



988 Howard Ave Suite 200
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May 30, 2022

City of Albuquerque
Development Review Services
Attn: Nilo Salgado-Fernandez, P.E.
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

RE: Sandia Peak Grid BESS Facility
7880 & 7850 Jacs Lane NE
Traffic Circulation Layout

Dear Mr. Salgado-Fernandez,

We received your March 24 letter with comments and requests for additional information on the Traffic Circulation Layout for our proposed Sandia Peak Grid BESS facility. This letter and the attached documents provide responses to the items you raised. Your comments are copied below *in italics*, followed by commentary on how each of these items was addressed.

1. **WHAT IS THE STATUS FOR PARKING REQUIREMENTS? PLEASE ELABORATE:** *Need to listed the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking. Coordinate/discuss with Zoning (IF APPLICABLE).*

There are no formal parking spaces proposed within this unmanned, remotely operated utility facility. However, with internal circulation drive aisles that are generally 30 feet in width, there is ample space to stop a visiting work crew vehicle nearly anywhere on the site without impeding safe access. There is also some additional vacant graveled yard space within the BESS fenceline which may be used for temporary parking. The IDO does not establish a minimum parking requirement for utility uses (see IDO 14-16-5 Table 5-5-14 Minimum Off-Street Parking Requirements).

2. *Maximum access width for arterial, collector, and local streets (JACS LANE) are as follows:*

	<i>Arterial& Collector</i>	<i>Local Streets</i>
<i>One-way Drive</i>	<i>20'-25'</i>	<i>12'-20'</i>
<i>Two-Lane Drive</i>	<i>22'-30'</i>	<i>22'-24'</i>
<i>Three-Lane Drive</i>	<i>24'-35'</i>	<i>22'-30'</i>
<i>Larger Vehicles</i>	<i>S50'</i>	<i>S30'</i>



This item is not relevant; Jacs Lane NE has already been constructed to an appropriate industrial standard, and no further improvements to the public road are proposed or needed.

3. *The minimum drive aisle dimensions are shown below (YOU HAVE PROVIDED ONLY 20 FT WIDTH, PLEASE JUSTIFY).*

	<i>Minimum Drive Aisle Width</i>
<i>Two Way Traffic</i>	<i>22'</i>
<i>Main Circulation Road</i>	<i>24'</i>
<i>Fire Lane</i>	<i>20'</i>

All internal drive aisles are 30 ft in width, except for the short segment around the northeastern end of the BESS yard which is 20' in width. This segment of drive aisle was narrowed in order to accommodate the required 10 ft setback between the property line and the BESS fenceline per IDO 4-3(E)(8), while maintaining a 100 ft setback of the batteries from the southern property line and required equipment spacing. This segment of road can be designated as a fire lane.

4. *List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger. Your are missing center line radius on all turns.*

The attached plan sheet C4-1 has been updated to include a note near the bottom of the site plan pointing to a centerline radius and stating that all centerline radii are 45' except where otherwise indicated. At the top of the sheet, we are pointing to two radii that are 40'.

5. *Provide a copy of refuse approval (IF APPLICABLE).*

No onsite refuse collection is proposed, as the facility will be unmanned and will not generate refuse.

6. *Fire Department: An approved Fire 1 plan needs to be provided.*

The approved Fire 1 Plan is provided.

7. *It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for drive aisles. Please provide the pavement design to substantiate the required pavement surface.*

Drive aisle surfacing will be gravel. A new plan sheet C4-2 has been added with a cross section for detail. The drive will be constructed per COA Public Works and Fire Marshall Standards.

8. *Shared Site access: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement (Reciprocal Easement*



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DOC#2008003763) with the adjacent property owner.

The reciprocal access easement recorded as Doc# 2017121532 remains in effect; see attached copy. (Please note that the indicated document was incorrect – that is for a utility easement for PNM and does not address reciprocal access.)

9. *Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing (2430 & 2415A).*

This has been added to the updated plan sheet C4-1 as Note #4.

10. *Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (Contact Matt Grush: mgrush@cabq.gov).*

See attached Traffic Scoping Form, approved on 10/18/21.

We look forward to your approval of this updated plan.

Tom Kruger
VP, Permitting
Eolian Energy
503-758-4539
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Attachments: Plan Sheets C4-1 and C4-2, dated 5/27/2022
Approved Fire 1 Plan Set (Pages C1-2, C1-2 in color, and C3-1)
Reciprocal Easement Doc# 2017121532
Approved Traffic Scoping Form