



**Environmental
Planning
Commission**

**Agenda Number: 4
Project #: 2018-001757
Case #: SI-2018-00220
December 13, 2018**

Staff Report

Agent	Laurie Moye
Applicant	Public Service Company of New Mexico (PNM)
Request	Site Plan (linear electric facility) running south from the West Mesa Switching Station, crossing Unser Blvd. NW and Arroyo Vista Blvd. NW and proceeding west to the City limits, then running south through a portion of Bernalillo County and re-entering the City near the Westgate Dam drainage facility near 118th St. SW, and continuing south to connect to the Huning Ranch Switching Station in Valencia County.
Legal Description/ Location	
Size	Approximately 5 miles long
Zoning	NR-BP, NR-C, PD, NR-PO-A, PC, R-1B, MX-L

Staff Recommendation

APPROVAL of case #SI-2018-00220, based on the Findings beginning on Page 11, and subject to the Conditions of Approval beginning on Page 14.

**Staff Planner
Catalina Lehner, AICP-Senior Planner**

Summary of Analysis

This request is for a site plan for a linear electric facility proposed for approximately five miles from the West Mesa Switching station and the Ladera drainage ponds to an area on the SW mesa near the Westgate dam.

The WD2 115kV Transmission Line System Improvements Project is listed as Project #23 in the Facility Plan: Electric System Transmission and Generation (2010-2020). The project consists of rebuilding and upgrading the existing WD 115kV transmission line in order to provide additional capacity to serve the southern Albuquerque metropolitan area.

The request furthers applicable goals and policies in the Comprehensive Plan and the 2010 Electric System Facilities Plan. The applicants attended three coalition meetings and held three open houses.

There is no known opposition. Staff recommends approval subject to minor conditions.

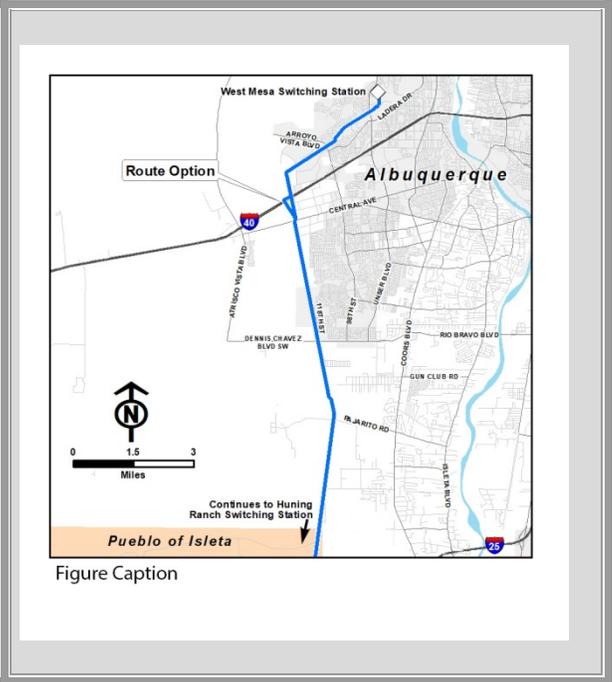


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I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

<i>Location</i>	<i>Zoning¹</i>	<i>Comprehensive Plan Area; Applicable Rank II Plans</i>	<i>Land Uses²</i>
<i>North of I-40</i>	NR-C, R-1B, NR-PO-A, PC	Area of Consistency and Area of Change Facility Plan: Electric System Transmission & Generation (2010-2020)	Single-family homes, drainage ponds, business park
<i>South of I-40</i>	R-1B, MX-L	Area of Consistency Facility Plan: Electric System Transmission & Generation (2010-2020)	Undeveloped

¹ see Figures 16A and 16B of the siting study. ² see Figures 17A and 17B of the siting study.

Request

This request is for project approval of a linear electric facility, approximately 5 miles long, which consists of rebuilding and upgrading the existing WD 115kV transmission line in order to provide additional capacity to serve the southern Albuquerque metropolitan area. The existing wooden H-frame poles and single-circuit transmission line (WD) would be replaced with new steel poles and a double-circuit transmission line (WD2).

The request is Project #23 in the Facility Plan: Electric Systems Transmission and Generation (2010-2020) (the Electric Systems Plan 2010), a Rank II facility plan. Table 5 (p. 24) of the Electric Systems Plan 2010 contains a list of electric systems projects for the 2010 through 2020 timeframe. The request is known as the WD2 project.

The request is categorized as a site plan because that's the closest, appropriate application category; there is no site plan for review. Rather, provided with the request are a siting study and a response to the standards for the location and design of transmission and substation facilities as found in the Electric Systems Plan 2010. Both are required for an electric system project.

Environmental Planning Commission (EPC) Role

The EPC is the final approval body for the request, unless the EPC decision is appealed. The Land Use Hearing Officer (LUHO) would hear an appeal. The 2010 Electric System Facilities Plan states that projects included in the Plan's list of proposed electric system projects for 2010-2020 are to be submitted to the EPC for review (see Table 1, p. 20).

Context

The proposed project traverses land that is in an Area of Consistency and an Area of Change as designated in the Comprehensive Plan. The WD2 115kV transmission line is proposed to run

from the West Mesa Switching station near the Ladera drainage ponds north of I-40 to an area on the SW mesa near the Westgate dam and continue southward outside of City jurisdiction. The WD 115kV transmission line already runs in these areas; the request would rebuild and upgrade the line.

The area north of I-40 is characterized by the Ladera drainage ponds, single-family homes, and the Ladera Business Park. The area south of I-40 is characterized mostly by undeveloped land.

History

In 1971, the Albuquerque City Council and the Bernalillo County Board of Commissioners (BCC) adopted the first Electric Facilities Plan, which was subsequently amended in 1972, 1981, 1985, 1995, 2005 (County only) and 2011.

The Albuquerque City Council adopted the Rank II Facility Plan: Electric System Transmission & Generation (2010-2020) (the “2010 Electric System Facilities Plan”) via Council Bill No. R-11-311 on February 22, 2012 (see attachment). The Plan became effective in March.

The BCC adopted the 2010 Electric System Facilities Plan via Resolution 69-211 on November 15, 2011. The Facility Plan: Electric Service Transmission & Subtransmission Facilities (1995-2005) was repealed by both bodies. The purpose of the 2011 update was to update the project list, clarify the review process, and address generation technologies.

In July 2018, PNM submitted two amendments to the Project List as allowed by the 2010 Electric System Facilities Plan. One amendment pertained to Project #23, which is the project number of the current request, and changed the ending point of the transmission line project from Pajarito Station to the Huning Switching Station in Valencia County. The second amendment pertained to Project #26 and changed the projected in-service year for the Pajarito Station from 2020 to 2025 (see attachment).

Comprehensive Plan Corridor Designation

The proposed transmission line project crosses Unser Blvd. and Interstate 40. Both are designated Commuter Corridors. Central Ave. is undesignated where the project crosses it.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND Policies

Albuquerque / Bernalillo County Comprehensive Plan

The proposed electric facility runs through both Areas of Change and Areas of Consistency as designated in the 2017 Albuquerque/Bernalillo County Comprehensive Plan. Applicable Goals and policies are listed below. Staff analysis follows.

Chapter 5: Land Use

Policy 5.3.7-Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully, equitable, and evenly.

Electric facilities, including transmission lines and the poles that support the lines, can be considered a locally unwanted land use (LULU) that may be objectionable to immediate

neighbors but is useful to society. In this case, the request is for Project #23 (a rebuild and upgrade) as indicated in the Electric Systems Plan 2010. The Electric Facilities Plans contains design standards for the siting of transmission line corridors that help ensure that they are sited carefully, equitably, and evenly throughout the metropolitan area. The request furthers Policy 5.3.7-Locally Unwanted Land Uses.

Goal 5.6-City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The WD transmission line traverses both Areas of Change and Areas of Consistency. It is not really growth and development of land uses, but is part of the electric infrastructure system that serves the metropolitan area. The transmission line runs in easements through a business park, a drainage area, and mostly vacant land. It does not, in itself, result in additional traffic, noise, or population in an area. As such, it would not affect the character and intensity of the areas surrounding it. The request generally furthers Goal 5.6-City Development Areas.

Chapter 12- Infrastructure, Community Facilities & Services

Goal 12.1-Infrastructure: Plan, coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan's vision for future growth.

The purpose of the Electric Systems Plan 2010, a Rank II facility plan, is to plan and coordinate the provision of electrical infrastructure in the metropolitan area. This facility plan supports the Comprehensive Plan's vision for future growth by providing a list of projects that will support development through 2020. The design standards for transmission facilities and substations contained in the Electric Systems Plan 2010 are intended to ensure that electric infrastructure is developed in an efficient, equitable, and environmentally sound manner. The request furthers Goal 12.1-Infrastructure.

Policy 12.1.1-Infrastructure Design: Encourage design of visible infrastructure (surface and overhead) that respects the character of neighborhoods and communities and protects significant natural and cultural features.

In support of the Comprehensive Plan, the Electric Systems Plan 2010 contains standards for the location and design of transmission facilities and substation facilities. These standards, which include siting constraints for excluded areas and environmental considerations, aim to minimize siting impacts to help ensure that the character of neighborhoods and communities is respected and that significant natural and cultural features are protected. The request furthers Policy 12.1.1-Infrastructure Design.

Policy 12.4.5-Facility Plans: Develop, update, and implement facility plans for infrastructure systems, such as drainage, electric transmission, natural gas, and information technology that benefit from cross-agency and public private coordination.

The request is to implement an electric transmission project in the Electric Systems Plan 2010, a Rank II facility plan dealing with electric infrastructure. The project description was updated in July 2018 (see History section of this report) to specify a different end location. The request furthers Policy 12.4.5-Facility Plans.

Facility Plan: Electric System Transmission & Generation (2010-2020)- Rank II

The Electric Facilities Plan is a Rank II facility plan that addresses the electric transmission system and electric projects. Electric distribution to individual customers and rates are not addressed. The Albuquerque City Council adopted the Rank II Facility Plan: Electric System Transmission & Generation (2010-2020) (the “Electric Systems Plan 2010”) in February 2012.

» See the History section of this report for information about previously-adopted Electric Facilities Plans.

The Electric Systems Plan 2010 describes the electric transmission and generation system serving the City of Albuquerque and unincorporated Bernalillo County. The Plan contains a list of proposed projects for 2010-2020, a table explaining the review process, location standards for transmission line corridors, design standards for electric transmission facilities, and examples of generation technologies.

The Goal of the Electric Systems Plan 2010 is “to ensure that the City and Bernalillo County have an electric transmission and generation system capable of delivering electric energy in the amount and locations needed by present and future area residents, businesses and industries.” Five objectives support this Goal:

1. To conduct system planning at least ten years into the future.
2. To provide a forum for the general public to comment on electric facility projects through public hearings before the EPC and CPC.
3. To present standards for the location and design of transmission facilities.
4. To preserve planned transmission line corridors from encroachments by new development.
5. To identify and describe the procedures for developing new generation facilities.

Siting Study

Electric Facility Plans contain an “Outline for a typical siting study” (see Appendix A in the Electric Systems Plan 2010). The applicant prepared a siting study (the PNM WD2 115KV Transmission Line System Improvements Project Siting Study) in accordance with the outline in Appendix A (see attachment). The siting study describes the proposed project and addresses the need for it, alternative sites, and siting considerations.

Staff reviewed the siting study and finds it to be complete. It would be helpful to include maps showing the alignments for Alternative 1, Alternative 2, and Alternative 3 (the selected alternative).

Location and Design Standards

The Electric Systems Plan 2010 contains standards for the location and design of transmission and substation facilities intended to minimize potential siting impacts of electric facilities (p. 3 of the Plan). The standards in B. Standards for the Design of Transmission and Substation Facilities (p. 6) apply to new facilities and to upgrades of existing overhead transmission facilities. The following apply to the request:

Design Standard #5: Angles in lines shall be avoided or minimized wherever possible to avoid installing guy wires and/or larger diameter electric transmission structures.

The WD transmission line angles between Ladera Dr. and Atrisco Vista Blvd., before it proceeds southward to cross I-40. The angle shown is about 110 degrees and the angle of the route alternative is about 90 degrees. Neither would cause the installation of guy wires for support. Double-circuit tangent transmission structures will be used for the entire project. Some larger diameter transmissions structures will be used at angled portions of the line and line terminations in order to support the weight.

Design Standard #8: Wherever possible, the height of lines and the size and number of electric transmission structures shall be addressed when considering land use and visual impacts.

The height of lines, size, and number of electric transmission structures is addressed in the siting study. There are no areas of exclusion (environmentally sensitive areas) in the project area. Most structures will be double-circuit tangent structures that are 72 feet high. Double-circuit tangents used for angles and terminations will be 85 feet high. Approximately 50 structures will be installed and approximately 38 will be removed.

Design Standard #9: Generally, the height of transmission structures is as follows: 40kV (50 to 80 feet); 115kV (80 to 100 feet); 230 kV (100 to 130 feet); 345 kV (110 to 130 feet); 500 kV (120 to 150 feet). New transmission facilities shall be designed and/or selected to minimize visual impacts. The material, color, texture, and shape of transmission structures should be compatible with the surrounding environment.

The transmission structures for the WD2 project will mostly be 72 feet high, with the structures used at angles and terminations being 85 feet high. The poles will blend reasonably with the surrounding environment, part of which is characterized by existing transmission lines. The WD2 structures are made of steel (material), dark brown (color), smooth with ribbing (texture), and similar to existing poles (shape).

Design Standard #10: Transmission lines crossing other transmission lines shall be minimized.

The WD line crosses two other transmission lines (both 354 kV) in the large utility easement that runs with the Ladera drainage ponds. At some point, the WD line has to cross these lines in order to continue southward and serve the southwest mesa area. Additional crossings of transmission lines, in excess of those that exist, are not proposed. Crossing lines is avoided as often as possible.

Design Standard #17: All new transmission facilities, and upgrades of existing facilities, shall be, as much as possible, designed and constructed to minimize maintenance of the corridor

grounds. When new development encroaches upon existing facilities, ownership and maintenance of the utility corridor shall be explicitly identified. Where possible, maintenance by the public sector shall be minimized as much as possible except where the corridor identified for public uses.

The rebuilding and upgrading of the WD transmission line was designed (and will be constructed) to minimize maintenance of the corridor grounds. The WD line runs in a large, existing electrical easement that contains other transmission lines and utilities and is already maintained by the property owner. PNM will continue to maintain its transmission facilities, including the WD2 line.

Integrated Development Ordinance (IDO) 6-7(F)(3)-Review and Decision Criteria for Site Plans

The IDO contains criteria in 6-6, Site Plan-EPC, which must be fulfilled for a proposed site plan to be approved. The criteria are listed below, followed by a discussion based on information the applicant provided (see attachment). In the case of a linear electric facility, there was no precise classification available so the request was given “site plan” even though there is no typical site plan for review.

6-6(H)(3) Review and Decision Criteria. Any application for a Site Plan – EPC shall be approved if it meets all of the following criteria:

- (a) The Site Plan is consistent with the ABC Comp Plan, as amended.

The applicant cited Comprehensive Plan Goal 7.6-Context Sensitive Infrastructure, Goal, 12.1-Infrastructure Systems, and Goal 13.4- Natural Resources, and text pertaining to PNM. Based on analysis of applicable Goals and policies, Staff finds that criterion a is fulfilled (see Section II of this report).

- (b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

Staff agrees that criterion b does not apply. There are no previously applicable terms or conditions that would pertain to the request for a linear electric facility.

- (c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The request complies with Table 5 (the project table), the standards for the location and design of transmission facilities, and the outline for a siting study in the Electric Systems Plan (2010-2020).

- (d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The request would not affect existing infrastructure, such as streets, trails, drainage, or sidewalks. Rather, it would be adding new electric infrastructure.

- (e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The applicant states that there are no impacts because the project would be located in existing PNM easements, which are already available for electric facilities. Staff points out that the request has been shown to consistent with the Electric Systems Facility plan's standards for the location and design of transmission facilities, the purpose of which is to mitigate potential siting impacts.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application from 11/5/2018 to 11/19/2018. Few agency comments were received. Long Range Planning notes that electric utilities are allowed in every zone district permissively to ensure adequate provision of electricity to all users. NMDOT requests that the applicant meet with them to coordinate the utility submission in state ROW, particularly at I-40, Central & 118th and NM 500 and 118th. The Open Space Division also requests a meeting with the applicant. They want to discuss potential encroachment onto the Atrisco Terrace Open Space and any mitigation if necessary IDO [5-2(H)(2)(a)(11)]. Agency comments begin on p. 16.

Neighborhood/Public

Several neighborhood organizations were required to be notified. Organizations north of I-40 include the Tres Volcanes Neighborhood Association (NA), the Las Lomas NA, the Ladera West NA, and the Westside Coalition of NAs (WESCONA). Organizations south of I-40 include the Orchards at Anderson Heights Subassociation, Inc., the Route 66 West NA, the Anderson Heights Master Association, Inc., Westgate heights NA, and the South West Alliance of Neighborhoods (SWAN). The applicant notified them as required (see attachments). The applicant also notified property owners within 100 feet of the subject site as required (see attachments).

The applicant attended SVAC's September meeting, SWAN's October meeting, and WESCONA's October meeting (see attachments). Neighbors expressed concern about dumping trash and off-road vehicles in the ROW, and asked about undergrounding. The applicant held open houses for the areas north of I-40 and south of I-40, and for the Ladera Business Park. A few people attended. As of this writing, Staff has not received any comments. There is no known opposition.

IV. CONCLUSION

This request is for project approval of a linear electric facility, approximately 5 miles long, which consists of rebuilding and upgrading the existing WD 115kV transmission line in order to provide additional capacity to serve the southern Albuquerque metropolitan area. The existing

single-circuit transmission line (WD) would be replaced with a double-circuit transmission line (WD2).

The request is Project #23 in the Facility Plan: Electric Systems Transmission and Generation (2010-2020) (the Electric Systems Plan 2010), a Rank II facility plan. The request is known as the WD2 project. The 2010 Electric System Facilities Plan states that projects included in the Plan's list of proposed electric system projects are to be submitted to the EPC for review (see Table 1, p. 20).

The request furthers applicable Goals and policies in the Comprehensive Plan regarding land use and infrastructure and complies with applicable design standards in the Electric Systems Plan 2010. The applicant provided the required siting study.

Several neighborhood organizations and property owners were required to be notified, which the applicant did. The applicant attended three coalition meetings and held three open house meetings. There is no known opposition and, as of this writing, Staff has not received any comments. Staff recommends approval subject to minor conditions.

FINDINGS –SI-2018-00220, December 13, 2018-Site Plan (linear electric facility)

1. The request is for project approval of a linear electric facility, approximately 5 miles long, which consists of rebuilding and upgrading the existing WD 115kV transmission line in order to provide additional capacity to serve the southern Albuquerque metropolitan area. The existing wooden H-frame poles and single-circuit transmission line (WD) would be replaced with new steel poles and a double-circuit transmission line (WD2).
2. The request is Project #23 in the Facility Plan: Electric Systems Transmission and Generation (2010-2020) (the Electric Systems Plan 2010), a Rank II facility plan. Table 5 (p. 24) of the Electric Systems Plan 2010 contains a list of electric systems projects for the 2010 through 2020 timeframe. The request is known as the WD2 project.
3. The request is categorized as a site plan because that's the closest application category; there is no site plan for review. Rather, provided with the request are a siting study and a response to the standards for the location and design of transmission and substation facilities as found in the Electric Systems Plan 2010. Both are required for an electric system project.
4. The request is in the Environmental Planning Commission (EPC) process because the 2010 Electric System Facilities Plan states that projects included in the Plan's list of proposed electric system projects for 2010-2020 are to be submitted to the EPC for review (see Table 1, p. 20).
5. The Albuquerque/Bernalillo County Comprehensive Plan, the Facility Plan: Electric System Transmission & Generation (2010- 2020) (the Electric System Facilities Plan 2010) and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers the following, applicable Comprehensive Plan Goal and policy in Chapter 5-Land Use:
 - A. Goal 5.6-City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The WD transmission line traverses both Areas of Change and Areas of Consistency. It is not really growth and development of land uses, but is part of the electric infrastructure system that serves the metropolitan area. The transmission line runs in easements through a business park, a drainage area, and mostly vacant land. It does not, in itself, result in additional traffic, noise, or population in the area. As such, it would not affect the character and intensity of the areas surrounding it.

- B. Policy 5.3.7-Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully, equitably, and evenly.

Electric facilities, including transmission lines and the poles that support the lines, can be considered a locally unwanted land use (LULU) that may be objectionable to immediate neighbors but is useful to society. In this case, the request is for Project #23 (a rebuild and upgrade) as indicated in the Electric Systems Plan 2010. The Electric Facilities Plans contains design standards for the siting of transmission line corridors that help ensure that they are sited carefully, equitably, and evenly throughout the metropolitan area.

7. The request furthers the following, applicable Comprehensive Plan Goal and policies from Chapter 12- Infrastructure, Community Facilities & Services:

- A. Goal 12.1-Infrastructure: Plan, coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan's vision for future growth.

The purpose of the Electric Systems Plan 2010, a Rank II facility plan, is to plan and coordinate the provision of electrical infrastructure in the metropolitan area. This facility plan supports the Comprehensive Plan's vision for future growth by providing a list of projects that will support development through 2020. The design standards for transmission facilities and substations contained in the Electric Systems Plan 2010 are intended to ensure that electric infrastructure is developed in an efficient, equitable, and environmentally sound manner. The request furthers Goal 12.1-Infrastructure.

- B. Policy 12.1.1-Infrastructure Design: Encourage design of visible infrastructure (surface and overhead) that respects the character of neighborhoods and communities and protects significant natural and cultural features.

In support of the Comprehensive Plan, the Electric Systems Plan 2010 contains standards for the location and design of transmission facilities and substation facilities. These standards, which include siting constraints for excluded areas and environmental considerations, aim to minimize siting impacts to help ensure that the character of neighborhoods and communities is respected and that significant natural and cultural features are protected. The request furthers Policy 12.1.1-Infrastructure Design.

- C. Policy 12.4.5-Facility Plans: Develop, update, and implement facility plans for infrastructure systems, such as drainage, electric transmission, natural gas, and information technology that benefit from cross-agency and public private coordination.

The request is to implement an electric transmission project in the Electric Systems Plan 2010, a Rank II facility plan dealing with electric infrastructure. The project description was updated in July 2018 (see History section of this report) to specify a different end location. The request furthers Policy 12.4.5-Facility Plans.

8. The Electric System Plan 2010 contains “Standards for the Location and Design of Transmission and Substation Facilities”. The WD 2 transmission line project complies with the following, applicable design standards:

- A. Design Standard #5: Angles in lines shall be avoided or minimized wherever possible to avoid installing guy wires and/or larger diameter electric transmission structures.

The WD transmission line angles between Ladera Dr. and Atrisco Vista Blvd., before it proceeds southward to cross I-40. The angle shown is about 110 degrees and the angle of the route alternative is about 90 degrees. Neither would cause the installation of guy wires for support. Double-circuit tangent transmission structures will be used for the entire project. Some larger diameter transmissions structures will be used at angled portions of the line and line terminations in order to support the weight.

- B. Design Standard #8: Wherever possible, the height of lines and the size and number of electric transmission structures shall be addressed when considering land use and visual impacts.

The height of lines, size, and number of electric transmission structures is addressed in the siting study. There are no areas of exclusion (environmentally sensitive areas) in the project area. Most structures will be double-circuit tangent structures that are 72 feet high. Double-circuit tangents used for angles and terminations will be 85 feet high. Approximately 50 structures will be installed and approximately 38 will be removed.

- C. Design Standard #9: Generally, the height of transmission structures is as follows: 40kV (50 to 80 feet); 115kV (80 to 100 feet); 230 kV (100 to 130 feet); 345 kV (110 to 130 feet); 500 kV (120 to 150 feet). New transmission facilities shall be designed and/or selected to minimize visual impacts. The material, color, texture, and shape of transmission structures should be compatible with the surrounding environment.

The transmission structures for the WD2 project will mostly be 72 feet high, with the structures used at angles and terminations being 85 feet high. The poles will blend reasonably with the surrounding environment, part of which is characterized by existing transmission lines. The WD2 structures are made of steel (material), dark brown (color), smooth with ribbing (texture), and similar to existing poles (shape).

- D. Design Standard #10: Transmission lines crossing other transmission lines shall be minimized.

The WD line crosses two other transmission lines (both 354 kV) in the large utility easement that runs with the Ladera drainage ponds. At some point, the WD line has to cross these lines in order to continue southward and serve the southwest mesa area. Additional crossings of transmission lines, in excess of those that exist, are not proposed. Crossing lines is avoided as often as possible.

- E. Design Standard #17: All new transmission facilities, and upgrades of existing facilities, shall be, as much as possible, designed and constructed to minimize maintenance of the

corridor grounds. When new development encroaches upon existing facilities, ownership and maintenance of the utility corridor shall be explicitly identified. Where possible, maintenance by the public sector shall be minimized as much as possible except where the corridor identified for public uses.

The rebuilding and upgrading of the WD transmission line was designed (and will be constructed) to minimize maintenance of the corridor grounds. The WD line runs in a large, existing electrical easement that contains other transmission lines and utilities and is already maintained by the property owner. PNM will continue to maintain its transmission facilities, including the WD2 line.

9. The siting study required by the Electric System Plan 2010 was provided with the request.
10. Minor conditions of approval are recommended to provide clarification and respond to comments.
11. Several neighborhood organizations were required to be notified: the Tres Volcanes Neighborhood Association (NA), the Las Lomas NA, the Ladera West NA, the Westside Coalition of NAs (WESCONA), the Orchards at Anderson Heights Subassociation, Inc., the Route 66 West NA, the Anderson Heights Master Association, Inc., Westgate heights NA, and the South West Alliance of Neighborhoods (SWAN). The applicant notified them as required and also notified property owners within 100 feet of the subject site as required.
12. The applicant attended SVAC's September meeting, SWAN's October meeting, and WESCONA's October meeting, and held three open house meetings: one north of I-40, one south of I-40, and another for the Ladera Business Park. There is no known opposition. As of this writing, Staff has not received any comments.

RECOMMENDATION - SI-2018-00220, December 13, 2018

APPROVAL of Project #2018-001757, Case #SI-2018-00220, a Site Plan for a linear electric facility, approximately 5 miles long, running south from the West Mesa Switching Station, crossing Unser Blvd. NW and Arroyo Vista Blvd. NW and proceeding west to the City limits, then running south through a portion of Bernalillo County and re-entering the City near the Westgate Dam drainage facility near 118th St. SW, and continuing south to connect to the Huning Ranch Switching Station in Valencia County, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL –SI-2018-00220, December 13, 2018–Site Plan

1. Siting Study: Provide maps of the alternative corridors considered and the chosen corridor as part of the siting study.
2. CONDITION FROM NMDOT:

NMDOT is requesting that the NEW transmission proposed be permitted through the NMDOT when within state R/W in particular at I-40, Central & 118th and NM 500 and 118th. Owner shall schedule an appointment with Nancy Perea 505-206-1069 or nancy.perea@state.nm.us as to coordinate the utility submission and potential impact in reference to the installation.

3. CONDITION FROM THE PARKS AND RECREATION DEPARTMENT:

The planned transmission line route appears to be very close to Atrisco Terrace Open Space. PNM must contact City Open Space if there is any encroachment on that property. The developer shall take steps to prevent disturbance of soil and vegetation on the adjacent Major Public Open Space during construction. Pursuant to the IDO [5-2(H)(2)(a)(11)], the developer is responsible for mitigating any disturbance that does occur.

***Catalina Lehner, AICP
Senior Planner***

Notice of Decision cc list:

PNM, Laurie Moye, 2401 Aztec NE, ABQ, NM 87107
Tres Volcanes NA, Thomas Borst, 1908 Selway Pl., NW, ABQ, NM 87120
Tres Volcanes NA, Rich Gallagher, 8401 Casa Gris Ct., NW, ABQ, NM 87120
Las Lomas NA, David Skowran, 8116 Corte De Aguila NW, ABQ, NM 87120
Las Lomas NA, Nancy Griego, 8024 Corte Del Viento NW, ABQ, NM 87120
Ladera West NA, Shariesse McCannon, 2808 El Tesoro Escondido NW, ABQ, NM 87120
Ladera West NA, Karen Buccola, 7716 Santa Rosalia NW, ABQ, NM 8720
Orchards at Anderson Heights Sub., Cindy McCormick, 2823 Richmond Dr. NE, ABQ, NM 87107
Orchards at Anderson Heights Sub. Inc., Arina Caster, 2823 Richmond Dr. NE, ABQ, NM 87107
Route 66 West NA, Cherise Quezada, 10304 Paso Fino Pl., SW, ABQ, NM 87121
Route 66 West NA, Paul Fava, 505 Parnell Dr., SW, ABQ, NM 87121
Anderson Heights Master Assoc. Inc., Giezell Edison, 2823 Richmond Dr., NE, ABQ, NM 87107
Westgate Heights NA, Eric Faull, 1335 El Rancho Dr., SW, ABQ, NM 87121
Westgate Heights NA, Matthew Archuleta, 1628 Summerfield P., SW, ABQ, NM 87121
SWAN, Johnny Pena, 6525 Sunset Gardens SW, ABQ, NM 87121
SWAN, Jerry Gallegos, 5921 Central Ave., NW, ABQ, NM 87105
Westside Coalition of NAs, Harry Hendriksen, 10592 Rio Del Sol NW, ABQ, NM 87114
Westside Coalition of NAs, Rene Horvath, 5515 Palomino Dr., NW, ABQ, NM 87114
South Valley Coalition of NAs, Marcia Fernandez, 2401 Violet SW, ABQ, NM 87105
South Valley Coalition of NAs, Rod Mahoney, 1838 Sadora Rd. SW, ABQ, NM 87105
John Dubois, jdubois@cabq.gov

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Office of Neighborhood Coordination

Long Range Planning

This request is for an upgrade and rebuild of an electric transmission line per the adopted *Facility Plan Electric System Transmission and Generation (2010-2020) City of Albuquerque and Bernalillo County* (Plan) in accordance with that Plan and the Integrated Development Ordinance (IDO). Electric utilities are allowed in every zone district permissively to ensure adequate provision of electricity to all users.

ABC Comprehensive Plan Policy 5.3.7 Locally Unwanted Land Uses: *Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully, equitable, and evenly.*

ABC Comprehensive Plan Policy 7.6.3 Utility Infrastructure: *Encourage design of visible infrastructure (surface and overhead) that respects the character of neighborhoods and communities and protects significant natural and cultural features.*

ABC Comprehensive Plan Policy 12.1.1 Infrastructure Design: *Encourage design of visible infrastructure (surface and overhead) that respects the character of neighborhoods and communities and protects significant natural and cultural features.*

ABC Comprehensive Plan Policy 12.1.6 Energy Systems: *Coordinate with energy providers to safeguard essential infrastructure to serve existing development and ensure a safe, adequate, and reliable supply to support growth.*

ABC Comprehensive Plan Policy 12.4.5 Facility Plans: *Develop, update, and implement facility plans for infrastructure systems, such as drainage, electric transmission, natural gas, and information technology that benefit from cross-agency and public private coordination.*

CITY ENGINEER

Transportation Development

Hydrology Development

New Mexico Department of Transportation (NMDOT)

NMDOT is requesting that the NEW transmission proposed be permitted through the NMDOT when within state R/W in particular at I-40, Central & 118th and NM 500 and 118th. Owner shall schedule an appointment with Nancy Perea 505-206-1069 or nancy.perea@state.nm.us as to coordinate the utility submission and potential impact in reference to the installation.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

No comment.

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:

WATER UTILITY AUTHORITY

Utility Services

1. SI-2018-00220 – Site Plan
 - a. No adverse comment to the proposed Site Plan.
 - b. Coordination with the Water Authority shall take place in the following instances:
 - i. Potential interference between PNM and Water Authority infrastructure
 - ii. Construction taking place within dedicated Water Authority Easements.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Parks and Recreation facilities impacted by this project have PNM easements in place, so PNM is authorized to perform this work on our property. The planned transmission line route appears to be very close to Atrisco Terrace Open Space. PNM must contact City Open Space if there is any encroachment on that property. The developer shall take steps to prevent disturbance of soil and vegetation on the adjacent Major Public Open Space during construction; per the IDO [5-2(H)(2)(a)(11)], the developer is responsible for mitigating any disturbance that does occur.

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division- No comment.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No objections.

ALBUQUERQUE PUBLIC SCHOOLS

- a. The preferred alternative transmission project routing runs adjacent to several public schools: Atrisco Heritage High School and George I. Sanchez Collaborative Community K-8. At this time, there are no foreseen negative impacts the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

For informational purposes:

- 118th St SW is proposed to be a Community Principal Arterial in the Long Range Roadway System, roughly following the planned route of the transmission line (see image, right).
- The Long Range Bikeway System also indicates a proposed Paved Trail parallel to the projected extension of 118th St SW

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO