

City of Santa Fe, New Mexico

Attachment A
Conditions of Approval and
Technical Corrections

2. Development Review Team

Compiled Comments

Development Review Team (DRT) Comment Form

Date: July 9, 2025

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

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Case #2025-10685. Tierra Contenta Preliminary Subdivision Plat.

Case Planner: Land Use Department - Rebekah Clouser, 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. See attached letter dated 7/9/25 from Wilson & Company	Prior to development of the first and any subsequent tract in the proposed subdivision, the comments noted in the attached memo must be addressed by the developer as part of its traffic impact analysis.	
2.		
3.		
4.		
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. Any and all future proposed improvements of this site that affect public infrastructure will be subject to **City Code 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.

City Code Chapter 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).

Memorandum

To: Leroy Pacheco, PE City of Santa Fe

From: Philip A. Gallegos, PE Wilson and Company

CC:

Date: 7/9/2025

Re: Tierra Contenta Phase 3A TIA Addendum Review Comments

Wilson and Company has reviewed the TIA Addendum for the Tierra Contenta Phase 3A Development dated May 30, 2023 to document if the comments to the original TIA dated November 1, 2020 and update/cover letter dated June 17, 2021 submitted by Audra Gallegos, PE, of Wilson and Co. were addressed. My comments are attached below. Please let me know if you have any questions or need more information.

My comments are below in Bold. Original Comments from Audra Gallegos, PE are in red.

Traffic increases to a total of 1500 units have been included in the Addendum as requested.

Original Comment from Audra Gallegos, PE: TIA mentions right turn lanes for certain sections of internal circulation, but turn lanes were not included in the analysis.

There is no discussion concerning right turn lanes in the Addendum.

Original Comment from Audra Gallegos, PE: Several Driveways appear to be located along Paseo Del Sol, both in the development, and external to the development, these were not included in the TIA evaluation.

There is no discussion about these driveways in the Addendum.

Original Comment from Audra Gallegos, PE: Internal intersections with loop road were analyzed as 4-way stop control. Need to provide an all-way stop warrant analysis. The all-way stop should be implemented only when they are warranted.

In the Addendum these internal intersections will be roundabouts instead of 4-way stop control. Therefore, no all-way stop warrant analysis shall be required. Roundabout Analyses were included in the Addendum.

Original Recommendations Section Comment by Audra Gallegos, PE: Stop Controlled Intersection of West Paseo del Sol and Jaguar Drive

- 1) In the build out year 2030, no improvements are needed
- 2) In the horizon year 2040, a right turn lane for Jaguar Drive eastbound

Is this to be built now?

The Addendum states that for item 2 right turn lane for Jaguar Drive eastbound will require a new study in 2043 to see if this lane will be required. This should be analyzed as part of this development and should be built by the developer as soon as it is warranted.

Original Recommendations Comment by Audra Gallegos, PE: Internal Phase 3A Intersections

Both major internal road intersections will require four way stop controlled for both design year 2030 and horizon year 2040.

Internal intersections with loop road were analyzed as 4-way stop control. Need to provide an all-way stop warrant analysis. The all-way stop should be implemented only when they are warranted

In the Addendum these internal intersections will be roundabouts instead of 4-way stop control. Therefore, no all-way stop warrant analysis shall be required. Roundabout Analyses were included in the Addendum.

The following original comments by Audra Gallegos, PE were not addressed as part of the Addendum and need to be addressed as part of the Addendum.

- VISUM Traffic Generation & Distribution output was provided for the analyzed intersections, however, the model input data was not included.

This data was not included in the addendum and needs to be included as part of the Addendum as requested.

- The commercial/mixed use, and elementary school may have significant traffic impacts. Additional traffic investigation is needed.

Is the commercial/mixed use and elementary school still being developed? If still in development or has already been built this needs to be analyzed as part of the Addendum. If not a discussion needs to be included as part of the Addendum.

- The intersection of Herrera and Cerrillos was not included in the TIA. However, with the increase and traffic on Herrera, it should be included in the evaluation

The intersection of Herrera and Cerrillos Road needs to be analyzed as significant traffic may be added to this intersection.

Original Final Comment from Audra Gallegos, PE: This TIA was a higher level analysis so the phased developments will need to have an updated TIA completed

As requested above all future phased developments will be required to submit an updated TIA to the COSF to address new and current traffic conditions.

Sincerely,

Philip A. Gallegos, PE

FW: Tierra Contena TIA Review

From Audra Gallegos (audra.gallegos@wilsonco.com) <Audra.Gallegos@wilsonco.com>

To engineer@leroykacheco.com<Engineer@leroykacheco.com>

Date Thursday, October 27th, 2022 at 10:53 AM

FYI

Audra V. Gallegos, PE

Civil Engineer | Wilson & Company, Inc., Engineers & Architects | 505 348 4110 (direct) | 505 250 4853 (cell)

From: Gallegos, Audra V.

Sent: Monday, July 12, 2021 4:05 PM

To: BERKE, NOAH L. <nberke@santafenm.gov>; ESQUIBEL, DANIEL A. <daesquibel@santafenm.gov>

Cc: Kramer, Michael E. <Michael.Kramer@wilsonco.com>

Subject: Tierra Contena TIA Review

Hi Noah and Dan,

The following are comments on Tierra Contenta Phase 3A TIA dated November 1, 2020 and update/cover letter dated June 17, 2021:

- Letter dated June 17, 2021 indicates an increase in residential units by 366 to a total of 1500. However, it appears the traffic volumes do not take the increase into account.
- TIA mentions right turn lanes for certain sections of Internal traffic circulation, but turn lanes were not included in the analysis.
- Several Driveways appear to be located along Paseo Del Sol, both in the development, and external to the development, these were not included in the TIA evaluation.
- Internal intersections with loop road were analyzed as 4-way stop control. Need to provide an all-way stop warrant analysis. The all-way stop should be implemented only when they are warranted.
- TIA Recommended Improvements for Phase 3A, with comments in [Blue](#):

- Stop Controlled Intersection of West Paseo del Sol and Jaguar Drive

- 1) In the build out year 2030, no improvements are needed
- 2) In the horizon year 2040, a right turn lane for Jaguar Drive eastbound

[Is this to be built now?](#)

- Signalized Intersection of East Paseo del Sol and Jaguar Drive

No improvements are required for Year 2030 and Year 2040

- Roundabout Intersection of Paseo del Sol and Herrera Drive

- 1) In the build out year 2030, no improvements are required.
- 2) In the horizon year 2040, a dedicated EB through lane could be required. [If Herrera requires a dedicated through lane, will this be funded by the developer, is a second lane required on Herrera?](#)

- Internal Phase 3A Intersections

Both major internal road intersections will require four way stop controlled for both design year 2030 and horizon year 2040

[Internal intersections with loop road were analyzed as 4-way stop control. Need to provide an all-way stop warrant analysis. The all-way stop should be implemented only when they are warranted.](#)

- VISUM Traffic Generation & Distribution output was provided for the analyzed intersections, however, the model input data was not included.
- The commercial/mixed use, and elementary school may have significant traffic impacts. Additional traffic investigation is needed.
- The intersection of Herrera and Cerrillos was not included in the TIA. However, with the increase and traffic on Herrera, it should be included in the evaluation.

This TIA was a higher level analysis so the phased developments will need to have an updated TIA completed.

Thank you!

Audra V. Gallegos, PE

Civil Engineer

Wilson & Company, Inc., Engineers & Architects
4401 Masthead Street NE, Suite 150 | Albuquerque, NM 87109
505 348 4110 (direct) | 505 250 4853 (cell)
wilsonco.com

discipline | intensity | collaboration | shared ownership | solutions

Confidential/Proprietary Note: The information in this email is confidential and may be legally privileged. Access to this email by anyone other than the intended addressee is unauthorized. If you are not the intended recipient of this message, any review, disclosure, copying, distribution, retention, or any action taken or omitted to be taken in reliance on it is prohibited and may be unlawful. If you are not the intended recipient, please reply to or forward a copy of this message to the sender and delete the message, any attachments, and any copies thereof from your system. Thank you.

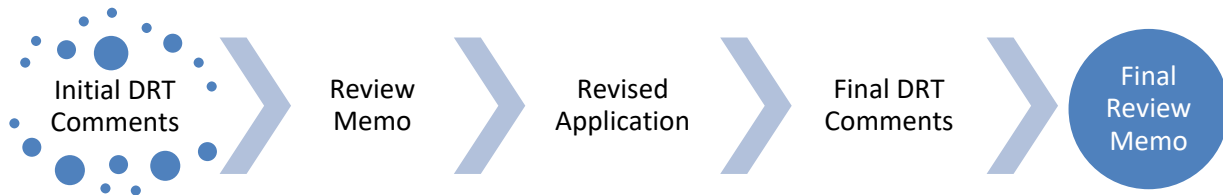
12.42 MB 1 file attached

TC Maps.pdf 12.42 MB

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.

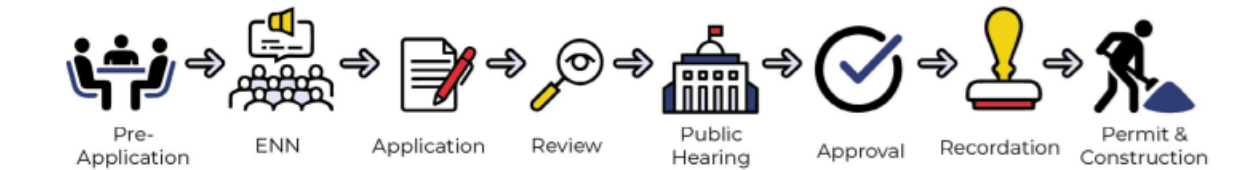


Timing of Conditions of Approval + Technical Corrections

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 *2025 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Date: 7/3/2025

DRT Member: Teddy Padilla

Dept/Div: Land Use/Technical Review

Case No.: 2025-10685; 2025-10688; 2025-10689; 2025-10690

Case Planner: Rebekah Clouser, reclouser@santafenm.gov

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. All Bike Symbols, Stop Bars, median striping, Yield Lines, Arrow Symbols and continental crosswalk striping is to be Hot Thermoplastic not 3M Tape. Confirm with MUTCD.	Recordation	
2. Add "NO PARKING" signs adjacent from Parking Lanes, and in the Bike Lane areas where needed. Confirm with MUTCD.		
3. At Station 11+00 to 12+00 on the east side of PDS West. What is the Accessible Route detail? The sidewalk seems to have ended at what looks like a drive entrance. If so, striping must be added to comply with ADA. Show detail.		
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.

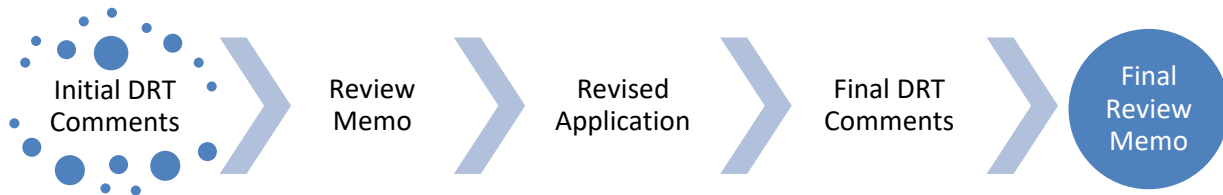
Explanation of Conditions or Corrections (if needed):

(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.

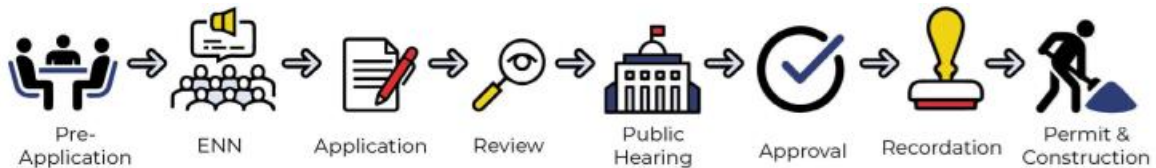


Timing of Conditions of Approval + Technical Corrections

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- 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 Application Intake	DRT Initial Review Comments Due

Date: July 7, 2025
 DRT Member: Geronimo Griego, Fire Marshal
 Dept/Div: Fire Marshal's Office
 Case No.: Tierra Contenta Phase 3A
 Case Planner: Rebekah Clouser, 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:

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1. Shall comply with IFC 2021		
2. Shall verify that Tierra Contenta Phase 3A master plan meets traffic standards for City of Santa Fe for emergency access through master plan. (see explanation of conditions or corrections below).		
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 maintain proper emergency apparatus access throughout master plan development.
2. Shall verify development meets most current established "emergency response route" for the City of Santa Fe.

Date: 8/5/25

DRT Member: Dee Beingessner

Dept/Div: Land Use/Engineering

Case No.: 2025-10685; 2025-10688; 2025-10689; 2025-10690

Case Planner: Rebekah Clouser, reclouser@santafenm.gov

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. A planter strip with landscaping and street trees should be provided on Paseo del Sol West, especially on the south side to buffer & provide shade for street & trail. Placing trees at back of the sidewalk in a planter strip could interfere with the 15' buffer that utilities request for planting trees near underground utilities.		
2. Planter strips on streets with on-street parking should be located between street and sidewalk to provide street tree shading of both. An innovative street design may be approved for this change.		
3. A few of the Innovative street designs submitted do not meet the minimum required standards and can't be approved as an innovative street design. A variance would be required for any street design that does not meet the minimum standards.		

Technical Corrections:	Must be completed by:	Applicant response**:
1. Provide statement on page 6A to clarify the total 30% slopes to be disturbed, not including manmade slopes. It's not clear if the total includes manmade or not.		
2. No parking signs should be placed throughout where parking is not allowed.		
3. Provide detail with profile view of openings in gabions, CMPs, and weirs on gabion structures in ponds on page 13D, 13E		
4. Explain how overflow of water would work on Pond C1 and E1		
5. Include street names on all pages where a street is shown for ease of location.		
6.		

**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:

Form Updated: April 2024

1. [list any additional items]
- 2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS SHALL ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT.

INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER OR QUALIFIED PERSON AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).

B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.

C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINAGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.

D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.

E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

GUNNISON'S PRAIRIE DOG NOTE

THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISON'S PRAIRIE DOG ORDINANCE (ARTICLE 14-8.12).

DUST CONTROL NOTE

All on-site soil disturbing construction activities shall be addressed and provide measures to mitigate or control dust from being transported offsite and polluting neighboring properties.

Any person, owner, contractor or operator who conducts earthmoving and/or dust generating activities is responsible for implementing Best Management Practices (BMPs) in order to mitigate off-property transport of fugitive dust emissions.

A plan, or storm water prevention plan (SWPPP) when applicable, listing the Best Management Practices (BMPs), shall be provided to the City Engineer, or their designee for review and approval. The approved BMPs shall be applied to the graded and/or disturbed soil in order to stabilize the site.

The initial BMP shall address how the Contractor will minimize the amount of disturbed soil, and how the Contractor will stabilize the disturbed surface area exposed to wind or vehicle traffic during construction.

Some BMPs shall include:

- The reduction of vehicle speeds: establish a maximum speed limit or install traffic calming devices to reduce speeds to a rate to mitigate off-property transport of dust entrained by vehicles.
- The minimization of drop height: Drivers and operators shall unload truck beds and loader or excavator buckets slowly, and minimize drop height of materials to the lowest height possible, including screening operations.
- High winds restriction: temporarily halt work activities during high wind events greater than 30 mph if operations would result in off-property transport.
- Restrict access: restrict access to the work area to only authorized vehicles and personnel.

In the event the above practices are ineffective to prevent off property transport, the owner or operator shall use at one or more of the following Best Management Practices (BMPs):

- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility, or watercourse.
- Wind barrier: construct a fence or other type of wind barrier to prevent wind erosion of the graded or disturbed surface.
- Vegetation: plant vegetation appropriate for retaining soils or creating a wind break.

- Surface roughening: stabilize an active construction area during periods of inactivity or when vegetation cannot be immediately established.
- Cover: install cover materials such as tackifiers, erosion control blankets, gravel, vegetation (when appropriate), cold-millings, etc. during periods of inactivity and properly anchor the cover.
- Soil retention: stabilize disturbed or exposed soil surface areas that will be inactive for more than 30 days or while vegetation is being established.

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

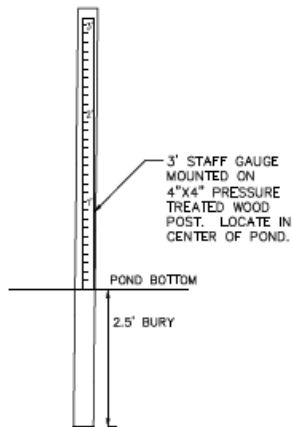
I, the undersigned professional engineer in the State of New Mexico, do hereby certify that the record information shown hereon is based on actual field measurements and visual inspections performed by myself or under my direct supervision. I further certify that the record condition as of _____ is in substantial compliance with the approved grading and drainage plan prepared by _____, dated _____.

Signature

NMPE # _____

Date

Example for pond measurement post

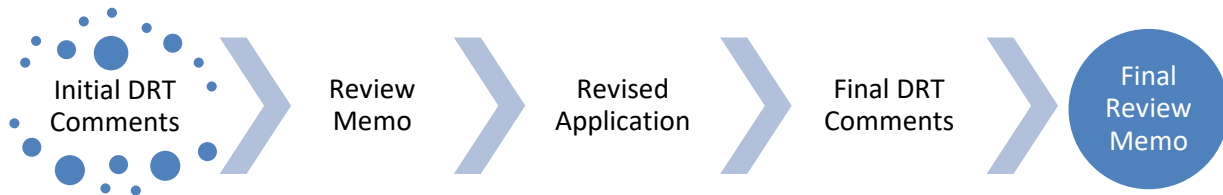


POST & STAFF GAUGE
NTS

Development Review Team (DRT) Comment Form

DRT Review Schedule – 9-12+ weeks*

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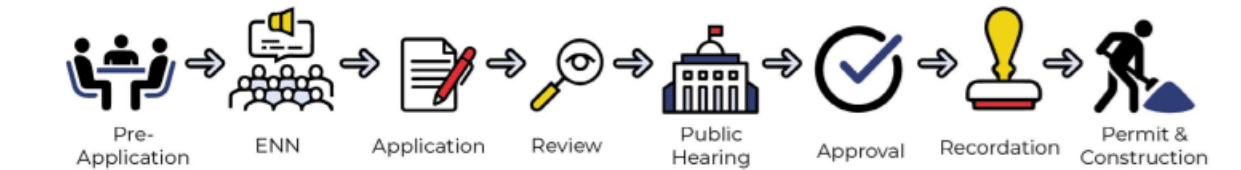


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Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Date:

DRT Member: Lawrence Rivera

Dept/Div: Landscape, Irrigation, Outdoor Lighting

Case No.: Case #2025-10685. Tierra Contenta Preliminary Subdivision Plat

Case Planner: Rebekah Clouser Senior Planner, reclouser@santafenm.gov>

Conditions of Approval and Technical Corrections Tables

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2.		
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4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant response**:
. Landscape and irrigation plans and documents are incomplete. Landscape & Irrigation code and compliance reviews are not possible. The roadway street trees located at the school for the deaf property are not shown in the landscape and irrigation plans, sheets LO.1 through IR2.3 Street Trees are a code requirement per 14-8.4(G)(1) which reads as follows. <i>Street trees</i> are required to reduce heat, dust, <i>glare</i> and the need for cooling or heating; to help clean and oxygenate the air; to reduce road noise; to promote continuity between <i>developments</i> ; and to enhance the appearance of Santa Fe's <i>streets</i> . Consideration should be given to urban density, historic or vernacular character of the location; continuity with native vegetation and the natural <i>landscape</i> ; and the ability to provide water for irrigation.	Prior to the preliminary subdivision hearing.	
1. Provide landscape square footage for retention ponds, parkway planters and open space for review of material quantities.	Prior final plat hearing	
2. Provide columns for plant types within the monthly water budget charts and list the plant types.	Prior to final plat hearing	
3. Provide a minimum of one watering for each plant type for the months of December, January and February.	Prior to final plat hearing	

<p>4. Remove Item #9 from the General Conditions Notes on sheet L0.0. The City of Santa Fe will not maintain infrastructure until the acceptance of the development by the Land Use Department Engineer.</p>	<p>Prior to final plat hearing</p>	
<p>5. Provide a significant tree survey, list species, size, and quantities. Any trees to be removed shall be mark on the plan with a red X.</p>	<p>Prior to final plat hearing</p>	
<p>6. City Staff respectfully request the replacement of Pinon Pine with another conifer tree on the City approved plant list. Due to the black scale and bark beetle infestations plaguing Pinon in many areas of Santa Fe including the southwest section.</p>	<p>Prior to final plat hearing</p>	
<p>7. 14-8.4(G)(1) <i>Street trees</i> are required to reduce heat, dust, <i>glare</i> and the need for cooling or heating; to help clean and oxygenate the air; to reduce road noise; to promote continuity between <i>developments</i>; and to enhance the appearance of Santa Fe's <i>streets</i>. Consideration should be given to urban density, historic or vernacular character of the location; continuity with native vegetation and the natural <i>landscape</i>; and the ability to provide water for irrigation. Therefore, street trees are required at the road improvement section of the Indian School property.</p>	<p>Prior to final plat hearing</p>	
<p>8. Provide irrigation to all revegetation native seed areas. (Per COSF Code 14-8.2 D(5)(c) all trees and shrubs shall be mulched and irrigated until established. Grass seed should either be hydroseeded or covered with biodegradable material or synthetic soil erosion 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>Prior to final plat hearing</p>	
<p>9. 14-8.4(F)(5)(e) All areas with exposed soil surfaces disturbed by construction shall be revegetated to minimize erosion and stormwater runoff and to improve the infiltration of precipitation.</p>	<p>Prior to final plat hearing</p>	
<p>10. Transition Lines and Grade: Transition line between excavation and native soil shall be smoothly raked, creating a clean consistent grade. Existing grade below native trees and shrubs shall remain undisturbed throughout the dripline of the plant material. No mounding of soil, fill-dirt, organic or inorganic debris shall be abandoned under native plant material canopies. All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated including spoil piles and stockpiles of any</p>	<p>Prior to final plat hearing</p>	

material. 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. Areas of natural gravel, cobble, fractured stone, and/or boulder fields shall be restored to the natural state that existed prior to construction. Grade out any damage to the natural terrain prior to the re-application of native stone material.		
11. Median detail 3/L3.0 shows the top gravel mulch to be 1-inch below top of curb. City code Exhibit A, Resolution No. 2010-66 (08/11/10) 6.(B.) Mulch reads, Provide for the surface of the organic mulch or crusher fines to be at least two inches below the top of the curb of the median, parkway or planter. Median Mulch levels shall be 2-inches below top of median curbing. Revise detail and notes accordingly.	Prior to final plat hearing	
12. Provide an air gap at the root flair of all trees and shrubs planted within gravel/cobble planting strips and wakways.	Prior to final plat hearing	
13. AY Macdonald manual drain valve dose not meet City code: No stop & waste valves or automatic drain valves (King Drains) permitted per COSF Irrigation Design Standards. City of Santa Fe Landscape Irrigation Design Standards (LIDS) 4.16. City prefers sch80 ball valves for manual drain valves.	Prior to final plat hearing	
14. Irrigation line shall not cross over City Water Mains per the City Water Department. Additional points of conections are required.	Prior to final plat hearing	
15. Irritrol Decoders are Required.	Prior to final plat hearing	
16. Backflow Preventer Enclosures shall be Stainless Steel and Insulated.	Prior to final plat hearing	
17. The GFI shall be installed within the backflow preventer enclosure. Provide detail on plan sheet IR2.1 as shown in figure 4-9: heat tape, LIDS code page IV-17.	Prior to final plat hearing	
18. Irrigation mainlines shall be burried 24-inches below top of soil grade. All spray head laterals shall be buried at 18-inches and drip poly pipe shall be burried 6-inches below top of soil grade.	Prior to final plat hearing	
19. At no time are landscape irrigation valve boxes permitted within pavement or concrete roadways, sidewalks, or asphalt pathways.	Prior to final plat hearing	
20. Master valve assemblies shall include a true union ball valve per 4.2.2.LIDS.	Prior to final plat hearing	
21. Drip valve assemblies shall include a pressure regulator per 4.17.3 LIDS.	Prior to final plat hearing	
22. Emitter Quantity and placement shall be determaind by the emiter per plant formula found on page V-11 of the LIDS. Minimum emitter count	Prior to final plat hearing	

shall be 6 emitters per tree and 2 emitters per shrub.		
<p>23. 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.</p> <p>24. Bubbler Assembly locations city staff request all Rainbird RWS-BCG Root Watering Kits be located 12- inches away from the root ball to prevent roots from girdling (root bound).</p>	Prior to final plat hearing	
<p>25. The retaining wall height standards in this Section 14.8.5 apply to the portion of a wall, fence or similar that supports a higher finished grade on one side than on the other. The height of the retaining wall is measured from the finished grade at the base of the wall to the finished grade at the top of the wall. (Ord. No. 2012-11 § 22)</p> <p>14-8.5(B)(1)(a) No retaining wall shall exceed six feet in height.</p> <p>14-8.5(B)(1)(b) Retaining walls shall be stepped or terraced so that they are separated by a distance equal to the height of the higher wall.</p>	Prior to final plat hearing	
<p>26. Stormwater Ponding: A water level measuring device with zero set at finish grade located at the center of each pond is required. 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. Stormwater storage ponds are not to exceed 1 foot in depth without a verification that storm water will drain within 24 hrs.</p>	Prior to final plat hearing	

**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):

Case #2025-10689. Tierra Contenta Preliminary Subdivision Plat Variance (Street Trees)

Within the first sentence of the street tree code, it states that street trees are required. Code also states that consideration should be given to urban density, historic or vernacular character of the location; continuity with native vegetation and the natural [landscape](#); and the ability to provide water for irrigation. I don't see a case for any of these points of consideration. I oppose this variance; I provided the street tree code for your convenience.

14-8.4(G) Street Tree Standards

(1) [Street trees](#) are required to reduce heat, dust, [glare](#) and the need for cooling or heating; to help clean and oxygenate the air; to reduce road noise; to promote continuity between [developments](#); and to enhance the appearance of Santa Fe's [streets](#). Consideration should be given to urban density, historic or vernacular character of the location; continuity with native vegetation and the natural [landscape](#); and the ability to provide water for irrigation.

(2) Required [street trees](#) do not substitute for required [landscape](#) material in parking [lots](#), except as provided in Subsection [14-8.4\(l\)\(2\)](#) (Parking Lots - Perimeter Screening). [Street trees](#) shall be located as follows:

(a) on major and secondary arterials, one tree an average of every thirty (30) to forty (40) feet.

(b) on all other [streets](#), one tree an average of every twenty-five (25) to thirty-five (35) feet; and

(c) where [street trees](#) or [planting strips](#) are required but not practical, the equivalent area in square feet and amount of plant material may be provided elsewhere on the site, with approval of the [land use director](#) and based on existing conditions or design intent.

(3) Location of Street Trees:

(Ord. No. 2013-16 § 48; Ord. No. 2014-31 § 31)

(a) on streets, other than major and secondary arterials, [street trees](#) shall be located on the subject [property](#) adjacent to the [property](#) line or within the [right of way](#) as approved by the planning commission or the public works director. [Street trees](#) located within the [right of way](#) shall be planted in compliance with Chapter 23 SFCC 1987 Streets, Sidewalks and Public Places and in compliance with adopted median and [parkway](#) standards;

(b) on major and secondary arterials, trees shall be planted in a minimum ten (10) foot wide [parkway](#) that includes the width of the sidewalk or other pedestrian way. If existing [development](#) precludes provision of the ten (10) foot wide [parkway](#), trees shall be planted in a

space no smaller than five (5) feet by thirteen (13) feet and preferably multiple trees in longer [planting strips](#);

(c) [street trees](#) should be planted to the greatest extent possible in [swales](#) or basins that collect run-off and precipitation;

(d) [street trees](#) shall be located at least fifteen (15) feet from light standards, so as not to impede outdoor illumination;

(e) [street trees](#) shall be located at least fifteen (15) feet from fire hydrants so as not to interfere with hydrant operation;

(f) [street trees](#) located under utility lines shall be a species that maintains a minimum of five (5) feet of clearance from overhead utility lines at maturity; and

(g) [street trees](#) shall not be required on single- [family residential lots](#).

Case #2025-10690. Tierra Contenta Preliminary Subdivision Plat Variance (Significant Trees)

I have requested a significant tree survey in my review to provide tree counts. I think this information is needed prior to a variance decision because the total amount of landscape trees installed counts against the replacement of significant trees required. The site does not look to be heavily populated with existing tree cover. The north side of Santa Fe is much more populated with trees than the proposed site and the code is enforced in that area as well as the escarpment zone. However, this is at the discretion of directors of Land Use and Public Works. I oppose this variance. I've included the Preservation code for your convenience,

14-8.4(5) Preservation of Existing Vegetation
(Ord. No. 2014-31 § 30)

(a) The [land use director](#) may require the preservation, relocation or replacement of existing [significant trees](#) as provided in Subsection [14-8.4\(B\)](#), except that the public works director may determine the requirements for [significant trees](#) located within [public right-of-way](#), within [city](#) parks or on other land owned by the [city](#). Determinations shall be made in accordance with the following criteria:

(i) priority is given to preserving [significant trees](#) that provide [screening](#), buffering, wildlife habitat or linkages to wildlife habitat;

(ii) [significant trees](#) that are to be preserved or relocated shall be healthy and free from serious insect or parasite infestation;

(iii) [significant trees](#) to be relocated shall be selected from areas with adequate soil conditions for successful relocation;

(iv) the recommended season for relocation of piñon (*Pinus edulis*) trees is September 15 to May 15.

(v) if relocation of existing [significant trees](#) is not possible within these guidelines, then equivalent plant material shall be provided. Replacement evergreen trees shall be six (6) feet tall or taller, replacement deciduous trees shall be two (2) inches [caliper](#) or greater; and

(vi) relocated or replacement trees shall be irrigated until they are established.

(b) A minimum of forty percent of piñon [significant trees](#) shall be preserved, relocated on site or replaced as specified in this Section [14-8.4](#). Piñon trees that are preserved or relocated on site and are a minimum of eight (8) feet tall shall substitute for two trees required elsewhere in this Section [14-8.4](#).

(c) No existing deciduous tree with a six (6) inch [caliper](#) or greater or evergreen tree over eight (8) feet tall shall be removed without the approval of the [land use director](#) or public works director as provided in Subsection (F)(5)(a) above. Trees classified by the New Mexico department of agriculture as [noxious weeds](#) that are smaller than a twelve (12) inch [caliper](#) are exempt from this review, including Russian olive (*Elaeagnus angustifolia*), Siberian elm (*Ulmus pumila*), tree of heaven (*Ailanthus altissima*) and salt cedar (*Tamarix* species).

(d) During construction, existing plant material to be preserved shall be enclosed by a temporary fence at least five (5) feet outside the dripline. In no case shall vehicles be parked or materials or equipment be stored or stockpiled within the enclosed area.

(e) All areas with exposed soil surfaces disturbed by construction shall be revegetated to minimize [erosion](#) and stormwater runoff and to improve the infiltration of precipitation.

(f) Destroyed vegetation shall be removed promptly to prevent insect infestation of healthy vegetation.

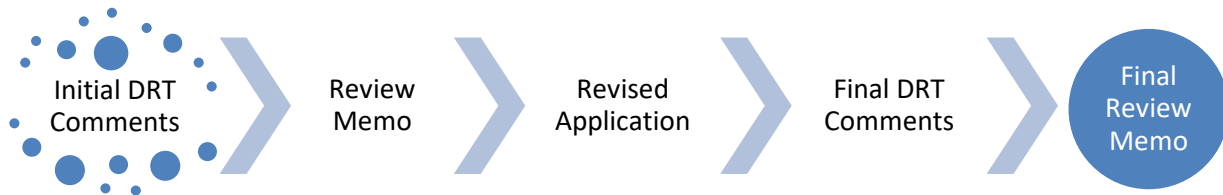
(g) The preservation of plant species classified as [noxious weeds](#) is discouraged.

(h) Topsoil removed during construction shall be stockpiled on site and reused on site in [landscaped](#) areas or areas to be revegetated.

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.

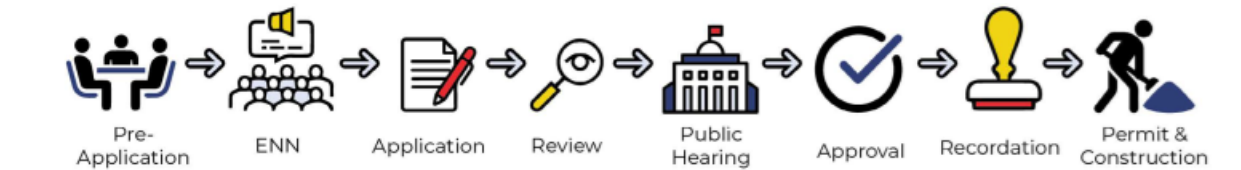


Timing of Conditions of Approval + Technical Corrections

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 Application Intake	DRT Initial Review Comments Due

Date:

DRT Member: Lawrence Rivera

Dept/Div: Landscape, Irrigation, Outdoor Lighting

Case No.: Case #2025-10685. Tierra Contenta Preliminary Subdivision Plat

Case Planner: Rebekah Clouser Senior Planner, reclouser@santafenm.gov>

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 #

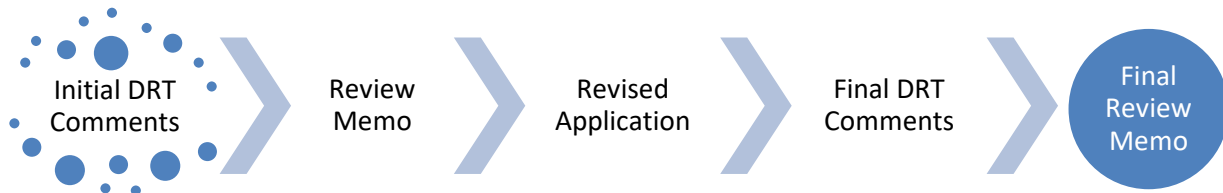
Conditions of Approval:	Must be completed by:	Applicant response**:
1.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant response**:
1. Landscape and irrigation plans and documents are incomplete. Landscape & Irrigation code and compliance reviews are not possible. The roadway street trees located at the school for the deaf property are not shown in the landscape and irrigation plans, sheets LO.1 through IR2.3 Street Trees are a code requirement per 14-8.4(G)(1) which reads as follows. <i>Street trees</i> are required to reduce heat, dust, <i>glare</i> and the need for cooling or heating; to help clean and oxygenate the air; to reduce road noise; to promote continuity between <i>developments</i> ; and to enhance the appearance of Santa Fe's <i>streets</i> . Consideration should be given to urban density, historic or vernacular character of the location; continuity with native vegetation and the natural <i>landscape</i> ; and the ability to provide water for irrigation.	Prior to the preliminary subdivision hearing.	

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.

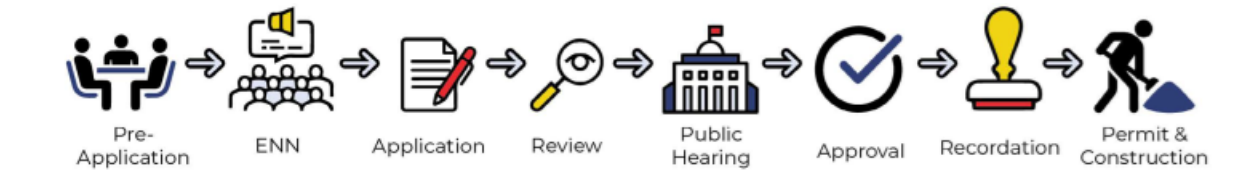


Timing of Conditions of Approval + Technical Corrections

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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- 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 *2025 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Date: 6-28-2025

DRT Member: Regina Wheeler, Public Works Department Director

Melissa McDonald, Park & Open Space Division Director

Zoe Issacson, River and Watershed Manager

Scott Overlie, Parks Project Manager and MS6

Dept/Div: Public Works/Parks and Open Space Division

Case No.: 2025-10685; 2025-10688; 2025-10689; 2025-10690

Case Planner: Rebekah Clouser, reclouser@santafenm.gov

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**:
<p>1. Revise roadway section in the following:</p> <p>Section B-1 – Paseo del Sol West (No Parking): Switch the existing 6' sidewalk with the adjacent 6' planter strip so that the planter strip lies between the sidewalk and easement. This adjustment maintains the required 10' easement.</p> <p>Section B-2 – Paseo del Sol West: Switch the 6' sidewalk with the 5' planter strip to place the sidewalk directly behind the curb. This layout retains the 10' easement.</p> <p>Section C-2 – Paseo del Sol (No On-Street Parking): Replace the planter strip with a 3' hardened buffer, followed by a 6' sidewalk and an 8' planter strip on the opposite side. This revision maintains the 10' easement.</p> <p>Section E – Cinto (With On-Street Parking): Switch the 5' sidewalk with the 5' buffer so the sidewalk runs at the back of curb and the planter lies between the sidewalk and the easement. This layout preserves the 10' required easement.</p> <p>Section D – Paseo del Sol West (Unplanned Development Area): Switch the 7' buffer with the 10' multi-modal trail</p> <p>Buffer Standards: Buffers constructed using permeable paving, pavers stamped or colored concrete, cobble, gravel, or other approved materials. Decorative gravel must be a minimum of 7/8 inch in diameter and installed to a depth of 4 inches, with a 1/2-inch freeboard from the sidewalk edge and 2 inches from the curb. A commercial-grade</p>	<p>Prior to Final Plat Hearing</p>	

<p>woven fabric weed barrier shall be installed beneath all gravel to reduce weed growth.</p> <p>If vegetation—specifically trees—must be installed within a buffer that combines a vegetative strip behind the curb and between the sidewalk, suspended pavement or another approved method must be used. This increases soil volume offsets and water-holding capacity, which are essential for supporting tree health and longevity.</p> <p>Vegetative strips and buffer designs must consider long-term maintenance. Narrow curbside strips are discouraged due to irrigation inefficiencies, weed intrusion, and the high level of upkeep required. Tree planting in these areas is often unsuccessful, as limited rooting space between the hardened roadway and sidewalk leads to short-lived trees. Additionally, tree limbs may extend into roadways or bike lanes, creating safety hazards, increasing liability for the City, and driving up maintenance demands.</p> <p>Placing the vegetative strip on the opposite side of the sidewalk or trail still provides green space and shade, while significantly reducing maintenance challenges and minimizing safety risks.</p> <p>Medians: A mixture of cobble, 3” to 6”, and decorative gravel, 7/8” minimum, is acceptable and shall be installed to a depth of 4 inches, maintaining a 1/2-inch freeboard from the edge. A commercial-grade woven fabric weed barrier shall be installed beneath all cobble and gravel to reduce weed growth, with exceptions allowed around planting areas.</p>		
<p>2. All gravel areas (medians, buffer, vegetative strips) that spec must be at least 3” min --add commercial grade weed barrier except adjacent to plantings. Size and color to be approved by Parks & Open Space Division.</p>	<p>Prior to Final Plat Hearing</p>	
<p>3. Culvert outlet concerns:</p> <ul style="list-style-type: none"> a. some of these have long rundowns with no splash pad or channel protection to prevent scour, please provide scour protection b. the potential for large pulses to overshoot the rundown and therefore have little dissipation before the water hits the channel (G2 for example). <p>4. Earthen Berms: Trees, shrubs, and rocks should be strategically placed to prevent ATV use; all the existing earthen berms in Tierra Contenta are covered with ATV roads/tracks.</p> <p>5. Ponds: Please avoid planting trees in the flow path of the outlets and inlets, trees should be planted</p>	<p>Prior to Final Plat Hearing</p>	

<p>on higher terrain and around the ponds for maintenance purposes and to avoid obstruction of storm flow. Grasses and wildflowers should be an acceptable alternative to planting irrigated vegetation within the ponds as developer proposes in the alternative means of compliance (current requirement of 1 tree and 2 shrubs per 500 sq ft of required ponding area, seems to Parks staff like an unnatural density of new plant material and exceeds density current conditions of existing ponds). This design should relate to similar densities found at existing, established ponds. Seeding quantities as proposed seem reasonable.</p> <p>6. Illegal Dumping: There is a lot of illegal dumping on this property, contractors are responsible for site cleanliness and maintenance and should be mindful of this existing issue. Once they mobilize to the site, they are responsible for what happens on the site.</p>		

Technical Corrections:	Must be completed by:	Applicant response**:
<ol style="list-style-type: none"> 1. Sheet IRO.1, Irrigation Schedule, Hydrometer model change to-Master Meter 1.5" Brass USG 1 GPP Water, WITH CONTACT HEAD AND REED SWITCH with one pair of Brass Master Meter Coupling, Master Meter 1.5" coupling with gasket, Mottech Single Output Decoder for 24 VAC Valves, Mottech Single input decoder configured to work with digital or analog sensor Flow Meters 2. Sheet IRO.1, Irrigation Schedule, Controller model to be- MOTOROLA IRRINET M AC with Single Cable Decoder Assembly with 200 Decoder Max, Radio, Antenna, Interspec Stainless Steel Locking Single Door Enclosure Powder Coated Paint with Communication to ICC Central. Single Cable Line Surge Protection Unit for SC DEC 1, install every 500' and at terminal end of path. 3. Sheet IRO.1, Irrigation Schedule, Hot Box to be lockable, insulated stainless steel with heat tape and electric source inside box. 4. Sheet IR1.1, IR1.2, IR1.4, IR1.6 & IR1.9 POINT OF CONNECTION 1, 2, 3, 4, 5, 6, 7 and 8 calls out installation of '1" STOP AND WASTE VALVE', need to change to- gate valve and automatic drain valve per code 14.161 5. Sheet IR2.1, Detail #6 change Mainline depth to 24", Lateral line depth to 18" and poly line (drip) depth to 6" min. 6. Sheet IR2.1, Detail #10, 'Stop & Drain Valve' callout, change to gate valve and automatic drain valve per code 14.161 Also change 120 volt AC GFI 	<p>Prior to Final Plat Hearing/recording</p>	

<p>protected duplex 3 prong outlet to be installed inside of backflow preventer enclosure</p> <p>7. Sheet IR2.2, Detail #11, 'Hot Box HB1-T Fiberglass Enclosure' change to- Hot Box to be lockable, insulated stainless steel</p>		

**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)

Date: July 7, 2025

DRT Member: P. Fred Heerbrandt, P.E.

Dept/Div: Public Utilities/Wastewater

Case No.: 2025-10685; 2025-10688; 2025-10689; 2025-10690

Case Planner: Rebekah Clouser, reclouser@santafenm.gov

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. No Conditions		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant response**:
1. No Technical corrections are necessary		
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

Date: July 1, 2025

DRT Member: Taylor Jurgens

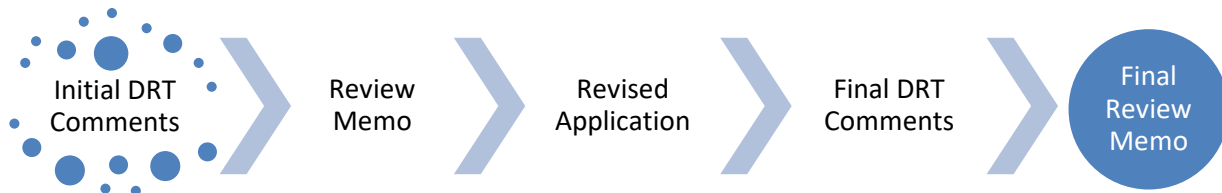
Dept/Div: Public Utilities/Water Division

Case No.: **Case #2025-10685, 10688, 10689, 10690: Tierra Contenta Ph. 3A Preliminary Subdivision Plat and Variances**

Case Planner: Rebekah Clouser

DRT Review Schedule – 9-12+ weeks*

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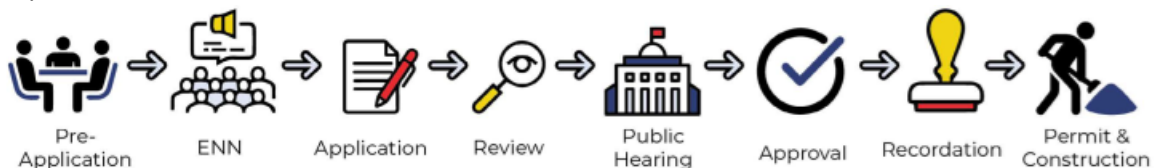


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- a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
- b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
- c. *Prior 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 Construction* – these conditions/technical corrections can be addressed during the construction and inspection processes.

Development Review Process Flow Chart



*See the *2025 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. Water Plan shall be submitted to the City Water Division for review.	Prior to Public Hearing for Final Subdivision Plat	
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. 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	
4. Each lot shall be served by separate City water service at the time of development.	At the time of development	
5.		
6.		

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

**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.

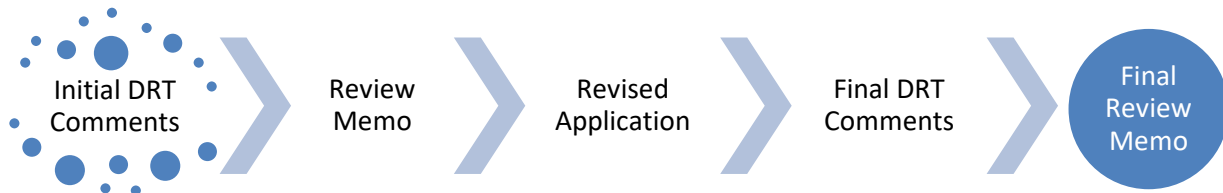
Explanation of Conditions or Corrections (if needed):

(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.

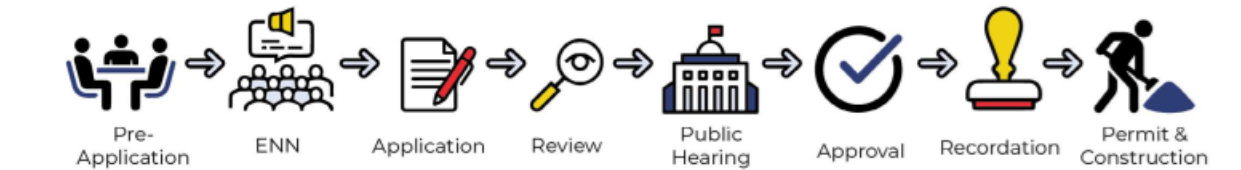


Timing of Conditions of Approval + Technical Corrections

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 *2025 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Date:

DRT Member: Rebekah Clouser

Dept/Div: Current Planning, Planning and Land Use Department

Case No.: 2025-10685; 2025-10688; 2025-10689; 2025-10690

Case Planner: Rebekah Clouser, reclouser@santafenm.gov

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. Applicant submittal "5_Design Standards_Tierra Contenta Recorded 5.7.25" must be rerecorded to include the correct street section design for Paseo del Sol that matches condition 19 from the Master Plan (case # 2021-3818). Design Standards Guideline is not readable.	Prior to preliminary plat hearing	
2. The submitted road segments A – Paseo del Sol Arroyo Crossing up to the West Roundabout, B1 – Arroyo Crossing Transition, and D – Paseo del Sol through New Mexico School for the Deaf Property do not qualify for innovative street design. The submitted road designs do not have enough information and do not identify how the proposed design is equal to or greater than the infrastructure standards under 14-9.2. Innovative Street design cannot be submitted to avoid a variance.	Prior to preliminary plat hearing	
3. Two road segments for innovative street design were not advertised in an ENN meeting. Two road segments would need to go back to ENN or be removed from the application.	Prior to preliminary plat hearing	
4. Traffic Impact Analysis does not address future improvements and associated costs with improvements.	Prior to preliminary plat hearing	
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant response**:
1. Road Sections identify C1 and C2 while Road Map only identifies C. Clarify road plan with road sections	Prior to preliminary subdivision hearing	
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):

Governing Body Meeting 10/27/2021

Case #2021-3818. Tierra Contenta Master Plan Amendment #1 for Phase 3A.

<https://www.youtube.com/live/1R1Ffn4BuxY?si=6RGd26uesvmczKzy&t=23953>

Time stamp - 6:39:13

Mayor - councilor lindell you have the floor

councilor Lindell - i'll make a motion mayor um we have a resolution here um and we have a case number which one do i properly need to use

Mayor Webber - uh patricio do you can you advise counselor lindell on how to whether she's going with the uh how best to uh address the motion she wants to make

Pat Feghali - counselor um mr mayor uh by the case number would be

council lindell - okay

council lindell - I'm gonna move to approve case number 2021-3818 um as approved by the planning commission with a change of condition that only paseo del sol sidewalk will be six foot all other sidewalks will meet minimally meet code.

Romero-Wirth - Second

Mayor - okay I want to run that past our city attorney's representative is that motion and and also dan because he wanted to make sure we had consistency up and down findings of fact and other uh parts of our work as long as we're operating within the uh we don't have to come back with a special hearing are we okay with council lindell's motion as you understood it

Pat Feghali - mr mayor uh counselors yes you would still need to make another motion to adapt the resolution and then to uh adopt the findings of facts with the new condition yes

Mayor - perfect thank you for that clarification so we have a motion and we have a second from counselor lindell is there discussion of the motion by members of the governing body, if not uh madam clerk can you call the role uh

Time stamp - 6:41:29

clerk - yes

councilor rivera - yes

councilor Romero wirth - yes

councilor Vigil-Coppler - yes

councilor Villarreal - yes

councilor Abeyta - yes

councilor Cassutt - yes

councilor Garcia - yes

councilor Lindell - yes

oh, Mayor Webber - thank you - yes

oh mayor webber thank you yeah it's got its weight sorry mayor webber would you like to vote I vote yes

clerk - okay great the motion has been approved

thank you councillor lindell so uh the the other motion that I need to uh make is uh I move to approve the resolution um and patricia what did you tell me I need to make a uh carve out on that for changing the um

Pat Feghali - um counseling mr mayor you would need to um have the amended condition that you just said for the sidewalks and then you would also need to do the same with the findings of facts

councilor Lindell - okay so i'll make a motion to adopt the resolution with a condition of six foot sidewalks on paseo del sol all other sidewalks minimally meeting code and also uh having that reflected in the um finding of facts

councilor Romero wirth - second

Mayor - a quick quick legal check do we need two separate motions or can we combine those two

Pat Feghali - um mr mayor i believe you can combine them that should be fun okay so council lindell is uh moved to adopt the resolution uh changing that one condition to reflect six foot sidewalks uh at paseo del sol foot in other areas and adding that to the findings of fact and conclusions of law and there was a motion there was a second is there discussion

councilor rivera - mr mayor councillor there yeah dan can you just confirm that a five-foot sidewalk is the minimal accepted by code

Dan Esquibel - um mr mayor uh councillor revered uh if you can give me a couple seconds to pull that up

Jennifer Jenkins - i'm i could share the screen with the code section if that's helpful

Mayor - if you've got it at your fingertips you could do that

Jennifer Jenkins - i do i do happen to have it at my fingertips

Dan Esquibel - madam chair um mayor uh mr commissioner council romero rivera sorry it's late most of them are minimum are 5 feet there is one at seven feet but uh that's uh more of a collector mixed-use road so um yeah five foot sidewalk will work for this particular project

councilor rivera - thank you

Mayor - okay other questions or comments before we vote? uh i'm gonna just take one minute to add my thoughts to what has been brought to us tonight, because i know it's been a long time in the works i know more than four years ago i sat down with

steve flantz and kim shanahan and a young younger man named daniel werwath and talked about tier content to phase three and what its importance was to the city's housing future and how important it was to have a plan that really would as alexandra lad said from the beginning make this development a the best option for people to choose to live in not an option but the preferred option and i think the work that has been done daniel your leadership has been outstanding in terms of bringing people together and recognizing that what we had before was not going to make it a preferred option might have worked but wouldn't have been the outstanding vision that's presented tonight to reflect uh new ways of offering options for people to build things to choose a span of housing choices that make their lives better to reflect uh a different way of imagining a neighborhood not just housing but a neighborhood and a community and what you've brought us tonight is a step improvement of anything that has been done before and you really ought to be telling your whole team and all the folks who worked on this uh i know jack hyatt's been instrumental i know you've expanded the conversation to people who perhaps maybe felt they weren't welcome at the table in the past you've opened up conversations with uh with the city on the funding options uhand and really brought this thing forward uh from where it was to a really outstanding proposal and um i want to thank you i want to thank your whole team uh i think as we're voting on this you're gonna sense the enthusiasm and the uh sense of uh great um a great sense of of growth that you've

brought forward um i'm just watching what you what you're what you're telling us about tonight and looking at it and thinking what you've done is quite exceptional and so you should feel good about that um any other comments before we go to a vote uh in that case uh madam clerk can you call the role?

clerk - yes

Time Stamp - 6:48:08

councilor Romero wirth - yes

councilor Vigil-Coppler - yes

councilor Villarreal - yes

councilor Abeyta - yes

councilor Cassutt - yes

councilor Garcia - yes

councilor Lindell - yes

councilor rivera - yes

Mayor Webber - yes

Time Stamp - 6:48:29

clerk - motion has been approved