



# - Environmental Planning Commission

**Agenda Number: 1**  
**Project #: PR-2024-011178**  
**Case #: SI-2024-01578**  
**Hearing Date: December 19, 2024**

## Staff Report

<b>Applicant</b>	Public Service Company of New Mexico
<b>Request</b>	Extraordinary Facility in Major Public Open Space (MPOS): Elena Gallegos Open Space Electric Service Rebuild.
<b>Legal Description</b>	All or a portion of Tract B (Park Site) Summary Plat of a portion of the Elena Gallegos Grant (C-24, D-24, E-24)
<b>Location</b>	7100 Tramway Blvd NE, between Tramway Blvd. and the Sandia Mountains
<b>Size</b>	640 Acres
<b>Existing Zoning</b>	N/A (Unincorporated)

### Staff Recommendation

APPROVAL of Project # 2024-011178 / SI-2024-01578 based on the Findings Findings 1-19 on [pages 21-28](#) within this report.

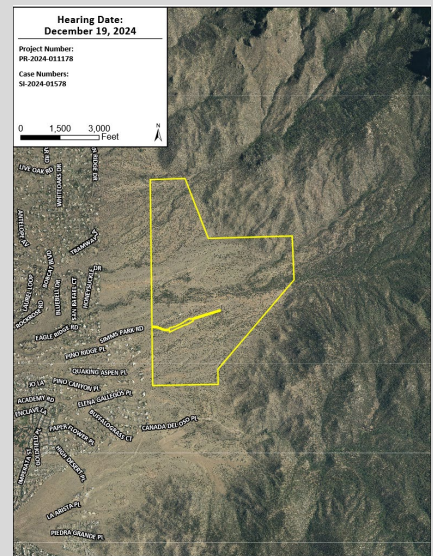
Staff Planner  
Jude Miller

### Summary of Analysis

The request is for an Extraordinary Facility in City-owned Major Public Open Space to allow a maintenance project for electrical facilities at the Elena Gallegos Open Space. The existing underground power line needs to be rebuilt to maintain electric service to the public facilities at the Elena Gallegos Open Space. This open space facility is located outside of the city limits. There are no registered neighborhoods within 660 feet of the subject site. The applicant notified property owners within 100 feet of the subject site as required.

**Staff recommends approval.**

### Map



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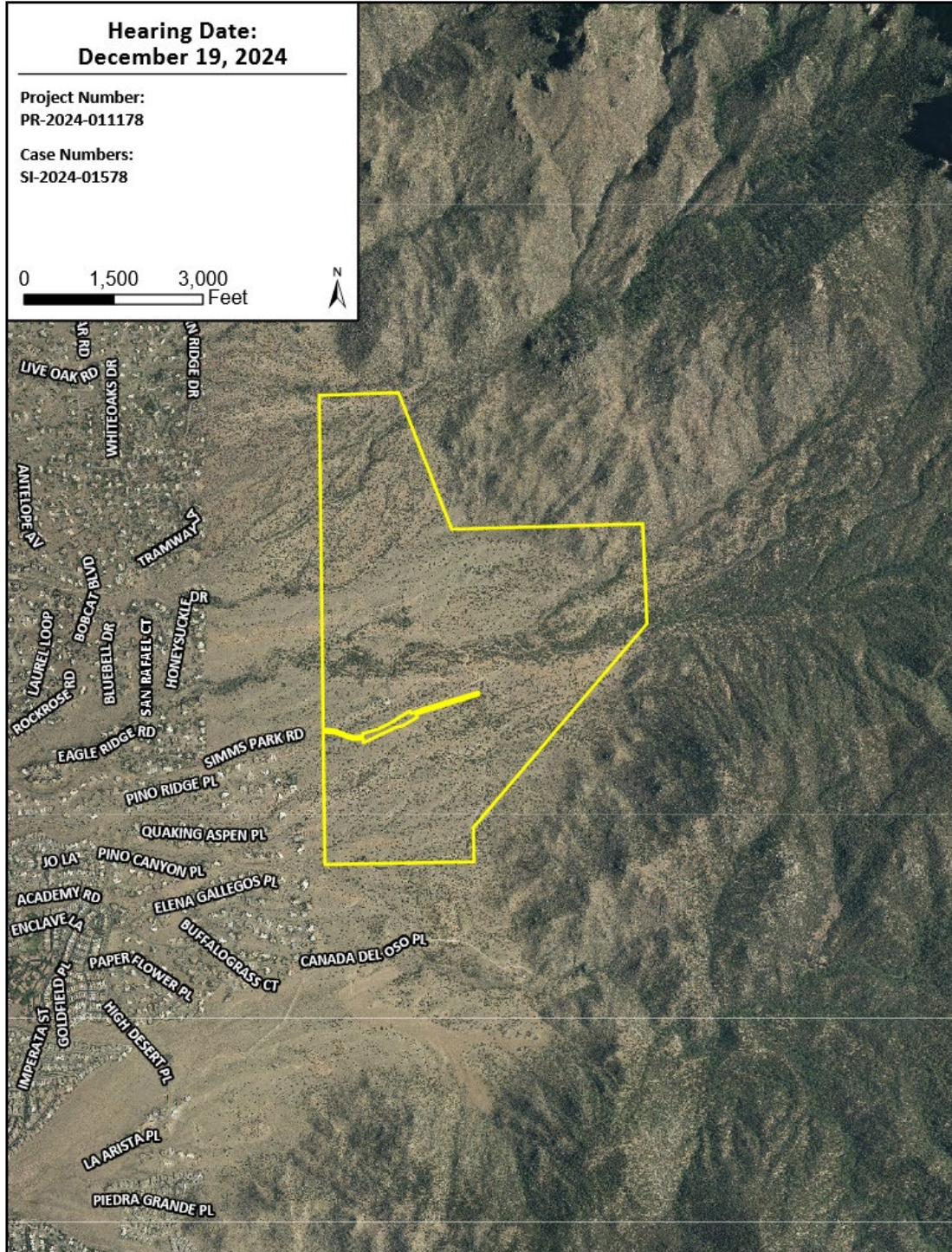
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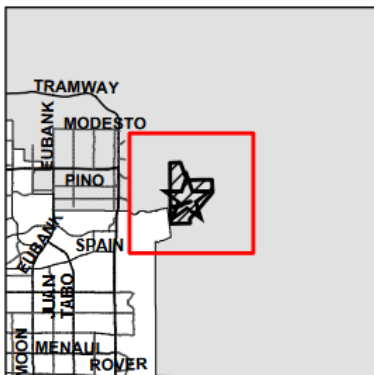
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## I. Maps

### Aerial Map



***IDO Zoning Map***



**IDO ZONING MAP**

Note: Gray shading indicates County.

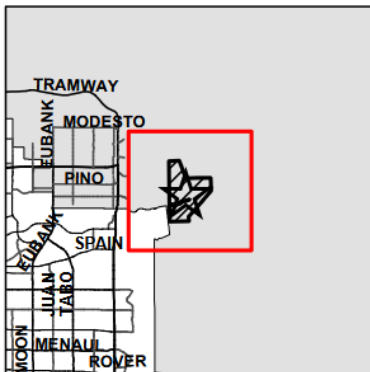


1 inch = 2,000 feet

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Zone Atlas Page:  
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**Land Use Map**



**LAND USE MAP**

Note: Gray shading indicates County.

Key to Land Use Abbreviations	
LDRES   Low-density Residential	APRT   Airport
MULT   Multi-family	TRANS   Transportation
COMM   Commercial Retail	AGRI   Agriculture
CMSV   Commercial Services	PARK   Parks and Open Space
OFC   Office	DRNG   Drainage
IND   Industrial	VAC   Vacant
INSMED   Institutional / Medical	UTIL   Utilities
ED   Educational	CMTY   Community
	KAFB   Kirtland Air Force Base



1 inch = 2,000 feet

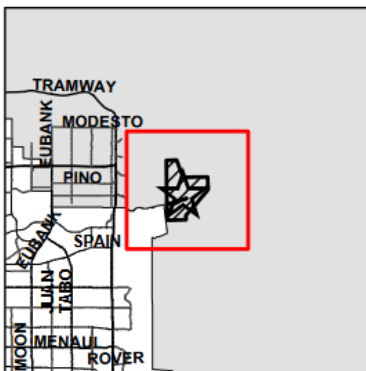
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*History Map*



**HISTORY MAP**

Note: Gray shading  
indicates County.

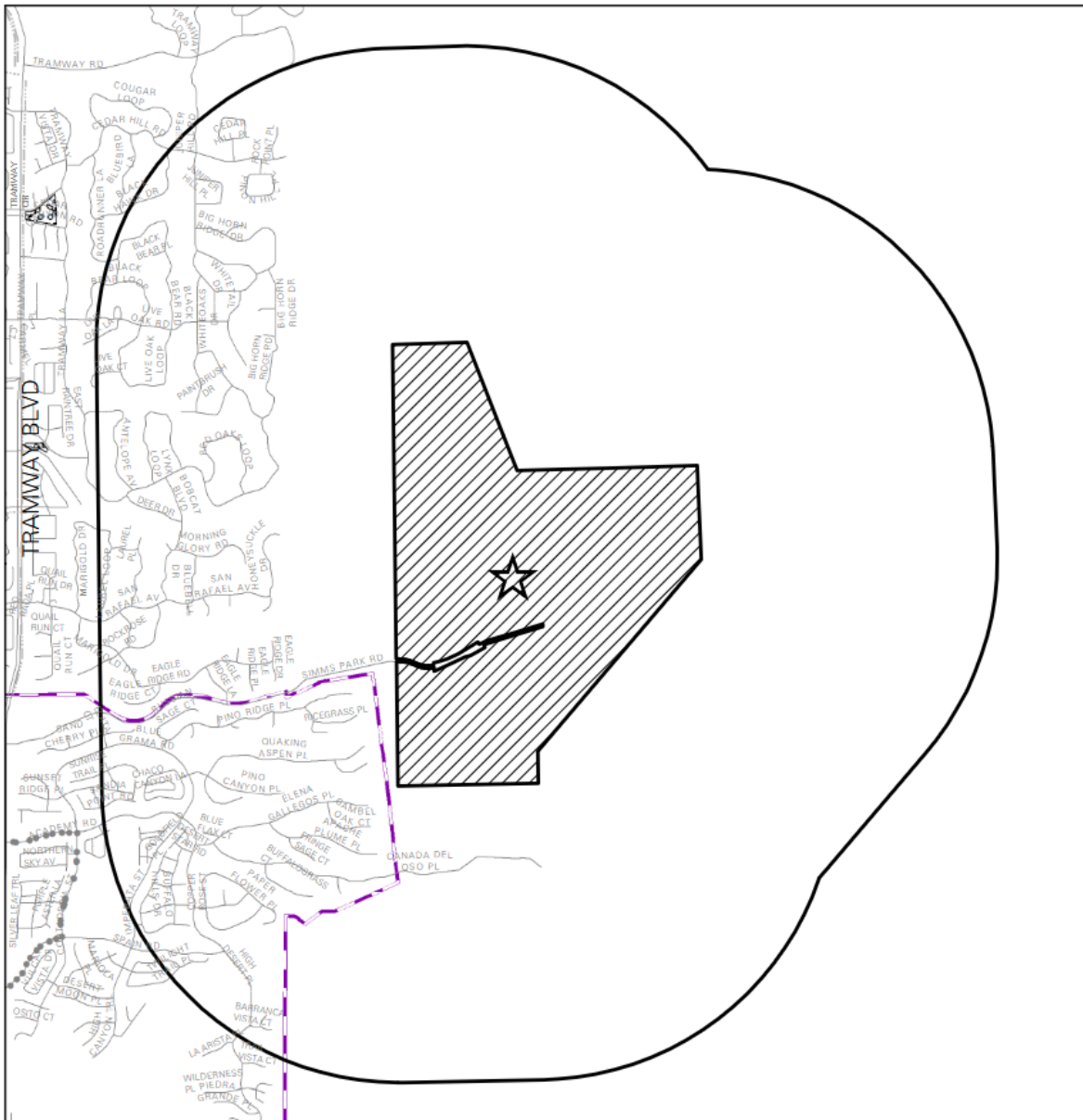


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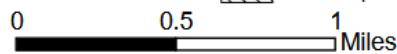
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**Public Facilities / Community Services**



**Public Facilities Map with One-Mile Buffer**

- |                      |             |                          |                             |
|----------------------|-------------|--------------------------|-----------------------------|
| Community Center     | Fire        | Public School            | Landfill designated by EHD  |
| Multi-Service Center | Police      | Proposed Bike Facilities | Landfill Buffer (1000-feet) |
| Senior Center        | Sheriff     | ABQ Ride Route           | Developed City Park         |
| Library              | Solid Waste | Albuquerque City Limits  | Undeveloped City Park       |
| Museum               |             |                          | Developed County Park       |
|                      |             |                          | Undeveloped County Park     |





**II. Introduction**

	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
<i>Subject Site</i>	Unincorporated	N/A	Open Space
<i>North</i>	Unincorporated	N/A	U.S. Forest Service Land
<i>South</i>	Unincorporated	N/A	U.S. Forest Service Land
<i>East</i>	Unincorporated	N/A	U.S. Forest Service Land
<i>West</i>	Unincorporated	N/A	U.S. Forest Service Land

***Request***

The request is for a Site Plan-EPC for an Extraordinary Facility in the City-owned Elena Gallegos Major Public Open Space (the “subject site”) to allow a maintenance project for electrical facilities. The existing underground power line needs to be rebuilt to maintain electric service to the public facilities at the Elena Gallegos Open Space. The subject site is located northeast of the city, outside of the city limits.

No additional visitor capacity or uses are proposed at this time.

***EPC Role***

The EPC is hearing the request because any Extraordinary Facility in City-owned or maintained Major Public Open Space shall be reviewed and decided pursuant to [§14-16-6-6\(I\)](#) Site Plan – EPC before installation or construction. Before approving such facilities, the EPC shall consider the recommendation of the Open Space Advisory Board [[§14-13-3-2](#)].

Furthermore, the Major Public Open Space Facility Plan requires that Public Utilities are pursuant to an approved Site Plan, which the EPC is reviewing as part of this request. According to Table 2-3 on page 23 of the [Major Public Open Space Facility Plan](#) states that public utility structures and utility easements are conditional uses requiring a site development plan approval.

The EPC is the final decision-making body. This case is a quasi-judicial matter.

***History/Background***

Since the early 1970s, efforts to preserve part of the historic Elena Gallegos Land Grant, an 8,000-acre parcel constituting a significant portion of the city's Sandia Mountain backdrop, had been underway. In 1980, the City secured a two-year option to purchase the property after discussions about potential development by the Albuquerque Academy, which owned the land.

As the option period neared expiration, a citizen-led initiative proposed acquiring the property using revenue from a three-year, quarter-cent local sales tax. The plan included a trade of the Elena Gallegos land to the U.S. Forest Service for federal surplus lands from various locations across the state, with the intent that these lands would be sold by the City, creating a permanent trust fund for open space management. The proposal received early support from Mayor Harold Kinney and the City Council. A large public campaign saw over 15,000 citizens sign petitions supporting the tax measure, leading to the acquisition of the land grant in July 1982. The City retained a 640-acre mountain park, now the Elena Gallegos Picnic Area/Albert G. Simms Park (the Elena Gallegos Open Space), while transferring over 7,000 acres to the U.S. Forest Service.

In the early 1980s, several picnic shelters, vault toilets, an amphitheater, and other improvements were added to create the Elena Gallegos Picnic Area. A buried service cable was installed around this time to provide electrical service to these facilities. This buried service cable has reached the end of its useful service life, recently faulted, and required repairs.

The City-owned Elena Gallegos Open Space property was never annexed into the city limits and is located northeast of the City, outside the city limits.

### ***Context***

The Elena Gallegos Open Space is 640 acres of land surrounded by U.S. Forest Service land and located in the Sandia foothills northeast of the city. Access to the site is primarily via automobile through a predominantly residential area in unincorporated northeast Albuquerque east of Tramway Blvd.

At an elevation of about 6,500 feet, visitors can view Mt. Taylor to the west, the Jemez Mountains to the north, and the vast Tijeras Arroyo to the south. The landscape supports a piñon-juniper habitat that includes chamisa, Apache plume, scrub oak, cane cholla cactus, blue grama grass, bear grass, and soapweed yucca.

### ***Roadway System***

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role. The LRRS designates Tramway Blvd. as an existing Regional Principal Arterial. The LRRS map does not provide a designation for Simms Park Rd, the roadway leading up to the Elena Gallegos Open Space.

The MRCOG's 2040 Limited Access Facilities Map does not show adjacent roadways as an interstate freeway or as having limited access. The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map does not designate roadways adjacent or through the subject site as either a Primary Freight Corridor or a roadway with Truck Restrictions.

### ***Bikeways / Trails***

The Long Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed trails. The LRBS shows an Existing Multi-Use Trail, paved along Tramway Blvd.

### ***Transit***

The Elena Gallegos Open space is not served by public transit. The nearest stop is the Route #1 Juan Tabo route stop at Academy Rd. and Lowell St. approximately 2.5 miles away, an approximately 50-minute walk.

## ***III. Analysis of City Plans and Ordinances***

### ***Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)***

The subject site is situated outside of the city limits and therefore does not have an assigned zone or city development area. The Elena Gallegos Open Space area is mentioned as one of the City-owned open space areas preserved under the Comprehensive Plan.

### ***Applicable Goals & Policies***

Applicable Goals and policies that were selected by the applicant are listed below. Staff analysis follows indented below the stated goal or policy. Goals and/or policies added by Staff are denoted with an asterisk (\*).

#### **CHAPTER 10: PARKS AND OPEN SPACE**

**GOAL 10.1 FACILITIES AND ACCESS:** Provide parks, Open Space, and recreation facilities that meet the needs of all residents and use natural resources responsibly.

The proposed project aims to maintain adequate, safe, and reliable electric service to the existing MPOS facilities located within and around the Elena Gallegos Open Space. This maintenance project involves replacing an existing electrical service line and transformer that have reached the end of their useful life. The replacement of the electrical service will ensure that the facilities at the Elena Gallegos Open Space continue to meet the needs of all residents. **The request is consistent with Goal 10.1 Facilities and Access.**

**POLICY 10.1.1 DISTRIBUTION:** Improve the community's access to recreational opportunities by balancing the City and County's parks and Open Space systems with the built environment.

The request will help protect and maintain existing high-quality and accessible recreation facilities at the Elena Gallegos Open Space, ensuring these resources continue to serve the community effectively. By upgrading infrastructure, the project supports the long-term functionality of the Open Space, balancing the built environment by preserving a key recreational area adjacent to developed urban spaces. This ensures residents have continued access to natural recreational

opportunities that are easily accessible from the city. **The request is consistent with Policy 10.1.1 Distribution.**

POLICY 10.1.2 UNIVERSAL DESIGN: Plan, design, program, and maintain parks, Open Space, and recreation facilities for use by people of all age groups and physical abilities.

The Elena Gallegos picnic area features accessible picnic shelters, an amphitheater, and restroom facilities. The request will ensure that existing electrical service to these facilities is maintained. **The request is consistent with Policy 10.1.2 Universal Design.**

GOAL 10.3 OPEN SPACE: Protect the integrity and quality of the region's natural features and environmental assets and provide opportunities for outdoor recreation and education.

The Project involves reconstructing an underground power line dedicated to serving the MPOS facilities. Ensuring uninterrupted electric service will support the Open Space Division in its efforts to manage and protect the area while offering outdoor recreation and educational opportunities at the Elena Gallegos MPOS. **The request is consistent with Goal 10.3 Open Space.**

POLICY 10.3.2 PRESERVATION: Identify and manage sensitive lands within the Open Space network to protect their ecological function.

As part of the request, the applicant collaborated with archaeologists from the USFS and a private archaeological firm to determine a route for the replacement electrical service that avoids sensitive lands. Additionally, the applicant will use boring instead of trenching to further minimize land disturbances. In areas where excavation is necessary, the applicant will remediate and re-seed any disturbed land. **The request is consistent with Policy 10.3.2: Preservation.**

POLICY 10.3.3 USE: Provide low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resource.

The request involves reconstructing an underground power line dedicated exclusively to serving MPOS facilities, which currently offer low-impact recreational and educational opportunities. This maintenance project will ensure the continued provision of electric service to these facilities in the future. **The request is generally consistent with Policy 10.3.3 Use.**

GOAL 10.4 COORDINATION: Coordinate across disciplines, jurisdictions, and geographies to leverage limited resources, maximize efficiencies, and best serve the public's need for parks and recreation facilities.

The applicant has coordinated this project with various stakeholders across jurisdictional boundaries including the United States Forest Service (USFS), and the Open Space Advisory Board. These efforts ensure inter-agency collaboration and

alignment with the interests of the general public. **The request is consistent with Goal 10.4 Coordination.**

POLICY 10.4.2 SYSTEM PLANNING: Coordinate among departments and across jurisdictional boundaries to plan interconnected networks, manage natural resources, leverage public investment, eliminate gaps in service, and avoid duplication of effort.

The applicant has coordinated this project with various stakeholders, including the United States Forest Service (USFS), the landowner of the open space areas surrounding the Elena Gallegos Open Space, and the Open Space Advisory Board. These efforts ensure inter-agency collaboration and alignment with the interests of the general public. **The request is generally consistent with Policy 10.4.2 System Planning.**

GOAL 11.3 CULTURAL LANDSCAPES: Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

The underground installation of the electrical service via directional boring ensures no alteration to the topography and minimizes surface disturbance. **This request is generally consistent with Goal 11.3: Cultural Landscapes.**

POLICY 11.3.1 NATURAL AND CULTURAL FEATURES: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

As part of this request, the applicant consulted with archaeologists from the USFS and a private archaeological firm to identify an updated route for the electrical service that steers clear of sensitive lands. To further reduce impacts, the applicant plans to use boring methods rather than trenching. In areas where excavation is required, the applicant will restore the affected land by remediating and re-seeding. **The request is consistent with Policy 11.3.1 Natural and Cultural Resources.**

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 request is for a replacement electrical service to the existing facilities at the Elena Gallegos Open Space. It calls for the installation of the replacement line using a directional boring technique to reduce installation costs and minimize disruption to the surface. This is a maintenance project that will install a new electrical service and transformer of the same size and capacity as the existing service which would provide for efficient and environmentally sound infrastructure to support the existing Elena Gallegos Open Space. **The request is partially consistent with 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.

The request specifies that the replacement electrical service will be installed using boring methods instead of trenching. This approach will minimize surface disturbances, except in areas where excavation is necessary. The new service will be installed within a conduit to improve durability and allow for less disruptive repairs in the future. **The request is generally consistent with Policy 12.1.1 Infrastructure Design.**

**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.

The request is for a maintenance project to replace an existing direct burial electrical service cable that has reached the end of its useful life and has recently required multiple repairs due to faults. The replacement service line will use a conduit and access boxes to provide greater durability and facilitate easier maintenance in the future. PNM has coordinated with the City Open Space Division to safeguard and supply reliable essential infrastructure to serve the existing Open Space area. **The request is generally consistent with Policy 12.1.6 Energy Systems.**

### ***Integrated Development Ordinance (IDO)***

The application for this request was submitted subsequent to the effective date on August 3, 2024 of the Integrated Development Ordinance and is therefore subject to its regulations and processes

#### ***IDO Zoning***

The Elena Gallegos Open Space Area is located within Bernalillo County and, as such, is not zoned on the AGIS map. Nonetheless, these facilities are under the jurisdiction of the Open Space Division, and the area is designated as Major Public Open Space (MPOS).

#### ***Definitions***

**Extraordinary Facility:** Facility within Major Public Open Space, not including trails, fencing, signs, incidental parking lots, access roads, or infrastructure not visible on the surface, that is primarily for facilitating recreation, relaxation, and enjoyment of the outdoors and that requires additional review by the Open Space Advisory Board and EPC pursuant to the Rank 2 Major Public Open Space Facility Plan. Extraordinary Facilities may include utility structures, WTFs, or buildings.

**Major Public Open Space:** City-owned or managed property that is zoned NR-PO-B or City-managed property that is zoned NR-PO-C, including the Rio Grande State Park (i.e. the Bosque), Petroglyph National Monument, and Sandia foothills. These are typically

greater than 5 acres and may include natural and cultural resources, preserves, low-impact recreational facilities, dedicated lands, arroyos, or trail corridors. The Rank 2 Major Public Open Space Facility Plan guides the management of these areas. For the purposes of this IDO, Major Public Open Space located outside the city municipal boundary that is mapped as Open Space in the ABC Comp Plan still triggers Major Public Open Space Edge requirements for properties within the city adjacent to or within the specified distance of Major Public Open Space.

### ***Open Space Advisory Board Ordinance***

To oversee the MPOS Program, the City established the Open Space Advisory Board (OSAB) in 1983. This appointed citizen board, in collaboration with staff, is responsible for reviewing and recommending acquisition priorities and additions to the open space network. The OSAB provides recommendations on Extraordinary Facilities to the EPC. Additionally, OSAB advises on proposed developments adjacent to MPOS and on proposals to sell, lease, or exchange trust lands.

According to [§2-6-16](#) of the Albuquerque Code of Ordinances, the Open Space Advisory Board's role is to advise the EPC, Mayor, and City Council on issues relating to City open space.

On [September 24, 2024 the Open Space Advisory](#) Board voted to approve the electric service rebuild for Elena Gallegos Open Space.

### ***Major Public Open Space Facility Plan (Rank 2)***

In 1999, City Council adopted the Major Public Open Space (MPOS) Facility Plan, a Rank 2 plan that provides guidelines and policies for achieving the Open Space goals outlined in the Albuquerque/Bernalillo County Comprehensive Plan. This document integrates information, policies, and procedures to protect and effectively manage all of the City's Major Public Open Space resources. The Facility Plan establishes specific planning, land use, and management policies for each major open space area, which includes the Sandia Foothills where the Elena Gallegos Open Space is located. Section 3: Sandia Foothills is applicable to the request.

The MPOS Facility Plan describes the Elena Gallegos Picnic Area as the primary developed open space facility in the Sandia Foothills. The plan highlights that the facility provides parking and access to the Sandia Mountain Wilderness and includes picnic areas, trails, a group reservation area, an amphitheater, a wildlife blind, and restrooms. The Elena Gallegos Picnic Area serves as a focal point for public use of the foothills, directing activities in ways that minimize environmental impacts. This maintenance project will ensure that the facilities mentioned in the MPOS Facility Plan continue to serve the public effectively.

Open Space Facility Plan General Policies:

**Policy A.1.D:** MPOS facilities are the primary locations of developed facilities such as parking lots, picnic shelters, restrooms and other structures. This Major Public Open Space type shall be protected and conserved while allowing for primary public use, but only where the consistent impacts of use on the environment can be mitigated. Facilities shall be designed for minimal impact on Major Public Open Space resources. Some low impact recreational facilities are allowable, but only where appropriate, and where urban and rural form is not affected. Unpaved or paved trails can be utilized as links to more sensitive trails and areas. Protection of these areas should include signage, natural barriers, fencing, walls, and patrol by rangers.

*The Elena Gallegos Picnic Area features amenities such as parking lots, picnic shelters, restrooms, and other facilities that depend on consistent electric service. By ensuring safe and reliable electricity, the Project will enhance the functionality of these MPOS facilities, allowing them to better serve the public while safeguarding the surrounding sensitive environment. Like the existing power line, the proposed replacement will be installed underground and specifically designed to minimize impacts on MPOS resources. **The request is consistent with Policy A.1.D***

**Policy B.1.D:** Open Space Facilities. Open space facilities are intended to concentrate low impact recreational use of open space in areas that can accommodate heavy use, while protecting natural and cultural resources.

- Open space facilities should be located at the edges of MPOS areas in locations with access to urban streets.
- No new facilities shall be developed in areas with archeological sites or which are likely habitats for threatened or endangered plant or animal species. All new facilities, expansion of existing facilities and trails shall be designed to avoid these areas and to direct people away from these areas.
- Open space facilities may include a variety of low impact recreational opportunities. Facilities for organized recreation or turf game fields are not appropriate.

*The facilities at the Elena Gallegos MPOS are strategically situated to serve the public effectively. Reliable and safe electric service provided by the Project will support the parking lots, picnic shelters, restrooms, and other structures in managing high levels of public use. This will help MPOS staff carry out their mission to safeguard natural and cultural resources. **The request is consistent with Policy B.1.D.***

**Policy B.2.A:** Facilities within Major Public Open Space shall be designed to minimize their impact on natural processes or natural, visual or cultural resources.



*The new electrical service will be installed underground via directional boring, a less invasive method for installation of underground utilities. This process will help minimize impact on the land and resources. **The request is consistent with Policy B.2.A.***

**Policy B.2.B:** Archaeological surveys and mitigation shall be conducted prior to facility development. Facilities shall not be located in a manner that will cover, undermine or otherwise damage archaeological or cultural sites. Sites should be preserved in place or avoided whenever possible. If appropriate, information about archaeological sites will be integrated into interpretive facilities.

*The applicant is relocating the new line rather than following the existing line after consulting with archaeological services with the USFS. The applicant states that PNM staff will work closely with USFS and City open space staff to ensure that archaeological and cultural sites are avoided and not damaged. **The request is consistent with Policy B.2.B.***

Open Space Facility Plan Sandia Foothills Policies:

**Policy B1:** Lands in the Sandia Foothills shall be acquired and managed to promote the purposes of Major Public Open Space as stated in the Comprehensive Plan. with the following subgoals:

- (a) Conserve natural resources and environmental features including wildlife habitat, and the mix and diversity of ecotones;
- (b) Provide opportunities for outdoor education and recreation including trails for a variety of users; picnicking and environmental education;
- (c) Shape urban form by providing an eastern edge to development and by providing a skyline free of development;

*The Project is focused on preserving cultural and natural resources while ensuring the safety of visitors in the Sandia Foothills. By maintaining electric service to lighting, restrooms, buildings, and other MPOS facilities, it also supports recreational activities and the use of trail corridors as secondary benefits. **The request is consistent with Sandia Foothills Policy B1.***

**Policy C1:** The conservation and protection of cultural and natural resources and protection of people from natural hazards related to development of steep slopes are the primary functions of the Sandia Foothills. Recreational use and trail corridors are secondary to these functions.

*The project is designed to minimize negative impacts on vegetation, slopes, and cultural resources during construction. Providing a new electrical service to replace the existing system, which is past its useful life, will help ensure the continued use of*

*recreational facilities at Elena Gallegos Open Space. **This request is consistent with Sandia Foothills Policy C1.***

**Policy D1:** The Elena Gallegos picnic area provides a high level of public exposure for the Major Public Open Space (MPOS) Program and is a primary focus for recreational use of the Sandias. Use of the Elena Gallegos Picnic Area shall be controlled to conserve and sustain the natural resources in the area.

*The Project is focused on preserving cultural and natural resources while ensuring the safety of visitors in the Sandia Foothills. By maintaining electric service to lighting, restrooms, buildings, and other MPOS facilities, it also supports recreational activities and the use of trail corridors as secondary benefits. **The request is consistent with Sandia Foothills Policy D1.***

#### **IV. Site Plan – EPC**

The request is for a Site Plan – EPC for an Extraordinary Facility in Major Public Open Space at the 640-acre Elena Gallegos Open Space and picnic area. In the early 1980s, several picnic shelters, vault toilets, an amphitheater, and other improvements were added to create the Elena Gallegos Picnic Area. A direct burial cable was installed around this time to provide electrical service to these facilities. This buried service cable has reached the end of its useful service life, recently faulted, and required repairs.

The service line needing repair begins at a PNM transformer on Honeysuckle Drive in the Sandia Heights neighborhood and extends eastward beneath United States Forest Service land and then continues under Major Public Open Space (MPOS) located in the unincorporated Bernalillo County but owned and maintained by the City of Albuquerque Open Space Division of the Parks and Recreation Department, ending at an existing transformer that serves MPOS facilities, including lighting, buildings, restrooms, and a corral. The existing transformer, located behind a locked gate, will be replaced with a new unit of similar size at the same location.

Earlier this year, the U.S. Forest Service granted a Categorical Exclusion for the rebuild project with a revised alignment to avoid an archaeological resource on federal land. The adjusted route for the power line is approximately 300 feet north of the existing line. Upon completion and activation of the new underground power line, the existing line will be disconnected and remain in place to preserve the archaeological resource and reduce any additional impact on U.S. Forest Service land and MPOS.

The new replacement buried electrical service is considered the Extraordinary Facility that is the subject of this request. Pursuant to IDO [§14-16-6-6\(l\)\(3\)](#) (Review and Decision Criteria), an application for a Site Plan – EPC will be approved if it meets all of the criteria in [§14-16-6-6\(l\)\(3\)\(a-h\)](#).

**6-6(I)(3)(a):** The site plan is consistent with the ABC Comp Plan, as amended.

The Site Plan – EPC for an Extraordinary Facility is consistent with the ABC Comp Plan by promoting balanced development that supports the area’s environmental sustainability, community character, transportation, and parks and open space goals and policies. The plan also addresses infrastructure needs and adheres to policies for environmental protection.

**6-6(I)(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 site is outside of the city limits and is therefore not governed by the IDO nor was it ever previously under a NR-SU or PD zoning designation. This criterion does not apply.

**6-6(I)(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.

The site is outside of the city limits and is therefore not governed by the IDO.

**6-6(I)(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 is for a maintenance project for the electrical service that serves the facilities at the Elena Gallegos picnic area. This project is not intended to increase capacity or attract more visitors to the site.

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

The proposed site plan calls for the new electrical service to be installed via directional boring, a process that reduces surface impacts and minimizes disruptions to site users. The new line is being rerouted approximately 300 feet north of the existing electrical service to avoid disturbing an archaeological site identified during the U.S. Forest Service’s review of the project on their properties. The applicant coordinated with the U.S. Forest Service and CABQ Open Space land managers to create a new alignment for the electrical service that avoids archaeologically and environmentally sensitive areas.

**6-6(I)(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 standards applicable in the zone district the subject property is in.

The subject site is not within any approved Master Development Plan.

**6-6(I)(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 would 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.

The subject site is not within a Railroad and Spur Area; therefore, this criterion does not apply.

**6-6(I)(3)(h):** If an outdoor or site light performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

No outdoor lighting is proposed that would trigger an evaluation under §14-16-5-2(E); therefore, this criterion does not apply.

### ***Site Design and Sensitive Lands***

#### ***5-2 Site Design and Sensitive Lands***

The subject site is a dedicated Major Public Open Space. Pursuant to IDO [§14-16-5-2\(C\)\(1\)](#) both the subdivision and site design process shall begin with an analysis of site constraints related to sensitive lands. The site analysis shall be included with applications for Subdivision or Site Plan. The site analysis shall be reviewed by relevant staff from Hydrology, Parks and Recreation, Historic Preservation, the City Forrester, and/or the City Archaeologist, depending on the type(s) of sensitive lands on the site.

To the maximum extent practicable, new subdivisions of land and site design shall avoid locating development, except for open spaces and areas that would not be disturbed during the development process, in the following types of sensitive lands:

#### **5-2(C)(2)(a) Arroyos**

*No major arroyos run through the Elena Gallegos site.*

#### **5-2(C)(2)(b) Floodplains and Special Flood Hazard Areas**

*There are some small areas within the Elena Gallegos Open Space site designated as FEMA Special Flood Hazard Areas (Flood Zone "AO"). These areas are located outside the site of the new electrical service installation. Flood Zone AO is a high-risk flood zone with a 1% annual chance of flooding. Often found near rivers and streams, it may experience floods one to three feet deep. The remaining areas of the site, including the location of the new electrical service installation, are designated as Zone X. Zone X areas*

*are outside the 500-year floodplain and are protected by a levee from 100-year floods, with a 0.2% or lower annual chance of flooding. The alignment chosen for the new electrical service avoids all flood hazard areas.*

5-2(C)(2)(c) Irrigation Facilities (acequias)

*No Irrigation facilities are on site.*

5-2(C)(2)(d) Large stands of mature trees

*Large stands of mature trees exist within the Elena Gallegos Open Space area. The applicant states that they are going to be using directional boring to install a 1.5-inch diameter flexible conduit inserted within the 3-inch diameter bore hole approximately 48 inches below the surface. This process will minimize disturbance to the surface and vegetation.*

5-2(C)(2)(e) Riparian Areas

*There are no riparian areas within the site.*

5-2(C)(2)(f) Rock outcroppings

*Various rock outcroppings exist on the subject site. The applicant states that they are going to be using directional boring to install a 1.5-inch diameter flexible conduit inserted within the 3-inch diameter bore hole approximately 48 inches below the surface. This process will minimize disturbance to the surface.*

5-2(C)(2)(g) Significant archaeological sites

*The replacement electrical service is being relocated approximately 300 feet to the north to avoid any known cultural resources. The applicant has collaborated with U.S. Forest Service staff and City staff to designate a new easement that avoids potential archaeological sites on both U.S. Forest Service land and City Open Space land.*

5-2(C)(2)(h) Steep slopes and escarpments

*Some steep slopes exist within the 640-acre subject site; however, the applicant has collaborated with U.S. Forest Service staff and City staff to designate a new easement that routes the new electrical service through areas with a gentler grade to prevent surface erosion and reduce the risk of damage to the service during extreme rain events.*

5-2(C)(2)(i) Wetlands

*There are no wetland areas within the site.*

### ***Landscaping, Buffering, and Screening***

Landscaping is not proposed as part of the site plan. Existing native landscaping will remain undisturbed to the greatest extent possible, and disturbed vegetated areas will be reclaimed according to USFS specifications. Maintenance pull boxes will be cleaned up after the installation is completed.

### ***Trails***

No new trails are proposed as part of this project. The use of directional boring will limit the impact on normal foot traffic along trails and minimize disruption to natural habitats. Open Space trails will be temporarily closed, with notice signs posted, while boring takes place beneath trail segments.

### ***Utilities***

This proposal is to replace the existing direct burial electrical service to the Elena Gallegos open space and picnic area. The replacement electrical service will be installed in a conduit and routed approximately 300 feet to the north of the existing service in order to avoid sensitive environmental and archaeological sites.

### ***Grading and Drainage***

No adjustments to grading and drainage are proposed with this project. The applicant states that they are working closely with land managers from the U.S. Forest Service and City Open Space to create a right-of-way for the replacement electrical service that avoids sensitive lands and drainage areas.

## ***V. Agency & Neighborhood Concerns***

### ***Reviewing Agencies***

The reviewing agencies that provided comments were the City of Albuquerque Open Space Department, the City of Albuquerque Parks and Recreation Department Urban Forestry Division, and the Public Service Company of New Mexico (PNM). The Open Space Department stated that it is collaborating with PNM on this electrical service rebuild. The Urban Forestry Division expressed concerns that boring may impact tree roots and advised that the applicant consult the City Forester if tree roots are affected. PNM commented that all work must adhere to the procedures outlined in PNM easements. For further details on agency comments, please see [page 30](#).

### ***Neighborhood/Public***

There are no neighborhoods recognized by the City of Albuquerque's Office of Neighborhood Coordination with boundaries within 660 feet of the subject site. No neighborhood or facilitated meetings have been held. As of the time of this writing, there has been no public comment in support of or opposition to the request.

## ***VI. Conclusion***

The request is for an Extraordinary Facility in City-owned Major Public Open Space to allow a maintenance project for electrical facilities at the Elena Gallegos Open Space. The existing underground power line needs to be rebuilt to maintain electric service to the public facilities at the Elena Gallegos Open Space.

The service line needing repair begins at a PNM transformer on Honeysuckle Drive in the Sandia Heights neighborhood and extends eastward beneath United States Forest Service land and then continues under Major Public Open Space (MPOS) located in the unincorporated Bernalillo County but owned and maintained by the City of Albuquerque Open Space Division of the Parks and Recreation Department, ending at an existing transformer that serves MPOS facilities, including lighting, buildings, restrooms, and a corral. The existing transformer, located behind a locked gate, will be replaced with a new unit of similar size at the same location.

Earlier this year, the U.S. Forest Service granted a Categorical Exclusion for the rebuild project with a revised alignment to avoid an archaeological resource on federal land. The adjusted route for the power line is approximately 300 feet north of the existing line. Upon completion and activation of the new underground power line, the existing line will be disconnected and remain in place to preserve the archaeological resource and reduce any additional impact on U.S. Forest Service land and MPOS.

The subject site, though owned by the City, does not have a zoning designation because it lies outside the city limits and is not governed by the IDO. This request for a maintenance project, categorized as an Extraordinary Facility in Major Public Open Space, aims to provide continued electrical service to the existing improved area at the Elena Gallegos Open Space and is consistent with the applicable goals and policies of the Albuquerque & Bernalillo County Comprehensive Plan.

According to the Office of Neighborhood Coordination, there are no registered Neighborhood Associations that are required to be notified. The sole property owner within 100 feet of the subject site, the United States Forest Service, was notified as required. As of the writing of this report, there is general opposition and no support.

**Staff recommends approval.**

## ***Findings, Site Plan***

Project #: 2024-011178 / SI: 2024-01578

1. This is a request for a Site Plane - EPC for all or a portion of Tract B (Park Site) Summary Plat of a portion of the Elena Gallegos Grant, located at 7100 Tramway Blvd. NE, between Tramway Blvd. and the Sandia Mountains containing approximately 640 acres.
2. The request is for an Extraordinary Facility in Major Public Open Space at the Elena Gallegos Open Space. The Extraordinary Facility is a replacement electrical service and transformer that will supply the existing facilities within this Open Space.
3. The existing electrical service is a direct burial cable installed in the 1980s that has reached the end of its service life.
4. The new electrical service will be installed via directional boring approximately 300 feet to the north of the existing electrical service to avoid sensitive lands and minimize disturbance to vegetation and park visitors.
5. The new electrical service will be installed in a flexible conduit to improve longevity and facilitate future maintenance.
6. A new transformer of similar size will be installed on the existing pad to replace the existing unit.
7. The City acquired the 640-acre mountain park, now the Elena Gallegos Picnic Area/Albert G. Simms Park, located North East of the Albuquerque city limits in 1982. Around that time facilities including the picnic area and bathrooms within the open space area were constructed.
8. The Elena Gallegos Open Space is owned by the City of Albuquerque but is located outside the city limits; therefore, this parcel does not have an IDO zoning designation.
9. The Albuquerque/Bernalillo County Comprehensive Plan, relevant Rank 2 Facility Plans or Rank 3 plans (MRAP Master Plans, Resource Management Plans) are incorporated herein by reference and made part of the record for all purposes.
10. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and development from Chapter 10: Parks and Open Space
  - A. GOAL 10.1 FACILITIES AND ACCESS: Provide parks, Open Space, and recreation facilities that meet the needs of all residents and use natural resources responsibly.

The proposed project aims to maintain adequate, safe, and reliable electric service to the existing MPOS facilities located within and around the Elena Gallegos Open Space. This maintenance project involves replacing an existing electrical service line and transformer that have reached the end of their useful life. The replacement of the electrical service will ensure that the facilities at the Elena Gallegos Open Space continue to meet the needs of all residents.



- B. **POLICY 10.1.1 DISTRIBUTION:** Improve the community's access to recreational opportunities by balancing the City and County's parks and Open Space systems with the built environment.

The request will help protect and maintain existing high quality and accessible recreation facilities at the Elena Gallegos Open Space that are essential for the public's use and enjoyment of Open Space in the Sandia Foothills.

- C. **POLICY 10.1.2 UNIVERSAL DESIGN:** Plan, design, program, and maintain parks, Open Space, and recreation facilities for use by people of all age groups and physical abilities.

The Elena Gallegos picnic area features accessible picnic shelters, an amphitheater, and restroom facilities. The request will ensure that existing electrical service to these facilities is maintained.

- D. **GOAL 10.3 OPEN SPACE:** Protect the integrity and quality of the region's natural features and environmental assets and provide opportunities for outdoor recreation and education.

The Project involves reconstructing an underground power line dedicated to serving the MPOS facilities. Ensuring uninterrupted electric service will support the Open Space Division in its efforts to manage and protect the area while offering outdoor recreation and educational opportunities at the Elena Gallegos MPOS.

- E. **POLICY 10.3.2 PRESERVATION:** Identify and manage sensitive lands within the Open Space network to protect their ecological function.

As part of the request, the applicant collaborated with archaeologists from the USFS and a private archaeological firm to determine a route for the replacement electrical service that avoids sensitive lands. Additionally, the applicant will use boring instead of trenching to further minimize land disturbances. In areas where excavation is necessary, the applicant will remediate and re-seed any disturbed land.

- F. **POLICY 10.3.3 USE:** Provide low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resource.

The request involves reconstructing an underground power line dedicated exclusively to serving MPOS facilities, which currently offer low-impact recreational and educational opportunities. This maintenance project will ensure the continued provision of electric service to these facilities in the future.

- G. **GOAL 10.4 COORDINATION:** Coordinate across disciplines, jurisdictions, and geographies to leverage limited resources, maximize efficiencies, and best serve the public's need for parks and recreation facilities.

The applicant has coordinated this project with various stakeholders across jurisdictional boundaries including the United States Forest Service (USFS), and the

Open Space Advisory Board. These efforts ensure inter-agency collaboration and alignment with the interests of the general public.

- H. **POLICY 10.4.2 SYSTEM PLANNING:** Coordinate among departments and across jurisdictional boundaries to plan interconnected networks, manage natural resources, leverage public investment, eliminate gaps in service, and avoid duplication of effort.

The applicant has coordinated this project with various stakeholders, including the United States Forest Service (USFS), the landowner of the open space areas surrounding the Elena Gallegos Open Space, and the Open Space Advisory Board. These efforts ensure inter-agency collaboration and alignment with the interests of the general public.

11. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and development from Chapter 11: Heritage Conservation.

- A. **GOAL 11.3 CULTURAL LANDSCAPES:** Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

The underground installation of the electrical service via directional boring ensures no alteration to the topography and minimizes surface disturbance.

- B. **POLICY 11.3.1 NATURAL AND CULTURAL FEATURES:** Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

As part of this request, the applicant consulted with archaeologists from the USFS and a private archaeological firm to identify an updated route for the electrical service that steers clear of sensitive lands. To further reduce impacts, the applicant plans to use boring methods rather than trenching. In areas where excavation is required, the applicant will restore the affected land by remediating and re-seeding.

12. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and development from Chapter 12: Infrastructure, Community Facilities, and 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 request is for a replacement electrical service to the existing facilities at the Elena Gallegos Open Space. It calls for the installation of the replacement line using a directional boring technique to reduce installation costs and minimize disruption to the surface. This is a maintenance project that will install a new electrical service and transformer of the same size and capacity as the existing service.

- 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.

The request specifies that the replacement electrical service will be installed using boring methods instead of trenching. This approach will minimize surface disturbances, except in areas where excavation is necessary. The new service will be installed within a conduit to improve durability and allow for less disruptive repairs in the future.

- C. **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.

The request is for a maintenance project to replace an existing direct burial electrical service cable that has reached the end of its useful life and has recently required multiple repairs due to faults. The replacement service line will use a conduit and access boxes to provide greater durability and facilitate easier maintenance in the future. PNM has coordinated with the City Open Space Division to safeguard and supply reliable essential infrastructure to serve the existing Open Space area.

13. The request is consistent with the following City of Albuquerque Major Public Open Space Facility Plan General Policies:

- A. Policy A.1.D:** MPOS facilities are the primary locations of developed facilities such as parking lots, picnic shelters, restrooms and other structures. This Major Public Open Space type shall be protected and conserved while allowing for primary public use, but only where the consistent impacts of use on the environment can be mitigated. Facilities shall be designed for minimal impact on Major Public Open Space resources. Some low impact recreational facilities are allowable, but only where appropriate, and where urban and rural form is not affected. Unpaved or paved trails can be utilized as links to more sensitive trails and areas. Protection of these areas should include signage, natural barriers, fencing, walls, and patrol by rangers.

*The Elena Gallegos Picnic Area features amenities such as parking lots, picnic shelters, restrooms, and other facilities that depend on consistent electric service. By ensuring safe and reliable electricity, the Project will enhance the functionality of these MPOS facilities, allowing them to better serve the public while safeguarding the surrounding sensitive environment. Like the existing power line, the proposed replacement will be installed underground and specifically designed to minimize impacts on MPOS resources. **The request is consistent with Policy A.1.D***

- B. Policy B.1.D:** Open Space Facilities. Open space facilities are intended to concentrate low impact recreational use of open space in areas that can accommodate heavy use, while protecting natural and cultural resources.
- Open space facilities should be located at the edges of MPOS areas in locations with access to urban streets.
  - No new facilities shall be developed in areas with archeological sites or which are likely habitats for threatened or endangered plant or animal species. All new facilities, expansion of existing facilities and trails shall be designed to avoid these areas and to direct people away from these areas.
  - Open space facilities may include a variety of low impact recreational opportunities. Facilities for organized recreation or turf game fields are not appropriate.

*The facilities at the Elena Gallegos MPOS are strategically situated to serve the public effectively. Reliable and safe electric service provided by the Project will support the parking lots, picnic shelters, restrooms, and other structures in managing high levels of public use. This will help MPOS staff carry out their mission to safeguard natural and cultural resources. **The request is consistent with Policy B.1.D.***

**Policy B.2.A:** Facilities within Major Public Open Space shall be designed to minimize their impact on natural processes or natural, visual or cultural resources.

*The new electrical service will be installed underground via directional boring, a less invasive method for installation of underground utilities. This process will help minimize impact on the land and resources.*

**Policy B.2.B:** Archaeological surveys and mitigation shall be conducted prior to facility development. Facilities shall not be located in a manner that will cover, undermine or otherwise damage archaeological or cultural sites. Sites should be preserved in place or avoided whenever possible. If appropriate, information about archaeological sites will be integrated into interpretive facilities.

*The applicant is relocating the new line rather than following the existing line after consulting with archaeological services with the USFS. The applicant states that PNM staff will work closely with USFS and City open space staff to ensure that archaeological and cultural sites are avoided and not damaged.*

14. The request is consistent with the following City of Albuquerque Major Public Open Space Facility Plan Sandia Foothills Policies:

**Policy B1:** Lands in the Sandia Foothills shall be acquired and managed to promote the purposes of Major Public Open Space as stated in the Comprehensive Plan. with the following subgoals:

- (a) Conserve natural resources and environmental features including wildlife habitat, and the mix and diversity of ecotones;
- (b) Provide opportunities for outdoor education and recreation including trails for a variety of users; picnicking and environmental education;
- (c) Shape urban form by providing an eastern edge to development and by providing a skyline free of development;

The Project is focused on preserving cultural and natural resources while ensuring the safety of visitors in the Sandia Foothills. By maintaining electric service to lighting, restrooms, buildings, and other MPOS facilities, it also supports recreational activities and the use of trail corridors as secondary benefits.

**Policy C1:** The conservation and protection of cultural and natural resources and protection of people from natural hazards related to development of steep slopes are the primary functions of the Sandia Foothills. Recreational use and trail corridors are secondary to these functions.

*The project is designed to minimize negative impacts on vegetation, slopes, and cultural resources during construction. Providing a new electrical service to replace the existing system, which is past its useful life, will help ensure the continued use of recreational facilities at Elena Gallegos Open Space.*

**Policy D1:** The Project is focused on preserving cultural and natural resources while ensuring the safety of visitors in the Sandia Foothills. By maintaining electric service to lighting, restrooms, buildings, and other MPOS facilities, it also supports recreational activities and the use of trail corridors as secondary benefits.

*The Project is focused on preserving cultural and natural resources while ensuring the safety of visitors in the Sandia Foothills. By maintaining electric service to lighting, restrooms, buildings, and other MPOS facilities, it also supports recreational activities and the use of trail corridors as secondary benefits.*

15. The request meets the Site Plan-EPC Review & Decision Criteria in IDO §14-16-6-6(l)(3) as follows:

- 6-7(G)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

*The Site Plan – EPC for an Extraordinary Facility is consistent with the ABC Comp Plan by promoting balanced development that supports the area’s environmental sustainability, community character, transportation, and parks and open space goals and policies. The plan also addresses infrastructure needs and adheres to policies for environmental protection.*

- 6-7(G)(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 site is outside of the city limits and is therefore not governed by the IDO nor was it ever previously under a NR-SU or PD zoning designation. This criterion does not apply.*

- 6-7(G)(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.

*The site is outside of the city limits and is therefore not governed by the IDO. This criterion does not apply.*

- 6-7(G)(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 is for a maintenance project for the electrical service that serves the facilities at the Elena Gallegos picnic area. This project is not intended to increase capacity or attract more visitors to the site. This criterion does not apply.*

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

*The proposed site plan calls for the new electrical service to be installed via directional boring, a process that reduces surface impacts and minimizes disruptions to site users. The new line is being rerouted approximately 300 feet north of the existing electrical service to avoid disturbing an archaeological site identified during the U.S. Forest Service's review of the project on their properties. The applicant coordinated with the U.S. Forest Service and CABQ Open Space land managers to create a new alignment for the electrical service that avoids archaeologically and environmentally sensitive areas.*

- 6-6(I)(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.

*The subject site is not within any approved Master Development Plan. This criterion does not apply.*

- 6-6(l)(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.

*The subject site is not within a Railroad and Spur Area; therefore, this criterion does not apply.*

- 6-6(l)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

*No outdoor lighting is proposed that would trigger an evaluation under §14-16-5-2(E); therefore, this criterion does not apply.*

16. There are no neighborhoods recognized by the City of Albuquerque's Office of Neighborhood Coordination with boundaries within 660 feet of the subject site. No neighborhood or facilitated meetings have been held.
17. The applicant shall coordinate with City of Albuquerque Parks and Open Space departments Urban Forestry Division staff to ensure that damage to tree roots does not occur during the boring process.
18. As of this writing, staff has not received public comments in support or opposition to the request.
19. The EPC is the final decision-making body for this quasi-judicial matter. The Development Facilitation Team (DFT) does not need to sign off, as no site development will take place as part of this request.

***Recommendation***

APPROVAL of Project #: 2024-011178 / SI #: 2024-01578, a request for an Extraordinary Facility in Major Public Open Space (MPOS): Elena Gallegos Open Space Electric Service Rebuild, for all or a portion of Tract B (Park Site) Summary Plat of a portion of the Elena Gallegos Grant, containing approximately 640 acres, located at 7100 Tramway Blvd. NE, between Tramway Blvd. and the Sandia Mountains, based on the preceding findings.

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*Jude Miller*  
Planner

Notice of Decision cc list:

PNM, Russel Brito, [Russel.Brito@pnm.com](mailto:Russel.Brito@pnm.com)

CABQ Open Space, Colleen Langan-McRoberts , [cmcroberts@cabq.gov](mailto:cmcroberts@cabq.gov)

USFS, Richard Wilhelm, [richard.wilhelm@usda.gov](mailto:richard.wilhelm@usda.gov)

Legal, [acon@cabq.gov](mailto:acon@cabq.gov)

EPC file



## ***Agency Comments***

### **CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES**

#### ***Open Space***

The City of Albuquerque is the owner of the Elena Gallegos Open Space in unincorporated Bernalillo County in the Sandia Foothills, at 7100 Tramway Blvd NE. The City's Open Space Division (OSD) manages Elena Gallegos, designated as Major Public Open Space, which supports low-impact recreation for the City's residents and visitors.

Legal Description: TR B (PARK SITE) OF SUMMARY PLAT OF A POR OF THE ELENA GALLEGOS GRANT CONT 640 AC

The Public Service Company of New Mexico (PNM) submitted an application for an electric service rebuild at Elena Gallegos, PR-2024-011178\_SI-2024-01578. The Open Space Division supports this project as it will serve the property's operations and programs. PNM and the OSD have worked together on the proposed alignment to ensure limited impact to the area. The line will be constructed underground to avoid impacting the area's viewshed. PNM has assured the OSD that surface disruption will avoid sensitive areas, including archaeological sites, and they will remediate any disturbed areas. PNM presented the proposed project to the Open Space Advisory Board during the September 2024 meeting. The Board unanimously voted in favor of the project and recommended that the Commission approve the project.

#### ***Urban Forestry***

Boring may impact tree roots.

Please note that per § 6-6-1-9 RESPONSIBILITY FOR DAMAGING TREES ON PUBLIC PROPERTY.

(A) Any person, firm, or corporation who shall injure, damage, or destroy any tree, shrub, vine hedge, or other plant situate in any street, alley, sidewalk, or other public place in the city shall promptly notify the City Forester of such fact and shall, within such reasonable time as specified by the City Forester, repair or replace the same to the satisfaction of the City Forester.

(B) Should the person, firm, or corporation fail or refuse to repair or replace the said damaged or destroyed plants within such reasonable time, the City Forester shall do or cause to be done the necessary repairing or replacement, and the costs of this work shall be recovered from the person, firm, or corporation responsible for the damage or destruction by a proper action at law.

Applicant shall coordinate with City Forester; (505) 768-5196, during boring process, and consult with City Forester if any tree roots are impacted as a result of boring.

**OTHER AGENCIES**

*Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)*

AMAFCA has no adverse comments to the Site Plan – EPC, Major Amendment.

*Bernalillo County Planning*

No adverse comment. This is located within Bernalillo County, but as owner of the land and facility, the City has planning, zoning and building permit authority for the property.

*Public Service Company of New Mexico (PNM)*

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located within the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on any future Site Plan and any future Plat.

Structures, especially those made of metal like restrooms, storage buildings, and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

A) PHOTOGRAPHS

**Figure 1:** Looking east from within the site toward one of the picnic shelters at the Elena Gallegos Picnic Area.



**Figure 2:** Looking west from within subject site from one of the parking areas.



**Figure 2:** Looking east from within subject site toward the parking area for trail 366.



**Figure 3:** Looking west from within subject site toward the entrance booth building.

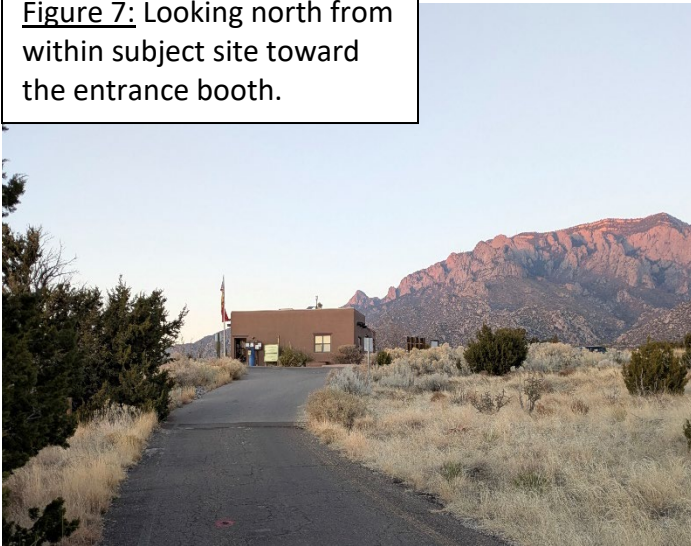


**Figure 4:** Looking north from within subject site at the entrance booth building.

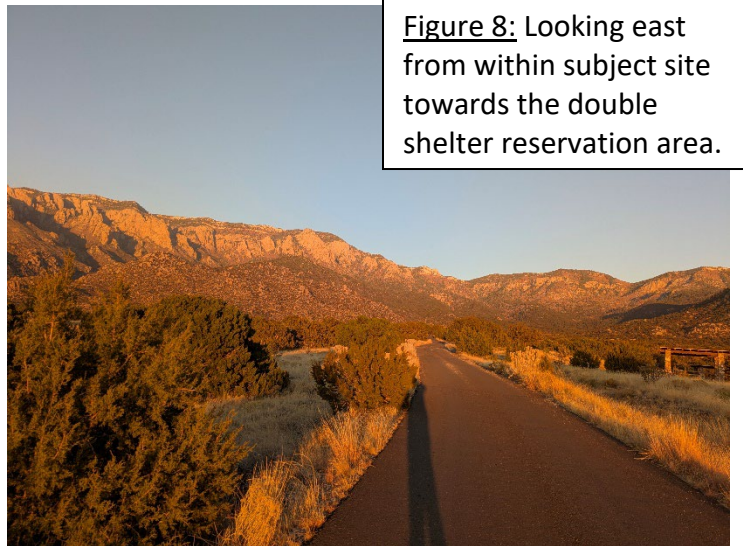


**Figure 5:** Looking southwest from a lighted picnic shelter within the subject site.

**Figure 7:** Looking north from within subject site toward the entrance booth.



**Figure 8:** Looking east from within subject site towards the double shelter reservation area.



**Figure 9:** View of the notification sign placed at the subject site.

## B) APPLICATION INFORMATION

PNM Application to the EPC  
Extraordinary Facility in MPOS  
Rebuild of Existing Electric Service Line to Elena Gallegos MPOS



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: Public Service Company of New Mexico (PNM)		Phone: 505.241.2798
Address: 2401 Aztec Rd NE		Email: Russell.Brito@pnm.com
City: Albuquerque	State: NM	Zip: 87107
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site: Letter of authorization		List <u>all</u> owners: City of Albuquerque (Open Space Division)

### BRIEF DESCRIPTION OF REQUEST

Extraordinary Facility in Major Public Open Space (MPOS): Elena Gallegos Open Space Electric Service Rebuild. The existing underground distribution line that exclusively serves the MPOS facilities is at the end of its useful life and needs to be rebuilt.

### SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: TR B (PARK SITE)	Block: SUMMARY PLAT	Unit:
Subdivision/Addition: A POR OF THE ELENA GALLEGOS GRANT	MRGCD Map No.:	UPC Code: 102406343024640101
Zone Atlas Page(s): D-24	Existing Zoning: None	Proposed Zoning: None
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 640 AC

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: 7100 Tramway Blvd NE	Between: Tramway Blvd	and: Sandia Mountains
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### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: November 6, 2024
Printed Name: Russell Brito	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #



**FORM P1: SITE PLAN – EPC**

**Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.**

**SITE PLAN – EPC**

**MASTER DEVELOPMENT PLAN**

**MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN**

**EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN**

Interpreter Needed for Hearing? No if yes, indicate language: \_\_\_\_\_

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application* and this Form P1 at the front followed by the remaining documents *in the order provided on this form*.

Zone Atlas map with the entire site clearly outlined and labeled

Letter of authorization from the property owner if application is submitted by an agent

Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(J)(3) or 14-16-6-6(F)(3), as applicable

\_\_\_ Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)

\_\_\_ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

\_\_\_ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)

\_\_\_ Office of Neighborhood Coordination neighborhood meeting inquiry response

\_\_\_ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

\_\_\_ Completed neighborhood meeting request form(s)

\_\_\_ If a meeting was requested/held, copy of sign-in sheet and meeting notes

Sign Posting Agreement

Required notices with content per IDO Section 14-16-6-4(K)(1)

Required notices with content per IDO Section 14-16-6-4(K)(1) (*not required for extension*)

Office of Neighborhood Coordination notice inquiry response

\_\_\_ Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO

Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.

\_\_\_ Proof of emailed notice to affected Neighborhood Association representatives

\_\_\_ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in

accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing

Completed Site Plan Checklist

Scaled Site Plan or Master Development Plan and related drawings

*Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.*

\_\_\_ Copy of the original approved Site Plan or Master Development Plan (for amendments only)

\_\_\_ Site Plan or Master Development Plan

\_\_\_ Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)

\_\_\_ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily

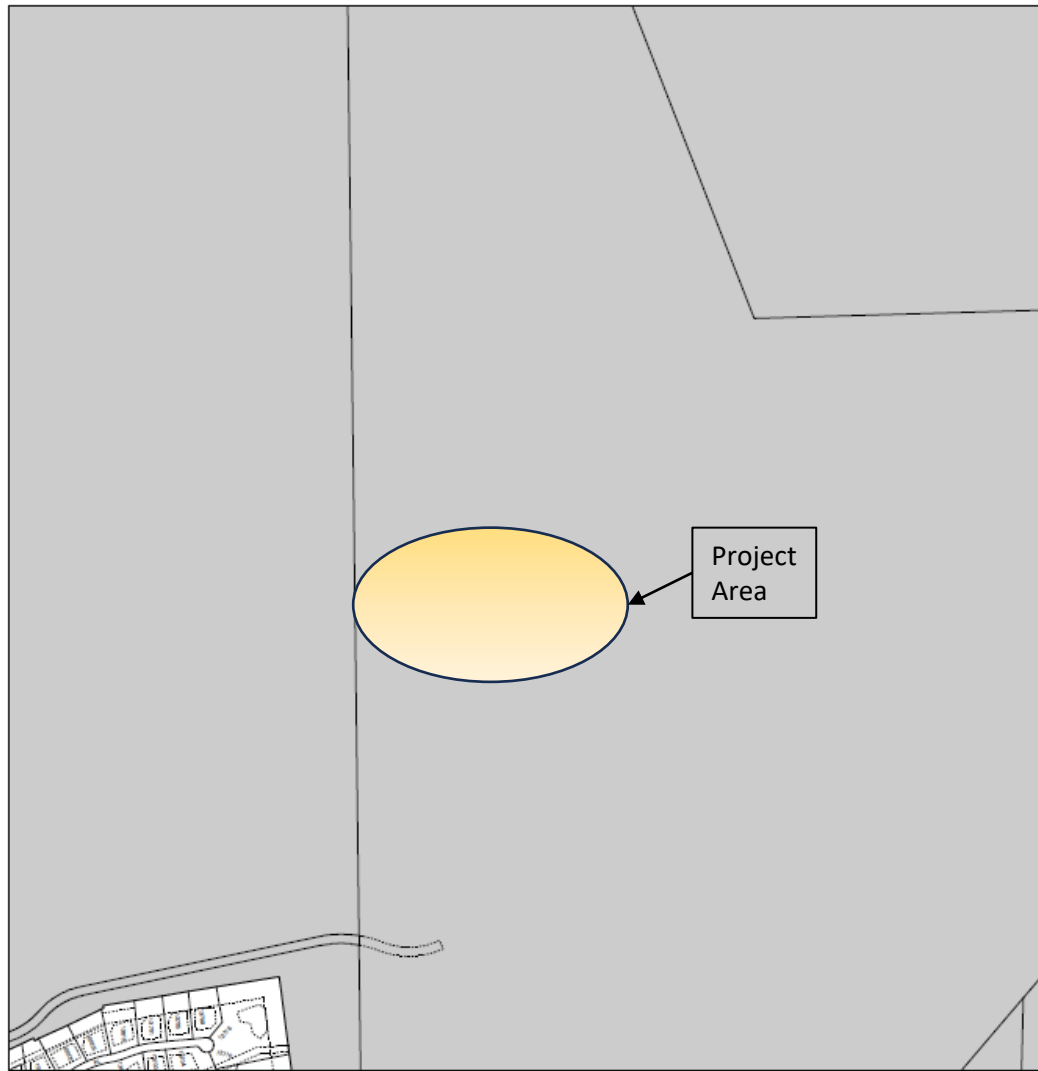
site plans except if the development is industrial or the multifamily is less than 25 units.

\_\_\_ Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

**VARIANCE – EPC**

\_\_\_ In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(N)(3).

*Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.*



For more current information and details visit: [www.cabq.gov/gis](http://www.cabq.gov/gis)

Note: Gray Shading  
Represents Area Outside  
of the City Limits

Address Map Page:  
**D-24-Z**  
Map Amended through:  
3/17/2017

AGIS  
Albuquerque Geographic Information System

These addresses are for informational  
purposes only and are not intended  
for address verification.

0 750 1,500 Feet

# CITY OF ALBUQUERQUE



October 31, 2024

Environmental Planning Commission  
City of Albuquerque  
c/o Planning Department  
via electronic mail

Chair Jonathan R. Hollinger  
Daniel Aragon  
Joseph Cruz  
Giovanni Coppola  
Timothy J. MacEachen

Vice-Chair Gary Eyster  
Adrian Carver  
Jarrod Likar  
Renn Halstead

Subject: Letter of Authorization

Dear Chair Hollinger,

PO Box 1293

The City of Albuquerque Open Space Division is the owner of the Elena Gallegos Open Space in unincorporated Bernalillo County in the Sandia Foothills, at 7100 Tramway Blvd NE.

Albuquerque

Legal Description:  
TR B (PARK SITE) OF SUMMARY PLAT OF A POR OF THE ELENA  
GALLEGOS GRANT CONT 640 AC

NM 87103

This letter authorizes the Public Service Company of New Mexico (PNM) to apply for approval of a Site Plan – EPC for an Extraordinary Facility on Major Public Open Space located in the Elena Gallegos Open Space.

[www.cabq.gov](http://www.cabq.gov)

Please contact me with any questions you may have.

Sincerely,

Colleen Langan-McRoberts  
Open Space Superintendent  
City of Albuquerque



December 2, 2024

City of Albuquerque Environmental Planning Commission

Jonathan R. Hollinger, Chair  
Gary Eyster, P.E. (Ret.), Vice-Chair  
Giovanni Coppola                      Tim McEachen  
Joseph Cruz                              Jarrod Likar  
Renn Halstead                             Daniel Aragon  
Adrian Carver

c/o CABQ Planning Department via Electronic Mail

Subject: Electric Service Rebuild for Elena Gallegos Open Space (Extraordinary Facility)

Dear Chair Hollinger and Commissioners,

Safe and reliable electric service is essential to protect the health, safety, and welfare of residents, businesses, institutions, and valuable resources like Major Public Open Space (MPOS) facilities. The existing electric service to the Elena Gallegos MPOS facilities is via an underground distribution line that exclusively serves these MPOS facilities. The existing, underground power line was originally installed in 1985 and has reached the end of its useful life and needs to be rebuilt with new equipment to improve the resilience and sustainability of the electric grid system in the area.

PNM respectfully requests Environmental Planning Commission (EPC) approval of an Extraordinary Facility on Major Public Open Space (MPOS). As the first step in this review process, PNM requested and then received a recommendation of approval from the Open Space Advisory Board (OSAB) on Tuesday 24 September 2024 per its duties, responsibilities, and powers outlined in City of Albuquerque (CABQ) Ordinance 2-6-16(B), Integrated Development Ordinance (IDO) Section 6-6(1)(2)(a), and the MPOS Facility Plan.

### **The Project**

The existing, underground power line needs to be rebuilt to continue needed electric service to the popular and well used Elena Gallegos MPOS facilities. This existing underground electric line begins at a PNM transformer located along Honeysuckle Drive in the Sandia Heights neighborhood.

From the Sandia Heights neighborhood, the line extends eastward under United States Forest Service (USFS) land, and then goes under CABQ MPOS land to the existing transformer that serves existing MPOS facilities (lighting, buildings, restrooms, corral, etc.). The existing transformer on Elena Gallegos MPOS is located behind a locked Open Space gate and will be replaced with a new transformer in the same location, like for like.

The USFS granted a Categorical Exclusion for the rebuild project earlier this year with a new alignment that avoids an archaeological resource on their land. The new route for the power line rebuild (the "Project") is approximately 300 feet to the north of the existing power line (see attached site plan map). Once the underground power line rebuild is installed and energized, the existing power line will be disconnected and left in place to protect the archaeological resource and minimize disturbance to USFS and MPOS lands.

The Project is essential for the continued provision of sufficient, safe, reliable, and affordable electric service to the MPOS facilities in and around the Elena Gallegos Picnic Area / Albert G. Simms Park. The age and location of the existing power line requires a rebuild in a slightly different alignment on USFS and CABQ MPOS lands.

### **Site Location and Zoning**

The subject site is on the Elena Gallegos Picnic Area / Albert G. Simms Park located in unincorporated Bernalillo County east of Tramway Blvd. The site is owned by CABQ and has no zoning designation in either Bernalillo County or CABQ.

### **Land Ownership**

CABQ is the owner of TR B (PARK SITE) OF SUMMARY PLAT OF A POR OF THE ELENA GALLEGOS GRANT CONT 640 AC. PNM is working with the Open Space Division and Real Property Division to obtain the necessary easement for this underground power line rebuild on CABQ land.

### **Project Description**

The proposed Electric Service Rebuild for Elena Gallegos Open Space Facilities project:

- Existing line is underground; to be left in place after disconnection from system.
- Rebuild line will be underground at a depth of at least 48 inches, installed via directional boring, which avoids trenching and minimizes surface disturbance.
- Full remediation/reclamation of any disturbance to the surface after installation.
- USFS has approved a route on USFS land per their cultural resources survey.
- PNM Environmental Services is working with CABQ Open Space Division for required archaeological clearances for the power line corridor on MPOS.
- PNM Land Services working with CABQ Real Property to establish an easement for the rebuild alignment.
- There are no changes to existing topography.
- The Project does not include any buildings or new above-ground structures, but an existing, ground-mounted transformer will be replaced, like for like in the same location.
- The OSAB recommends approval of the Project to the EPC.
- EPC must review and approve an Extraordinary Facility on MPOS at a public hearing.

## **IDO Section 6-6(I)(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 Com Plan, as amended.

### **ABC Comprehensive Plan**

Several applicable ABC Comprehensive Plan Goals and Policies are furthered by the Project.

#### Goal 10.1 Facilities and Access

Provide parks, Open Space, and recreation facilities that meet the needs of all residents and use natural resources responsibly.

Response: The Project will ensure the continued provision of sufficient, safe, reliable, and affordable electric service to the MPOS facilities in and around the Elena Gallegos Picnic Area / Albert G. Simms Park. The MPOS facilities are popular for hikers, bikers, walkers, runners, students, and residents with special access needs. Underground installation of the rebuilt power line will minimize disturbances to the natural resources of the MPOS.

Policy 10.1.1 Distribution: Improve the community's access to recreational opportunities by balancing the City and County's parks and Open Space systems with the built environment.

Response: The Project will ensure the continued provision of electric service to an existing MPOS property with recreational activities that are accessible from the nearby built environment.

Policy 10.1.2 Universal Design: Plan, design, program, and maintain parks, Open Space, and recreation facilities for use by people of all age groups and physical abilities.

Response: Many of the facilities are accessible to people of all age groups and physical abilities, including restroom facilities, structures, and lighting that utilize existing electric service. The Project will enable continued electric service to the Elena Gallegos MPOS facilities that will enhance the health, safety, and welfare of visitors.

#### Goal 10.3 Open Space

Protect the integrity and quality of the region's natural features and environmental assets and provide opportunities for outdoor recreation and education.

Response: The Project will rebuild an existing underground power line that exclusively serves the MPOS facilities, thereby helping to protect the integrity and quality of the area's natural features and environmental assets. Continued electric service will help the Open Space Division's multiple functions, including the provision of outdoor recreation and education at the Elena Gallegos MPOS.

Policy 10.3.2 Preservation: Identify and manage sensitive lands within the Open Space network to protect their ecological function.

Response: Underground installation of the power line via directional boring with no change to the topography and minimal surface disturbance respects the area's sensitive lands. Continued coordination between PNM and CABQ Open Space staff will ensure the protection the sensitive lands' ecological function.

Policy 10.3.3 Use: Provide low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resource.

Response: The Project will help the Open Space Division continue to provide low-impact recreational and educational opportunities in the Elena Gallegos MPOS consistent with the carrying capacity of this resource.

Goal 10.4 Coordination

Coordinate across disciplines, jurisdictions, and geographies to leverage limited resources, maximize efficiencies, and best serve the public's need for parks and recreation facilities.

Response: PNM has coordinated with the CABQ Open Space Division and the USFS for this Project. Continued coordination between PNM and CABQ Open Space staff will help ensure the provision of recreation in this MPOS facility.

Policy 10.4.1 Public Priorities: Engage the public to determine priorities and ensure equitable public investment.

Response: PNM has coordinated with the CABQ Open Space Division and the Open Space Advisory Board as important aspects of this Project. Even though the Office of Neighborhood Coordination (ONC) identified no adjacent or nearby Neighborhood Associations to notify for this EPC application, PNM has coordinated with Tribal entities and the adjacent neighborhood and as part of the USFS approval process.

Policy 10.4.2 System Planning: Coordinate among departments and across jurisdictional boundaries to plan interconnected networks, manage natural resources leverage public investment, eliminate gaps in service, and avoid duplication of effort.

Response: PNM coordination with the USFS and the City of Albuquerque across their jurisdictions is integral to this Project. Obtaining guidance and approvals for this Project from both agencies ensures the integrity of the area's interconnected networks of trails and open space lands and the public's access to them.

Goal 11.3 Cultural Landscapes

Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

Response: The Project's underground installation of the power line via directional boring with no change to the topography and minimal surface disturbance protects and enhances the significant cultural landscape within the Elena Gallegos MPOS and the abutting USFS lands.

Goal 11.3.1 Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

Response: The Project will preserve the natural and cultural characteristics and features of the area with the underground installation of the power line via directional boring. This minimizes surface disturbance with no change to the topography within this distinct cultural landscape.

### 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.

Response: The Project will provide an electric infrastructure power line rebuild to continue exclusive electric service for the Elena Gallegos MPOS and support its existing facilities in a resilient and sustainable manner. The Project supports the Comp Plan's vision for future growth by not being available to land uses outside of the MPOS area.

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.

Response: Underground installation of the distribution line rebuild will respect the character of the nearby neighborhood while protecting the natural and cultural features of the USFS land and the Elena Gallegos MPOS.

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.

Response: PNM's coordination with the USFS and the City of Albuquerque for the underground installation of the distribution line rebuild in a new conduit will make this essential infrastructure more resilient to serve the facilities within the Elena Gallegos MPOS that supports its functions but not adjacent growth.

## **Major Public Open Space Facility Plan**

The Project complies with the applicable Policies of the Major Public Open Space Facility Plan:

### General Policies

#### Policy A.1.D

*Policy A.1.D.*

*MPOS facilities are the primary locations of developed facilities such as parking lots, picnic shelters, restrooms and other structures. This Major Public Open Space type shall be protected and conserved while allowing for primary public use, but only where the consistent impacts of use on the environment can be mitigated. Facilities shall be designed for minimal impact on Major Public Open Space resources. Some low impact recreational facilities are allowable, but only where appropriate, and where urban and rural form is not affected. Unpaved or paved trails can be utilized as links to more sensitive trails and areas. Protection of these areas should include signage, natural barriers, fencing, walls, and patrol by rangers.*

Response: The Elena Gallegos Picnic Area includes parking lots, picnic shelters, restrooms, and other structures that all benefit from reliable electric service. Continued reliable and safe electric service resulting from the Project will enable these MPOS facilities to maximize their benefit to the public while protecting the surrounding sensitive areas. The



existing power line is underground, and the proposed power line will be underground, designed for minimal impact on MPOS resources.

#### Policy B.1.D

Policy B.1.D. *Open Space Facilities. Open space facilities are intended to concentrate low impact recreational use of open space in areas that can accommodate heavy use, while protecting natural and cultural resources.*

- *Open space facilities should be located at the edges of MPOS areas in locations with access to urban streets.*
- *No new facilities shall be developed in areas with archeological sites or which are likely habitats for threatened or endangered plant or animal species. All new facilities, expansion of existing facilities and trails shall be designed to avoid these areas and to direct people away from these areas.*
- *Open space facilities may include a variety of low impact recreational opportunities. Facilities for organized recreation or turf game fields are not appropriate.*

Response: The Elena Gallegos MPOS facilities are concentrated and located appropriately. Continued reliable and safe electric service resulting from the Project will enable the parking lots, picnic shelters, restrooms, and other structures to accommodate heavy use by the public, allowing MPOS staff to better fulfill their charge to protect natural and cultural resources.

#### Policy B.2.A

Policy B.2.A. *Facilities within Major Public Open Space shall be designed to minimize their impact on natural processes or natural, visual or cultural resources.*

Response: The Project will be installed underground via directional boring, the least invasive method for this rebuild of an existing electric facility to minimize impact on the land and its resources.

#### Policy B.2.B

Policy B.2.B. *Archaeological surveys and mitigation shall be conducted prior to facility development. Facilities shall not be located in a manner that will cover, undermine or otherwise damage archaeological or cultural sites. Sites should be preserved in place or avoided whenever possible. If appropriate, information about archaeological sites will be integrated into interpretive facilities.*

Response: PNM staff will continue to work closely with USFS and MPOS staff to ensure that archaeological and cultural sites are avoided and not damaged.

## Sandia Foothills Policies

### Policy B.1

Policy B.1 *Lands in the Sandia Foothills shall be acquired and managed to promote the purposes of Major Public Open Space as stated in the Comprehensive Plan, with the following subgoals:*

- (a) Conserve natural resources and environmental features including wildlife habitat, and the mix and diversity of ecotones;*
- (b) Provide opportunities for outdoor education and recreation including trails for a variety of users; picnicking and environmental education;*
- (c) Shape urban form by providing an eastern edge to development and by providing a skyline free of development;*

Response: The Project will support the Open Space Division's continued management of the Elena Gallegos MPOS. Continued safe and reliable electric service is important for the provision and enhancement of experiences of visitors when they recreate, learn, and commune with the environment in this MPOS. Undergrounding of the rebuild line will conserve the natural resources and environmental features of the area for trail users, picnickers, and students.

### Policy C.1

Policy C.1 *The conservation and protection of cultural and natural resources and protection of people from natural hazards related to development of steep slopes are the primary functions of the Sandia Foothills. Recreational use and trail corridors are secondary to these functions.*

Response: The Project is designed to conserve and protect cultural and natural resources and the safety of people in this area of the Sandia Foothills. The Project helps to enable the secondary uses of recreational use and trail corridors by providing continued electric service to lighting, restrooms, buildings, and other MPOS facilities.

### Policy D.1

Policy D.1 *The Elena Gallegos picnic area provides a high level of public exposure for the Major Public MPOS Program and is a primary focus for recreational use of the Sandias. Use of the Elena Gallegos Picnic Area shall be controlled to conserve and sustain the natural resources in the area.*

Response: The Project will support the Open Space Division's continued management of the Elena Gallegos MPOS, a popular destination for visitors and residents. Maintaining safe and reliable electric service is important for the provision and enhancement of experiences of visitors when they recreate, learn, and commune with the environment in this MPOS. Undergrounding of the rebuild line will conserve the natural resources and environmental features of the area for trail users, picnickers, and students.

**6-6(I)(3) Review and Decision Criteria (continued)**

- (b) The site has no Zone District designation and is not subject to any development agreements and/or regulations beyond the IDO and Open Space Division requirements, which are fully met by this application (see subsection (c) below).
- (c) The Site Plan complies with all applicable provisions of the IDO and the City's Open Space Division has expressed support for the Project and PNM will continue to coordinate with them throughout the installation process. There is no grading and drainage plan because there will be no change in topography and underground installation of the rebuild power line will be via directional boring, which will minimize surface disturbances There are no prior permits or approvals affecting the Project.
- (d) The Project will not impact nor affect the City's existing infrastructure and public improvements. The Project itself is a rebuild of critical infrastructure that provides electric service to the Elena Gallegos MPOS.
- (e) The Project, installed via directional boring, mitigates any significant impacts on the project site and the surrounding area to the maximum extent practicable. Any disturbance to the surface after installation will be fully remediated/reclaimed in coordination with the City's Open Space Division.
- (f) The Project site is not within an approved Master Development Plan, though it does comply with the applicable polices, intents, and standards of the Major Public Open Space Facility Plan.
- (g) A cumulative impact analysis is not required as the Project site is not in the Railroad and Spur Small Area and will not create any material adverse impacts.
- (h) The Project does not include any site lighting.

**Conclusion**

PNM respectfully requests EPC approval of an Extraordinary Facility in MPOS. The Project will involve the rebuild of an existing underground power line that exclusively serves the Elena Gallegos MPOS and its facilities. The Project furthers all applicable ABC Comprehensive Plan and MPOS Facility Plan goals and policies and complies with the IDO's review and decision criteria for a Site Plan – EPC.

Sincerely,



Russell Brito  
Land Use and Permitting Administrator  
Public Service Company of New Mexico

**From:** [Webb, Robert L.](#)  
**To:** [Brito, Russell](#)  
**Subject:** [External] Tribal meeting  
**Date:** Thursday, October 3, 2024 4:21:42 PM

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\*\*\*\*\*  
\*\*\*\*\*  
**Is this a phishing email? - Look again!**  
**CAUTION:** This email was received from an **EXTERNAL** source, use caution when clicking links or opening attachments  
This email is from [rwebb@cabq.gov](mailto:rwebb@cabq.gov) - do you know them?  
Look for discrepancies in email addresses. Does the displayed "**From**" email address match?  
\*\*\*\*\*  
\*\*\*\*\*

Hello Russell.  
We just wanted to follow up on the EPC submittal that you are preparing or have submitted.  
I believe this property falls in the County jurisdiction, as it is east of Tramway near Paseo Del Norte area. We saw the request on the Tribal-open space meeting request page and wanted to get back with you.

Because of the application type, we've determined that a tribal meeting is **NOT** required.  
However, a platting action or Arch Cert. may trigger the requirement.

[Pre-submittal Tribal Meeting](#) is not required for the subject property pursuant to IDO §14-16-6-4(B).  
With your city submittal please include a PDF of the email from Planning staff confirming that a Pre-submittal Tribal Meeting was not required

**Thank you,**  
**Robert**



**ROBERT WEBB**

Senior Planner -  
Development Review Services

o 505.924.3910

e [rwebb@cabq.gov](mailto:rwebb@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

# CITY OF ALBUQUERQUE



December 2, 2024

Environmental Planning Commission  
City of Albuquerque  
c/o Planning Department  
via electronic mail

Jonathan R. Hollinger, Chair  
Gary Eyster, P.E. (Ret.), Vice-Chair  
Giovanni Coppola                      Tim McEachen  
Joseph Cruz                              Jarrod Likar  
Renn Halstead                          Daniel Aragon  
Adrian Carver

Subject: Electric Service Rebuild for Elena Gallegos Open Space Facilities

Dear Chair Hollinger and Commissioners,

PO Box 1293

The City of Albuquerque is the owner of the Elena Gallegos Open Space in unincorporated Bernalillo County in the Sandia Foothills, at 7100 Tramway Blvd NE. The City's Open Space Division (OSD) manages Elena Gallegos, designated as Major Public Open Space, which supports low-impact recreation for the City's residents and visitors.

Albuquerque

Legal Description:  
TR B (PARK SITE) OF SUMMARY PLAT OF A POR OF THE ELENA GALLEGOS  
GRANT CONT 640 AC

NM 87103

www.cabq.gov

The Public Service Company of New Mexico (PNM) submitted an application for an electric service rebuild at Elena Gallegos, PR-2024-011178\_SI-2024-01578. The Open Space Division supports this project as it will serve the property's operations and programs. PNM and the OSD have worked together on the proposed alignment to ensure limited impact to the area. The line will be constructed underground to avoid impacting the area's viewshed. PNM has assured the OSD that surface disruption will avoid sensitive areas, including archaeological sites, and they will remediate any disturbed areas. PNM presented the proposed project to the Open Space Advisory Board during the September 2024 meeting. The Board unanimously voted in favor of the project and recommended that the Commission approve the project.

Sincerely,

Colleen Langan-McRoberts  
Open Space Superintendent  
City of Albuquerque

# NMCRIS Investigation Abstract Form (NIAF)

NMCRIS Activity No. 1 5 6 9 6 8

HPD Log No(s).

## Registration

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**Lead Agency:** City of Albuquerque

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**Performing Agency:** SWCA Environmental Consultants

**Activity ID:** 93720

**Performing Agency Report No:** 24-823

---

**Other Agencies:**

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**Report Recipient (Your Client):** PNM Resources, Inc.

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**Activity Types:**  Research Design     Archaeological Survey/Inventory  
 Architectural Survey/Inventory     Test Excavation     Monitoring  
 Collections/Non-Field Study     Compliance Decision  
 Literature Review Overview     Excavation     Ethnographic Study  
 Resource/Property Visit     Historic Structures Report  
 Other:

---

**Total Survey Acreage:** 1.15

**Total Tribal Acreage:** 0

**Total Resources Visited:** 0

# NMCRIS Investigation Abstract Form (NIAF)

**NMCRIS Activity No. 1 5 6 9 6 8**

**HPD Log No(s).**

## Associate/Register Resources

Prefix	Number	Field Site/Other Number	In GIS	Resource Type	Collections Made?	Revisit
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# NMCRIS Investigation Abstract Form (NIAF)

NMCRIS Activity No. 1 5 6 9 6 8

HPD Log No(s).

## Report Details

Type of Report

**Type of Report:** Negative

Lead Agency

**Lead Agency:** City of Albuquerque

Lead Agency Report No.

**Report Number:**

Title of Report

**Title of Report:** A Class III Cultural Resources Survey for the Honeysuckle Distribution Line, City of Albuquerque Open Space Project, Bernalillo County, New Mexico

**Authors:** Nadia Waski

**Publication Type:** Report, Monograph, or Book

Description of Undertaking (what does the project entail?)

**Description:** SWCA Environmental Consultants (SWCA) was contracted by PNM Resources, Inc. to conduct a Class III cultural resource investigation for the Honeysuckle Distribution Line – City of Albuquerque Open Space Project in Bernalillo County, New Mexico.

The proposed project consists of the construction of a 0.17-mile-long distribution line 300 feet to the north of an existing line. The project is located approximately 2.33 miles (3.75 kilometers) northeast of Albuquerque, New Mexico in and around the Elena Gallegos Open Space hiking area, on lands managed by the U.S. Forest Service (USFS) and the City of Albuquerque. The project has received a Categorical Exclusion for the portion crossing USFS lands. Therefore, SWCA surveyed 0.05-miles (0.08-kilometers) of the distribution line on lands managed by the City of Albuquerque requiring survey. The City of Albuquerque will serve as the lead agency.

Dates of Investigation

**From:** 23-Oct-2024      **To:** 23-Oct-2024

Report Date

**Report Date:** 11-Nov-2024

Performing Agency/Consultant

## NMCRIS Investigation Abstract Form (NIAF)

**NMCRIS Activity No. 1 5 6 9 6 8**

**HPD Log No(s).**

**Name:** SWCA Environmental Consultants  
**Principal Investigator:** Robin Cordero  
**Field Supervisor:** Jonathan Sipola  
**Field Personnel Names:** N/A  
**Historian/Other:** Adam Sullins

Performing Agency Report Number

**Report Number:** 24-823

Client/Customer (project proponent)

**Name:** PNM Resources, Inc.  
**Contact:** Shelby Magee  
**Address:** 2401 Aztec Road NE  
Albuquerque, NM 87107  
**Phone:** 505-241-2013

Client/Customer Project Number

**Project Number:**

# NMCRIS Investigation Abstract Form (NIAF)

**NMCRIS Activity No. 1 5 6 9 6 8**

**HPD Log No(s).**

## Ownership & Location

Land Ownership Status (Must be indicated on Project Map)

<b>Owner/Manager List:</b>	<b>Land Owner/Manager</b>	<b>Protocol</b>	<b>Acres Surveyed</b>	<b>Acres in APE</b>
	City of Albuquerque	Class III	1.15	1.15
<b>Total Survey Acreage:</b> 1.15				
<b>Total Tribal Acreage:</b> 0				

### Record Search(es)

**Date of HPD/ARMS File Review:** 30-Sep-2024

**Date of Other Agency File Review:** Click or tap to enter a date.

### Survey Data

- Source Graphics:** NAD 83
- USGS 7.5' (1:24,000) topo map       Other Topo Map      Scale:
  - GPS Unit <1M
  - Aerial Photos      Other Source Graphic(s):

**The following tables (b,c,& e) are calculated by the NMCRIS Map Service**

USGS 7.5' Topographic Map(s)

Map Name	USGS Quad Code
Sandia Crest, NM	35106-B4

County(ies)

County	FIPS
BERNALILLO	35001

Legal Description

Unplatted	Township (N/S)	Range (E/W)	Section
✓			

Projected Legal Description

**Nearest City or Town:** Albuquerque, NM

**Other Description:** Elena Gallegos Land Grant

# NMCRIS Investigation Abstract Form (NIAF)

**NMCRIS Activity No. 1 5 6 9 6 8**

**GIS**

**HPD Log No(s).**

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# NMCRIS Investigation Abstract Form (NIAF)

NMCRIS Activity No. 1 5 6 9 6 8

HPD Log No(s).

## Methodology

### Survey Field Methods

**Intensity:** 100% coverage

**Configuration:**  Block Survey Units  Linear Survey Units (l x y)

#### Other Survey Units:

**Scope:** All Resources

**Coverage Method:**  Systematic Pedestrian Coverage **Other Method:**

**Survey Interval (m):** 15 **Crew Size:** 1

**Fieldwork Dates** **From** 23-Oct-2024 **To** 23-Oct-2024

**Survey Person Hours:** 4 **Recording Person Hours:** 0

**Additional Narrative:** SWCA surveyed a 100-ft (30.48-meter) buffer on either side of the 0.05-mile-long distribution line located on City of Albuquerque lands, to provide sufficient coverage of construction activities. All portions of the survey area were successfully inventoried in 15-m transects, encountering no archaeological sites. SWCA archaeologists identified a recent structure with an associated fenced enclosure. The structure consists of corrugated roofing and metal joist hangars with modern trash. An additional recent, out-building structure was also identified in the southwest corner of the survey area, consisting of a 2 x 6-ft lumbar frame with plywood framing. Fence posts were noted to have been replaced and recent metal gates attached to all openings. Rolled wire-grid fencing nailed to posts reinforces the fences. A review of historic aerial imagery shows that although a corral was present at this location as early as 1951, the older fencing has been dismantled and the present structure and fencing were constructed between 1981 and 1982 (Historic Aerials 2024).

### Environmental Setting (NRCS soil designation; vegetative community; elevation; etc.)

**Environmental Setting:** The project area falls within the Arizona/New Mexico Mountains (23) Environmental Protection Agency Level III ecoregion (Griffith et al. 2006). The average elevation of the project area is 1,960 meters (6,431 feet) above mean sea level (amsl). The ecoregion stretches across northern Arizona, central and northwestern New Mexico, and parts of southwestern Colorado. It is composed of steep mountains and foothills, and deeply dissected plateaus. The project is located within the conifer woodlands and savannas setting, at the base of the Sandia Mountains. Typical vegetation includes pinyon-juniper woodlands, intermingled with grasslands and shrublands and ponderosa pine at higher elevations (Griffith et al 2006). Vegetation observed in the project area consists of cholla, juniper, rabbitbrush, silverleaf nightshade, prickly pear cactus, buffalo gourd, blue grama grass, and other rangeland grasses. Wildlife in the area includes coyote, foxes, deer, raccoons, squirrels, and various birds (Biota Information System of New Mexico 2024).

Geology underlying the project area is comprised of Piedmont alluvial deposits (Holocene to lower Pleistocene [Qp]) from higher gradient tributaries bordering major stream valleys, alluvial veneers of the piedmont slope, and alluvial fans (Natural Resources Conservation Service 2024).

## NMCRIS Investigation Abstract Form (NIAF)

**NMCRIS Activity No. 1 5 6 9 6 8**

**HPD Log No(s).**

One soil type, Embudo-Tijeras complex, 0 to 9 percent slopes, is present in the survey area. Embudo soils are formed in alluvium from granite and are found on side slopes and depressional areas adjacent to arroyo channels. This soil is well-drained soil with a low runoff class (Natural Resources Conservation Service 2024).

The climate information was compiled using the Albuquerque Foothills, New Mexico (290225) climate station data (period of record October 1, 1991, through March 22, 2015). Rain is heaviest in August, averaging 7.52 centimeters (2.96 inches). Snowfall is heaviest in December and March, averaging 15.88 centimeters (6.25 inches). June through July are the warmest, averaging 88.25 degrees Fahrenheit (°F) (31.25 degrees Celsius [°C]). December and January are the coldest, averaging 25.75 (°F) (-3.47 °C) (Western Regional Climate Center 2024).

### References:

Biota Information System of New Mexico  
2024 Database Query for Eddy County. Available at: <http://www.bison-m.org/>. Accessed November 2024.

Griffith, G.E., J.M Omernik, M.M. McGraw, G.Z. Jacobi, C.M. Canavan, T.S. Schrader, D. Mercer, R. Hill, and B.C. Moran  
2006 Ecoregions of New Mexico (color poster with map, descriptive text, summary tables, and photographs). Reston, Virginia: U.S. Geological Survey (map scale 1:1,400,000).

Natural Resources Conservation Service  
2024 Web Soil Survey. Available at <https://websoilsurvey.nrcs.usda.gov/app/>. Accessed November 2024.

Western Regional Climate Center  
2024 Climate Summary for Albuquerque Foothills, New Mexico (290225). Available at <https://wrcc.dri.edu/cgi-bin/cliMAIN.pl?nm0225>. Accessed November 2024.

# NMCRIS Investigation Abstract Form (NIAF)

NMCRIS Activity No. 1 5 6 9 6 8

HPD Log No(s).

## Methodology

### Percent Ground Visibility

**Ground Visibility:** 51-75%

**Condition of Survey Area:** The survey area is located just northeast of Cottonwood Springs Elena Gallegos Trailhead parking lot. The area has been disturbed by construction of a recent corral and two associated structures in the southwest corner. Two dirt roads run east to west parallel to one another across the central portion of the area. An additional road trending southeast to northeast from the trailhead parking lot crosses the northern portion of the survey area.

### Attachments (check all appropriate boxes)

- USGS 7.5 Topographic Map with sites, isolates, and survey area clearly drawn (required)
- Copy of NMCRIS Map Check (required)
- LA Site Forms – new sites (with sketch map & topographic map) if applicable
- LA Site Forms (update) – previously recorded & unrelocated sites (first 2 pages minimum)
- Historic Cultural Property Inventory Forms, if applicable
- List and Description of Isolates, if applicable
- List and Description of Collections, if applicable

### Other Attachments

- Photographs and Log
- Other attachments **Describe:** Previous surveys and sites tables.

# NMCRIS Investigation Abstract Form (NIAF)

NMCRIS Activity No. 1 5 6 9 6 8

HPD Log No(s).

## Cultural Resource Findings

### Investigation Results

Archaeological Sites Discovered and Registered: 0

Archaeological Sites Discovered and NOT Registered: 0

Previously Recorded Archaeological Sites Revisited (site update form required): 0

Previously Recorded Archaeological Sites Not Relocated (site update form required): 0

Total Archaeological Sites (visited & recorded): 0

Total Isolates Recorded: 0

Non-Selective Isolate Recording

HCPI Properties Discovered and Registered: 0

HCPI Properties Discovered And NOT Registered: 0

Previously Recorded HCPI Properties Revisited: 0

Previously Recorded HCPI Properties NOT Relocated: 0

Total HCPI Properties (visited & recorded, including acequias): 0

**If No Cultural Resources Found, Discuss Why:**

The area surveyed is very small (less than five acres); and adjacent cultural surveys did not identify any cultural resources in the vicinity. The field crew also identified surface disturbances including alluvial erosion, and recent developments for usage of the open space such as the fencing and structures adjacent to existing dirt roads.

### Management Summary

#### Summary:

SWCA Environmental Consultants (SWCA) was contracted by PNM Resources, Inc. to conduct a Class III cultural resource investigation for the Honeysuckle Distribution Line – City of Albuquerque Open Space Project in Bernalillo County, New Mexico. SWCA surveyed a 200-foot-wide survey corridor (100-feet on either side of the centerline of the distribution line). SWCA surveyed a total of 1.15 acres (0.46 hectares) on City of Albuquerque land.

The portion of the project crossing USFS was evaluated by the USFS and granted a Categorical Exclusion for Section 106 of the National Historic Preservation Act (Public Law 89-665). Therefore, only the New Mexico Cultural Properties Act (NMSA § 15-6-1-17) applies to the portion crossing New Mexico state lands owned by the City of Albuquerque (City of Albuquerque 2018), and the City of Albuquerque Archaeological Ordinance (City of Albuquerque Archaeological Ordinance §14-16-3-20).

No archaeological sites, historic properties, or isolated manifestations were observed during the current investigation. SWCA archaeologists did identify a recent building and corral. A review of historic aerial imagery shows that although a corral was constructed sometime prior to 1951, the building and new fencing post-dates 1982 (Historic Aerials 2024) and the previous corral had been dismantled.

Based on the findings of the above investigation, SWCA recommends that this project will have No Effect to cultural resources. No additional investigation or treatment is recommended regarding the current undertaking; however, if previously unrecorded cultural



## NMCRIS Investigation Abstract Form (NIAF)

**NMCRIS Activity No. 1 5 6 9 6 8**

**HPD Log No(s).**

resources are discovered during the undertaking, SWCA recommends that work should cease, and the City of Albuquerque be notified immediately.

References Cited:

City of Albuquerque

2018 Part 3 General Regulations. Available at:  
<https://www.cabq.gov/planning/documents/1416320.pdf>. Accessed November 2024.

Historic Aerials

2024 Historic Aerial Viewer. Available at: <https://www.historicaerials.com/>. Accessed November 2024

# NMCRIS Investigation Abstract Form (NIAF)

NMCRIS Activity No. 1 5 6 9 6 8

HPD Log No(s).

## Attachments

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### Documents

Attachment Type	Description	Name	File Type	Size	Upload Date	Upload By
Report/Manuscript	Negative Report	NMCRIS_156968	PDF		11/11/2024	Nadia Waski



**Figure 1. Survey area overview, taken from northern boundary with modern fence running east to west in foreground and wooden fenced enclosure in background, facing south (Frame -4012).**



**Figure 2. Survey area overview, from eastern boundary inside wooden fence enclosure reinforced with rolled wire-grid fencing nailed to posts, recent mental gate in background, facing west (Frame -5258).**



**Figure 3. Survey area overview, from western boundary, recent fence running through survey area, trending north to south and east to west with wooden enclosure in background, facing east (Frame -0374).**



**Figure 4. Survey area overview, wooden fenced area with recent building constructed of 2 x 6 lumber frame in the southwest corner, facing east (Frame -7324).**



**Figure 5. Overview of recent building within survey area, recent corrugated roofing and metal joist hangers, associated trash in foreground, facing south (Frame -0962).**



**Figure 6. close-up showing modern construction, facing south (Frame -7075).**



Figure 7. Survey area overview, from southern boundary, Sandia Mountains to the west, facing north (Frame -6386).

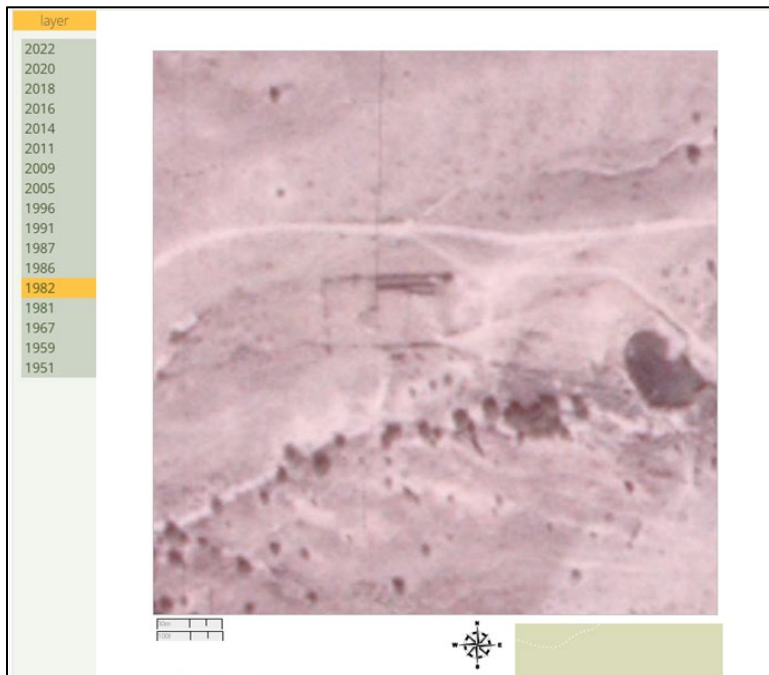


Figure 8. Aerial imagery of recent structure and fence line post-dating 1982 (Source: <https://www.historicaerials.com/>).



Figure 9. NMCRIS Records search showing previously conducted surveys (brown polygons), previously recorded sites (orange polygons), and the project area (yellow).

Table 1. Previously Conducted Cultural Resources Investigations in and within 500 m (0.31 mile) of the Survey Area

NMCRIS Activity No.	Performing Organization	Start Date	Total Acres Surveyed	Resources Identified
800	Scientific Archaeological Services	12/31/1983	625	3
15833	Scientific Archaeological Services	12/31/1983	15	0
30486	US Forest Service Cibola NF-Sandia Ranger District	12/31/1984	4.7	2
36720	US Forest Service Southwest Region (Region 3)	12/31/1991	35.7	5
120265	US Forest Service Cibola National Forest	4/4/2011	22.9	1

Table 2. Previously Recorded Sites within 500 m (0.31 mile) of the Survey Area

LA No.	Site Type	Cultural Affiliation	Eligibility	Inside/Outside of Project Area
Redacted	Redacted	Redacted	Redacted	Redacted

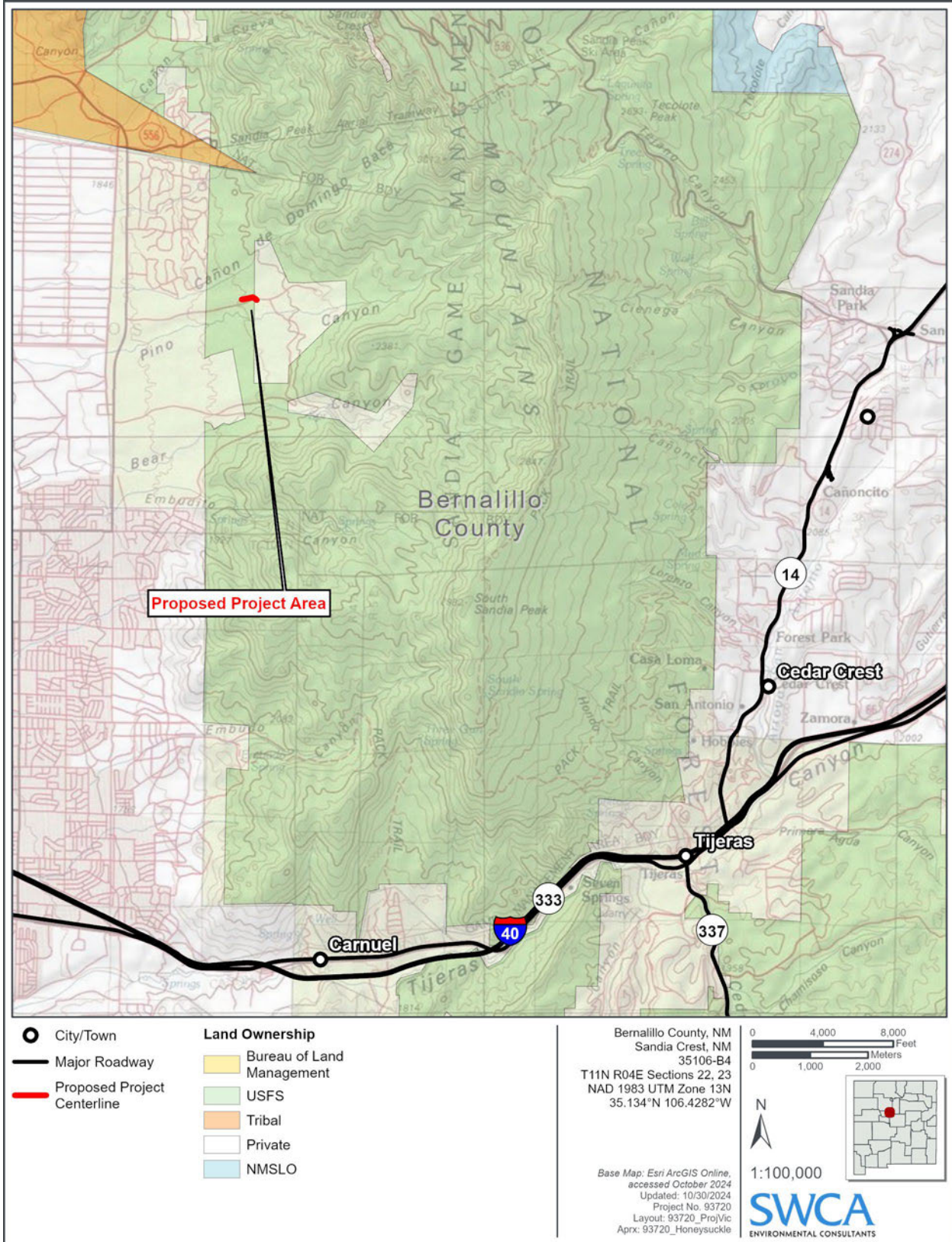


Figure 10. Project Vicinity Map.



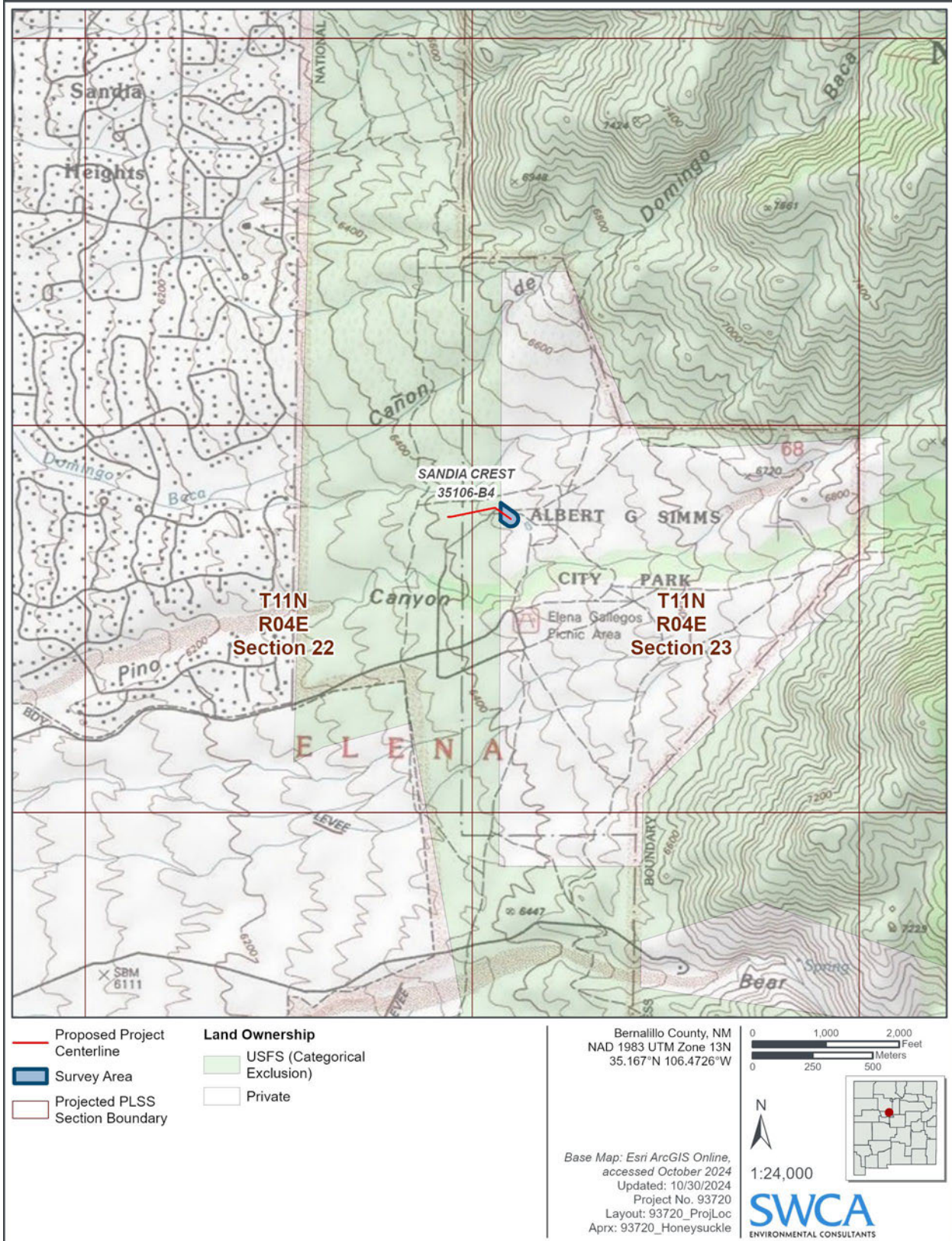


Figure 11. Project Location Map with Survey Area.

Redacted



# PNM Tramway 11 Line



## Categorical Exclusion Review

### Project Information

**Project Name:** PNM Tramway 11 Line

**Proposal Date:** 9/11/2022

**Proponent Name:** PNM

**Responsible Official:** Crystal Powell, District Ranger

**Unit:** Cibola NF & NG, Sandia Ranger District

**County(ies):** Bernalillo

**Anticipated Implementation 05/01/2024**

**Signing Authority:** District Ranger

**PALS Tracking #:** 64399

**Project File:** C:\Box\Sandia Ranger District files\Project\PNM Tram 11

**GIS Info:** T:\FS\NFS\Cibola\Program\2600Wildlife\GIS\D5 Sandia Coordinating\2620WLP\Ing\SPU\PNM Tram

**Project Webpage:** <https://www.fs.usda.gov/project/cibola/?project=64399>

**General Location:** Sandia Foothills; Honeysuckle Drive in northeast Albuquerque easterly to Elena Gallegos/Albert G. Sims Park (Park).

**Applicable Management Areas:** N/A

**Watersheds:** N/A

**Is cost recovery anticipated?** Yes

**Completed and Paid**

### Applicable Categories

This project is categorically excluded from documentation in an environmental assessment or environmental impact statement because it fits the following 36 CFR 220.6(e)(1), pending extraordinary circumstance determinations:

**Applicable Category or Categories:**

36 CFR 220.6(e)(1) (DM Required)

This 36 CFR 220.6(e)(1) is applicable for this project because the proponent is construct/reconstruct existing telephone or utility lines in designated corridor.



# PNM Tramway 11 Line



## Purpose and Need: Why do we need to act?

PNM needs to perform maintenance on the Tramway 11 Underground Distribution Line due to cable faulting. A portion of the line is one of several distribution lines permitted under CIB116. The project location on USFS property in Bernalillo County. This underground line was constructed around 1985 and has reached its full useful life and needs to be replaced.

## Proposed Action: What are we proposing to do?

Approximately 2,750 feet of this existing line crosses USFS property underground from Honeysuckle Drive in northeast Albuquerque easterly to Elena Gallegos/Albert G. Sims Park (Park). At the Park it ends at a transformer that powers the Park's trail head lights, restroom, and other City of Albuquerque facilities located within the open space. PNM plans to abandon the existing underground line in place and install new underground conduit adjacent to it. All work can be accomplished within the existing 10-ft wide easement.

This replacement project consists of 1. installing conduit by using a directional bore method (instead of trenching, which would create a 3-foot-wide trench) for construction to limit the effects to normal foot traffic on trails and minimize the amount of natural habitat disruption, and 2. installing approximately 5 concrete maintenance pull boxes within 5 individual pits on USFS property for innerduct placement, splicing and maintenance. The pull boxes will not be installed near trails and will be placed at ground level or just under. A 3-inch diameter boring will be advanced in 400- to 700-foot-long segments along the entire length of the project at a depth of at least 48 inches. Water will be used as the drilling fluid. Excess mud will be contained, collected, and disposed of offsite. Open Space trails would be temporarily closed with notice signs while being bored under.

Each segment will end at a pull box location. The exact location of each pull box will vary based on subsurface conditions. The pull box locations will require an approximately 5-foot-long by 5-foot-wide pit dug to at least 48-inches deep by a backhoe or a mini track. The 3-foot by 4-foot pull boxes will be placed within the excavation. Some excavated soil will be used to backfill the areas between the pull boxes and the excavation. GPS coordinates will be utilized for future maintenance entry. Also, electronic marking sensors will be installed within each pull box for future locational purposes.

The underground cable will be installed within a high-density polyethylene (HOPE) 1.5-inch diameter pipe inserted within the 3-inch diameter bore hole. The cable will be spliced within the pull boxes. The cable will be installed using a blowing operation to each maintenance pull box. The blowing operation involves the use of an air compressor and mule tape that will be mounted on a trailer or vehicle (rubber tires). Compressed air is blown through the conduit to assist in placing the needed mule tape between each maintenance pull box. Disturbed vegetated areas will be reclaimed to USFS specifications. Maintenance pull boxes will be cleaned-up after the installation is completed.

Life of the project is approximately 30 years. Construction is estimated to occur Monday - Friday over a 3-4-week period.

## Project Screening

### Legal and Regulatory Considerations

Given the nature of the project, the responsible official is requesting documentation to demonstrate compliance with the following legal and regulatory considerations in addition to NEPA:



# PNM Tramway 11 Line



NFMA/Land Management Plan

Endangered Species Act (ESA)

Species of Conservation Concern (FSM 2670)

National Historic Preservation Act (NHPA)

Tribal Consultation

Clean Air Act (CAA)

Clean Water Act (CWA)

Pertinent Executive Orders

## Special Management Areas:

Wilderness

Roadless

Wild & Scenic River Corridor

Recommended Wilderness

Research Natural Areas

National Scenic & Historic Trails

National Recreation Areas

## Agencies, Organizations and Persons Contacted

The responsible official contacted the following interested and affected agencies, organizations, and persons about this project.

This project was entered into the Planning, Administrative Reviews, and Litigation Systems (PALS) database on June 28, 2023, which was then posted on the Cibola National Forest and National Grasslands public facing website for public awareness. A scoping letter and map was sent through email to PATS PDL and posted on the Cibola National Forest and National Grasslands Facebook page. The project received 3 comment emails and one letter on the project proposal but did not result in change to the proposed action. Those comments were reviewed by the Interdisciplinary Team and can be found in the official project record. A scoping letter, invitation for tribal consultation was emailed and mailed to 13 tribes.

## Supporting Project Documentation

**Table 1. Applicable project file documentation to support analysis**

Documentation Type	File Name (if applicable/needed)
PNM SF 299/Cover Letter	USFS CIB116.SF299.Tramway 11

## Resource Participation in Environmental Analysis Review

The line officer or responsible official has requested the following resource areas to review the project to determine compliance with the legal and regulatory considerations:

**Table 2. Documentation of review completion**



# PNM Tramway 11 Line



Resource	Review Complete	Specialist's Initial Input on Proposal
Botany/Fisheries/Wildlife	8/22/2023 Andrew Ellis	Field Visit: Occurred during summer of 2023 Estimated Total # of Days to Complete Work: <2 Is consultation with a regulatory agency anticipated? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Unsure <input type="checkbox"/>
Cultural/Heritage	5/20/2024 Sandra Arazi-Coombs	Field Visit: Field visit needed prior to conducting further environmental review. Estimated Total # of Days to Complete Work: >5 Consultation anticipated for: SHPO <input checked="" type="checkbox"/> Tribal <input checked="" type="checkbox"/> None <input type="checkbox"/>
Hydro/Soils	4/12/2024 Livia Crowley	Field Visit: No field visit needed. Estimated Total # of Days to Complete Work: <2
Lands/Special Uses	4/4/2024 Richard Wilhelm	Field Visit: No field visit needed. Estimated Total # of Days to Complete Work: <2
Recreation	4/11/2024 Julie Padilla	Field Visit: No field visit needed. Estimated Total # of Days to Complete Work: 2-5 Are the following needed: Wilderness Minimum Required Decision Guide <input type="checkbox"/> Roadless Briefing <input type="checkbox"/> None <input checked="" type="checkbox"/>
IDT Lead	5/28/2024 Amanda Rael	Field Visit: No field visit needed. Estimated Total # of Days to Complete Work: <2
Trails	4/11/2024 Russell Berman	Field Visit: Field visit needed post-decision but pre-implementation and environmental review can be completed. Estimated Total # of Days to Complete Work: 2-5

## Environmental Analysis Review: How would our management actions affect the environment?

### National Forest Management Act (NFMA) - Land Management Plan Consistency

The pertinent specialist has reviewed the proposed action including design features and provided supporting analysis and rationale for determinations in the project record. The following are specialist determinations regarding project consistency with applicable land management plan direction, standards, and guidelines:

**Botany:** Consistent

**Recreation:** Consistent

**Cultural/Heritage:** Consistent

**Scenic Resources:** Consistent

**Fisheries:** N/A

**Soils:** Consistent

**Fuels:** N/A

**Silviculture:** N/A

**Hydrology:** Consistent

**Special Management Areas:** N/A

**Lands and Special Uses:** Consistent

**Wildlife:** Consistent

**Minerals:** N/A

**Other Resources:** N/A

**Range:** N/A



# PNM Tramway 11 Line



## Supporting Project Documentation

**Table 3. Applicable project file documentation to support analysis**

Documentation Type	File Name (if applicable/needed)
FS Plan Consistency Check	PNM Tramway 11 FS Plan Consistency Check Form 2023

## Other Law, Regulation and Policy Consistency

### Endangered Species Act

#### *Threatened, Endangered, Proposed and Candidate Species and Critical Habitat*

The project footprint was reviewed for potentially present federally listed species. There are no federally listed species or their associated habitat within the project area.

#### *Supporting Project Documentation*

**Table 4. Applicable project file documentation to support analysis**

Documentation Type	File Name (if applicable/needed)
Wildlife Fish and Rare Plants Analysis	18Aug2023 PNM Tramway 11 Transmission Line Replacement Short Form WFRP Analysis

### Species of Conservation Concern (FSH 1909.12 21.22)

This project is compliant with the Forest Plan and will support the persistence of species of conservation of concern found within the project area (See SCC Plan Consistency report).

#### *Supporting Project Documentation*

**Table 5. Applicable project file documentation to support analysis**

Documentation Type	File Name (if applicable/needed)
Species of Conservation Concern (SCC) Forest Plan Consistency for PNM Tramway 11 Project	17Aug2023 PNM Tramway 11 Transmission Line Replacement SCC Review

### National Historic Preservation Act – Section 106 Review

The pertinent specialist has reviewed the proposed action and made the following determination regarding Section 106 compliance:

No historic properties affected - 36 CFR 800.4(d)(1). Section 106 Review has been completed for the project area and no National Register eligible cultural sites were found.



# PNM Tramway 11 Line



## Comments

Analysis summary and conclusions supporting Section 106 compliance

*This project meets the standards and guidelines set forth at FSM 2360, R-3 Supp. 2300-91-1 and is in compliance with Section 106 of the National Historic Preservation Act of 1966, as amended. The proposed area of potential effect (APE) contains no historic properties. It is recommended that cultural resources clearance is granted.*

## Supporting Project Documentation

**Table 6. Applicable project file documentation to support analysis**

Documentation Type	File Name (if applicable/needed)
Cultural Resource ISA Report	PNM Tramway 11 Line Replacement, No Properties

## Consultation with Federally Recognized Tribes

Consultation with federally recognized tribes was conducted as follows:

Scoping Letters to Governors, Chairmen and Presidents were mailed out on July 6, 2023. Additionally, scoping letters were emailed to staffers on July 12, 2023. Scoping letter was submitted to the to the following individuals:

- Governor Arden Kucate, Pueblo of Zuni**
  - Kurt Dongoske and Mark Harrington
- Chairman Timothy L. Nuvangyaoma, Hopi Tribe**
  - Stewart Koyiyumptewa
- Governor Carl Valencia, Pueblo of San Felipe**
  - Ricardo and Pinu'u Stout
- Governor Dominic Gachupin, Pueblo of Jemez**
  - Christopher & Clarice Madalena
- Governor Esquipula Tenorio, Pueblo of Santo Domingo**
  - Christopher and Rex
- Governor Christopher Moquino, Pueblo of San Ildefonso**
  - Randy & Lawrence Atencio
- Governor Max Zuni, Pueblo of Isleta**
  - Henry Walt
- Governor Nathan Garcia, Pueblo of Santa Ana**
  - Monica Murrell & Alan Hatch
- Governor Pete Herrera, Pueblo of Cochiti**
  - Jayson Romero
- Governor Stuart Paisano, Pueblo of Sandia**
  - Greg Kaufman
- Governor Valentino Pino, Pueblo of Zia**
  - Glenn Tortalita & Francisco
- President Buu Nygren, Navajo Nation**
  - Richard Begay
- Governor Randall Vicente, Pueblo of Acoma**
  - Steven Concho & Franklin Martinez





# PNM Tramway 11 Line



## Supporting Project Documentation

**Table 7. Applicable project file documentation to support analysis**

Documentation Type	File Name (if applicable/needed)
Tribal Consultation Letters	PNM Tramway 11 Line Replacement Tribal Consultation Letter

## Special Management Areas

The pertinent specialist has reviewed the proposed action and made the following determinations based on special management area presence, proximity, or lack of: N/A

**Table 8. Special management area compliance determinations**

Management Area Type	Applicable Law / Regulation to Demonstrate Compliance With	Rationale for Compliance

## Supporting Project Documentation

**Table 9. Applicable project file documentation to support analysis**

Documentation Type	File Name (if applicable/needed)

## Clean Air Act

The pertinent specialist has reviewed the proposed action and made the following determinations regarding the Clean Air Act:

Consistent.

*Emissions related to the proposed project include motor vehicle/equipment emissions and dust. BMPs to reduce dust will be implemented. Emissions from motor vehicles are short term during for the duration of construction activities and as restoration of disturbed sites occurs.*

## Supporting Project Documentation

**Table 10. Applicable project file documentation to support Clean Air Act compliance**

Documentation Type	File Name (if applicable/needed)
Forest Plan – standards and guidelines for air	



# PNM Tramway 11 Line



## Clean Water Act

The pertinent specialist has reviewed the proposed action and made the following determination:

Consistent

*Potential effects to water quality are related to site disturbance and the presence of motorized vehicles and equipment that use fuels. Fuels will be contained using standard BMPs as stated in BMP documents. Site disturbance mobilizes soil and sediment, erosion control BMPs and site restoration will contain this effect so that there are no effects to water quality or impacts to designated uses in associated streams.*

## Supporting Project Documentation

**Table 11. Applicable project file documentation to support analysis**

Documentation Type	File Name (if applicable/needed)
BMPs for soil and water	BMPs_subSurfaceElectricLines

## Pertinent Executive Orders

The responsible official and/or applicable specialist(s) have determined the proposed action is in compliance with the following Executive Orders (EO), which were deemed pertinent based on the nature of the proposal:

**EO 13175, Consultation and Coordination with Indian Tribal Governments** - agencies consult with Indian tribes and respect tribal sovereignty as they develop policy on issues that impact Indian communities.

Government to government consultation was accomplished

**EO 13112, Invasive Species** – prevent the introduction of invasive species and provide for their control and to minimize the economic, ecological, and human health impacts that invasive species cause.

Language regarding practices to prevent spread of invasives on USFS land is included in project stipulations. Contractor/implementor vehicles should be cleaned before entering onto USFS lands.

## Supporting Project Documentation

### NEPA: Extraordinary Circumstance Determinations

Pertinent specialists have reviewed the proposed action and made the following determinations with regards to degree of potential effects for the resource conditions considered:



# PNM Tramway 11 Line



**Table 12. Resource conditions considered for extraordinary circumstance determinations**

Resource Conditions Considered for Extraordinary Circumstances	Is there a degree of potential effect that raises uncertainty over its significance? Briefly explain.
Federally listed threatened or endangered species, designated critical habitat, and Forest Service sensitive species	<p>Botany: N/A, not present Rationale for yes/no: TE species not present</p> <hr/> <p>Fisheries: N/A, not present Rationale for yes/no: Perennial water not present</p> <hr/> <p>Wildlife: N/A, not present Rationale for yes/no: TE species not present</p>
Floodplains, wetlands, or municipal watersheds	<p>NO, there is no uncertainty Rationale for yes/no: <i>There are no wetlands in the project area. There may be some isolated pockets of riparian. There are floodplains associated with stream channels in the project area. Where site disturbance occurs in these areas, BMPs, site restoration, and minimal site disturbance will ensure there are only short-term effects to these features. See provided BMPs for details.</i> <i>There are no surface water municipal watersheds in the project area. There are groundwater sources for drinking water in the project area watershed but due to the type of disturbance and location, there would be no effects to these groundwater sources.</i></p>
Congressionally designated areas, such as wilderness, wilderness study areas, or national recreation areas	<p>N/A, not present Rationale for yes/no: Not present</p>
Inventoried roadless areas	<p>N/A, not present Rationale for yes/no: Not present</p>
Research natural areas	<p>N/A, not present Rationale for yes/no: Not present</p>
American Indians and Alaska Native religious or cultural sites	<p>NO, there is no uncertainty Rationale for yes/no: Interested tribes were consulted and no concerns over the project were raised during the consultation.</p>
Archaeological sites, or historic properties or areas	<p>N/A, not present Rationale for yes/no: The project area was moved to avoid any known cultural resources.</p>



# PNM Tramway 11 Line



## Decision Memo

PNM Tramway 11 Line  
U.S. Forest Service  
Sandia District, Cibola National Forest  
Bernalillo County, New Mexico

This decision incorporates all information in the CE Review Form and included in the project file.

### Decision and Rationale

I have decided to authorize the activities described in the “Proposed Action” section (CE Review Form), including any modifications that resulted from environmental analysis and review of regulatory compliance.

### Applicable Categorical Exclusion and Findings Required by Other Laws

The “Applicable Categories” section (CE Review Form) provides rationale for categorically excluding this action from documentation in an Environmental Assessment (EA) or Environmental Impact Statement (EIS) and for using the identified category/categories. The “Environmental Analysis Review” section (CE Review Form) documents rationale to support my finding that no extraordinary circumstances exist, along with findings required by other applicable laws and regulations to demonstrate compliance with the regulatory framework for the activities authorized by this decision.

### Agencies, Organizations and Persons Contacted

A list of “Agencies, Organizations and Persons Contacted” regarding this proposal is provided in the CE Review Form, along with a brief overview of comments/feedback received and how they were considered.

### Implementation Date

I intend to implement the decision immediately.

### Administrative Review

Decisions that are categorically excluded from documentation in an environmental assessment or environmental impact statement are not subject to an administrative review process (Agriculture Act of 2014 [Pub. L. No. 113-79], Subtitle A, Sec. 8006).

### Contact

For additional information concerning this decision, contact:

Richard Wilhelm, Lands Special Uses Program Manager, 2113 Osuna Road, NE, Albuquerque, NM 87113, [richard.wilhelm@usda.gov](mailto:richard.wilhelm@usda.gov) (505) 346-3842

May 28, 2024

Amanda Ginithan

Acting District Ranger



## PNM Tramway 11 Line



In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov).

USDA is an equal opportunity provider, employer, and lender.

## C) STAFF INFORMATION

## Project Memo

DATE: November 21, 2024  
TO: Russell Brito, PNM  
FROM: Jude Miller, Planner  
City of Albuquerque Planning Department  
TEL: (505) 924-3345  
RE: Project # PR-2024-011178 / SI-2024-01578 7100 Tramway Blvd NE Site Plan.

---

I've completed an initial review of the proposed Site Plan – EPC. I would like to discuss the justification letter and project. I am available to answer questions about the process and requirements. Please provide the following:

- ⇒ Revised Site Plan Drawings
- ⇒ Revised Justification letter (electronic) by:  
**5 PM on Wednesday, December 4, 2024**  
Note: If you have difficulty with this deadline, please let me know.

### 1) Introduction:

- A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. This is what I have for the legal description for the Site Plan – EPC - all or a portion of:
  - a. TR B (PARK SITE) OF SUMMARY PLAT OF A PORTION OF THE ELENA GALLEGOS GRANT CONTAINING 640 ACRES.
  - b. The EPC is reviewing this request because the proposed work qualifies as an Extraordinary Facility in Major Public Open Space pursuant to IDO Subsection [§14-16-6-6\(I\)](#) and the Albuquerque Code of Ordinances [§14-13-3-2](#). Extraordinary facilities in open space are those other than trails, fencing, signs, incidental parking lots, and access roads.
- C. Your letter mentions a city archaeologist certificate of no effect. Please provide that certificate in your documentation.
- D. Please include the correct project name on all site plan sheets.
- E. Update the provided site plan on page 27 of 34. It appears that there are multiple red lines on this page. Is that correct?
- F. The plan document on page 28 & 29 of 34 shows multiple red and green lines. Provide drawings showing the proposed location of the new line within the provided utility easement. Also include the location of the transformer. Please update the sheet with appropriate project name and approximate dimensions of new lines.

- G. An “existing line” is included in the legend, but does not exist on the page. This page shows the easement which is helpful, but still shows multiple red lines. Provide annotations of what the alphanumeric points are on the map, otherwise remove for clarity. Provide annotations for the transformer site, and overall dimensions of the new line.
- H. Please annotate site plan drawings with information about line burial depth, type of conduit and wiring that is being installed, and reclamation of disturbed areas on the site plan sheets.
- I. Please include a cutsheet for the proposed replacement transformer at the site.

## 2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:  
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing is **December 19, 2024**. Final staff reports will be available one week prior, on **December 12, 2024**
- C. Staff will forward agency comments to the applicant by **December 4, 2024**.

## 3) Notification & Neighborhood Issues:

- In appears that you have correctly notified property owners within 100 feet of the subject site. The USFS owns land surrounding the property on all four sides.

## 4) Project Letter:

- A. The justification letter requires revisions for clarity and to strengthen your request in order for staff to make a recommendation.
  - i. The site history and is adequate given the scope of the project
  - ii. You mention that the transformer will be replaced, but do not provide additional detail on that specific part of the project. Will the replacement transformer be placed on the existing pad, and is the new transformer of comparable size and specification of the existing unit?

## 5) Site Plan – EPC – 6-6(I)(3) Review and Decision Criteria

You have chosen goals and policies that fit well with this project. In several instances goals and policies are responded to in compilation instead of individually. Please respond to individual goals and policies instead of as a group to help strengthen the justification of the project. Consider adding additional applicable goals and policies to further your justification.

In justifying your request, choose applicable goals and policies from the Comprehensive Plan and demonstrate how the request is consistent with each goal and policy. Explanations should use “because” statements tailored to match the wording of each goal or policy.



Please be as detailed as possible in your responses:

Responding to the zone change criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:

- i. answering the questions in the customary way (see examples).
- ii. using conclusory statements such as “because \_\_\_\_\_”.
- iii. re-phrasing the requirement itself in the response, and
- iv. choosing an option when needed to respond to a requirement

Responses:

A. 6-6(I)(3)(a):

- a. Policy 10.1.1 – There is no direct response to this policy.
- b. Goal 10.3 – Same as above. Provide a direct response to this goal.
- c. Policy 10.3.2 – Provide direct response. Consider including why boring and a new alignment were selected.
- d. Goal 12.1 and Policies 12.1.1 and 12.1.6 – Provide a direct response to this goal.

B. 6-6(I)(3)(b-h):

- Please respond to each of the decision criteria. You can note if each criterion does not apply.

6) Major Public Open Space Facility Plan Review and Decision Criteria

- Your selection of goals and polices from the Open Space Facility plan are relevant and well explained, but additional open space facility plan goals and policies should be addressed to further justify the request.

D) PUBLIC NOTICE

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.


4. TIME

Signs must be posted from 04 December 2024 To 03 January 2025

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

  
(Applicant or Agent)

06 November 2024  
(Date)

I issued \_\_\_\_\_ signs for this application, \_\_\_\_\_, \_\_\_\_\_  
(Date) (Staff Member)

**PROJECT NUMBER:** \_\_\_\_\_

**From:** [Flores, Suzanna A.](#)  
**To:** [Brito, Russel](#)  
**Subject:** [External] 7100 Tramway Blvd NE\_Public Notice Inquiry Sheet Submission  
**Date:** Thursday, October 3, 2024 2:19:44 PM  
**Attachments:** [image001.png](#)  
[Zone Atlas D-24 with Project Area.pdf](#)

\*\*\*\*\*

**Is this a phishing email? - Look again!**

**CAUTION:** This email was received from an **EXTERNAL** source, use caution when clicking links or opening attachments  
This email is from [Suzannaflores@cabq.gov](mailto:Suzannaflores@cabq.gov) - do you know them?  
Look for discrepancies in email addresses. Does the displayed "**From**" email address match?

\*\*\*\*\*

Dear Applicant:

As of October 3, 2024 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that the ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Thank you,

*Suzie*



**Suzie Flores**

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

---

**From:** [webmaster@cabq.gov](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>  
**Sent:** Wednesday, October 2, 2024 10:35 AM  
**To:** Office of Neighborhood Coordination <[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)>  
**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
**Subject:** Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Public Notice Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Russell Brito

Telephone Number

5052412798

Email Address

[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)

Company Name

PNM

Company Address  
2401 Aztec Rd NE

City  
Albuquerque

State  
NM

ZIP  
87107

Legal description of the subject site for this project:  
TR B (PARK SITE) OF SUMMARY PLAT OF A POR OF THE ELENA GALLEGOS GRANT CONT 640 AC

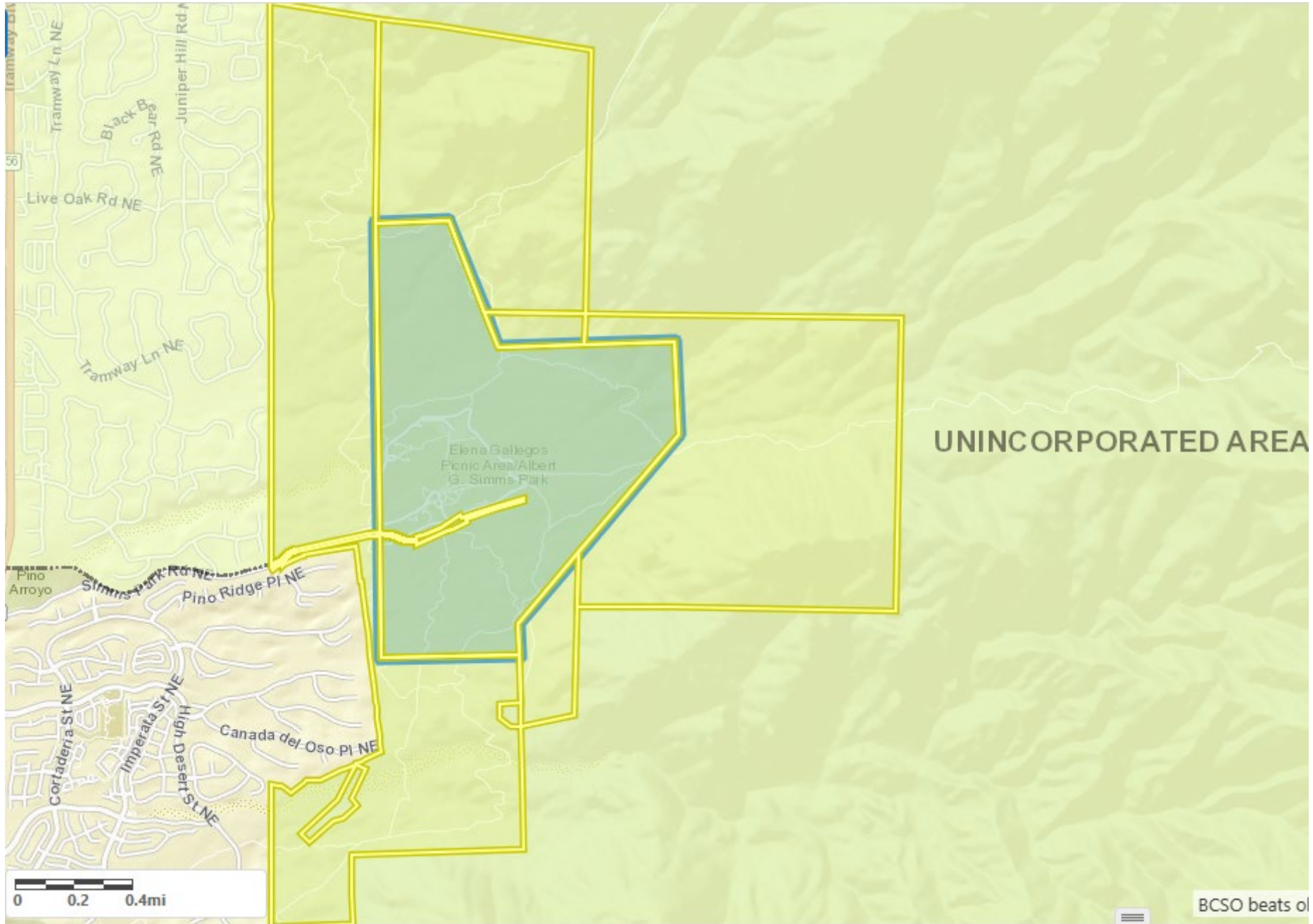
Physical address of subject site:  
7100 Tramway Blvd NE, Albuquerque, NM 87122

Subject site cross streets:  
Simms Park Rd east of Tramway Blvd NE

Other subject site identifiers:  
Elena Gallegos Picnic Area

This site is located on the following zone atlas page:  
D-24

Captcha  
x



UPC	Owner	Owner Address	Owner Address 2	SITUS Add	SITUSADD2	Legal Description
102406435025440120	UNITED STATES OF AMERICA C/O USDA FOREST SERVIC	333 BROADWAY BLVD SE	ALBUQUERQUE NM 87102-3498	N/A	ALBUQUERQUE NM 87122	TRACT IN T11N R4E SEC 13 CONT 306.8583 AC M/L
102506335026440144	UNITED STATES OF AMERICA C/O USDA FOREST SERVIC	333 BROADWAY BLVD SE	ALBUQUERQUE NM 87102-3498	N/A	ALBUQUERQUE NM 87122	T11N R5E SEC 19 (EXCEPT PORTION OF TRACT B) (PARK SITE) CONT 500.00 A C M/L
102406230322040101	UNITED STATES OF AMERICA C/O USDA FOREST SERVICE	333 BROADWAY BLVD SE	ALBUQUERQUE NM 87102-3498		ALBUQUERQUE NM 87122	TRACT A-2 PLAT OF TRACTS A-1 & A-2 A PORTION OF THE ELENAGALLEGOS GRANT A REPLAT OF TRACT A ELENA GALLEGOS GRANTCON
102406310107120103	UNITED STATES OF AMERICA C/O USDA FOREST SERVICE	333 BROADWAY BLVD SE	ALBUQUERQUE NM 87102-3498		ALBUQUERQUE NM 87122	TRACT A-1 PLAT OF TRACTS A-1 & A-2 A PORTION OF THEELENA GALLEGOS GRANT A REPLAT OF TRACT A ELENAGALLEGOS GRANT CON
102406346248310101	UNITED STATES OF AMERICA C/O USDA FOREST SERVIC	333 BROADWAY BLVD SE	ALBUQUERQUE NM 87102-3498	N/A	ALBUQUERQUE NM 87122	TRACT IN NE 1/4 T11N R4E SEC 24 CONT 29.50 AC M/L
102406329504730101	UNITED STATES OF AMERICA	333 BROADWAY BLVD SE	ALBUQUERQUE NM 87102-3498	N/A	ALBUQUERQUE NM 87122	REPL OF TR E OF SUMMARY PLAT OF A POR OF THE ELENA GALLEGOSGRANT NOW COMPR ACCESS ROAD EASEMENT OF A POR OF THE E
102406249036310102	UNITED STATES OF AMERICA	333 BROADWAY BLVD SE	ALBUQUERQUE NM 87102-3498	N/A	ALBUQUERQUE NM 87122	TR IN ELY POR OF NE T11N R4E SEC 25 CONT 42.00 AC M/L

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Albuquerque NM

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PNM RESOURCES  
2401 AZTEC RD NE  
ALBUQUERQUE NM 87107-4224

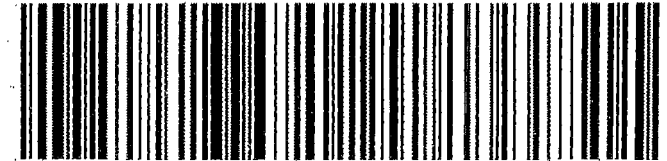
Ship Date: 11/06/24  
Flat Rate Env  
**0003**

**C016**



USDA FOREST SERVICE  
333 BROADWAY BLVD SE  
ALBUQUERQUE NM 87102-3498

**USPS TRACKING # EP**



**9205 5902 2008 6361 6936 35**



[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice\*: \_\_\_\_\_

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(K\) Public Notice](#). This notice is being provided to (mark as relevant):

- Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.<sup>1</sup>
- Property Owners within 100 feet of the Subject Property.

### Information Required by [IDO §14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* \_\_\_\_\_  
Location Description \_\_\_\_\_
2. Property Owner\* \_\_\_\_\_
3. Agent/Applicant\* [if applicable] \_\_\_\_\_
4. Application Type(s)<sup>2</sup>\* per IDO [Table 6-1-1](#)
  - Site Plan – EPC
  - Subdivision \_\_\_\_\_ (Minor or Major or Bulk Land)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance – EPC
  - Waiver \_\_\_\_\_ (DHO or Wireless Telecommunication Facility)
  - Other: \_\_\_\_\_

Summary of project/request<sup>3</sup>\*:

\_\_\_\_\_  
\_\_\_\_\_

5. This application will be decided at a public meeting or hearing by\*:
  - Development Hearing Officer (DHO)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

<sup>2</sup> Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

<sup>3</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Hearing Date/Time\*: \_\_\_\_\_

Location\*<sup>4</sup>: \_\_\_\_\_

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE Signs.”

6. Where more information about the project can be found\*:

Preferred project contact information:

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Attachments:

- Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination\*
- Others: \_\_\_\_\_

Online website or project page: \_\_\_\_\_

**Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> \_\_\_\_\_

2. Project Illustrations, as relevant\*<sup>6</sup>

- Architectural drawings
- Elevations of the proposed building(s)
- Other illustrations of the proposed application

*See attachments or the website/project page noted above for the items marked above.*

3. The following exceptions to IDO standards have been requested for this project\*:

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation\*:

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<sup>4</sup> Physical address or Zoom link

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas>

<sup>6</sup> While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (\*) are required.]

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes  No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*
- d. **For residential development\***: Maximum number of proposed dwelling units.
- e. **For non-residential development\***:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information from IDO Zoning Map<sup>7</sup>:**

- 1. Area of Property [typically in acres] \_\_\_\_\_
- 2. IDO Zone District \_\_\_\_\_
- 3. Overlay Zone(s) [if applicable] \_\_\_\_\_
- 4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] \_\_\_\_\_

Site has no zone district and is not in any Overlay Zone.

**NOTE:** Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

**Useful Links**

**Integrated Development Ordinance (IDO):** <https://ido.abc-zone.com>  
**IDO Interactive Map:** <https://tinyurl.com/idozoningmap>

<sup>7</sup> Available here: <https://tinyurl.com/idozoningmap>

# Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

## **Notificación de Acceso Lingüístico.**

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

**語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。**

**Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.**

**Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaaszil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.**

# REQUEST

Site Plan - EPC

Underground electric service rebuild  
for Elena Gallegos Open Space; an  
Extraordinary Facility on MPOS.

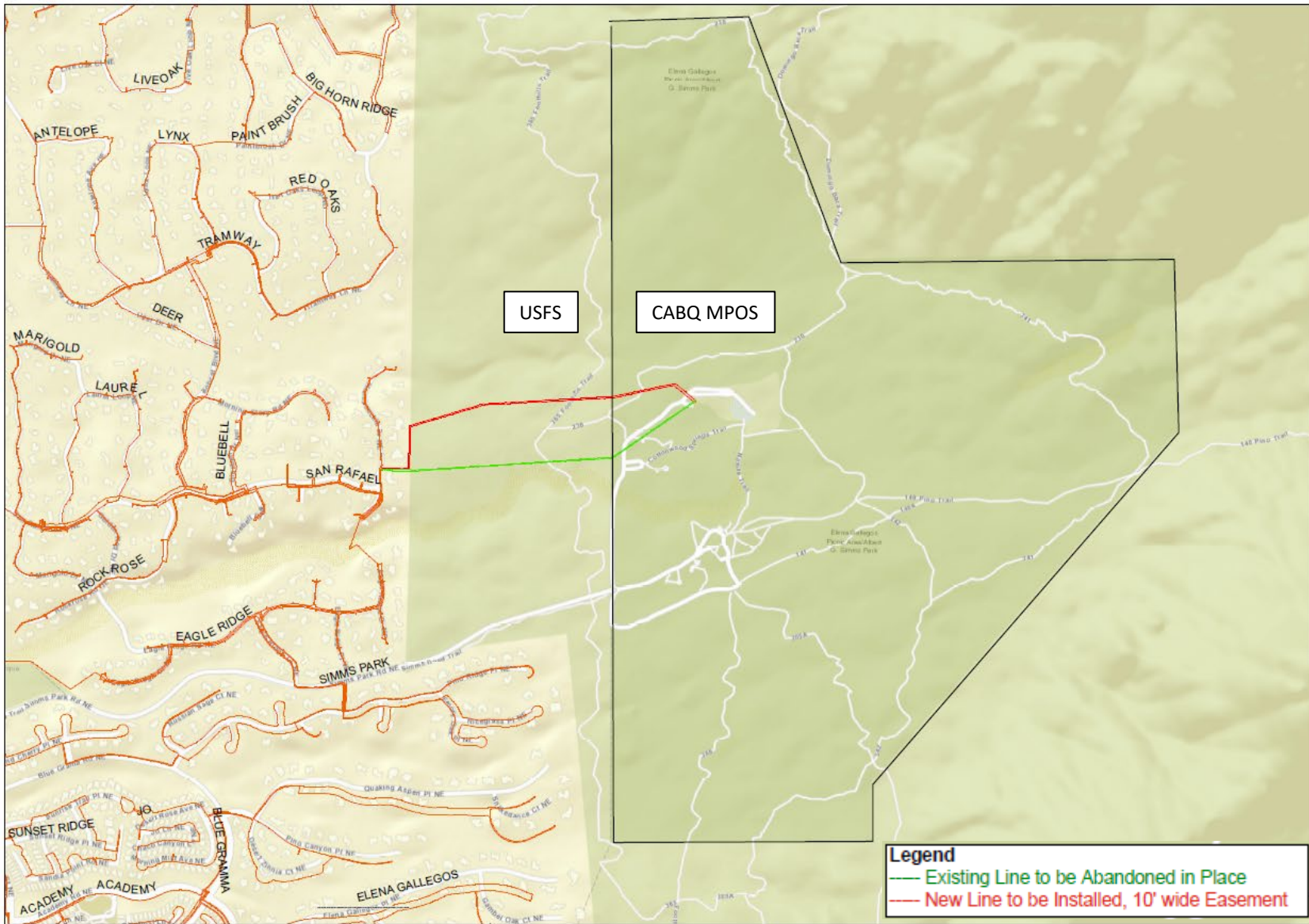
The City of Albuquerque Environmental Planning Commission will hold a  
public hearing <sup>meeting ID</sup> ~~Zoom link: https://zoom.us/j/5464729575~~ <sup>1269549971</sup>  
~~on 12/19/24~~, on 19 December, 2024 at 8:30 AM. All Persons  
have a right to appear at such a hearing. For information on this case or  
other instructions on filing written comments, call the Planning  
Department at (505) 924-3860 or contact the applicant.

Required to be posted from 04 December 2024 to 03 January 2025  
by PNM <sup>applicant/agent</sup> 505.241.2798 <sup>phone</sup>

REFER TO FILE# PR-2024-011178 / SI-2024-01578

It is illegal for an unauthorized person to remove or tamper with this sign.

E) PROPOSED SITE PLAN



USFS

CABQ MPOS

**Legend**

- Existing Line to be Abandoned in Place
- New Line to be Installed, 10' wide Easement



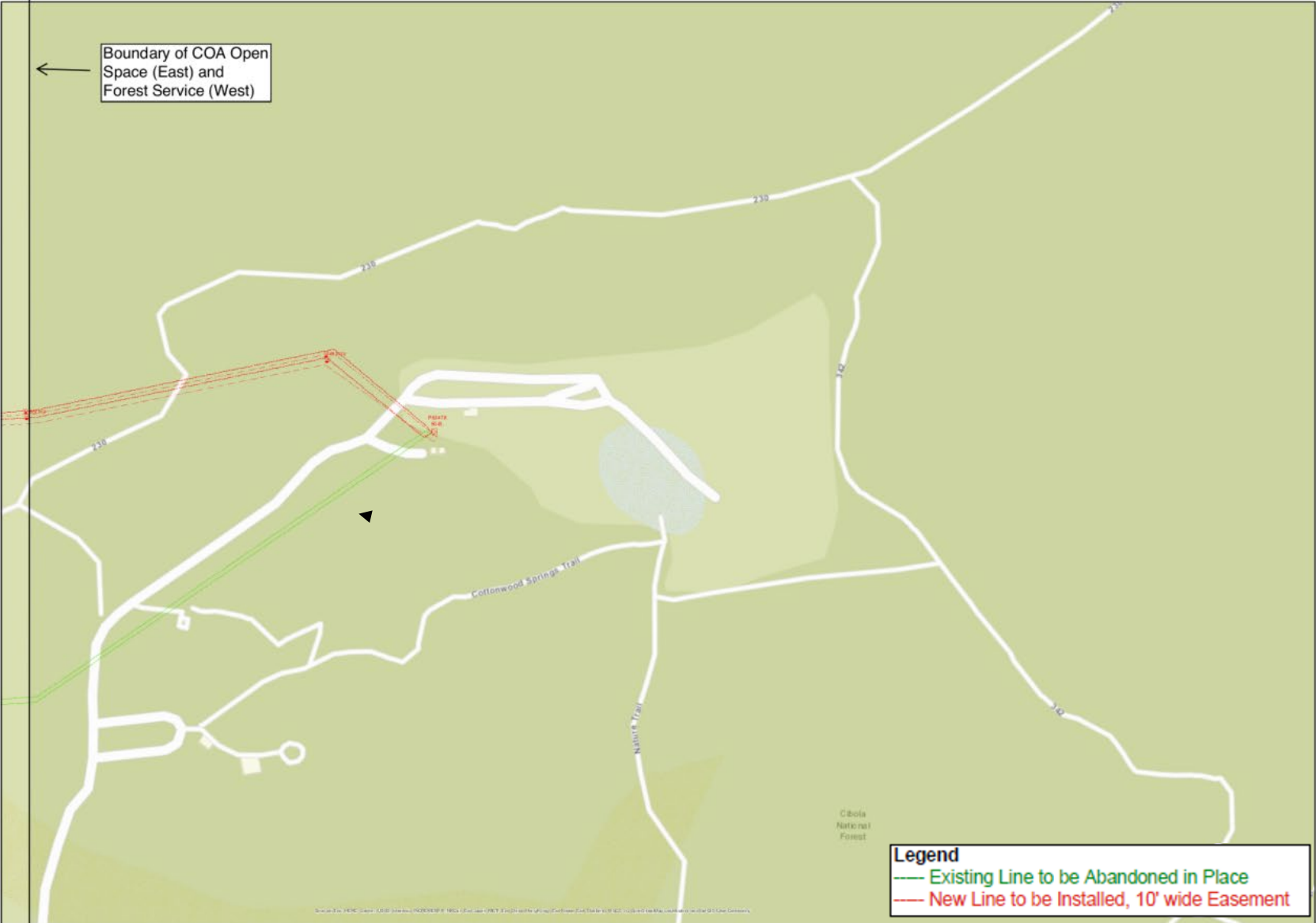
# Location Map

November 6th, 2024  
 Elena Gallegos  
 Electric Service  
 Rebuild



DR: DWALAIT	FOR:	DATE: 11/06/2024
INSTALLED:		SCALE: 1" = 800'
REF:		RD-
EASEMENT BLUE BOOK		

← Boundary of COA Open Space (East) and Forest Service (West)



100 50 0 100 Feet

# Site Plan Map

November 6<sup>th</sup>, 2024

Elena Gallegos  
Electric Service  
Rebuild



**Legend**  
 — Existing Line to be Abandoned in Place  
 - - - New Line to be Installed, 10' wide Easement

DR: Overlaid	FOR:	DATE: 9/19/2024
WFO DATE:	SCALE: 1" = 190'	
INSTALLED:	RD:	
FEEDER:		
BLUE BOOK		





Boundary of COA Open Space (East) and Forest Service (West)



100 50 0 100 Feet

Site Plan Map – Aerial Photo

November 6th, 2024

Elena Gallegos  
Electric Service  
Rebuild



**Legend**  
--- Existing Line to be Abandoned in Place  
--- New Line to be Installed, 10' wide Easement

DR: <input type="checkbox"/> /skt	FOR:	DATE: 9/15/2024
INVO DATE:		SCALE: 1" = 100'
INSTALLED:		REP: RD:
FEEDER:		
BLUE BOOK:		

Notes:

- 1. Direct boring of new line 48" below ground.
- 2. Any disturbed areas to be reclaimed/remediated with native vegetation.

← Boundary of COA Open Space (East) and Forest Service (West)



30 15 0 30 Feet

Existing Transformer to be replaced with new transformer in same location.

Site Plan

Elena Gallegos  
Electric Service  
Rebuild

- Legend**
- Existing Line to be Abandoned in Place
  - New Line to be Installed, 10' wide Easement
  - 10' Easement Corridor

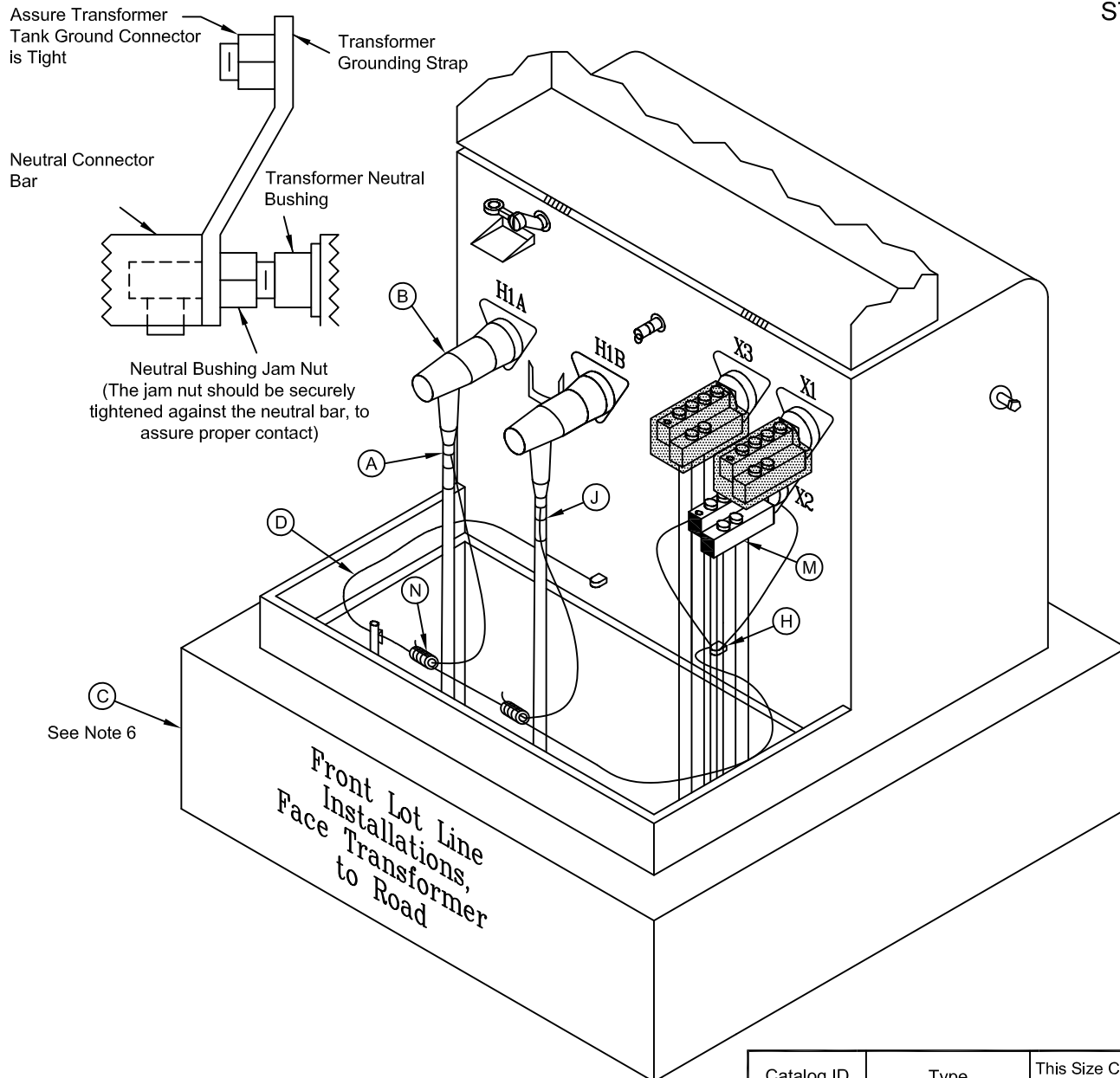
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri



DATE: 11/9/2024	FOR:
SCALE: 1" = 70'	NO:
FEEDER:	RD:
BLUE BOOK:	

Macro Code: MUTRAX (fmr only)

DISTRIBUTION  
STANDARD  
PNM



**NOTES**

- (1) Item A, D, L and M are provided with new transformers. They are included in Material List on this standard in case damaged or missing and replacement part needs to be ordered.
- (2) Ground rod must be used in all installations. Refer to DS-7-16.0 and DS-7-16.1.
- (3) For maintenance if equipment is in areas where rodent burrowing and nesting in pad troughs has been observed. Refer to DS-7-16.9 for instructions on rodent proofing equipment.
- (4) All elbows used on jacketed cable shall be sealed with jacket seal (PST) 7000-762512.
- (5) Use the manufacturer supplied 5/8" x 2" lifting bolts to lift and move the transformer. A longer 5/8" galvanized bolt (5306-148866) can be used in its place as long as it is screwed in completely and the lifting straps are as close to the transformer as possible.
- (6) Box pad catalog number 0000-000013; except for the 167kVA transformer whose catalog number is 0100-007016.

**REFERENCES**

- (1) See DS-11-8.5 JCN Terminator and Elbow Terminations
- (2) See DS-15-6.0 D.E.W.L. Fusing Schedule
- (3) See DS-18-26.0 Overhead and Underground Torque Values
- (4) See DS-18-54.0 Page 1 Warning and Danger Sign

Catalog ID	Type	This Size Conductor and Insulation Thickness
5935233972	Elbow	#2, 175 or 220-1/0, 175 mil
5935232743	Elbow	1/0, 220 mil
5935233980	Elbow	4/0, 175 or 220 mil
5999287559	Conductor Contact	#2
5999286221	Conductor Contact	1/0

Material List			
Item	Quan.	Description	Stock #
A	2	Jacket Seal	7000-762512
B	2	200A Loadbreak Elbow	5935-
C	1	Transformer Box Pad	0000-000013
D	1 lb.	#4 Bare Copper Wire	8135-000092
E	2	Unistrut Nuts	5310-154389
F	2	1/2" x 1 1/2" Bolts	5306-148486
G	2	1/2" Round Washers	5310-156798
H	2	Transformer Ground Lug	5935-234251
J		Identification Tag	9999-
K	1	447 Padlock	5340-187774
L	1	Danger/Warning Decals	DS-18-54.0
M	1	Secondary Transformer Connector Kit	5935-233261
N		Compression C Tap	5935-237932

Residential Padmounted Transformer  
Type I

DS-7-18.1