

# ATTACHMENT B DRT COMMENTS

**September 5, 2024**  
**Planning Commission**  
**2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)**  
**Master Plan Amendment, General Plan Amendment &**  
**Rezoning**

# ATTACHMENT A

Development Review Team (DRT)

1. Traffic Division
2. Fire Prevention
3. Water Division
4. Wastewater Division
5. Parks Division

## Development Review Team (DRT) Comment Form

Date: August 26, 2024

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

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Las Soleras GP, Rezoning & Master Plan, Parcels 19 – 26

Case Planner: Dan Esquibel, Planner and Case Manager

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. N/A	N/A	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant Response:
1. As described and listed in the attached email from Wilson & Co. dated 3/7/24	Prior to Filing Master Plan	
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. The original approved Master Plan note 46A states: "... Beckner Road shall be constructed as a four lane major arterial consistent with Chapter 14 of the City Code unless otherwise approved by the City of Santa Fe Public Works Department (consistent with approved or amended TIA).
2. Note that the updated traffic study supports the eventual completion of a 4-lane facility on Beckner Road as described as a condition of approval in the original Master Plan.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

# Las Soleras Tracts 19 through 26 Traffic Study for Zone Change REVISED

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From Gallegos, Phil <Philip.Gallegos@wilsonco.com>  
To engineer@leroykacheco.com<Engineer@leroykacheco.com>  
CC Audra Gallegos (audra.gallegos@wilsonco.com)<Audra.Gallegos@wilsonco.com>  
Date Thursday, March 7th, 2024 at 11:52 AM

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Leroy, I have reviewed the Las Soleras Tracts 19 through 26 Traffic Study for Zone Change and have the following comments.

It should be noted and updated in the Executive Summary and Report that the proposed zone change indicates that a four lane facility on Beckner is required between Las Soleras to east of Rail Runner Road with a dual lane roundabout at Beckner and Rail Runner. Beckner should be expanded to a 4-lane facility from Cerrillos Road to East of Rail Runner Road with a dual lane roundabout at Beckner and Wellness Way as well for system continuity. As development in the area progresses Beckner may in the future be required to expand to a 4-lane facility from Cerrillos Road to Richards Ave. with dual lane roundabouts.

In general, I concur with the findings and recommendations in the report with the following comments. The markups can be viewed on the link below. Please let me know if you have any questions or need more information. Thanks, Phil

On page 12, 16 and 19 indicate page number for the 9 other proposed development projects

On page 28 the intersection of Beckner and Las Soleras should be referenced as an unsignalized roundabout instead of a signalized roundabout

On page 30 the intersection of Beckner and Rail Runner should be referenced as an unsignalized roundabout instead of a signalized roundabout

On page 32 the intersection Number 9 Walking Rain Road should be referenced as an unsignalized roundabout instead of a signalized roundabout

On page 35 intersection number 10 Beckner and Calle de Alegria is referenced as roundabout but on page 34 is referenced as an unsignalized intersection right in/right out.

On page 36 Beckner road/Calle de Alegria is reference instead of Governor Miles/Rail Runner

 [LS\\_Tr\\_19\\_26\\_TIS\\_Review\\_Markups.pdf](#)

Phil Gallegos

Civil Engineer

Wilson & Company, Inc., Engineers & Architects

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505-348-4126 (direct)

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**We bring people together to practice their craft, to create value, and to accomplish great things.**

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# Development Review Team (DRT) Comment Form

Date: August 26, 2024

DRT Member: Geronimo Griego, Fire Marshal

Dept/Div: Fire Prevention Divisions

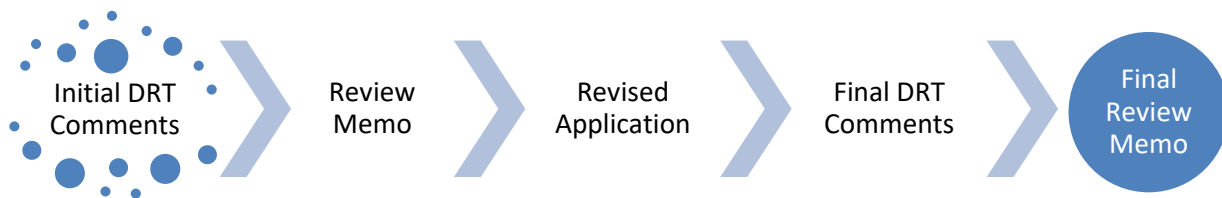
Case No.: 2024-7898, 7900, 7899 Las Soleras GP, Rezoning & Master Plan, Parcels 19 – 26

Case Planner: Daniel Esquibel

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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.

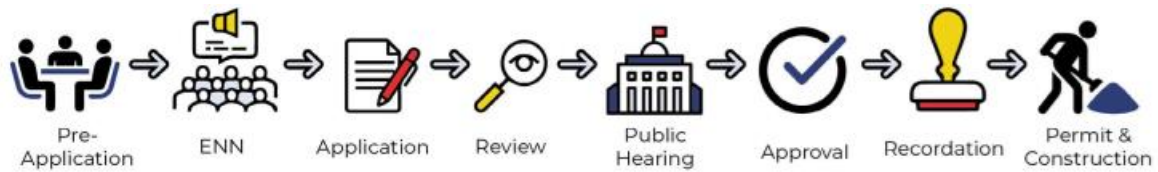


## Timing of Conditions of Approval + Technical Corrections

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:

- 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 *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. code provisions or other requirements below.		
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. A comprehensive assessment of the fire service's capacity and requirements should be conducted for all substantial new masterplan developments.
2. Prior to the commencement of any construction, the water division and fire department must provide the approval of all infrastructure hydrants and waterlines.
3. Prior to the arrival of any combustible materials, a suitable all-weather access road capable of accommodating a 75,000-pound fire apparatus shall be provided

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

## ESQUIBEL, DANIEL A.

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**From:** JURGENS, TAYLOR R.  
**Sent:** Thursday, March 7, 2024 5:14 PM  
**To:** ESQUIBEL, DANIEL A.  
**Cc:** DELMAR, JOHN P.  
**Subject:** Case 2024-7898, 7899, 7900 - Las Soleras General Plan Amendment, Master Plan Amendment, and Rezoning

Dan,

For the subject cases, we don't have any concerns at this time from a water engineering standpoint. The existing 12" main in Beckner should be able to accommodate the changes being proposed with no issues. For the future developments that come in under the general plan and master plan, the specific requirements for new public water infrastructure will be evaluated at the time of application for each phase of the project.

Let me know if you have any questions.

Thanks,  
Taylor



**Taylor Jurgens, P.E.**

Engineer

City of Santa Fe Water

Office 505-955-4265

Web [www.santafenm.gov/water\\_division](http://www.santafenm.gov/water_division)

Email [trjurgens@santafenm.gov](mailto:trjurgens@santafenm.gov)



# City of Santa Fe, New Mexico

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*Alan Webber, Mayor*

**Councilors:**

Signe I. Lindell, Mayor Pro Tem, District 1  
Alma G. Castro, District 1  
Michael J. Garcia, District 2  
Carol Romero-Wirth, District 2  
Lee Garcia, District 3  
Pilar F.H. Faulkner, District 3  
Jamie Cassutt, District 4  
Amanda Chavez, District 4

April 8, 2024

Daniel,

This letter is to confirm that the Wastewater Division has reviewed the proposed changes to the Las Soleras project as shown in the following documents;

- 2024- 7898 Las Soleras General Plan Amendment
- 2024- 7899 Las Soleras Parcels 19-26 Rezoning
- 2024- 7900 Las Soleras Master Plan Amendment

The Wastewater Division has determined that the existing and proposed sewer system infrastructure will be able to accommodate the impacts of the proposed development.

T. Stanley Holland, P. E.  
Wastewater Division  
73 Paseo Real  
Santa Fe, New Mexico 87507  
505-955-4637

**ESQUIBEL, DANIEL A.**

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**From:** MCDONALD, MELISSA A.  
**Sent:** Monday, August 26, 2024 3:34 PM  
**To:** ESQUIBEL, DANIEL A.  
**Cc:** OVERLIE, SCOTT A.  
**Subject:** Las Soleras 2024-7899,7898.7900.8852.8853,8854,8855--Master Plan Amended Rezone for Las Soleras tracts 19,20,21,23, 24, 26

Parks & Open Space Division can accommodate the rezone request to C-2 zoning.

**Melissa McDonald, PLA**  
Parks and Open Space Division Director  
[mamcdonald@santafenm.gov](mailto:mamcdonald@santafenm.gov)  
505-303-9502

