

# **City of Santa Fe, New Mexico**

## **Education Retirement Board Planning Commission Attachment B**

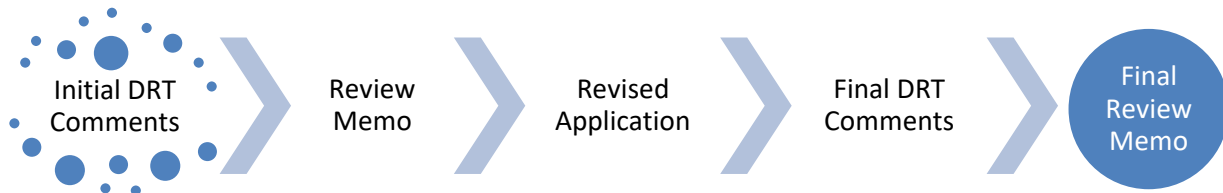
### **Development Review Team Technical Corrections**

- 1. Fire Department**
- 2. Planning**
- 3. Terrain Management**
- 4. ADA**
- 5. Landscape**
- 6. Traffic Engineering**
- 7. Water Resources**
- 8. Water Division**
- 9. Waste Water Division**
- 10. Archeological Clearance**
- 11. Environmental Services**
- 12. Archeological Survey**
- 13. Prairie Dog Certification**

# Development Review Team (DRT) Comment Form

DRT Review Schedule – 9-12+ weeks\*

*Initial DRT Comments* are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

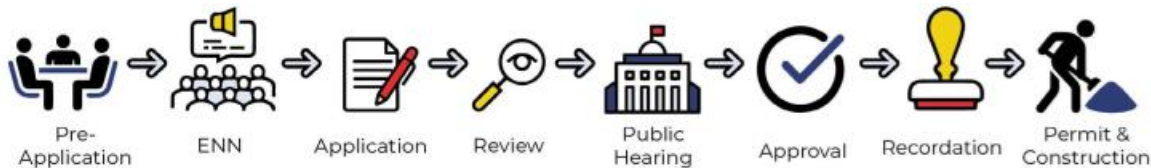


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the “Must be completed by” column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

- a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
- b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
- c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



\*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT 2 <sup>nd</sup> Application Intake	DRT Second Review Comments Due
March 13, 2025	April 3, 2025	April 9, 2025

Date: April 5, 2025  
 DRT Member: Geronimo Griego, Fire Marshal  
 Dept/Div: Fire Marshal's Office  
 Case No.: 2025-010094-PLBD - ERB - 2nd DRT Submittal  
 Case Planner: Claudia Kath, Senior Planner

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Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1. Obstructions into fire lanes (parking structures)	During Construction	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant response**:
1.		
2.		
3.		
4.		

\*\*The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

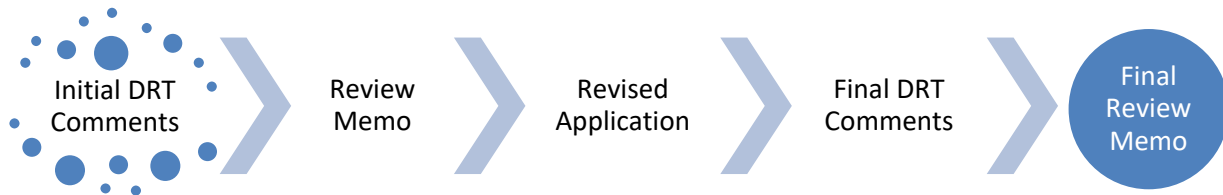
Explanation of Conditions or Corrections (if needed):

1. Shall verify with Fire Marshal/ Fire Code Official of site conditions for parking structures and marked fire lanes to be clear of obstructions prior to certificate of occupancy issuance.

# Development Review Team (DRT) Comment Form

DRT Review Schedule – 9-12+ weeks\*

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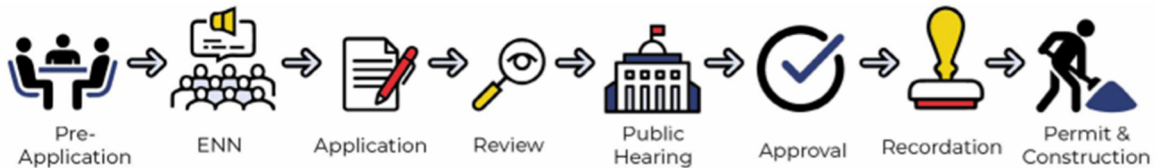


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the “Must be completed by” column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

- a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
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- d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



\*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT 2 <sup>nd</sup> Application Intake	DRT Second Review Comments Due
March 13, 2025	April 3, 2025	April 9, 2025

Date: April 9, 2025

DRT Member: Claudia Kath

Dept/Div: Land Use / Planning

Case No.: 2025-010094-PLBD

Case Planner: Claudia Kath

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**Conditions of Approval and Technical Corrections Tables**

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

<b>Conditions of Approval:</b>	<b>Must be completed by:</b>	<b>Applicant response**:</b>
1. Approval of this application is conditionally approved and City Water shall not be issued to the Applicant until the financial guarantee has been approved and accepted by the City Land Use Engineer and filed, the Development Plan is recorded in the office of the Santa Fe County Clerk and both the Development Plan and Civil Drawings are filed in the City Map Room.	Prior to recording and filing the Development Plan	
2.		
3.		
4.		
5.		
6.		

<b>Technical Corrections:</b>	<b>Must be completed by:</b>	<b>Applicant response**:</b>
1.		
2.		
3.		
4.		

\*\*The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

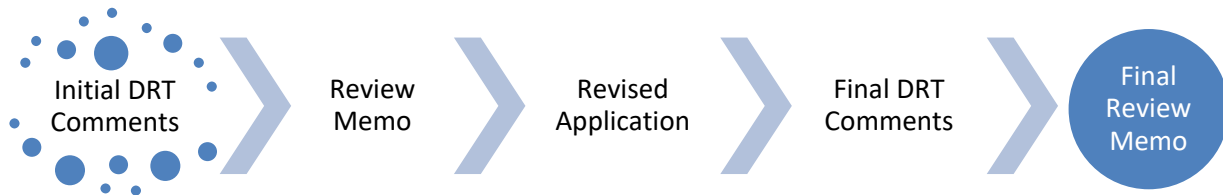
Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

# Development Review Team (DRT) Comment Form

DRT Review Schedule – 9-12+ weeks\*

*Initial DRT Comments* are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

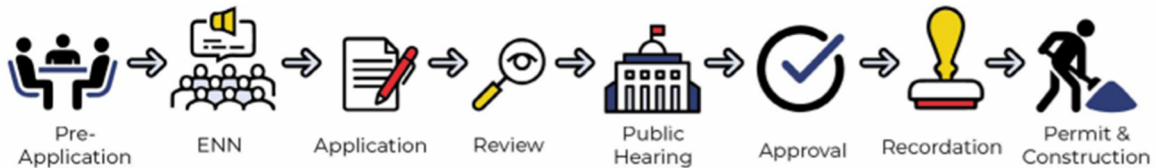


Timing of Conditions of Approval + Technical Corrections

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Development Review Process Flow Chart



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DRT Review Timeline:

Application Received	DRT 2 <sup>nd</sup> Application Intake	DRT Second Review Comments Due
March 13, 2025	April 3, 2025	April 9, 2025

Date: April 9, 2025

DRT Member: Dee Beingessner

Dept/Div: Land Use Dept. Terrain Management

Case No.: 2025-010094

Case Planner: Claudia Kath

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Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

<b>Conditions of Approval:</b>	<b>Must be completed by:</b>	<b>Applicant response**:</b>
1.		
2.		
3.		
4.		
5.		
6.		

<b>Technical Corrections:</b>	<b>Must be completed by:</b>	<b>Applicant response**:</b>
1. No Comments		
2.		
3.		
4.		

\*\*The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

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1. [list any additional items]
- 2.

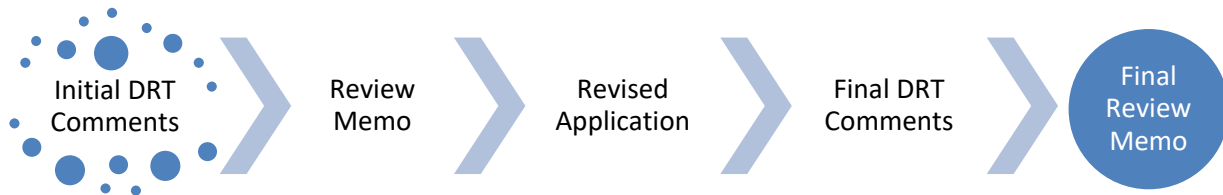
Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

# Development Review Team (DRT) Comment Form

DRT Review Schedule – 9-12+ weeks\*

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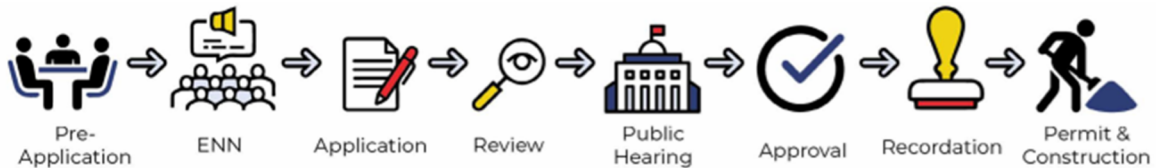


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Development Review Process Flow Chart



\*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT 2 <sup>nd</sup> Application Intake	DRT Second Review Comments Due
March 13, 2025	April 3, 2025	April 9, 2025

Date: 4/9/2025

DRT Member: Teddy Padilla

Dept/Div: Land Use Dept. Technical Review

Case No.: 2025-010094-PLBD

Case Planner: Claudia Kath

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Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant response**:
1. Concrete, Curb and Gutter must front the property along the roadway from the property line to the north end cross walk.	Prior to Recordation	
2. Concrete sidewalks must front the property along the roadway from the property line to the north end crosswalk.	Prior to Recordation	
3. Stripping must be placed at north crosswalk crossing the road to the west end curb ramp.	Prior to Recordation	
4. Sidewalks and Walkways along the accessible path of travel shall not exceed 1:20 (5%) running slopes without handrail(s) in accordance with current ANSI 117.1 standards 505 & 2015 IBC 1014. Cross slopes shall not exceed 2% and staff recommends 1% to 1.5% as a target cross slope. Walkways provide 5' diameter turning space every 200 linear feet of run. It is preferred to have marked crossings where the accessible route crosses vehicular traffic lanes.	Prior to Recordation	
5. At time of construction, the Contractor shall ensure ADA compliance for construction of ADA accessible features and appurtenances, as detailed in, and in addition to, the approved construction permit documents as required. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, 2015 New Mexico Accessible Parking Checklist, MUTCD, NMDOT Pedestrian Access Standards and PROWAG, NM State Statute	Prior to Recordation	

6. An ADA curb ramp must be placed at the south end of the sidewalk to continue the Accessible Route.	Prior to Recordation	
7. All sidewalks and Curb ramps must be ADA compliant.	Prior to Recordation	
8. Wheel stops but be provided at each parking space	Prior to Recordation	
9. Bike racks must be provided be the inverted 'U' type bicycle rack See Exhibit 'D' : <i>Bicycle Rack Standards and Dimensions:</i>	Prior to Recordation	

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The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

# Development Review Team (DRT) Comment Form

Date: April 8, 2025

DRT Member: Lawrence Rivera

Dept/Div: Landscape, Irrigation, Outdoor Lighting, and Grading and Drainage **3<sup>rd</sup> Review**

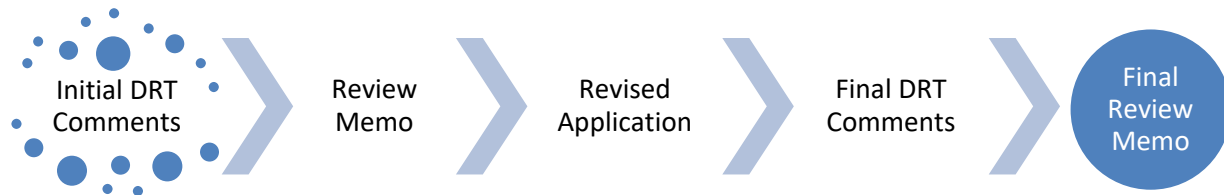
Case No.: Education Retirement Board Building at 5211 Las Soleras Dr. **Revision #1**

Case Planner: KATH, CLAUDIA M. <cmkath@santafenm.gov>

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## DRT Review Schedule – 9-12+ weeks\*

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## Timing of Conditions of Approval + Technical Corrections

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- Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- At the time of Construction* – these conditions/technical corrections can be addressed during the construction and inspection processes.

## Development Review Process Flow Chart



\*See the 2024 Development Review Schedule for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant response**:
1.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant Response**:
1. Landscape: BETULA FONTINALIS, WESTERN RIVER BIRCH, is not on the city approved plant list. Please replace the Western River Birch trees with an approved tree variety from the City of Santa Fe plant list.		
2. City Staff respectfully request the replacement of Pinon Pine with another evergreen tree variety from the city approved plant list. Due to the black scale and bark beetle infestations plaguing Pinon in many areas of Santa Fe.		
3. POPULUS DELTOIDES VAR. WISLIZENI RIO GRANDE COTTONWOOD, are shown on the landscape design as within thirty feet from the parking lot and sidewalks. Due to the growth habits of these trees, city staff are concerned with the planting locations and the risk of life and property damage due to falling branches. Staff respectfully request the replacement of this variety with another tree from the city approved plant list.		
4. Weed fabric is required in the detention/retention pond.		
5. Provide the southern 5-foot sidewalk along Las Soleras Drive.		
6. All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal. Seed rate shall be 2 lbs. per 1,000 sf.		
7. Irrigation: 14-8.4(E)(4)(h) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plant with similar water use requirements shall be grouped together. Trees and shrubs shall have separate zones. Drought tolerant and very low water-use tree shall have a separate zone. Native shrubs and very low water-use shrubs shall be irrigated on a separate zone. Separate		

zones are required for permanent and temporary irrigation lines.		
8. Provide a water budget: Irrigation system operation information including recommended monthly and seasonal irrigation schedules and water budgets based on gallons used for landscape plantings for year one and year three shall be included on the irrigation plan. Per 3.18. Design Regulations of Landscape Irrigation Design Standards City of Santa Fe, New Mexico. 9. Provide a complete set of installation details, notes, and specifications for the irrigation system. Show on the detail drawings the installation of all assemblies without any questions for size or type of materials to use for said irrigation system.		
10. Backflow preventer detail B4 on sheet LI501 does not meet city code. Please provide a GFI and heat tape within the hotbox enclosure. GFI must be 6-inches above the drainage vent of the RP devise.		
11. Six drip emitters are required per tree 3-emitters shall be placed outside of the temporary water well for future tree growth.		
12. Grading and Drainage: Provide grading and drainage calculations for the lot.		
13. A water level measuring device with zero set at finish grade located at the center of each pond is required.		
14. Retention ponds deeper than three feet require a security fence and maintenance gate. Fence shall be five in height. The following shall also apply 14-8.4(J) Screening and Buffering, 14-8.5 Walls and Fences.		
15. Storm water storage ponds are not to exceed 1 foot in depth without verification that storm water will drain within 24 hrs. A percolation test is required for each pond.		
16. <i>Fill slopes</i> shall be no steeper than 3:1, unless a structural alternative such as a retaining <i>wall</i> or some other measure acceptable to the <i>city engineer</i> is provided;		
17. Site Restoration: (a) Soil stabilization and <i>erosion</i> control measures for all land disturbed by construction shall be completed within twenty-one days after completion of construction or other activities on site that interfere with soil stabilization measures. If the time of year is not conducive to planting, it may be delayed until the next appropriate planting season if all appropriate temporary <i>erosion</i> control measures are maintained until permanent <i>erosion</i> control measures are implemented.		

<p>(b) One or more of the following stabilization and <i>erosion</i> control measures shall be used.</p> <p>(i) Revegetation with appropriate drought-tolerant plant materials, including grasses or other ground cover.</p> <p>(ii) Restoration with bioengineering techniques such as <i>live staking</i> , <i>brush layering</i> , <i>brush mattress</i> and <i>live crib walls</i>.</p> <p>(iii) Stabilization with stones, terracing or similar techniques.</p> <p>(c) All trees and shrubs shall be <i>mulched</i> and irrigated until established. Grass seed should either be hydroseeded or covered with biodegradable material or synthetic soil <i>erosion</i> control blankets or matting and irrigated until established. Irrigation shall be pursuant to the irrigation requirements in Section 14-8.4 (Landscape and Site Design).</p>		
<p>18. <b>Photometrics do not meet Code requirements. See Article 14-8.9 and revise for compliance.</b></p> <p><b>Average Maintained Horizontal Foot-candles at Grade, Area Commercial:</b></p> <p><b>Sidewalks 1.0</b></p> <p><b>Pedestrian Area 2.0</b></p> <p><b>Parking Lots 1.0</b></p> <p><b>Building Entrances 5.0</b></p> <p><b>Building Grounds 1.0</b></p> <p><b>Public Spaces 3.0</b></p> <p><b>The maximum illumination at any point shall not exceed the allowed average by more than 1.5 Foot-candles.</b></p>		

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1. [list any additional items]
- 2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

# Development Review Team (DRT) Comment Form

Date: April 3, 2025

DRT Member: Leroy Pacheco, PE and Phil Gallegos, PE (Wilson&Company)

Dept/Div: Public Works Department – Traffic Engineering

Case No.: 2025-010094. 5211 Las Soleras Dr., Development Plan NM Education Retirement Board

Case Planner: Land Use Department - Claudia Kath, Senior Planner

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant response:
1. None		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant Response:
1. None		
2.		
3.		
4.		


The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. See attached email from Wilson & Company dated 4/3/25.
2. Any and all future proposed improvements of this site that affect public infrastructure will be subject to Chapter 23 and additional reviews and possible corrections to meet Public Works Standards for roadways, ADA, signing, striping, lighting, etc. may be required at that time.

**23-3.18 City construction and assessment.**

*Nothing in subsections 23-3.12 and 23-3.15 SFCC 1987 prevents the city from ordering construction of curbs, gutters and sidewalks and assessing the cost thereof against the property benefited in any manner provided by the laws of the state.*

*(Code 1953, § 24-28; Code 1973, § 30-29; SFCC 1981, § 4-13-18; Ord. #38-1987, § 8)*

**From:** Gallegos, Phil Philip.Gallegos@wilsonco.com   
**Subject:** RE: [EXTERNAL] FW: NMERB - CoSF Development Review  
**Date:** April 3, 2025 at 12:15 PM  
**To:** Leroy Nicholas Pacheco, PE Engineer@leroypacheco.com

PG

Leroy, I have reviewed the ITA submitted by Bohannan Huston for the NMERB Development and as discussed in our phone conversation I concur with the findings of as per the City of Santa Fe Guidelines that the no further analysis is required. Please let me know if you have any questions or need more information. Thanks, Phil

Phil Gallegos, PE

Civil Engineer | Wilson & Company, Inc., Engineers & Architects | 505-348-4126 (direct)

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**From:** Leroy Nicholas Pacheco, PE <Engineer@leroypacheco.com>  
**Sent:** Thursday, April 3, 2025 8:50 AM  
**To:** Gallegos, Phil <Philip.Gallegos@wilsonco.com>  
**Subject:** FW: [EXTERNAL] FW: NMERB - CoSF Development Review

**WARNING!:** This email originated from outside of the organization. DO NOT click links, open attachments, or respond unless you are absolutely certain the content is safe. Recognition of the sender's name does NOT guarantee safety as account compromise must be considered.

Phil

This is the ITA and current site plan for the state's Educational Retirement Board building (which is already constructed and waiting for approvals to get city water). There is a pending lawsuit and I would like to get the traffic review checklist out as one of the constraints.

Can you please prioritize review of this ITA so that we know right away if there are issues with this. This was going to Planning Commission tonight, but because it's not ready, it will have its own PC meeting in mid-April.

Call me if you have questions.

THANK YOU. Leroy

----- Forwarded message -----

From: KATH, CLAUDIA M. <[cmkath@santafenm.gov](mailto:cmkath@santafenm.gov)>  
Date: On Thu, Apr 3, 2025 at 8:45 AM  
Subject: FW: [EXTERNAL] FW: NMERB - CoSF Development Review  
To: Leroy Pacheco <[engineer@leroypacheco.com](mailto:engineer@leroypacheco.com)>  
Cc:  
Please see attached

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**From:** Archuleta. David. ERB <[David.Archuleta@erb.nm.gov](mailto:David.Archuleta@erb.nm.gov)>

**Sent:** Thursday, April 3, 2025 8:41 AM  
**To:** KATH, CLAUDIA M. <[cmkath@santafenm.gov](mailto:cmkath@santafenm.gov)>  
**Subject:** FW: [EXTERNAL] FW: NMERB - CoSF Development Review

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Please see attached.



## David Archuleta

Executive Director

- Office: 505-531-6706
- [david.archuleta@erb.nm.gov](mailto:david.archuleta@erb.nm.gov)
- [erb.nm.gov](http://erb.nm.gov)
- 701 Camino De Los Marquez, Santa Fe, NM 87505

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**From:** Kyle Trepagnier <[kylet@dekkerdesign.org](mailto:kylet@dekkerdesign.org)>  
**Sent:** Wednesday, April 2, 2025 4:50 PM  
**To:** Archuleta, David, ERB <[David.Archuleta@erb.nm.gov](mailto:David.Archuleta@erb.nm.gov)>  
**Cc:** David P. Mishler <[davidm@dekkerdesign.org](mailto:davidm@dekkerdesign.org)>  
**Subject:** [EXTERNAL] FW: NMERB - CoSF Development Review

**CAUTION: This email originated outside of our organization. Exercise caution prior to clicking on links or opening attachments.**

David,

Attached is that initial traffic analysis for you to forward to Claudia. Hopefully we can all discuss this tomorrow and move forward from this item.

Thanks,

**Kyle Trepagnier**, AIA, NCARB, PMP  
Senior Architect | Dekker

---

**From:** Carl Vermillion <[cvermillion@bhinc.com](mailto:cvermillion@bhinc.com)>  
**Sent:** Wednesday, April 2, 2025 4:41 PM  
**To:** David P. Mishler <[davidm@dekkerdesign.org](mailto:davidm@dekkerdesign.org)>  
**Cc:** Glenn Broughton <[GBroughton@bhinc.com](mailto:GBroughton@bhinc.com)>; Kyle Trepagnier <[kylet@dekkerdesign.org](mailto:kylet@dekkerdesign.org)>  
**Subject:** RE: NMERB - CoSF Development Review

Hello David,

We have completed the traffic analysis memo for the site and have it attached.

Let me know if I can help in any other way.

Thanks!

**Carl Vermillion PE, PTOE, RSP1**  
Senior Project Manager Traffic & Transportation  
**Bohannon Huston**

p. 505.823.1000 | d. 505.923.3318 | c. 505.608.0900

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Mr. David Mishler  
Dekker/Perich/Sabatini  
7601 Jefferson NE, Suite 100  
Albuquerque, NM 87109

**RE: Initial Transportation Assessment for the NMERB Office Building**

Dear Mr. Mishler,

Bohannon Huston has prepared an initial transportation assessment for a proposed development of an office building that will be utilized by the New Mexico Educational Retirement Board (NMERB). This office building will be located at 5211 Las Soleras Drive in Santa Fe, New Mexico. This summary will include a project description with information on expected site traffic due to this development.

**Project Description**

The new NMERB office building is planned to be 19,443 gross square feet. It's primary use will be office space for employees that serve on the New Mexico Educational Retirement Board.

**Trip Generation**

A trip generation was completed to determine the number of trips that will be associated with an office space with a gross square footage of 19,443. This trip generation utilized ITE trip generation manual, 11<sup>th</sup> Edition to estimate trips. The Land Use Code for General Office space (710) was used. The trip generation yielded 41 trips entering and exiting the site during the AM peak hour and 43 trips entering and exiting the site during the PM peak hour. The trips generated by the site are summarized below:

Trip Generation				
Land Use	Size	Total daily Trips	AM Peak trips	PM Peak trips
General Office (710)	19,443 GSF	473	41	43

Based on the trip generation as shown in the table, the site is anticipated to see less than 50 trips during either peak hour. According to the Transportation Impact Analysis Guidelines for the City of Santa Fe this development will be below the threshold for a Level 1 TIA. A completed Initial transportation Assessment form is attached, which indicates further traffic impact study is not required for this development based on trip generation.

**Site Access**

The attached site plan contains one access to the site located on the north leg of the roundabout on Las Soleras Drive. A meeting with the Santa Fe Fire Marshall provided concurrence based on the height and area of the proposed building that one access is sufficient for fire access at this time. Based on the low trip generation for the proposed building, one site access will provide sufficient access to serve the flow of traffic to and from the site on a typical day.

Access to the development site by multi-modal means such as public transportation, bicycle, and walking are all achievable as well.

Several public transit stops, serviced by the Santa Fe Trails bus system, are located near the proposed development. Route 22 runs along Cerrillos Road with the nearest stops to the development at the intersection of Cerrillos Road and Ocate Road. Additionally, route 24 and 26 also runs near the development with the nearest stop at the Presbyterian Santa Fe Medical Center.

The Arroyo de Los Chamiso Trail runs along the arroyo just to the east of the development site which includes a direct access to the roundabout on Las Soleras. This trail will allow access for both pedestrians and bicycles. Beckner, Wellness Way, Las Soleras, and Cerrillos all include bike lanes in this area according to the Santa Fe Bikeways and Trails map.

Sidewalks are located on both sides of Las Soleras Drive. Typically, these sidewalks include a buffer area between the roadway and the sidewalk. The proposed site include connections from public sidewalks to sidewalks internal to the site as shown in the attached site plan.

### **Assessment**

Based on our traffic evaluation and completed initial transportation assessment form which is attached, Bohannan Huston has determined that traffic to the site will be less than the threshold the City of Santa Fe has established for further traffic evaluation and additional traffic impact studies are not warranted at this time.

Sincerely,

**Bohannan Huston Inc**

Carl D Vermillion, PE, PTOE  
Project Manager  
7500 Jefferson St NE  
Albuquerque, NM 87109

Enclosures: Initial Transportation Assessment form  
Site location map

## INITIAL TRANSPORTATION ASSESSMENT

This initial transportation assessment is required for all developments proposed in the City of Santa Fe. The purpose of a Transportation Impact Analysis (TIA) is to provide preliminary vehicular trip generation information for the proposed development to determine the category of TIA required. Based on the proposed development, **Table A-1** should be completed to provide preliminary vehicular trip generation estimates. The City Traffic Engineer, or designee, will review the preliminary trip generation estimate provided by the developer and determine the category of TIA required. Other factors in addition to vehicular trip generation can affect the impact of a development; and based on these guidelines, the City of Santa Fe Traffic Engineer, or designee, will determine the final scope for the TIA.

Location of proposed development (location map must be attached).

**TABLE A-1: PRELIMINARY VEHICULAR TRIP GENERATION ESTIMATE**

Types of land uses (Multi Family, Single Family residential, specific retail, etc.)	Size (thousands of sq. ft., acres, number of units, etc.)	AM peak hour trips per size/unit*	PM peak hour trips per size/unit*	Subtotal of trips AM/PM	ITE Code Used for Analysis
<b>GRAND TOTAL</b>					

\*The trip generation rates can be obtained from the Institute of Transportation Engineers, Trip Generation, current edition. Use of other rates must be justified and accepted by the City Traffic Engineer, or designee.

Transportation Impact Analysis Needed    Yes     No

Level of Transportation Impact Analysis Needed \_\_\_\_\_

Developer/Developer's Agent \_\_\_\_\_ Date \_\_\_\_\_

City of Santa Fe \_\_\_\_\_ Date \_\_\_\_\_

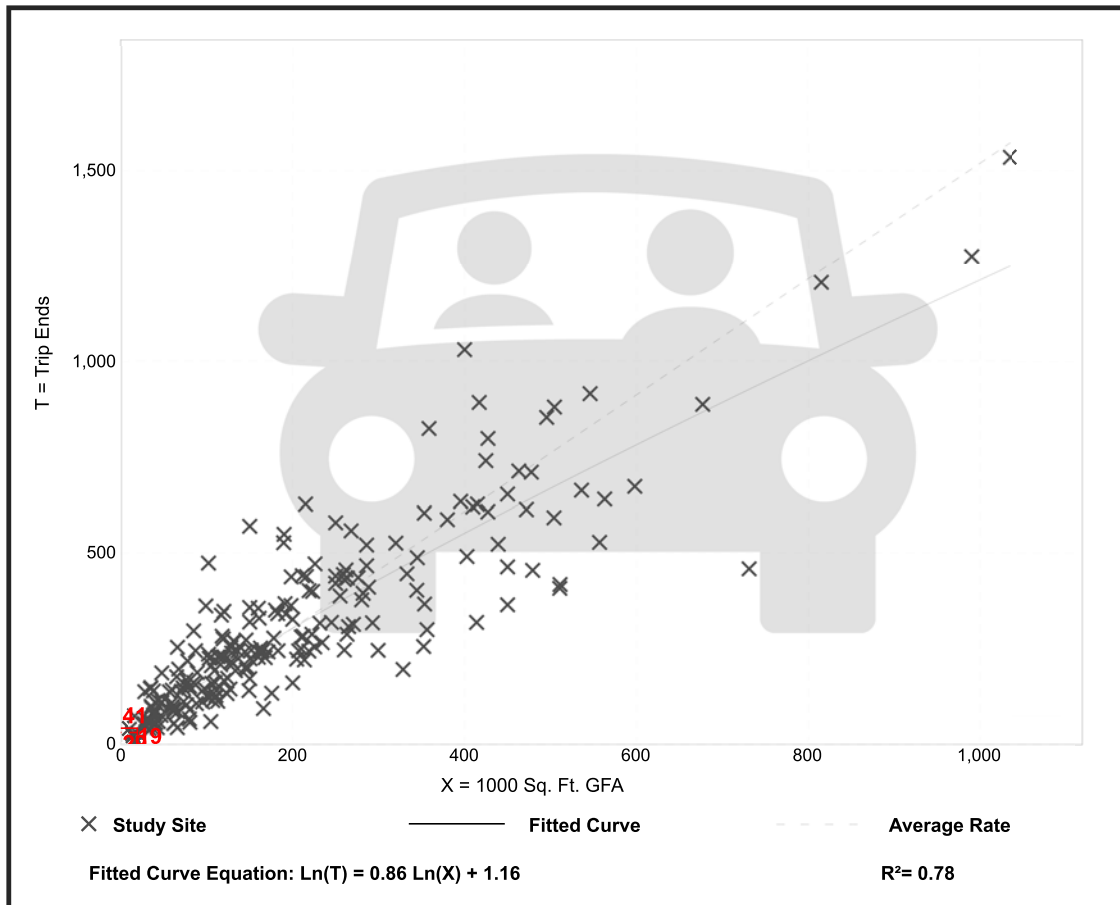
# General Office Building (710)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 221  
 Avg. 1000 Sq. Ft. GFA: 201  
 Directional Distribution: 88% entering, 12% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

## Data Plot and Equation



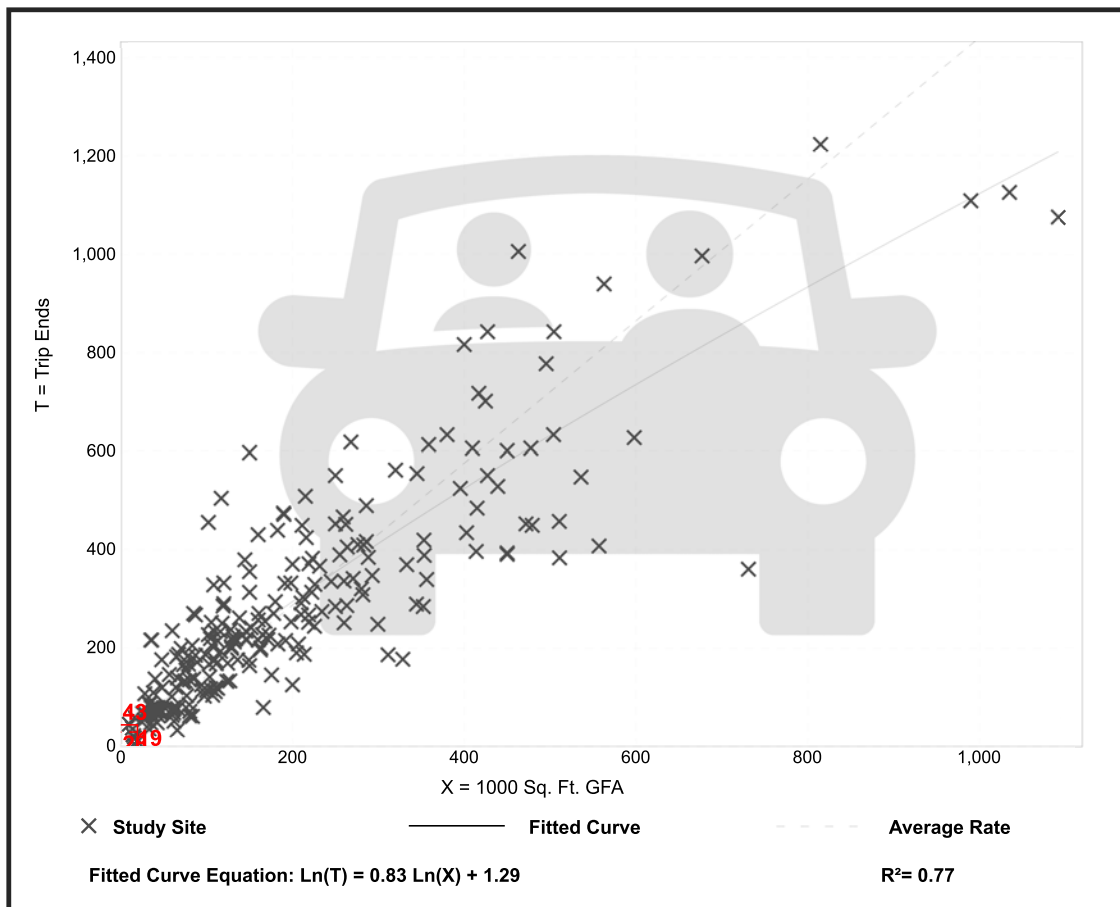
# General Office Building (710)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 232  
 Avg. 1000 Sq. Ft. GFA: 199  
 Directional Distribution: 17% entering, 83% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

## Data Plot and Equation





SEAL

PROJECT

**NMERB NEW OFFICE BUILDING**  
5211 Las Soleras Dr.  
Santa Fe, NM 87507

ISSUED FOR PERMIT

REVISIONS	
△	3/6/2024 ASI-002
△	8/16/2024 ASI-005
△	
△	
△	

DRAWN BY	BG
REVIEWED BY	CM
DATE	12/21/2022
PROJECT NO	20-0371.001

DRAWING NAME  
**ARCHITECTURAL  
SITE PLAN**

SHEET NO  
**AS101**

**GENERAL SHEET NOTES**

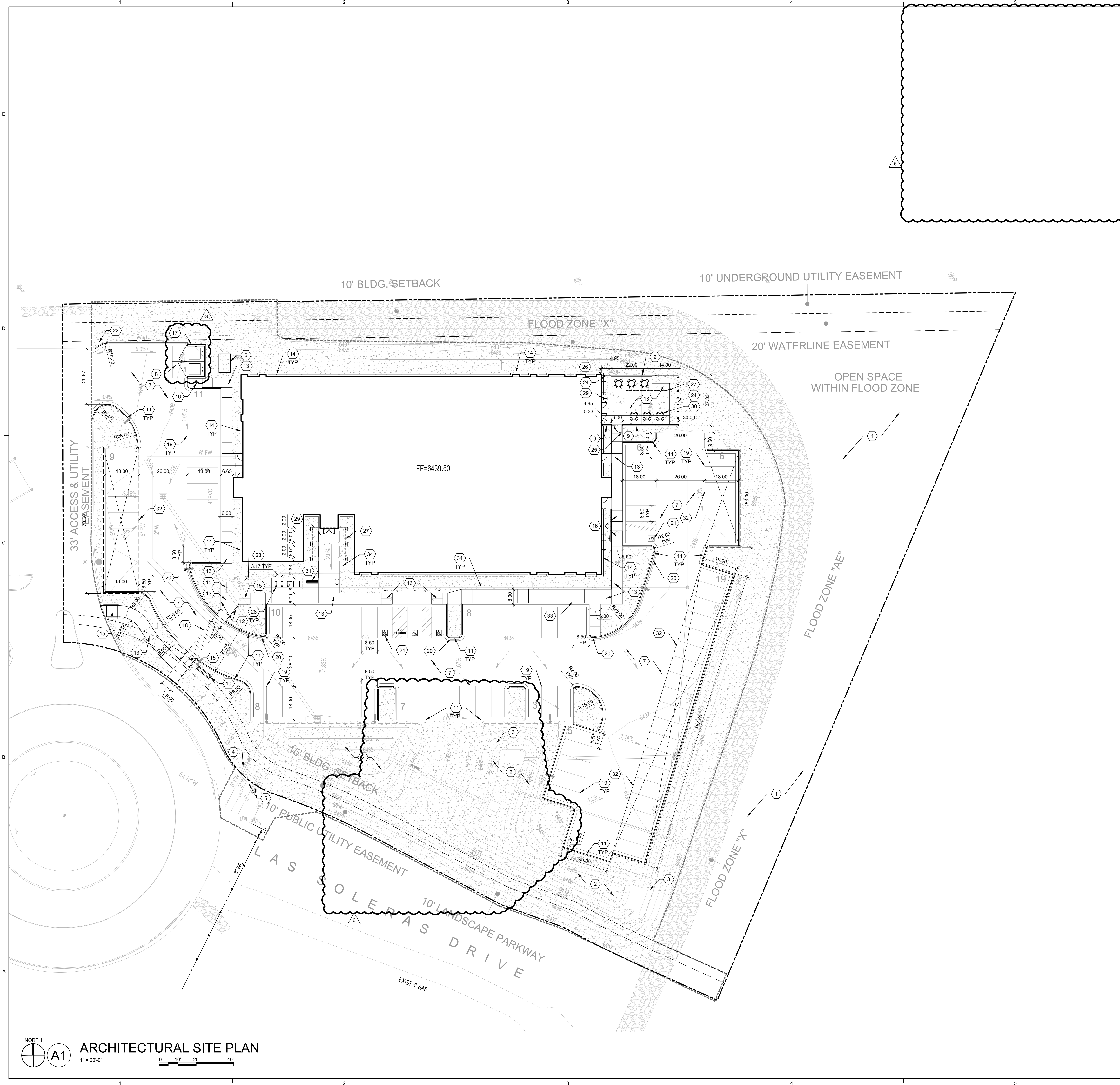
- VERIFY ALL EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
- COORDINATE WITH OWNER FOR ALLOWABLE STAGING AREAS DURING CONSTRUCTION.
- UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. COORDINATE LOCATION AND INSTALLATION. SEE CIVIL AND ELECTRICAL DRAWINGS.
- ALL SITE PLAN DIMENSIONS ARE IN DECIMAL UNITS.
- SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
- RESTORE AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, TO PRE-CONSTRUCTION CONDITION.
- ALTERNATE 1 LINE WORK IS DIAGRAMMATIC AND PENDING DESIGN. COORDINATION WITH FUTURE LAYOUT OF LAS SOLERAS DRIVE. SEE SPECIFICATIONS.

**SHEET KEYNOTES**

CODE	DESCRIPTION
1	AREA TO REMAIN UNDISTURBED
2	DRAINAGE BASIN, SEE CIVIL
3	CONCRETE RIBBON CHANNEL, SEE CIVIL
4	HOTBOX, SEE CIVIL
5	WATER METER, SEE CIVIL
6	TRANSFORMER, SEE ELECTRICAL
7	ASPHALT PAVEMENT, SEE CIVIL
8	HEAVY DUTY CONCRETE PAVEMENT, SEE CIVIL
9	CMU SCREEN WALL, SEE A4/AS502
10	MONUMENT SIGN, SEE B6/AS502
11	CONCRETE CURB AND GUTTER, SEE A3/AS501
12	CONCRETE HEADER CURB, SEE B2/AS501
13	CONCRETE SIDEWALK, SEE A2/AS501
14	CONCRETE BUILDING APRON, SEE A1/AS501
15	CONCRETE CURB RAMP TYPE A, SEE B4/AS501
16	CONCRETE CURB RAMP TYPE B, SEE B5/AS501
17	DUMPSTER ENCLOSURE, SEE A1/AS502
18	PAINTED CROSSWALK, SEE D4/AS501
19	4" PAVEMENT STRIPING, COLOR: WHITE
20	FIRELANE STRIPING, SEE D3/AS501
21	ACCESSIBLE PARKING, SEE C1/AS501
22	SITE SIGNAGE, STOP SIGN, SEE D1/AS501
23	FLAGPOLE, SEE D5/AS501
24	WIRE FENCE, SEE C5/AS502
25	WIRE FENCE GATE, SEE D5/AS502
26	FENCE AT BUILDING FACE, SEE C3/AS502
27	SHADE CANOPY, SEE ARCHITECTURAL
28	FORMS+SURFACES TWIST SURFACE MOUNT BIKE RACK, SEE SPECIFICATIONS
29	FORMS+SURFACES TONYO LITTER AND RECYCLING RECEPTACLE, SEE SPECIFICATIONS
30	FORMS+SURFACES 30" COLUMN TABLE AND AVIVO CHAIR WITH ARMS, SEE SPECIFICATIONS
31	FORMS+SURFACES APEX BACKLESS BENCH, SEE SPECIFICATIONS
32	PARKING CANOPY BY OTHERS
33	FUTURE DUAL EV CHARGER
34	LIGHT BOLLARD, SEE D6/AS501 AND ELECTRICAL

**LEGEND**

	EXISTING DRAINAGE SWALE TO REMAIN
	CONCRETE WITH SALT FINISH, SEE A2/AS501 AND SPECIFICATIONS
	LANDSCAPE AREA, SEE LANDSCAPE PLAN
	LIGHT POLE, SEE ELECTRICAL
	LIMIT OF WORK
	PROPERTY LINE
	15' BUILDING SETBACK
	10' PUBLIC UTILITY EASEMENT

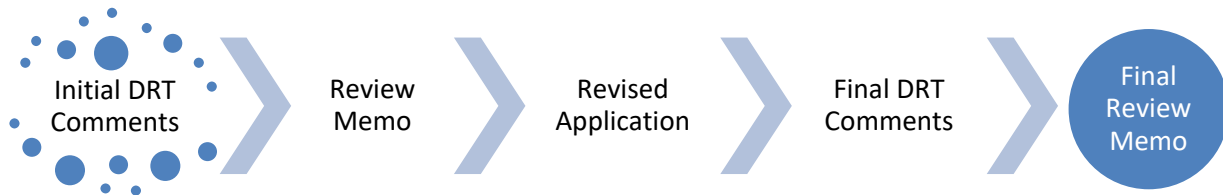


**ARCHITECTURAL SITE PLAN**  
1" = 20'-0"  
0 10' 20' 40'

# Development Review Team (DRT) Comment Form

DRT Review Schedule – 9-12+ weeks\*

*Initial DRT Comments* are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

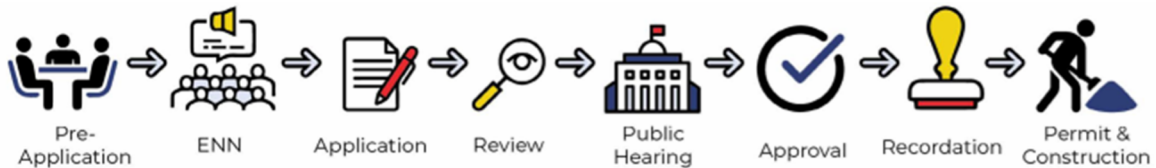


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the “Must be completed by” column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

- a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
- b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
- c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



\*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT 2 <sup>nd</sup> Application Intake	DRT Second Review Comments Due
March 13, 2025	April 3, 2025	April 9, 2025

Date: April 9, 2025

DRT Member: Alan Hook

Dept/Div: Public Utilities/Water Div/Water Resources

Case No.: 2025-010094, Education Retirement Board Building at 5211 Las Soleras Dr

Case Planner: Claudia Kath

---

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1. An approved Development Water Budget including a 9.8% contingency per SFCC 14-8.13(E)(1) will be required. A technical evaluation request for a Development Water Budget needs to be submitted to the City Water Division for review.	Prior to Planning Commission packet submittal.	
2. An Agreement to Construct and Dedicate (ACD) from the Water Division will be required for all new public water infrastructure or fire services. An approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency is required prior to processing the ACD.	Prior to Recordation of Development Plan or Plat.	
3. Each lot shall be served by a separate water service at the time of development.	Prior to construction permit approval.	
4. An agreement for metered service (AMS) will be required to install new services, including water offset fees.	Prior to construction permit approval.	

Technical Corrections:	Must be completed by:	Applicant response**:
1. None		

\*\*The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. None

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

# Development Review Team (DRT) Comment Form

Date: March 19, 2025

DRT Member: Taylor Jurgens

Dept/Div: Public Utilities/Water Division/Engineering

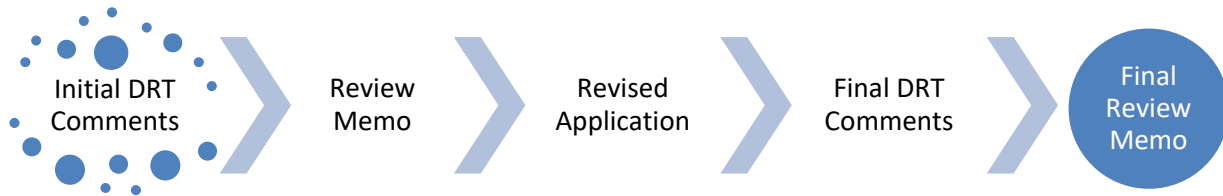
Case No.: 5211 Las Soleras Dr. – NM Education Retirement Board Development Plan

Case Planner: Claudia Kath

---

**DRT Review Schedule – 9-12+ weeks\***

*Initial DRT Comments* are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



**Timing of Conditions of Approval + Technical Corrections**

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the “Must be completed by” column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

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- c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- d. *At the time of development* -

**Development Review Process Flow Chart**



\*See the 2024 Development Review Schedule for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant response:
1. An approved Water Plan will be required for all new public water infrastructure and fire services.	Prior to Public Hearing	
2. An approved Agreement to Construct and Dedicate (ACD) will be required with the Water Division for all new public water infrastructure and fire services.	Prior to Building Permit Approval	
3. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall be installed beyond the meter on any new irrigation service.	At the time of development	
4. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	At the time of development	
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant Response:
1.		
2.		
3.		
4.		

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

# Development Review Team (DRT) Comment Form

Date: March 24, 2025

DRT Member: Stan Holland, Engineer

Dept/Div: Public Utilities\Wastewater

Case No.: 2025-010094-PLBD (Education Retirement Board-5211 Las Soleras Dr)

Case Planner: Claudia M. Kath

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## DRT Review Schedule – 9-12+ weeks\*

*Initial DRT Comments* are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



## Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the “Must be completed by” column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

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- Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- At the time of development* -

## Development Review Process Flow Chart



\*See the *2024 Development Review Schedule* for details

Form Updated: September 2023

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant response**:
1. City sewer service for this project may be obtained by connection to an 8-inch public PVC sewer line located in front of the proposed building site. The connection of a 4-inch service line may be connected directly to the sewer line. A 6-inch service line shall require connection directly to a sewer manhole.	<i>At the time of development -</i>	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant Response**:
1.		
2.		
3.		
4.		

\*\*The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

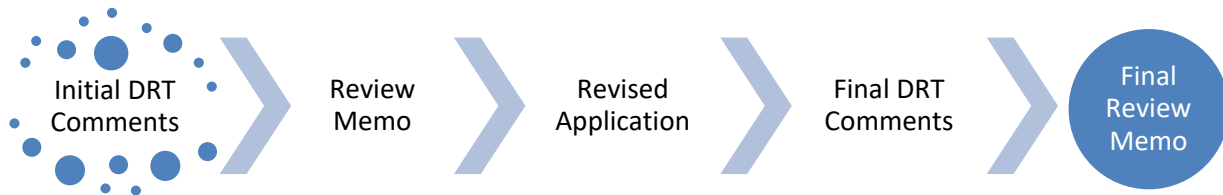
Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

# Development Review Team (DRT) Comment Form

DRT Review Schedule – 9-12+ weeks\*

*Initial DRT Comments* are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

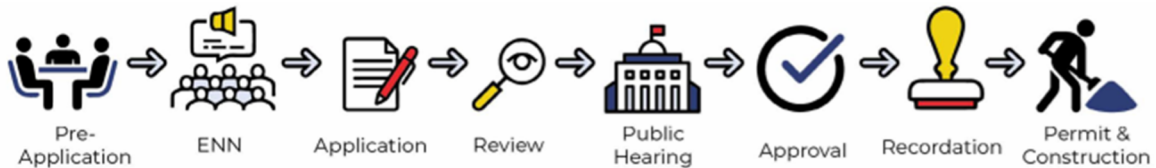


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the “Must be completed by” column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

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- c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



\*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT 2 <sup>nd</sup> Application Intake	DRT Second Review Comments Due
March 13, 2025	April 3, 2025	April 9, 2025

Date: 4/4/2025

DRT Member: Paul A. Duran

Dept/Div: Land Use/HPD

Case No.: 2025-010094-PLBD

Case Planner: Claudia Kath

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Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1. Received Approval by NM SHPO no further actions needed for archaeology.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant response**:
1.		
2.		
3.		
4.		

\*\*The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

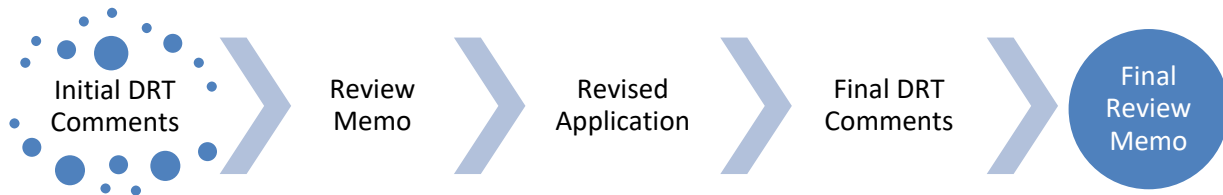
Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

# Development Review Team (DRT) Comment Form

DRT Review Schedule – 9-12+ weeks\*

*Initial DRT Comments* are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

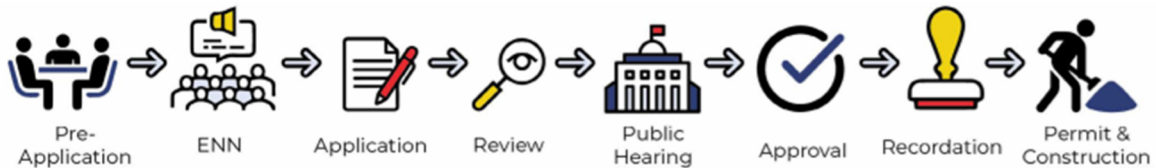


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the “Must be completed by” column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

- a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
- b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
- c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



\*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT 2 <sup>nd</sup> Application Intake	DRT Second Review Comments Due
March 13, 2025	April 3, 2025	April 9, 2025

Date: April 9, 2025

DRT Member: Leroy Griego

Dept/Div: Environmental Services

Case No.: 2025-010094-PLBD

Case Planner: Claudia Kath

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Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

<b>Conditions of Approval:</b>	<b>Must be completed by:</b>	<b>Applicant response**:</b>
1.		
2.		
3.		
4.		
5.		
6.		

<b>Technical Corrections:</b>	<b>Must be completed by:</b>	<b>Applicant response**:</b>
1. No exceptions taken – no comments		
2.		
3.		
4.		

\*\*The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)



Michelle Lujan  
Grisham, Governor

STATE OF NEW MEXICO  
**DEPARTMENT OF CULTURAL AFFAIRS**  
**HISTORIC PRESERVATION DIVISION**

BATAAN MEMORIAL BUILDING  
407 GALISTEO STREET, SUITE 236  
SANTA FE, NEW MEXICO 87501  
PHONE (505) 827-6320 FAX (505) 827-6338

February 17, 2022

Lawrence Esquibel  
Deputy Director  
New Mexico Educational Retirement Board  
[Lawrence.esquibel@state.nm.us](mailto:Lawrence.esquibel@state.nm.us)

Re: New Construction at 5211 Las Soleras Drive, Santa Fe

Dear Mr. Esquibel:

I am writing in response to your request for information regarding the need to conduct archaeological survey at 5211 Las Soleras Drive, Santa Fe, New Mexico for a proposed new building. In 2006, Lone Mountain Archaeological Services conducted an archaeological survey of 520 acres for Las Soleras (NMCRIS # 101132).

Three archaeological sites were documented as being within the area but were either presumed destroyed or not eligible (not significant) for listing in the National Register of Historic Places. Based on this information, the proposed building at 5211 Las Soleras Drive will have no effect on historic properties and no additional archaeological survey is necessary.

Please do not hesitate to contact me if you have any questions. I can be reached by telephone at (505) 827-4064 or by email at [michelle.ensey@state.nm.us](mailto:michelle.ensey@state.nm.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "Michelle M. Ensey".

Michelle M. Ensey  
Deputy State Historic Preservation Officer  
& State Archaeologist

Log: 116686

Certification of Prairie Dog Inspection  
5211 Las Soleras Dr.



**Eco Solutions**

*Wildlife - Restoration - Permitting*

*Trent Botkin - owner*

**Eco Solutions**

**PO Box 521**

**Glorieta, NM 87535**

**Phone 575-644-2210**

**Trent.ecosolutions@gmail.com**

Date: February 16, 2022

City of Santa Fe Land Use and Planning Personnel,

I was contacted by Lawrence Esquibel of the Educational Retirement Board to inspect a property for prairie dog inhabitation at 5211 Las Soleras Drive off South Cerillos Road. I inspected the site in February 2022 and observed no burrows or any other evidence that this property is or has been inhabited by prairie dogs.

This project does not pose a threat to the Santa Fe prairie dog population and the conditions of the Prairie Dog Protection Ordinance have been satisfied.

Sincerely,

A handwritten signature in blue ink that reads "Trent Botkin".

Trent Botkin

Owner, Eco Solutions LLC

**Client Information:**

Lawrence Esquibel, Deputy Director

New Mexico Educational Retirement Board

701 Camino de los Marquez

PO Box 26129

Santa Fe, NM 87502-0129

505-476-6114 W

505-795-2508 C