval of a Site Plan Adoption for the construction of a 37,277-square-foot, two-story medical facility on the approximately 1.64-acre property located at 401 Trinity Drive, zoned General Commercial (GC).

Approval is based on the findings established at the hearing and the conclusion that the Applicant has met the decision criteria for a Site Plan Adoption per Section 16-74(i) of the Los Alamos County Development Code. The Commission acts under the decision authority granted in Section 16-69(b)(2) and (6) of the Development Code.

I further move to authorize the Chair to sign the Findings of Fact and Conclusions of Law for this case that reflects the decision of the Commission. This document will be prepared by county staff based on this decision.

Alternative Motion 2:

I move to **Deny** Case No. SIT-2026-0083, a request by Christus Health for approval of a Site Plan Adoption for the construction of a 37,277-square-foot, two-story medical facility on the approximately 1.64-acre property located at 401 Trinity Drive, zoned General Commercial (GC).

Denial is based on the findings established at the hearing and the conclusion that the Applicant has not met the decision criteria for a Site Plan Adoption per Section 16-74(i) of the Los Alamos County Development Code. The Commission acts under the decision authority granted in Section 16-69(b)(2) and (6) of the Development Code.

I further move to authorize the Chair to sign the Findings of Fact and Conclusions of Law for this case that reflects the decision of the Commission. This document will be prepared by county staff based on this decision.

REFERENCES:

Los Alamos County, Chapter 16, Development Code: <https://lacnm.com/MunicipalCode>

Los Alamos County, 2016 Comprehensive Plan: <https://lacnm.com/ComprehensivePlan2016>

Los Alamos County, 2026 Strategic Leadership Plan: <https://lacnm.com/StrategicPlan>

Los Alamos County, 2019 Economic Vitality Strategic Plan: <https://lacnm.com/EconomicVitality>

**NOTICE OF PLANNING AND ZONING COMMISSION MEETING
STATE OF NEW MEXICO, COUNTY OF LOS ALAMOS**

Notice is hereby given that the Planning and Zoning Commission of the Incorporated County of Los Alamos, State of New Mexico, has directed publication of their regular scheduled meeting to be held on Wednesday, August 12, 2026, 5:30 p.m., at the Los Alamos County Municipal Building: 1000 Central Ave, Los Alamos, NM 87544. Members of the public may, also, join to make public comment by pasting into their browser the following URL:

<https://us06web.zoom.us/j/81885706651>

By phone: (US) +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782
Webinar ID: 818 8570 6651

CASES FOR PUBLIC HEARING:

Case No. SIT-2026-0083. Santa Fe Engineering, on behalf of property owner CHRISTUS Health, requests Site Plan approval for a new 25,000-square-foot, two-story health care facility at 401 Trinity Drive, formerly addressed as 401 Trinity Drive and 104 DP Road, on property zoned General Commercial (GC).

The Agenda Packet is available at least 72-hours prior for public inspection during business hours of 8 a.m. to 5 p.m., within the Community Development Department at 1000 Central Ave, Suite 150, or online at <https://losalamos.legistar.com/Calendar.aspx>.

By: /s/ Danyelle Valdez, Planning Manager

If you are an individual with a disability and need accommodation to attend or participate in the meeting, such as a reader, amplifier, sign language interpreter, or other aid, please contact Human Resources at (505) 662-8040 at least one week in advance or as soon as possible. For accessible formats of public documents, including the Agenda and Minutes, contact the County Administrator's Office at (505) 662-8080.

PUBLISHED IN THE LA DAILY POST ON: Thursday, July 23, 2026

July 23, 2026

Case SIT-2026-0083: Santa Fe Engineering, on behalf of property owner CHRISTUS Health, requests Site Plan approval for a new 25,000-square-foot, two-story health care facility at 401 Trinity Drive, formerly addressed as 401 Trinity Drive and 104 DP Road, on property zoned General Commercial (GC).

COUNTY COUNCIL

Randall T. Ryti
Council Chair
Ryn Herrmann
Council Vice Chair
Theresa Cull
Suzie Havemann
Melanee Hand
Beverly Neal-Clinton
David Reagor

COUNTY MANAGER

Anne W. Laurent

Dear Property Owner:

The Planning and Zoning Commission of the Incorporated County of Los Alamos, State of New Mexico, will be considering the above-mentioned application at a public hearing on August 12, 2026, 5:30 PM (MDT), at the Municipal Building, located at 1000 Central Ave., Los Alamos, NM.

As a property owner within 300-ft of the subject site, you have been notified; therefore, fulfilling Los Alamos County Code of Ordinances, Chapter 16, Development Code, Section 16-72-(c)(5)(b) notification requirements. The meeting will be in-person and open to the public. However, for convenience, the following Zoom meeting link and/or telephone numbers may be used for public viewing and participation: <https://us06web.zoom.us/j/81885706651>

Or, by phone: US) +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782
Webinar ID: 818 8570 6651

For more information contact Danyelle Valdez, Planning Manager, at (505) 662-8054 during normal business hours, or email at planning@losalamosnm.gov.

The application and plans submitted can be requested or accessed through the Citizen Self-service Portal ("CSS") using the QR Code or URL below. "Search Public Records" by project address (401 Trinity Drive) or case number (SIT-2026-0083). View files under "Attachments".



<https://losalamoscountynm-energypub.tylerhost.net/Apps/SelfService/>

Owner Name	C/O Name	Mailing Address	Mailing Address 2	City	State	Zip
PARTON ELIZABETH J	Or Current Owner/Resident	50 VERDE RIDGE UNIT C		LOS ALAMOS	NM	87544
CARDON APRIL R & DEVIN C	Or Current Owner/Resident	40 B VERDE RIDGE		LOS ALAMOS	NM	87544
COOK JEREMY & MEREDITH	Or Current Owner/Resident	40 C VERDE RIDGE		LOS ALAMOS	NM	87544
ST VINCENT HOSPITAL	Or Current Owner/Resident	455 ST MICHAELS DR		SANTA FE	NM	87505
CLELAND TIMOTHY & CATHERINE REV TR	Or Current Owner/Resident	530 GRAND CANYON DR		LOS ALAMOS	NM	87547
TERRAZAS MIGUEL A & ALONDRA REVOC TRUST	Or Current Owner/Resident	4 CHOLLA CIR		SANTA FE	NM	87506
LILAC, CONDOMINIUMS	Or Current Owner/Resident	45 VERDE RIDGE		LOS ALAMOS	NM	87544
CANYON WALK HOUSING LLC	BETHEL DEVELOPMENT INC	201 BRADENTON AVE SUITE 120		DUBLIN	NM	43017
RODARTE TANYA	Or Current Owner/Resident	45 VERDE RIDGE UNIT D		LOS ALAMOS	NM	87544
BEEBE LEONARD & JACKIE	Or Current Owner/Resident	1 QUEMAZON PL		LOS ALAMOS	NM	87544
SAEGER VERONICA I	Or Current Owner/Resident	40 VERDE RIDGE UNIT A		LOS ALAMOS	NM	87544
LA CUMBRE PLAZA LLC	Or Current Owner/Resident	PO BOX 2328		SANTA FE	NM	87504
ST VINCENT HOSPITAL	COLUMBUS CAPITAL	510 N O'CONOR BLVD		IRVING	TX	75039
2021 VERDE RIDGE REVOC TRUST	Or Current Owner/Resident	45 C VERDE RIDGE		LOS ALAMOS	NM	87544
GRAND MESA PARTNERS 400 LLC & TOWN HOUSE RETAIL CENTER LP	Or Current Owner/Resident	23823 MALIBU RD SUITE 343		MALIBU	CA	90265
LOCUST, CONDOMINIUMS	Or Current Owner/Resident	55 VERDE RIDGE		LOS ALAMOS	NM	87544
CHD REVOC TRUST	Or Current Owner/Resident	686 42ND ST		LOS ALAMOS	NM	87544
LOS ALAMOS SCHOOL BOARD	Or Current Owner/Resident	2075 TRINITY DR		LOS ALAMOS	NM	87544
510 CENTRAL AVENUE CONDOMINIUM	Or Current Owner/Resident	510 CENTRAL AVE		LOS ALAMOS	NM	87544
BELOOUSOV ANDREI V & BELOOUSSOVA OGLA N	Or Current Owner/Resident	1260 2ND ST		LOS ALAMOS	NM	87544
ZOLLINGER TANYA	Or Current Owner/Resident	55 VERDE RIDGE UNIT A		LOS ALAMOS	NM	87544
BELOOUSOV ANDREI V & BELOOUSSOVA OLGA N	Or Current Owner/Resident	1260 2ND ST		LOS ALAMOS	NM	87544
MAPLE, CONDOMINIUMS	Or Current Owner/Resident	50 VERDE RIDGE		LOS ALAMOS	NM	87544
TOPVALCO, INC.	Or Current Owner/Resident	1014 VINE ST	PROPERTY TAX 7TH FLOOR	CINCINNATI	OH	45202
LA CUMBRE PLAZA LLC	C/O COLUMBUS CAPITAL	PO BOX 2328		SANTA FE	NM	87504
MABRY MIKE & EILEEN LLC	Or Current Owner/Resident	PO BOX 1149		SANTA FE	NM	87504
ST VINCENT HOSPITAL	Or Current Owner/Resident	455 ST MICHAELS DR		SANTA FE	NM	87505
HOPWOOD MICHAEL B & SHANNON COBURN	Or Current Owner/Resident	122 YOSEMITE DR		LOS ALAMOS	NM	87547
HOMUTH EMIL F LIVING TRUST	Or Current Owner/Resident	1329 FOX TRACT CT		LAS CRUCES	NM	88007
OAK, CONDOMINIUMS	Or Current Owner/Resident	40 VERDE RIDGE		LOS ALAMOS	NM	87544
WHITWORTH CHRISTOPHER & VALLERY NICOLE	Or Current Owner/Resident	40 VERDE RIDGE #D		LOS ALAMOS	NM	87544





DEVELOPMENT APPLICATION

PROJECT INFORMATION

Title: Christus Health Los Alamos for Christus St. Vincent

Project Address: 401 Trinity Dr, Los Alamos NM 87544

Description:

New Christus Health Center for the area of Los Alamos.

Check all application types, if applicable:

- | | |
|--|---|
| ☐ Administrative Deviation ... \$25 | ☒ Site Plan* ... \$500 plus
\$75 per/Million \$ estimated construction cost |
| ☐ Administrative Wireless Telecom ... \$250 | Estimated Construction Cost: \$ 36,000,000.00 |
| ☐ Encroachment Permit ... \$25 | ☐ Major Site Plan Amendment* ... \$500 |
| ☐ Temporary Use Permit ... \$25 | ☐ Minor Site Plan Amendment ... \$250 |
| ☐ Comprehensive Plan Adoption &
Amendment*... \$250 | ☐ Major Zone Map Amendment* ... \$500 (+\$25/acre)
No fee if initiated by County Council
or County Manager |
| ☐ Conditional Use Permit* ... \$300 | ☐ Minor Zone Map Amendment* ... \$500 (+\$25/acre)
No fee if initiated by County Council
or County Manager |
| ☐ County Landmark or Historic District
Adoption/Amendment* ... \$250 | ☐ Master Plans* (Major, Minor) ...\$250 |
| ☐ Development Plan* ... \$500 | ☐ Text Amendment* ... \$150
No fee if initiated by County Council
or County Manager |
| ☐ Major Development Plan Amendment* ... \$500 | ☐ Variance ... \$250
No fee if application is a part of a Site Plan review |
| ☐ Minor Development Plan Amendment ... \$250 | ☐ Administrative Wireless Telecommunication
Facility ... \$250 |
| ☐ Summary Plat... \$100 plus \$25 lot; \$10 / acre for
non-residential | ☐ Discretionary Wireless Telecommunication
Facility* ... \$500 |
| ☐ Sketch Plat, Subdivision*... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots) | ☐ Small Wireless Facility ...\$250 |
| ☐ Preliminary Plat, Subdivision* ... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots) | ☐ Major Historic Demolition* ... \$250 |
| ☐ Final Plat, Subdivision* ... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots) | ☐ Major Historic Property Alteration
Certification* ... \$250 |
| ☐ Landscaping Plan ...\$500 | ☐ Minor Historic Property Alteration Certificate ... \$250 |
| ☐ Lighting Plan ...\$500 | |

* Application reviews require a pre-application meeting.

PROPERTY & OWNER INFORMATION			
Property Address:	401 Trinity Dr Address	Los Alamos City	NM 87544 State ZIP
Zoning District: GC	Overlay Zone: ☐ N/A		
Existing Structure(s) Sq. Ft.: 0.00	Proposed Structure(s) Sq. Ft.: 37,277.00		
Lot Area (sq.ft.): 71403			
Property Owner(s) Name: CHRISTUS Health			
Owner(s) Email: [REDACTED]			
Owner(s) Phone(s)#: [REDACTED]			
☒ Owner's Address same as Property Address			
Owner(s) Address:	[REDACTED] Address	[REDACTED] City	[REDACTED] State ZIP
APPLICANT / OWNER'S AGENT INFORMATION			
☒ Applicant is same as Owner			
Applicant Name: CHRISTUS Health			
Applicant Address:	[REDACTED] Address	[REDACTED] City	[REDACTED] State ZIP
Applicant Email: [REDACTED]			
Applicant Phone(s)#: [REDACTED]			
ASSOCIATED APPLICATIONS			
Application Type:			
Case Number:			
I hereby certify and affirm, under penalty of perjury, that the information I have provide in this application is true and accurate to the best of my knowledge, information, and belief. [NMSA 1978, §30-25-1]			
Signature:	[REDACTED]	Date:	06/10/2026
Signature:	[REDACTED]	Date:	06/10/2026
STAFF USE ONLY			
Date Received:	Staff:		
Case No.#:	Meeting Date:		
SUBMITTALS			
☐ Proof of Ownership or Letter of Authorization from Owner ☐ Items from associated Application Checklist		☐ Complete Application – Date: _____ ☐ Payment – Accepted upon verification of a complete application - Date: _____	

SITE PLAN ADOPTION/ MAJOR AMENDMENT

Applicants for all development application reviews must complete this checklist and submit it with the Development Application. Refer to the referenced code sections for additional information. Contact the Planning Division with questions regarding these requirements: planning@lacnm.us.

PRE-APPLICATION MEETING	
Date Held: July 1, 2026	
APPLICATION TYPE	
☒ Site Plan Adoption ☐ Major Amendment to an approved Site Plan	
PLANS	
Scaled plans at a minimum of 1" = 100' that illustrates the following:	
☒ <u>Site Plan</u> ☒ Graphic Scale and North Arrow ☒ Property Lines according to recorded survey ☒ Existing and proposed structures ☒ Existing and proposed easements ☒ Existing and proposed setbacks ☒ Existing and proposed utility lines ☒ Existing and proposed fencing ☒ Existing and proposed signage	
☒ <u>Parking Plan</u> ☒ Access and parking related to site ☒ Parking analysis based on proposed use ☒ Width of aisle(s) ☒ Parking stall dimensions	
☒ <u>Lighting Plan</u> ☒ Proposed lighting that notes the Correlated Color Temperature, Color Rendering Index, Lumens and all other attributes related to lighting to show compliance with Ch. 16, Division 6: Outdoor Lighting.	
☒ <u>Landscaping Plan</u> ☒ Existing plant material, amount and species & size ☒ Proposed plant material, amount and species & size	
ELEVATIONS	
Elevations drawing(s) at a minimum scale of 1/8" = 1' that indicate:	
☒ Height (above existing grade) of all four sides ☒ Materials and colors	



See Reverse.

LOT COVERAGE

Existing (%): 8

Proposed (%): 27

IMPACT REPORTS 16-72 (e)

May be required per Table 50 of Development Code:

- ☐ Grading and Erosion Control Plans
- ☐ Stormwater Drainage Report
- ☐ Traffic Generation Report
- ☐ Utility Capacity Analysis Report
- ☐ Soils Report

ADDITIONAL SUBMITTALS

Based on staff's review and Interdepartmental Review Committee's recommendation – additional submittals may be required and will be communicated to the applicant by the assigned Case Manager.

DECISION CRITERIA 16-74-(i)(4)

- a. The Site Plan substantially conforms to the intent and policies of the Comprehensive Plan and other adopted County policies and plans. Explain.

The proposed development utilizes an existing infill site within an established developed area, improving existing diversity in transportation routes and utilizing existing infrastructure developed in a previous underdeveloped area. The Site Plan includes coordinated improvements for vehicle access, parking, pedestrian circulation, drainage, utilities, landscaping, and lighting that are compatible with surrounding development and support the Comprehensive Plan's goals for orderly, efficient, and compatible growth. The proposed improvements are shown on the submitted Site Plan and supporting documents.

- ☐ Staff finds that this criterion has been met
- ☐ Staff finds that this criterion has not been met – more information is needed

- b. If the subject property is within an approved Master Plan, the Site Plan is in conformance with any relevant standards in the Master Plan. Explain.

We are not aware of any existing approved Master Plans for this property.

- ☐ Staff finds that this criterion has been met
- ☐ Staff finds that this criterion has not been met – more information is needed

- c. If the subject property is within an approved PD zone district, the Site Plan is consistent with any applicable terms and conditions in any previously approved PD zoning covering the subject property and any related development agreements and/or regulations. Explain.

N/A

☐ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

- d. The Site Plan is in conformance with all applicable provisions of this Code and other adopted County regulations. Explain.

The project is located withing the General Commercial zoning district, where the proposed Christus Health facility is permitted and appropriate land use. As demonstrated on the site plan, the project complies with the applicable development standards for building placement, setbacks, parking, site access, emergency vehicle circulation, pedestrian connectivity, landscaping, grading, drainage, utility infrastructure and lighting. The plans have been coordinated with the applicable County departments, and the proposed improvements have been designed to provided safe and efficient access, adequate public infrastructure, compatibility with surrounding development. The project is consistent with the intent and requirements of Chapter 16 of the Development Code and supports the goals and policies of the adopted Comprehensive Plan by providing essential medical services to the community.

☐ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

- e. The County's existing public infrastructure and services, including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, trail and sidewalks have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated in compliance with the County's construction standards to the maximum extent practicable. Explain.

Existing utility infrastructure is fully built out around the property and is capable of serving this property. Proposed utility service extensions have been coordinated with LAC DPU staff.

☐ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

DECISION CRITERIA 16-74-(i)(4)

- f. The Site Plan mitigates any significant adverse impacts to properties within the vicinity to the maximum extent practicable. Explain.

Existing drainage, driveway access, drop offs, abandoned utility services, and roadway geometry have been considered, thoroughly reviewed and coordinated with the design team and county staff, and concerns mitigated to the maximum extent practicable.

☐ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

- g. Provisions shall be made to serve the development with tot lots and/or neighborhood parks in accordance with the Comprehensive Plan. A fee may be paid as approved by County Council to accomplish the purpose of the Comprehensive Plan in lieu of the development of tot lots or neighborhood parks. Explain.

NA

☐ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

Attach additional sheets, if needed.

REVISIONS				
Nr.	Date	Description	Issue For Permit	Addendum 01
1	4/17/26			
2	5/6/26			



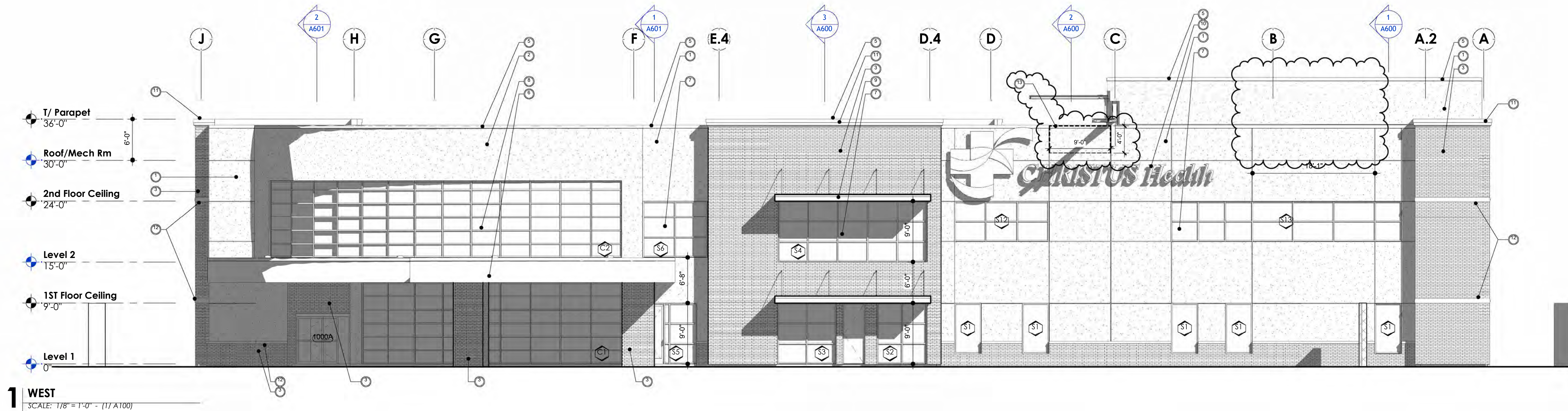
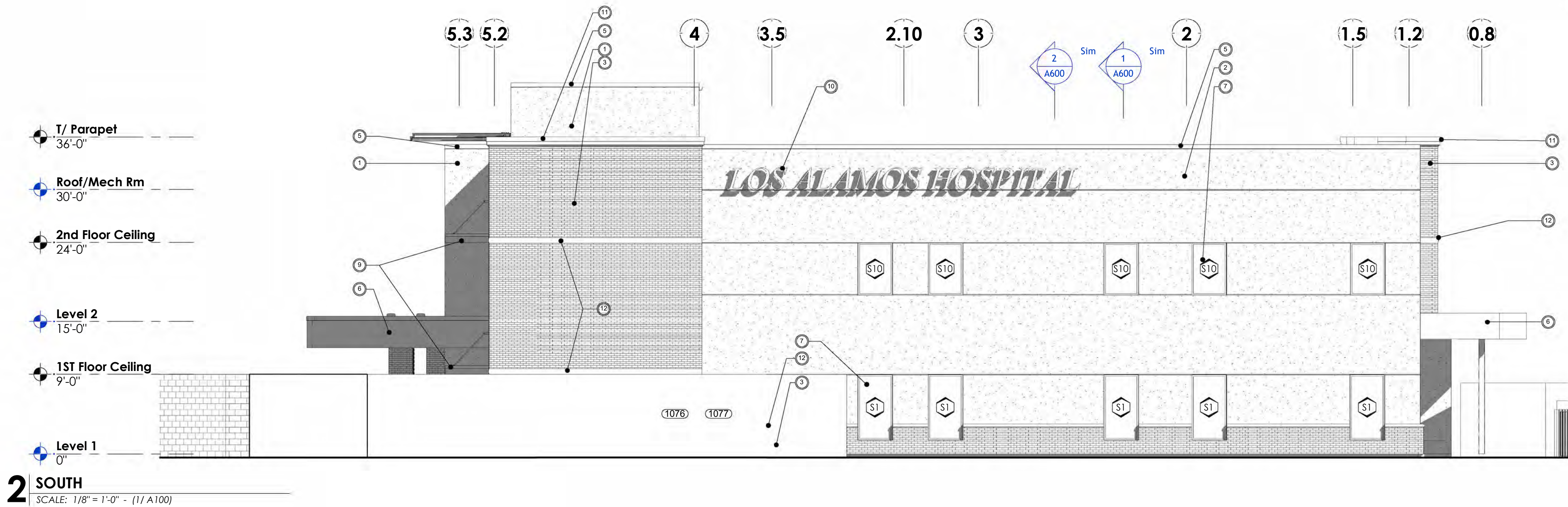
CHRISTUS Health Los Alamos
for
Christus St. Vincent
401 Trinity Drive, Los Alamos, NM 87544

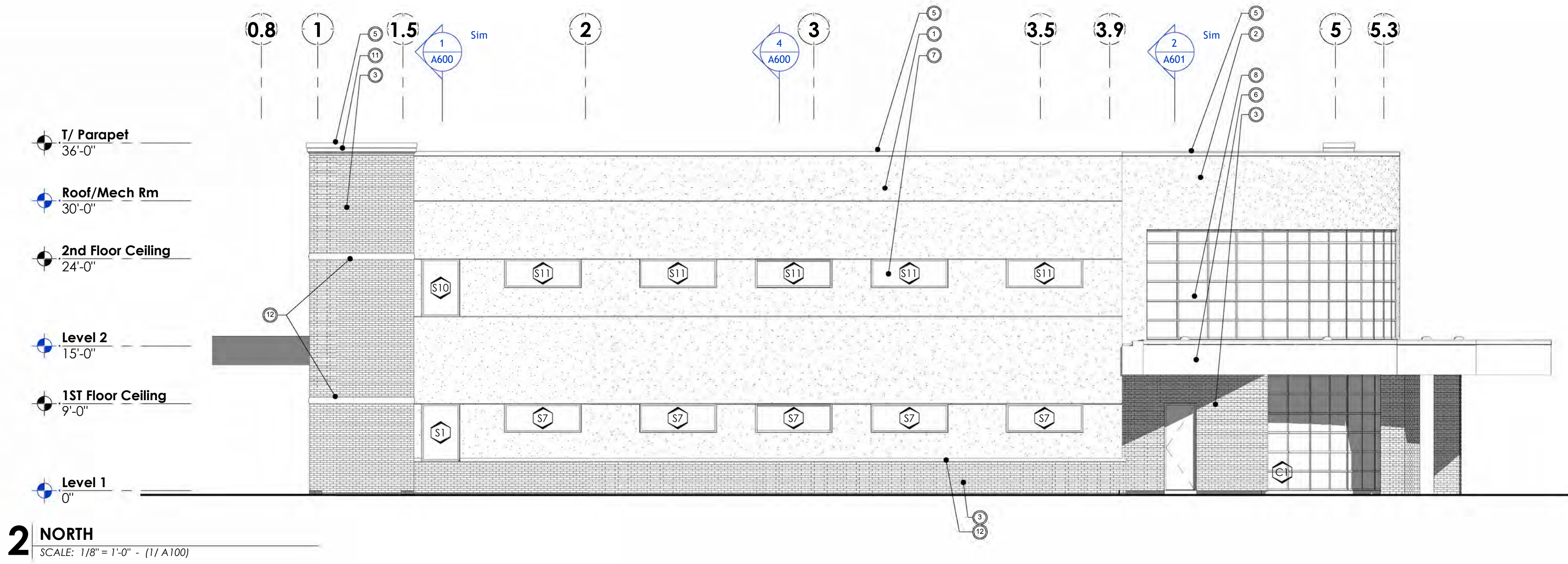


ISSUED
04/17/2026
FOR
PERMIT & PRICING

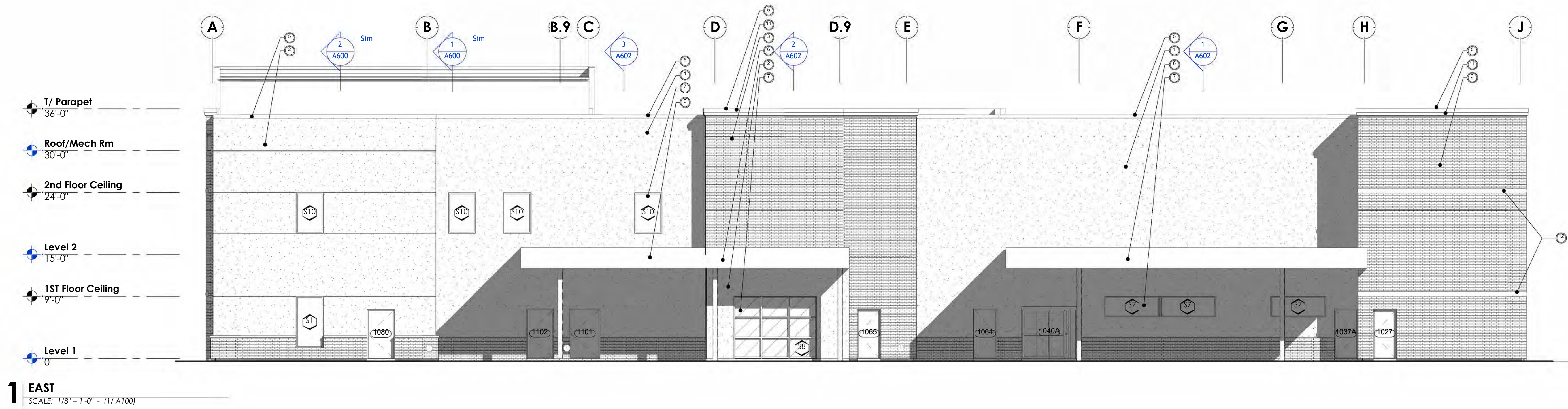
SHEET
A400
EXTERIOR
ELEVATIONS

EXTERIOR FINISHES			
xx	Material Type	Manufacturer	Color
1	EIFS 01 (MAIN)	DRYVIT OR EQUAL	TBD
2	EIFS 02 (ACCENT)	DRYVIT OR EQUAL	TBD
3	BRICK VENEER	ACME OR EQUAL	TBD
5	ALUMINUM CAP FLASHING	TBD	BLACK
6	ACM PANELS	ALUCOBOND OR EQUAL	BLACK
7	ALUMINUM STOREFRONT	KAWNEER OR EQUAL	BLACK
8	ALUMINUM CURTAINWALL	KAWNEER OR EQUAL	BLACK
9	ALUMINUM CANOPY	AVADEK OR EQUAL	BLACK
10	SIGNAGE BY OTHERS	TBD	TBD
11	EIFS CROWN	DRYVIT OR EQUAL	TBD
12	CAST STONE TRIM	ACME OR EQUAL	TBD
13	KNOCK DOWN PANEL	DELEGATED DESIGN	MATCH ADJACENT WALL COLOR





EXTERIOR FINISHES			
xx	Material Type	Manufacturer	Color
1	EIFS 01 (MAIN)	DRYVIT OR EQUAL	TBD
2	EIFS 02 (ACCENT)	DRYVIT OR EQUAL	TBD
3	BRICK VENEER	ACME OR EQUAL	TBD
5	ALUMINUM CAP FLASHING	TBD	BLACK
6	ACM PANELS	ALUCOBOND OR EQUAL	BLACK
7	ALUMINUM STOREFRONT	KAWNEER OR EQUAL	BLACK
8	ALUMINUM CURTAINWALL	KAWNEER OR EQUAL	BLACK
9	ALUMINUM CANOPY	AVADEK OR EQUAL	BLACK
10	SIGNAGE BY OTHERS	TBD	TBD
11	EIFS CROWN	DRYVIT OR EQUAL	TBD
12	CAST STONE TRIM	ACME OR EQUAL	TBD



REVISIONS			
Nr.	Date	Description	Issue For Permit
1	4/17/26		

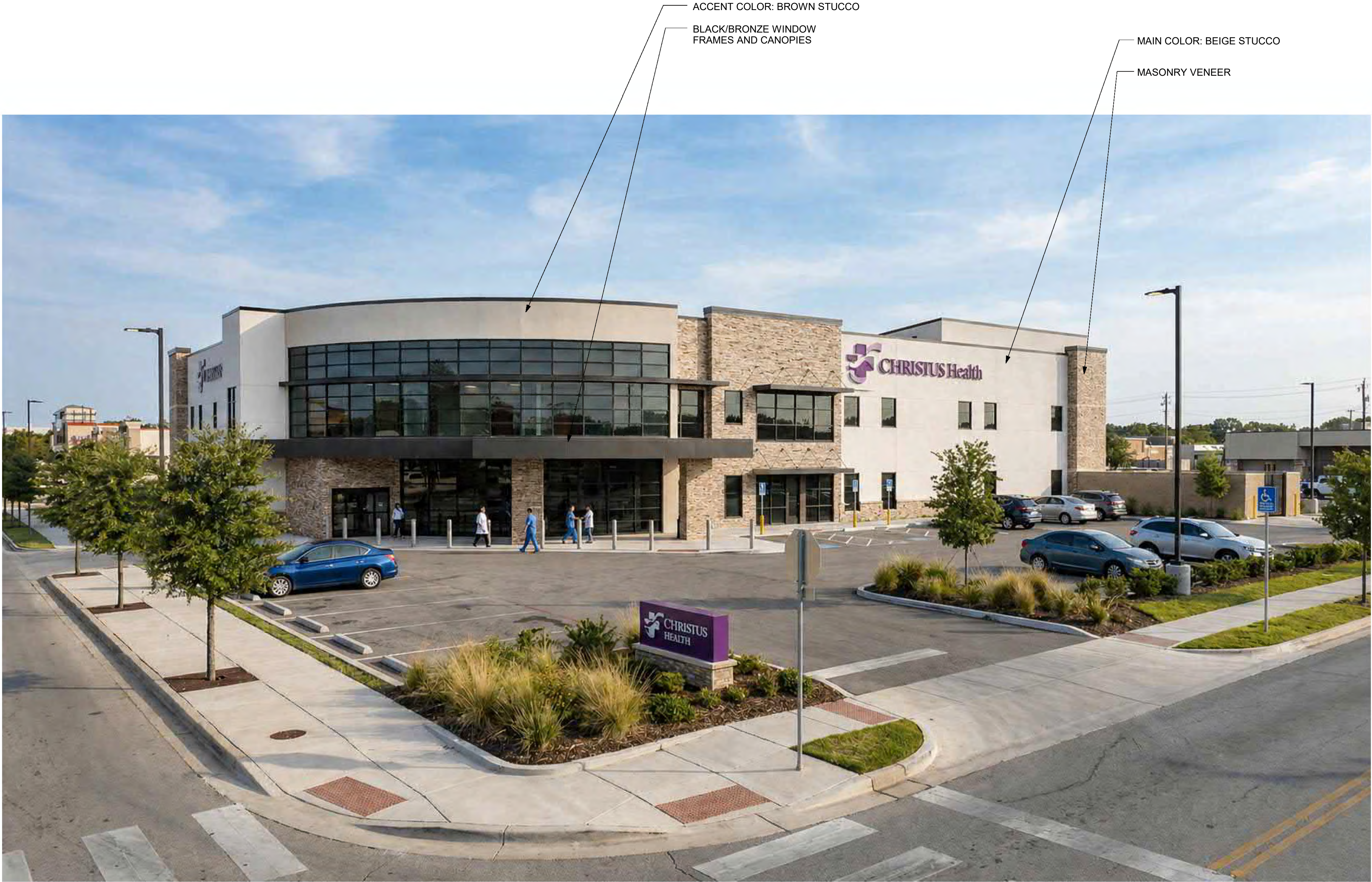


CHRISTUS Health Los Alamos
for
Christus St. Vincent
401 Trinity Drive, Los Alamos, NM 87544



ISSUED
04/17/2026
FOR
PERMIT & PRICING

SHEET
A401
EXTERIOR
ELEVATIONS



REVISIONS

Nr.	Date	Description
1	4/17/26	Issue For Permit

CHRISTUS Health Los Alamos

for

Christus St. Vincent

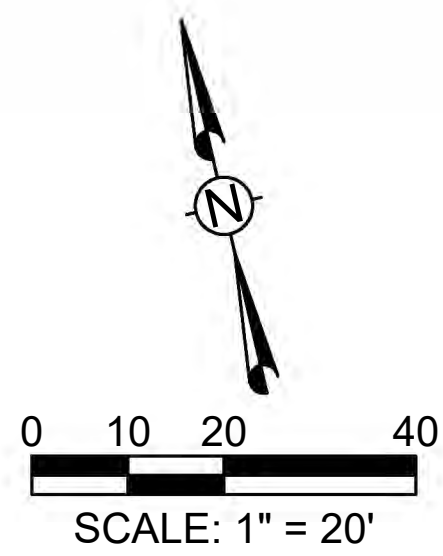
401 Trinity Drive, Los Alamos, NM 87544

ISSUED
04/17/2026

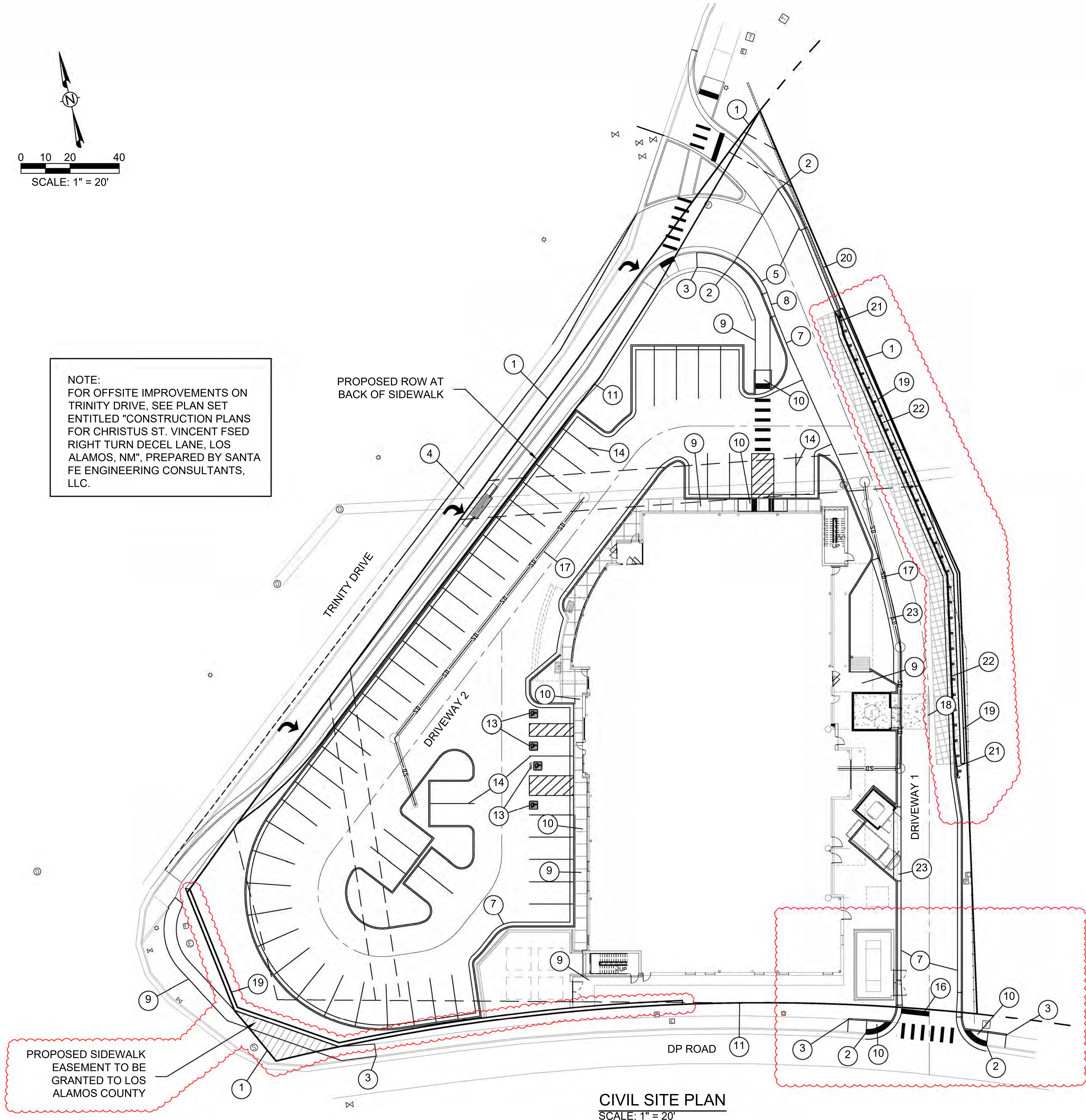
FOR
PERMIT & PRICING

SHEET
A402

EXTERIOR
ELEVATIONS



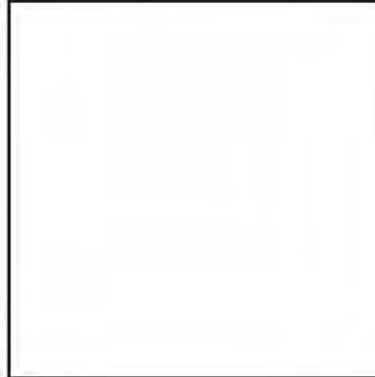
NOTE:
FOR OFFSITE IMPROVEMENTS ON
TRINITY DRIVE, SEE PLAN SET
ENTITLED "CONSTRUCTION PLANS
FOR CHRISTUS ST. VINCENT FSED
RIGHT TURN DECEL LANE, LOS
ALAMOS, NM", PREPARED BY SANTA
FE ENGINEERING CONSULTANTS,
LLC.



CIVIL SITE PLAN
SCALE: 1" = 20'

SHEET KEYNOTES

- 1 PROPERTY LINE
- 2 TIE TO EXISTING CURB AND GUTTER
- 3 TIE TO EXISTING SIDEWALK
- 4 PROPOSED 11' DECEL LANE. SEE PLANS UNDER SEPARATE COVER
- 5 PROPOSED 30" X 6" CURB AND GUTTER, TYPE B
- 6 PROPOSED 18" X 6" CURB AND GUTTER, TYPE D
- 7 PROPOSED STANDARD 2' CURB AND GUTTER SEE DETAIL, SHEET C-201
- 8 PROPOSED 10' TRANSITION FROM 30" CURB AND GUTTER TO 24"
- 9 PROPOSED CONCRETE SIDEWALK
- 10 PROPOSED ADA ACCESSIBLE CURB RAMP
- 11 PROPOSED ROW LINE AT BACK OF SIDEWALK
- 12 PROPOSED TRASH ENCLOSURE SLAB SEE SHEET C-302
- 13 ACCESSIBLE PARKING SPACE WITH BOLLARD MOUNTED SIGNING SEE SHEET C-303
- 14 PROPOSED 4" STRIPE
- 15 PROPOSED 12" STRIPE
- 16 PROPOSED 24" STRIPE
- 17 PROPOSED STORM SEWER SEE SHEETS C-802 & C-803
- 18 PROPOSED REINFORCED CONCRETE PAVING SEE SHEET C-302
- 19 PROPOSED KEYSTONE RETAINING WALL (OR APPROVED EQUAL)
- 20 PROPOSED CONCRETE BRIDGE BARRIER W/ THRIE BEAM
- 21 PROPOSED DRIVEWAY END TERMINAL
- 22 PROPOSED W-BEAM GUARD RAIL
- 23 PROPOSED 3' VALLEY GUTTER

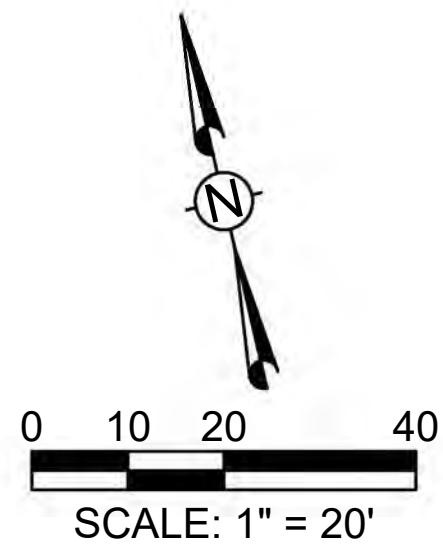


Christus Health Los Alamos
for
CHRISTUS St. Vincent
LOS ALAMOS, NEW MEXICO

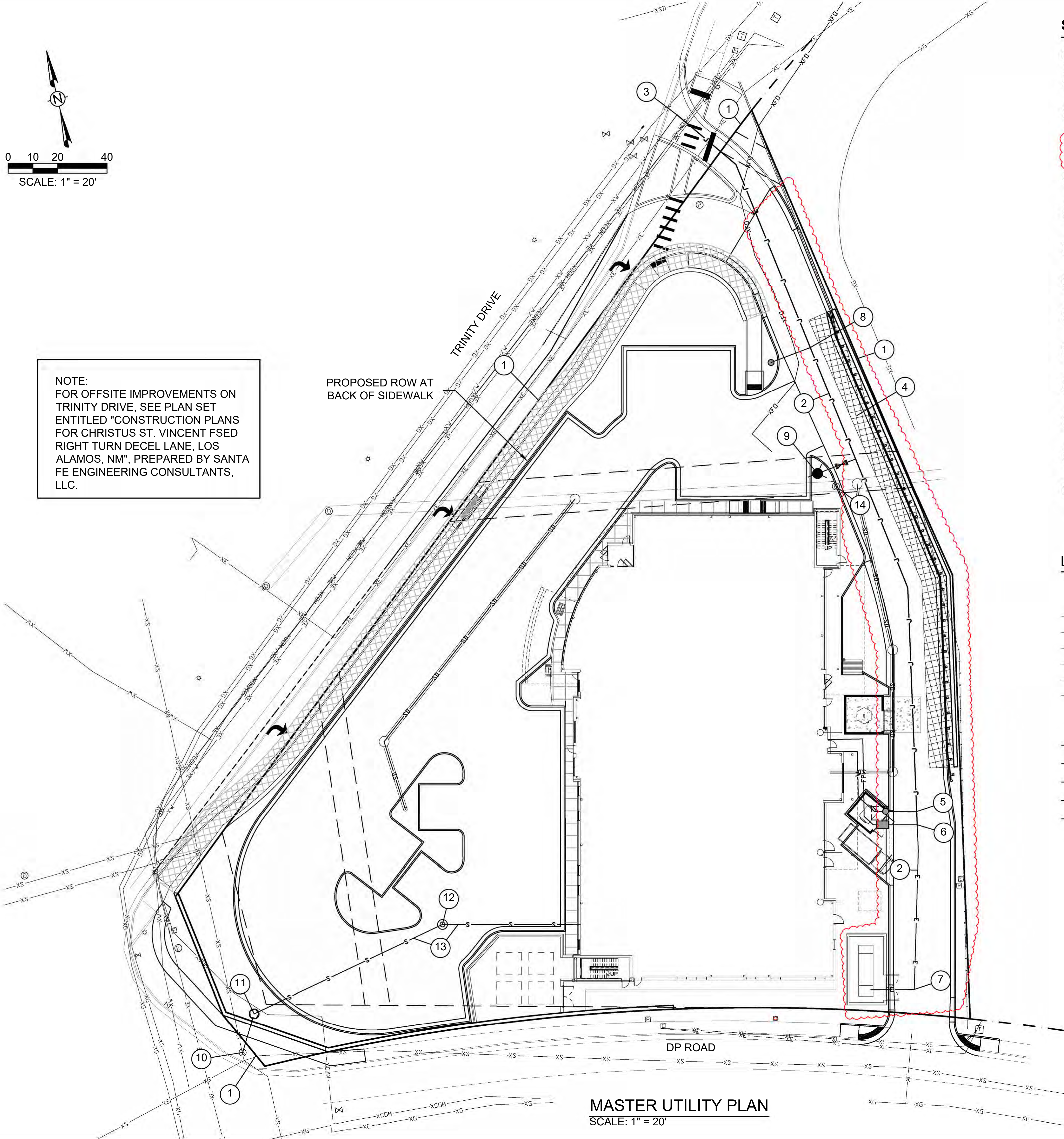


ISSUED
12 JANUARY 2026
FOR
REVIEW

SHEET
C-200
CIVIL SITE PLAN



NOTE:
FOR OFFSITE IMPROVEMENTS ON
TRINITY DRIVE, SEE PLAN SET
ENTITLED "CONSTRUCTION PLANS
FOR CHRISTUS ST. VINCENT FSD
RIGHT TURN DECEL LANE, LOS
ALAMOS, NM", PREPARED BY SANTA
FE ENGINEERING CONSULTANTS,
LLC.



SHEET KEYNOTES

- 1 PROPERTY LINE
- 2 PROPOSED JOINT UTILITY TRENCH (ELECTRIC, 8" WATER, COMM)
- 3 TIE TO EXISTING JOINT UTILITY TRENCH (GAS, ELECTRIC, WATER, COMM)
- 4 PROPOSED GEO-GRID. NO UNDERGROUND UTILITIES THIS AREA
- 5 PROPOSED 4" FIRE PROTECTION LINE WITH 4" BACKFLOW PREVENTER IN HOTBOX
- 6 PROPOSED 3" DOMESTIC WATER LINE WITH METER VAULT
- 7 PROPOSED ELECTRIC LINE TO GENERATOR
- 8 PROPOSED IRRIGATION LINE WITH METER
- 9 PROPOSED FIRE HYDRANT
- 10 TIE PROPOSED LPS FROM GRINDER PUMP TO EXISTING SEWER MANHOLE
- 11 PROPOSED GRINDER PUMP STATION
- 12 PROPOSED SANITARY SEWER MANHOLE
- 13 PROPOSED 6" GRAVITY SEWER AT 1%
- 14 ADJUST MANHOLE TO FINISHED GRADE

LEGEND

EXISTING UTILITIES	
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING FIBER OPTIC LINE
	EXISTING ELECTRIC LINE
	EXISTING JOINT TRENCH
PROPOSED UTILITIES	
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED ELECTRIC
	PROPOSED JOINT UTILITY TRENCH
	PROPOSED STORM DRAIN
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED HOT BOX

MASTER UTILITY PLAN
SCALE: 1" = 20'

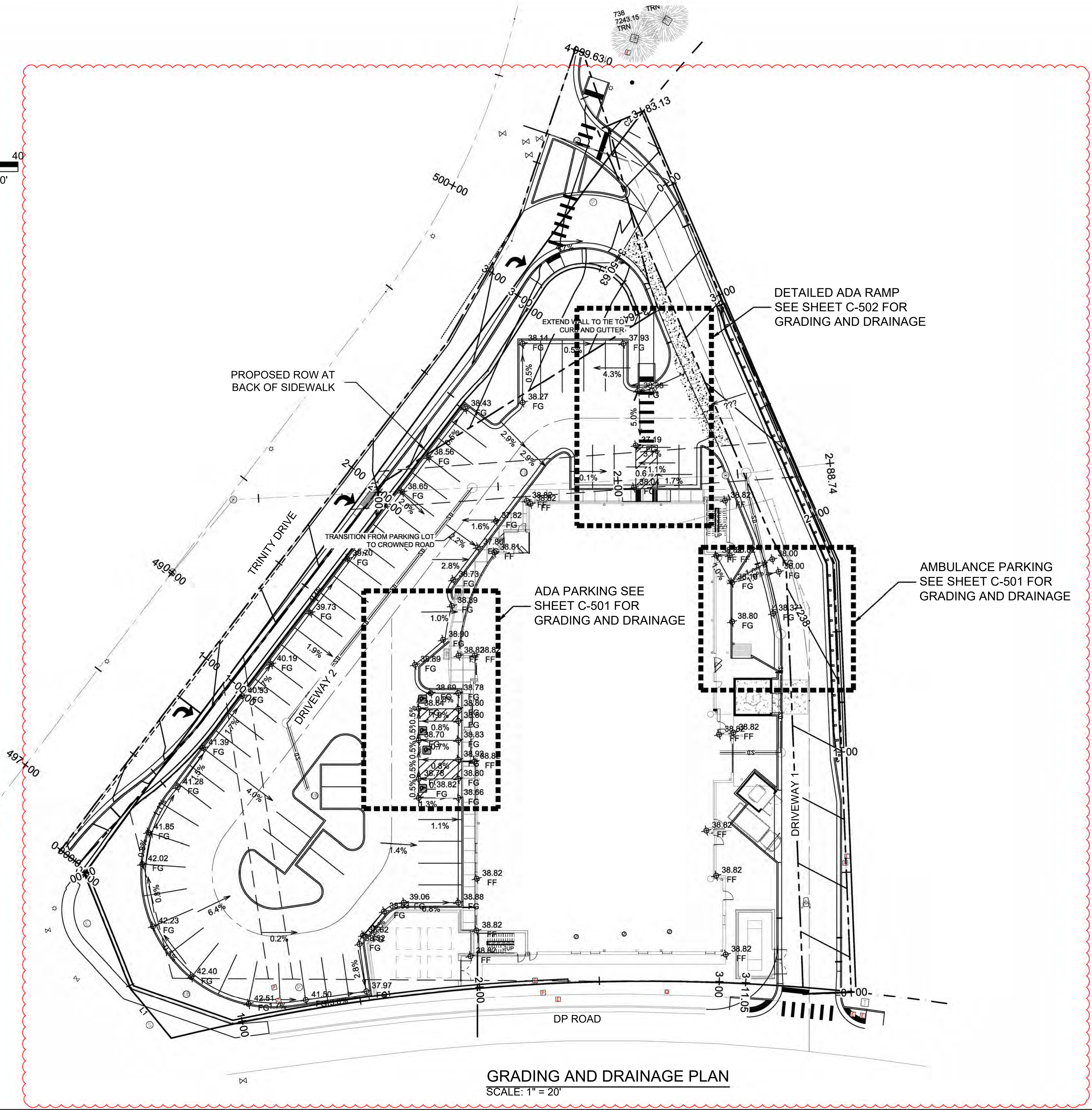
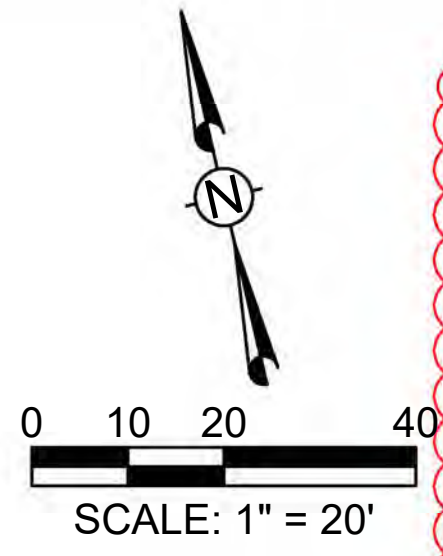


Christus Health Los Alamos
for
CHRISTUS St. Vincent
LOS ALAMOS, NEW MEXICO



ISSUED
12 JANUARY 2026
FOR
REVIEW

SHEET
C-401
MASTER UTILITY
PLAN

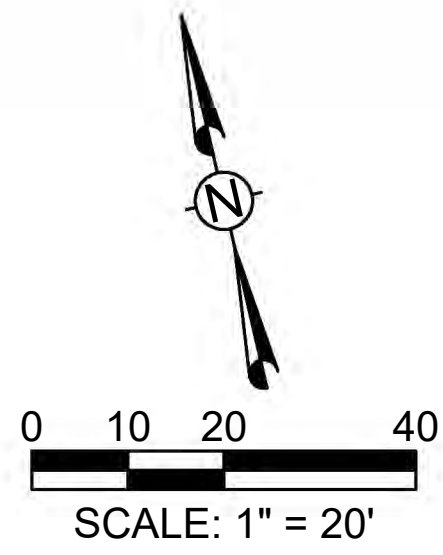


Christus Health Los Alamos
for
CHRISTUS St. Vincent
LOS ALAMOS, NEW MEXICO

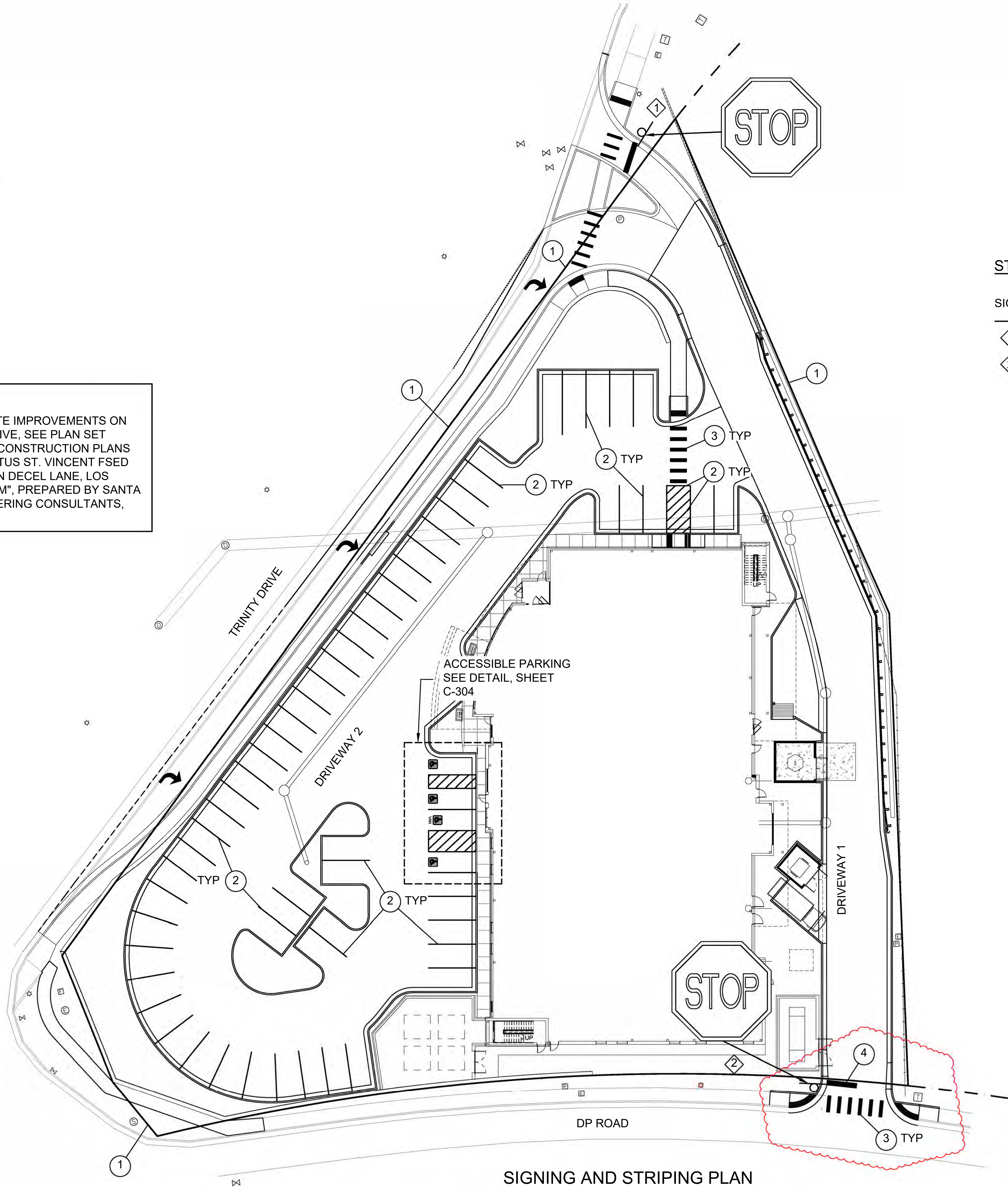


ISSUED
12 JANUARY 2026
FOR
REVIEW

SHEET
C-500
GRADING AND
DRAINAGE PLAN



NOTE:
FOR OFFSITE IMPROVEMENTS ON
TRINITY DRIVE, SEE PLAN SET
ENTITLED "CONSTRUCTION PLANS
FOR CHRISTUS ST. VINCENT FSED
RIGHT TURN DECEL LANE, LOS
ALAMOS, NM", PREPARED BY SANTA
FE ENGINEERING CONSULTANTS,
LLC.



- SHEET KEYNOTES**
- ① PROPERTY LINE
 - ② RETROREFLECTORIZED PAVEMENT MARKING - 4" SOLID WHITE [PAINT]
 - ③ RETROREFLECTORIZED PAVEMENT MARKING - 12" SOLID WHITE [PAINT]
 - ④ RETROREFLECTORIZED PAVEMENT MARKING - 24" SOLID WHITE [PAINT]

STREET SIGN KEY		
SIGN KEY #	STREET NAME PERPENDICULAR TO STOP SIGN	STREET NAME PARALLEL TO STOP SIGN
①	N/A	TRINITY DR
②	N/A	DP ROAD

SIGNING AND STRIPING PLAN
SCALE: 1" = 20'

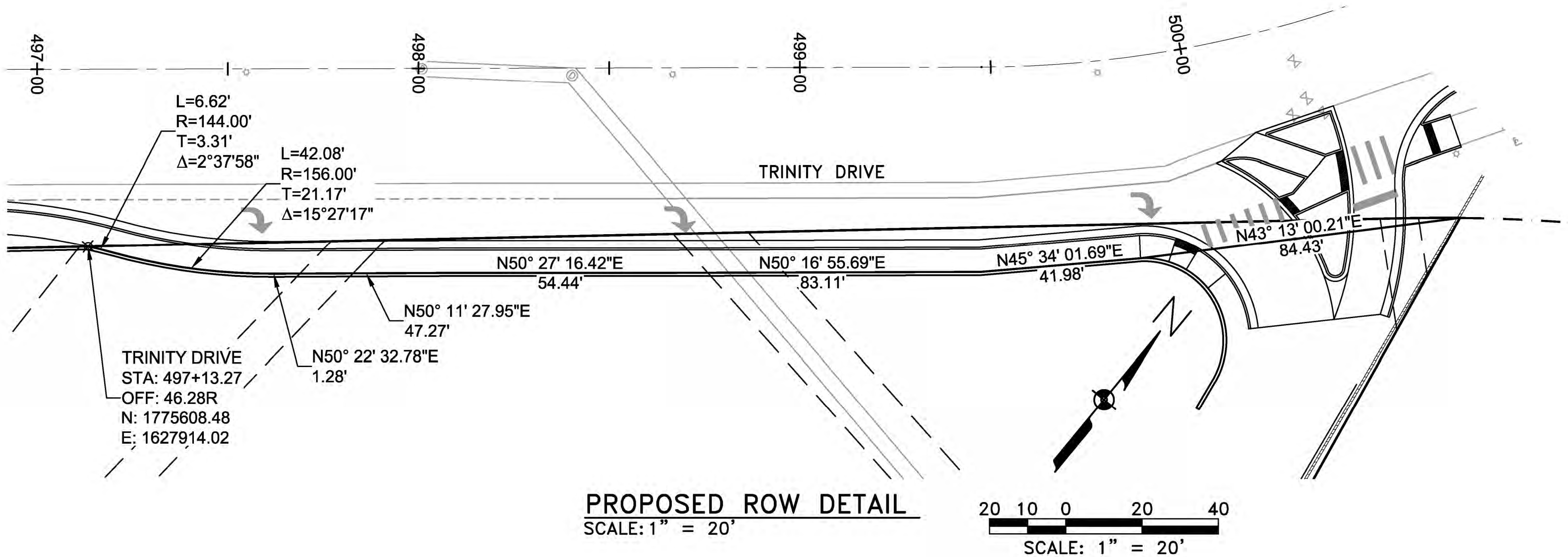
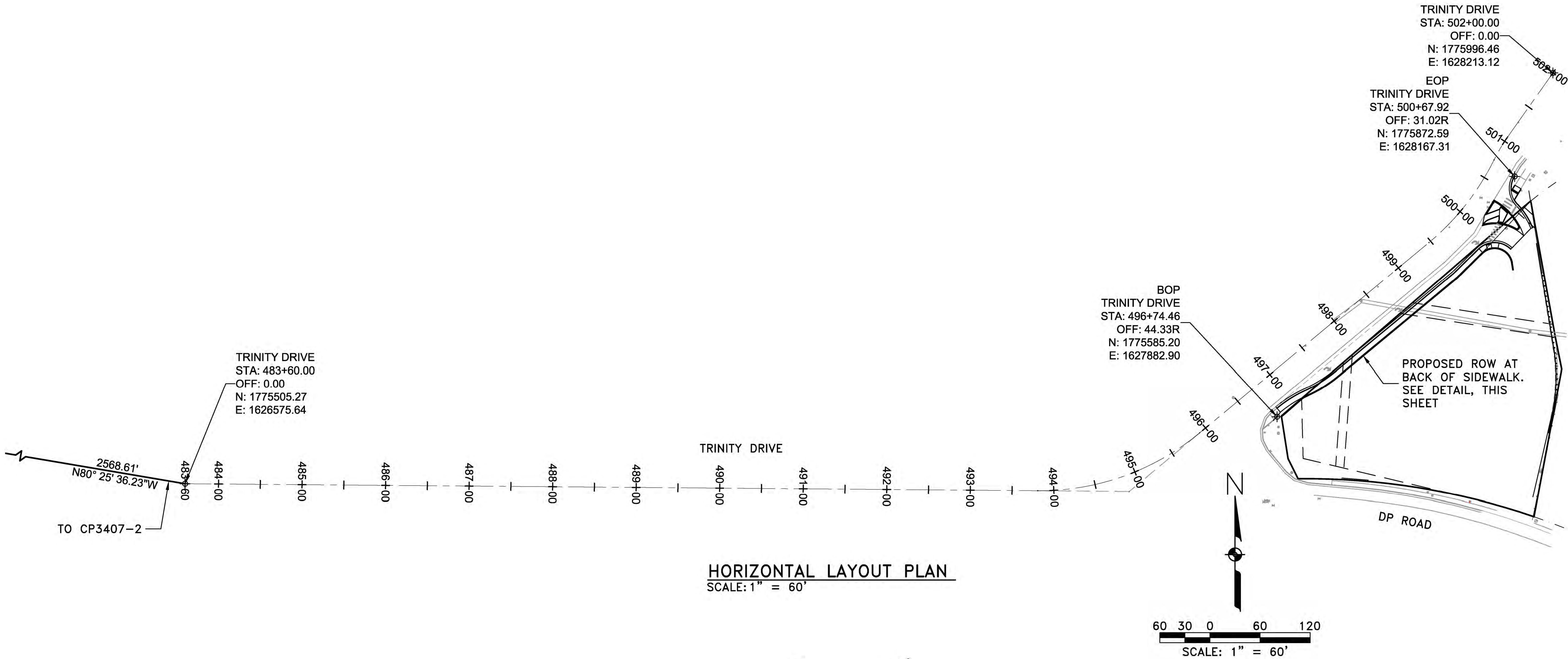


Christus Health, Los Alamos
for
CHRISTUS St. Vincent
LOS ALAMOS, NEW MEXICO



ISSUED
12 JANUARY 2026
FOR
REVIEW

SHEET
C-701
SIGNING AND STRIPING PLAN

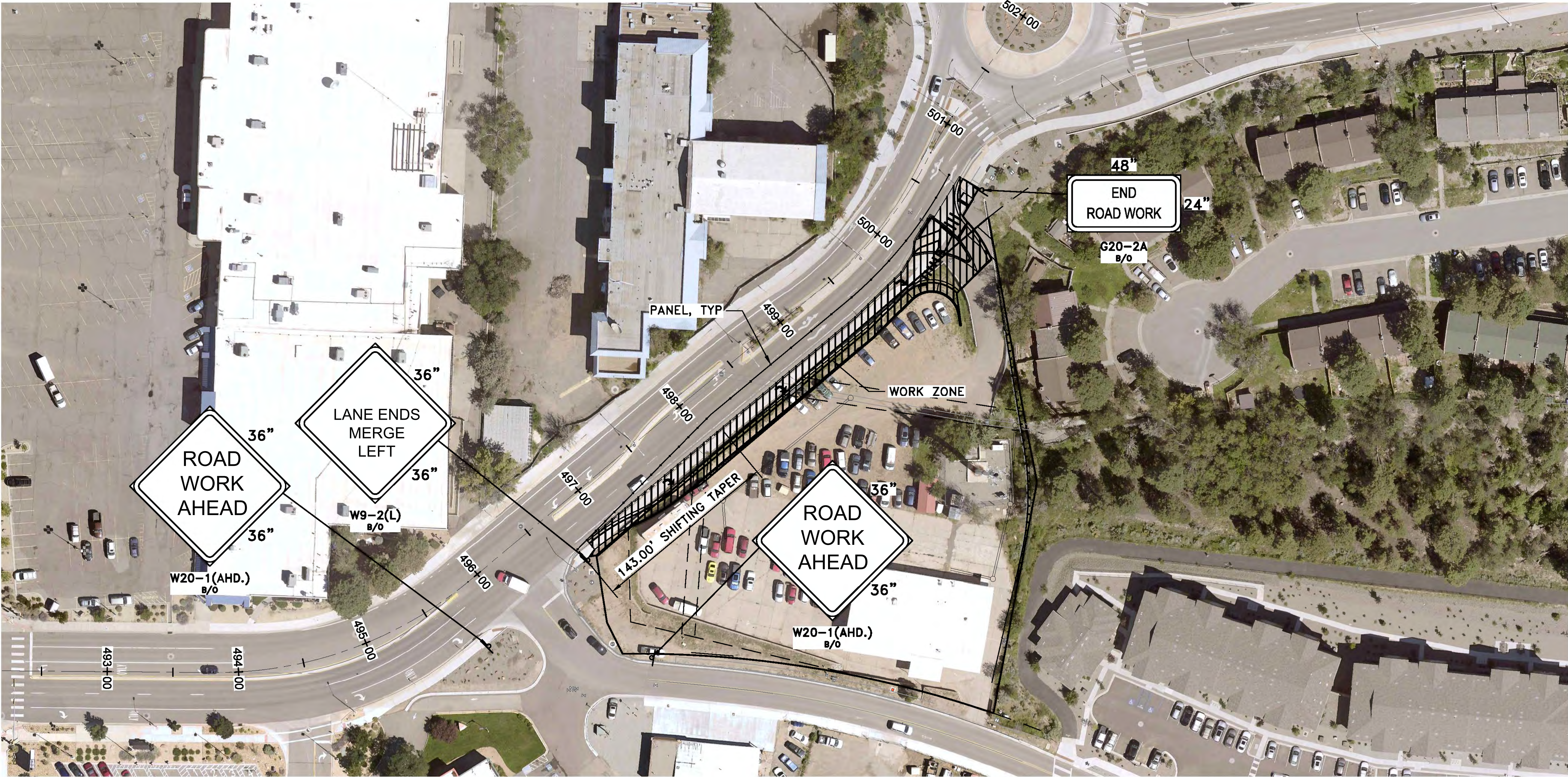


3			
2			
1			
NO.	DESCRIPTION	DATE	BY

NEW MEXICO DEPARTMENT
OF TRANSPORTATION

CONSTRUCTION PLANS FOR
CHRISTUS ST. VINCENT FSED
RIGHT TURN DECEL LANE

HORIZONTAL LAYOUT PLAN



CONSTRUCTION TRAFFIC CONTROL PLAN
SCALE: 1" = 40'

TRAFFIC CONTROL NOTES

1. ALL TRAFFIC CONTROL DEVICES AND THEIR PLACEMENT SHALL CONFORM TO CURRENT M.U.T.C.D. SPECIFICATIONS.
2. THE CONTRACTOR SHALL SUBMIT HIS OWN CONSTRUCTION TRAFFIC CONTROL PLAN TO BE APPROVED BY THE LOS ALAMOS COUNTY ENGINEER.
3. HOURS OF OPERATIONS SHALL BE LIMITED TO MONDAY THROUGH FRIDAY, 8:00 AM TO 5:00 PM.
4. THIS IS AN URBAN LOW SPEED AREA. POSTED SPEED LIMIT IS 35 MPH. SIGN SPACING PER MUTCD IS 100 FEET. MAINLINE PANEL SPACING IS 20', SHIFING TAPER IS CALCULATED AS AT LEAST $0.5 \times WS^2/60$, WITH 10' PANEL SPACING.
5. 10' MINIMUM WIDTH DRIVING LANES TO BE MAINTAINED AT ALL TIMES.

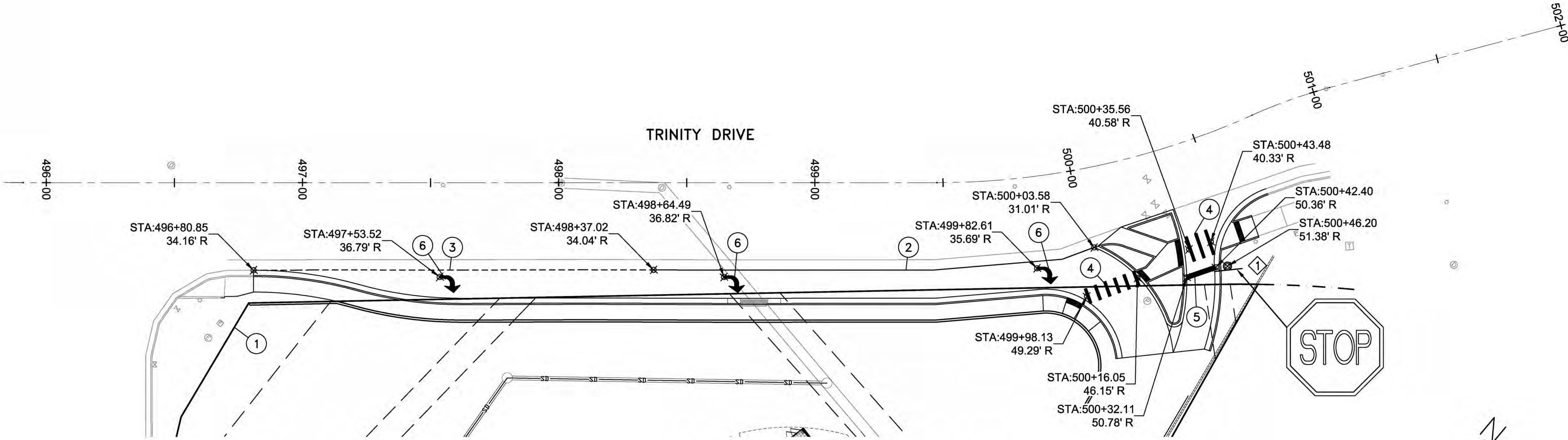
3			
2			
1			
NO.	DESCRIPTION	DATE	BY

REVISIONS (OR CHANGE NOTICES)

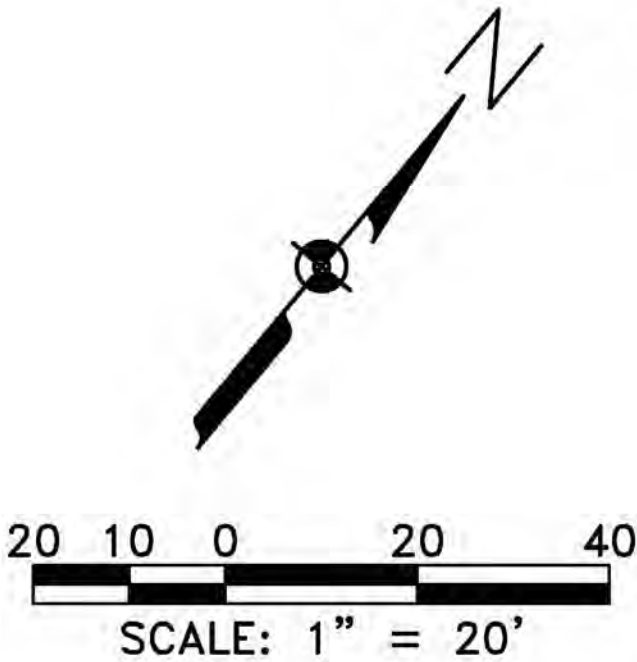
NEW MEXICO DEPARTMENT
OF TRANSPORTATION

CONSTRUCTION PLANS FOR
CHRISTUS ST. VINCENT FSED
RIGHT TURN DECEL LANE

TEMPORARY CONSTRUCTION
TRAFFIC CONTROL PLAN



PERMANENT SIGNING AND STRIPING PLAN
SCALE: 1" = 20'



SHEET KEYNOTES

- ① ROW LINE
- ② RETROREFLECTORIZED PAVEMENT MARKING
- 4" SOLID WHITE [PAINT]
- ③ RETROREFLECTORIZED PAVEMENT MARKING
- 4" DASHED WHITE [PAINT]
- ④ RETROREFLECTORIZED PAVEMENT MARKING
- 12" SOLID WHITE [PAINT]
- ⑤ RETROREFLECTORIZED PAVEMENT MARKING
- 24" SOLID WHITE [PAINT]
- ⑥ RETROREFLECTORIZED PAVEMENT MARKING
- RIGHT TURN ARROW [TAPE]

STREET SIGN KEY

SIGN KEY #	STREET NAME	STREET NAME
	PERPENDICULAR TO STOP SIGN	PARALLEL TO STOP SIGN
①	N/A	TRINITY DR

3			
2			
1			
NO.	DESCRIPTION	DATE	BY

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT
OF TRANSPORTATION

CONSTRUCTION PLANS FOR
CHRISTUS ST. VINCENT FSED
RIGHT TURN DECEL LANE

PERMANENT SIGNING AND
STRIPING PLAN

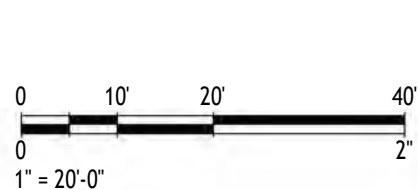
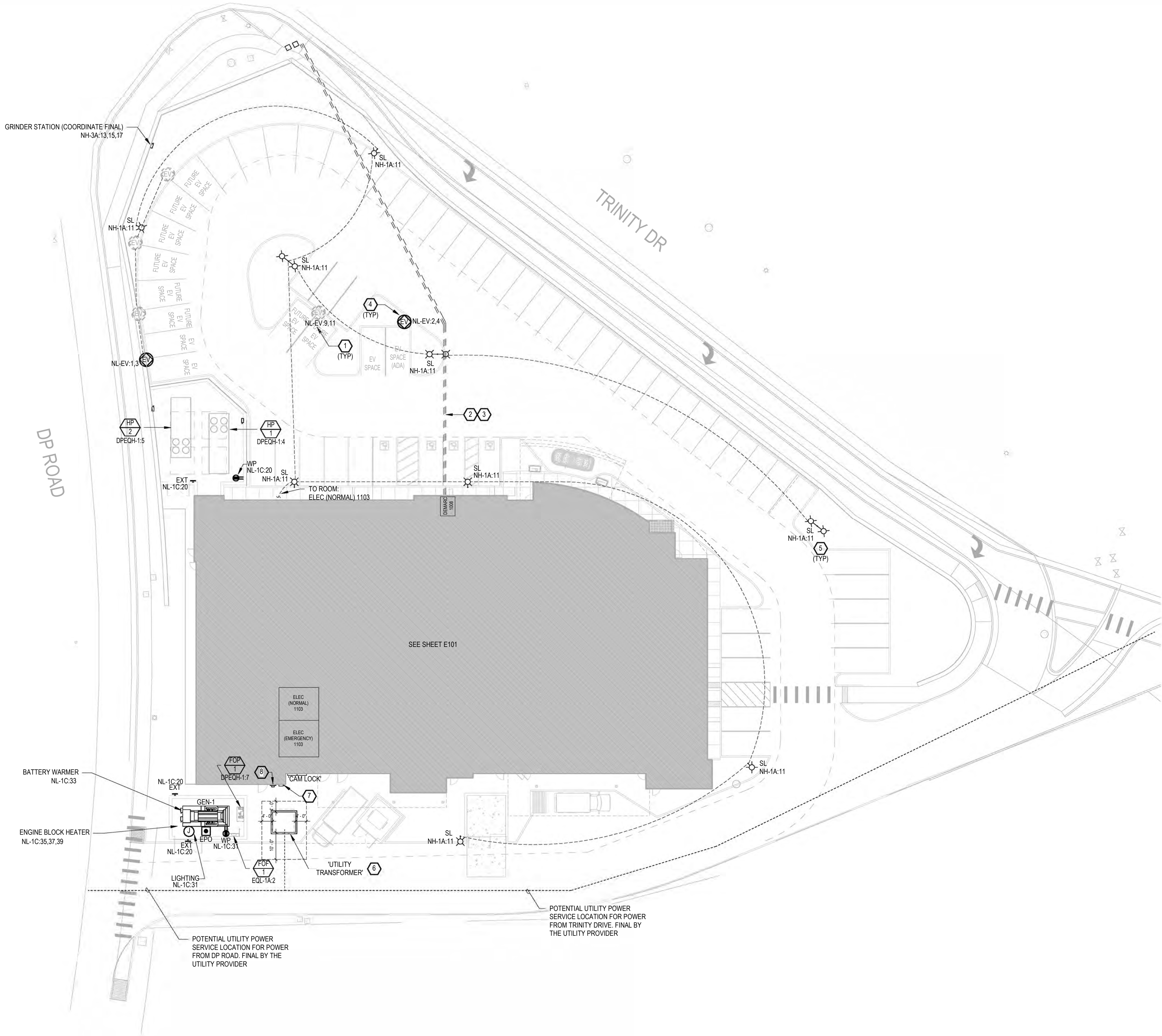
LIGHTING FIXTURE SCHEDULE - SITE								
TAG	DESCRIPTION	LIGHT SOURCE		INPUT WATTS	VOLTS	SPECIFIED FIXTURE		OPTIONS
		K	CRI			MANUFACTURER	MODEL NO.	
EXT	SECURITY EXTERIOR LIGHT	4000	90	15	120	LITHONIA METALUX WILLIAMS	WDGE2	
SL	POLE MOUNTED SITE LIGHTS	4000	90	<varies>	277	COOPER	GALN GALLEON II	

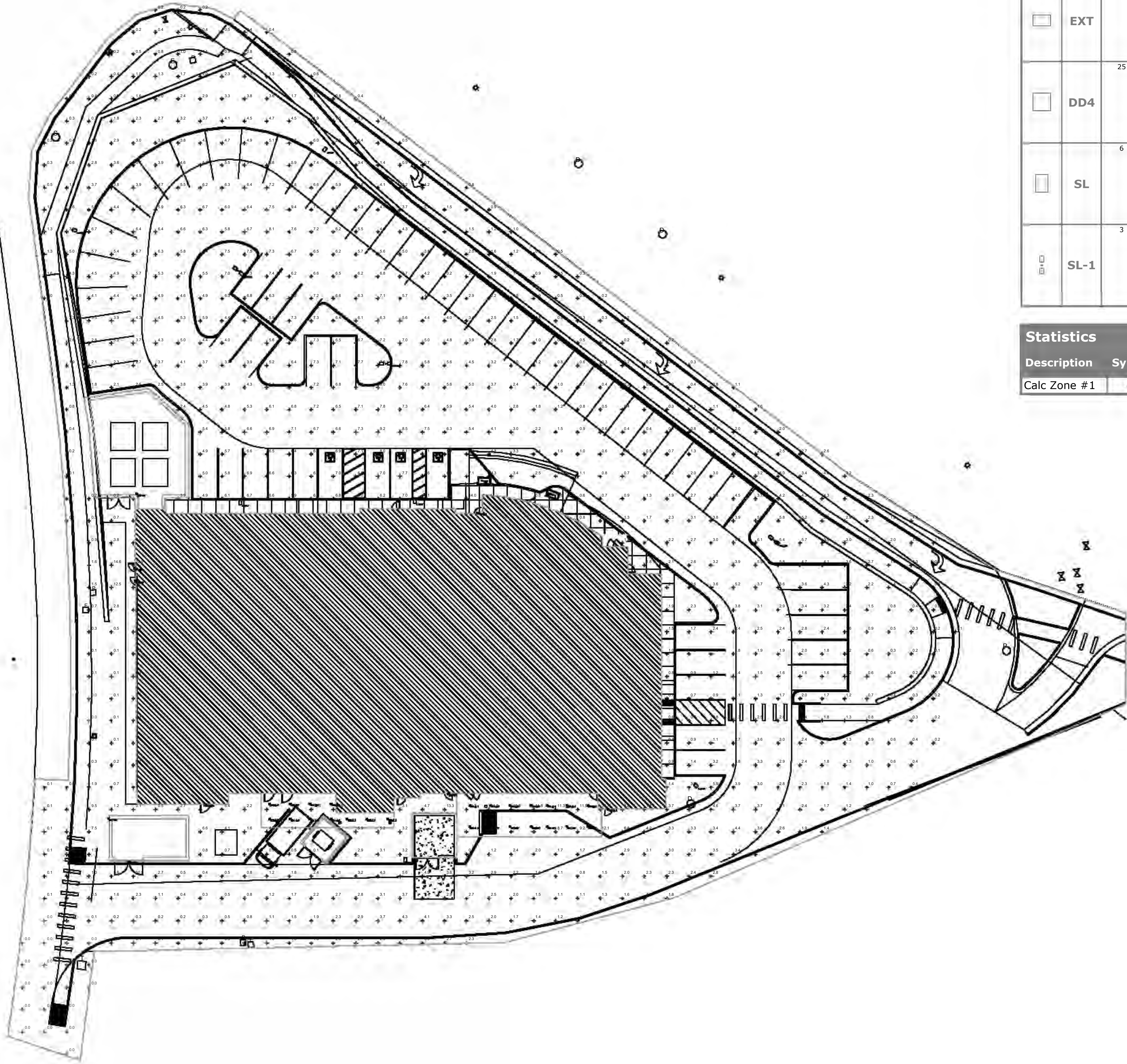
SITE POWER NOTES:

- REFER TO ARCHITECTURAL PLANS AND INTERIOR ELEVATIONS FOR FINAL RECEPTACLE AND DEVICE PLACEMENT. COORDINATE ALL RECEPTACLE MOUNTING LOCATIONS WITH FIXTURES, APPLIANCES, FURNITURE, CABINETRY, AND OTHER EQUIPMENT PRIOR TO ROUGH-IN.
- REFER TO MECHANICAL EQUIPMENT SCHEDULE FOR CIRCUIT, DISCONNECT, AND CONDUCTORS FOR MECHANICAL EQUIPMENT.
- ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FIELD COORDINATING THE LOCATION OF ELECTRICAL EQUIPMENT, JUNCTION BOXES, DISCONNECTS, ETC. EC SHALL BE RESPONSIBLE FOR COORDINATION AND THE ROUTING OF FEEDERS, AND BRANCH CIRCUITS.
- COORDINATE POWER CONNECTIONS FOR OWNER PROVIDED EQUIPMENT AND APPLIANCES, AND ALL OTHER EQUIPMENT PROVIDED BY OTHER DIVISIONS WITH SUBMITTAL DATA CUT SHEETS, WIRING DIAGRAMS, AND MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. FIELD COORDINATE FINAL LOCATIONS OF EQUIPMENT AND POWER CONNECTIONS WITH GENERAL CONTRACTOR AND OTHER DIVISIONS/CONTRACTORS PRIOR TO ROUGH-IN. PROVIDE READILY ACCESSIBLE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION FOR RECEPTACLES FOR APPLIANCES LISTED AND IN LOCATIONS REQUIRED IN NEC 210.8.
- ALL UNDERGROUND SITE WORK CONDUIT SHALL BE A MINIMUM 36" BELOW FINISHED GRADE AND PVC, SCHEDULE 80, MINIMUM SIZE OF 1". PROVIDE PVC CONDUIT SPACERS EVERY 5'-0". GALVANIZED RIGID STEEL WILL BE USED UNDER CONCRETE AREAS. MINIMUM WIRE FOR ALL SITE WORK WIRING SHALL BE # 10AWG UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE THE INSTALLATION OF NEW CONDUITS WITH EXISTING UTILITIES SO AS TO AVOID AND CLEAR ANY INTERFERENCES. SAW CUT, TRENCH, BACKFILL, AND COMPACT AS REQUIRED FOR INSTALLATION OF NEW UNDERGROUND FEEDERS. INSTALL MARKING BAND IN TRENCH.
- THE EC SHALL WEATHERPROOF ALL OPENINGS AND PENETRATIONS THROUGH FOUNDATIONS AND EXTERIOR WALLS CREATED BY FIXTURES AND CONDUITS TO PREVENT MOISTURE FROM ENTERING THROUGH.
- ALL RECEPTACLES IN EXTERIOR CONDITIONS SHALL BE GFCI-TYPE AND HOUSED IN A NEMA-3R RATED ENCLOSURE OR BETTER.
- COORDINATE ALL SITE LIGHTING WITH LANDSCAPE, CIVIL, AND ARCHITECTURAL PLANS AND SCHEDULES.
- ALL BUILDING EXTERIOR LIGHT FIXTURES SHALL BE CONTROLLED THROUGH TIMECLOCK AND EXTERIOR PHOTOCELL UNLESS NOTED OTHERWISE.

FLAG NOTES:

- EV READY. PROVIDE CONDUIT WITH PULL STRING AND STUP-UP FOR FUTURE PEDESTAL MOUNT. FUTURE POWER TO COME FROM PANEL NL-EV AS SHOWN ON PANEL SCHEDULES.
- CONDUIT FOR LOW VOLTAGE SERVICE TO RUN FROM DEMARK OUT TO UTILITY CONNECTION POINT. COORDINATE WITH CIVIL.
- PROVIDE (3) 4" CONDUITS FOR SEPERATION OF LOW VOLTAGE SERVICE PROVIDERS.
- DUAL ELECTRIC VEHICLE CHARGING STATION (LEVEL 2) BY OWNER. COORDINATE ELECTRICAL REQUIREMENTS WITH FINAL EQUIPMENT SELECTION AND VENDOR.
- LIGHT FIXTURE POLE BASE TO BE COORDINATE WITH OTHERS. SEE DETAIL ON SHEET E401.
- COORDINATE UTILITY TRANSFORMER LOCATION WITH CIVIL. SEE RISER DIAGRAM ON SHEET E501 FOR MORE INFORMATION.
- PROVIDE EXTERIOR SURFACE MOUNTED SHUNT-TRIP KNOX KEY ELECTRICAL DISCONNECT SWITCH. COORDINATE WITH FIRE DEPARTMENT FOR REQUIREMENTS.
- EXTERIOR UTILITY METER.



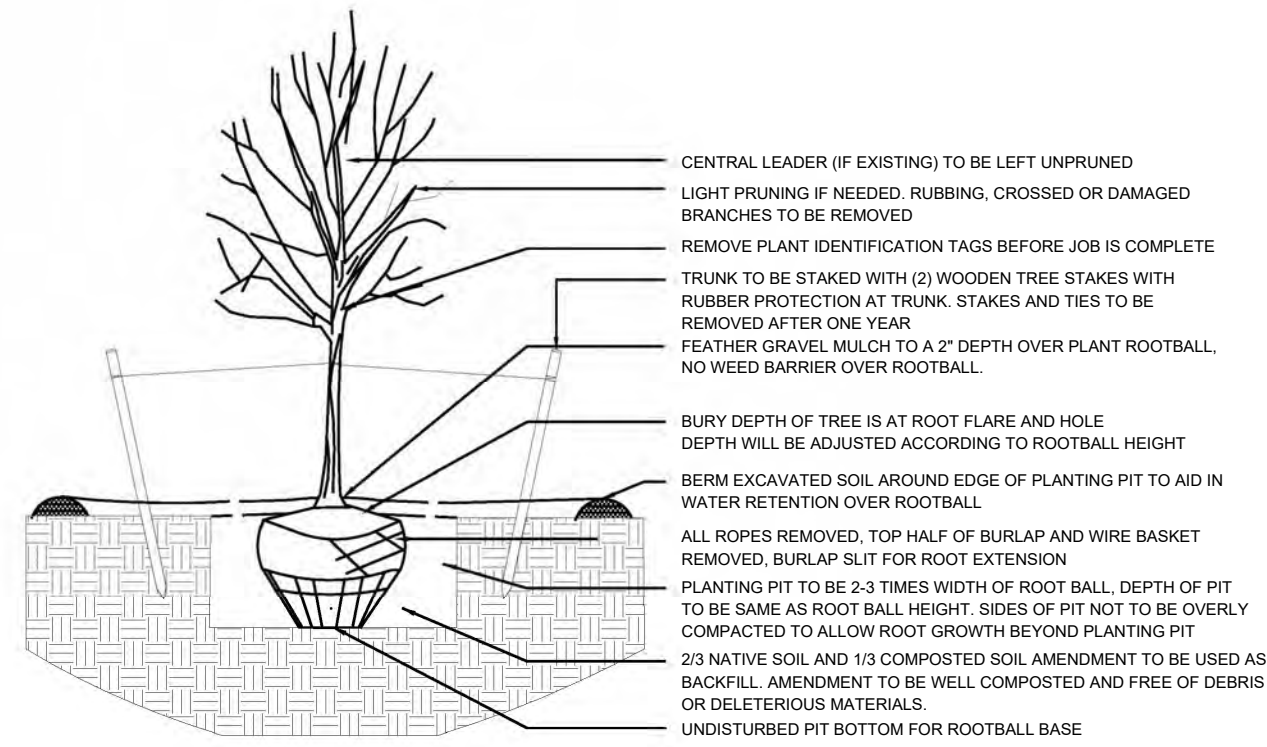


Schedule										
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	EXT	9	Lithonia Lighting	WEDGE2 LED P3 40K 90CRI VW	WEDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 90CRI, VISUAL COMFORT WIDE OPTIC	1	2843	0.85	22.55	 Max: 2168cd
	DD4	25	WAC Lighting	FM-W47206-30	Surface-mounted Luminaires	1	755	0.85	11.8585	 Max: 413cd
	SL	6	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON	GALN-SB6A-940-U-T4W-HSS	GALLEON AREA AND ROADWAY HIGH DENSITY LED LUMINAIRE (6) 90 CRI, 4000K, 350mA LIGHTSQUARES WITH 26 LEDS EACH AND TYPE IV WIDE OPTICS WITH HOUSE SIDE SHIELD	156	97	1	170.9	 Max: 13065cd
	SL-1	3	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON	GALN-SB6A-940-U-T4W-HSS	GALLEON AREA AND ROADWAY HIGH DENSITY LED LUMINAIRE (6) 90 CRI, 4000K, 350mA LIGHTSQUARES WITH 26 LEDS EACH AND TYPE IV WIDE OPTICS WITH HOUSE SIDE SHIELD	156	97	1	341.8	 Max: 13065cd

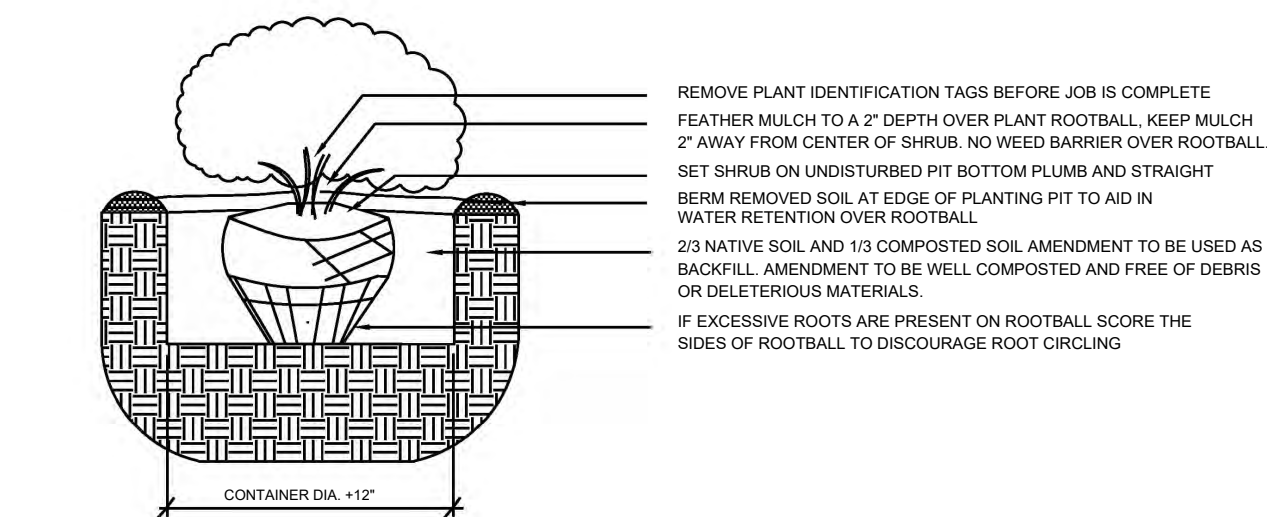
Statistics						
Description	Symbol	Max	Avg	Min	Max/Min	Avg/Min
Calc Zone #1	+	22.9 fc	3.1 fc	0.0 fc	N/A	N/A

LANDSCAPE DATA *PER LOS ALAMOS COUNTY ORDINANCE	
GROSS ACREAGE (SF):	71,398
BUILDING STRUCTURE (SF)	19,000
NET SITE (SF)	52,398
MIN. LANDSCAPE AREA (10% NET SITE):	REQ: 5,240 SF / PROVIDED: 10,822 SF (20%)
*PER IDO: 16-39(a)(1) min. of 10% of net site	

MINIMUM PLANTING *PER LOS ALAMOS COUNTY ORDINANCE	
REQUIRED	PROVIDED
TREES 2 PER 1,000 SF = 22 EA.	22 EA.
SHRUBS 10 PER 1,000 SF = 108 EA.	108 EA. (MIN. 30% EVERGREEN)
PARKING LOT SCREEN (62 SPOTS) 1 TREE PER 12 SPACES = 5 EA.	5 EA.



1 TREE PLANTING DETAIL



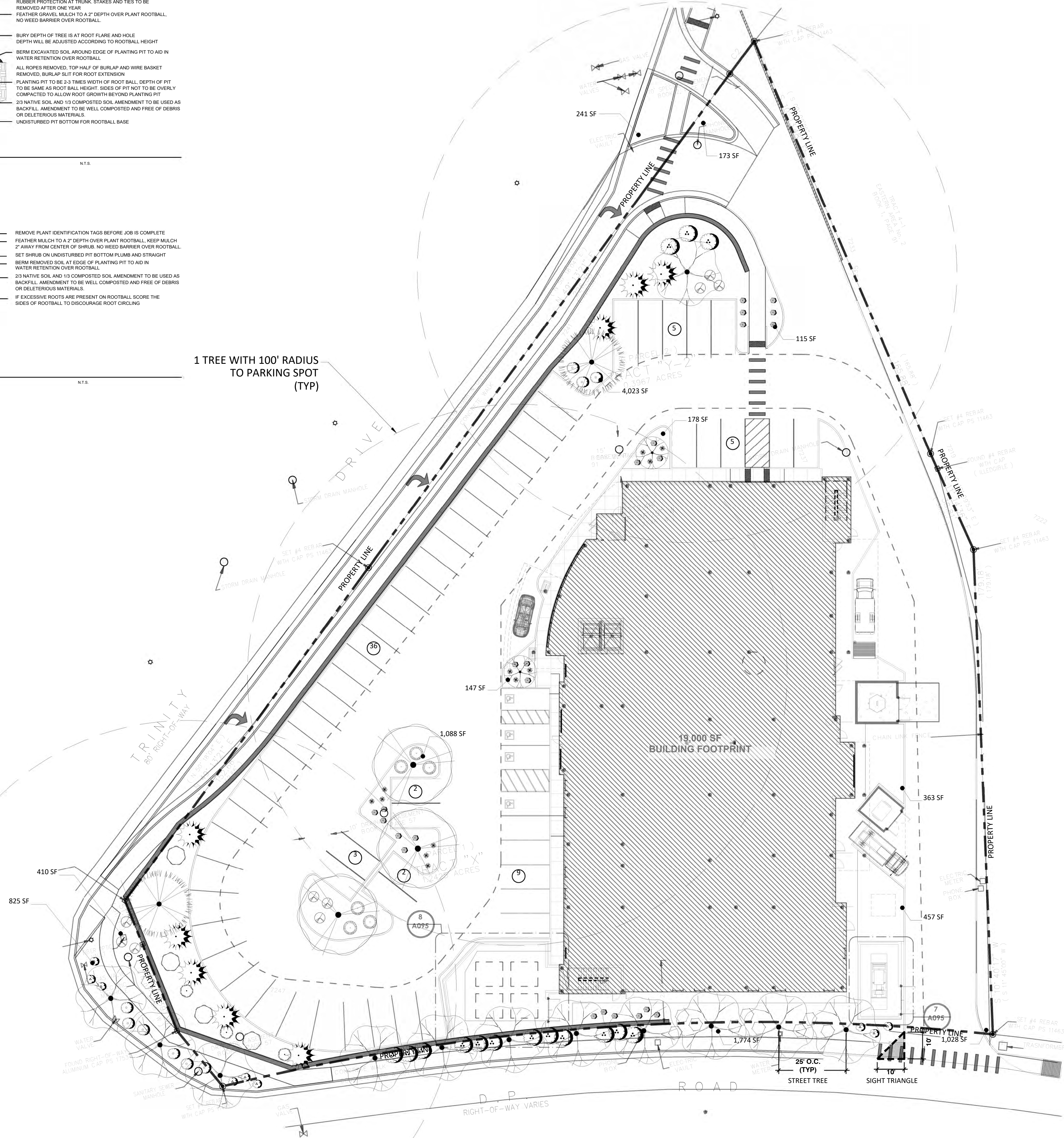
2 SHRUB PLANTING DETAIL

GENERAL NOTES

- IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
- POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR AND SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT.
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- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY RESTRICTIONS OF IRRIGATION WATER USE BY ANY GOVERNING BODY.
- ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9' CLEARANCE OVER THE STREET SURFACE.
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- CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERIES BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	H X W	COVERAGE
DECIDUOUS TREE						
	2	CERCIS RENIFORMIS 'OKLAHOMA' / OKLAHOMA RED BUD	2\" B&B	L-M	15\" X 12\"	113
	3	GYMNOCLADUS DIOICA / KENTUCKY COFFEE TREE	2\" B&B	L-M	40\" X 30\"	707
	12	ULMUS PROPINQUA 'EMERALD SUNSHINE' / EMERALD SUNSHINE ELM	2\" B&B	MEDIUM	35\" X 25\"	491
EVERGREEN TREE						
	3	JUNIPERUS CHINENSIS 'SPARTAN' / SPARTAN JUNIPER	15 GAL	LOW	20\" X 5\"	20
	2	PINUS NIGRA / AUSTRIAN BLACK PINE	6\"	MEDIUM	35\" X 25\"	491
DESERT ACCENT						
	15	NOLINA MICROCARPA / BEARGRASS	5 GAL	RW	5\" X 6\"	28
PERENNIAL						
	12	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	1 GAL	MEDIUM	2\" X 2\"	3
ORNAMENTAL GRASS						
	24	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	MEDIUM	30\" X 2\"	3
DECIDUOUS SHRUBS						
	4	BUDDLEJA DAVIDII / BUTTERFLY BUSH	5 GAL	MEDIUM	5\" X 7\"	38
EVERGREEN SHRUBS						
	8	COTONEASTER PARNEYI / COTONEASTER	5 GAL	MEDIUM	8\" X 10\"	79
	9	ERICAMERIA LARICIFOLIA / TURPENTINE BUSH	5 GAL	LOW	3\" X 4\"	13
	12	FALLUGIA PARADOXA / APACHE PLUME	5 GAL	LOW	4\" X 5\"	20
	9	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	RW	3\" X 3\"	7
	6	PINUS MUGO / MUGO PINE	5 GAL	LOW	4\" X 5\"	20
	9	RHAMPHIOLEPIS INDICA / INDIAN HAWTHORN	5 GAL	MEDIUM	3\" X 4\"	13



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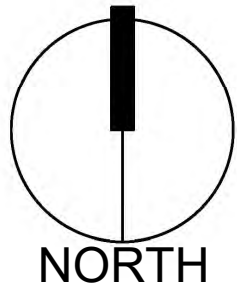
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Revisions:

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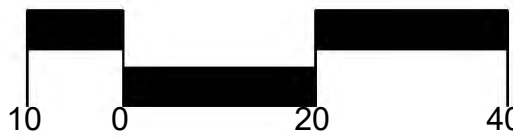
Drawn by: E.G.
Reviewed by: MH

Christus St. Vincent

Los Alamos, New Mexico



Scale: 1" = 20'



Sheet Title:
Planting Plan

Sheet Number:

LP-01

LANDSCAPE DATA *PER LOS ALAMOS COUNTY ORDINANCE	
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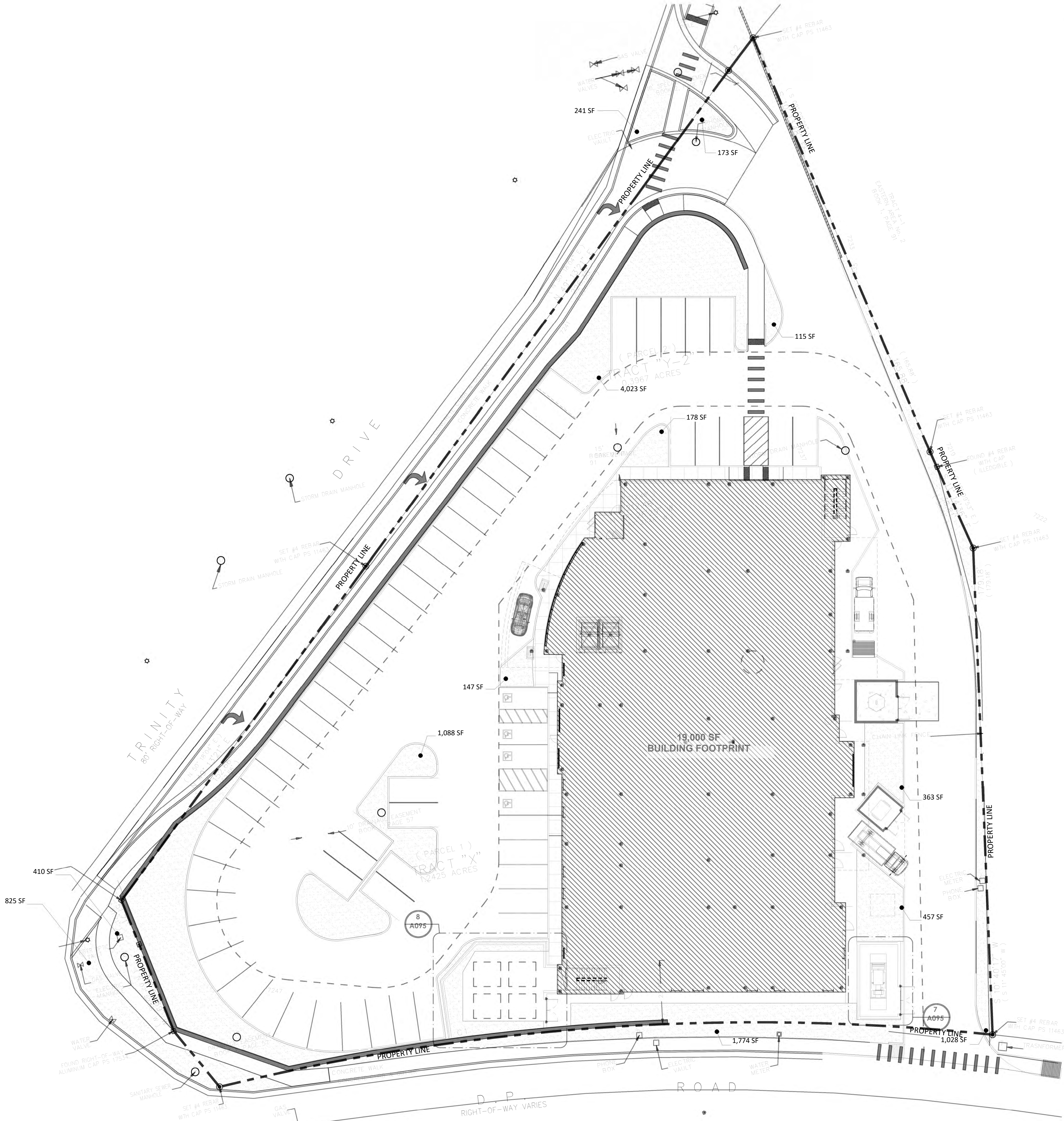
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MATERIALS SCHEDULE

SYMBOL	DESCRIPTION
	WALLIN BROWN 7/8" GRAVEL 3" DEPTH OVER FILTER FABRIC



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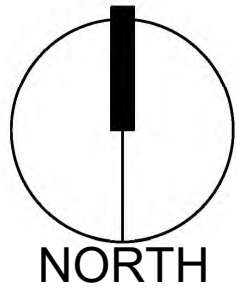
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Drawn by: E.G.

Reviewed by: MH

Christus St. Vincent

Los Alamos, New Mexico



Scale: 1" = 20'



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Sheet Number:

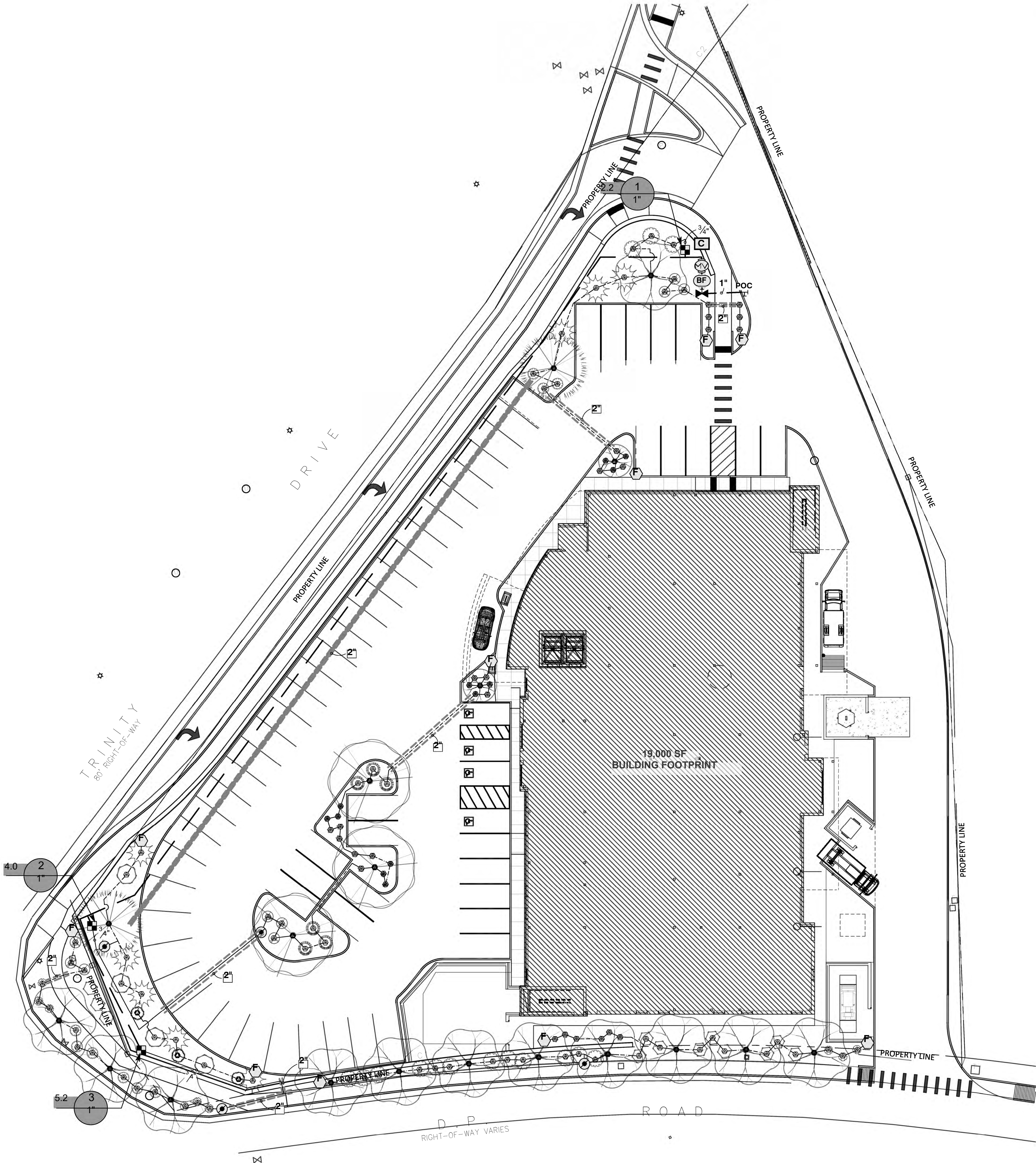
LS-01

IRRIGATION NOTES

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3. LANDSCAPE INSTALLER SHALL PERFORM PRESSURE/GPM TEST AT POINT OF CONNECTION BEFORE INSTALLING IRRIGATION SYSTEM TO VERIFY PSI AND GPM FOR THE SITE.
4. IRRIGATION SYSTEM HAS BEEN DESIGNED TO A MINIMUM DYNAMIC PRESSURE OF 75 PSI AT 50 GPM. IF THE PSI/GPM ARE LOWER THAN 75/50 THE LANDSCAPE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.
5. THE CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS AND MAKE ANY NECESSARY FIELD ADJUSTMENTS WITH GENERAL CONTRACTOR.
6. THE LOCATION OF IRRIGATION EQUIPMENT IS APPROXIMATE AND SHALL BE LOCATED IN THE LANDSCAPE AREAS. ANY IRRIGATION EQUIPMENT AND PIPING SHOWN OUTSIDE OF LANDSCAPE AREAS ARE FOR GRAPHIC CLARITY ONLY.
7. THE LANDSCAPE CONTRACTOR SHALL PROVIDE TO OWNER AN ACCURATE AS-BUILT IRRIGATION PLAN WHEN THE WORK IS COMPLETED. AS-BUILT DOCUMENTS SHOULD BE UPDATED WEEKLY FOR ACCURATE RECORDING OF IRRIGATION SYSTEM.
8. VALVE LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT. VALVE BOX LIDS TO BE TAN IN GRAVEL AREAS AND GREEN IN SOD/SEED AREAS.
9. ALL PLANTS WITHIN THE PROPERTY LINE SHALL BE IRRIGATED BY LOW FLOW POINT-SOURCE DRIP IRRIGATION SYSTEM.
10. POWER FOR IRRIGATION SYSTEM TO BE PROVIDED BY THE GENERAL CONTRACTOR. 110V POWER IS REQUIRED AT THE LOCATIONS OF THE IRRIGATION CONTROLLER AND BACKFLOW PREVENTER.
11. BACKFLOW PREVENTER MUST BE TESTED AND CERTIFIED BEFORE FINAL ACCEPTANCE OF THE JOB.
12. CONTROLLER LOCATION IS APPROXIMATE AND THE FINAL LOCATION WILL BE DETERMINED IN THE FIELD.
13. SLEEVES TO BE INSTALLED, AS SHOWN PER PLAN, BEFORE HARDSCAPE IS INSTALLED. THE LANDSCAPE CONTRACTOR MUST BE GIVEN A MINIMUM OF 72 HOUR NOTICE BEFORE SLEEVE LOCATIONS ARE PAVED OVER.
14. WATER METER TO BE PROVIDED BY OTHERS.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	DRIP CONTROL VALVE - TREE 1" RAIN BIRD XCZ-100-LC WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.	3
	TRANSITION FITTING PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. VALVE BOX.	4
	FLUSH CAP NDS CEP900 IN 6" ROUND VALVE BOX.	10
	DRIP EMITTER - SHRUB (2) NDS TAE 20 DRIP EMITTERS PER SYMBOL. SPACE EVENLY AROUND ROOTBALL OR ON HIGH SIDE OF ROOTBALL IN SLOPED CONDITIONS.	105
	DRIP EMITTER - TREE (6) NDS TAE 20 DRIP EMITTERS PER SYMBOL. SPACE EVENLY AROUND ROOTBALL OR ON HIGH SIDE OF ROOTBALL IN SLOPED CONDITIONS.	22
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	MAINLINE ISOLATION VALVE SPEARS SCH80 PVC COMPACT BALL VALVE IN 6" ROUND BOX. SIZE TO MAINLINE	1
	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1
	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y	1
	CONTROLLER - RAIN BIRD ESP4ME3 4-22 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1
	POINT OF CONNECTION 1 1/2"	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 3/4"	
	IRRIGATION LATERAL LINE: A940 DRIP POLYLINE 3/4"	
	IRRIGATION MAINLINE: HDPE PE4710 DR 11 1"	
	PIPE SLEEVE: PVC CLASS 200 SDR 21 2"	
	PIPE SLEEVE: PVC CLASS 200 SDR 21 - WIRE SLEEVE 2"	
Valve Callout # = Valve Number # = Valve Flow # = Valve Size		



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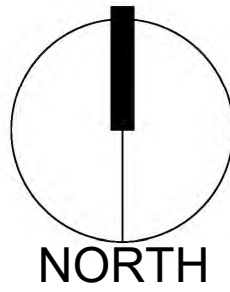
Date: 06/17/2026
Revisions:

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Drawn by: E.G.
Reviewed by: MH

Christus St. Vincent

Los Alamos, New Mexico



Scale: 1" = 20'



Sheet Title:
Irrigation
Plan

Sheet Number:

LI-01



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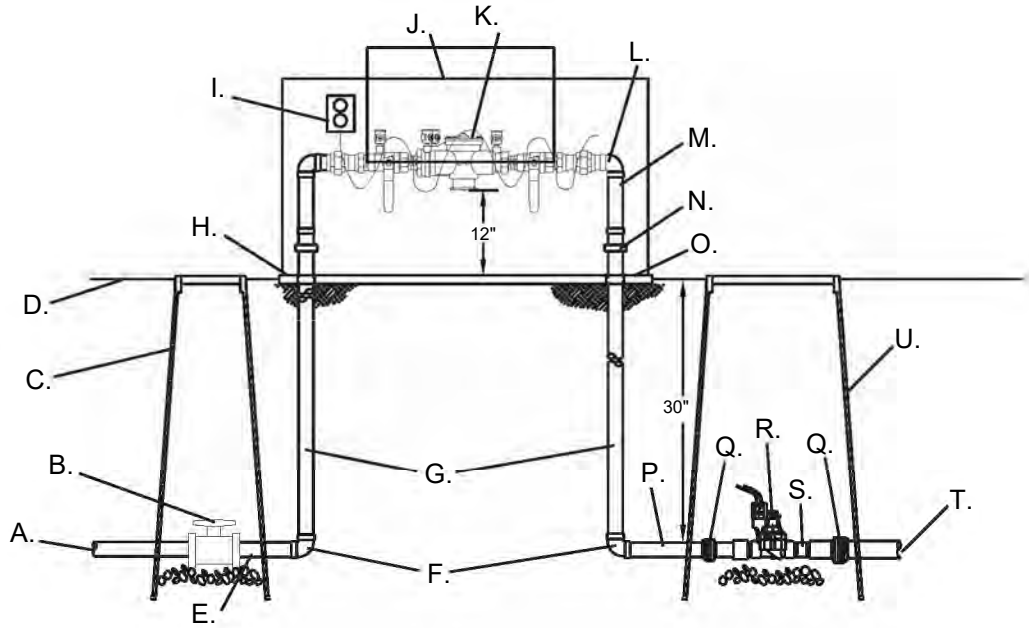
Los Alamos, New Mexico

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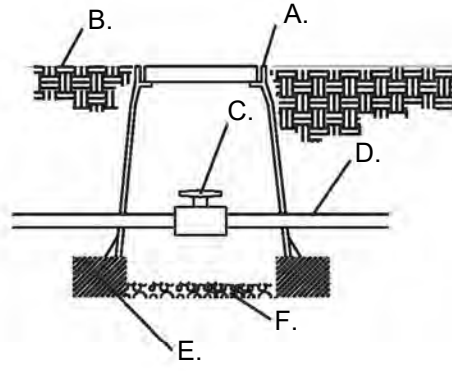
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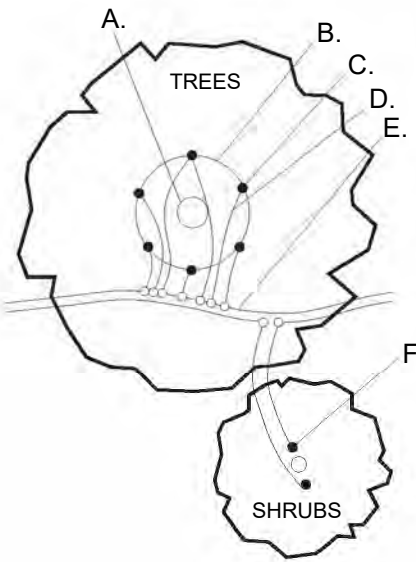
- A. IRRIGATION SUPPLY LINE
B. SCH. 80 UTILITY BALL VALVE
C. APPLIED ENGINEERING PRODUCTS 1015 VALVE BOX WITH EXTENSIONS AS NEEDED
D. FINISH GRADE
E. SCH. 80 NIPPLE
F. GAL. 90°
G. GAL. 30° NIPPLE
H. 4" THICK CONCRETE PAD (6" WIDER THAN ASSEMBLY ON ALL SIDES)
I. OUTLET FOR HEAT TAPE PROVIDED BY OTHERS
J. HOT BOX (HEATED ENCLOSURE)
K. REDUCED PRESSURE BACKFLOW PREVENTER
L. GAL. STREET 90°
M. GAL. NIPPLE (TYP.)

- N. GAL. UNION (TYP.)
O. PVC SLEEVE THROUGH CONCRETE (TYP.)
P. SCH. 80 NIPPLE
Q. SCH. 80 TRUE UNION
R. MASTER VALVE
S. SLIP X THREAD MALE ADAPTER
T. HDPE MASTERLINE
U. APPLIED ENGINEERING PRODUCTS 1324 VALVE BOX WITH EXTENSIONS AS NEEDED

NOTE: INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.



- A. APPLIED ENGINEERING PRODUCTS 910 ROUND VALVE BOX WITH EXTENSIONS AS NEEDED
B. FINISH GRADE
C. HDPE BALL VALVE
D. MAINLINE
E. 8" X 8" X 16" CMU CONCRETE BLOCK
F. 4" LAYER OF 3/4" GRAVEL

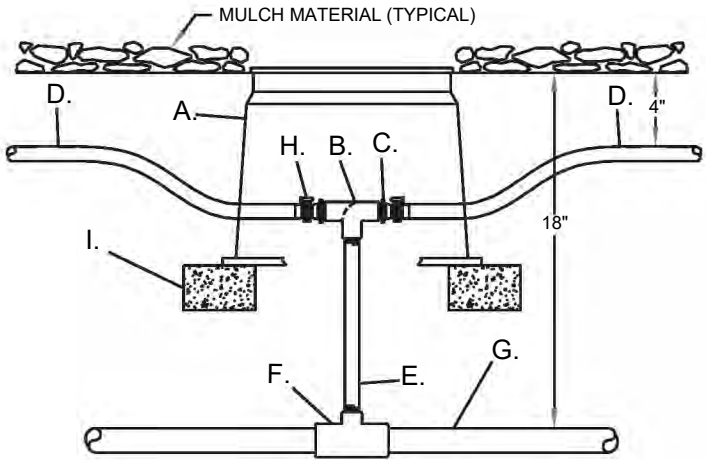


- A. TREE TRUNK/ ROOT CROWN
B. 24" CIRCLE FROM TRUNK
C. EMITTERS
D. 1/4" DISTRIBUTION LINE
E. 3/4" POLYETHYLENE DRIPLINE
F. EMITTER PLACED AT THE EDGE OF THE ROOT BALL

NOTE:INSTALL EMITTERS ABOVE THE ROOT BALL IF PLANT IS INSTALLED ON A SLOPE.

1 RP BACKFLOW/MASTER VALVE DETAIL

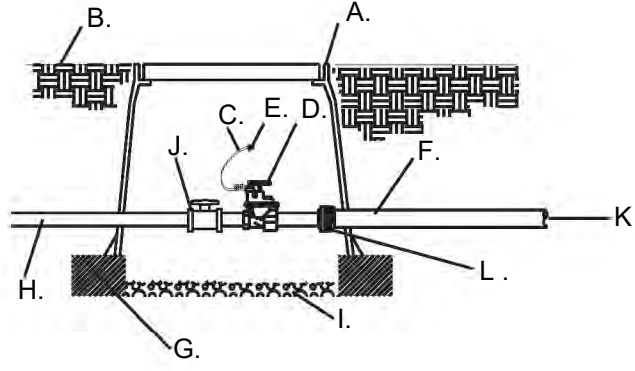
N.T.S.



- A. 6" ROUND BOX WITH LID
B. SCH.40 PVC THREADED TEE OR THREADED ELL (REFER TO PLAN) - 3/4"
C. BARBED DRIP INSERT FITTING (TYPICAL) (3/4" MIPT x 3/4" BARB)
D. 3/4" POLY DRIP TUBING - MAXIMUM RUN OF 150' IN EACH DIRECTION
E. SCH.80 PVC NIPPLE - 3/4" x 6" (OR LENGTH AS REQUIRED)
F. SCH.40 PVC LATERAL FITTING WITH 3/4" THREADED OUTLET (SEE PLAN FOR SIZE)
G. LATERAL PIPING (SEE PLAN FOR SIZE AND TYPE)
H. 1" STAINLESS STEEL HOSE CLAMP (TYPICAL) - SECURE TUBING TO INSERT FITTING
I. SOLID BRICK (2 BRICKS REQUIRED)

4 PVC TO POLY TRANSITION

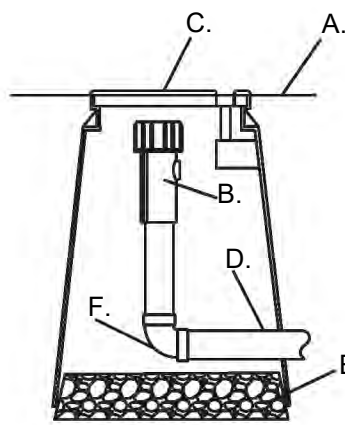
N.T.S.



- A. APPLIED ENGINEERING PRODUCTS 1324 VALVE BOX WITH EXTENSIONS AS NEEDED
B. FINISH GRADE
C. 24" WIRE LOOP
D. RAIN BIRD PEB AUTOMATIC VALVE, SEE IRRIGATION LEGEND
E. DRY SPLICE CONNECTOR OR EQUAL
F. LATERAL LINE/24" BURY
G. 8" X 8" X 16" CMU CONCRETE BLOCK
H. MASTERLINE/24" BURY
I. 4" LAYER OF 3/4" GRAVEL
J. SCH. 80 TRUE UNION BALL VALVE
K. HDPE LATERAL LINE
L. HDPE FITTING

5 AUTOMATIC VALVE

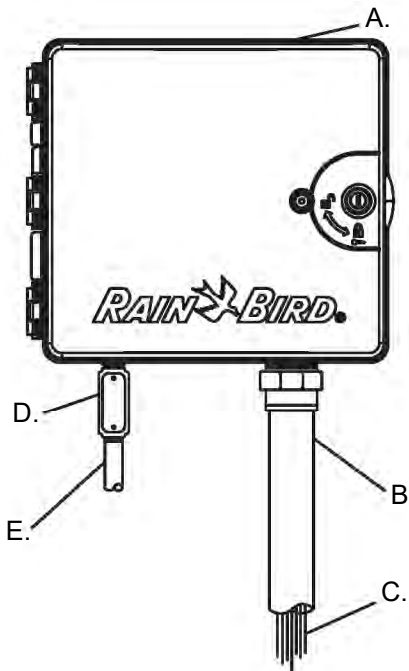
N.T.S.



- A. FINISH GRADE
B. END FLUSH CAP
C. 6" ROUND BOX WITH LID
D. 3/4" POLY DRIP PIPE
E. 2" DEPTH OF GRAVEL
F. 90° FITTING

6 END FLUSH CAP

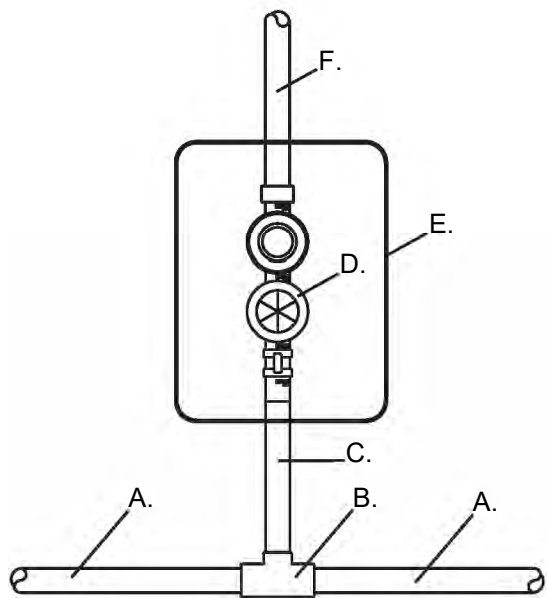
N.T.S.



- A. CONTROLLER (see plan for model)
B. 2" PVC SCH. 40 CONDUIT AND FITTINGS
C. WIRES TO REMOTE CONTROL VALVES
D. JUNCTION BOX
E. 1" PVC SCH. 40 CONDUIT AND FITTINGS TO POWER SUPPLY

7 WALL MOUNTED AUTOMATIC CONTROLLER

N.T.S.



- A. HDPE PE4710 DR 11 PIPE/24" BURY
B. HDPE FITTING (BUTT FUSION)
C. HDPE/PVC TRANSITION
D. VALVE, SEE SCHEDULE
E. VALVE BOX
F. LATERAL PIPE, SEE SCHEDULE

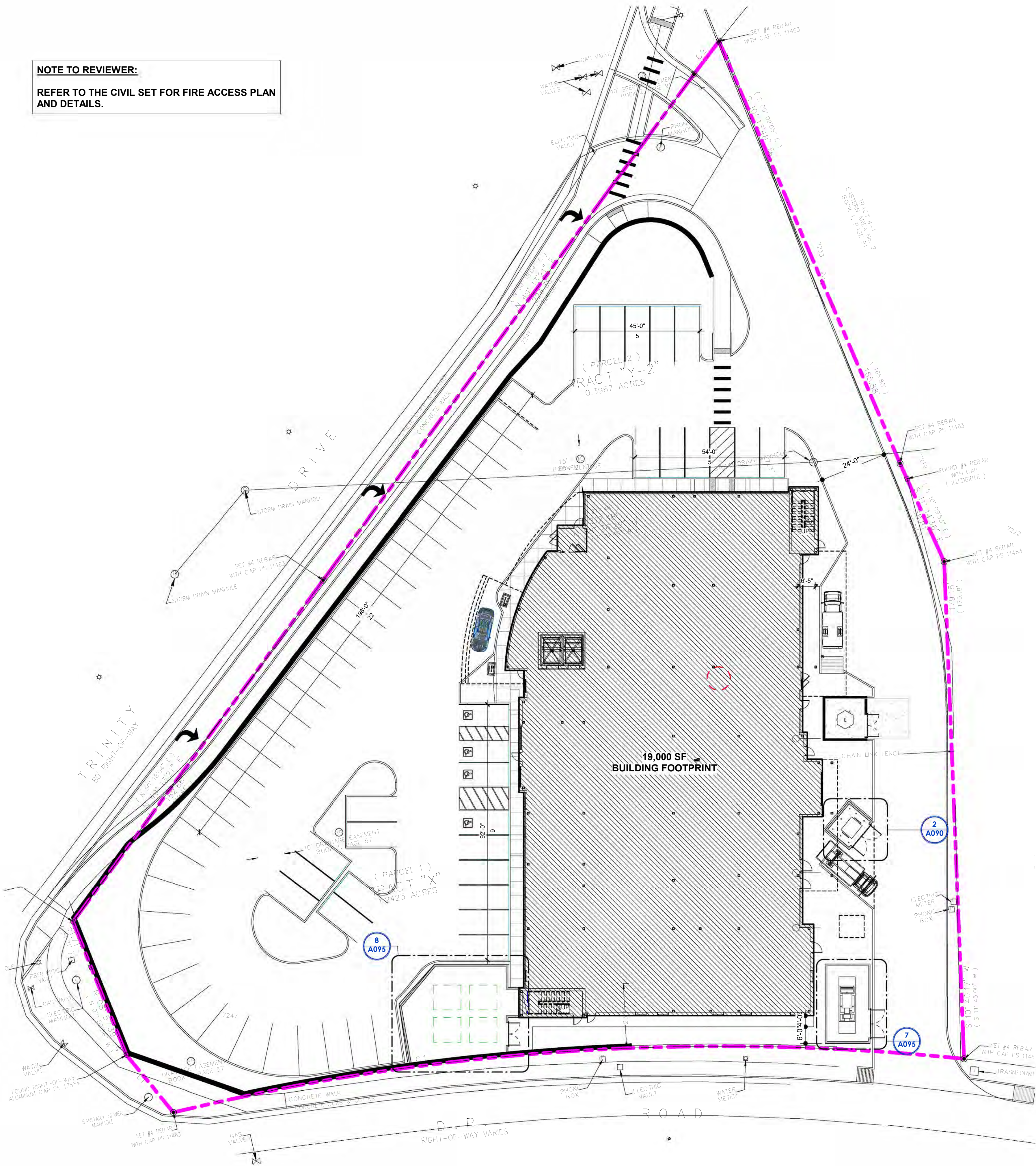
8 HDPE PIPE TO VALVE DETAIL

N.T.S.

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4. IRRIGATION SYSTEM HAS BEEN DESIGNED TO A MINIMUM STATIC PRESSURE OF 75 PSI AND 50 GPM. IF THE PSI/GPM ARE LOWER THAN 75/50 THE LANDSCAPE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.
5. THE CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS AND MAKE ANY NECESSARY FIELD ADJUSTMENTS WITH GENERAL CONTRACTOR.
6. THE LOCATION OF IRRIGATION EQUIPMENT IS APPROXIMATE AND SHALL BE LOCATED IN THE LANDSCAPE AREAS. ANY IRRIGATION EQUIPMENT AND PIPING SHOWN OUTSIDE OF LANDSCAPE AREAS ARE FOR GRAPHIC CLARITY ONLY.
7. THE LANDSCAPE CONTRACTOR SHALL PROVIDE TO OWNER AN ACCURATE AS-BUILT IRRIGATION PLAN WHEN THE WORK IS COMPLETED. AS-BUILT DOCUMENTS SHOULD BE UPDATED WEEKLY FOR ACCURATE RECORDING OF IRRIGATION SYSTEM.
8. VALVE LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT. VALVE BOX LIDS TO BE TAN IN GRAVEL AREAS AND GREEN IN SOD/SEED AREAS.
9. ALL PLANTS WITHIN THE PROPERTY LINE SHALL BE IRRIGATED BY LOW FLOW POINT-SOURCE DRIP IRRIGATION SYSTEM.
10. POWER FOR IRRIGATION SYSTEM TO BE PROVIDED BY THE GENERAL CONTRACTOR. 110V POWER IS REQUIRED AT THE LOCATIONS OF THE IRRIGATION CONTROLLER AND BACKFLOW PREVENTER.
11. BACKFLOW PREVENTER MUST BE TESTED AND CERTIFIED BEFORE FINAL ACCEPTANCE OF THE JOB.
12. CONTROLLER LOCATION IS APPROXIMATE AND THE FINAL LOCATION WILL BE DETERMINED IN THE FIELD.
13. SLEEVES TO BE INSTALLED, AS SHOWN PER PLAN, BEFORE HARDSCAPE IS INSTALLED. THE LANDSCAPE CONTRACTOR MUST BE GIVEN A MINIMUM OF 72 HOUR NOTICE BEFORE SLEEVE LOCATIONS ARE PAVED OVER.
14. WATER METER TO BE PROVIDED BY OTHERS.

NOTE TO REVIEWER:
REFER TO THE CIVIL SET FOR FIRE ACCESS PLAN AND DETAILS.



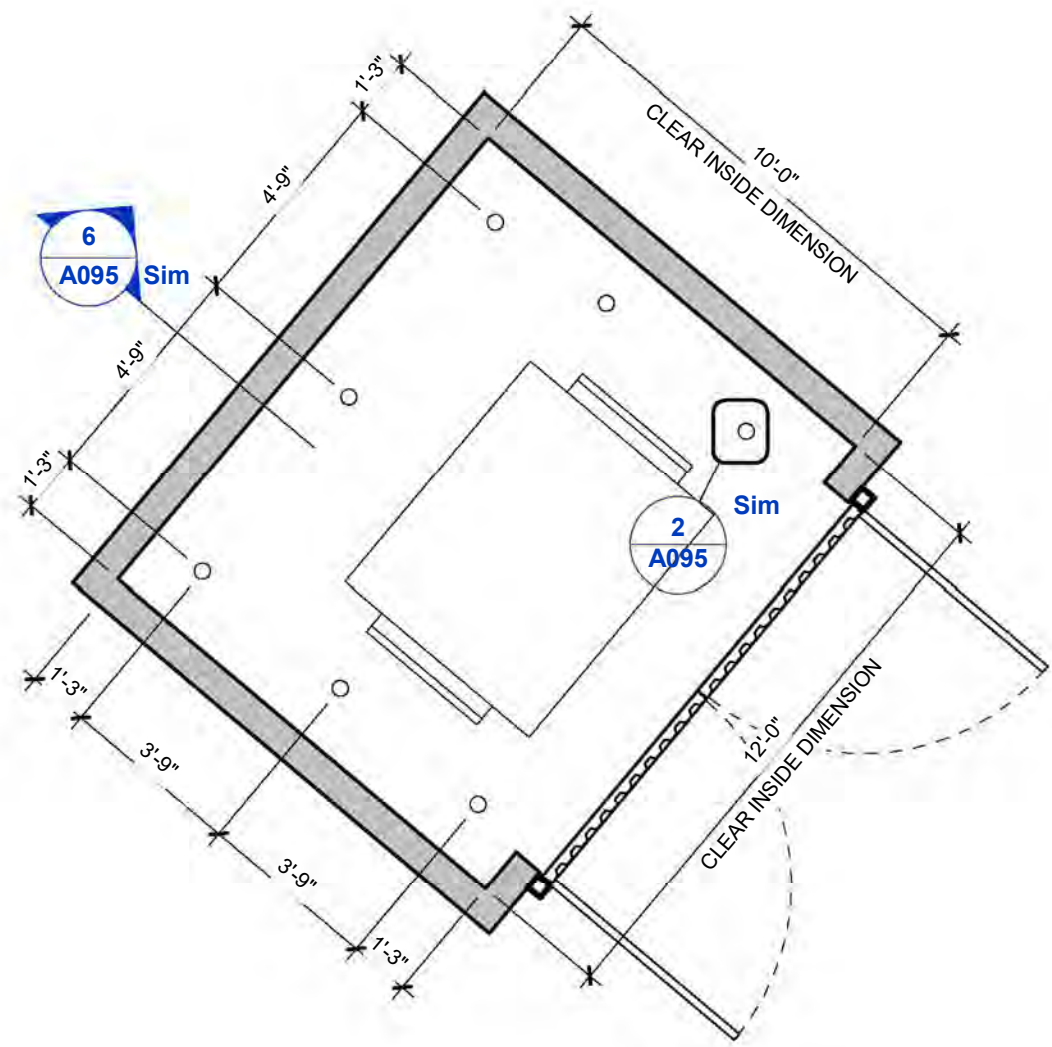
1 Ground Level
SCALE: 1" = 20'-0" - (1/1" A500)

OFF-STREET PARKING REQUIREMENTS (CITY OF LOS ALAMOS):

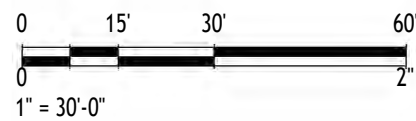
HOSPITAL			
2 SPACES PER EACH THREE BEDS	2/3 X 10 BEDS	=	7 SPACES
1 SPACES PER EACH EMPLOYEES	30 EMPLOYEES	=	30 SPACES
(on the largest shift)			
EMERGENCY CLINIC			
5 SPACES PER 1000 SF X 3,586 SF		=	18 SPACES
		TOTAL REQ'D.	= 55 SPACES

PARKING SYNOPSIS

TYPE	QTY.	COMMENTS
9' X 20' STALLS (ACCESSIBLE)	3	
9' X 20' STALLS (VAN ACCESSIBLE)	1	
9' X 20' STALLS (STALLS)	58	
Total Spaces Provided:		62



2 Ground Level - DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0" - (1/1" A090)



REVISIONS			
Nr.	Date	Description	
1	4/17/26	Issue For Permit	
2	5/6/26	Addendum 01	



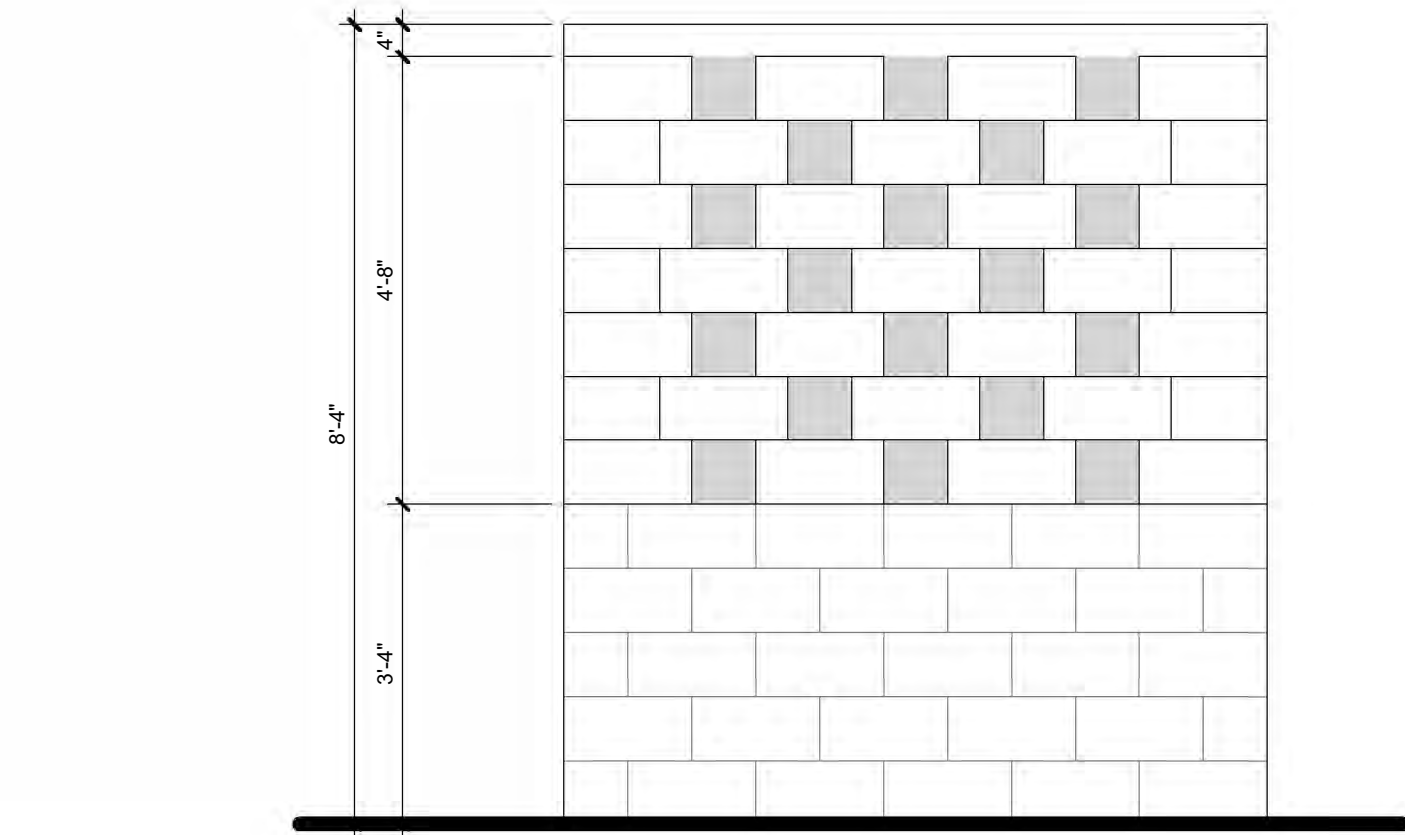
CHRISTUS Health Los Alamos

for
Christus St. Vincent
401 Trinity Drive, Los Alamos, NM 87544

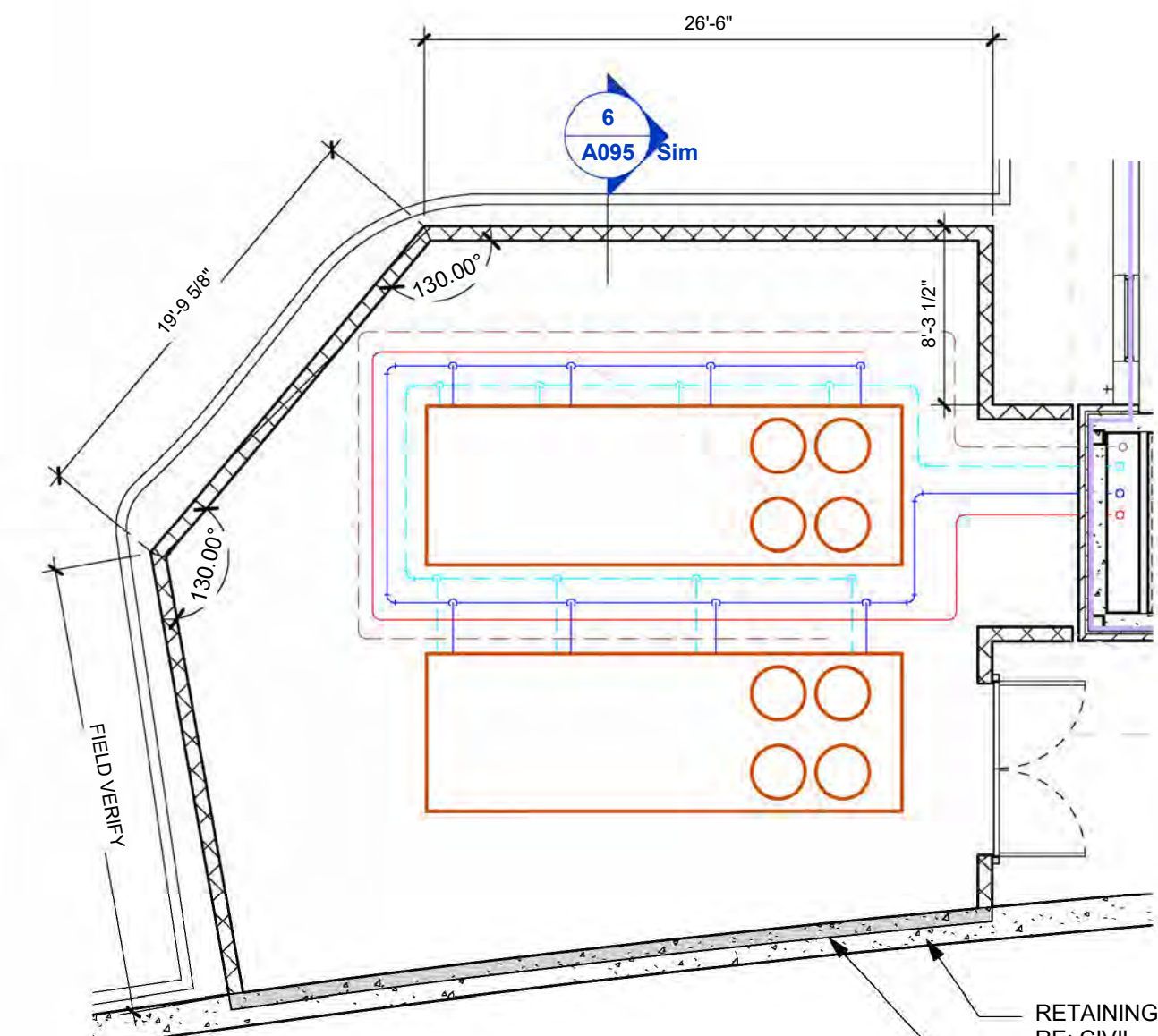


ISSUED
04/17/2026
FOR
PERMIT & PRICING

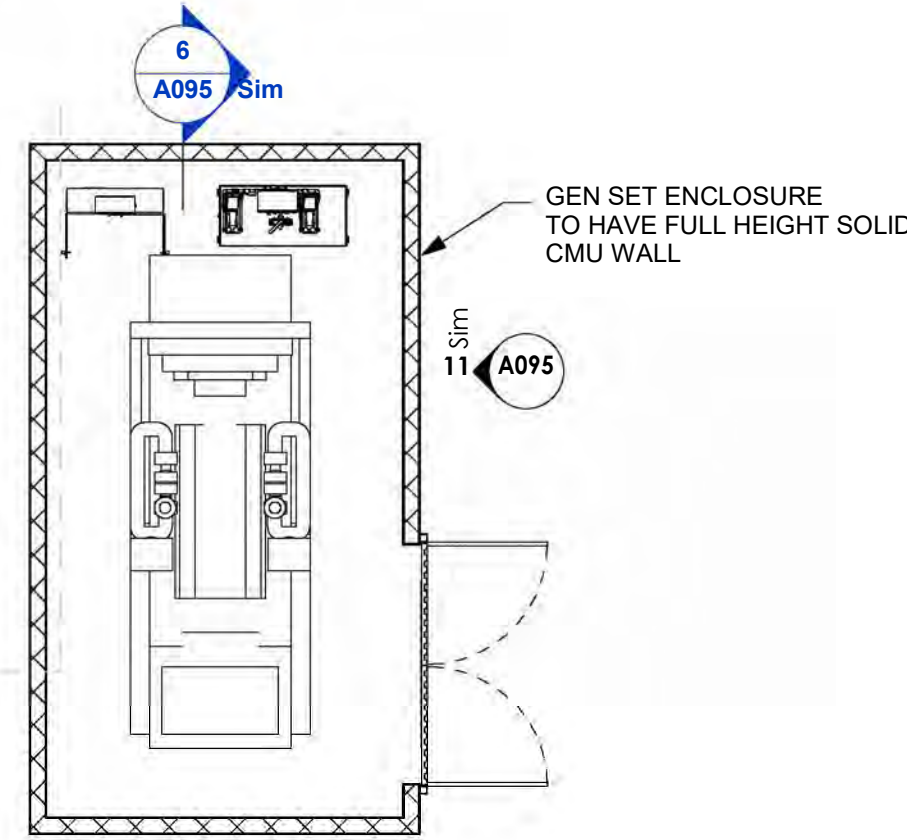
SHEET
A090
ARCHITECTURAL
SITE PLAN



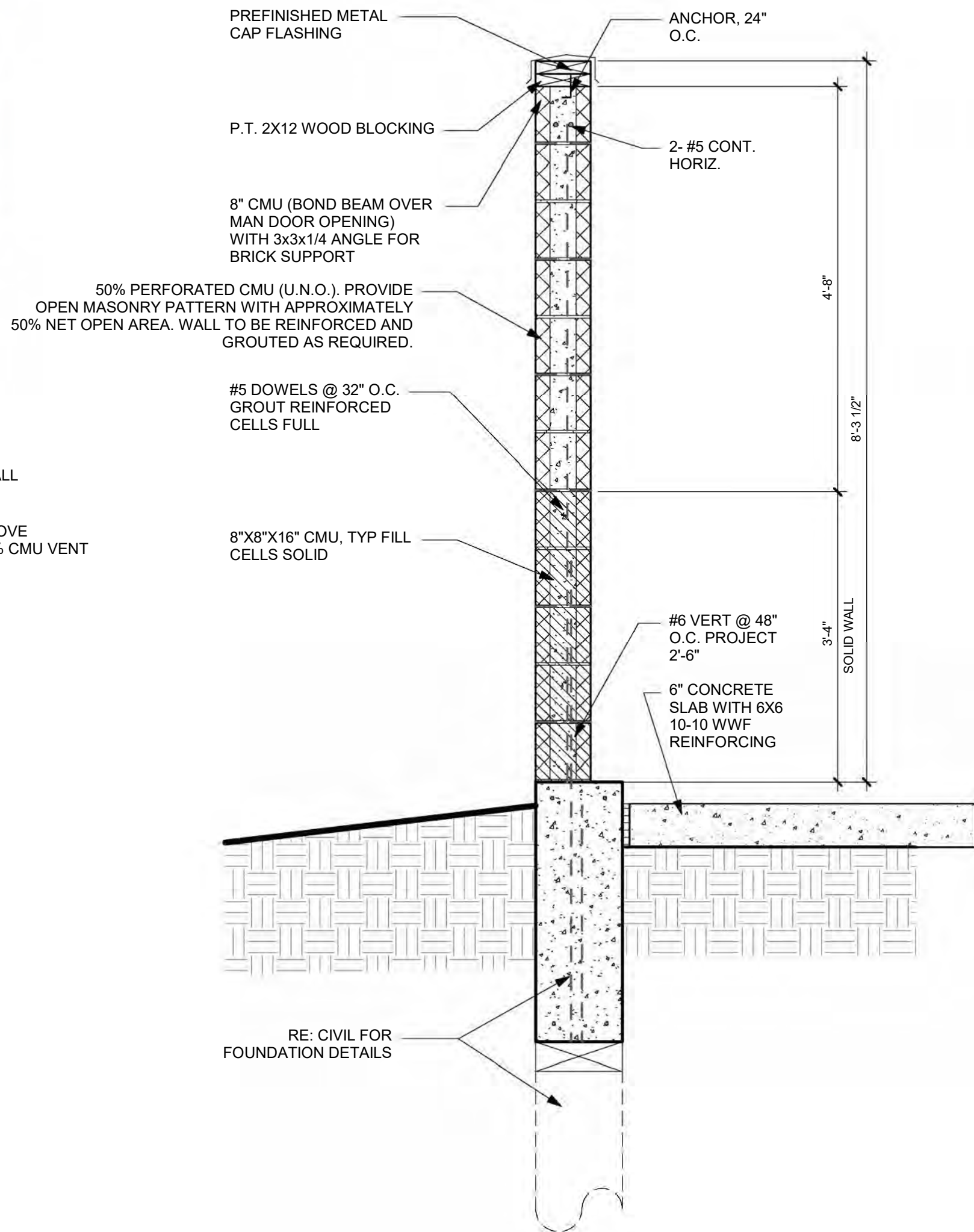
11 50% CMU VENT PATTERN
SCALE: 1/2" = 1'-0" - (7/ A095)



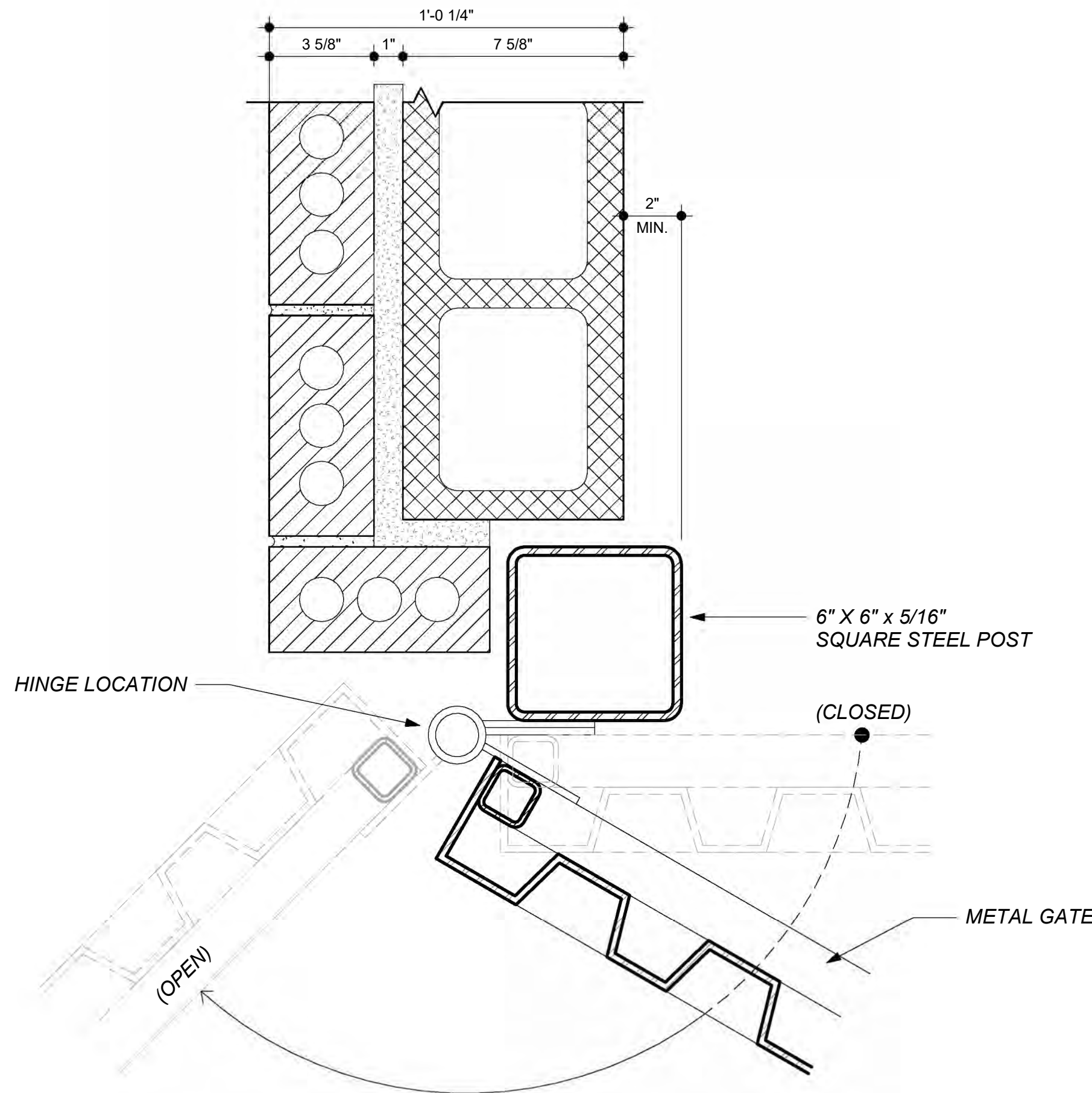
8 Ground Level - Heat Pump Enclosure
SCALE: 1/8" = 1'-0" - (1/ A090)



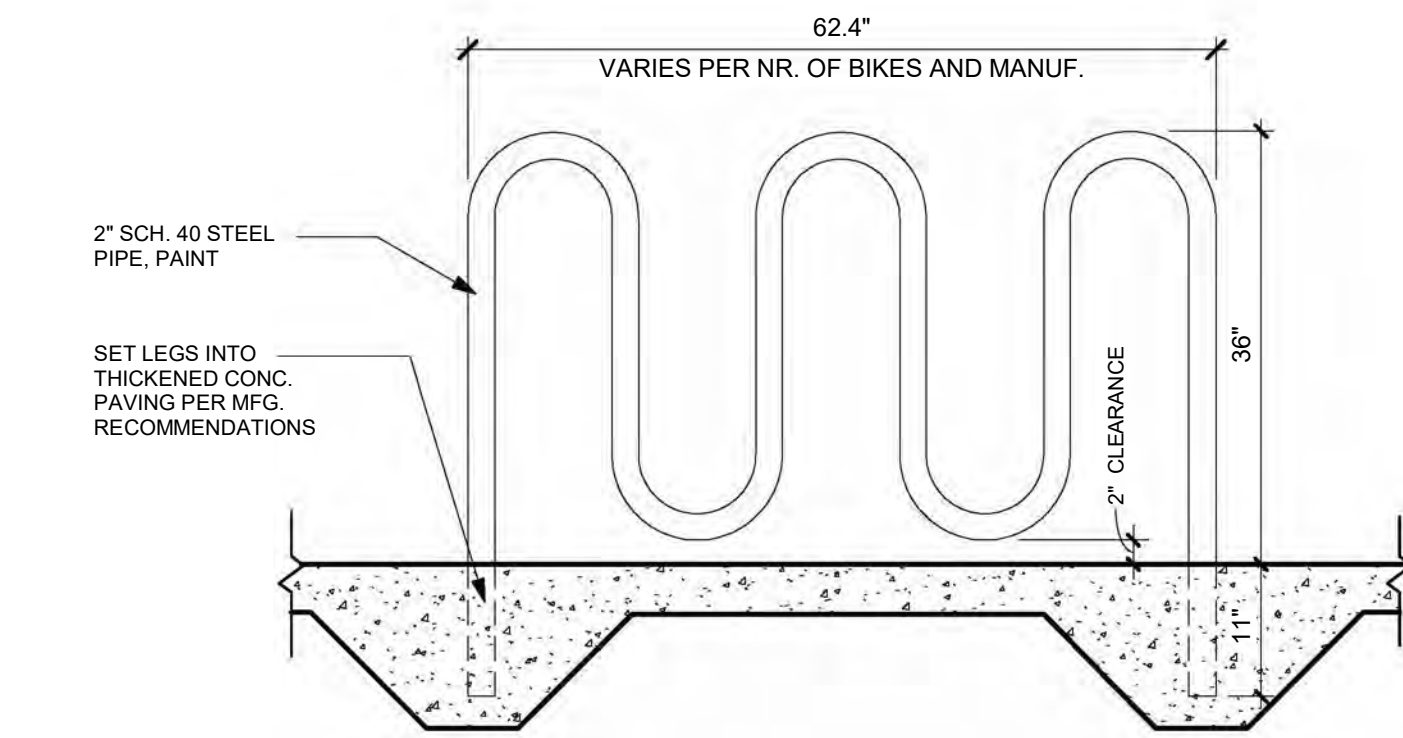
7 Ground Level - Generator Enclosure
SCALE: 1/8" = 1'-0" - (1/ A090)



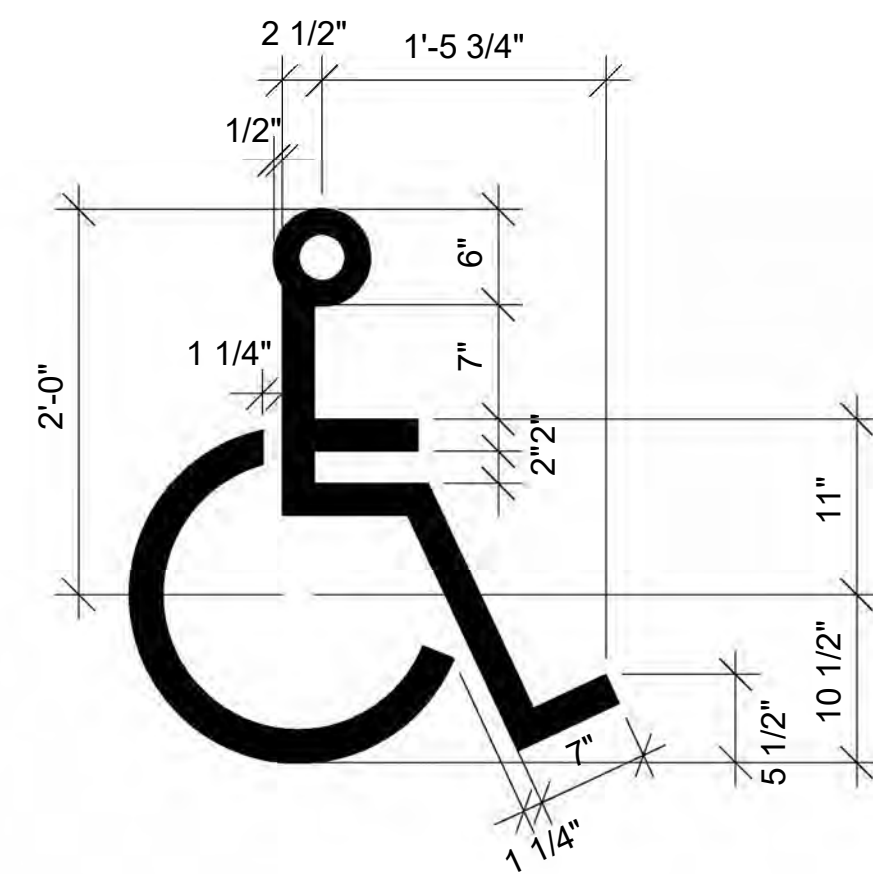
6 1AS00 - TRASH ENCLOSURE - BRICK/ BLOCK WALL SECTION
SCALE: 3/4" = 1'-0" - (2/ A090)



9 Enlarged Gate Details
SCALE: 3" = 1'-0" -

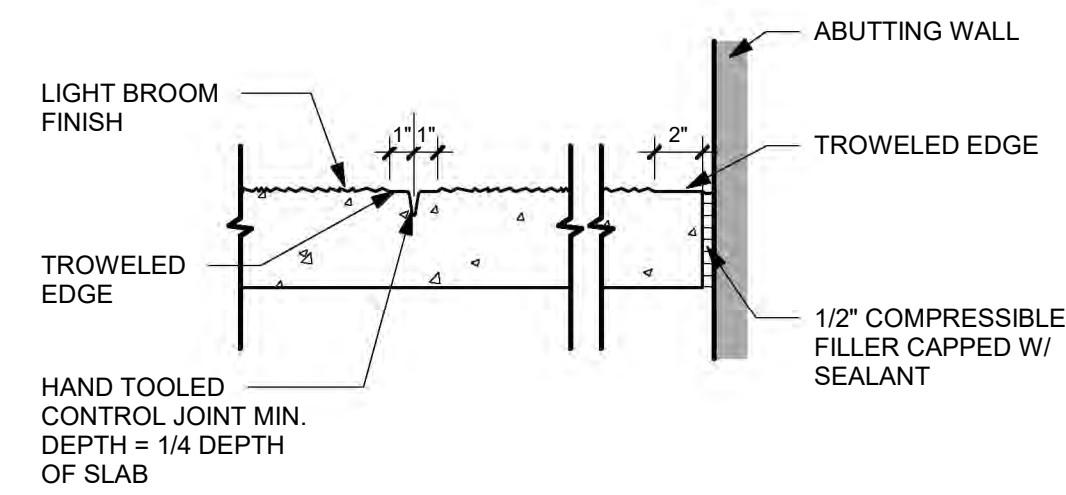


5 1AS00 - BIKE RACK
SCALE: 3/4" = 1'-0" -

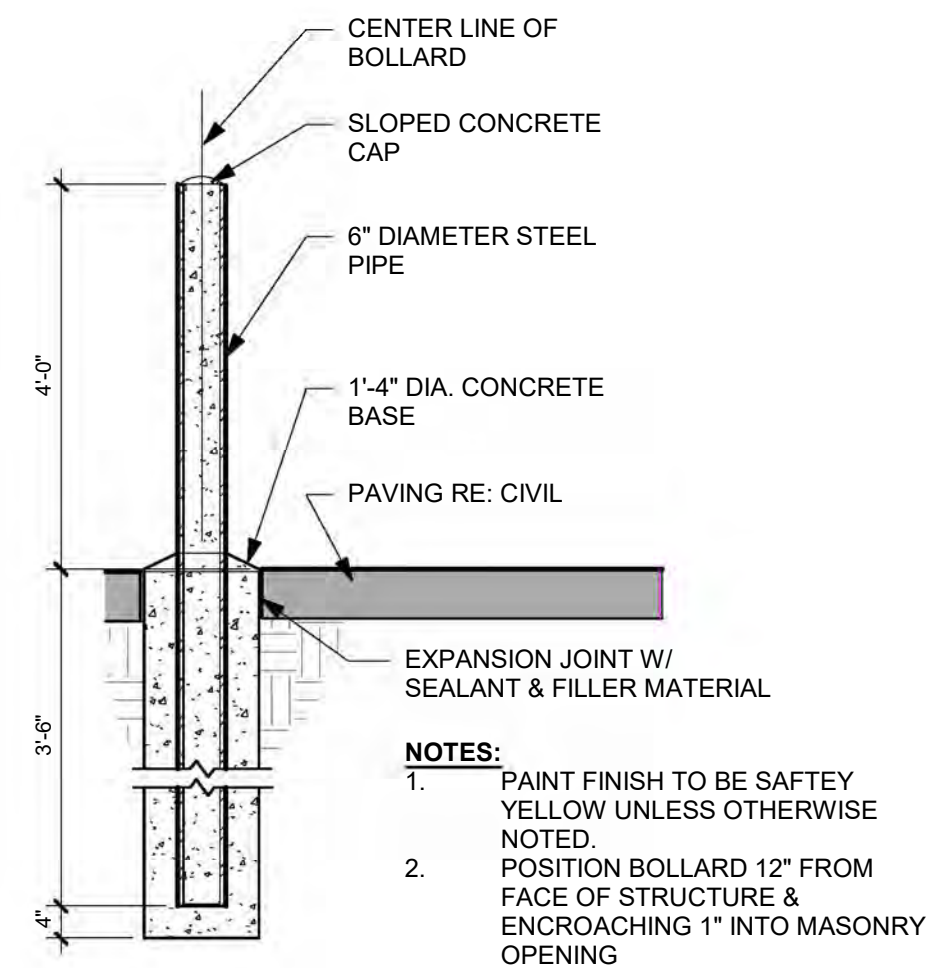


NOTE:
SYMBOL TO BE CENTERED ON WIDTH OF
PARKING STALL-SYMBOLS ARE REQ'D TO
CONTRAST W/ BACKGROUND(WHITE ON BLUE).

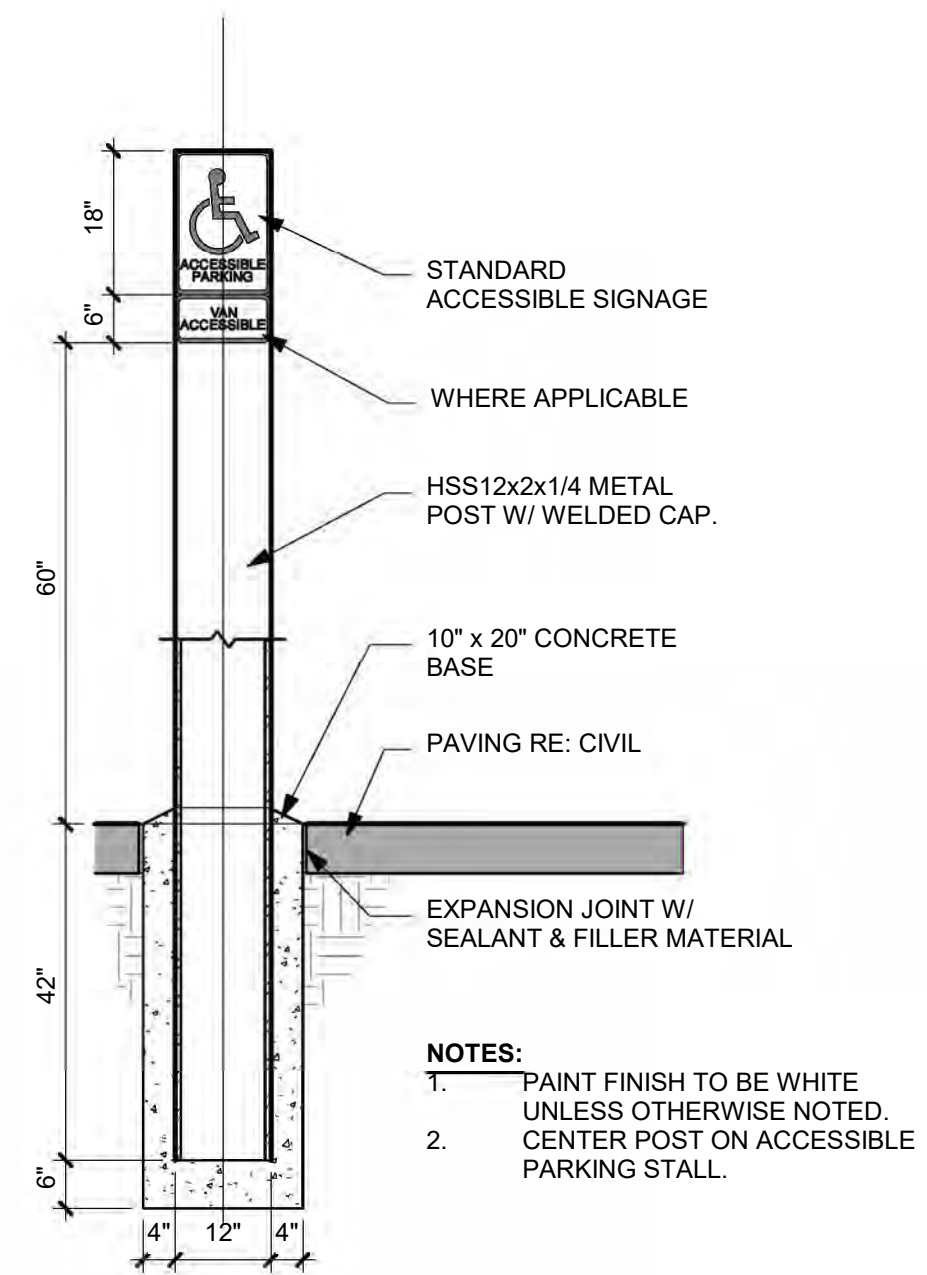
4 ADA PARKING SYMBOL DETAIL
SCALE: 1" = 1'-0" -



3 1AS00 - CONCRETE PAVING DETAIL
SCALE: 1 1/2" = 1'-0" -



2 1AS00 - BOLLARD DETAIL
SCALE: 1/2" = 1'-0" - (2/ A090)

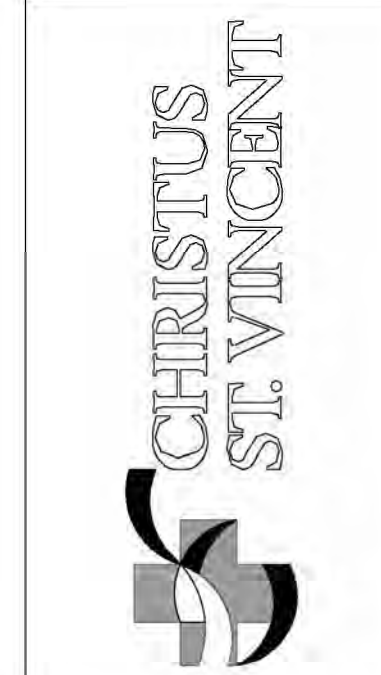


1 1AS00 - ACCESSIBLE PARKING SIGN
SCALE: 1/2" = 1'-0" -

REVISIONS			
Nr.	Date	Description	
1	4/17/26	Issue For Permit	
2	5/6/26	Addendum 01	

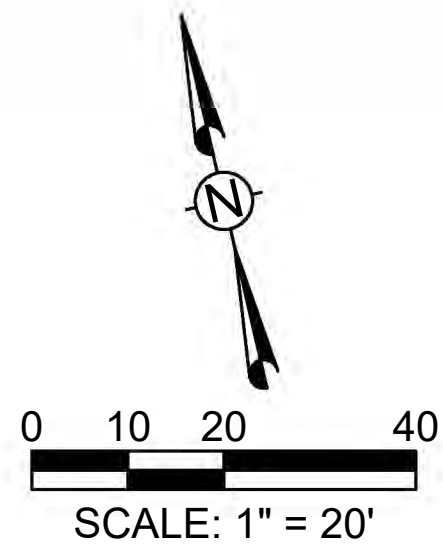


for
Christus St. Vincent
401 Trinity Drive, Los Alamos, NM 87544



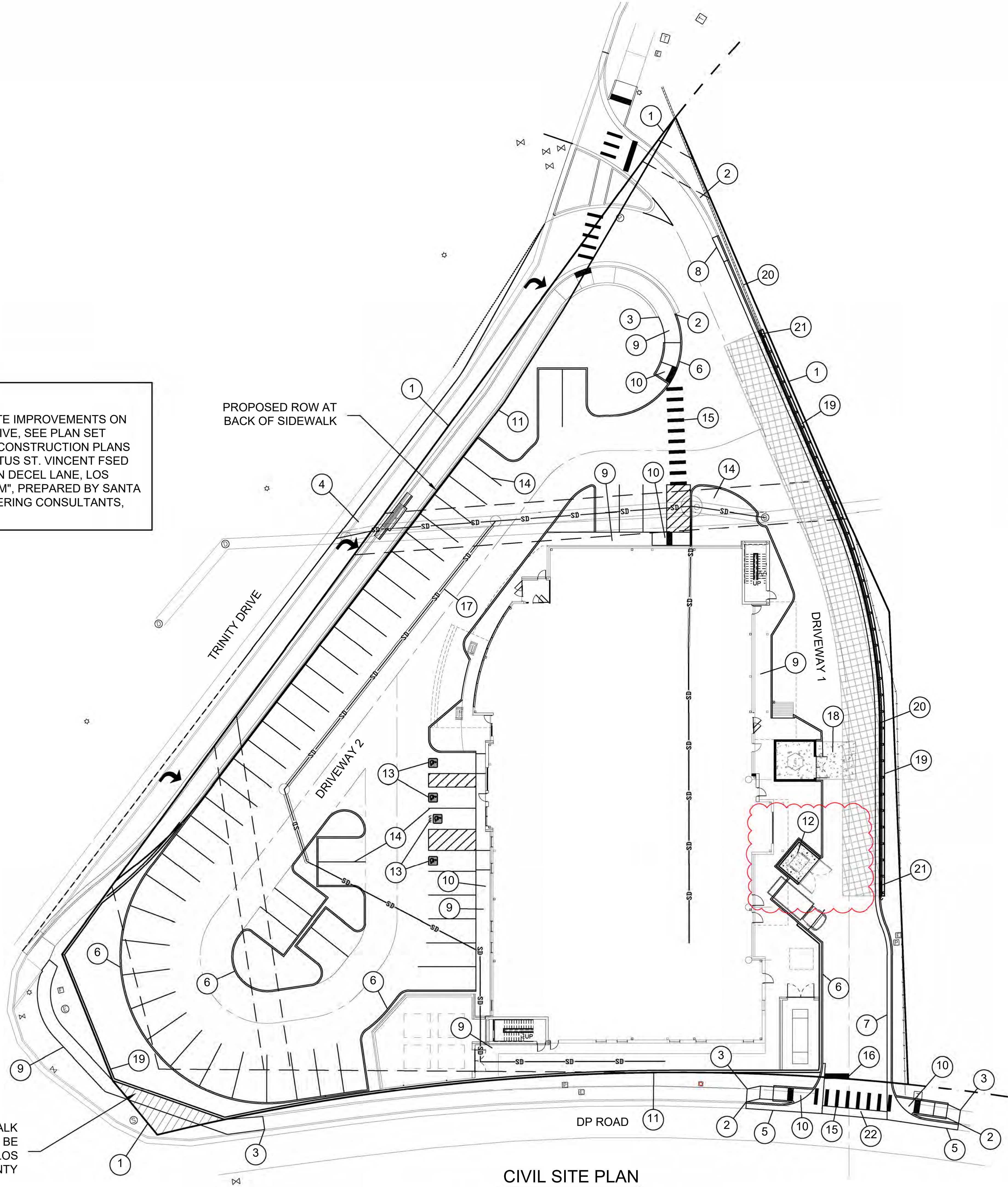
ISSUED
04/17/2026
FOR
PERMIT & PRICING

SHEET
A095
SITE DETAILS



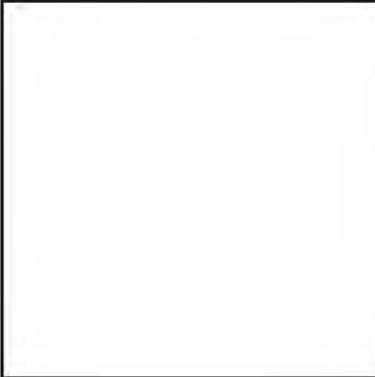
NOTE:
FOR OFFSITE IMPROVEMENTS ON
TRINITY DRIVE, SEE PLAN SET
ENTITLED "CONSTRUCTION PLANS
FOR CHRISTUS ST. VINCENT FSED
RIGHT TURN DECEL LANE, LOS
ALAMOS, NM", PREPARED BY SANTA
FE ENGINEERING CONSULTANTS,
LLC.

PROPOSED SIDEWALK
EASEMENT TO BE
GRANTED TO LOS
ALAMOS COUNTY



SHEET KEYNOTES

- 1 PROPERTY LINE
- 2 TIE TO EXISTING CURB AND GUTTER
- 3 TIE TO EXISTING SIDEWALK
- 4 PROPOSED 11' DECEL LANE. SEE PLANS UNDER SEPARATE COVER
- 5 PROPOSED 30" X 6" CURB AND GUTTER, TYPE B
- 6 6" STAND-UP CURB, SEE DETAIL SHEET C-201
- 7 PROPOSED STANDARD 2' CURB AND GUTTER SEE DETAIL SHEET C-201
- 8 PROPOSED 10' TRANSITION FROM 30" CURB AND GUTTER TO 24"
- 9 PROPOSED CONCRETE SIDEWALK
- 10 PROPOSED ADA ACCESSIBLE CURB RAMP
- 11 PROPOSED ROW LINE AT BACK OF SIDEWALK
- 12 PROPOSED SINGLE DUMPSTER ENCLOSURE PER LAC ESD STANDARDS. SEE SHEET C-1132 FOR DETAILS
- 13 ACCESSIBLE PARKING SPACE WITH BOLLARD MOUNTED SIGNING SEE SHEET C-303
- 14 PROPOSED 4" STRIPE
- 15 PROPOSED 12" STRIPE
- 16 PROPOSED 24" STRIPE
- 17 PROPOSED STORM SEWER SEE SHEETS C-802 & C-803
- 18 PROPOSED REINFORCED CONCRETE PAVING SEE SHEET C-302
- 19 PROPOSED RETAINING WALL
- 20 PROPOSED W-BEAM GUARD RAIL
- 21 PROPOSED DRIVEWAY END TERMINAL
- 22 3' VALLEY GUTTER W/ CURB RETURN SEE DETAILS SHEET C-201

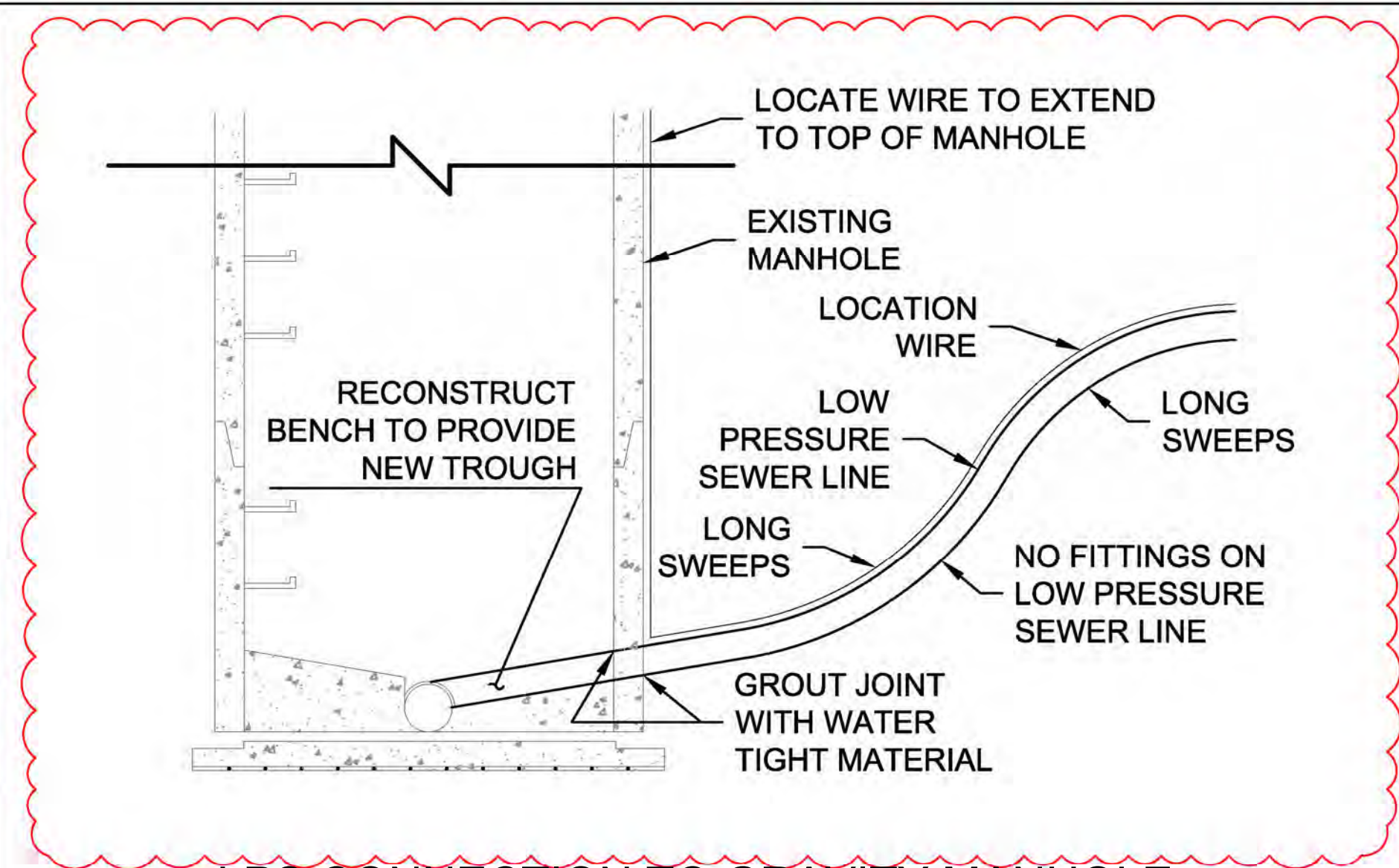


Christus Health, Los Alamos
for
CHRISTUS St. Vincent
LOS ALAMOS, NEW MEXICO



ISSUED
12 JANUARY 2026
FOR
REVIEW

SHEET
C-200
CIVIL SITE PLAN



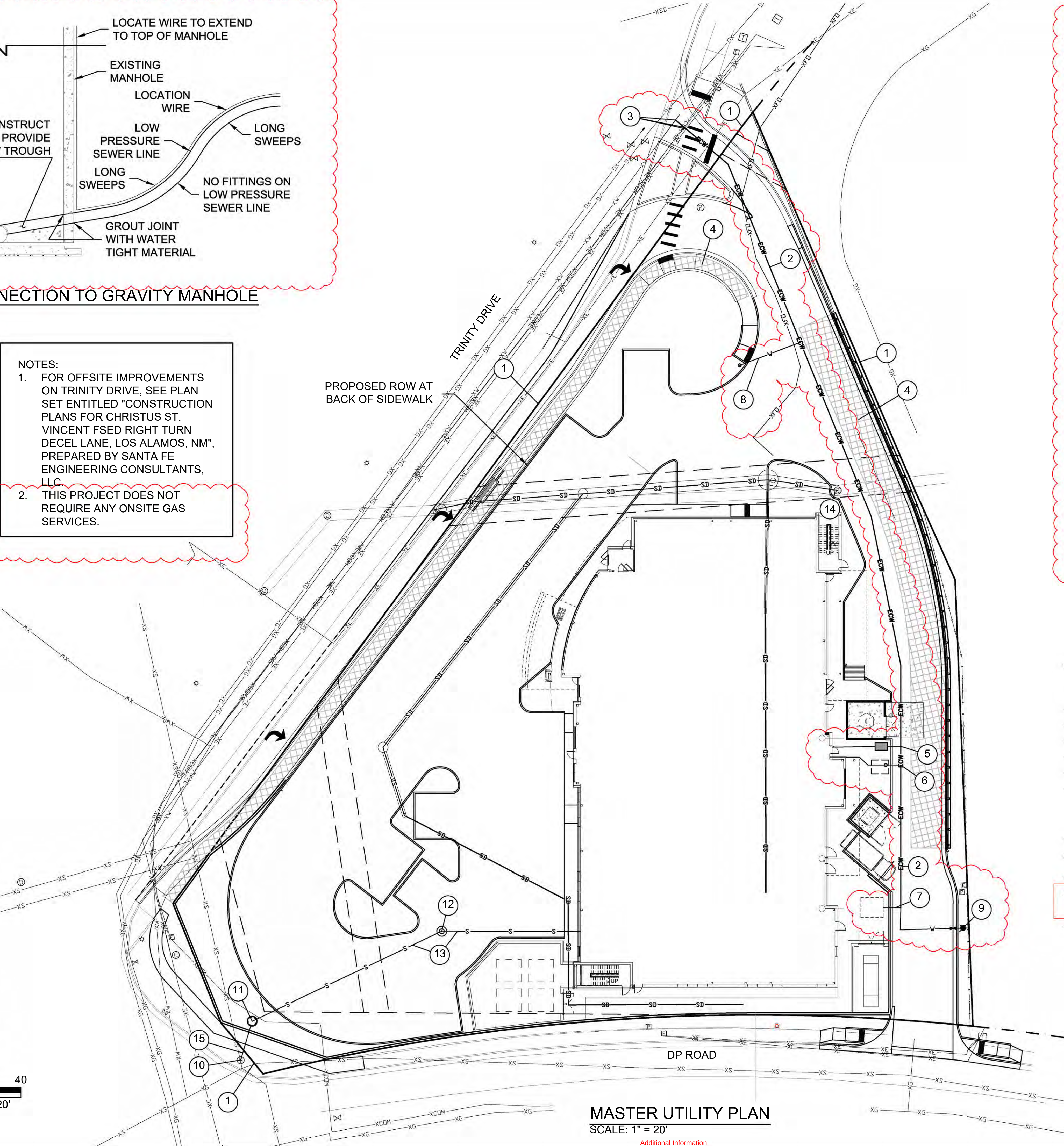
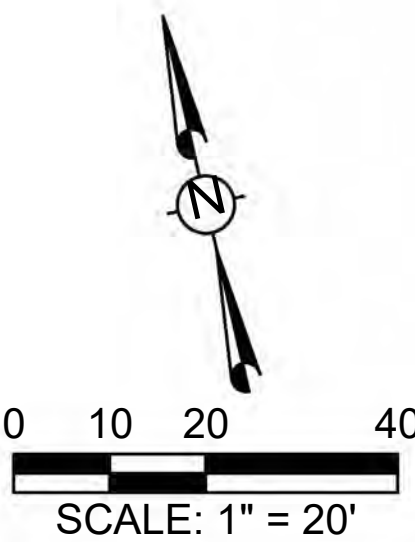
LPS CONNECTION TO GRAVITY MANHOLE
SCALE: N.T.S.

- NOTES:
1. FOR OFFSITE IMPROVEMENTS ON TRINITY DRIVE, SEE PLAN SET ENTITLED "CONSTRUCTION PLANS FOR CHRISTUS ST. VINCENT FSED RIGHT TURN DECEL LANE, LOS ALAMOS, NM", PREPARED BY SANTA FE ENGINEERING CONSULTANTS, LLC.
 2. THIS PROJECT DOES NOT REQUIRE ANY ONSITE GAS SERVICES.

- SHEET KEYNOTES**
1. PROPERTY LINE
 2. PROPOSED JOINT UTILITY TRENCH (ELECTRIC, COMM, 8" WATER) PER LACDPU 4031
 3. TIE TO EXISTING JOINT UTILITY TRENCH (ELECTRIC, COMM, WATER)
 4. PROPOSED GEO-GRID. NO UNDERGROUND UTILITIES THIS AREA
 5. PROPOSED 4" FIRE PROTECTION LINE WITH 4" BACKFLOW PREVENTER IN HOTBOX
 6. PROPOSED 3" DOMESTIC WATER LINE WITH METER VAULT LACDPU 5008
 7. PROPOSED ELECTRIC LINE TO TRANSFORMER LACDPU 4006
 8. PROPOSED IRRIGATION LINE WITH METER PER LACDPU 6001
 9. PROPOSED 6" FIRE HYDRANT PER LACDPU 6011
 10. TIE PROPOSED LPS FROM GRINDER PUMP TO EXISTING SEWER MANHOLE. SEE DETAIL, THIS SHEET
 11. PROPOSED GRINDER PUMP STATION (E-ONE OR APPROVE EQUAL)
 12. PROPOSED SANITARY MANHOLE PER LACDPU 5005 W/ COVER PER LACDPU 5008
 13. PROPOSED 6" GRAVITY SEWER AT 1% PER LACDPU 5003
 14. ADJUST MANHOLE TO FINISHED GRADE PER LACDPU 5009
 15. PROPOSED LOW PRESSURE SEWER LINE PER LACDPU 5004

LEGEND

EXISTING UTILITIES	
—XS—XS—	EXISTING SANITARY SEWER LINE
—XW—XW—	EXISTING WATER LINE
—XG—XG—	EXISTING GAS LINE
—XFO—	EXISTING FIBER OPTIC LINE
—XE—XE—	EXISTING ELECTRIC LINE
—XJ—XJ—	EXISTING JOINT TRENCH
PROPOSED UTILITIES	
—W—W—	PROPOSED WATER LINE
—S—S—	PROPOSED SANITARY SEWER
—E—E—	PROPOSED ELECTRIC
—ECW—	PROPOSED JOINT UTILITY TRENCH (ELECTRIC, COMM, WATER)
—SD—SD—	PROPOSED STORM DRAIN
⊙	PROPOSED SANITARY SEWER MANHOLE
⚡	PROPOSED FIRE HYDRANT
⊙	PROPOSED WATER METER
⊠	PROPOSED HOT BOX



MASTER UTILITY PLAN
SCALE: 1" = 20'



Christus Health, Los Alamos
for
CHRISTUS St. Vincent
LOS ALAMOS, NEW MEXICO



ISSUED
12 JANUARY 2026
FOR
REVIEW

SHEET
C-401
MASTER UTILITY
PLAN

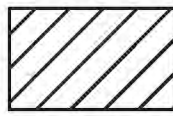
LEGEND



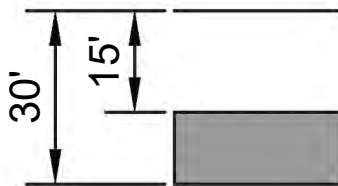
FIRE ACCESS
FIRE LANE NO PARKING SIGN



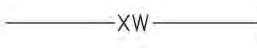
INDICATES FIRE APPARATUS
ACCESS ROAD, WIDTH AS LABELED
(D105.2)



INDICATES BUILDING GREATER
THAN 30 FT. IN HEIGHT (D105.1)



INDICATES 15 FT. MIN. AND 30 FT.
MAX. PROXIMITY TO AT LEAST ONE
SIDE OF THE BUILDING (D105.3)



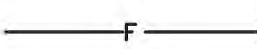
EXISTING UTILITIES
EXISTING WATER LINE



PROPOSED UTILITIES
PROPOSED JOINT TRENCH (ELECTRIC, COMM, WATER)



PROPOSED WATER LINE



PROPOSED FIRE LINE



PROPOSED FIRE HYDRANT



PROPOSED WATER METER



PROPOSED FIRE DEPARTMENT
CONNECTION

FIRE APPARATUS ACCESS NOTES:

2015 INTERNATIONAL FIRE CODE

D103.6 FIRE LANE 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.

D103.6.1 ROADS 20 TO 26 IN WIDTH

FIRE APPARATUS ACCESS ROAD 20 TO 26 FEET WIDE (6096 TO 7925 MM) SHALL BE POSTED ON BOTH SIDES AS A FIRE LANE.

SECTION D105
AERIAL FIRE APPARATUS ACCESS ROADS

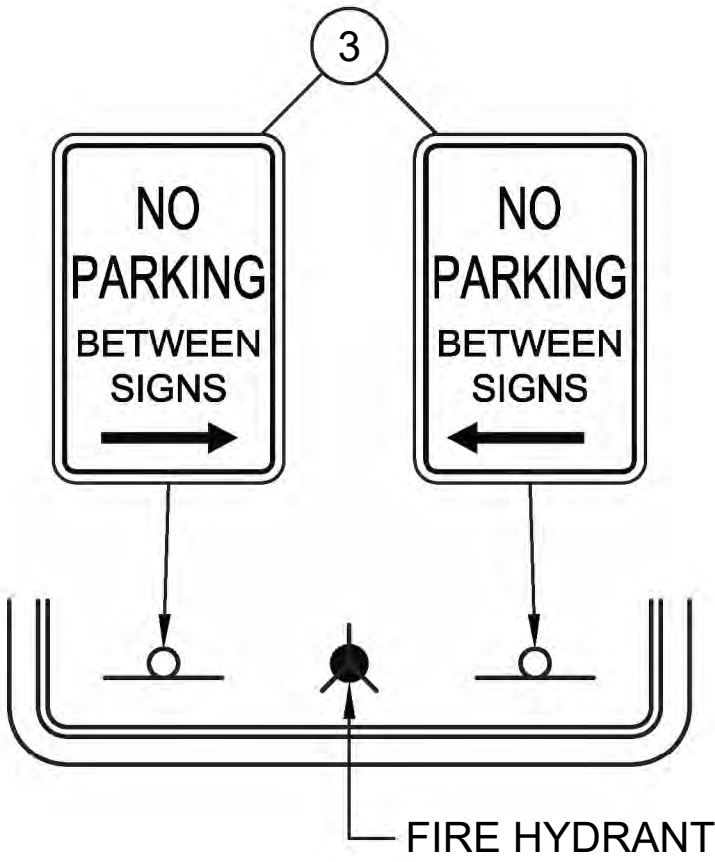
D105.1 WHERE REQUIRED. BUILDINGS OR PORTIONS OF BUILDINGS OR FACILITIES EXCEEDING 30 FEET (9144 MM) IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED WITH APPROVED FIRE APPARATUS ACCESS ROADS CAPABLE OF ACCOMMODATING FIRE DEPARTMENT AERIAL APPARATUS. OVERHEAD UTILITY AND POWER LINES SHALL NOT BE LOCATED WITHIN THE AERIAL FIRE APPARATUS ACCESS ROADWAY.

D105.2 WIDTH. AERIAL FIRE APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET (7925 MM), EXCLUSIVE OF SHOULDERS, IN THE IMMEDIATE VICINITY OF ANY BUILDING OR PORTION OF BUILDING MORE THAN 30 FEET (9144 MM) IN HEIGHT.

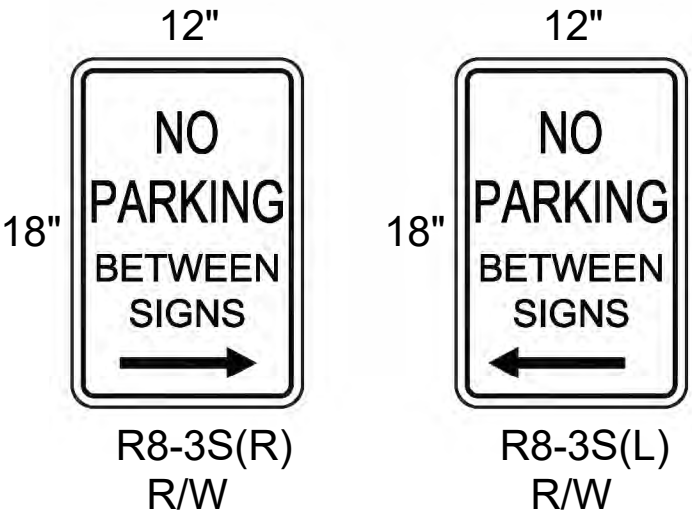
D105.3 PROXIMITY TO BUILDING. AT LEAST ONE OF THE REQUIRED ACCESS ROUTES MEETING THIS CONDITION SHALL BE LOCATED WITHIN A MINIMUM OF 15 FEET (4572 MM) AND A MAXIMUM OF 30 FEET (9144 MM) FROM THE BUILDING, AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING.

SHEET KEYNOTES

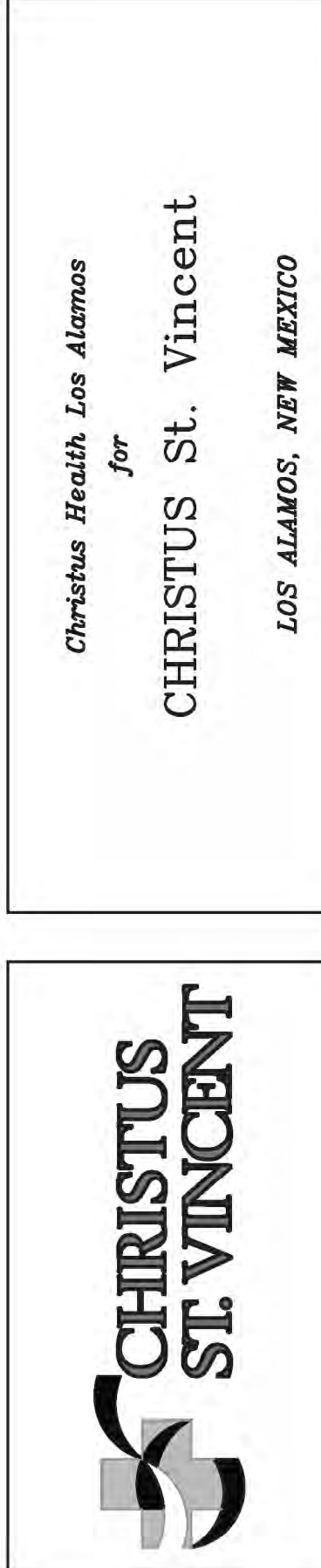
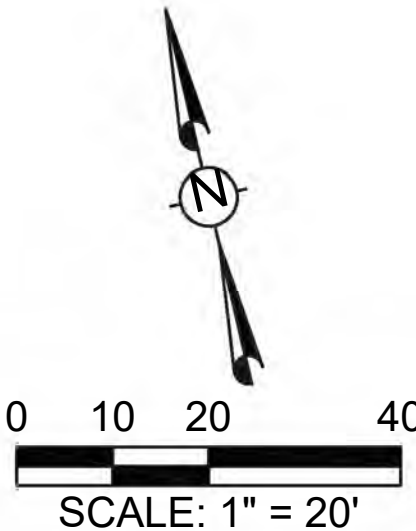
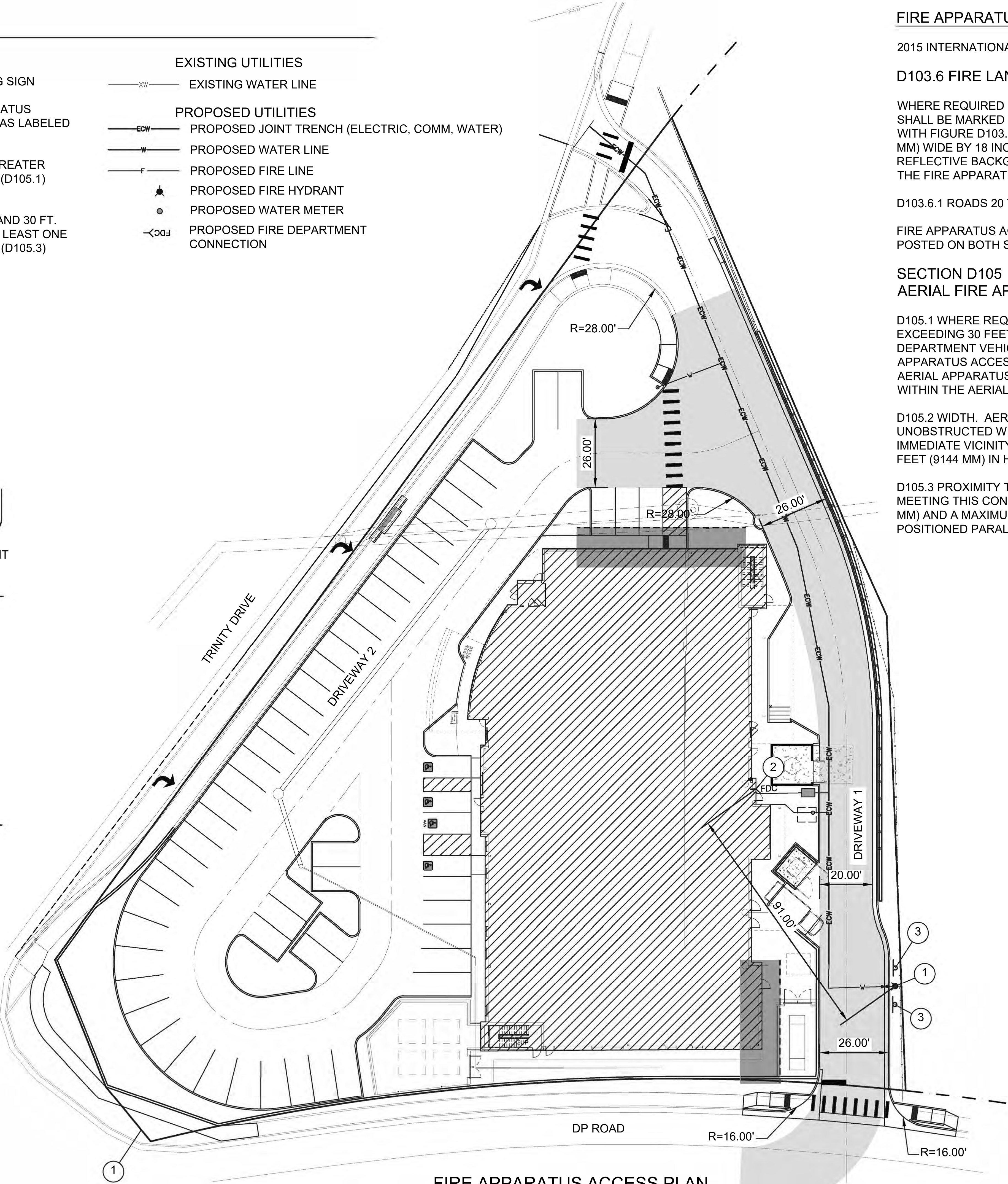
- 1 FIRE HYDRANT
- 2 FIRE DEPARTMENT CONNECTION
- 3 FIRE LANE NO PARKING SIGN

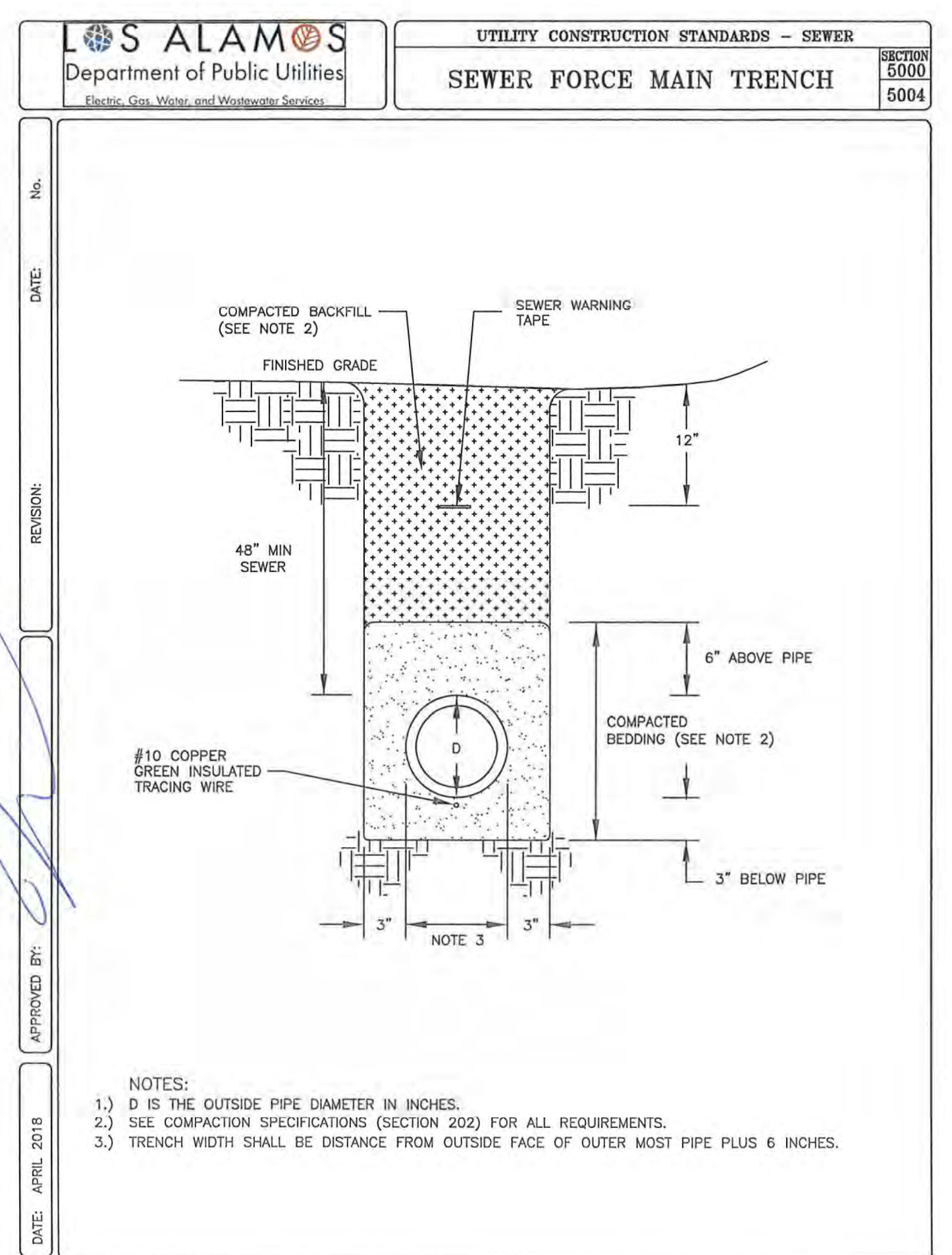
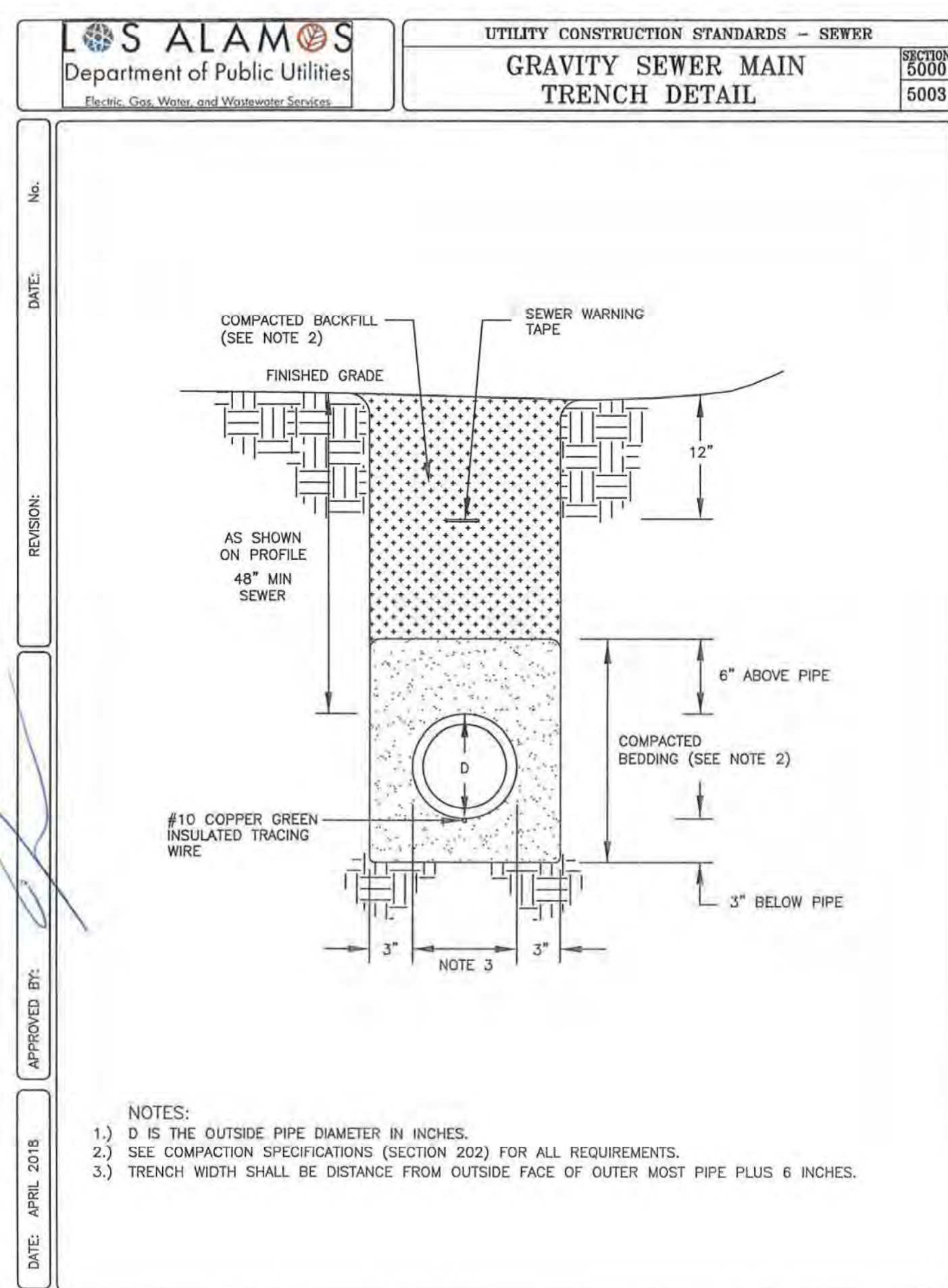
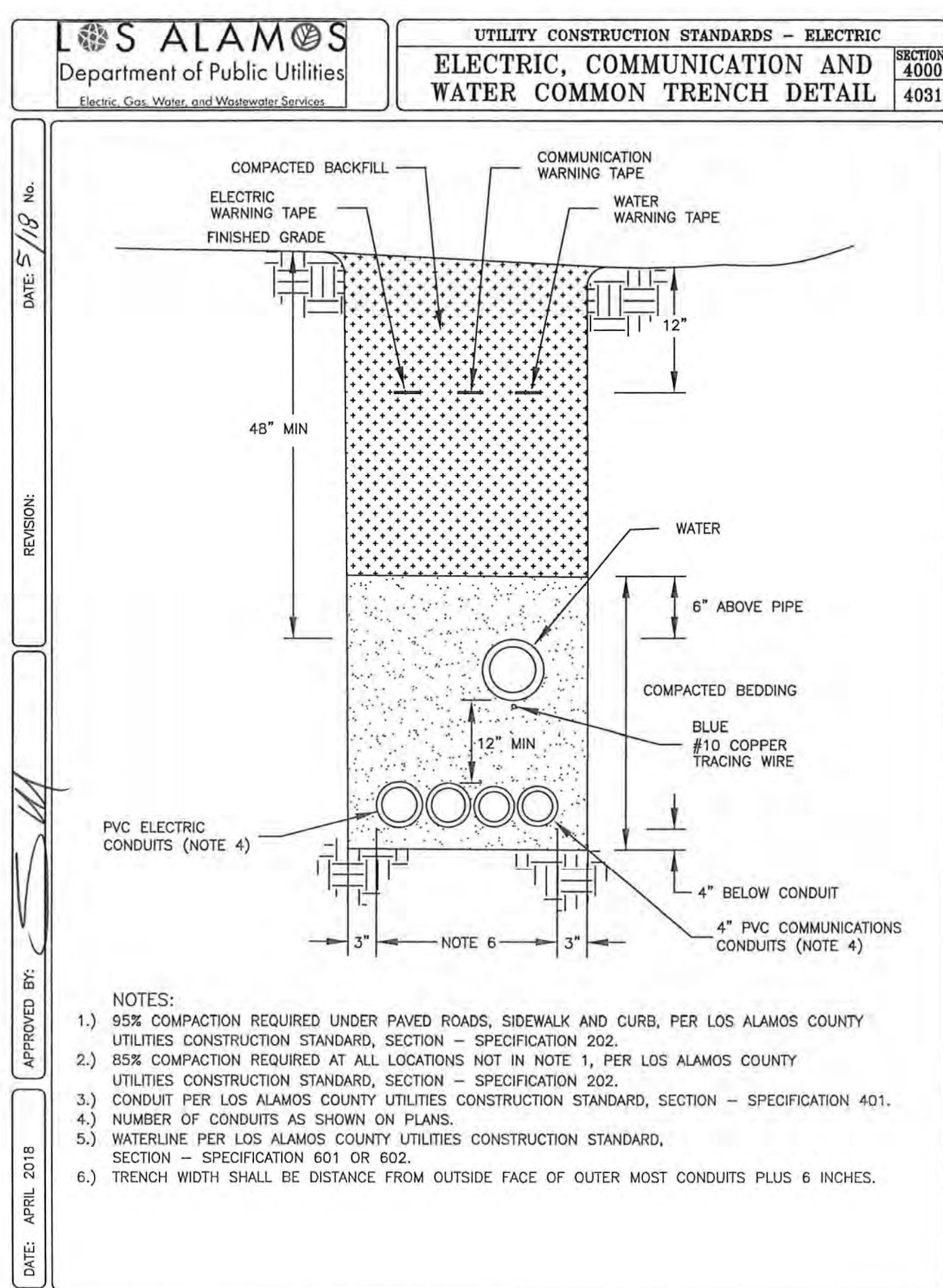
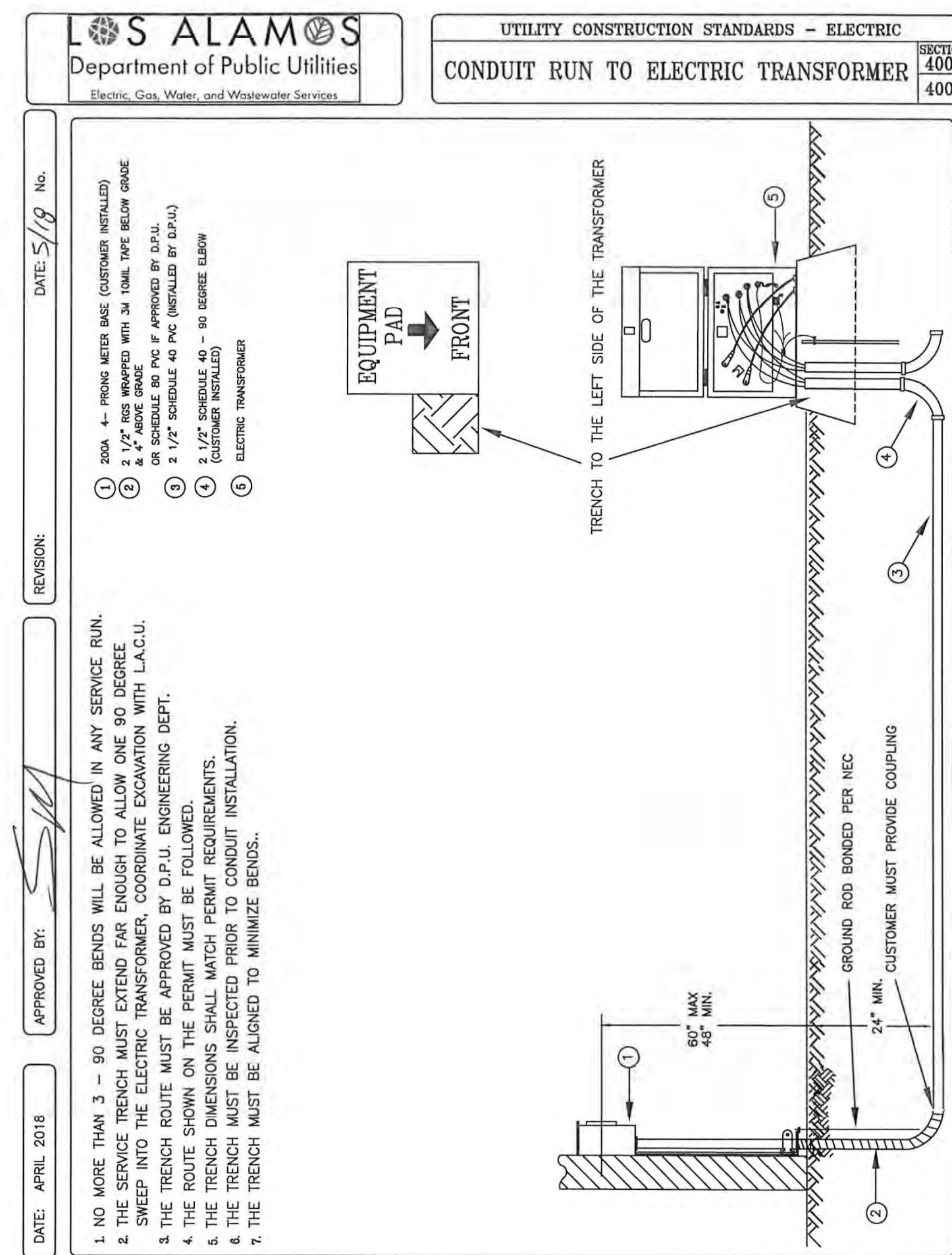
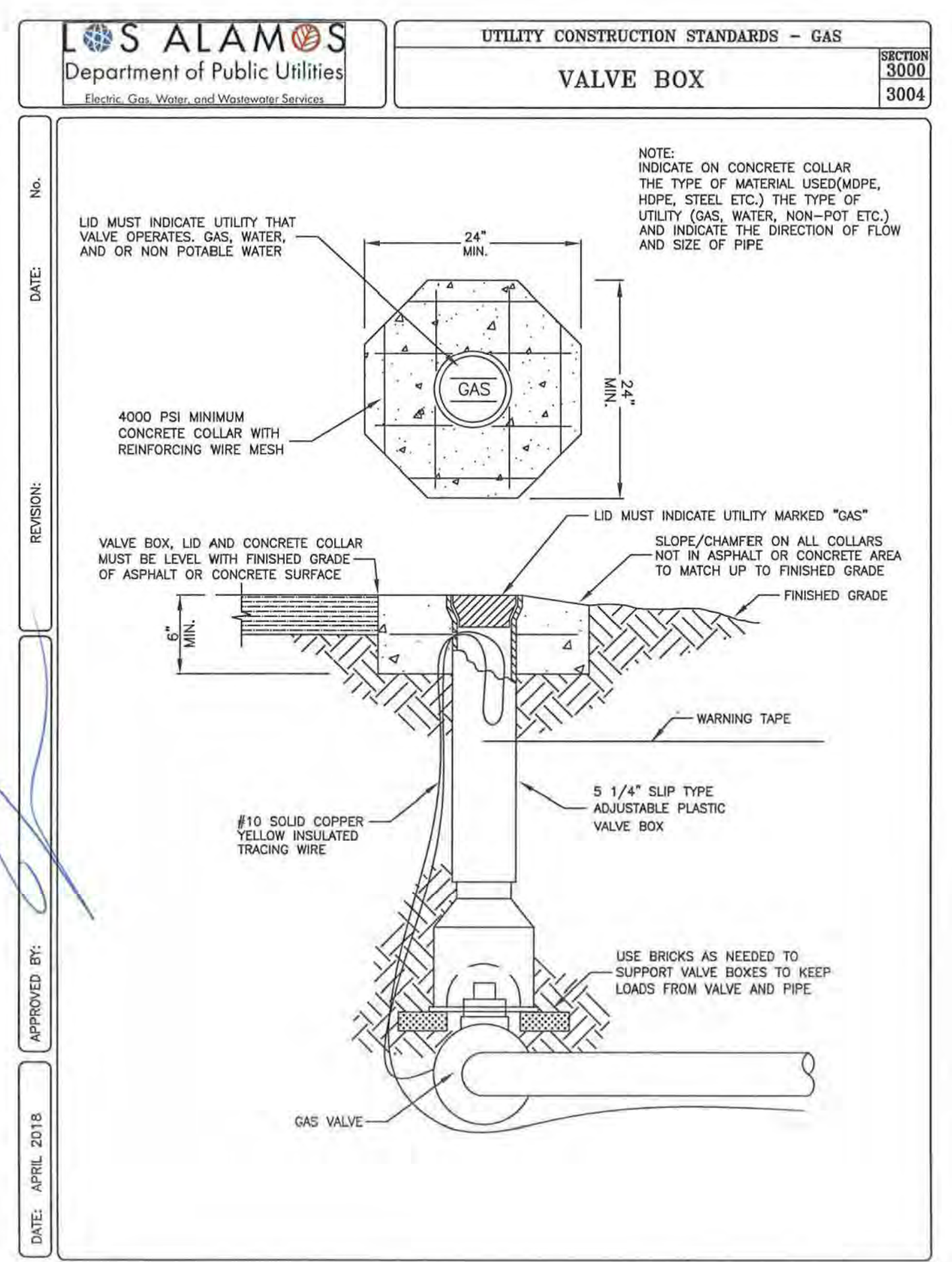
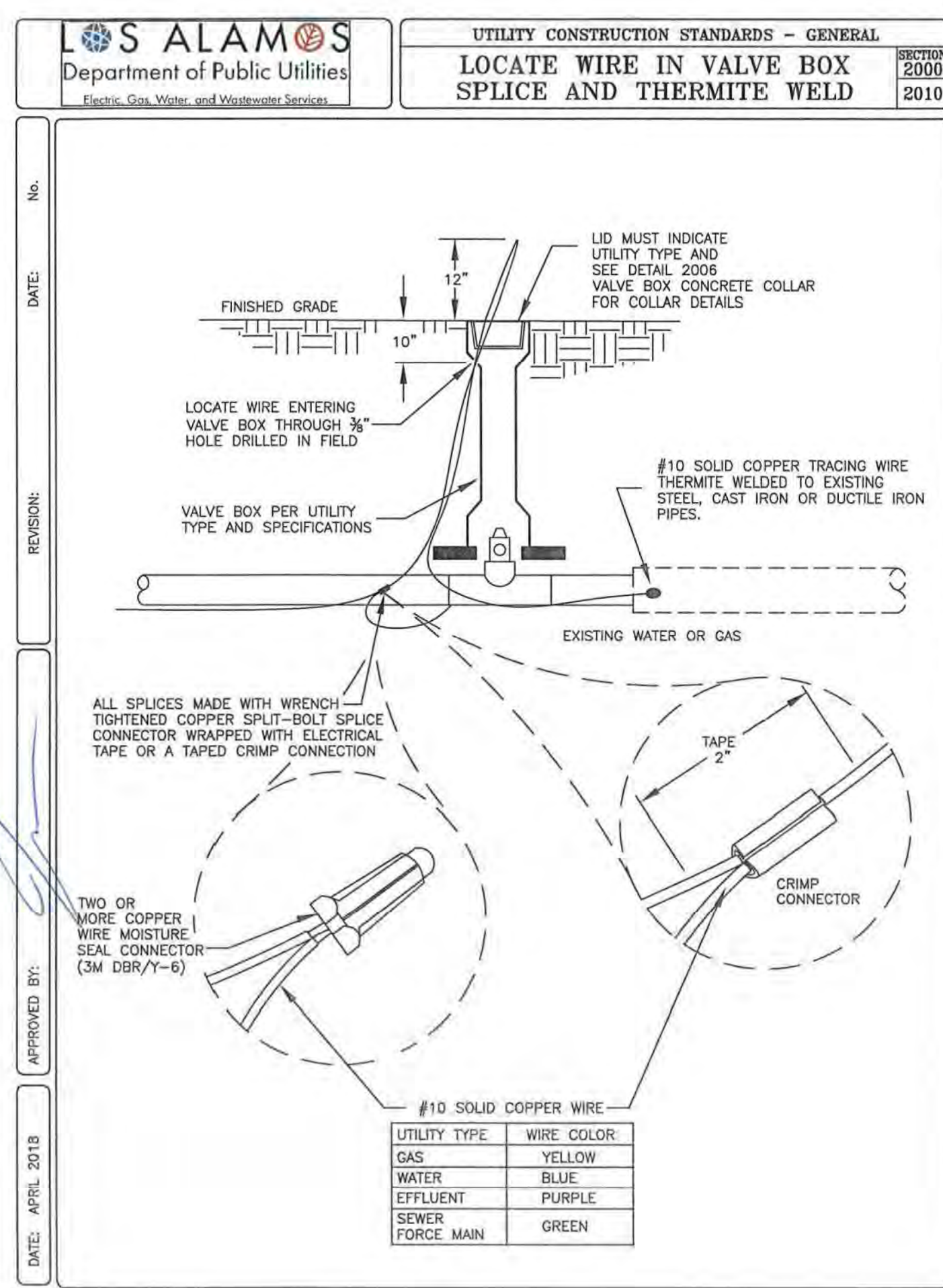
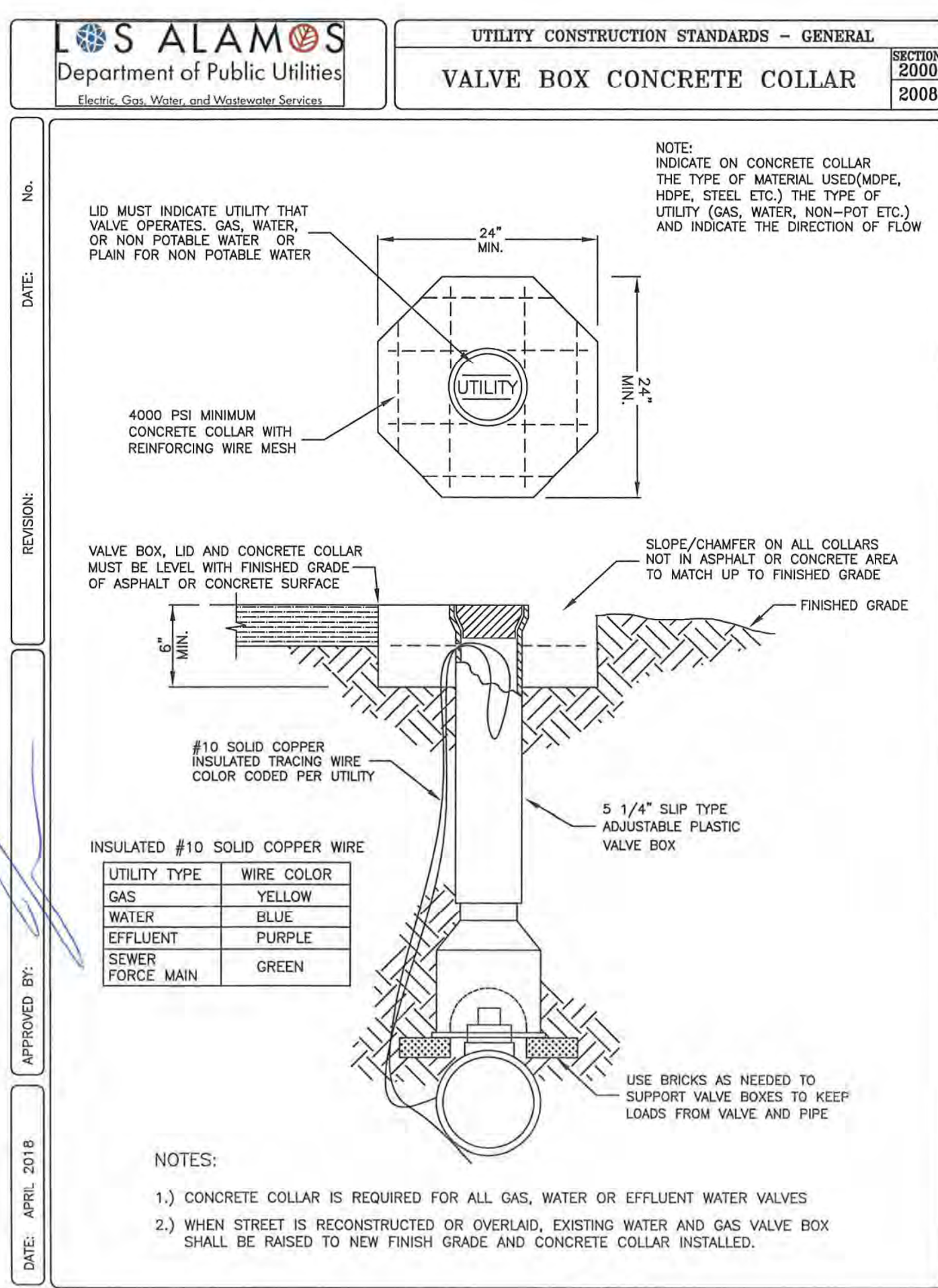
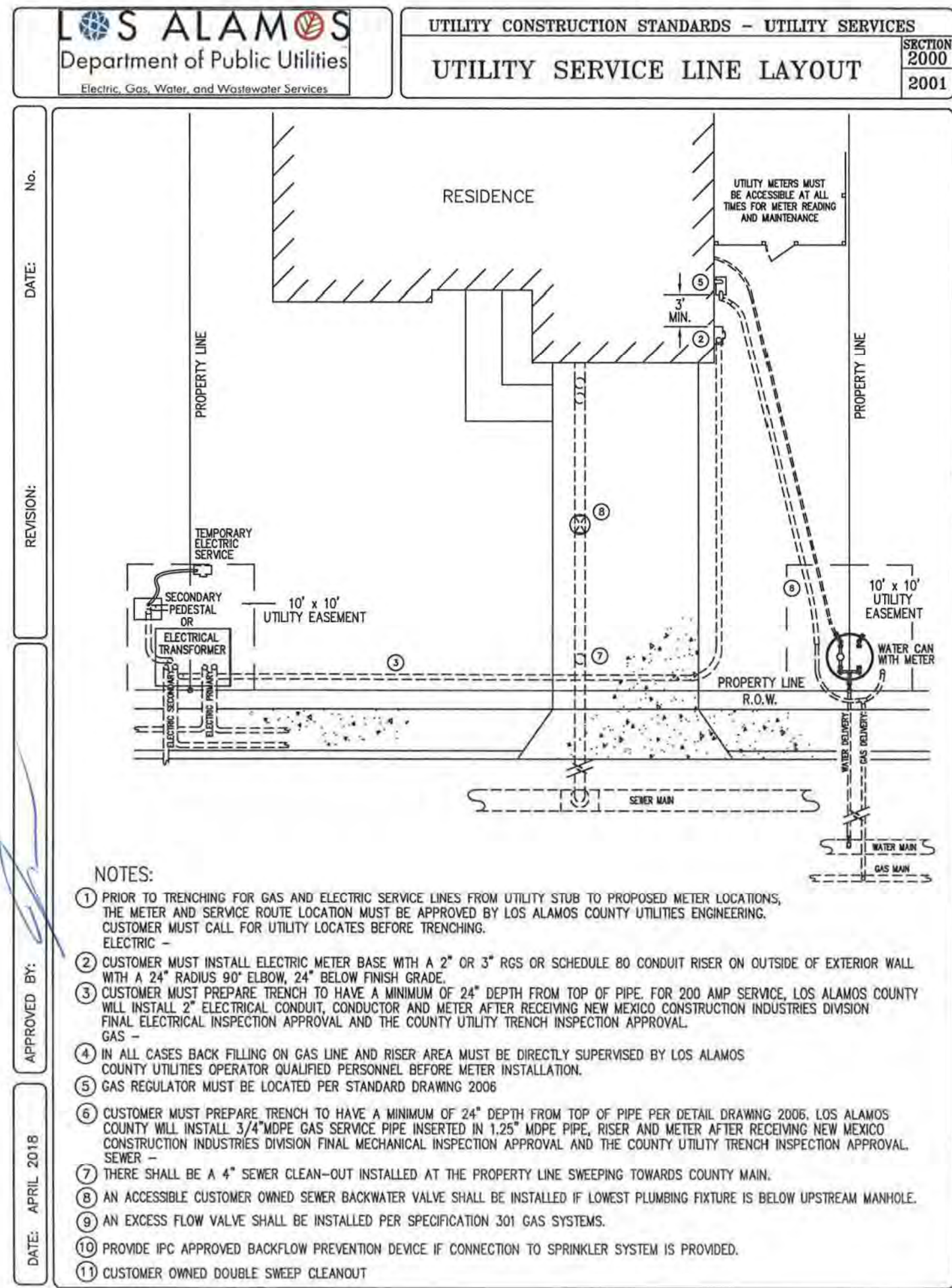


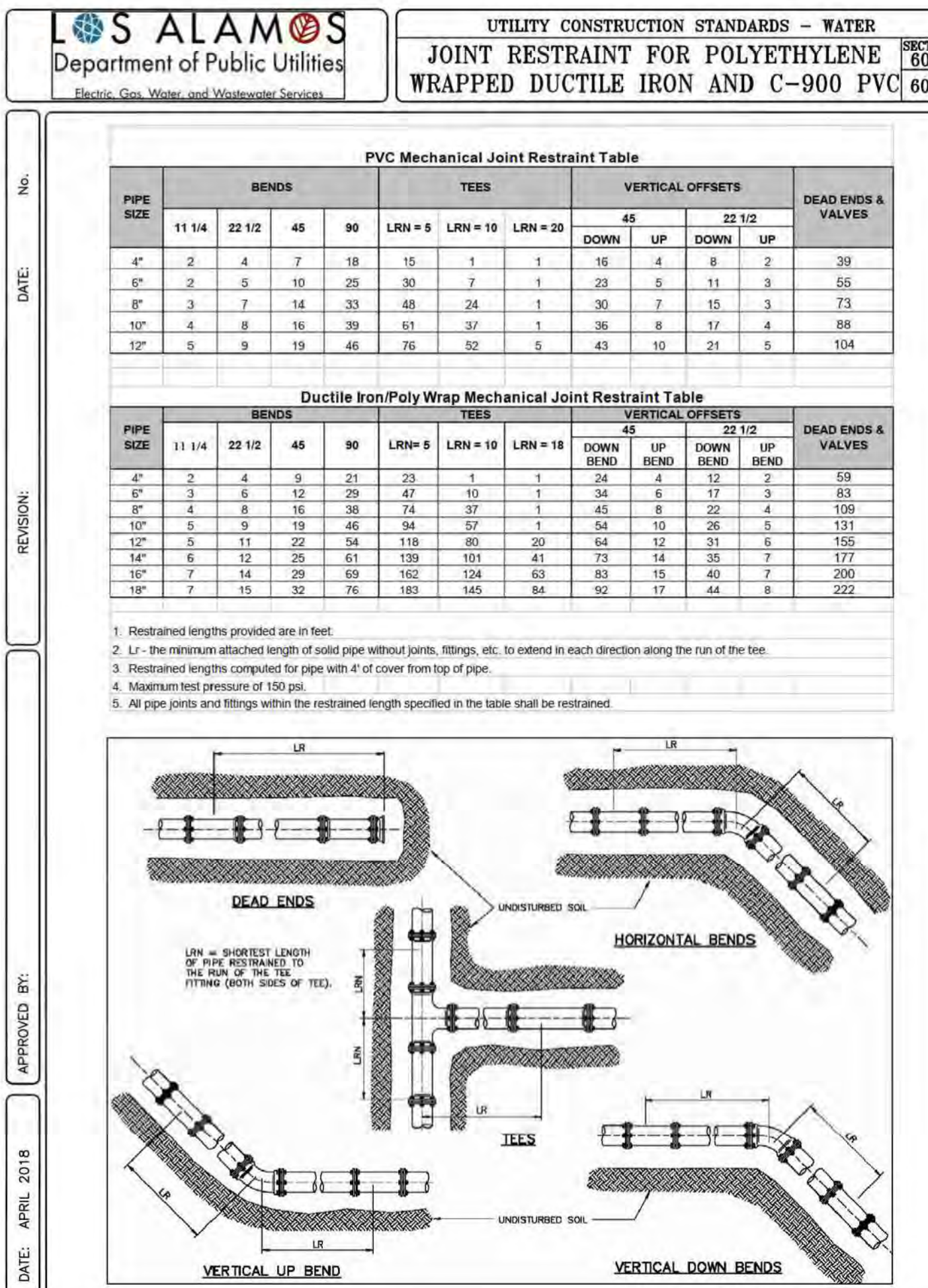
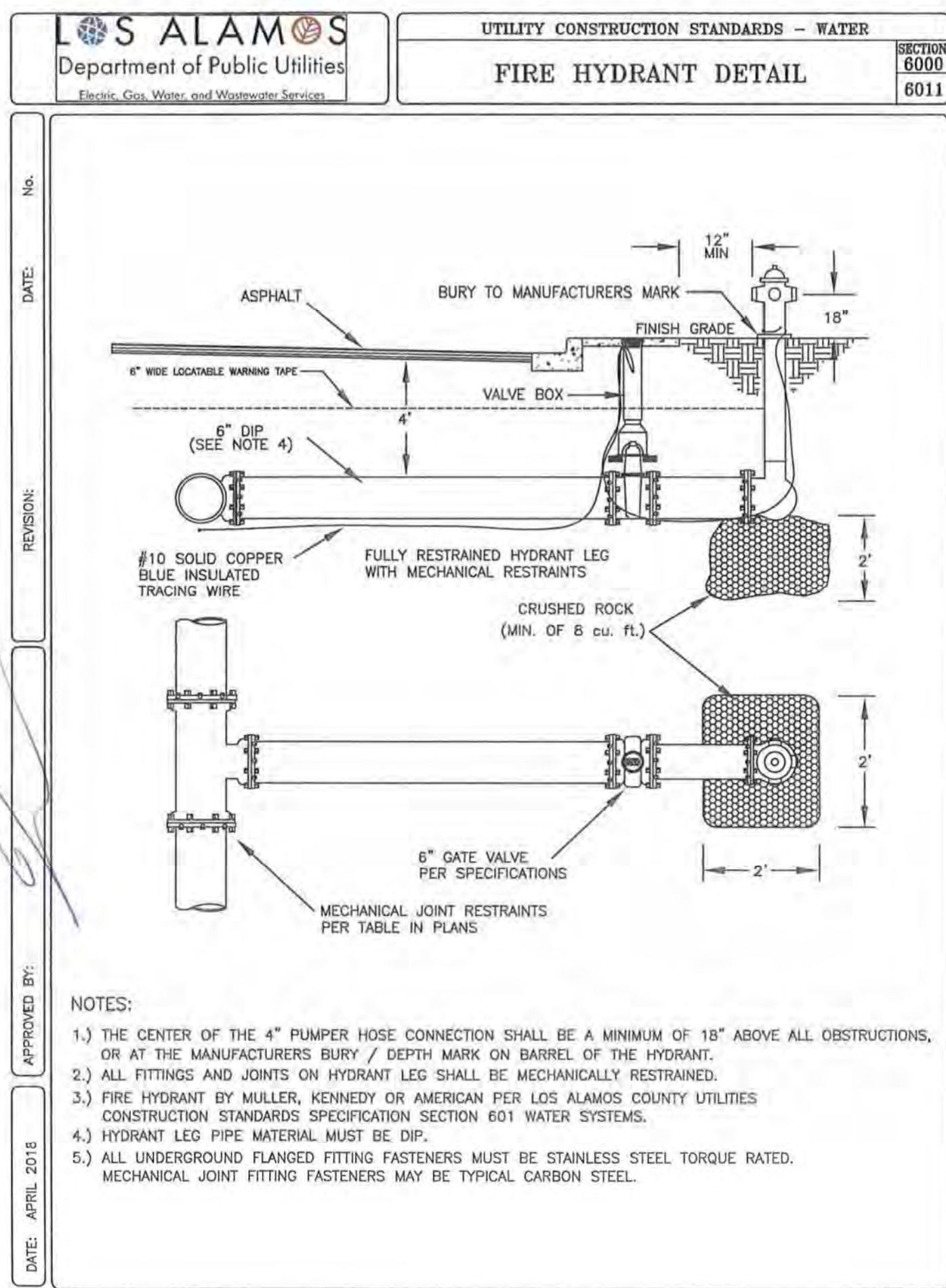
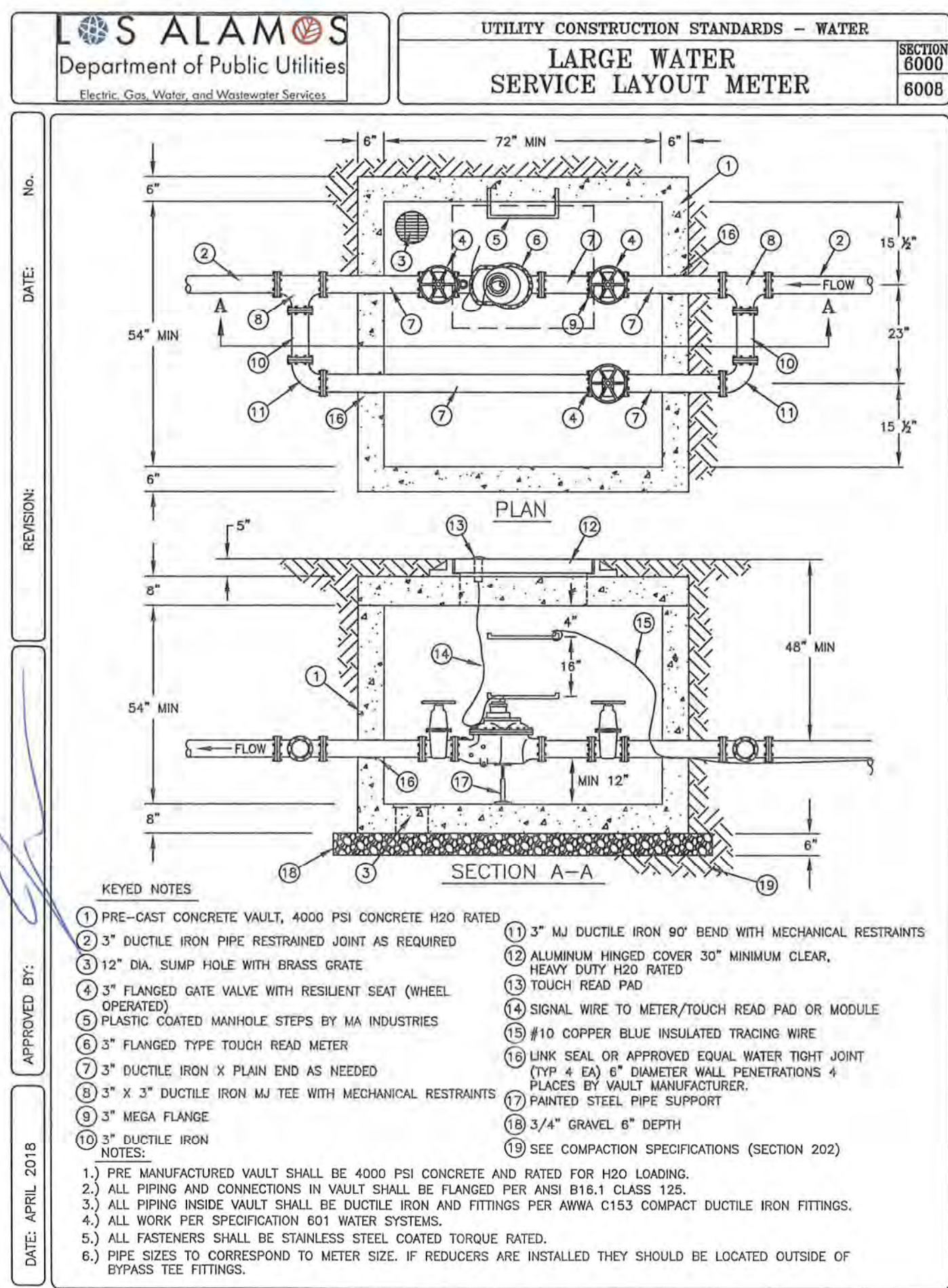
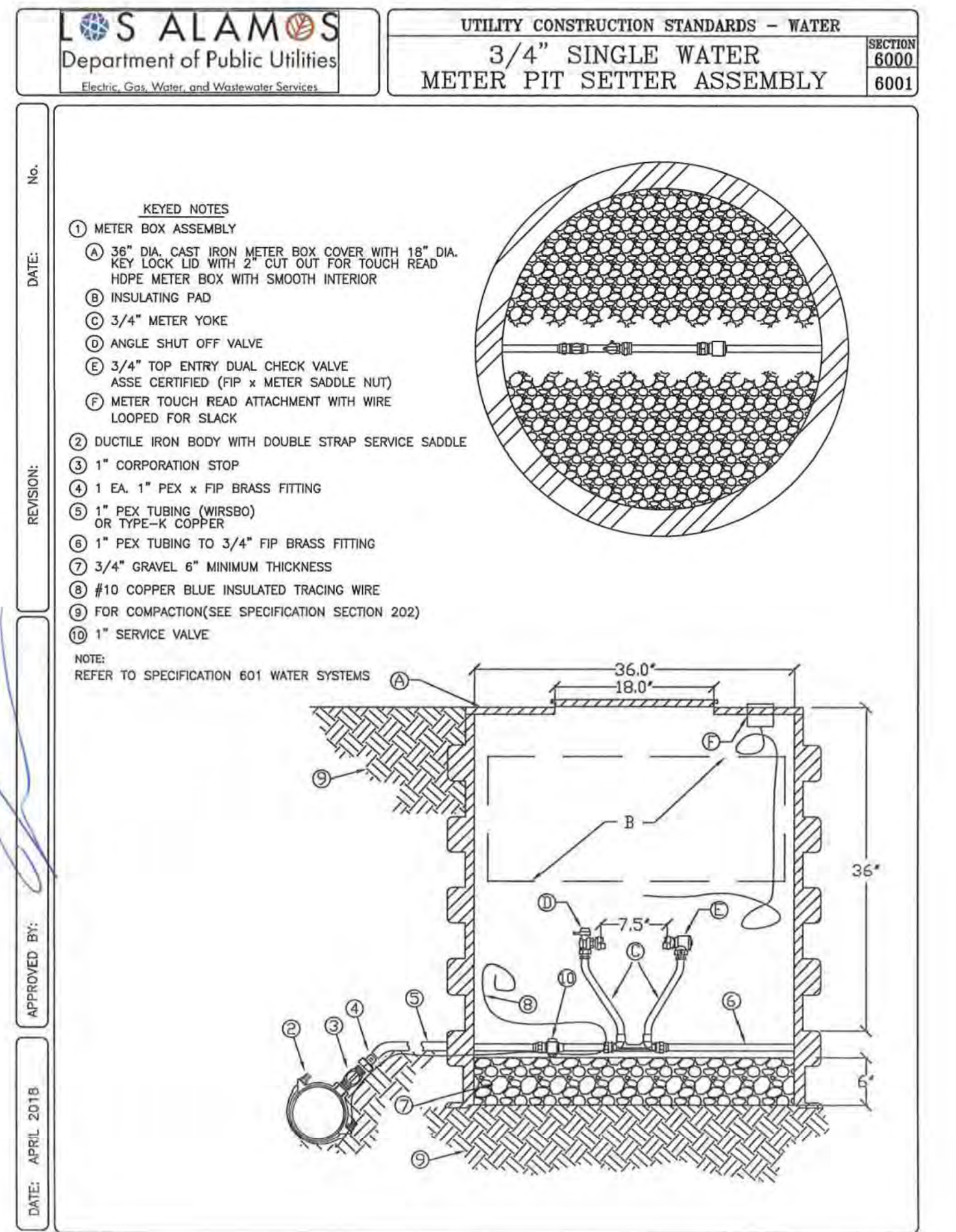
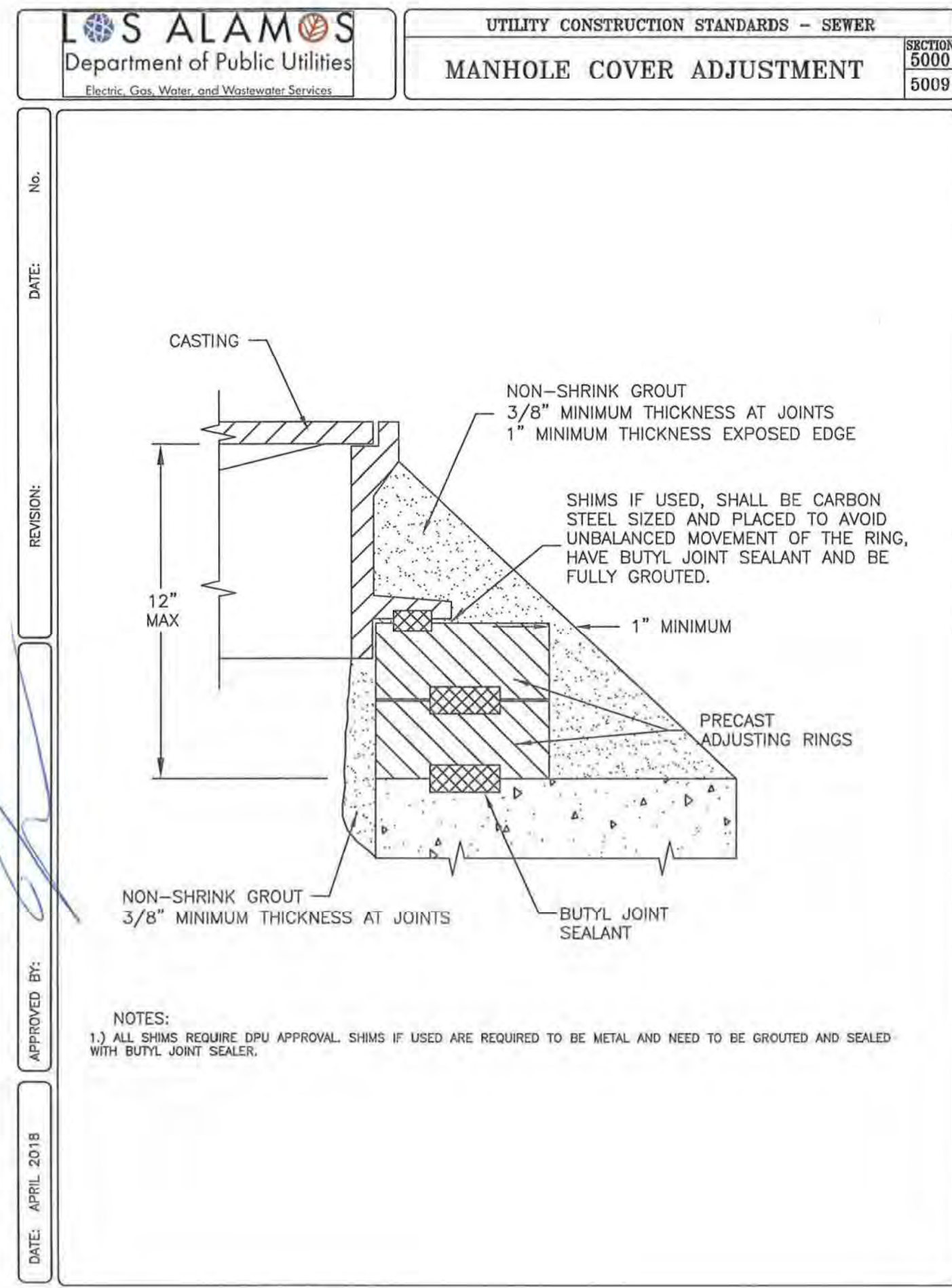
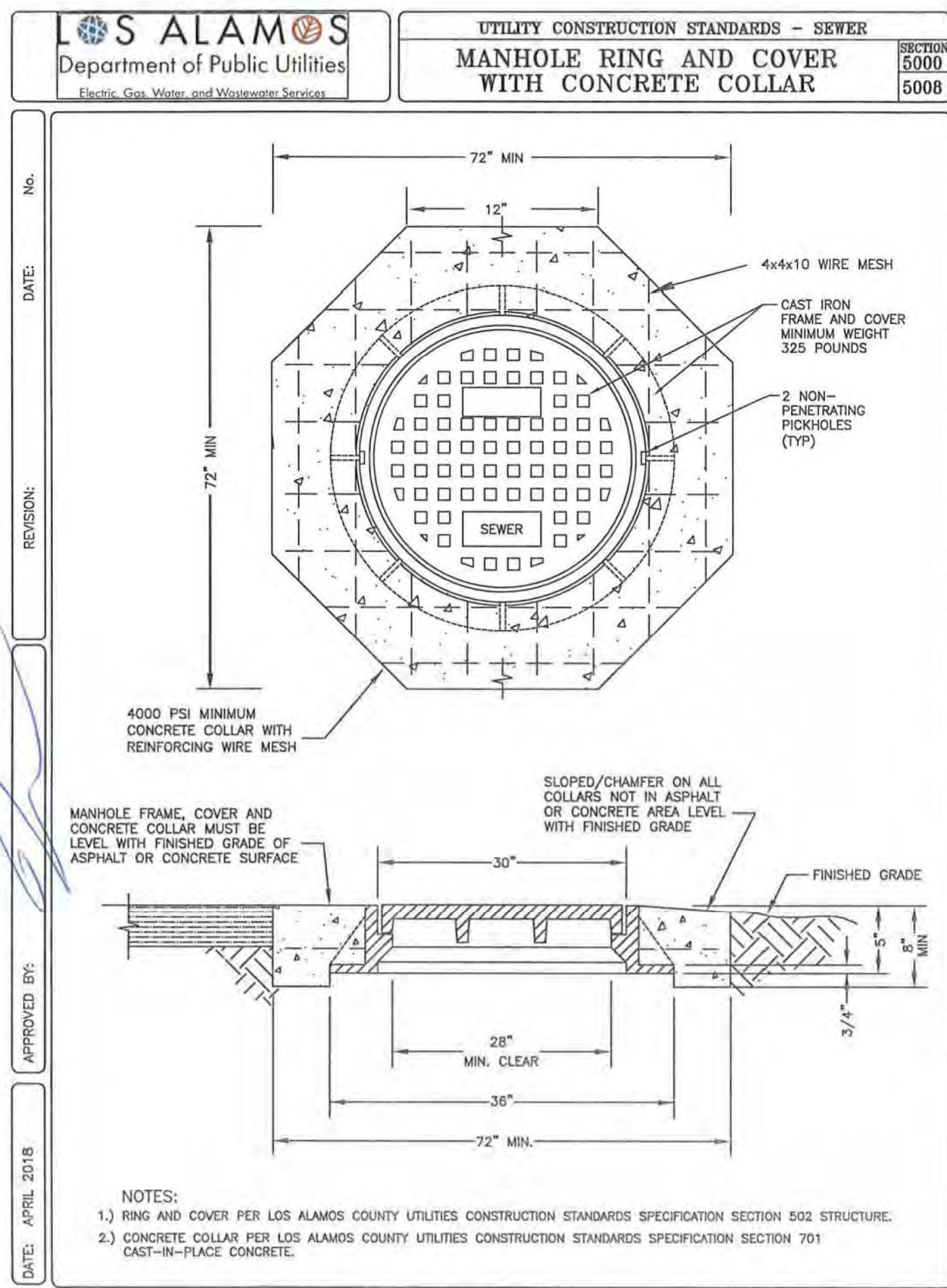
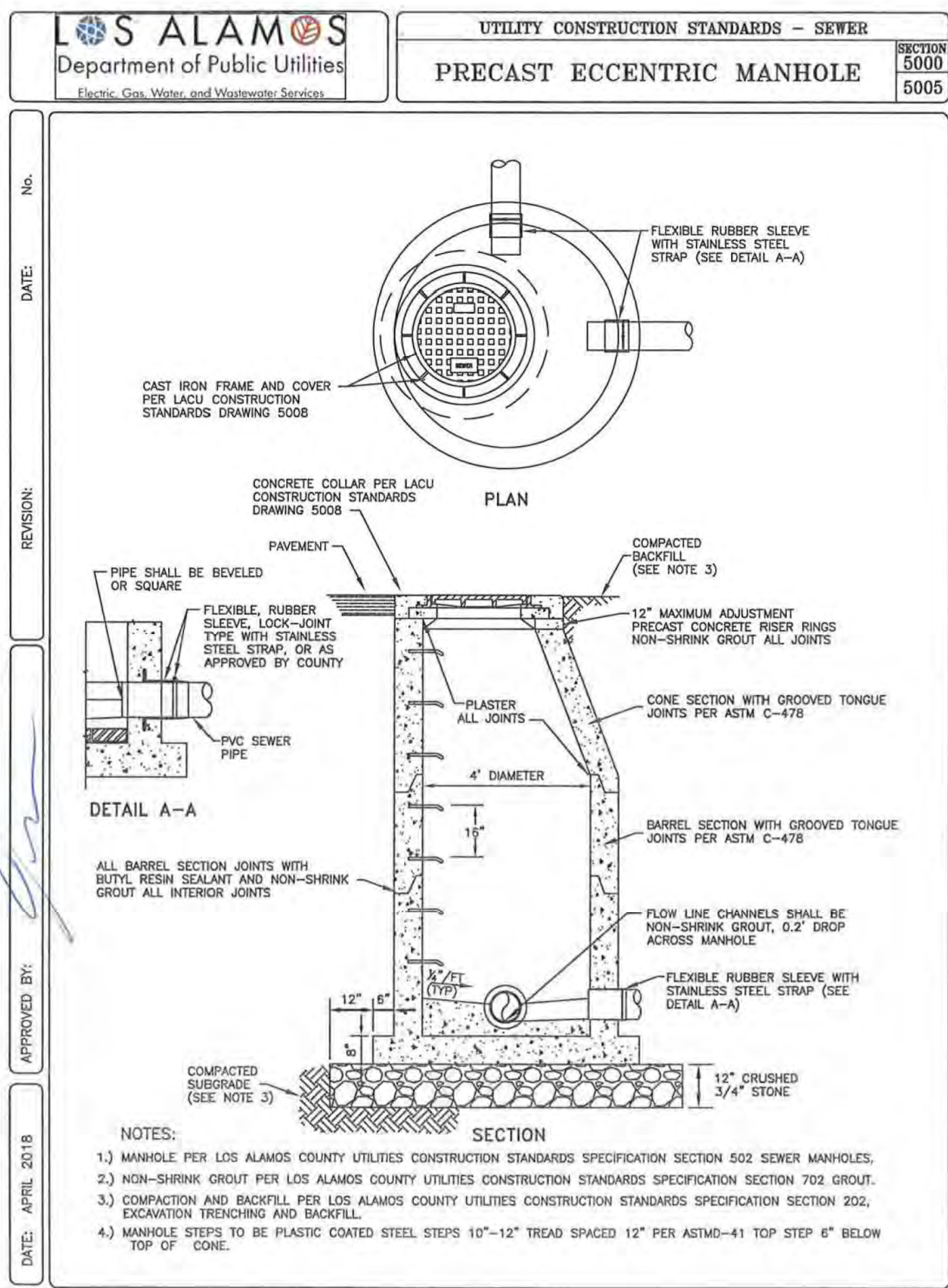
SIGN LAYOUT DETAIL
SCALE: N.T.S.

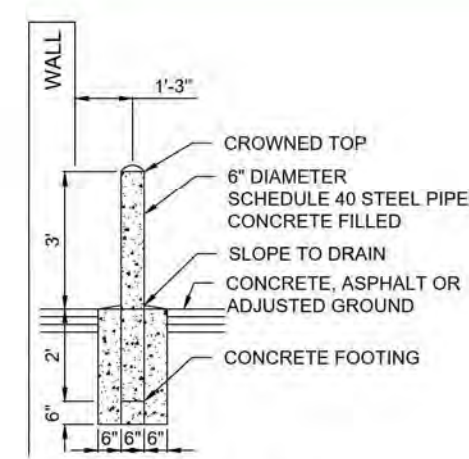


SIGN FACE DETAILS
SCALE: N.T.S.

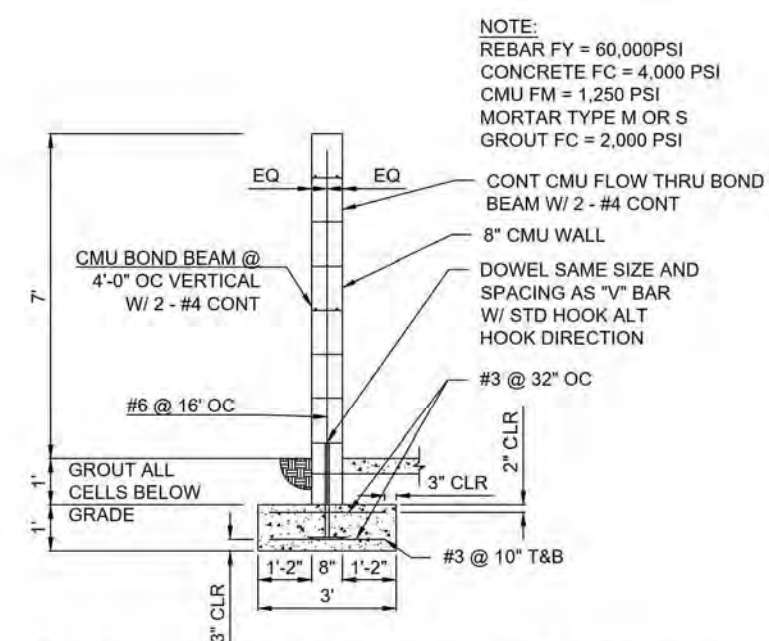




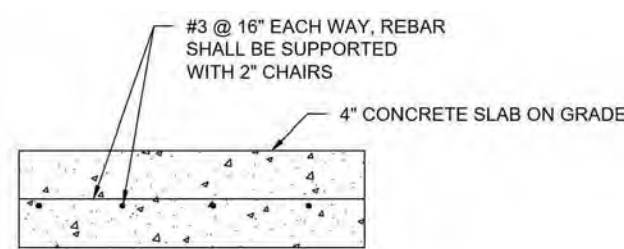




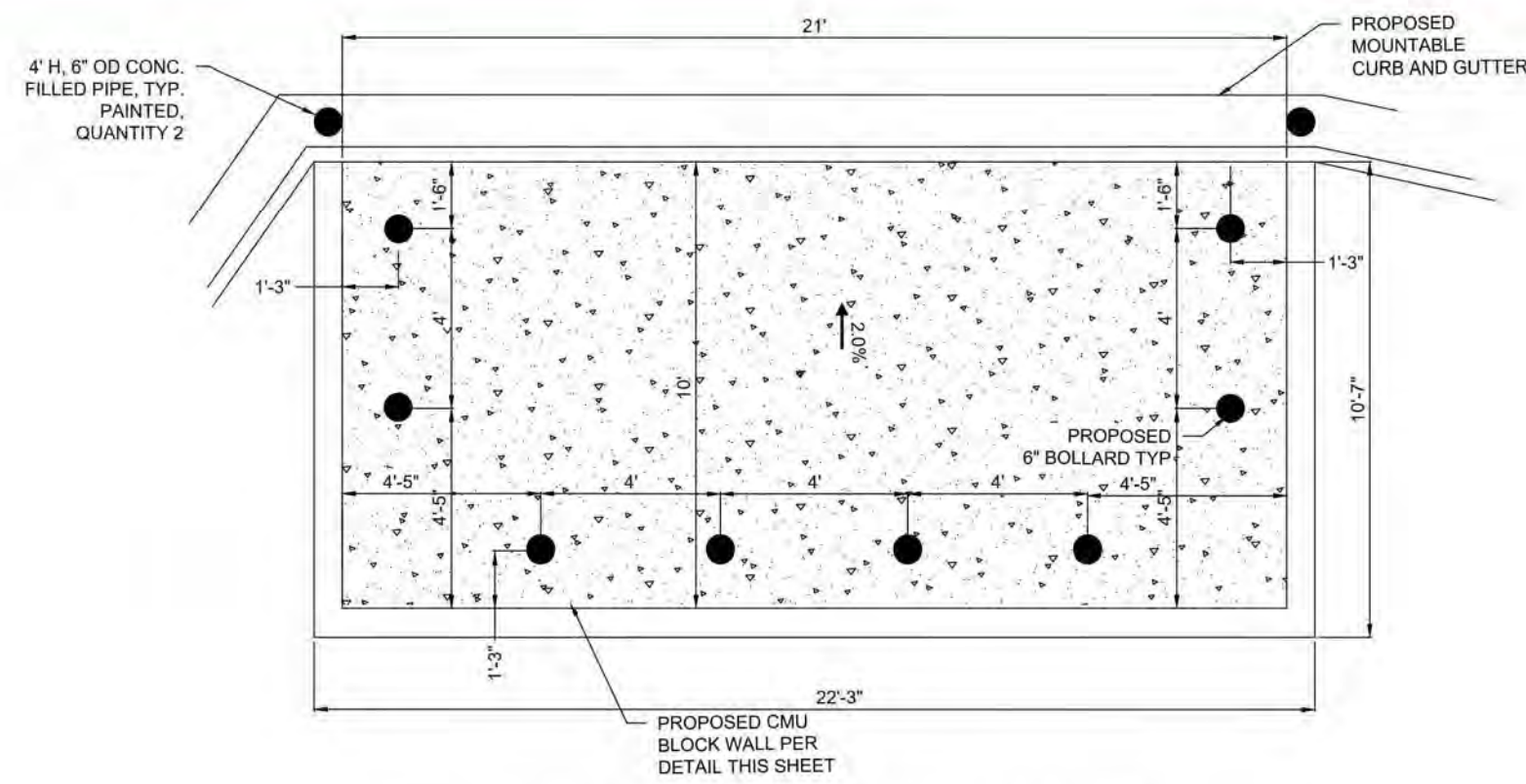
BOLLARD DETAIL
NTS



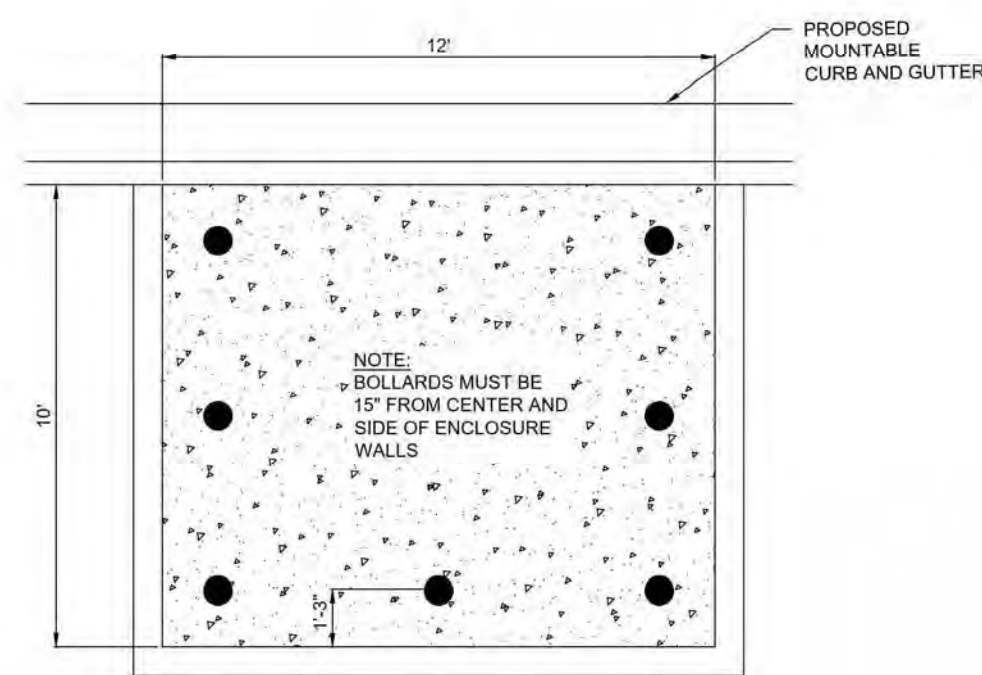
TYPICAL CMU NON-RETAINING WALL SECTION
NTS



CONCRETE PAD SECTION DETAIL
NTS



DOUBLE DUMPSTER ENCLOSURE: PLAN VIEW
NTS



SINGLE DUMPSTER ENCLOSURE: PLAN VIEW
NTS

NO	REVISION DESCRIPTION
1	
2	
3	
4	

DESIGNED BY:	KH
DRAWN BY:	KH
APPROVED BY:	EU
DATE:	05/2021
SCALE:	

PUBLIC WORKS DEPARTMENT
ENVIRONMENTAL SERVICES

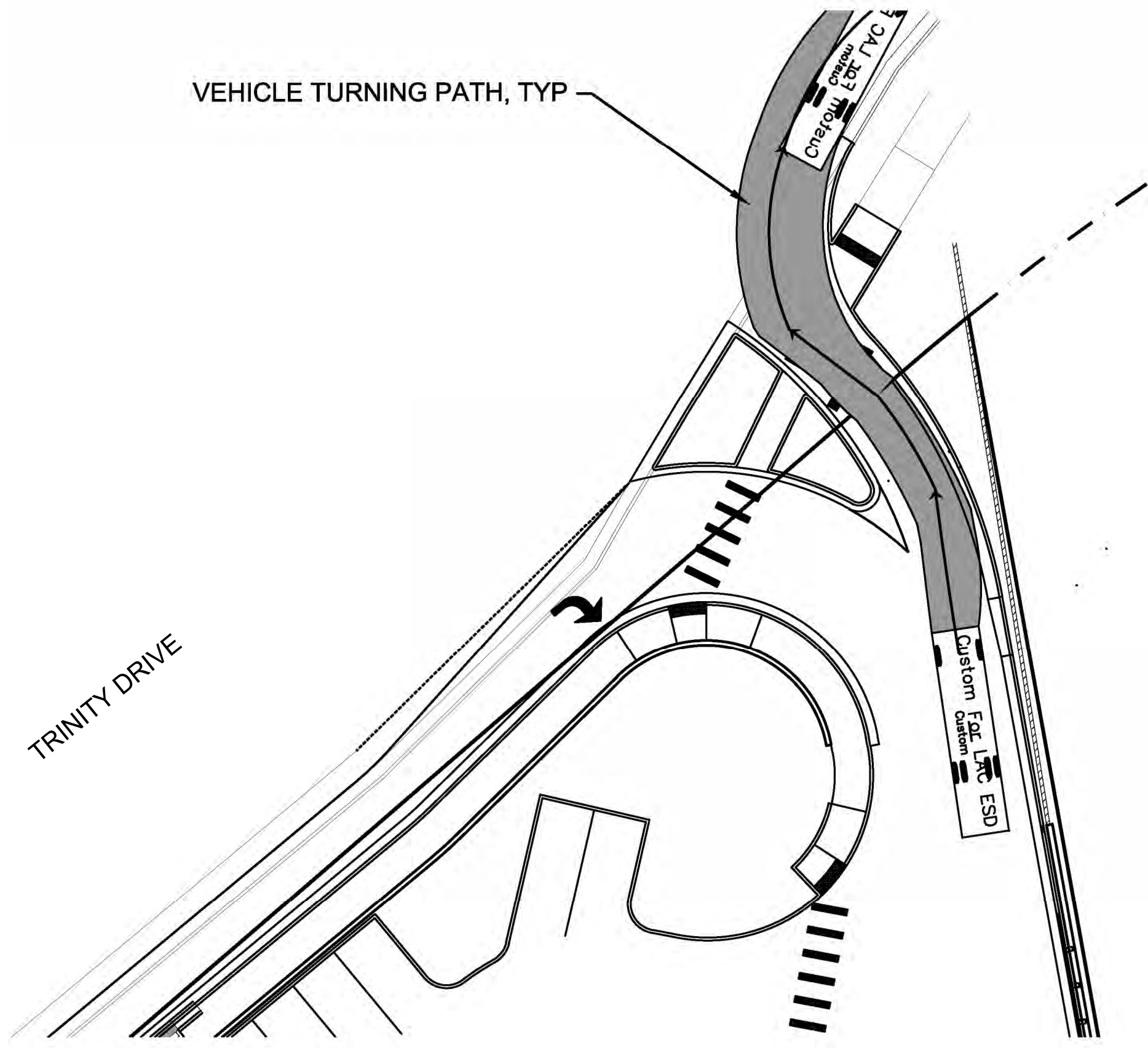
DUMPSTER ENCLOSURE DETAILS



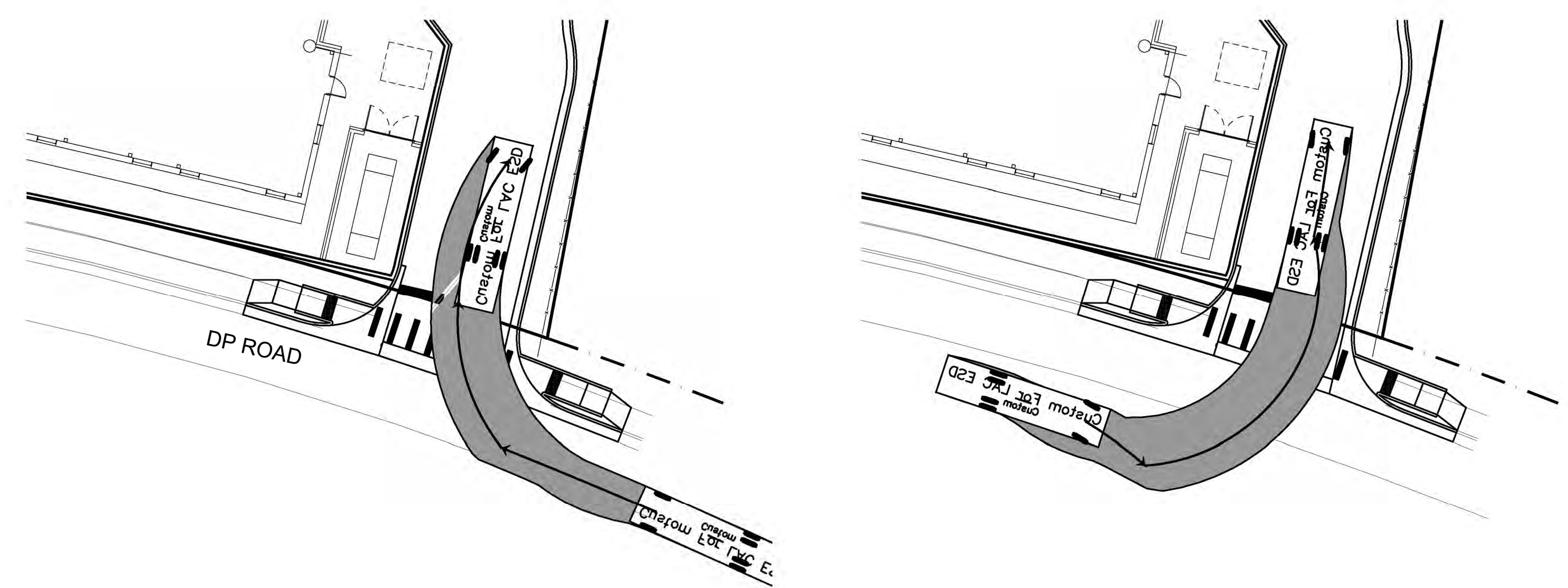
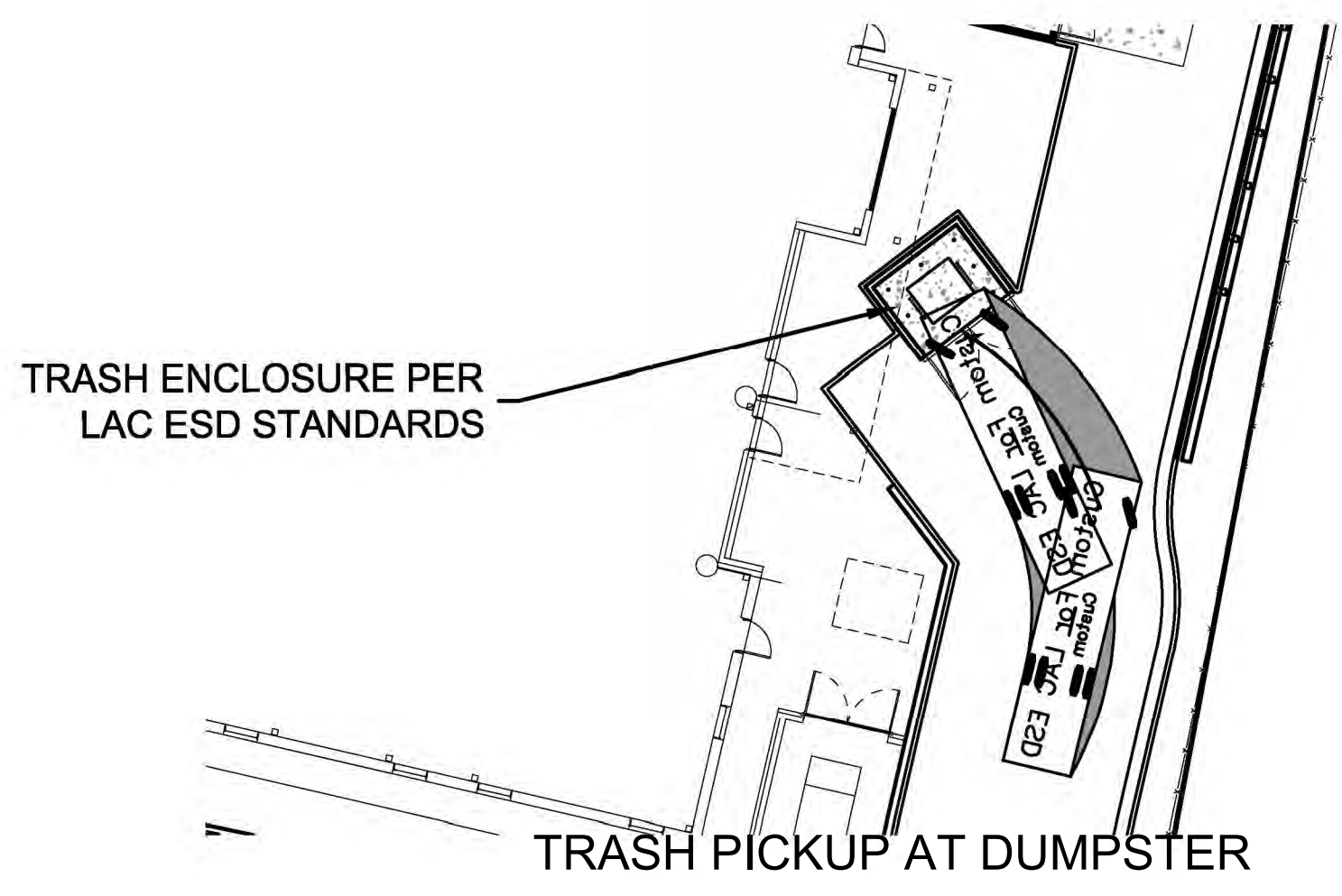
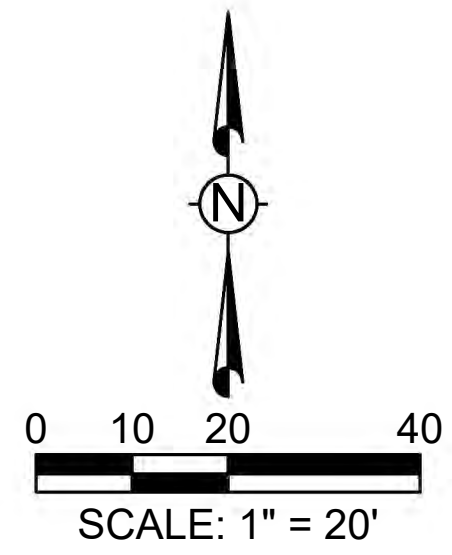
LOS ALAMOS

**INCORPORATED COUNTY:
OF LOS ALAMOS**

SHEET

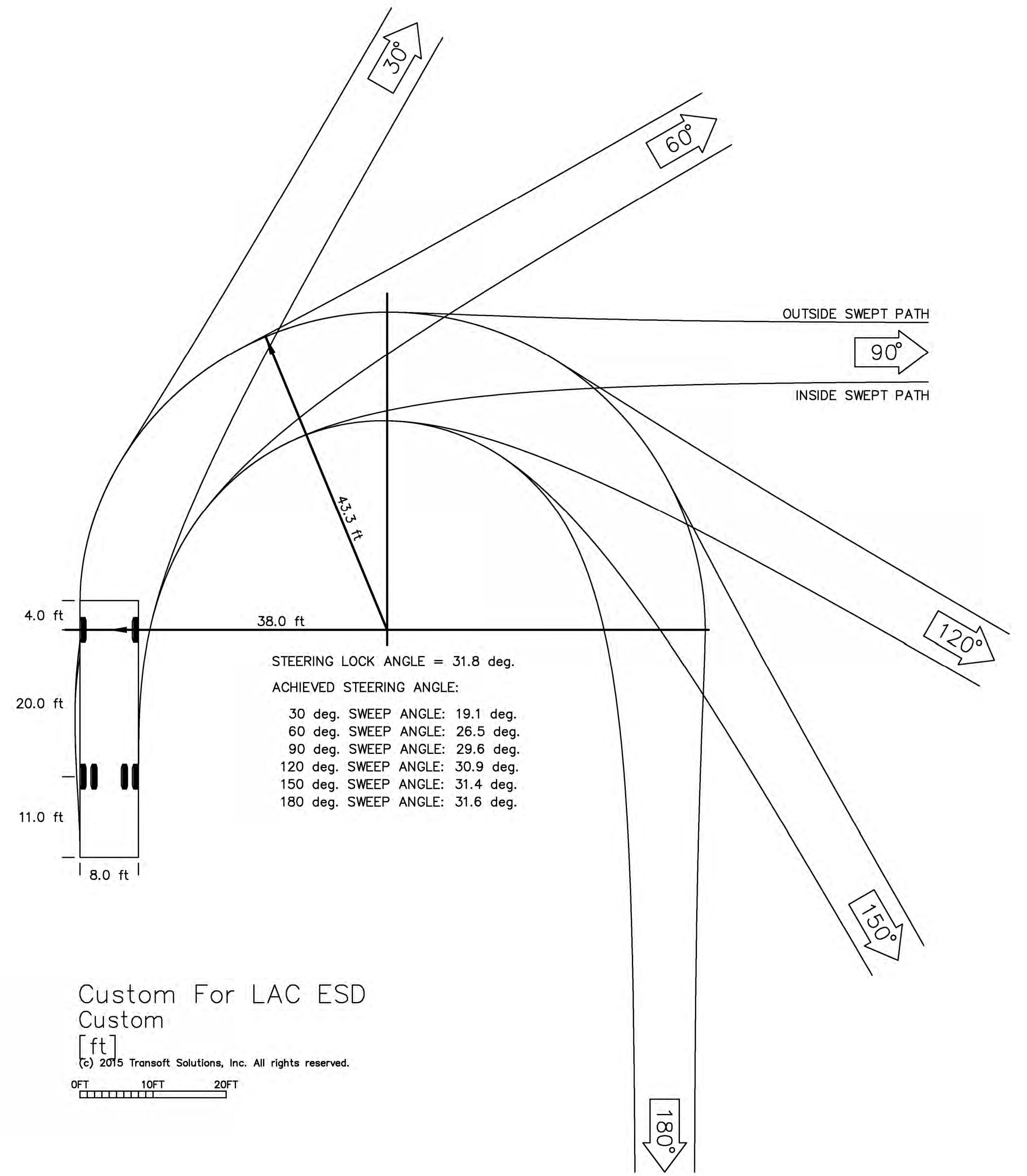


EXIT AT TRINITY DRIVE



ENTER FROM DP ROAD (RIGHT in)

ENTER FROM DP ROAD (LEFT IN)



CUSTOM TURNING TEMPLATE FOR ESD, BASED UPON AASHTO SU-30, MODIFIED FOR 35' LENGTH

VEHICLE TURNS FOR TRASH PICKUP	
S F E C	Santa Fe Engineering Consultants, LLC
	1599 St. Francis Drive, Suite B
	Santa Fe, N. M. 87505
	(505) 982-2845 Fax (505) 982-2841 http://www.SFENGR.com

ATTACHMENT C