

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTICE OF DECISION

February 19, 2026

Public Service Company of New
Mexico (PNM)
2401 Aztec Rd NE Albuquerque, NM
87107

Plan # [SP-2026-00004](#)
Site Plan – EPC

LEGAL DESCRIPTION:

Russell Brito of PNM, agent for Public Service Company of New Mexico (PNM) requests a Site Plan – EPC for an Extraordinary Facility for Major Public Open Space, for all or a portion of Tract 4 (eastern portion of Parcel C Marian G. Malcolm) Research Park Inc, containing approx. 62 acres; the westerly portion of Parcel C correction plat of survey for Marian G. Malcolm (portion of parcels A, C & D Research Park Inc & a portion of the SW1/4 NE1/4 Section 26 T10N R4E), approximately 38 acres; and the southern portion of Tract A-4 summary plat showing tracts A-1, A-2, A-3 & A-4 of the Chant Property Addition, approximately 4 acres, located at 16000 Central Ave SE, between Carmella Dr SE and Caballo de Fuerza Rd SE.

(L-23)(L-24)(M-23)(M-24)
Staff Planner: William Steele

On February 19, 2026, the Environmental Planning Commission (EPC) voted to APPROVE Plan # [SP-2026-00004](#), a Site Plan – EPC for an Extraordinary Facility in Major Public Open Space (MPOS), based on the following Findings.

FINDINGS – [SP-2026-00004](#) – Site Plan – EPC for an Extraordinary Facility for MPOS

1. The request is for a Site Plan – EPC for an Extraordinary Facility in the City-owned Tijeras Canyon Major Public Open Space (the “subject site”) to allow a system improvement project for electrical facilities for all or a portion of Tract 4 (eastern portion of Parcel C Marian G. Malcolm) Research Park Inc, containing approx. 62 acres, the westerly portion of Parcel C correction plat of survey for Marian G. Malcolm (portion of parcels A, C & D Research Park Inc & a portion of the SW1/4 NE1/4 Section 26 T10N R4E), approximately 38 acres; totaling approximately 100 acres, located at 16000 Central Ave SE, between Carmella Dr SE and Caballo de Fuerza Rd SE.
2. PNM proposes to connect two existing overhead distribution feeder lines from two substations (Lawrence and Four Hills Substations) with two new “feeder ties” and a feeder switch. Connecting

the existing distribution feeders will enable these two feeders and their two substations to provide backup and support each other in the event of an outage or during periods of high electric load demand.

In addition to requiring new poles, pole-mounted equipment, and conductor wire, the connection of the two distribution feeders will require new easements that will be requested from the City of Albuquerque Real Property Division if this request is approved.

3. The subject site is located southwest of the city, just outside of the city limits, in the unincorporated area of Bernalillo County. The subject site consists of two City of Albuquerque owned parcels that fall within the Major Public Open Space facility plan. The overhead distribution feeder ties on one privately owned parcel. The private parcel is not part of this request and is not considered Major Public Open Space.
4. The Tijeras Arroyo runs through the subject site. The Tijeras Arroyo is considered an Open Space Arroyo in the Facility Plan for Arroyos. It is the largest arroyo in the metropolitan area, more than 1000 feet wide in some locations. The Tijeras Arroyo travels through multiple jurisdictions, including the City, unincorporated Bernalillo County, and the U.S. Kirtland Air Force Base (KAFB). In 2014, the City of Albuquerque adopted a [Resource Management Plan](#) for the Tijeras Arroyo Biological Zone (Bio Zone) due to its significance as a sensitive riparian area that provides critical habitat and a corridor for wildlife; aquifer recharge and tributary to the Rio Grande; and major historical and cultural site that connects Albuquerque to the East Mountains and larger grassland of the Great Plains to the east. The City Bio Zone extends along Tijeras Canyon and the Tijeras Arroyo for approximately 3.7 miles from the Carñuel/Interstate-40 interchange westward to the boundary of KAFB. In 2016, City Council prioritized significant areas to purchase for protection ([R-16-12](#)). Since [2018](#), the City has acquired 170 acres as Major Public Open Space.
5. The [Facility Plan for Arroyos](#) (1986) classifies portions of the Tijeras Arroyos as a Major Public Open Space Arroyo.

Policies in the Facility Plan state that Major Public Open Space Arroyos are to remain in a natural or semi-natural condition with native vegetation and naturalistic channel stabilization. In practice, urban development in the Tijeras watersheds has altered natural drainage patterns, with significant impacts on the highly erodible natural arroyo channels.

6. Although the subject site is not within city boundaries, the EPC is hearing the request because the IDO requires any Extraordinary Facility in City-owned or maintained Major Public Open Space to be reviewed and decided pursuant to IDO § 14-16-6-6(I) Site Plan – EPC before development. Before approving such facilities, the EPC shall consider the recommendation of the Open Space Advisory Board [§ 14-13-3-2].

On July 22, 2025 the Open Space Advisory Board voted to approve the proposed route for the feeder lines be submitted to the EPC for approval.

According to [§2-6-16](#) the 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.

7. The Albuquerque/Bernalillo County Comprehensive Plan, the Integrated Development Ordinance (IDO), the Major Public Open Space Facility Plan and the Facility Plan for Arroyos are incorporated herein by reference and made part of the record for all purposes.
8. City Development Areas: The subject site is situated outside of the city limits and therefore does not have an assigned city zone or city development area. The Tijeras Canyon Major Public Open Space area is mentioned as one of the City-owned open space areas preserved under the Comprehensive Plan.
9. County Development Areas: The Tijeras Canyon Major Public Open Space area is situated outside of the city limits and is within the Rural development area as classified by Bernalillo County. Rural Areas have land use attributes and environmental conditions which may warrant development standards that differ from those applied in Urban Areas. Environmentally compatible development is necessary to maintain the open character of Rural Areas. This open or rural character includes characteristics that are commonly associated with 'rural' lifestyles, including large lot residential developments, agricultural uses, an existing irrigation/ditch 'acequia' network, open space, and limited commercial development except in designated areas and specific corridors.
10. Community Planning Area: The subject site is not within a City of Albuquerque Community Planning Area.
11. IDO Zoning: The subject site is primarily owned by the City of Albuquerque but is located outside the city limits within Bernalillo County; therefore, these parcels do not have an IDO zoning designation 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).
12. County Zoning: The subject site (Tijeras Canyon Major Public Open Space) is primarily zoned A-1 (Rural Agricultural), intended to preserve scenic, recreational, and agricultural values while safeguarding water resources and providing low-density development in areas with limited public services. The northern portion of the subject site, adjacent to U.S. Rte. 66 and encompassing a section of the Tijeras Arroyo, is zoned C-1 (Neighborhood Commercial). The C-1 zone provides suitable sites for limited commercial and service uses intended to serve nearby residential areas while minimizing adverse impacts.
13. 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. The Tijeras Canyon is a Major Public Open Space
14. Open Space Facility Plan General Policies:
 - A. Policy A.1.C.: This type of Major Public Open Space shall be protected from excessive public use and shall be conserved for its unique features, natural resources and overall visual significance. Trails can be paved or unpaved however, alignments should be a part of a

resource management plan, master development plan or site plan. Protection of these areas should include fencing, signage, natural barriers, controlled use, and patrol by rangers.

The proposed project protects this Major Public Open Space from excessive public use by not introducing any new recreational facilities, access points, or programmed activities within the Tijeras Arroyo corridor. The feeder tie infrastructure is located within an existing utility context and does not alter the arroyo's unique features, natural resources, or overall visual significance. Consistent with the intent of a resource management plan, the project includes controlled construction access, restoration of disturbed areas, and coordination with Open Space staff to ensure continued protection through signage, barriers, and ongoing monitoring where appropriate.

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 proposed project does not create an open space facility intended to concentrate recreational use and does not introduce heavy or organized recreational activity into the Major Public Open Space. No new facilities are proposed within areas containing archaeological sites or habitats likely to support threatened or endangered species, and the project design avoids these sensitive areas entirely. By limiting the scope of work to essential utility infrastructure and avoiding new recreational development, the project protects natural and cultural resources while maintaining the intended low-impact recreational character of the Tijeras Arroyo corridor.

C. 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.

Facilities associated with the feeder tie are designed to minimize impacts on natural processes, including drainage, erosion patterns, and arroyo hydrology, recognizing that drainage is the arroyo's primary function. The project avoids unnecessary grading and preserves existing landforms and visual resources that contribute to the arroyo's role as a significant landform and visual amenity. Temporary construction disturbances will be fully remediated to ensure no long-term impacts to natural, visual, or cultural resources within the Major Public Open Space.

- D. 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.

An archaeological survey was conducted prior to development, and a Certificate of No Effect was issued, confirming that no archaeological or cultural sites will be covered, undermined, or damaged by the project. The feeder tie is intentionally located to avoid archaeological resources, ensuring that sites are preserved in place whenever possible. This approach is consistent with the policy requirement to protect cultural resources and reflects coordination among jurisdictions responsible for managing the Tijeras Arroyo as a culturally and environmentally significant corridor.

15. Open Space Facility Plan Sandia Foothills Policies

- A. 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.

(a) - Conservation of Natural Resources and Environmental Features including wildlife habitat and the mix of diversity of ecotones;

The proposed project is consistent with the purpose of Major Public Open Space by conserving natural resources and environmental features, including wildlife habitat and the mix and diversity of ecotones within the Sandia Foothills. The feeder tie is primarily located within an existing utility context and avoids major disturbance to native vegetation, wildlife movement corridors, and sensitive ecological zones. The impact of any temporary construction will be fully remediated, ensuring that long-term ecological conditions are preserved and that the environmental integrity of the foothills is maintained.

(b) – Provide opportunities for outdoor education and recreation including trails for a variety of users; picnicking and environmental education;

The project supports outdoor education and recreation by maintaining existing access to trails and Open Space areas used for environmental education and passive recreation. No new facilities, trail realignments, or access points are introduced that would disrupt existing recreational use patterns. By preserving current conditions and restoring disturbed areas, the project ensures continued opportunities for trails, picnicking, and educational activities consistent with the low-impact intent of Major Public Open Space.

(c) – Shape urban form by providing an eastern edge to development and by providing a skyline free of development.

The project reinforces the role of the Sandia Foothills in shaping urban form by preserving the foothills as an eastern edge to development. The design and placement of the overhead feeder ties will introduce a minimal amount of visual elements that would marginally compromise a skyline which is already comprised of overhead lines on the eastern edge of the Tijeras Canyon Major Public Open Space. As a result, the visual character and scenic quality of the

foothills remain intact and are consistent with the Comprehensive Plan's Open Space objectives.

- B. 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.

The proposed project prioritizes the conservation and protection of cultural and natural resources by avoiding steep slopes, sensitive landforms, and archaeologically significant areas. An archaeological survey and Certificate of No Effect confirm that cultural resources are preserved and not impacted. Recreational use and trail corridors remain secondary to these primary functions, as the project does not expand recreational facilities or encourage increased public use within the Sandia Foothills.

16. The attached site plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.
17. 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 10.3 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 protects the integrity and quality of the region's natural features and environmental assets by avoiding grading and preserving existing topography and drainage patterns on the subject site. Surface disturbance is minimal and limited to discrete installation areas, which will be restored after construction. Outdoor recreation and education opportunities will continue in the Tijeras Canyon and the nearby Tijeras Arroyo Bio Zone without long-term disruption.

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

Sensitive lands within the Open Space network have been identified and managed through coordination with the Open Space Division and compliance with the Tijeras Arroyo Bio-Zone Resource Management Plan. A sensitive lands analysis has been conducted and included with the application. The project avoids impacts to native vegetation, wildlife habitat, and drainage systems to protect ecological function. Construction methods and restoration requirements also further ensure that sensitive lands remain protected.

- C. 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 feeder tie project demonstrates coordination across various jurisdictions and agencies through collaboration between PNM, the City Open Space Division, the City Archaeologist, and the City Planning Department. This coordination allows limited resources to be leveraged efficiently while avoiding unnecessary duplication of effort. The Extraordinary Facility is required by the IDO and MPOS Facilities Plan to be reviewed by the Open Space Advisory

Board (OSAB) and the EPC. The project ensures that the public's need for parks and recreation facilities, in this case the Tijeras Canon MPOS, continues to be served.

- D. **POLICY 10.4.1 PUBLIC PRIORITIES:** Engage the public to determine priorities and ensure equitable public investment.

The project reflects established public priorities by improving essential infrastructure while preserving public Open Space assets. Investment in electrical reliability benefits the broader community without compromising access to parks and recreation facilities. This approach ensures equitable public investment across both infrastructure and Open Space resources.

- E. **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 project exemplifies system planning by coordinating among departments to strengthen interconnected energy networks while managing Open Space resources. The feeder tie eliminates gaps in service by interconnecting existing infrastructure rather than creating redundant facilities. Public investment is leveraged efficiently, and duplication of effort is avoided.

18. 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 Feeder Tie Project protects the cultural landscape of the Sandia Foothills and Tijeras Arroyo area. An archaeological survey resulted in a Certificate of No Effect, confirming that significant cultural landscapes are not impacted. These measures ensure continued protection of the area's heritage and identity.

- 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.

The project preserves natural and cultural features by maintaining existing landforms, vegetation, and drainage patterns. Construction activities avoid disturbance to cultural resources and visually sensitive areas. These actions protect the distinct identity of the surrounding communities and cultural landscapes.

19. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and development from Chapter 12: Infrastructure, Community Facilities & Services

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

The project provides efficient, equitable, and environmentally sound infrastructure by improving electrical reliability with minimal environmental impact. Coordination with City departments ensures infrastructure planning aligns with Open Space management objectives. The project supports existing communities and the Comp Plan's vision for future growth.

- B. 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 project coordinates directly with the energy provider to safeguard essential energy infrastructure. By interconnecting existing feeder lines, the project ensures a safe, adequate, and reliable energy supply for existing development. This improvement supports future growth in a manner consistent with the Comprehensive Plan.

20. IDO §14-16-6-6(I)(3)(c) states, "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."
21. Pursuant to IDO §14-16-5-2, a Sensitive Lands Analysis was required because the subject site is a dedicated Major Public Open Space.
22. IDO §14-16-5-2(C)(1) states 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.

There is not a subdivision proposed for the subject site. A letter of authorization to submit the request for the Site Plan – EPC has been provided and approved by the City of Albuquerque's Open Space Division of the Parks and Recreation Department. Relevant staff from agencies various division such as Hydrology and City Archeologist have reviewed the request and signed off on the proposal.

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:

- A. 5-2(C)(2)(a) Arroyos

The subject site includes the Tijeras Arroyo, a major regional drainage facility and designated Major Public Open Space. The feeder tie will cross but not disturb the arroyo, utilizing an existing utility easement, a limited new easement and overhead line spans designed to maintain the arroyo's primary drainage function. Pole foundations are located outside the arroyo channel, and no grading, channel modification, or alteration of drainage patterns will occur, thereby avoiding impacts to the arroyo to the maximum extent practicable.

- B. 5-2(C)(2)(b) Floodplains and Special Flood Hazard Areas

The Sensitive Lands Analysis confirms that the project will not alter any floodplain or special flood hazard area functions associated with the Tijeras Arroyo. Overhead line construction avoids placement of structures within active flow areas and does not obstruct flood conveyance. The Albuquerque Metropolitan Arroyo Flood Control (AMAFCA) notes the proposed feeder tie will cross two mapped FEMA flood zones, an AO zone with flood depth of 2ft and an AE zone with an established base flood elevation. They request new poles and other ground level appurtenances should be designed to minimize the amount of encroachment into these floodplains. The City Hydrologist waived the requirement for a grading and drainage plan, confirming that the project will not affect flood behavior or increase flood risk.

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

No irrigation facilities or acequias are present within the subject site or along the proposed feeder tie alignment. The Sensitive Lands Site Analysis did not identify any historic or active irrigation infrastructure within the project area. As a result, the project avoids impacts to irrigation facilities consistent with IDO §5-2(C)(2)(c).

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

The project avoids large stands of mature trees by locating poles within existing utility corridors and previously disturbed areas. Pole installation requires only 18- to 20-inch diameter ground disturbance, minimizing vegetation removal. No removal of mature tree stands is proposed, and any minor disturbance will be restored under the supervision of the Open Space Division.

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

The feeder tie alignment avoids riparian areas associated with the Tijeras Canyon to the maximum extent practicable. No poles or ground disturbance are proposed within riparian vegetation zones, and overhead spans cross the arroyo without affecting riparian habitat. This design preserves ecological function while allowing necessary infrastructure to traverse the MPOS.

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

The Sensitive Lands Analysis identifies rock outcroppings and cliff faces along the western edge of the MPOS that were specifically avoided in the preferred route. The alternative route evaluated by the Open Space Advisory Board would have required disturbance to rock outcroppings and steep cliff faces and was determined to be infeasible and potentially damaging. By selecting the preferred route, the project avoids impacts to rock outcroppings to the maximum extent practicable.

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

The preferred route has been previously investigated for archaeological resources, and known sites will be avoided. The City Archaeologist reviewed the Sensitive Lands Analysis and issued a Certificate of No Effect, confirming that no significant archaeological sites will be covered, undermined, or damaged. This satisfies the requirement to avoid impacts to archaeological resources whenever possible.

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

The project avoids steep slopes and escarpments, particularly the 280- to 300-foot cliff face along the western edge of the MPOS. Distribution pole span limitations make development in these areas technically infeasible and environmentally damaging. The selected alignment follows relatively stable terrain within existing easements, thereby minimizing impacts to steep slopes and protecting public safety.

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

No wetlands were identified within the project footprint or along the preferred feeder tie alignment. The Sensitive Lands Analysis confirms that construction activities will not disturb wetland areas or jurisdictional waters. As such, the project avoids impacts to wetlands consistent with IDO §5-2(C)(2)(i).

J. §14-16-5-2(C)(3) Street crossings of sensitive lands shall be avoided.

The feeder tie project does not propose any street crossings of sensitive lands. The Sensitive Lands Site Analysis confirms that no new streets or vehicular access routes are required within the Tijeras Canyon or other sensitive land areas. Construction access will occur via existing routes and utility corridors, thereby avoiding street crossings of arroyos, floodplains, or other sensitive lands consistent with this subsection.

K. §14-16-5-2(C)(4) If development cannot avoid sensitive lands pursuant to Subsections (2) and (3) above, the project shall be processed as a Site Plan – EPC pursuant to Subsection 14-16-6-6(I) and may require a Variance – EPC pursuant to Subsection 14-16-6-6(N).

The project has been designed to avoid sensitive lands to the maximum extent practicable; however, complete avoidance is not feasible due to the linear nature of utility infrastructure within a Major Public Open Space and arroyo corridor. Consistent with IDO §14-16-5-2(C)(4), the project is being processed as a Site Plan – EPC pursuant to Subsection 14-16-6-6(I). This process appropriately addresses the presence of sensitive lands and allows for discretionary review, conditions of approval, and coordination with relevant City departments.

L. §14-16-5-2(C)(5) Landscaping on lots abutting arroyos shall be pursuant to Subsection 14-16-5-6(C)(4) (Required Plant Materials and Site Amenities).

The subject site is a dedicated Major Public Open Space and does not include private or developable lots abutting the arroyo. As such, the landscaping standards of Subsection 14-16-5-6(C)(4) are not directly applicable. No new landscaping is proposed, and any disturbed areas will be restored using native materials consistent with Open Space management practices and arroyo protection objectives.

M. §14-16-5-2(C)(6) For all development except cluster and cottage development, if avoidance of sensitive lands, other than floodways and flood fringe areas referenced in Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control), results in the subdivision containing fewer buildable lots than it would have if sensitive lands were not avoided, the Planning Director

may adjust the minimum lot size or lot width dimensions by up to 25 percent to allow for additional lots that would have otherwise been possible if sensitive lands had not been avoided.

This subsection applies to subdivision development where avoidance of sensitive lands reduces the number of buildable lots. The feeder tie project does not involve a subdivision, residential lots, or changes to lot size or lot width. Therefore, no adjustment to minimum lot size or dimensions is necessary, and this provision is not applicable to the subject project.

23. 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.

24. Trails

No new trails are proposed as part of this project.

25. Utilities

PNM is installing utilities to make improvement for electrical facilities by connecting two existing overhead distribution feeder lines from two substations (Lawrence and Four Hills Substations) with two new “feeder ties” and a feeder switch. Connecting the existing distribution feeders will enable these two feeders and their two substations to provide backup and support each other in the event of an outage or during periods of high electric load demand.

26. Grading and Drainage

No adjustments to grading and drainage are proposed with this project. The Grading and Drainage plan was waved by the City Hydrologist.

27. The District 9 East Gateway Coalition and Four Hills Village Association were notified as required. Neighbors within 100 ft of the subject project were notified as required. A facilitated meeting was not requested. At the time of this staff report there are no neighborhood concerns nor public support or opposition.

28. The applicant was not required to offer a tribal meeting as part of a pre-submittal requirement for a Site Plan-EPC [see IDO §14-16-6-4(B)] but as a courtesy and out of respect of the process offered one anyways. City Staff was required to refer the applications for comment to Indian Nations, Tribes, or Pueblos and Tribal Representatives because the subject site and proposed Development is within 660 feet of Major Public Open Space [see IDO §14-16-6-4(I)(9)].

29. The EPC is the final decision-making body for this quasi-judicial matter. The Development Facilitation Team (DFT) does not need to sign off.

30. The system improvement project for electrical facilities within the City-owned Tijeras Canyon Major Public Open Space (MPOS) (“subject site”) is considered the Extraordinary Facility that is the subject of this request. Pursuant to [IDO §14-16-6-6\(I\)\(3\)](#)(Review and Decision Criteria), an

application for a Site Plan – EPC will be approved if it meets all of the criteria in [IDO §14-16-6-6\(I\)\(3\)\(a-h\)](#).

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

As demonstrated by the policy analysis of the Site Plan – EPC the request is generally consistent with applicable Comprehensive Plan Goals and policies from Chapter 10 Parks and Open Space, Chapter 11 Heritage Conservation and Chapter 12 Infrastructure, Community Facilities and Services.

- B. 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 subject property and any related development agreements and/or regulations.

There are no prior approved NR-SU or PD zoning covering the property or prior development agreements and/or regulations.

- C. 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 request is for a Site Plan – EPC for an Extraordinary Facility. Staff reviewed the site plan against with all applicable provisions of the IDO and finds that it is in compliance. The City Open Space Division has approved the request. There are no other terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

- D. 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 maximum extent practicable.

The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalks system has adequate capacity for the proposed development and any burdens on those systems have been mitigated to the maximum extent practicable. The proposed alignment of the new overhead connector will cross two mapped FEMA flood zones, an AO zone with flood depth of 2ft and an AE zone with an established base flood elevation. The new poles and other ground level appurtenances should be designed to 1) minimize the amount of encroachment into these floodplains and 2) in areas where the pole will be within the proximity of the arroyo have foundations designed to minimize the susceptibility to vertical or lateral erosion of the arroyo. The City Hydrologist waived the requirement for a grading and drainage plan, confirming that the project will not affect flood behavior or increase flood risk.

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

The Site Plan is required to follow all standards of the IDO, Open Space Division and any other adopted City regulations, which the applicant has agreed to follow. Staff has reviewed the Site

Plan against the general IDO standards. The request mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable based on applicant responses to applicable Comprehensive Plan Goals and Policies and through compliance with IDO development. The applicant has taken additional steps to mitigate any adverse impacts by fully remediating any disturbance to the surface after installation of the proposed facilities in coordination with and to the satisfaction of the City Of Albuquerque Open Space Division.

- F. 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 property is not within an approved Master Development Plan; therefore, the above criterion does not apply.

- G. 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small 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 property is not within a Railroad and Spur Area. Therefore, a cumulative impacts analysis is not required. Therefore, the above criterion does not apply.

- H. 6-6(I)(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.

An outdoor or site lighting performance analysis does not include outdoor and site lighting and will not requested or required a site lighting performance analysis.

APPEAL

If you wish to appeal, you must do so within 15 days of the EPC's decision or by **March 6, 2026**. The date of the EPC's decision is not included in this 15-day period. If the 15th day falls on a Saturday, Sunday, or Holiday, the next working day is considered the deadline for filing an appeal.

For more information regarding the appeal process, please refer to the Integrated Development Ordinance (IDO), [§14-16-6-4\(U\)](#) (Appeals). The IDO is available online here: <https://www.cabq.gov/ido>. A non-refundable fee is required to be paid when the appeal is filed. It is not possible to appeal EPC recommendations to the City Council, because a recommendation is not a final decision.

You will receive notification if anyone files an appeal. If the decision is not appealed, you can receive building permits any time after the appeal deadline, provided all conditions of approval associated with the decision and all other applicable regulations have been met.

Sincerely,

Megan Jones

for Alan Varela
Planning Director

AV/MJ/WS

cc:

PNM, Russell Brito, russell.brito@pnm.com
Four Hills Village Association, Tim Gallegos, PresidentFHVA@gmail.com,
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EPC file