Development Review Team (DRT)
Comment Form for
Planning Commission

Date: January 8, 2026

DRT Member: Fire Marshal Geronimo Griego

Dept/Div: Fire Marshal's Office

Case No.: 2025-11625 --1335 Camino De Jacobo DP (Nueva Acequia Apts)

Planner: Nathan Linquist, Senior Land-Use Planner

DRT Review Schedule – 9-12+ weeks*

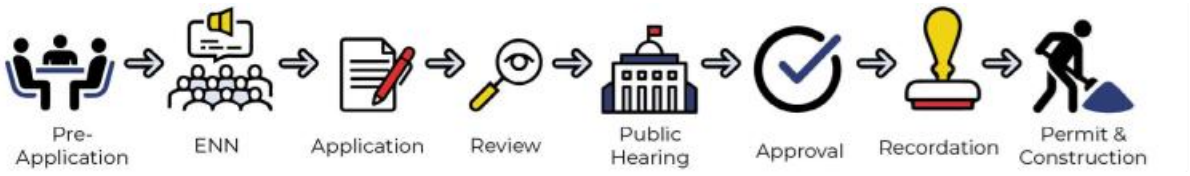
Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). 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 development* -

Development Review Process Flow Chart



Form Updated: September 2023

*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. Shall comply with the most currently adopted International Fire Code (IFC) and adopted city ordinances upon building permit approval.	*Prior to Building Permit Approval.*	

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**

**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 provisions or other requirements will apply to future phases of development of this project:

1. Shall verify placement of (FDC) Fire Department Connections for buildings so that connections have clear path to Fire Apparatus.

Explanation of Conditions or Corrections (if needed):

Date: 12/12/25

DRT Member: Clinton Peterson

Dept/Div: Public Utilities / Water Division

Case No.: 2025-11625 -1335 Camino De Jacobo DP (Nueva Acequia Apts)

Case Planner: Nathan Lindquist

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 # 2025-11625

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Prior to Building Permit Approval	
2. An approved Water Plan will be required for all new public water infrastructure and fire services.	Prior to Public Hearing	
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 also 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 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):

Form Updated: April 2024

Date: 1/12/2026

DRT Member: Sergio Valora Sandoval

Dept/Div: Wastewater

Case No.: 2025-11625

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. Private Sewer: Please make sure all private sanitary sewer lines are SDR-26 PVC.	Prior to Recordation	
2. Manhole Connection: When tying into the existing manhole, it will need to be brought up to current City standards, which will require a full rehabilitation. Also, please ensure the connection is properly directed toward the invert.	Prior to Recordation	
3. Water and Sewer Separation: Please verify that the required separation between the sewer and water service line is met. - Where feasible, parallel water and sewer lines should be at least 10 feet apart horizontally, with the water line at a higher elevation. - If that spacing cannot be achieve, separate trenches will be required, even if one utility was installed before the other, and the water line must be at least 2 feet above the sewer - At crossings, the water line should be at least 3 feet above the sewer. If that is not possible, the sewer will need to be ductile iron or concrete encased for 10 feet on each side of the crossing, per the City's Standard details.	Prior to Recordation	
4.		
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Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1.		
2.		
3.		
4.		

Date: 1/12/2026

DRT Member: Teddy Padilla

Dept/Div: Land Use/Technical Review

Case No.: 2025-11625

Case Planner: Nathan Lindquist

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. . Key note #17. 10' wide Bike and Pedestrian Sidewalk must be done and remain in Concrete.	Permitting	
2. Sidewalk Ends signs must be placed at sidewalk termination points. As well as trail ends signs at Trail termination points. 3. 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 and Administrative Code and DOJ regulations as applicable. 4.	Permitting	
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:

Form Updated: April 2024

Date: 01/08/2026

DRT Member: Paul A. Duran

Dept/Div: Land Use/ HPD

Case No.: #2025-11625 1335 Camino De Jacobo DP (Nueva Acequia Apts)

Case Planner: Nathan Lindquist

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. 14-3.13(B)(3) & 14-3.13(B)(4) 2. (3) Suburban Archaeological Review District 3. In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects: 4. (a)All annexations, rezonings, subdivisions, planned unit developments, or other development requiring approval by the Planning Commission, having over ten (10) acres 5. (b)All city projects over two (2) acres in size. 6. (c)All city park projects over one (1) acre in size. (4) Utility Mains An archaeological clearance *permit* is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement: (a) With an extension of sixty (60) feet or more if the main is in the historic downtown archaeological review district; (b) With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district.	Proposed development is under 10 acres and no further review required unless utility plan exceeds 550-linear feet of utility lines.	
7.		
8.		
9.		
10.		
11.		

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

Form Updated: April 2024

Date: 4/21/2026

DRT Member: Claudia Kath

Dept/Div: Land Use

Case No.: 2025-11625

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. Show all exterior light fixtures with cutsheets in revised photometric plan	Prior to Recordation	
2. Show shields on all light fixtures to prevent nuisance glare	Prior to Recordation	
3. Camino de Jacobo shall be improved to City of Santa Fe standards and dedicated to the City of Santa Fe.	Prior to Recordation	
4. The Applicant shall submit a cost estimate for full construction of the section of Camino de Jacobo to be improved to City of Santa Fe standards.	Prior to Recordation	
5. The Applicant shall submit a financial guarantee for the improvements of Camino de Jacobo	Prior to Recordation	
6. A bike lane shall be added to Camino de Jacobo at the time it is improved to City of Santa Fe standards	Prior to Recordation	
7. Lot Line Adjustment and Lot Split shall be recorded at the County of Santa Fe	Prior to Recordation	

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:

Date: 12/29/25

DRT Member: Joshua Vanslambrouck (notes 1-21) and Dee Beingessner (notes 22-28)

Dept/Div: Land Use Engineering

Case No.: 2025 - 11625

Case Planner: Nathan Lindquist

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. Terrain Management report (TMR): Please clarify what your total detention and retention volumes are, page V-5 suggests 17,644 or 50,755 CF, and page V-6 suggests 23,490 CF. While the hydrograph summary report (page 313 of the whole document) states that during a 100-year storm, the total storage used is only 4,874 cubic feet	Prior to recordation	
2. TMR: Can you clarify the difference in existing flows in table 4 (sum of the parts provided equal 14.9 CFS for the 100-year) and table 8 (states existing conditions total flow as 23.37 CFS for the 100-year).		
3. TMR: What is the orifice size used to calculate Hyd no 53?		
4. TMR: Is there a certified runoff coefficient for crusher fines? I don't think desert landscaping is an appropriate value for this. The landscape plan (L-100) references the crusher fines as a paving/compacted paving in 3 out of 4 of the areas used (see keyed notes 15, 16, 20, and 22 on sheet L-100) and may behave more like a compacted basecourse roadway than a landscaping area		
5. TMR: Per code 14-8.2(D)(4)(b)(i) and code 14-8.2(D)(4)(c)(i): "(i) stormwater *detention* basins and overflow *structures* shall be sized and designed to adequately accommodate flows from *one percent chance* , twenty-four-hour storm events; provided, however, that such		

basins shall also be equipped with outflow *structures* that limit flow-through from lesser magnitude storms to runoff rates equal to or less than pre- *development* runoff rates;". Please add an analysis for a 1-year, 1-hour event to prove compliance with lesser magnitude storms		
6. TMR: The volume for "flow from Staybridge suites" (hydrograph no. 1, page 73) appears quite low, and the hydrograph is very thin, could you verify this data? Maybe provide the original final hydrograph from the Staybridge report.		
7. TMR: Can you remove the proposed development overlay and proposed contours on the existing conditions basin Map, figure 11? Just to make it clear that the basins and flowlines follow the existing contours.		
8. TMR: Please provide a different cover type than "Open space; grass cover 50% to 75% (fair)" in appendix D. No grass is proposed on this site; an acceptable cover type may be "Natural desert landscaping" CN 85 for hydrologic soil group C		
9. TMR: Can you clarify why a runoff coefficient of 85 is being used for roof areas in appendix E? Per Tr-55, roof areas have a runoff coefficient of 98		
10. TMR: Can you provide the source and explanation for the average rainfall intensity values provided in appendix E		
11. TMR: Theres no hydrograph data for the building flows, 25 and 50-year in appendix F		
12. Plan Set: Are these "Acequias" just drainpipes? Or do they also involve an open channel? If so, can you include a cross section of the channel?		
13. Please label all roof drainpipes in C-200, some are missing		
14. Provide details on the drainage structure potential overflow pipe size (is it the same size as the orifice used to create hydrograph 53?), and potential pump size		
15. Provide the construction drawings		
16. Are there curb cuts intended for the south curb and gutter along the drainage structure? Any area inlets proposed for this site?		

17. Is there supposed to be an engineered pavement section for the emergency access called out note 17 on sheet L-100? Is it required by fire? Maybe call out which sheet/detail specifically when stating “see civil drawings” in the keyed note, I can’t find an aggregate base road section provided		
18. Provide the volume of the storage chamber in the plan set, dimensions, and how that’s calculated		
19. Can you elaborate on the design of the north swale along the south side San Ignacio, and why the hydrograph routings split these flows into northwest and northeast		
20. Is the west side of BLDG 1 supposed to discharge directly to the roadway? (QDB1-6 through QDB1-10)		
21. Are there calculations and infiltration rates to show the perforated pipe has capacity to infiltrate flows for the northeast and northwest swales?		
22. Where are the ponds or is it only acequias acting for ponding. Provide calcs for acequia volume and include volumes on the grading and drainage plan. Courtyard Acequia profile arrow for existing ground points to same line as finish ground		
23. Is “pond” shown to the south of the project existing or new?		
24. Terrain Management report talks about ponding being provided but no “ponds” are shown or labelled anywhere on the site		
25. There is no discussion about the underground perforated pipe system shown on the grading plan, it’s volume, or how it will overflow		
26. The paragraph before table 6 on V-4 states 185,743.7 SF impervious areas onsite and 32,065 offsite, which is a total of 217,808SF, Table 6 totals 161,386 SF for impervious surface but then on the next page it states: Impervious areas = 127,807 SF. Clarify.		
27. Total ponding onsite says 17644 cu ft, but this isn’t verified anywhere and there is a total offsite ponding (implied) of 50755-17644=33,111. Where is this ponding?		

28. Page V-6 shows a ponding area table with 23,218 cu ft impervious ponding area and 272 cu ft opens space ponding area, what does this mean?		

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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: March 9, 2026
DRT Member: Lawrence Rivera
Dept/Div: Landscape, Irrigation, and Outdoor Lighting
Case No.: #2025-11625 Nueva Acequia Apartments, 1335 Camino de Jacobo Dr. 2nd Review
Case Planner: Nathan Lindquist, Senior Planner, njlindquist@santafenm.gov, 505-469-1138

DRT Review Schedule – 9-12+ weeks*

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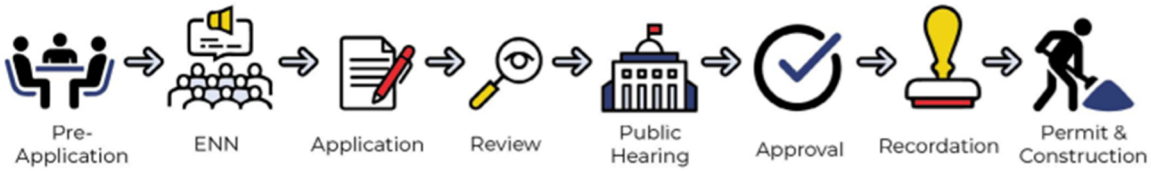
d. *At the time of Construction* – these conditions/technical corrections can be addressed during the construction and inspection processes.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Form Updated: September 2023

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1.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
(1.) Provide the following code as a note on Sheet L-001 EXISTING TREE INVENTORY, City code 14-8.4(F)(3)(f) "Destroyed vegetation shall be removed promptly to prevent insect infestation of healthy vegetation."	Prior to recordation	
(2.) The landscape plan is incomplete. Provide the plant icon next to the plant name on the Plant Lists for identification of each plant on the landscape planting plan Sheet L-101. Shrub plantings are not shown on the landscape plan Sheet L-101.	Prior to recordation	
(3.) ~~Landscape Site Plan, Sheets L-100, Keynote #30, Retaining Wall is shown marking a cobble area of the retention pond on the east side of property. Is this correctly marked?~~	Prior to recordation	
(4.) ~~Landscape Site Plan, Sheets L-100, Keynote #16, Crusher Fines is not considered a mulch within the City of Santa Fe. A moisture holding mulch is required in all planting beds. For trees planted within a hardscape area a minimum 25 square feet of mulched planter area for watering and root oxygenation is needed~~. As the trees grow, how do you intend to provide water to the drip edge of the trees?	Prior to recordation	
(5.) ~~Keynote #11 and #29 require a mulch type for the exposed soils per code 14-8.4(F)(2)(h).~~	Prior to recordation	
(6.) Walls and Fences shall not exceed a 6-foot height maximum per code 14-8.4 Walls and Fences, except that walls and fences may exceed the height limit over pedestrian or vehicular gates.	Prior to recordation	
(7.) Provide a detail of the fence on a retaining wall Keynote #30 on sheet L-100 and all amenities shown on Sheet L-100 as keynotes. Civil Plans do not have Fence and Retaining Wall Details.	Prior to recordation	
(8.) ~~Provide the evergreen plant requirement counts on the landcape Calculation Table on Sheet L-101. At least 25 percent of required trees and shrubs shall be evergreen. Existing, healthy trees and shrubs that meet the minimum height and/or caliper requirements may be considered towards meeting the landscaping requirements~~	Prior to recordation	

~~of this section. Code 14-8.4(H)(4).~~		
(9.) Provide Shrub counts. ~~and identification icons next to plant names of the Plant List for Shrubs~~. Provide shrub plants on the Landscape Plan Sheet L-101.	Prior to recordation	
(10.) Sheet L-101 does not show any fencing or parking lot screening from adjacent streets and properties as required in code 14-8.4(I)(2)(c)	Prior to recordation	
(11.) Provide a landscape irrigation plan by a qualified irrigation designer per COSF code Chapter 14-8.4(E) Water Harvesting and Irrigation Standards and COSF Landscape Irrigation Design Standards.	Prior to recordation	
(12.) 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.	Prior to recordation	
(13.) ~~25-1.1 SFCC 1987, 3. Separate meters shall be required for irrigation for commercial customers unless the total landscaped area on the lot is less than 1000 square feet. Provide a dedicated irrigation meter.~~ A separate irrigation Meter is shown on the Master Utility Plan, Sheet C-401	Prior to recordation	
(14.)No stop & waste valves or automatic drain valves (King Drains) permitted per COSF Irrigation Design Standards. 4.16. Landscape Irrigation Design Standards City of Santa Fe.	Prior to recordation	
(15.) 4.2.1. Automatic Control Valves: Include in all valve manifolds schedule 80 PVC unions downstream of each control valve for easy removal and repair, per COSF Irrigation Design Standards.	Prior to recordation	
(16.) Provide an Irrigation system for raised planter beds. Hand watering is not allowed for a project this size.	Prior to recordation	
(17.) Provide a valve chart for each controller, number each valve, size, GPM, and plant type i.e., Tree, Shrub, Native Seeding, etc. Mark the valve numbers at their locations on the plan.	Prior to recordation	
(18.) Mainline pipe and wires shall be installed at a minimum depth of 24-inches. Lateral irrigation lines shall be installed at a minimum depth of 16-inches and drip irrigation lateral lines shall be installed at a minimum depth of 6-inches.	Prior to recordation	
(19.) City staff suggest the use of HDPE Pipe instead of Sch 40 PVC to save on expense and do away with the glue joints needed every 20-feet with Sch 40 PVC.	Prior to recordation	
(20.) 4.2.2. Isolation Valves: A. Where systems have master valve assemblies, provide an isolation valve in	Prior to recordation	

the valve manifold upstream of the master valve , the recommendation is a ball valve. B. If the irrigation system dose not have a master valve or the master valve is more than 10 feet from the point of connection (POC) then include an isolation valve at the POC, the recommendation is a ball valve per COSF Irrigation Design Standards. C. Were systems have a single automatic control valve in the manifold assemble in a single valve box, provide an isolation valve for each valve per COSF Irrigation Design Standards. D. Where systems have multiple automatic control valves in the manifold assemble in a single valve box, provide a minimum of one isolation valve in the manifold upstream of the control valves per COSF Irrigation Design Standards.		
(21.) Provide separate line items for different plant material on the water budget. Demand is based on plant requirement needs not square footage. Separate low water use trees and shrubs from medium water use trees and shrubs.	Prior to recordation	
(22.) Provide one watering cycle per month for December, January, and February for each plant item on the water budget.	Prior to recordation	
(23.) Two emitters are recommended for each plant. Code requirement is to provide and space emitters to wet a minimum of 75 of the root zone for irrigated plant material at all stages of growth. LIDS manual 5.5.2	Prior to recordation	
(24.) ~~Photometrics do not meet Code requirements. See code 14-8.9 and revise for compliance.~~	Prior to recordation	
STAFF RESERVES THE RIGHT TO REQUIRE ADDITIONAL SUBMITTALS UPON RECEIVING REVISIONS.		

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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):

Date: 3/16/2026

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

Dept/Div: Public Works Department – Traffic Engineering

Case No.: 2025-11625

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.		
2.		
3.		
4.		
5.		
6.		
7.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. See attached signed memo from Wison&Company dated 3/16/2026		
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)

From: Leroy Nicholas Pacheco
Subject: Re: Nueva Acequia Review Comments on Revised TIA
Date: March 16, 2026 at 3:00 PM
To: Gallegos, Phil Philip.Gallegos@wilsonco.com

LP

Phil -

You may want to mention the following:

*Note that the **traffic signal at the intersection of Airport Road and Lopez Lane** is not mentioned in the City of Santa Fe's 2026-2030 Infrastructure Capital Improvements Plan (ICIP), as adopted by Resolution No. 2024-28.*

*Nor is the traffic signal at the intersection of Airport Road and Lopez Lane identified in the City of Santa Fe's **Impact Fee** Capital Improvements Plan (IFCIP) for 2021-2027 as a project eligible for impact fee funding.*

If this is a potential future need based on traffic impact analyses of development impacts, it may warrant consideration for inclusion in subsequent ICIP updates or IFCIP updates, or through other separate funding mechanisms.

Thanks,
Leroy Nicholas Pacheco, PE
Email: engineer@leroypacheco.com
Phone Number: 505-218-6853
Cell Phone: 505-423-4068

On Monday, March 16th, 2026 at 11:53 AM, Gallegos, Phil <Philip.Gallegos@wilsonco.com> wrote:

Fw: Revised Nueva Acequia Apartments TIA Comments.

From Leroy Nicholas Pacheco, PE <Engineer@leroypacheco.com>

To 'Gomez, Mike (mgomez@santafeengineering.com)'<mgomez@santafeengineering.com>, Alexander Dzurec<dzurec@autotrophdesign.com>

CC KATH, CLAUDIA M.<cmkath@santafenm.gov>, Jennifer Jenkins<Jennifer@jenkinsgavin.com>, Vermillion, Carl<Carl.Vermillion@kimley-horn.com>, Gallegos, Phil<Philip.Gallegos@wilsonco.com>, ESQUIBEL, DANIEL A.<daesquibel@santafenm.gov>, ESQUIBEL, MARCOS P.<mpesquibel@santafenm.gov>, BURNETT, SAM<jsburnett@santafenm.gov>

Date Monday, March 23rd, 2026 at 3:27 PM

Alex/Mike

Please see Wilson&Company's latest comments on the latest revised TIA. Given the first comment, and the discussions we have been having about Camino de Jacobo and the adjacent Ulysses development, I recommend that we have a meeting with that development's traffic engineer (Carl Vermillion) so that the overall impacts can be analyzed for both projects. I also request your permission to give their traffic engineer the draft TIA so that he can begin to understand your assumptions and their possible impacts to the Ulysses project. Please let me know as soon as possible if you agree with this transmittal, and send me a couple of dates that you can meet this week to discuss Wilson's comments below.

Thank you,

Leroy Nicholas Pacheco, PE
Email: engineer@leroypacheco.com
Phone Number: 505-218-6853
Cell Phone: 505-423-4068

------- Forwarded Message -------
From: Gallegos, Phil <Philip.Gallegos@wilsonco.com>
Date: On Thursday, March 19th, 2026 at 4:58 PM
Subject: Revised Nueva Acequia Apartments TIA Comments.
To: Leroy Nicholas Pacheco, PE <Engineer@leroypacheco.com>

Leroy, as discussed below are my comments for the Revised TIA Review of the Nueva Acequia Apartments. Please call me to discuss if you have any comments and/or questions. Thanks, Phil

1. Page III-4 Bullet C states that traffic from the San Ignacio Multi-Family project (Ulysses) consisting of 180 apartments would not be able to use Camino de Jacobo and that gates will be installed. This assumption needs to be resolved and coordinated with the adjacent developer.

2. Page III-13 Item 8 – add a sentence that typical section details are in the infrastructure plans

3. Page VI-5 the LOS F delays and queuing from the No Build to the Build in the horizon year for Airport Road/Lopez Lane are significantly higher and proposed mitigation to alleviate this needs to be discussed as part of this report whether it's for the COSF or the developer to implement if any can alleviate this situation. Delay for the EBL increases by 482.5 seconds (8 minutes). The v/c Ratio also increases significantly by 0.95. This intersection has failing movements in both the EBL and SBR movements.

4. Page VII-1 – need to add a Proposed Mitigations and Recommendations Section as is in the Executive Summary and include any proposed sidewalk, pedestrian facilities and landscaping that would be implemented in front of the property. The mitigations below need to be addressed in the TIA.

   - Nueva Acequia shall construct the roadway infrastructure as presented in the Development Plan

   - Camino Jacobo is Santa Fe County Road. It shall be upgraded to meet City Standards. Developer proposes a phased approach. Rationale for phasing should be stated, and the proposed phasing described in the TIA.

- The report states that there are existing areas on Cerrillos Road and Airport Road that need existing traffic mitigation measures and references that these are City Arterial streets therefore no mitigation measures are presented by the developer. The report needs to clearly identify and list these existing areas and shall propose any mitigation measures that may alleviate any traffic issues for these areas.

- This traffic study shall list and identify all adjacent development traffic (approved and pending) that was included (Staybridge, San Ignacio Apartments, etc).

Phil Gallegos, PE
Civil Engineer

Wilson & Company, Inc., Engineers & Architects
4401 Masthead Street NE, Suite 150 | Albuquerque, NM 87109
505-348-4126 (direct)
www.wilsonco.com

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Development Review Team (DRT)
Comment Form

Date: 12/29/25

DRT Member: Leah Yngve

Dept/Div: MPO

Case No.: #2025-11625 --1335 Camino De Jacobo DP (Nueva Acequia Apts)

Case Planner: Nathan Lindquist

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.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. The proposed San Ignacio Road cross section should include bike lanes on both sides of the street instead of just one side of the street.	Recordation	
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.

Explanation of Conditions or Corrections (if needed):

Date: 4/1/2026

DRT Member: Leroy Griego

Dept/Div: Environmental Services/Technical Review

Case No.: 2025-11625

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 enclosure for 2 dumpsters must have dimensions 24 feet long and 12 feet wide when the gates are in the open position	Prior to public hearing	
2. No 90-gallon containers are allowed in the enclosure with the dumpsters	Prior to public hearing	
3. Trash enclosure is allowed in setback	Prior to public hearing	
4. All revised trash enclosures need to be shown at the correct size on the site plan	Prior to public hearing	

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)

Date: 5/1/26

DRT Member: Dee Beingessner

Dept/Div: Engineering/Land Use

Case No.: 2025-11625 Nueva Acequia

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. The current daily volume of traffic on Camino Jacobo is 900 vehicles per day. It appears the impact on Camino de Jacobo from this project will require the road to be improved to collector street type standards. The current design shows no improvements of Camino de Jacobo other than a sidewalk on the side of the road fronting the development. An agreement should be finalized on the road improvements to Camino de Jacobo.	Prior to Recordation	
2.		
3.		
4.		
5.		
6.		

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

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1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Date: 5/1/26

DRT Member: Joshua Vanslambrouck (notes 1-21) Dept/Div: Land Use Engineering

Case No.: 2025 - 11625

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:

RED Highlight: Response/changes are insufficient to pass recordation, see comments for further questions
Yellow: Response is mostly sufficient, further questions/requests
Green: Response is sufficient, no further questions

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. Terrain Management report (TMR): Please clarify what your total detention and retention volumes are, page V-5 suggests 17,644 or 50,755 CF, and page V-6 suggests 23,490 CF. While the hydrograph summary report (page 313 of the whole document) states that during a 100-year storm, the total storage used is only 4,874 cubic feet	Prior to recordation	Done the detention and retention pond volumes has been updated. See plans.
2. TMR: Can you clarify the difference in existing flows in table 4 (sum of the parts provided equal 14.9 CFS for the 100-year) and table 8 (states existing conditions total flow as 23.37 CFS for the 100-year).	Prior to recordation	Table 4 is the raw TR-55 calculations. Table 8 is the routed calculations using the inputs from table 4.
3. TMR: What is the orifice size used to calculate Hyd no 53?	Prior to recordation	2 8-inch pipes

Prior to recordation

Commented [JV1]: Please define how the volume of 24,393 cubic feet from infiltration areas onsite is calculated/achieved, and where this area exists. See page V-7

Commented [JV2]: It should be impossible for the routed peak flow to exceed the sum of the peaks of each basin. It appears that the drainage basins for Staybridge Suites and San Alberto were left out of table 4?

4.	TMR: Is there a certified runoff coefficient for crusher fines? I don't think desert landscaping is an appropriate value for this. The landscape plan (L-100) references the crusher fines as a paving/compacted paving in 3 out of 4 of the areas used (see keyed notes 15, 16, 20, and 22 on sheet L-100) and may behave more like a compacted basecourse roadway than a landscaping area		The permeability of the acequia is dependent of the materials D10 or D60. Clean gravels permeability increases because larger gravel creates large connective pores. Compactions reduces the permeability and decreases void ration. Backfill material shall not be compacted. ?
5.	TMR: Per code 14-8.2(D)(4)(b)(i) and code 14-8.2(D)(4)(c)(i): "(i) stormwater *detention* basins and overflow *structures* shall be sized and designed to adequately accommodate flows from *one percent chance* , twenty-four-hour storm events; provided, however, that such basins shall also be equipped with outflow *structures* that limit flow-through from lesser magnitude storms to runoff rates equal to or less than pre- *development* runoff rates;". Please add an analysis for a 1-year, 1-hour event to prove compliance with lesser magnitude storms	Prior to recordation	Done see existing report. In addition, 1 year, 1 hour was routed see Appendix G.
6.	TMR: The volume for "flow from Staybridge suites" (hydrograph no. 1, page 73) appears quite low, and the hydrograph is very thin, could you verify this data? Maybe provide the original final hydrograph from the Staybridge report.	Prior to recordation	The hydrograph is very thin due to minimal lines of calculations. This outflow from Staybridge has been put into the new model for Nueva Acequia. The new model is presented in Appendix G.
7.	TMR: Can you remove the proposed development overlay and proposed contours on the existing conditions basin Map, figure 11? Just to make it clear that the basins and flowlines follow the existing contours.	Prior to recordation	Done. See revised Figure.
8.	TMR: Please provide a different cover type than "Open space; grass cover 50% to 75% (fair)" in appendix D. No grass is proposed on this site; an acceptable cover type may be "Natural desert landscaping" CN 85 for hydrologic soil group C	Prior to recordation	Acknowledged

Commented [JV3]: This question was directed towards the crusher fines pavement, and if it was being accounted for in the runoff conditions.

Commented [JV4]: It appears the storm duration is still 24 hours for the 1-year event, is the 1 hour not realistic to model with the SCS method? If so, the 24 hour, as submitted, will suffice

Commented [JV5]: Was the hydrograph added from hydrograph 95 from the Staybridge report?. The provided hydrograph appears to be cut off short. Are you also going to add the flows from Camino San Alberto (existing and proposed widening/extension)? I don't see a drainage basin for the existing San Alberto or proposed extension in the developed basin figure or any of the routings

9. TMR: Can you clarify why a runoff coefficient of 85 is being used for roof areas in appendix E? Per Tr-55, roof areas have a runoff coefficient of 98	Prior to recordation	The City of Santa Fe rational method was used for roof top calculations and 85 is median runoff between low and high coefficient.
10. TMR: Can you provide the source and explanation for the average rainfall intensity values provided in appendix E	Prior to recordation	Intensity is calculated using graphs shown in the rational method.
11. TMR: Theres no hydrograph data for the building flows, 25 and 50-year in appendix F	Prior to recordation	The City of Santa Fe rational method does not provide data for the 25 and 50 years.
12. Plan Set: Are these "Acequias" just drainpipes? Or do they also involve an open channel? If so, can you include a cross section of the channel?	Prior to recordation	We have obtained the landscaping plans and are presented in Figures in Appendix A.
13. Please label all roof drainpipes in C-200, some are missing	Prior to recordation	See plans.
14. Provide details on the drainage structure potential overflow pipe size (is it the same size as the orifice used to create hydrograph 53?), and potential pump size	Prior to recordation	Pump may be installed for emergency
15. Provide the construction drawings	Prior to recordation	Construction drawings are after development plan approval
16. Are there curb cuts intended for the south curb and gutter along the drainage structure? Any area inlets proposed for this site?	Prior to recordation	Yes, see plans.
17. Is there supposed to be an engineered pavement section for the emergency access called out note 17 on sheet L-100? Is it required by fire? Maybe call out which sheet/detail specifically when stating "see civil drawings" in the keyed note, I can't find an aggregate base road section provided	Prior to recordation	The pavement for emergency access is compacted base course and is approved by the fire department.
18. Provide the volume of the storage chamber in the plan set, dimensions, and how that's calculated	Prior to recordation	Done see plans.
19. Can you elaborate on the design of the north swale along the south side San Ignacio, and why the hydrograph routings split these flows into northwest and northeast	Prior to recordation	There is a driveway and a pipe that connects them.
20. Is the west side of BLDG 1 supposed to discharge directly to the roadway? (QDB1-6 through QDB1-10)	Prior to recordation	No there is a drainpipe. See Appendix G.

Commented [JV6]: My apologies, I didn't recognize the difference in runoff variables between SCS and Rational Methods. The city is not aware of a "City of Santa Fe Rational Method" and prefers the use of the Rational method as described in the NMDOT Drainage Design Manual (Coefficient of 90 to 95 depending on the 1 hour precipitation depth as seen in figure 403-2). Can you please send us this method before you take any action on this?

Commented [JV7]: Runoff coefficients and rainfall Intensity for the rational method can be calculated using the NMDOT manual, but please reach out to discuss this before taking action

Commented [JV8]: Detail not provided in plan set

Commented [JV9]: Prior to permit, specific locations of curb cuts shall be provided for staff review

Commented [JV10]: Please provide the detail cross section of the basecourse, and provide a callout on the plans, the fire department requires their access routes to be engineered all weather roads. Please Coordinate with the landscape plan (L-100, keyed note 17) to clarify if this is to be crusher fines or basecourse

Commented [JV11]: That was clear from the plans, details that staff are asking are related to the design intent, please explain how this structure functions. It appears that hyd no 64 (NE Swale, 2,402 cubic feet) and hyd no 75 (NW Swale, 2424 cubic feet), are not used as inflow hydrographs anywhere else in the report, are these swales designed to fully retain a total of nearly 5,000 cubic feet?

Commented [JV12]: Does the drainpipe discharge directly to the roadway???? City code states that runoff control measures must directly address additional flows from the proposed development, perhaps a rainwater harvesting area can be proposed in the landscape to address these flows without direct discharge to the street.

21. Are there calculations and infiltration rates to show the perforated pipe has capacity to infiltrate flows for the northeast and northwest swales?	Prior to recordation	Look for soils report
22. Additional Comments: How is the flow from Staybridge and Q1 going to enter through this development? The report states these flows as entering the drop inlets. But doesn't show how this might happen.		
23. No developed drainage basins were added for the Camino San Alberto extension, see figure 12		

Commented [JV13]: Please verify that these values are sufficient

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1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)