

PLANNING DEPARTMENT  
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## OFFICIAL NOTIFICATION OF DECISION

August 19, 2021

Mesa Del Sol Investments LLC  
c/o David Campbell  
5700 University Blvd. SE. Suite 310  
Albuquerque NM, 87109

**Project #2021-005684**  
SI-2021- 00975  
Amendments to the Level B Community Master Plan/  
Framework Plan for Mesa del Sol

### LEGAL DESCRIPTION:

Will Gleason, Dekker/Perich/Sabatini, agent for David Campbell, Mesa del Sol Investments LLC, requests the above action for all or a portion of Tracts 6, 7 and 14, of the Bulk Land Plat of Mesa Del Sol; Tract 12-A and 12-B, Plat of Tracts 12-A & 12-B, Mesa Del Sol, Innovation Park; Lots 5, 6, 13, 14, 15, 17, and 25 of Bulk Plat For Mesa Del Sol, Innovation Park; Tracts lettered F, J, K, L, M, N, O, P, R, OS-1, OS-2, OS-3, OS-4, OS-5, OS-6 and OS-7 of Bulk Land Plat for Mesa Del Sol Innovation Park II; Tract lettered 'I-2' Mesa del Sol Innovation Park II; Tracts 22-A, 22-B and 22-C of Mesa Del Sol Innovation Park; Tract lettered A-4 & A-5 of the Bulk Land Plat of Tracts A-1 thru A-6, Mesa Del Sol Innovation Park; Lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and Tracts Lettered A, B, & C, and Tract numbered 1, of the Plat of Mesa Del Sol Montage Unit 3A; Tracts 1-B and OS-5, of the Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6, Mesa Del Sol Innovation Park; Tract Q-1, Q-2 & Q-3 of Mesa Del Sol Innovation Park II; Tract A-1-A and Tract 28 of the Bulk Land Plat of Tracts A-1, Mesa Del Sol, Innovation Park; Tract A-6-C-1, A-1-A-2, A-1-A-3, A-1-A-4, A-1-A-5 of the Bulk Land Plat of A-6-C, Mesa Del Sol, Innovation Park; Tract A-1-A-6 and Tract A-1-A-1-A of the Bulk Land Plat of Tracts A-1-A-1, Mesa Del Sol, Innovation Park; Tract 1-A Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6 Mesa Del Sol, Innovation Park; Tract G and H, Bulk Land Plat for Mesa Del Sol, Innovation Park II; Tract D-6 Plat of Tracts D-1 thru D-7 Mesa Del Sol, Innovation Park II; Tract 4-C Plat of Mesa Del Sol Tracts 4-A, 4-B & 4-C; Tract 11 DEA Site Bulk Land Plat for Mesa Del Sol, Innovation Park, located generally south of Los Picaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland AFB, approximately 3,200 acres

(Q-15-Z, Q-16-Z, Q-17-Z, R-14-Z, R-15-Z, R-16-Z, R-17-Z, S-13-Z, S-14-Z, S-15-Z, S-16-Z, S-17-Z, T-13-Z, T-14-Z, T-15-Z, T-16-Z, T-17-Z, U-13-Z, U-14-Z)  
Staff Planner: Catalina Lehner, AICP

On August 19, 2021, the Environmental Planning Commission (EPC) voted to APPROVE Project #2021-005684, SI-2021-00975, Text Amendments to the Level B Community Master Plan/Framework Plan for Mesa del Sol, based on the following Findings and subject to the following Conditions of Approval:

**FINDINGS:**

1. The request is for text amendments to the Mesa del Sol Level B Community Master Plan (the “Level B Plan”). The Level B Plan area (the larger “subject area”) encompasses approximately 3,200 acres situated in the southern portion of the City, south of the Albuquerque International Sunport and located generally south of Los Pícaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland Air Force Base.
2. Text amendments are proposed for an approximately 170-acre southern portion (the smaller “subject site”) of the Employment Center in the Level B Plan area, which contains approximately 626 acres. The proposed amendments, which would facilitate re-development and expansion of the existing ABQ Studios site, would modify the transportation/roadway network, the linear park/open space/drainage system, and utility networks in this smaller area.
3. The Level B Plan area is contained within the larger, approximately 13,000-acre area of the Mesa del Sol Level A Community Master Plan (the “Level A Plan”). All of Mesa del Sol is zoned Planned Community (PC) Zone District. Upon the effective date of the Integrated Development Ordinance (IDO) in May 2018, the PC zoning remained.
4. The request does not constitute a zoning map amendment (zone change) because no change to the PC zoning is proposed. Therefore, the request is not required to be justified pursuant to the IDO 14-16-6-7(G)(3), review and decision criteria for zoning map amendments.
5. The Level B Plan is considered a Framework Plan under the IDO; the definition of Framework Plan most closely describes the Level B Plan and its contents. Pursuant to IDO 14-16-1-10(A)(1), any approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration procedures. The Level B Plan was approved by the EPC in 2007 and remains valid and framework plans do not expire (See IDO Table 6-4-3).
6. The request constitutes a Major Amendment to a prior approval (the Level B Plan). Pursuant to IDO 14-16-6-4(Y), Amendment of Prior Approvals, if a request exceeds the thresholds for Minor Amendments in 14-16-6-4(Y)(2)(a), then it is a Major Amendment.

In this case, the request would decrease the amount of approved open space [14-16-6-4(Y)(2)(a)(3)], decrease the number of through streets and connections [14-16-6-4(Y)(2)(a)(8)], and change access or circulation patterns [6-4(Y)(2)(a)(9)]. Therefore, the request is a Major Amendment.

7. The Environmental Planning Commission (EPC) is the final approval body for the request, unless the EPC decision is appealed. Pursuant to IDO 14-16-6-4(Y)(3), major amendments may only be approved by the decision-making body that issued the approval being amended. The EPC was the original approving body for the Level B Plan. Consistent with the Planned Communities Criteria (PCC), council approval was not required for the Level B Plan.
8. The Albuquerque/Bernalillo County Comprehensive Plan, the Planned Communities Criteria (PCC), the Mesa del Sol Level A Community Master Plan (the “Level A Plan”) and technical appendices, the Mesa del Sol Level B Community Master Plan (the “Level B Plan”) and technical appendices, and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
9. The request is generally consistent with applicable articles of the City Charter. Amendment of the Level B Plan for Mesa del Sol is an exercise in local self-government and falls within the City’s powers granted by its Charter (Article I). The text amendments to modify a portion of the Employment Center area would generally help ensure the proper use and development of land in the Level B Plan area while generally maintaining an aesthetic urban environment (Article IX).
10. The request is generally consistent with the following Comprehensive Plan Goals and policies regarding City Development Areas from 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 request would encourage and direct growth to a designated Area of Change, the Mesa del Sol Employment Center, where such industrial growth is expected and desired. Future site plans would follow the development standards for Mesa del Sol, and thereby would generally reinforce the character and intensity of the surrounding area.
  - B. Policy 5.6.2-Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request would facilitate expansion of the film studios, which is considered a more intense development type, and direct it to a designated Employment Center located along a designated multi-modal corridor in an Area of Change.
11. The request is generally consistent with the following, applicable Comprehensive Plan policies regarding Centers and Corridors from Chapter 5- Land Use:
  - A. Policy 5.1.5- Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses.

The subject site is located in a designated Employment Center. The request would facilitate expansion of the existing film studios, which would prioritize employment opportunities by creating additional jobs. Large employers such as this foster synergy among the primary business and supporting businesses, which can result in multiplier effects throughout the economy.

- B. Policy 5.1.1-Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request would facilitate the capture of regional growth, the expansion of a film studio use, in an Employment Center designated by the Comprehensive Plan and supported by a designated multi-modal corridor.

- C. Policy 5.1.2- Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request would facilitate expansion of what is considered an industrial use, which is well-suited for location in a designated Employment Center served by a designated Corridor. The subject site is in an Area of Change, where such development is appropriately placed so that it does not adversely affect open space areas or low-density residential development, which are intended to remain stable.

- D. Policy 5.2.2 -Planned Communities: Include Centers and Corridors in master planned communities and follow the Planned Communities Criteria (PCC) as adopted by the City and County.

The request takes into account the designated Centers and Corridors in the master-planned community of Mesa del Sol surrounding the subject site, and follows the PCC because Level B Plans (and subsequent amendments) are reviewed and decided by the EPC.

12. The request is partially consistent with the following, applicable Goals from Chapter 6-Transportation:

- A. Goal 6.1- Land Use: Transportation Integration: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

The Level B Plan transportation system was already planned; the technical appendices contain information about its envisioned operation. The planned character of existing and future land uses in Mesa del Sol depends upon the district where they are located. The Employment Center is one of the Employment Districts (Highway Commercial is the other) in which employment is promoted above other uses. Though the request would generally support the planned character of existing and future Employment Center uses, the existing and future Community Center uses' character is to be highly-accessible via the transportation system. The removal of a connector roadway leading into the main Community Center would affect its character.

- B. Goal 6.2- Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

The request would facilitate expansion of the Studios use which, by its secure nature and large scale, is separate from other uses and would not generally encourage walking, biking, and transit in the area. The amendments would remove a connector roadway and frontage lanes that transit may have used, but would add a multi-use trail that could encourage walking and biking and enhance mobility.

- C. Goal 6.6- Economy: Invest in a transportation system that stimulates and supports job creation and business development and improves the movement of people, goods, and services.

The request would remove some public roadways in the portion of the Employment Center intended to connect to the main Community Center. Though the request would support job creation and business development, it would impact the movement of people, goods, and services in an area where connectivity between the main Community Center and Employment Center uses was envisioned.

13. The request is generally consistent with the following Goal from Chapter 8- Economic Development, Goal 8.1- Placemaking, as follows:

The request would facilitate expansion of a use that would contribute to creating a place where business and talent will stay and thrive. The expanded film studios would create jobs and increase associated business opportunities. It would also attract talented individuals who will hopefully stay and further contribute to the local economy, thereby creating a place where synergistic uses can thrive.

14. The request is generally consistent with the community building principle regarding economic development in the Level A Plan, as follows:

1.2.1 Economic Development (p. 8). “Economic development is the cornerstone of the strategic plan for Mesa del Sol. We see it as a process of creating and maintaining a viable economy for a well-balanced, sustainable community like Mesa del Sol. The creation of an economic base is required to create high-paying jobs for New Mexicans and grow existing businesses—a base that will sustain quality growth.”

The request would facilitate expansion of the existing film studios use, which would occupy more area of the Employment Center and increase its operations- creating jobs and helping to foster a viable economy.

15. Without conditions of approval, the request is generally inconsistent with the community building principle regarding Ecological Sustainability, Conservation, and Restoration in the Level A Plan, as follows:

1.2.3 Ecological Sustainability, Conservation, and Restoration (p. 10): “Sustainable development is a goal of Mesa del Sol, as well as Albuquerque’s Planned Growth Strategy and Planned Communities Criteria. Mesa del Sol will be developed over the next 35 to 50 years. Because of this long-term approach to growth, the planners and developers of Mesa del Sol will be able to fully incorporate the best practices in sustainable urban development”.

The request would reduce the size of the linear park corridor along Mesa del Sol Blvd., and south of the Level B Plan boundary, by approximately 36 acres, which would become part of the Employment Center. Two DRIPS (distributed retention and infiltration ponds) are proposed for removal. The linear parks and DRIPS are considered best practices in sustainable urban development and are part of Mesa del Sol’s sustainability toolkit. Generally, reducing their usage is inconsistent with the community building principle regarding ecological sustainability, conservation, and restoration.

16. The request is generally consistent with the economic viability implementation strategy in the Level B Plan, as follows:

**Economic Viability:** Mesa del Sol aims to enhance the economic vitality of the local area. One key goal is to create a jobs-housing balance by attracting high-salary industries to the area to provide jobs for local residents and to increase the local tax base.

The request would facilitate expansion of the film studios use, which would create more jobs and is intended to have a multiplier effect throughout the local economy. As additional housing is constructed, there will be additional opportunity for people to live near the jobs in the Employment Center.

17. The request is partially consistent with the Level B Plan strategies regarding Response to Context and Location and Resource Efficiency, as follows:

- A. **Response to Context and Location:** Development at Mesa del Sol will take full advantage of the sense of identity created by the site's rich context of natural features. Open space corridors are aligned with mountain vistas to preserve the connection to the natural setting. Limitations on lighting and emissions, efficient energy systems, and building and site design contribute to making Mesa del Sol as climate neutral as practical.

The expanded Studios area, facilitated by the request, would remove three streets and some open space/drainage corridors in order to provide the area desired. Since open space serves multiple functions- stormwater management, habitat, and recreation- these opportunities would no longer be available in the southernmost portion of the Employment Center (cloudlined area-see Table 1 and Table 2 of the application) which would impact the connection to natural context. Though mitigation measures, such as a multi-use a pathway around the future, expanded site, would help, the loss of open space acreage and connectivity could impact the open space network intended. Therefore, the request is partially consistent with the Response to Context and Location Strategy. When future site plans are reviewed, open space provision and connectivity should be discussed to determine what additional measures can be taken to help ensure this strategy can be carried out in the manner envisioned.

- B. **Resource Efficiency:** The best way to achieve resource efficiency is to eliminate or reduce the demand for the resources. The reduction in energy demand is associated with transportation, walkability, and multi-modal transportation. Mesa del Sol aims to coordination the location and density of land uses.

The request would facilitate expansion of an existing use in the Employment Center, which is intended for large users. However, due to the need for security and privacy, connectivity related to transportation, stormwater, and energy would be impacted in this case. The amendments include some mitigation. However, review of future site plans should include consideration of impacts to these infrastructure systems. Appropriate site-specific mitigation measures could be incorporated into the site plans, along with efficient building practices, so that overall resource efficiency is maintained going into the future.

18. The request for a Major Amendment meets the Site Plan-EPC Review & Decision Criteria in IDO 14-16-6-6(J)(3):

- A. 6-6(J)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis, the request is generally consistent overall with applicable Comprehensive Plan Goals and policies and the applicable, overarching community building principles of the Level A Plan. Conditions of approval are recommended to strengthen consistency to the greatest degree possible.

- B. 6-6(J)(3)(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.

The Level B Plan area does not have any NR-SU or PD zoning covering the property within its boundaries.

- C. 6-6(J)(3)(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.

Future site plans will be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM), particularly those pertaining to transportation, drainage, and utility systems. The DRB will also review for compliance with applicable Development Standards in the Level B Plan.

- D. 6-6(J)(3)(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 includes reconfiguration of transportation, open space/drainage, water, and utility networks to facilitate the Studios' expansion. The DRB will review specifics when future site plans (one for the north expansion and one for the east expansion) are submitted. At that time, adequate infrastructure capacity to serve the proposed development will be required and ensured.

- E. 6-6(J)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The request would reconfigure the transportation, linear park/open space/drainage, and utility networks on the expanded Studios site and nearby. Future site plans will be reviewed by the DRB, which will generally ensure provision of adequate infrastructure to mitigate site-specific impacts on the surrounding area. However, the connectivity and cohesiveness intended by the Level B Plan should also be considered. Recommended conditions of approval would help mitigate impacts to the surrounding area to the maximum extent practicable.

- F. 6-6(J)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

Not applicable. The subject site is not a part of a Master Development Plan; it is within the boundaries of the Level B Plan for Mesa del Sol, which is a Framework Plan. Future site plans will be subject to applicable development standards in the Level B Plan.

G. 6-6(J)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Not applicable. The Level B Plan area is not in a designated Railroad and Spur Area.

19. Conditions of approval are needed to improve consistency with the community building principle regarding Ecological Sustainability, Conservation, and Restoration in the Level A Plan and the Level B Plan strategies regarding Response to Context and Location and Resource Efficiency. The conditions would also help provide clarity as the project moves forward.
20. The Level B Plan's name, The Mesa del Sol Level B Community Master Plan, will not change. This name is used in development agreements and contracts pertaining to the Level B Plan area and needs to be used consistently so revisions to these documents do not become necessary.
21. The Parks and Recreation Department (PRD) comments note that the request will alter open space and recreation connections originally intended by the Level B Plan. The PRD supports a continuous active transportation network and re-routing of a landscaped multi-purpose trail / pedestrian / bicycle route / greenway around and along the sides of the future project area to connect the residential portion of Mesa del Sol.
22. The affected neighborhood organizations are the Mesa del Sol Neighborhood Association (NA) and the District 6 Coalition of NAs, which the applicant notified as required. The applicant also notified property owners within 100-feet of the subject site as required.
23. A pre-submittal neighborhood meeting was held on June 21, 2021 regarding the Level B Plan amendments and associated changes needed to accommodate the studios expansion project. Though no opposition was expressed, neighbors had concerns about traffic and circulation issues, including potential cut-through in the neighborhood, modification of University Blvd. SE at the new gate location, and Eastman Ave. as a private street.
24. Staff was contacted by a representative of Isleta Pueblo who wanted more information about the request. Staff sent her the spreadsheets detailing the amendments to the Level B Plan and the Technical Appendices. As of this writing, Staff has not received any additional comments.

#### CONDITIONS:

1. The Environmental Planning Commission (EPC) delegates final sign-off authority to the Development Review Board (DRB) to ensure that all technical issues are resolved. The DRB is also responsible for ensuring that the EPC's Conditions of Approval are satisfied and that other applicable City requirements are met.



2. A letter shall accompany the submittal, specifying all revisions that have been made since the EPC hearing, including modifications to meet each of the EPC conditions. Unauthorized changes, including before or after DRB final sign-off, may result in forfeiture of approvals.
3. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the amendments for filing at the Planning Department.
4. Label for Revisions:
  - A. The revision date on all of the updated graphics and maps shall be listed as August 2021.
  - B. The language regarding modifications shall read as follows: “within a southern portion of the Employment Center, as shown”.
5. Acreage Totals: the figure for Total Area shall be updated to reflect the reallocation of 36 acres from Linear Open Space to Employment Center.
6. Level B Plan Maps (Table 1):
  - A. Figure 2-3: Reference shall be changed to p. 42 and the proposed change map “pending” shall be provided.
  - B. Figure 3-1: The grid of local roads (orange) shall continue to be shown in the background.
7. Technical Appendix Maps (Table 2):
  - A. Figure 2-B1: Language shall be clarified to refer to the portion of Eastman Crossing between Watson Dr. and Connector 32/Hawking Dr. The reference to Crick Crossing shall be removed since no changes are shown.
  - B. Figure 3F-4: A small map shall be added to clearly indicate the location of the revised cross-section along Mesa del Sol Blvd.
  - C. Figure 5A-2: The same figure shall be used for the existing and proposed maps.
  - D. Figure 5A-5: The differences between the existing and proposed maps shall be shown and clarified.
8. Mesa del Sol Blvd. Cross-Section:
  - A. Figure 3F-5, Mesa del Sol Blvd. Couplet 3 to the Level B Plan boundary, shall be updated to clarify it and incorporate conditions.
  - B. A narrative explanation shall be added to p. 24 of the Technical Appendices to address the changed roadway section going to the Level B Plan boundary.
  - C. The revised cross-section shall be labeled (see Figure 3F-4).
  - D. The location of any walls relative to the cross-section shall be specified.

9. Traffic Impact Study (TIS):

A narrative explanation shall be added to p. 25 of the Technical Appendix to describe the 2021 TIS, its purpose, and its conclusion(s).

10. Conditions from the Parks and Recreation Department:

- A. Regarding the modified Mesa del Sol Blvd. cross section, the distance between the future wall and curb shall be at least 30 feet.
- B. The landscaping buffer on the cross-section shall be at least 10 feet wide.
- C. The width of the multi-use trail shall be 13 feet (instead of 15 feet) in order to accommodate additional landscaping, including street trees.
- D. A note shall be added to the cross-section to indicate that the multi-use trail can be serpentine.

11. Conditions from PNM:

A. Page 86, Section 5.3:

Transmission systems' visual impact will be minimized by running the overhead power lines at mid-block locations perpendicular to streets and at the edges of the open space corridors, and by minimizing the extent to which power lines run alongside streets, as determined by the electric utility to be feasible and as allowed by industry and regulatory technical and safety standards.

Distribution systems will be underground for electric, gas and telecommunications facilities. Their location underground will be determined by the zone they occupy. Coordination with the electric utility early in the subdivision/platting processes to identify, locate, and secure necessary easements is imperative to provide safe and reliable electric service, avoid delays, and keep development projects on schedule.

B. Page 89, Section 5.3.1, *Transmission System and Distribution System: Transmission System*. A 115 kV transmission line will be brought into the Mesa del Sol development for the first substation. The requirements of PNM include:

- i) The design and construction of a 115 kV transmission line from the existing 115 kV line located in the Tijeras Arroyo to the first substation;
- ii) The design and construction of the first substation; and
- iii) PNM is ~~evaluating the construction timing of~~ designing and constructing a new switching substation that will be constructed north of Mesa del Sol.

C. PNM is working on the design of the transmission line in the updated alignment shown in Figure 5-5, Transmission Line Routing. Aesthetics and cost have been taken into consideration in determining the route..... These splice boxes are approximately 10 feet wide by 20 feet long and will require space for vehicle access and soil storage during construction and maintenance. If determined to be feasible by the electric utility, undergrounding of transmission lines and facilities must meet all industry and regulator technical and safety standards. All

necessary easements for such facilities require early coordination with the electric utility prior to development of encumbered properties.

D. The first Substation, shown in Figure 5-5, “Transmission Line Routing,” will need to be on-line to support the employment center as it is built and occupied. Each substation is on a 200 foot by 200 foot lot. The location of the first substation has been considered for proximity to both the Employment center as well as the first Residential neighborhood. PNM’s dimensional standards for substations now require at least four acres with any side no less than 350-feet to meet current technical clearances and safety standards.

E. Distribution System

The PNM distribution system is built and operated as an interconnected system. The distribution lines of adjacent substations are interconnected to accommodate transferring load between substations... A direct application of New Urbanism will be applied to the routing of the electrical distribution (via joint trench with gas and telecommunications) adjacent to streets and within alleys in the residential zone. Diagrams of this are shown in Figure 5-3, “Utility Corridor Street Sections.” All necessary easements for such facilities require early coordination with the electric utility prior to development of properties encumbered by easements.

F. Figure 5-5 and Figure 5C-1:

- i. Legend: Consolidate the two symbols (purple dashed line and blue line) and their descriptions “Double Circuit Overhead Transmission Line” and “Single Circuit Overhead Transmission Line” into one symbol (blue line) described as “Overhead Transmission Line” and adjust line on map.
- ii. Retain “SUBSTATION #2”
- iii. Legend: Change description for green line to “Existing Transmission Lines.”
- iv. Retain transmission line corridor from SUBSTATION #2 to EMPLOYMENT CENTER SUBSTATION.
- v. Show transmission lines coming into and out of SUBSTATION #1 as parallel and closer together.
- vi. Show a new transmission corridor that connects/loops from the URBAN CENTER along the west/northwest Mesa del Sol boundary to NEW PNM SWITCH STATION.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC’s decision or by **September 3, 2021**. The date of the EPC’s decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the IDO, Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC’s Recommendation can be filed within the 15 day period following the EPC’s recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of

approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

Sincerely,

for Alan M. Varela,  
Planning Director

AV/CL

cc: Mesa Del Sol NA, James Thompson, [jamesrthompson8@gmail.com](mailto:jamesrthompson8@gmail.com)  
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