



City of Albuquerque Environmental Planning Commission



Staff Report

HEARING DATE: Thursday, July 16, 2026

CASE #: SP-2026-00044

PROJECT #: PR-2021-005684

AGENT: Sites Southwest LLC

APPLICANT: Albuquerque Bernalillo County Water Utility Authority (ABCWUA)

APPLICATION: Site Plan – EPC

LEGAL DESCRIPTION: Tract F2, Plat of Tracts F-1, F-2 & F-3 Mesa Del Sol Innovation Park II

ADDRESS/LOCATION: 5430 Watson Dr. SE between Turing Dr. SE and Hawking Dr. SE

PROPERTY AREA: Approximately 7.4 acres

EXISTING ZONING: PC

STAFF PLANNER: Daniel Soriano

CASE SUMMARY: This request is a Site Plan – EPC for the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) to develop a water reuse system (i.e., major utility use) in the Mesa del Sol Community Master Plan Employment Center I boundaries.

This phased project will facilitate an expansion of the Water Authority's Southside Reuse Project which reclaims and utilizes non-potable water for a variety of uses throughout the city. The first phase will develop a 25,370 square foot welded steel reservoir that will take reclaimed water from the Southside Water Reclamation Plant (SWRP) and distribute the non-potable water throughout Mesa del Sol.

According to the Office of Neighborhood Coordination, there are no neighborhood associations required to be notified, and all property owners within 100ft of the subject site were notified as required. However, a public meeting was held as part of the Environmental Information Document process.

The applicant has adequately justified the request for a Site Plan – EPC pursuant to IDO 14-16-6-6(I)(3).

STAFF RECOMMENDATION: APPROVAL of Case # SP-2026-00044 based on Findings #1-23 and subject to Conditions of Approval #1-3 within this report.

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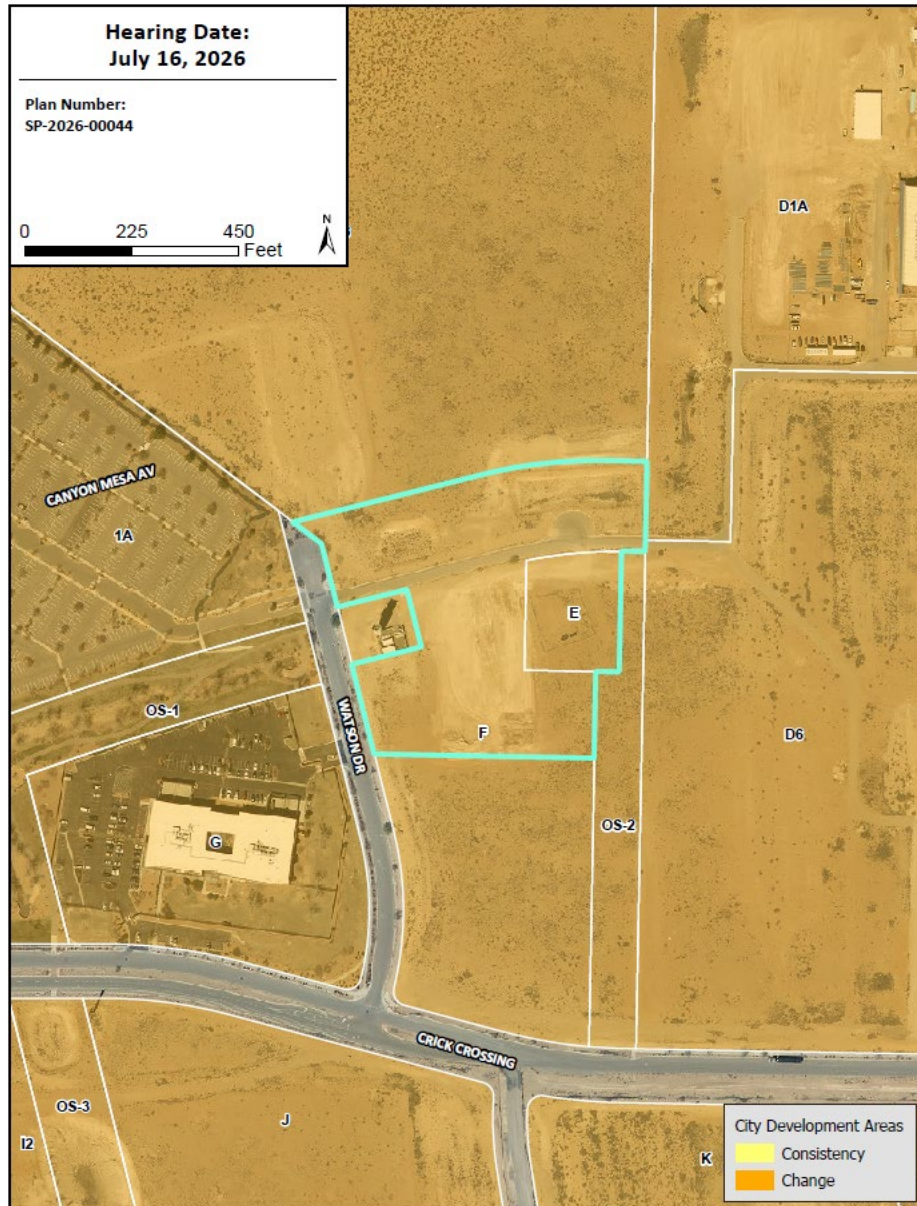
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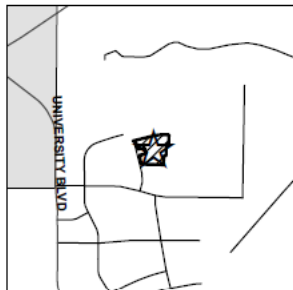
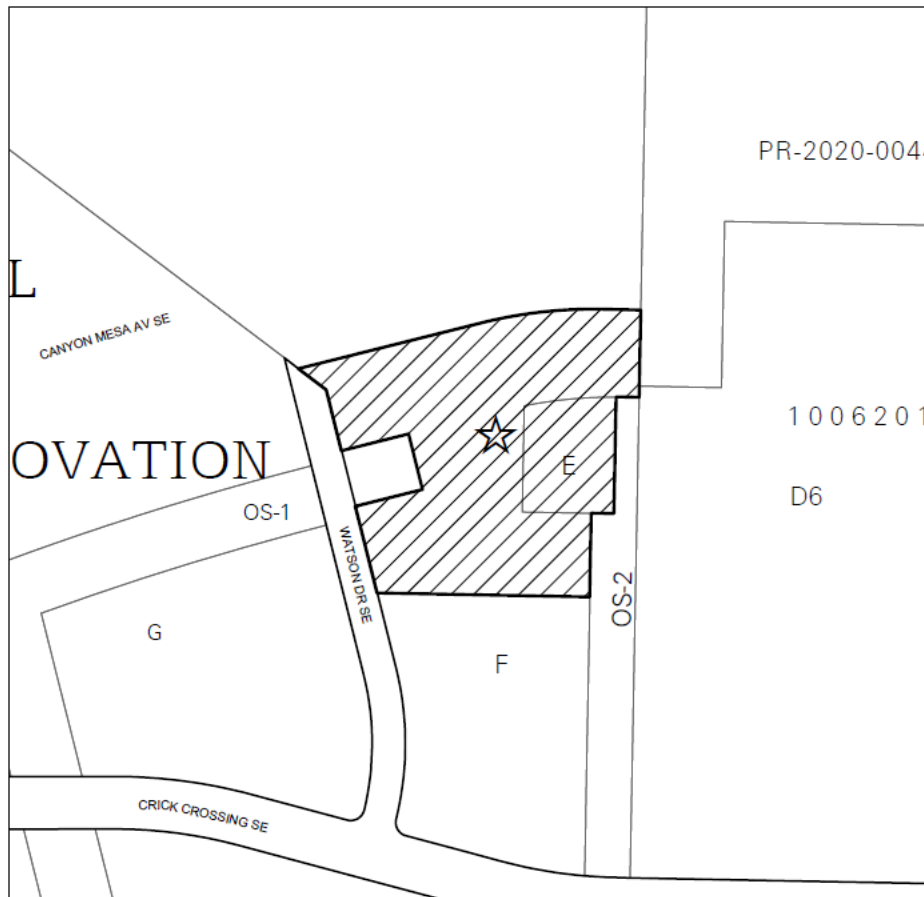
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I. Maps

Aerial Map/City Development Areas

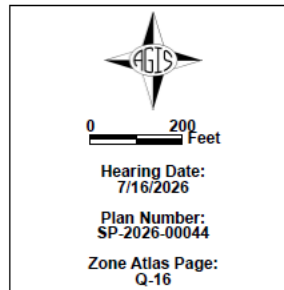


IDO Zoning Map

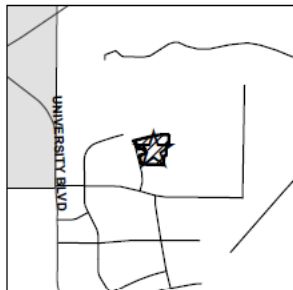


IDO ZONING MAP

Note: Gray shading
indicates County.



Land Use Map



LAND USE MAP

Note: Gray shading
Indicates County.

Key to Land Use Abbreviations

OFC | Office
IND | Industrial
VAC | Vacant



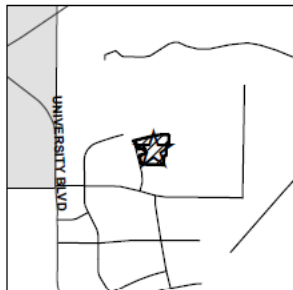
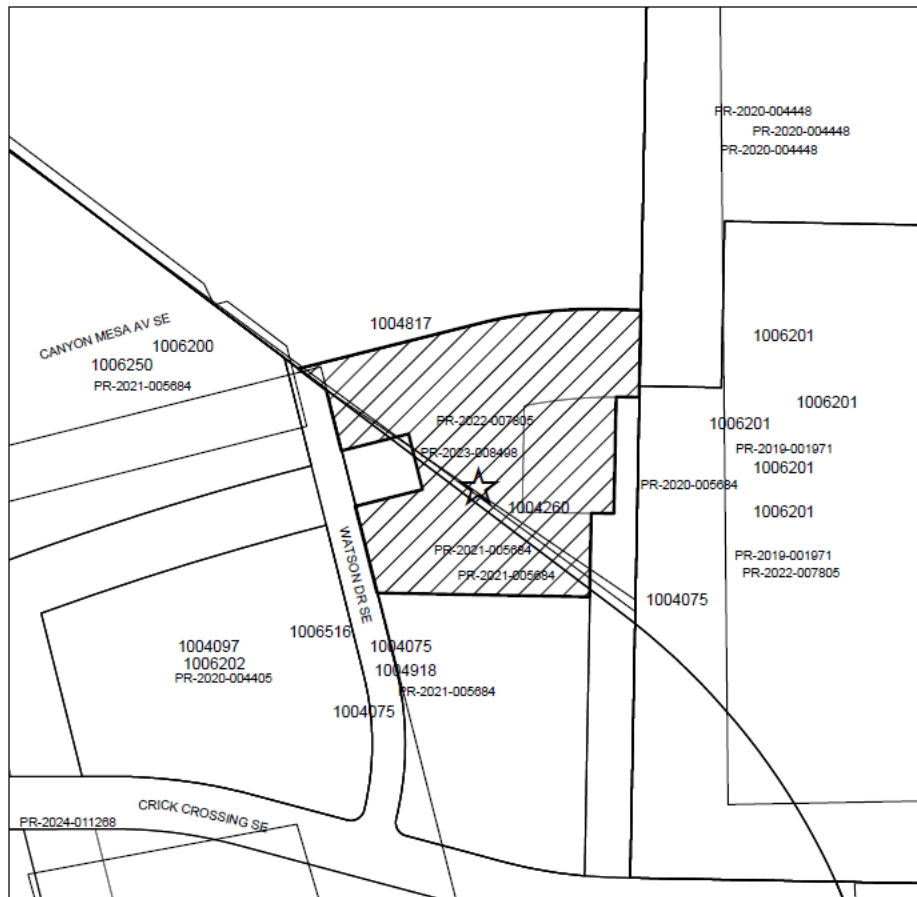
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Hearing Date:
7/16/2026

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SP-2026-00044

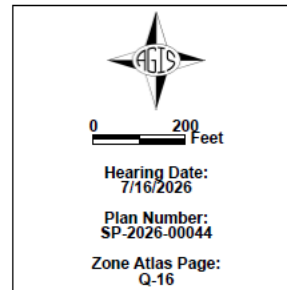
Zone Atlas Page:
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History Map



HISTORY MAP

Note: Gray shading
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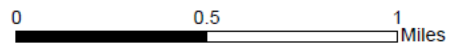
Public Facilities / Community Services Map



Public Facilities Map with One-Mile Buffer

-  Solid Waste
-  Public School
-  Existing Bike Facilities
-  Landfill designated by EHD
-  Proposed Bike Facilities
-  Albuquerque City Limits
-  Landfill Buffer designated by EHD

Plan Number: SP-2026-00044



II. Introduction

Request

ABCWUA requests a Site Plan – EPC for a water reuse system (i.e., major utility use) in Mesa del Sol, on a property legally described as all or a portion of Tract F2, Plat of Tracts F-1, F-2 & F-3 Mesa Del Sol Innovation Park II, approximately 7.4 acres, located at 5430 Watson Dr. SE (the “subject site”), between Touring Dr. SE and Hawking Dr. SE.

This project will facilitate the development of a new Albuquerque Bernalillo County Water Utility Authority (ABCWUA) water reuse facility in the Mesa del Sol Employment Center I boundary. This project will be an expansion of the ABCWUA Southside Reuse Project that reclaims and utilizes non-potable water for a variety of uses. This facility will store reclaimed, treated, non-potable water from the Southside Water Reclamation Plant (SWRP) in the proposed steel reservoir that will then be used to irrigate public landscaped areas, used in construction projects and for future industrial land uses that require water in everyday processes.

EPC Role

The Environmental Planning Commission (EPC) is reviewing this request because it is a Site Plan application involving a major utility as the primary use of the subject site [§14-16-6-6(I)(1)(c)].

This request is a quasi-judicial matter.

Pursuant to IDO §14-16-6-4(O), the decision-making body may impose conditions necessary to ensure compliance with the development standards of the IDO and other City regulations via the Site Plan – EPC Review and Decision Criteria of IDO 14-16-6-6(I).

History/Background

In May 2005, the EPC heard a request for a Zoning Map Amendment and Site Development Plan for Subdivision with design standards for Phase I of the Mesa del Sol Employment Center, covering approximately 210 acres of the 410-acre Employment Center area. The EPC approved the Master Development Plan for Phase I (Project #1004097 / 05EPC-00576 & 00579) and recommended approval of the Zoning Map Amendment. City Council adopted the Zoning Map Amendment in September 2005 (Enactment O-05-142). These approvals were intended to jump start development in the employment area ahead of finalizing the Level A Plan.

In 2006, the EPC recommended approval of a Zoning Map Amendment from “SU-2 for Planned Communities (PC)” to “Planned Communities (PC)” to reflect the updated PC zoning designation for all of Mesa del Sol (Project #1004620 / 06EPC-00465). The City Council adopted this amendment in October 2006 (Enactment O-2006-038). As a result, all of Mesa del Sol—including the Level A and Level B Plan areas—is zoned PC.

When the Integrated Development Ordinance (IDO) became effective on May 17, 2018, the Planned Communities (PC) zoning remained in place for the subject site.

The subject site is within the boundaries of the Mesa del Sol Level B Plan and is governed by both the Level A and Level B Framework Plans for Mesa del Sol.

The Level A Plan contains approximately 13,000 acres, located in the southeastern portion of the City and south of the Albuquerque International Sunport. The Level A Plan area extends roughly from the south side of Montessa Park and the north side of the Bernalillo County Recreational Complex to Isleta Pueblo's northern boundary. Broadway Boulevard and Interstate 25 border the western edge of the Level A Plan area. The eastern border is the La Semilla Reserve, an approximately 2,700-acre area leased to the U.S. Department of Energy to serve as a buffer between Mesa del Sol and Kirtland Airforce Base (KAFB).

The Level B Plan contains approximately 3,200 acres within the larger 13,000-acre Mesa del Sol Level A Plan area. The Level B Plan is located generally south of Los Picaros Rd./Montessa Park, south and east of the Bernalillo County Recreational Complex, north of the Pueblo of Isleta and the Level A Plan area, mostly east of Interstate 25 and Broadway Blvd., and west of the Level A "La Semilla" Reserve Area and KAFB.

All projects in Mesa del Sol must obtain approval from the Mesa del Sol Architectural Review Committee (ARC). The ARC will notify the City in writing that the proposal meets all requirements of the Level A and Level B Plans.

Site Context

<i>Location</i>	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
<i>Subject Site</i>	<i>PC</i>	<i>Area of Change</i>	<i>Undeveloped</i>
<i>North</i>	PC	Area of Change	Undeveloped
<i>South</i>	PC	Area of Change	Undeveloped
<i>East</i>	PC	Area of Change	Industrial – Manufacturing
<i>West</i>	PC	Area of Change	Office & Industrial – Manufacturing

The subject site is currently undeveloped and surrounded by a variety of non-residential uses or undeveloped land, all within an Area of Change in Mesa del Sol. Lands to the north and south of the subject site are currently undeveloped. West of the subject site is fully developed with government offices and industrial uses. East of the subject site is partially developed with industrial and manufacturing uses.

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 Crick Crossing (Crick Ave. SE) as a Minor Arterial.

The LRRS designates Watson Dr. SE as a Proposed Major Collector.

University Blvd, west of the subject site is designated by the LRRS as a Community Principal Arterial.

The MRCOG's 2040 Limited Access Facilities Map does not show adjacent roadways as interstate freeways 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 paved trail traveling along University Blvd. SE, west of the subject site.

The LRBS shows an Existing Bicycle Lane on Crick Ave. SE connecting to the existing Bicycle Lane on University Blvd. SE to the west and ending at Watson Dr. SE.

The LRBS shows a Proposed Bicycle Lane on Ochoa St., which turns into Watson Dr. SE beginning at the intersection of the subject site.

Transit

At the present time, Mesa del Sol is not served by ABQ Ride.

III. Analysis of City Plans and Ordinances

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

City Development Areas

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate. These areas include undeveloped land and commercial or industrial zones that would benefit from infill or revitalization. Directing growth to Areas of Change is intended to reduce development pressure on established neighborhoods and rural areas, minimizing infill or redevelopment at a scale and density that could negatively impact their character. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

Community Planning Area

The subject site is located within the Mesa del Sol Community Planning Area (CPA).

The Mesa del Sol CPA encompasses an area bounded by the Sunport to the north, Kirtland Air Force Base to the east, Isleta Pueblo to the south, and parts of Broadway and

University Boulevards to the west. University Boulevard is a primary route through the Mesa del Sol CPA, and there are future plans for a new I-25 interchange to serve this area.

The CPA assessment report for this area is scheduled to begin in 2027.

Center & Corridor Designations

The subject site is not within a Comprehensive Plan designated Corridor.

The subject site is located within the Mesa del Sol I existing Employment Center. Employment Centers prioritize opportunities for industrial and business districts supported by retail and residential uses. Employment Centers tend to be auto-oriented and need to provide excellent access for trucks and connections to freight networks.

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.

CHAPTER 5: LAND USE

GOAL 5.1 CENTERS & CORRIDORS: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

This request will facilitate the expansion of the Water Authority's (ABCWUA) water reuse system that will eventually allow the usage of non-potable reuse water from this facility to serve a variety of needs, including, irrigation of public landscapes within the Mesa del Sol community. This project supports sustainability efforts within Mesa del Sol and could provide reclaimed water to existing and future development, which will serve and promote the continued growth and strength of the Mesa del Sol Employment Center, which is connected to the University Multi-Modal Corridor. **This request is consistent with Goal 5.1, Centers & Corridors.**

POLICY 5.1.1 DESIRED GROWTH: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

This request will expand the Water Authority's existing water reuse system with an additional water storage reservoir that will ultimately provide reclaimed water to public landscapes, parks, recreational facilities, and any other future development within Mesa del Sol. This service will help shape the built environment into a sustainable development pattern by reducing reliance on potable water sources, reduce the need for additional infrastructure, and supporting future growth in the Mesa del Sol Employment Center with a critical resource using sustainable methods. **This request is consistent with Policy 5.1.1, Desired Growth.**

GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Change and the Mesa del Sol Employment Center, where this type of development is encouraged and desired. **This request is consistent with Goal 5.6, City Development Areas.**

POLICY 5.6.2 AREAS OF CHANGE: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The subject site is located in the Mesa del Sol Employment Center I boundaries and is primarily surrounded by undeveloped and non-residential land uses. The proposed water reuse facility is a Major Utility land use and has an industrial design which would be appropriate for this location. **This request is consistent with Policy 5.6.2, Areas of change.**

CHAPTER 7: URBAN DESIGN

GOAL 7.6 CONTEXT-SENSITIVE INFRASTRUCTURE: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

This Site Plan will facilitate the expansion of the Water Authority water reuse system. This expansion will allow reclaimed water to support development within the Mesa del Sol community, improving the sustainability of the area, conserving a critical natural resource and minimizing lifecycle costs by reducing the need for additional infrastructure improvements as the area continues to grow. **This request is consistent with Goal 7.6, Context-Sensitive Infrastructure.**

POLICY 7.6.3 UTILITY INFRASTRUCTURE: Encourage design of visible infrastructure (surface and overhead) that respects the character of neighborhoods and communities and protects significant natural and cultural features.

The subject site is governed by the Mesa del Sol Level A and B Community Framework Plans, both of which contain technical appendices that provide guidance on a range of development elements, including, but not limited to, Land Use, Developmental Standards, Landscaping, Parking and Infrastructure that is intended to conform to the desired character of Mesa del Sol. Included in the Framework Plans, are development approval processes, which requires all projects, including this request, to be reviewed and approved by the Mesa del Sol Architectural Review Committee (ARC). This request received ARC approval on June 28th, 2026, which demonstrates that the proposed project meets Mesa del Sol design standards that reflect the character of the surrounding community while protecting the significant natural and cultural features of Mesa del Sol. **This request is consistent with Policy 7.6.3, Utility Infrastructure.**

CHAPTER 8: ECONOMIC DEVELOPMENT

GOAL 8.1 PLACEMAKING: Create places where business and talent will stay and thrive.

The proposed expansion to the water reuse system is intended to provide non-potable water to serve a variety of uses, including irrigation of public landscaping, developmental needs and industrial uses that require a water resource. This development could solidify the availability of non-potable water in the area, which could make Mesa del Sol more attractive to future businesses to move to, and remain in Mesa del Sol. **This request is partially consistent with Goal 8.1, Placemaking.**

POLICY 8.1.2 RESILIENT ECONOMY: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The proposed Site Plan will expand the current Water Authority water reuse system to serve the Mesa del Sol area. This infrastructure investment could ultimately improve the quality of life for new and existing residents by providing non-potable water to irrigate public landscaping and recreational facilities, maintaining, protecting and enhancing the outdoor spaces within Mesa del Sol in an environmentally sustainable manner. Additionally, the water within this reuse system can contribute to improving economic development efforts within Mesa del Sol by potentially attracting land uses that can make use of non-potable water in their daily processes and during the construction phase of development. **This request is partially consistent with Policy 8.1.2, Resilient Economy.**

CHAPTER 12: INFRASTRUCTURE, COMMUNITY FACILITIES & SERVICES

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

This Site Plan request will create environmentally sound infrastructure that will support existing communities and the Comprehensive Plan vision for future growth by efficiently repurposing reclaimed water that is not safe for consumption, to meet a variety of needs for the entire Mesa del Sol community. The proposed facility was designed to be consistent with sustainability goals of the IDO, Comprehensive Plan and Mesa del Sol Community Master Plan which help address the environmental challenges of the city, including drought mitigation. This request supports water conservation and will improve water availability for non-potable uses in the area. **This request is consistent with Goal 12.1, Infrastructure Systems.**

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 subject site is in the Mesa del Sol community that has established development standards that promote the desired character of the plan area. Within the Mesa del Sol Framework Plan are development approval processes that requires applicants to obtain approval from the Architectural Review Committee (ARC) of Mesa del Sol. This project has received approval from ARC on June 28, 2026, which demonstrates compliance with the

developmental guidelines of both the Level A and Level B Mesa del Sol Community Master Plan documents, adequately demonstrating that the design of this infrastructure respects the character and protects the natural and cultural features of Mesa del Sol. **This request is consistent with Policy 12.1.1, Infrastructure Design.**

CHAPTER 13: RESILIENCE AND SUSTAINABILITY

GOAL 13.1 CLIMATE CHANGE: Promote resource-efficient growth and development to help mitigate global climate change and adapt to its local impacts.

The proposed project will promote resource-efficiency by increasing the access, purposes and viability of reclaimed, treated wastewater in the city. In becoming more efficient with the use of water, the request will help mitigate global climate change and promote sustainability in a city experiencing severe drought conditions. **This request is consistent with Goal 13.1, Climate Change.**

POLICY 13.1.1 RESOURCE-EFFICIENT DEVELOPMENT: Promote development in the city and county that works with nature to slow global climate change.

This project will reduce the reliability on a limited resource, potable water. This request will facilitate the expansion of the existing water reuse system with a new facility in Mesa del Sol that will repurpose treated wastewater for irrigation, construction and other land uses that rely on water access for primary functions. The proposed development will reduce the global environmental impact caused by sourcing potable water and reclaimed water will be used to irrigate landscaping, trees and parks that help cool areas during the summer months. **This request is consistent with Policy 13.1.1, Resource-Efficient Development.**

GOAL 13.2 WATER SUPPLY & QUALITY: Protect and conserve our region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.

This request will increase the supply and usage of reclaimed, treated wastewater that will protect and conserve the limited supply of potable water in the city. The non-potable water will be repurposed to serve a variety of needs in the Mesa del Sol community that will promote sustainability and help preserve the health of our ecosystem. **This request is consistent with Goal 13.2, Water Supply & Quality.**

POLICY 13.2.2 WATER CONSERVATION: Foster the efficient management and use of water in development and infrastructure.

This project will facilitate the expansion of the Water Authority's Southside Reuse Project to reclaim and utilize non-potable water for a variety of uses in the Mesa del Sol community. This project fosters efficiency in the use of a critical water resource to the city to improve sustainability and water conservation. **This request is consistent with Policy 13.2.2 Water Conservation.**

Integrated Development Ordinance (IDO)

The application for this request was accepted on June 04, 2026 and is subject to the regulations and processes of the IDO effective as of May 6, 2026.

IDO Zoning

The subject site is currently zoned PC (Planned Community). According to IDO §14-16-2-6(B), the purpose of the PC zone district is to accommodate innovative, very large-scale residential or mixed-use communities that cannot be accommodated through the use of other zone districts, provided that those projects are consistent with the ABC Comp Plan, as amended, and include significant public benefits that would not otherwise be required of the applicant. Because of their size, projects in this zone district will include construction of new and expanded transportation networks and infrastructure. This growth may require additional analysis and resulting measures to mitigate impact on the surrounding community.

Overlay Zones

The subject site is within the boundaries of the Airport Protection Overlay Zone, in the Air Space Protection Sub-area [IDO 14-16-3-3(B)(1)].

The purpose of the Airport Protection Overlay (APO) zone is to require that land use and development at or around public airport facilities comply with the regulations of the Federal Aviation Administration (FAA) that protect the public from noise, vibration, and hazard impacts of airport operations and that protect the safety of aircraft operations.

Definitions

- Amendment: Any repeal, modification, or addition to a regulation; any new regulation; any change in the number, shape, boundary, or area of any zone district or Overlay zone; or any repeal or abolition of any map, part thereof, or addition thereto.
- Allowable Use: A land use allowed in a particular zone district by Table 4-2-1 as a primary or accessory use, whether allowed permissively or conditionally. See also Use Definitions for Permissive Use, Conditional use, and Accessory Use.
- Framework Plan: A plan that accompanies applications for the creation of a PC zone district that describes, in general terms and without engineering level detail, proposed land uses (based on definitions in this IDO); proposed maximum and minimum intensities of development for each development phase or area; and the location, size, alignment, and connectivity of proposed automobile, bicycle, and pedestrian circulation systems; open space and/or wildlife habitat systems; and storm drainage systems and facilities.

Site Development Plan: A term used prior to the effective date of the IDO for a scaled plan for development on one or more lots that specifies at minimum the site, proposed use(s), pedestrian and vehicular access, any internal circulation, maximum building height, building setbacks, maximum total dwelling units, and/or nonresidential floor area. A more detailed site development plan would also specify the exact locations of structures, their elevations and dimensions, the parking and loading areas, landscaping, and schedule of development. The equivalent approval in the IDO will be determined based on the level of detail provided in the prior approval.

Site Plan: An accurate plan that includes all information required for that type of application, structure, or development.

Mesa del Sol Community Master Plan

Overview

The subject site is within the Mesa del Sol Community Master Plan, which is classified as a Framework Plan (see definitions above). A Framework Plan is required in the PC zone district, which implements applicable goals and policies in the Comp Plan and complies with all requirements of the DPM. It specifies zoning, land uses, and development guidelines including; proposed maximum and minimum intensities of development for each development phase or area; and the location, size, alignment, and connectivity of proposed automobile, bicycle, and pedestrian circulation systems; open space and/or wildlife habitat systems; and storm drainage systems and facilities.

The vision of Mesa del Sol Community is to establish a self-sufficient, sustainable, mixed-use community on the south east mesa of Albuquerque by creating a distinct urban ecosystem that internalizes trips, houses its own workforce and prevents sprawling development. Job creation and sustainability are key concepts for the Mesa del Sol Community Master Plan. The proposed water reuse system meets the desired sustainability goals specific to water supply in the Mesa del Sol Level A Plan, specifically Section 5.3 – Water Supply; 5.4.3 Satellite Treatment Plants; 5.4.5 – Reuse Concepts; 5.4.10 – Reuse System.

Mesa del Sol is broken up into eight types of land use districts: Urban Center, Community Center, Village Centers, Residential, Employment Center, Highway Commercial, Campus, and Open Space. The Mesa del Sol Framework Plan consists of two plans, a Level A and Level B plan. The Level A Community Master Plan applies to the entire Mesa del Sol boundary and includes technical appendices that address essential infrastructure components such as water supply, stormwater management, street and intersection design, parking, and transportation. The Level B Plan, encompassing approximately 3,200 acres of land, including Employment Center I, which the subject site is within, contains technical appendices which are more detailed than the Level A counterparts. These

appendices include design and signage standards, a landscaping palette, transportation modeling and updates, street naming and cross sections, stormwater/drainage plans, and utility infrastructure planning.

Approval Process

The Framework Plan has established approval processes for most development in Mesa del Sol. Projects are required to be reviewed and approved by the Mesa del Sol Architectural Review Committee (ARC) before submittal to the Planning Department for subsequent review and approval. The ARC reviews each project to ensure compliance with the intent and standards of the Mesa del Sol design regulations. Staff has received ARC approval for the proposed water reuse facility, demonstrating that the project is compliant with all Mesa del Sol regulations. Please see page B for the ARC approval letter.

IV. Site Plan – EPC

Request

This is a Site Plan – EPC request involving a Major Utility, Other as the primary use of the site. Pursuant to IDO 14-16-6-6(I)(1)(c)8, any application involving a major utility as a primary use, review and decision by the EPC applies.

The applicant is proposing to develop a new water reuse facility for the ABCWUA, that will store treated, reclaimed, non-potable water in a 28' tall, 181' wide, steel reservoir. The non-potable water will be used in Mesa del Sol, to irrigate public landscapes, parks and can be used for construction services and future industrial uses.

Review and Decision Criteria Analysis

Pursuant to IDO [§14-16-6-6\(I\)\(3\)](#) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Site Plan – EPC shall be approved if it meets all of the following criteria."

There are several criteria that must be met, and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

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

Staff Response: The applicant has demonstrated, through a policy-based analysis, that the proposed Site Plan request would be consistent with applicable Comprehensive Plan Goals and Policies found in Chapter 5 - Land Use, Chapter 7 - Urban Design, Chapter 8 - Economic Development, Chapter 12 - Infrastructure, Community Facilities & Services, and Chapter 13 - Resilience and Sustainability.

(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:

Staff Response: The subject site is zoned PC and not within any previously approved NR-SU or PD zoning covering the property. The subject site is governed by the Mesa del Sol Framework Plan, the proposed project has met all developmental standards in the Mesa del Sol Framework Plan as demonstrated in the Mesa del Sol Architectural Review Committee approval letter.

- (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

Staff Response: The proposed Site Plan complies with all applicable provisions of the IDO, DPM, and any other adopted City regulations, and shall comply with any conditions of approval required by the Mesa del Sol Architectural Review Committee, planning staff and the EPC. All conditions must be met prior to building permit approval.

- (d) City Staff has reviewed the Site Plan against the Mesa del Sol Framework Plan and where silent, the IDO development standards for the proposed water reuse facility on the subject site (see site plan analysis section of the staff report). Upon approval by the EPC, the Site Plan will be reviewed by the Development Facilitation Team (DFT) for final sign-off, at which point, the Site Plan will be reviewed against the DPM and any other adopted City regulations. 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.

Staff Response: The proposed water reuse facility is unmanned, and, aside from the occasional maintenance vehicle approximately once or twice a week, there will be a limited vehicle traffic impact created through this project. The existing infrastructure and public improvements that serve the subject site are adequate, and any burdens on those systems have been adequately mitigated.

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

Staff Response: This request has met all development regulations in the Mesa del Sol Level A and B Plans as evidenced by ARC approval, and verified for compliance of applicable IDO standards by staff, which are intended to reduce any potential adverse impacts on the natural landscapes and surrounding community. The subject site is located in the Mesa del Sol Employment Center I, an area dedicated to commercial activity, where this type of development is encouraged. The proposed water reuse facility is unmanned, will not have an impact on traffic congestion, nor will have any lights that could impact the surrounding area.

- (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.

Staff Response: The subject site is not a part of a Master Development Plan; it is within the boundaries of the Level A and Level B Plans for Mesa del Sol, which are Framework Plans.

- (g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to § 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 trespass, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Staff Response: The subject site is not within the Railroad and Spur Area, and no cumulative impact analysis is required.

- (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 § 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

Staff Response: An outdoor or site lighting performance analysis was not requested. The proposed site plan does not include outdoor lights that would require a site lighting performance analysis.

Review of Proposed Site Plan

The subject site is zoned PC and development standards are governed by the Mesa del Sol Framework Plan, and where the plan is silent, the IDO applies.

Site Layout/Configuration

The approximate 7.4-acre subject site is proposed to become a water reuse facility for the ABCWUA. This project is proposed to be developed in phases, with the initial phase developing the 25,370 square foot steel reservoir and associated equipment and improvements, including access roads, landscaping and security fences and gates. Future phases include the development of a new reuse pump station along the northern portion of the site, associated equipment and access, landscaping and security fence improvements.

The front of the site is on the western lot line along Watson Dr. SE. From the south west corner of the tract, approximately 340 feet north is an existing city easement road that will serve as the primary entrance to the property. Along the front façade, a 10- foot landscape buffer travels up to the road with a new 4' sidewalk up against the subject site property line and ending at the easement road.

The primary structure of the first phase, a 25,370 square foot welded steel reservoir, is situated 127' from the western lot line and 185' from the eastern lot line. Subsurface vaults are located in between the reservoir and the western lot line, 48'1" from the lot line and 79' from the reservoir. Within the same area of the vaults will be 165 square foot solar panels and associated equipment. If needed, a second, identical reservoir will be constructed east of the first reservoir, 32' 3" from the eastern lot line.

Dimensional Standards

The subject site is within the Mesa del Sol Employment Center and the Setback requirements are as follows -

Front: 0 foot minimum

Side: 10 feet minimum

Rear: 10 feet minimum

The proposed Site Plan provides a 31'3" side setback on the north side, 48'7" on the western (front) setback, 53'4" on the south side setback and 185'1" eastern side (rear) setback.

Pursuant to IDO Table 2-6-2, for Dimensional Standards, PC zoned lots will use the most similar use or zone district unless other standards are approved in the Framework Plan. The Mesa del Sol Level A and B Community Plans are silent on lot width. There are no use specific standards for a Major Utility, Other land use, and the utility use is permissively allowed in all zone districts except for NR-PO zoned sites, where the major utility use is allowed as an accessory use. The subject site is approximately 500 feet wide at its shortest point, which would meet minimum lot width standards for all zone districts.

The primary structure for the site, the 25,370 square foot welded steel reservoir is 28 feet tall and meets the maximum height requirements of the Mesa del Sol Level B Plan.

Site Design and Sensitive Lands (5-2)

A sensitive lands analysis was provided with this request, and no sensitive lands were identified.

Access and Connectivity (5-3)

The Mesa del Sol Level A and B Plans follow the IDO in regards to Access and Connectivity. The few regulations that apply to the subject site have been complied with as demonstrated by the Mesa del Sol ARC review and approval.

The proposed water reuse facility is unmanned and inaccessible to the public. The entire site will have a 6-foot-tall fence around the perimeter and a single, secure access gate on each side of the interior easement road. A 4-foot-wide sidewalk is provided along Watson Dr. SE; however, sidewalks are not required along the entire frontage or interior of the lot because the steel reservoir being developed on the site is not considered a building

and would not trigger a sidewalk requirement pursuant to IDO §[14-16-5-3\(D\)\(2\)\(a\)](#) and [§14-16-5-3\(D\)\(3\)\(a\)](#).

The southern section of the site plan will be accessed off of the city easement road that crosses through the site. A new curb cut, asphalt driveway and 6-foot-tall secure rod iron gate will be installed with a 18 by 18 inch sign on the fence. The 15' wide asphalt road will circle around the entire perimeter of the reservoir, before exiting through the same entrance.

The northern section of the site plan will have two new curb cuts installed along the easement road, both of which will be secured with the same 6-foot-tall fence and secured rod iron gate at each entrance. Beginning at the westernmost entrance along the easement road, a 24-foot-wide asphalt road will be constructed that will travel north along the future pump station before wrapping around the proposed station and connecting to the easternmost entrance along the easement road.

Parking and Loading (5-5)

The proposed use of this project is a water reuse facility, a Major Utility, Other in the IDO. Pursuant to IDO Table 5-5-1, there is no minimum off-street parking requirement for a major utility use and no parking has been proposed

Landscaping, Buffering, and Screening (5-6)

The Mesa del Sol Level B Plan defers to the IDO landscaping design standards with exceptions related to landscape buffers and off-street parking requirements. However, the standards of IDO §14-16-5-6: Landscaping, Buffering and Screening do not apply to this request. The steel reservoir is not considered a new primary building, nor will there be the construction of any parking on the site, pursuant to IDO §14-16-5-6(B)(1), this project would not trigger a landscaping, buffering and screening requirement.

The proposed project does provide some landscaping on the site plan, a 10-foot landscape buffer is provided along the front façade and contains a variety of street trees, shrubs and plants. According to the proposed site plan, street trees meet a 30' minimum spacing requirement along street frontages from the Mesa del Sol Plans. Additional landscaping can be found throughout the site, however, only the western portion, along Watson Dr. will have trees and shrubs. The remaining majority of the site will undergo reclamation seeding for disturbed areas, and will have a temporary 4-foot wire fence along the boundary of all landscaped and seeding areas for protection.

Walls and Fences (5-7)

The Mesa del Sol Level B Plan require new fences and walls to be compatible with the design and materials of the principal building in terms of color, quality, scale and detail and meet the intent and purpose of the city's design requirements for subdivision access and perimeter walls. Mesa del Sol does not permit chain link fencing or barbed wire in any district.

The proposed Site Plan provides a 6' ornamental, decorative, black security fence, along the north side, western (rear) and south side boundaries once the site is fully developed. Along the western (front) boundary, along Watson Dr. SE, the ornamental security fence will be stepped back from the property line by a range of 6' to 10', traveling north to south along the front façade (Watson Dr. SE). Section 2.2.4(d)(3) in the Level B Plan, "...fences exceeding 4' in height and located within a setback area adjoining a public street shall provide variety and articulation at intervals not exceeding 30 feet through either changes in plane or expression of structure, such as a post, column, or pilaster." (pg. 19- Level B Mesa del Sol Plan). As demonstrated on Sheet 5.4 in the proposed Site Plan, the proposed fence appears to have posts at approximately every 8' and meets this regulation.

The initial phase of this Site Plan request is the area south of the easement road. The proposed black security fence will not extend to the northern boundary until later project phases, instead, the fence will stop at the easement road and travel east across the site, along the easement road and setback 23' from the road to secure.

In the approximate center of the subject site on the south side of the easement road, will be the only access point to the southern reservoir. This vehicle access point has a secured, 6' tall access gate that will match the color, material and design of the ornamental decorative security fence surrounding the site. The north side of the site plan will have two entrances along the easement road, which will mirror the southern entrance with the 6' tall secured access gate.

Additionally, the subject site has proposed a 4' tall, temporary wire fence to serve as a barrier to protect the landscaped reclamation seeding from pedestrian and vehicular traffic. The temporary fence borders all landscaped areas and a note is included on the site plan which states "Barrier shall remain in place for 24 months after acceptance of the project or until the vegetation has reached self-sustaining maturity" (Sheet 5.4).

Outdoor Lighting (5-8)

The proposed site plan will not have any significant lighting and the proposed development does not trigger Outdoor and Site Lighting Requirements pursuant to IDO [§14-16-5-8\(B\)\(1\)\(b\)](#).

Building Design (5-11)

The primary structure, a steel reservoir is not considered a new primary building, pursuant to IDO [§14-16-5-11\(B\)](#), this project would not trigger the IDO Building Design standards.

The Mesa del Sol Level B Plan states that the "ARC will review and verify that proposed projects meet FCC architectural standards" (P.19 Mesa del Sol Lvl B Plan). The project has received the approval from the Mesa del Sol ARC which demonstrates compliance with Building Design Standards for the Employment Center District.

Signs (5-12)

The subject site contains one, 18" by 18" or 2.25 square feet, wall mounted sign on next to the secured access gate on the easement road. Which is compliant with the on-premise sign regulation of the Mesa del Sol Level B Plan that restricts the size of a wall mounted sign in an Employment Center to not exceed 1 square foot per linear building façade along street frontage or 75 square feet, whichever is less.

V. Public & Agency Concerns

<i>Public Notice</i>	<i>Required?</i>	<i>Met?</i>
<i>Email to Neighborhood Associations (NA) within 660 feet</i>	Yes	Yes
<i>Mailed Notice to Property Owners within 100 feet</i>	Yes	Yes See Appendix D
<i>Posted Sign</i>	Yes	Yes Posted 06/25/2026
<i>Published Legal Ad</i>	Yes	Yes Published 06/26/2026

Neighborhood/Public

The Office of Neighborhood Coordination (ONC) verified that there are no recognized neighborhood associations (NA) within 660 feet of the subject site. Property owners within 100 feet of the site were notified by the applicant, as required.

As of this writing, no individuals have reached out to the Planning Department to express opposition or support for this request.

As part of the Environmental Information Document (EID) process, the applicant held a public meeting on October 14, 2025, for property owners, business owners and any other stakeholders to learn about the environmental impact of the project. Public questions, comments and input were accepted as a result, with several comments and questions received surrounding the impact to wildlife, dust and wind, traffic and impact on water. A summary of these comments, from the EID, have been included on page E.

Commenting Agencies

Most reviewing agencies states no adverse comments. Detailed comments were provided from CABQ Long Range Planning, ABCWUA and PNM.

Long Range Planning stated that the request supports a number of Comprehensive Plan goals and policies, and did not express any concerns with the project.

PNM provided comments that request the applicant adhere to IDO §[14-16-5-6\(C\)\(10\)](#), ensuring that perimeter and interior landscaped areas abide by any easement restrictions as to not impact PNM facilities.

Indian Nations, Tribes, or Pueblos

The subject site is not within 660 feet of Major Public Open Space or tribal land, so a tribal meeting offer was not required [IDO § 14-16-6-4(B)].

VI. Conclusion

Recommendation

APPROVAL of Project #: PR-2021-005684; Plan #: SP-2026-00044, a Site Plan – EPC request for all or a portion of Tract F2, Plat of Tracts F-1, F-2 & F-3 Mesa Del Sol Innovation Park II, approximately 7.4 acres, located at 5430 Watson Dr. SE, between Turing Dr. SE and Hawking Dr. SE based on Findings 1-23 and subject to Conditions of Approval 1-3.

Findings, Site Plan EPC

Plan #: SP-2026-00044

1. This is a request for a Site Plan – EPC for an approximately 7.4-acre subject site, legally described as all or a portion of Tract F2, Plat of Tracts F-1, F-2 & F-3 Mesa Del Sol Innovation Park II, located at 5430 Watson Dr. SE, Albuquerque, NM 87106, between Turing Dr. SE and Hawking Dr. SE (the “subject site”).
2. The proposed Site Plan is for a new, unmanned water reuse facility for the Albuquerque Bernalillo County Water Utility Authority (ABCWUA). This facility will be an expansion of the ABCWUA Southside Reuse Project and will be used to store non-potable water from the Southside Water Reclamation Plan (SWRP) in the 25,370 square foot steel reservoir on the subject site. The non-potable water from this facility will be distributed for use throughout the Mesa del Sol community to irrigate public landscapes, for construction needs and future industrial uses within Mesa del Sol.
3. The Environmental Planning Commission (EPC) is reviewing this request because it is a Site Plan application involving a major utility as the primary use of the subject site [§14-16-6-6(l)(1)(c)]. This is a quasi-judicial matter.
4. The subject site is within the boundaries of the Mesa del Sol Community Master Plan, which consists of Level A and Level B Plans. The subject site is governed by both the Level A and B Plans, and where the Plans are silent, the Integrated Development Ordinance (IDO) applies.
5. All projects in Mesa del Sol must obtain approval from the Mesa del Sol Architectural Review Committee (ARC). The ARC will notify the City in writing that the proposal meets all requirements of the Level A and Level B Plans.
6. The subject site is currently undeveloped and surrounded by a variety of non-residential uses or undeveloped land, all within Mesa del Sol
7. The Albuquerque/Bernalillo County Comprehensive Plan, Integrated Development Ordinance (IDO), and the Mesa del Sol Level A and B Community Master Plans are incorporated herein by reference and made part of the record for all purposes.

8. All of Mesa del Sol is zoned Planned Community (PC) Zone District. Upon the effective date of the Integrated Development Ordinance (IDO) in May 2018, the PC zoning remained.
9. The proposed project is considered a Major Utility, Other use in IDO Table 4-2-1, this use is permissive in the Mesa del Sol Framework Plan.
10. The subject site is within the Airport Protection Overlay (APO) zone. The purpose of the Airport Protection Overlay (APO) zone is to require that land use and development at or around public airport facilities comply with the regulations of the Federal Aviation Administration (FAA) that protect the public from noise, vibration, and hazard impacts of airport operations and that protect the safety of aircraft operators.
11. The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate.
12. The subject site is located within the Mesa del Sol Community Planning Area (CPA). This CPA encompasses an area bounded by the Sunport to the north, Kirtland Air Force Base to the east, Isleta Pueblo to the south, and parts of Broadway and University Boulevards to the west. University Boulevard is a primary route through the Mesa del Sol CPA, and there are future plans for a new I-25 interchange to serve this area.
13. The site plan has been evaluated for conformance with applicable Goals and Policies in the Comprehensive Plan, Mesa del Sol Level A and B Community Master Plans, and the Integrated Development Ordinance.
14. The request is consistent with the following Comprehensive Plan Goals and Policies regarding centers & corridors, desired growth and city development areas from Chapter 5: Land Use.
 - A. GOAL 5.1 CENTERS & CORRIDORS: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

This request will facilitate the expansion of the Water Authority's (ABCWUA) water reuse system that will eventually allow the usage of non-potable reuse water from this facility to serve a variety of needs, including, irrigation of public landscapes within the Mesa del Sol community. This project supports sustainability efforts within Mesa del Sol and could provide reclaimed water to existing and future development, which will serve and promote the continued growth and strength of the Mesa del Sol Employment Center, which is connected to the University Multi-Modal Corridor.
 - B. POLICY 5.1.1 DESIRED GROWTH: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

This request will expand the Water Authority's existing water reuse system with an additional water storage reservoir that will ultimately provide reclaimed water

to public landscapes, parks, recreational facilities, and any other future development within Mesa del Sol. This service will help shape the built environment into a sustainable development pattern by reducing reliance on potable water sources, reduce the need for additional infrastructure, and supporting future growth in the Mesa del Sol Employment Center with a critical resource using sustainable methods.

- C. GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Change and the Mesa del Sol Employment Center, where this type of development is encouraged and desired.

- D. POLICY 5.6.2 AREAS OF CHANGE: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The subject site is located in the Mesa del Sol Employment Center I boundaries and is primarily surrounded by undeveloped and non-residential land uses. The proposed water reuse facility is a Major Utility land use and has an industrial design which would be appropriate for this location.

- 15. The request is consistent with the following Comprehensive Plan Goals and Policies regarding infrastructure design from Chapter 7: Urban Design.

- A. GOAL 7.6 CONTEXT-SENSITIVE INFRASTRUCTURE: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

This Site Plan will facilitate the expansion of the Water Authority water reuse system. This expansion will allow reclaimed water to support development within the Mesa del Sol community, improving the sustainability of the area, conserving a critical natural resource and minimizing lifecycle costs by reducing the need for additional infrastructure improvements as the area continues to grow

- B. POLICY 7.6.3 UTILITY INFRASTRUCTURE: Encourage design of visible infrastructure (surface and overhead) that respects the character of neighborhoods and communities and protects significant natural and cultural features.

The subject site is governed by the Mesa del Sol Level A and B Community Framework Plans, both of which contain technical appendices that provide guidance on a range of development elements, including, but not limited to, Land Use, Developmental Standards, Landscaping, Parking and Infrastructure that is intended to conform to the desired character of Mesa del Sol. Included in the Framework Plans, are development approval processes, which requires all projects, including this request, to be reviewed and approved by the Mesa del Sol

Architectural Review Committee (ARC). This request received ARC approval on June 28th, 2026, which demonstrates that the proposed project meets Mesa del Sol design standards that reflect the character of the surrounding community while protecting the significant natural and cultural features of Mesa del Sol.

16. The request is consistent with the following Comprehensive Plan Goals and Policies regarding placemaking and resilient economy from Chapter 8: Economic Development.

- A. GOAL 8.1 PLACEMAKING: Create places where business and talent will stay and thrive.

The proposed expansion to the water reuse system is intended to provide non-potable water to serve a variety of uses, including irrigation of public landscaping, developmental needs and industrial uses that require a water resource. This development could solidify the availability of non-potable water in the area, which could make Mesa del Sol more attractive to future businesses to move to, and remain in Mesa del Sol.

- B. POLICY 8.1.2 RESILIENT ECONOMY: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The proposed Site Plan will expand the current Water Authority water reuse system to serve the Mesa del Sol area. This infrastructure investment could ultimately improve the quality of life for new and existing residents by providing non-potable water to irrigate public landscaping and recreational facilities, maintaining, protecting and enhancing the outdoor spaces within Mesa del Sol in an environmentally sustainable manner. Additionally, the water within this reuse system can contribute to improving economic development efforts within Mesa del Sol by potentially attracting land uses that can make use of non-potable water in their daily processes and during the construction phase of development.

17. The request is consistent with the following Comprehensive Plan Goals and Policies regarding infrastructure system and design from Chapter 12: Infrastructure, Community Facilities and Services.

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

This Site Plan request will create environmentally sound infrastructure that will support existing communities and the Comprehensive Plan vision for future growth by efficiently repurposing reclaimed water that is not safe for consumption, to meet a variety of needs for the entire Mesa del Sol community. The proposed facility was designed to be consistent with sustainability goals of the IDO, Comprehensive Plan and Mesa del Sol Community Master Plan which help address the environmental challenges of the city, including drought mitigation.

This request supports water conservation and will improve water availability for non-potable uses in the area.

- 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 subject site is in the Mesa del Sol community that has established development standards that promote the desired character of the plan area. Within the Mesa del Sol Framework Plan are development approval processes that requires applicants to obtain approval from the Architectural Review Committee (ARC) of Mesa del Sol. This project has received approval from ARC on June 28, 2026, which demonstrates compliance with the developmental guidelines of both the Level A and Level B Mesa del Sol Community Master Plan documents, adequately demonstrating that the design of this infrastructure respects the character and protects the natural and cultural features of Mesa del Sol

- 18. The request is consistent with the following Comprehensive Plan Goals and Policies regarding climate change, resource-efficient development, water supply and conservation from Chapter 13: Resilience and Sustainability.

- A. GOAL 13.1 CLIMATE CHANGE: Promote resource-efficient growth and development to help mitigate global climate change and adapt to its local impacts.

The proposed project will promote resource-efficiency by increasing the access, purposes and viability of reclaimed, treated wastewater in the city. In becoming more efficient with the use of water, the request will help mitigate global climate change and promote sustainability in a city experiencing severe drought conditions.

- B. POLICY 13.1.1 RESOURCE-EFFICIENT DEVELOPMENT: Promote development in the city and county that works with nature to slow global climate change.

This project will reduce the reliability on a limited resource, potable water. This request will facilitate the expansion of the existing water reuse system with a new facility in Mesa del Sol that will repurpose treated wastewater for irrigation, construction and other land uses that rely on water access for primary functions. The proposed development will reduce the global environmental impact caused by sourcing potable water and reclaimed water will be used to irrigate landscaping, trees and parks that help cool areas during the summer months.

- C. GOAL 13.2 WATER SUPPLY & QUALITY: Protect and conserve our region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.

This request will increase the supply and usage of reclaimed, treated wastewater that will protect and conserve the limited supply of potable water in the city. The

non-potable water will be repurposed to serve a variety of needs in the Mesa del Sol community that will promote sustainability and help preserve the health of our ecosystem.

- D. POLICY 13.2.2 WATER CONSERVATION: Foster the efficient management and use of water in development and infrastructure.

This project will facilitate the expansion of the Water Authority's Southside Reuse Project to reclaim and utilize non-potable water for a variety of uses in the Mesa del Sol community. This project fosters efficiency in the use of a critical water resource to the city to improve sustainability and water conservation.

19. Pursuant to IDO §14-16-6-6(I)(3) – Site Plan – EPC – Review and Decision Criteria – Any application for a Site Plan – EPC shall be approved if it meets all of the following criteria.

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

The applicant has demonstrated, through a policy-based analysis, that the proposed Site Plan request would be consistent with applicable Comprehensive Plan Goals and Policies found in Chapter 5 - Land Use, Chapter 7 - Urban Design, Chapter 8 - Economic Development, Chapter 12 - Infrastructure, Community Facilities & Services, and Chapter 13 - Resilience and Sustainability.

- 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:

The subject site is zoned PC and not within any previously approved NR-SU or PD zoning covering the property. The subject site is governed by the Mesa del Sol Framework Plan, the proposed project has met all developmental standards in the Mesa del Sol Framework Plan as demonstrated in the Mesa del Sol Architectural Review Committee approval letter.

- 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 proposed Site Plan complies with all applicable provisions of the IDO, DPM, and any other adopted City regulations, and shall comply with any conditions of approval required by the Mesa del Sol Architectural Review Committee, planning staff and the EPC. All conditions must be met prior to building permit approval.

City Staff has reviewed the Site Plan against the Mesa del Sol Framework Plan and where silent, the IDO development standards for the proposed water reuse facility on the subject site (see site plan analysis section of the staff report). Upon approval by the EPC, the Site Plan will be reviewed by the Development

Facilitation Team (DFT) for final sign-off, at which point, the Site Plan will be reviewed against the DPM and any other adopted City regulations.

- 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 proposed water reuse facility is unmanned, and, aside from the occasional maintenance vehicle approximately once or twice a week, there will be a limited vehicle traffic impact created through this project. The existing infrastructure and public improvements that serve the subject site are adequate, and any burdens on those systems have been adequately mitigated.

- 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

This request has met all development regulations in the Mesa del Sol Level A and B Plans as evidenced by ARC approval, and verified for compliance of applicable IDO standards by staff, which are intended to reduce any potential adverse impacts on the natural landscapes and surrounding community. The subject site is located in the Mesa del Sol Employment Center I, an area dedicated to commercial activity, where this type of development is encouraged. The proposed water reuse facility is unmanned, will not have an impact on traffic congestion, nor will have any lights that could impact the surrounding area.

- 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 site is not a part of a Master Development Plan; it is within the boundaries of the Level A and Level B Plans for Mesa del Sol, which are Framework Plans.

- G. 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to § 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 trespass, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject site is not within the Railroad and Spur Area, and no cumulative impact analysis is required.

- 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 § 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

An outdoor or site lighting performance analysis was not requested. The proposed site plan does not include outdoor lights that would require a site lighting performance analysis.

20. Site Plan:

- A. The proposed project will be completed in phases. The first phase, will develop the area south of the easement road, which includes the development of a 28-foot tall and 181-feet wide, welded steel reservoir (25,370 square feet) that will store non-potable water for uses throughout Mesa del Sol and site improvements, including landscaping, a new stormwater pond, fencing and vehicle access roads. Additionally, if needed, the site plan calls out an additional steel reservoir in the same dimensions to be placed to the west of this first reservoir.
 - B. A future phase will focus on the area north of the easement road, this phase will include a new reuse pump station (approximately 6000 square feet), vehicle access roads, landscaping and fencing. A full analysis of the Site Plan is provided in the EPC Staff Report for review.
 - C. The proposed site plan will not require, nor provide off-street parking or site lighting.
21. The office of Neighborhood Coordination verified that there are no recognized neighborhood associations (NAs) within 660ft of the subject site that required notifications. Property owners within 100ft of the subject site were notified as required. As of the writing of this report, staff has not received any letters of opposition or in support of this request.
22. The applicant held a public meeting on October 14, 2025 as required in the Environmental Information Document (EID). A summary of public questions has been included on page E.
23. The applicant was not required to offer a tribal meeting as part of the pre-submittal requirement. [see IDO §[14-16-6-4\(B\)](#)].

Conditions of Approval

1. After approval by the Environmental Planning Commission (EPC), the applicant shall coordinate with the Staff Planner prior to submitting to the Development Facilitation Team (DFT) for final sign-off to ensure that EPC conditions have been met. Pursuant to IDO section IDO §[14-16-6-6\(I\)\(2\)\(n\)](#), Site Plans shall be reviewed administratively for compliance with conditions of approval, DPM, and zoning standards prior to the issuance of a building permit.
2. Pursuant to IDO section §[14-16-6-4\(O\)\(4\)](#) Any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.
3. PNM Condition:

The applicant shall coordinate with PNM Staff to review the Site Plan and conform with PNM easement terms or conditions that exist on the site and include any revisions from PNM on final versions of applicable site plan sheets.

Notice of Decision Distribution

Danielle Wilson, Agent, Sites Southwest, dwilson@sites-sw.com

Allena Fernandez, Engineer, Jacobs, allena.fernandez@jacobs.com

Jill Peterson, Engineer, Jacobs, jill.peterson@jacobs.com

Jon Ertsgaard, Owner Representative, ABCWUA, jertsgaard@abcwua.org

Mesa del Sol Architectural Review Committee (ARC), mdsarc@mesadelsolnm.com

Legal, dking@cabq.gov

Legal, acon@cabq.gov

EPC file

VII. Attachments

A) PHOTOGRAPHS

Figure 1: Top-down view with yellow border representing approximate subject site boundaries, courtesy of Google Earth.



Figure 2: Top-down, east facing view, yellow border represents approximate site boundaries, courtesy of Google Earth.



Figure 3: Top-down, west facing view, yellow border represents approximate site boundaries, courtesy of Google Earth.



Figure 4: East facing view from Watson Dr. SE. Public Notification Sign Posting.



Figure 5: Facing East from the intersection of Watson Dr. SE and Easement Road going through subject site. Phase 1 project area is to the right (south of easement road) and future phased areas are to the left of the road (north of easement road).

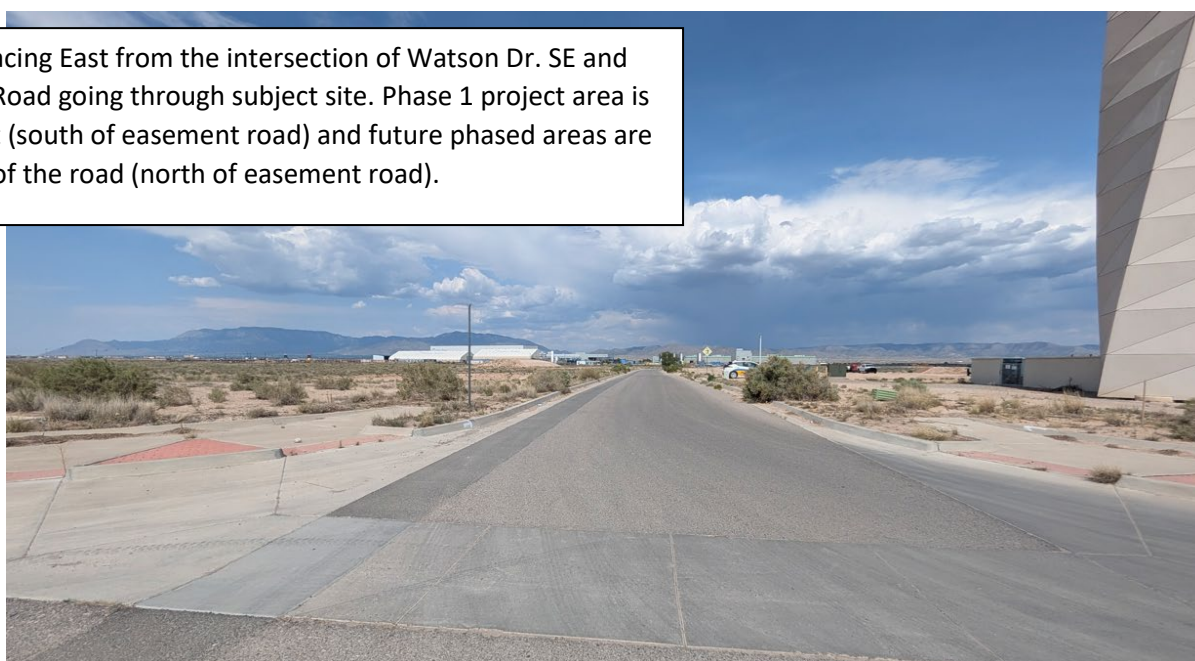


Figure 6: View looking south, down Watson Dr. SE from the easement road intersection. Cell tower in photo is not on the subject site, that is a separately owned parcel.

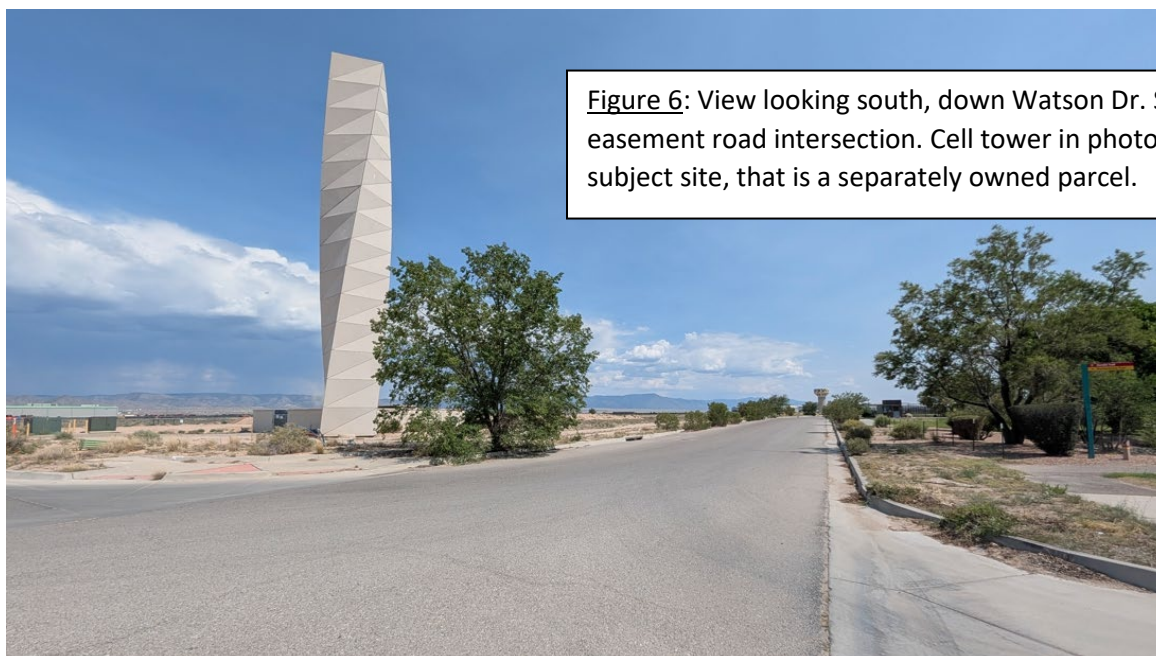


Figure 7: Northeast facing view from intersection of Watson Dr. SE and COA Easement Road. In view, the area north of the easement road will be developed in future phases.

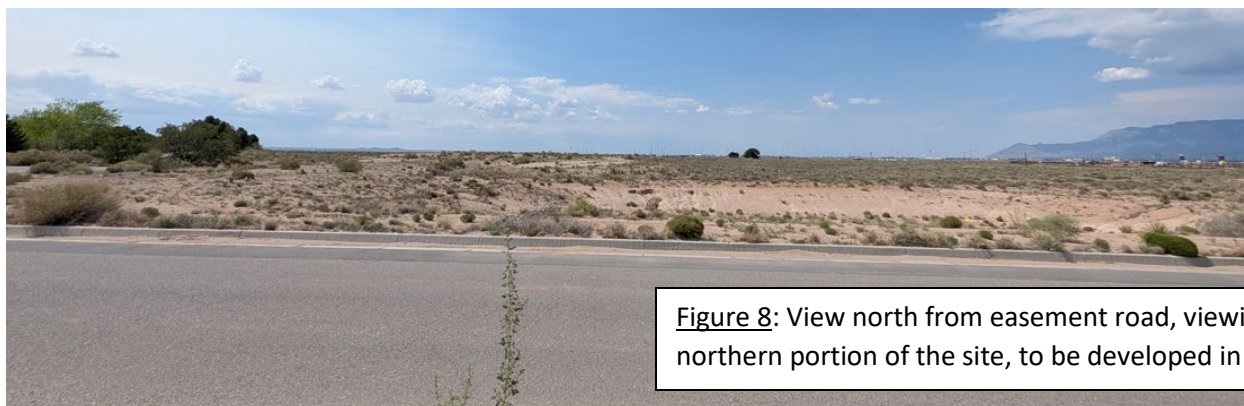
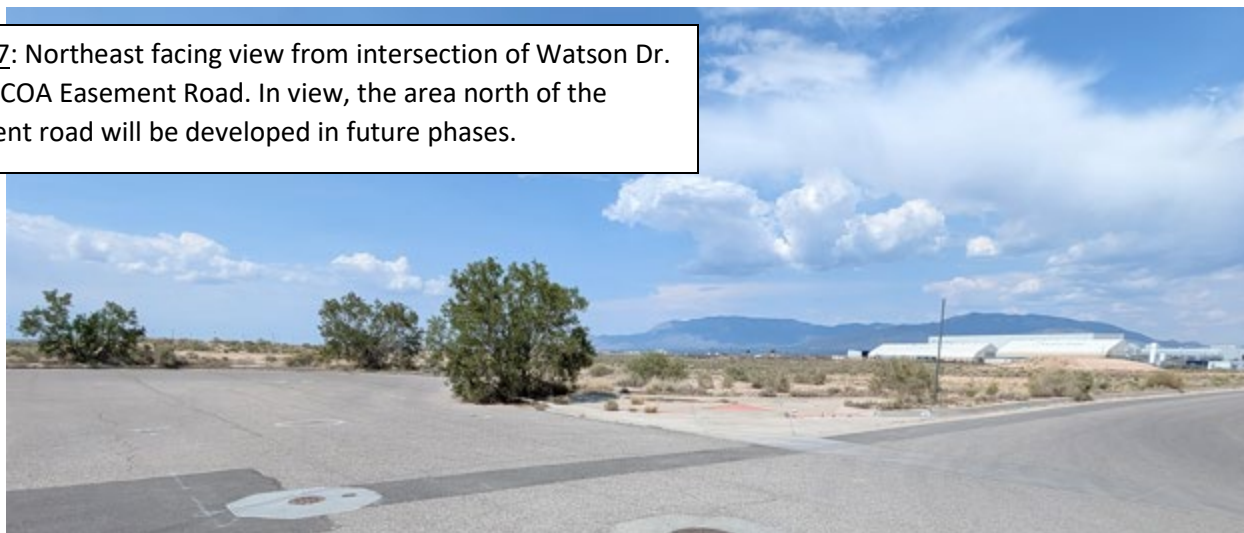


Figure 8: View north from easement road, viewing the northern portion of the site, to be developed in future

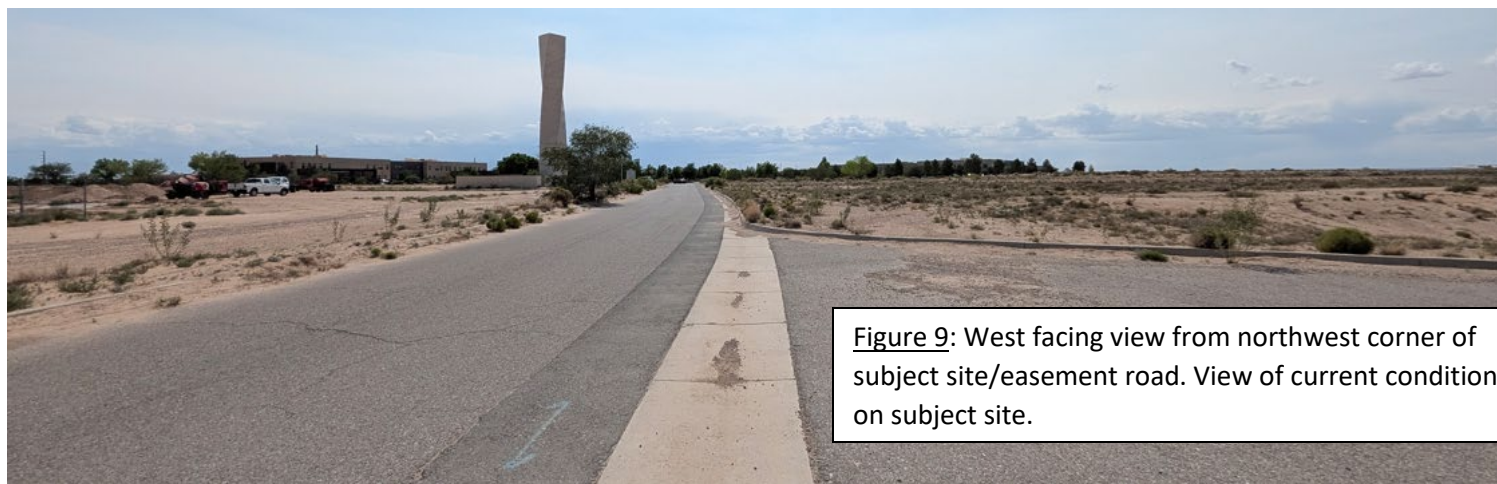


Figure 9: West facing view from northwest corner of subject site/easement road. View of current conditions on subject site.



Figure 10: Northeast facing view from approximate southwest corner of subject site. View of current conditions on subject site.

B) APPLICATION INFORMATION



Albuquerque Bernalillo County
Water Utility Authority

PO Box 568
Albuquerque, NM 87103
www.abcwua.org

February 12, 2026

Chair
Barbara Baca
County of Bernalillo
Commissioner, District 1

Vice Chair
Dan Champine
City of Albuquerque
Councilor, District 8

Frank A. Baca
County of Bernalillo
Commissioner, District 2

Dan Lewis
City of Albuquerque
Councilor, District 5

Eric C. Olivas
County of Bernalillo
Commissioner, District 5

Klarissa Peña
City of Albuquerque
Councilor, District 3

Timothy M. Keller
City of Albuquerque
Mayor

Ex-Officio Member
Gwenn Baldwin
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Alan Varela, JD
Planning Department
City of Albuquerque
600 2nd St., NW
Albuquerque, NM 87102

Dear Director Varela,

As the owner of Tract F-2 for Mesa Del Sol Innovation Park II (7.3915 acres), Zoning Map Q-16, Albuquerque, NM, I authorize Sites Southwest LLC to represent me in all matters regarding meetings, applications, public hearings, and other formal representation associated with the review and approval of the Site Plan-EPC for a reuse reservoir and associated facilities on the subject property.

Thank you.

Sincerely,

Mark Sanchez
Executive Director

**QUITCLAIM DEED**

MESA INDUSTRIAL OZ I LLC, a New Mexico limited liability company, (hereinafter referred to as "**Grantor**"), quitclaims unto the **ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY**, a political subdivision of the State of New Mexico, whose address is 1441 Mission Ave. NE, Albuquerque, NM 87107, (hereinafter referred to as the "**Grantee**") all interest in the following-described real property in Albuquerque, Bernalillo County, New Mexico being more particularly described as follows:

Tract F-2, containing 7.3915 acres, as shown and described on the plat entitled "PLAT OF TRACTS F-1, F-2 & F-3, MESA DEL SOL INNOVATION PARK II, A REPLAT OF TRACTS E and F BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II (A REPLAT OF TRACTS 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4, MESA DEL SOL AND TRACTS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21, OS-1, OS-2, OS-3, & OS-6, MESA DEL SOL INNOVATION PARK) SECTIONS 15 and 22, TOWNSHIP 9 NORTH, RANGE 3 EAST N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL, 2024" as recorded in the real property records of Bernalillo County, New Mexico on December 09, 2024, as Doc# 2024087704,

together with all buildings, improvements and fixtures located thereon, and the rights, ways, privileges and appurtenances pertaining thereto (hereinafter collectively referred to as the "**Property**") and including all after-acquired title of Grantor in and to the Property, SUBJECT, HOWEVER, TO any outstanding easements or encumbrances of record to persons or entities other than Grantee. Any easements or encumbrances upon the Property previously granted to Grantee are merged with Grantee's title by operation of this Quitclaim Deed.

[SIGNATURE ON FOLLOWING PAGE]

Witness its hand and seal this 16th day of January,

2026.

MESA INDUSTRIAL OZ I, LLC,
a New Mexico limited liability company

By:

Name: Steve Chavez

Title: Manager

STATE OF NEW MEXICO)

) ss.

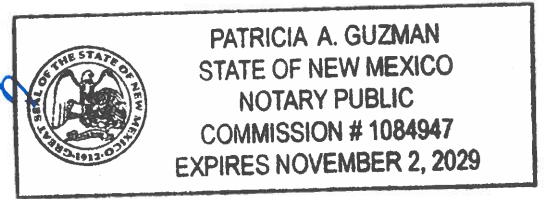
COUNTY OF BERNALILLO)

This instrument was acknowledged before me this
16th Day of January, 2026, by Steve Chavez, as Manager, of MESA INDUSTRIAL
OZ I, LLC, a New Mexico limited liability company.

Notary Public



My commission expires: 11/2/29



QUITCLAIM DEED OF TRACT F-2 FROM MESA DEL SOL OZ I LLC to

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

1 of 2

Page

June 30, 2026

City of Albuquerque Planning Department
Development Review Services Division
Attn: EPC Review Staff

RE: Site Plan-EPC Review

Dear EPC Review Staff:

Sites Southwest, on behalf of the Albuquerque Bernalillo County Water Authority (Water Authority), respectfully submits this justification letter in support of the proposed Site Plan – EPC for the project located at 5430 Watson Dr. SE, at the intersection of Watson Dr. SE and an access easement to Kairos Power and United Poly Systems. The project site is zoned PC within the Mesa del Sol (MDS) Planned Community, in the Employment Center area designated for mixed employment and commercial uses. The property is 7.3915 acres, and the site to be developed is approximately four acres on the south side of the access easement.

Project Description

The proposed development is a major utility that serves as the site's primary. It is an expansion of the Water Authority's reuse water system for southeast Albuquerque and supports MDS's sustainable principles, as well as, its systems-based approach to responsible water resource management. Non-potable reuse water from this site will be used to irrigate public landscapes within MDS.

Key structures in Phase 1B of this project include a 4-million gallon welded steel reservoir, which has a diameter of 181 feet and height of 28 feet to the peak of the reservoir. Paint colors for the reservoir are tan with a 3-foot high band of purple along the bottom as required for a reuse water reservoir. Associated structures include two subsurface vaults, a stormwater retention pond, fencing with a gate, and a solar power system to power the landscaping controller. Future phases will include a reuse pump station for landscape irrigation in the MDS Level B Master Plan area, a second 4-million gallon steel reservoir, possible supplemental disinfection facility, and additional reuse pumps installed in the pump station for industrial use and irrigation of landscapes in the Level A Master Plan.

Access to the site will be from the access easement. Circulation on the site is designed for maintenance vehicle access and includes asphalt and crusher fines roadways. Landscaping is provided on the north and west sides of the property along the access easement and Watson Dr. SE. Security fencing will be located around the property with a vehicle access gate at the entrance. The proposed project is designed to meet the requirements of the MDS Level B Master Plan.

Existing Conditions

The site is located southwest of the Fidelity Investments Corporate Offices and east of the U. S. Department of Homeland Security Immigration and Customs Enforcement office at the intersection of Watson Dr. SE and an existing access easement. The northwest corner of the site surrounds an existing cell tower. All surrounding properties are zoned PC and are part of the MDS Employment Center. Figure 1 below shows the project location:

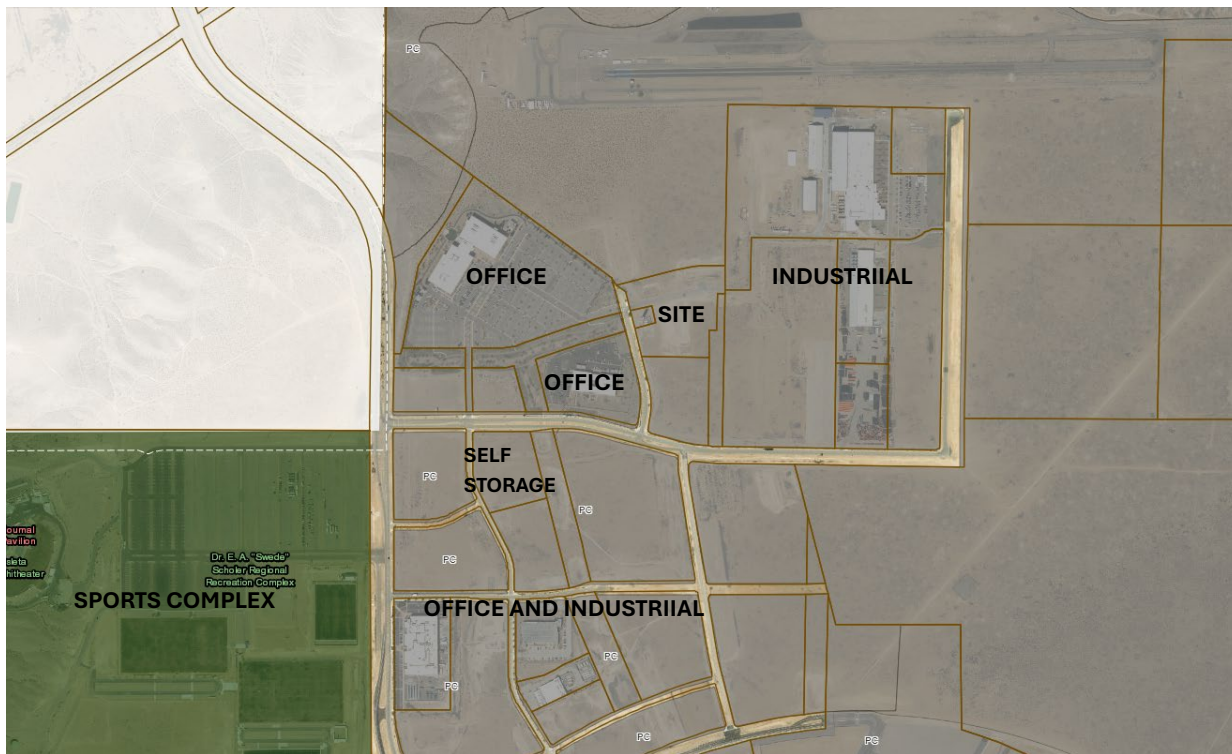


Figure 1. Project Location

The Applicant is requesting approval of a Site Plan to develop the site with the utility facilities described previously. The proposed use is permitted in the Employment Center area of the Planned Community. Utility structures that serve the community are consistent with the uses envisioned in the MDS Master Level B Plan, and this site is located within an industrial area and buffered from residences.

Review and Decision Criteria

6-6(I)(3)(a) *The Site Plan is consistent with the ABC Comprehensive Plan, as amended.*

Applicant Response: The subject site is located within an area of change and within the developing MDS Employment Center. This infrastructure upgrade supports comprehensive plan goals for sustainable, efficient development at the MDS employment center, including efficient use of reuse water for irrigation of public spaces and an alternative water source for future industrial expansion.

CH. 5 - LAND USE

Goal 5.1: Centers & Corridors - Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Applicant Response: The proposed project is consistent with Goal 5.1, because it provides essential water reuse infrastructure within the MDS Employment Center, a designated growth area. The project supports sustainable development by providing reclaimed water for public landscapes and future non-potable uses, helping to serve planned employment and industrial development.

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

Applicant Response: The proposed project is consistent with Policy 5.1.1, because it represents a strategic capital investment that supports sustainable growth within a designated Center. The Comprehensive Plan encourages public infrastructure investments that direct growth to Centers and support employment opportunities. The proposed reservoir will provide reclaimed water for public landscapes, parks, recreational facilities, educational campuses, and future industrial users within MDS, reducing reliance on potable water supplies while supporting future development. The project is also consistent with Policy 5.1.1, because it supports future industrial development within an Employment Center, as encouraged by the Comprehensive Plan, and helps ensure that infrastructure capacity is available to accommodate planned growth in this Area of Change.

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

Applicant Response: The proposed project is consistent with Goal 5.6 because it concentrates public infrastructure investment within the Mesa del Sol Area of Change, where the Comprehensive Plan anticipates future development. Locating the reuse reservoir in this planned growth area ensures that essential utility infrastructure is provided where growth is expected, supporting the City's strategy of directing development to appropriate locations rather than extending infrastructure into undesired areas.

Policy 5.6.2. Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

Applicant Response: The proposed project is consistent with Policy 5.6.2 because it invests in utility infrastructure within the Mesa del Sol Employment Center, where the Comprehensive Plan encourages more intense development. The reuse reservoir supports future employment and industrial growth by providing an alternative water supply for public landscape irrigation and future non-potable uses, ensuring that infrastructure capacity is available to accommodate planned development in this Area of Change.

CH. 7 – URBAN DESIGN

Goal 7.6: Context-Sensitive Infrastructure - Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

Applicant Response: The proposed project is consistent with Goal 7.6, because the reuse reservoir and associated infrastructure are designed to support the intended development pattern of the MDS Employment Center while conserving natural resources through the expanded use of reclaimed water. The project provides infrastructure capacity that is scaled to meet planned future development, including employment, recreational, institutional, and industrial uses, while reducing reliance on potable water supplies for irrigation and other non-potable uses. By expanding Albuquerque's water reuse system in a designated growth area, the project supports efficient infrastructure investment, minimizes long-term resource demands, and advances sustainable development consistent with the Comprehensive Plan.

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

Applicant Response: The proposed project is consistent with Policy 7.6.3, because the reuse reservoir and associated facilities are designed and sited to be compatible with the character and planned function of the MDS Employment Center. The project adheres to Policy 7.6.3 by utilizing infrastructure design for the water reservoir that blends with the surrounding area (using natural color tones and a low-profile for structures), while natural landscaping will be provided on the north and west sides of the property. The facility is located within an employment and industrial area where utility infrastructure is anticipated and appropriate, and the project avoids impacts to significant natural and cultural resources. Together, these design, landscaping, and siting decisions allow the facility to

fulfill an essential public utility function while remaining consistent with the character and development vision of MDS.

CH. 8 – ECONOMIC DEVELOPMENT

Goal 8.1: Placemaking - Create places where business and talent will stay and thrive.

Applicant Response: The proposed project is consistent with Goal 8.1, because it provides essential infrastructure that supports the continued growth and success of the MDS Employment Center. Reliable water infrastructure is fundamental to creating places where businesses can invest and expand. By providing reclaimed water for public landscapes and future non-potable uses, the project supports the development of an attractive and sustainable employment center that can accommodate future employers, employees, and complementary development. The project contributes to the long-term viability of MDS as a place where businesses and talent can thrive.

Policy 8.1.2. Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

Applicant Response: The proposed project is consistent with Policy 8.1.2, because it supports a resilient economy through investment in infrastructure that strengthens the long-term sustainability of future development in MDS. The reuse reservoir will provide an alternative water supply for landscape irrigation and potential industrial uses, reducing reliance on potable water resources and improving the area's ability to accommodate future economic growth. By expanding critical utility infrastructure within a planned employment center, the project helps create conditions that support business recruitment, retention, and expansion while advancing environmental sustainability goals identified in the Comprehensive Plan.

CH. 12 - INFRASTRUCTURE, COMMUNITY FACILITIES & SERVICES

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

Applicant Response: Goal 12.1 ensures infrastructure systems are in place to service both existing communities and future growth areas. This project meets this goal by providing an infrastructure resource to the community that will be used to provide water for the benefit of local industry and residents.

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.

Applicant Response: The proposed project is consistent with Policy 12.1.1, because the reuse reservoir and associated facilities are designed and located to support the planned development pattern of MDS while respecting the character of the surrounding Employment Center. The project is appropriately sited within an area designated for employment, commercial, and industrial uses, where utility infrastructure is anticipated as part of the community's long-term growth. Consistent with the policy, the project incorporates landscaping and screening measures and avoids impacts to significant natural and cultural resources. The project is also coordinated with the desired land use pattern and future development of MDS, ensuring that critical public infrastructure is provided in a manner that is compatible with the surrounding area.

CH. 13 - RESILIENCE AND SUSTAINABILITY

Goal 13.1: Climate Change - Promote resource-efficient growth and development to help mitigate global climate change and adapt to its local impacts.

Applicant Response: The proposed project is consistent with Goal 13.1, because it promotes resource-efficient infrastructure that helps the community adapt to local climate impacts, including long-term water supply challenges and drought conditions. By expanding Albuquerque's reclaimed water system, the project increases the use of non-potable water for landscape irrigation and future industrial uses, reducing demand on limited potable water resources.

Policy 13.1.1. Resource-Efficient Development: Promote development in the city and county that works with nature to slow global climate change.

Applicant Response: The proposed project is consistent with Policy 13.1.1, because it promotes resource-efficient development through the beneficial reuse of treated wastewater for irrigation and other non-potable uses. The project expands infrastructure that allows reclaimed water to be used in place of potable water, helping to conserve limited water resources while supporting future development. By encouraging efficient management and reuse of an existing resource, the project works with the region's natural constraints and supports development that is better adapted to Albuquerque's arid climate and long-term sustainability goals.

Goal 13.2: Water Supply & Quality - Protect and conserve our region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.

Applicant Response: This request furthers Goal 13.2 by creating infrastructure that supports efficient water reuse, allowing the community to make the most of this valuable resource.

Policy 13.2.2. Water Conservation: Foster the efficient management and use of water in development and infrastructure.

Applicant Response: The proposed project fosters responsible management of the region's limited water supply and enables the sustainable development of MDS. Streetscape landscaping is tailored to climatic conditions and helps mitigate greenhouse gas emissions in the industrial park. The proposed project supports alternative water uses for industrial sites in MDS as well as public landscape irrigation.

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.*

Applicant Response: The proposed use and site plan are consistent with the requirements of the MDS Level A Master Plan and the MDS Level B Master Plan, as well as Employment Center Design Guidelines and the MDS Streetscape Master Plans. The project site is located within the Employment Center Land Use District of the MDS Master Plan and Plans have been reviewed and approved by the MDS Architectural Review Committee (ARC). Comments were provided and plans revised accordingly.

The reuse reservoir will increase the reuse water available for landscape irrigation and new industrial development, supporting the sustainability goals of MDS.

Mesa del Sol Level B Master Plan

The proposed use consists of utility structures, which do not have the same function as the commercial and industrial buildings anticipated in Level A and Level B Plan design guidelines. However, the site and structures are designed to meet the intent of the Employment Center design standards.

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.*

Applicant Response: Major utility is a permissive use of the subject property, and the facilities meet the dimensional standards of the MDS PC zone and the IDO. The site plan and related documents have been reviewed by the MDS Architectural Review Committee and meet all requirements of the PC zone. In addition, the proposed project meets the applicable provisions of the following adopted City regulations and overlay zones.

14-16-5-2 Site Design and Sensitive Lands Analysis

The subject site is located within a master-planned industrial park that has been previously entitled and partially developed. The area has undergone grading, roadway construction, and utility installation as part of earlier approvals.

Based on the site analysis and review of adopted mapping sources, no sensitive lands as defined by the Development Code are present on the site that would constrain the proposed development. The site plan is consistent with prior approvals for the industrial park, and the project will not impact sensitive environmental, cultural, or natural resources. See Sensitive Lands Analysis included with this submittal.

Sunport Protection Overlay Zone Airspace Protection Sub-area

The subject site is located within the Sunport Protection Overlay Zone, Air Space Protection Sub-area. The overlay zone prohibits certain uses that would impact the operations of Albuquerque International Sunport. The proposed use will not create electrical interference with radio communication or radar transmissions. Lighting is minimal and will not conflict with airport lighting. The use will not produce smoke, fumes, gasses, or odors that would interfere with the safe use of the airport by aircraft. The heights of all proposed structures meet the requirements of non-residential structures in the IDO and are below the Horizontal Surface for the airport. Exterior surfaces of proposed structures will not result in glare or impair visibility, or otherwise endanger the landing, taking off, or maneuvering of aircraft.

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.*

Applicant Response: The City's existing infrastructure and public improvements have adequate capacity to serve the proposed development and any burdens on these systems have been mitigated by this project. This site will be unmanned and not require infrastructure for frequent movement of pedestrians or vehicles to and from the site, beyond maintenance. This is a project of the Albuquerque Bernalillo County Water Utility Authority and will help the Water Authority meet its goals for wise use of water within its service area. The project is located in a developing area and will provide adequate drainage and

sidewalk improvements that support the development of the MDS employment center. The proposed reservoir and associated structures will provide capacity in the Water Authority's reuse system to irrigate public landscapes and serve future economic development projects.

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.*

Applicant Response: The proposed development mitigates any significant adverse impacts on the project site and surrounding area through the nature of its proposed use. As a utility structure designed to serve MDS, it will not impact or add to potential traffic burden in this area. It also includes appropriate landscape buffers, drainage, and signage design that is aligned with design standards within the MDS Level B Master Plan. The subject site is located away from major streets and residential areas to mitigate impacts on adjacent properties and the surrounding area.

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 within the boundaries of the approved MDS Level A and Level B Master Plans.

Mesa del Sol Level B Master Plan

The subject site is located within the MDS PC district in the area designated as an Employment Center. MDS design criteria related to commercial, office, and industrial buildings do not apply to the reservoir. However, the proposed features of the subject site meet the following conditions set by the MDS Level A and Level B Master Plans.

The site is part of Innovation Park. The proposed utility use is permitted in Innovation Park and supports the sustainability goals of the Level B Master Plan. Setbacks meet or exceed the setback requirements of the Level B Plan. The site provides for circulation and parking of maintenance trucks that will visit the site periodically, typically, once a week to once every two weeks. The building height is 28 feet, below the 80-foot allowed in the Employment Center, and the FAR is below the 4.0 allowed by the Level B Plan.

Access to the site is from an access roadway on the north side of the property. This maintains the continuity of the sidewalk along Watson Drive. The utility structures are screened by the streetscape and landscaping within the site. Proposed perimeter security fencing is black ornamental steel, similar to security fencing at other locations within Innovation Park.

MDS includes several essential infrastructure sites, including the elevated water reservoir constructed on Tract 20 of the Innovation Park area and the wireless telecommunications tower adjacent to the northwest corner of the subject site. The final built condition of these facilities illustrate how utility facilities differ from typical building forms and how site configuration has evolved to meet operational and development needs. This reflects a long-standing City practice of allowing infrastructure projects within the Employment Center to be designed primarily for function, safety, and screening, rather than architectural design guidelines intended for public-facing buildings.

The proposed reuse reservoir and associated structures follow this established precedent: the facility is not open to the public, requires secured access, and cannot be designed to meet frontage or façade standards intended for occupiable buildings. Instead, the project meets the intent of the MDS Level B plan through appropriate landscape buffers, berming, color and material treatments, and careful integration into the surrounding utility and drainage framework.

Employment Center Design Standards. MDS design criteria related to commercial, office, and industrial buildings do not apply to the reservoir. However, the project meets the intent of the MDS Level B plan through landscape buffers, color and materials, and careful integration into the surrounding utility and drainage framework.

The site meets the sustainability and site planning standards of the Design Standards, including its contribution to efficient water use, on-site drainage retention and diversion to the landscape, minimal lighting, and a single small sign.

Streetscape Master Plan. The subject site is located on secondary streets, as preferred for the Innovation Park. Watson Drive is designated a Connector in the MDS street hierarchy, and the access road/easement along the north side of the site is designated as an alley. The streetscape is designed to the standards of the MDS Streetscape Master Plan. The streetscape along Watson Drive consists of a sidewalk separated from the street by a landscape strip that includes native and regional street trees and shrubs selected from the plant palette for Watson Drive. A 6-foot ornamental steel security fence is along the perimeter of the site with a 20-foot gate at the entrance. Additional landscaping inside the fenced area includes native trees and shrubs.

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.

Applicant Response: The subject site is not within the Railroad and Spur Small Area, therefore this criterion does not apply.

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.*

Applicant Response: If a lighting performance analysis is required, the proposed lighting design will comply with Section 14-16-5-2(E) and ensure that there are no adverse impacts on adjacent properties.

Neighborhood & Agency Coordination

No IDO neighborhood meeting was required according to the attached email from the Office of Neighborhood Coordination. However, a neighborhood meeting was held on October 8, 2025, to present the project and review the findings of the project environmental assessment with the community.

The applicant has coordinated with MDS Investments, the developer of MDS. The plans for this project have been submitted to and approved by the MDS Architectural Review Committee.

Conclusion

Based on the analysis above, the proposed Site Plan meets the applicable requirements of the Integrated Development Ordinance and is consistent with the adopted planning framework for MDS. We respectfully request approval of the Site Plan – EPC.

Thank you for your consideration. Please contact us if additional information is needed.

Sincerely,

Danielle Wilson

Sites Southwest, LLC

505-822-8200

dwilson@sites-sw.com

Copy:

Jon Erstgaard, ABCWUA

Allena Fernandez, Jacobs

Jill Peterson, Jacobs



April 8, 2026

Environmental Planning Commission
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87012

RE: Sensitive Lands Analysis for the ABCWUA Reuse Reservoir and Associated Structures, 5430 Watson Drive SE, Albuquerque, NM (7.3 Acres)

To Whom It May Concern:

This letter responds to the Sensitive Lands criteria in IDO Section 14-16-5-2 for the subject property. We have analyzed the project site for the presence of sensitive lands and constraints relative to such lands, if any. We have determined that there are no constraints for this subject area. The subject property as noted in the NMCRIS report is the South Project Area as shown on page 18 of the Environmental Information Document.

Feature	Exhibit Attached	Notes/Comments
1. Floodplains and flood hazard areas	FEMA Map	NA
2. Steep Slopes	USGS Map	NA
3. Unstable Soils	NMCRIS report and EID	NA
4. Wetlands	NMCRIS report and EID, National Wetlands Inventory Map	NA
5. Arroyos	Aerial photo	NA
6. Irrigation facilities (acequias)	MRGCD Map	NA
7. Escarpment	USGS Map	NA
8. Rock Outcroppings	Aerial photo	NA
9. Large Stands of Mature Trees	Aerial photo, photos of site	NA
11. Archaeological Site	NMCRIS report and EID	NA

1. Floodplains and Flood Hazard Areas

There are no designated flood plans or flood hazard areas on the subject property.

2. Steep Slope and Escarpment

As per attached USGS map, there are currently no steep slope and escarpment areas located within the subject property.

3. Unstable Soils

There are no unstable soils detected on this site.

4. Wetlands (constant supply of water)

There are currently no wetland areas located within the subject property.

5. Arroyos

There are currently no Arroyos traversing or adjacent to the subject property.

6. Irrigation Facilities (acequias)

As shown on the attached MRGCD map, there are no MRGCD identified irrigation facilities on site.

7. Escarpment

The site is not located near an escarpment.

8. Rock Outcroppings

There are no rock outcroppings on the subject property.

9. Large Stands of Mature Trees

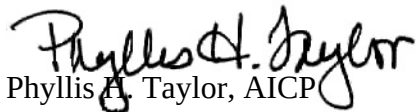
There are no existing stands of mature trees or individual mature trees on the property, as shown in the site photos and aerial photo.

10. Archeological Site

Cultural resource assessments were completed as part of the Mesa del Sol Level A and Level B plans as well as for the Environmental Information Document (EID) for the water reuse project. The attached NMCRIS form for the EID indicates that there are no significant archaeological sites on the property.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

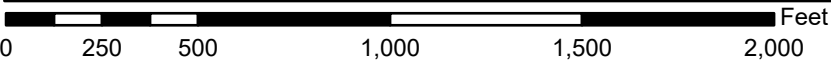


Phyllis A. Taylor, AICP
Sites Southwest
505-822-8200, ext. 107

National Flood Hazard Layer FIRMMette



106°37'12"W 35°0'20"N



1:6,000

106°36'35"W 34°59'51"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/17/2025 at 12:52 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



City of Albuquerque

P.O. Box 1293 Albuquerque, NM 87103

Planning Department

Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: May 18, 2026

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2021-005684, AC-2026-00010
Agent: Sites Southwest, Ltd Co.
Applicant: Albuquerque Bernalillo Water Company
Legal Description: TR F2 PLAT OF TRACTS F-1, F-2 & F-3 MESA DEL SOL INNOVATION PARK II CONT
Zoning: PC
Acreage: 7.3
Zone Atlas Page(s): Q-16-Z

CERTIFICATE OF NO EFFECT: ☒ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☒ No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images, ARMS/NMCRIS records

SITE VISIT: N/A

RECOMMENDATIONS:

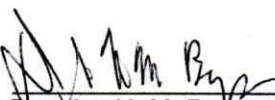
Aerial imagery indicates the area had been bladed clear by 2009. An archaeological survey took place under NMCRIS 158490 with no finds. There are no known archaeological sites in the immediate vicinity and commenting agencies raised no further concerns once their requests were satisfied.

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..." and criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services


Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 05/2024)

Project Title: ABCWUA Reuse Reservoir, Mesa del Sol

Zone Atlas Page: Q-16-Z DFT/DHO #: _____ BP #: _____

Development Street Address: See vicinity map with the site highlighted

(If no City Address include a Vicinity Map with site highlighted and legible street names)

Applicant: Albuquerque Bernalillo County Water Utility Authority Contact: Jon Ertsgaard

Address: 1441 Mission Ave. NE

Phone#: 505-842-0568 E-mail: jertsgaard@abcwua.org

Development Information

Build out/Implementation Year: 2026

Existing Use: Vacant Land

Describe Proposed Development and Uses:

Reservoir and related structures that are part of the ABCWUA and Mesa del Sol sustainability initiatives. Reservoir and related structures are

part of a system to bring reuse water to Mesa del Sol for public landscape irrigation.

Days and Hours of Operation (if known): Operation include one maintenance truck every __ days

Facility

Building Size (sq. ft.): Utility structures, primarily a 4 million gallon welded steel reservoir

Number of Residential Units: 0

Number of Commercial Units: 0

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known): *0

Expected Number of Employees (if known): *No employees on site

Expected Number of Delivery Trucks/Buses per Day (if known): *One maintenance truck per week on average

Trip Generations during PM/AM Peak Hour and ITE # (if known): *0

Driveway(s) Located on: Street Name Private access easement through the north part of the property--see site plan

Adjacent Roadway(s) Posted Speed: Street Name Watson Dr. SE Speed None

Street Name Crick Ave. SE--nearest road with speed sign Speed 25 mph

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation (e.g. Main Street, Major Transit, N/A): NA
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): Employment Center
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Street Functional Classification (e.g. Principal Arterial, Collector): Proposed Major Collector
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s):

Name: Watson Dr. SE Traffic Volume: _____ Volume-to-Capacity Ratio (v/c): _____

Name: _____ Traffic Volume: _____ Volume-to-Capacity Ratio (v/c): _____

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersect> and <https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App>

Adjacent Transit Service(s): NA Nearest Transit Stop(s): NA
<https://www.cabq.gov/gis/advanced-map-viewer>

Is site within 660 feet of Premium Transit?: No
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Current/Proposed Bicycle Infrastructure : NA

Bikeways: <https://mrcog-nm.gov/544/Long-Range-System-maps>

Current/Proposed Sidewalk and buffer Infrastructure: 6' sidewalk and 10' landscape per MdS guidelines
Sidewalk and buffer width : DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: ccherne@cabq.gov. Email or call 505-924-3986 for information.

For City Personnel Use:

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

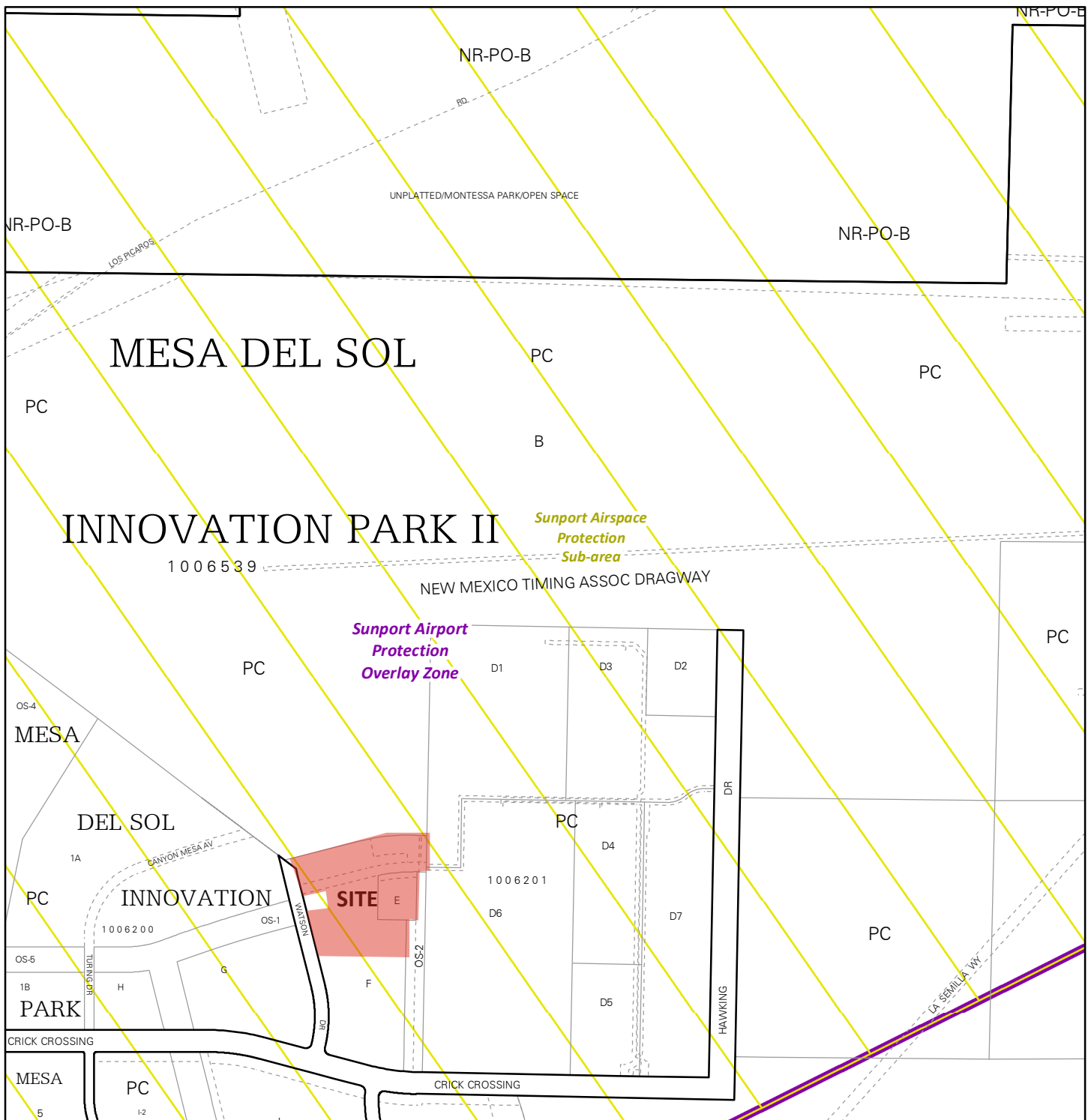
Traffic Impact Study (TIS) Required: Yes [☐] No [☒]

Thresholds Met? Yes [☐] No [☒]

Mitigating Reasons for Not Requiring TIS and/or Notes:

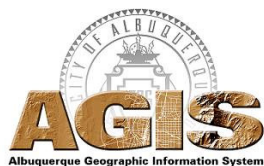
Ernest Armijo
TRAFFIC ENGINEER

2/19/2026
DATE

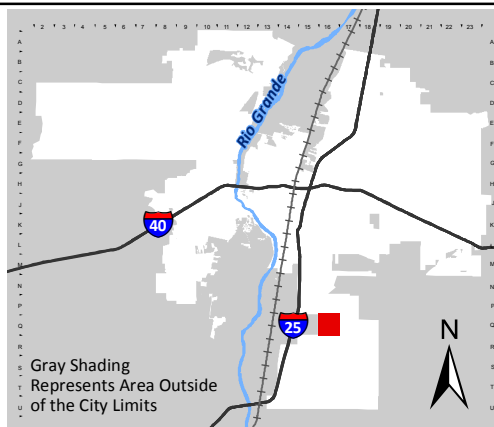


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
Q-16-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- Gray Shading Represents Area Outside of the City Limits
- 0 250 500 1,000 Feet



5700 University Blvd. SE Ste. 300
Albuquerque, New Mexico 87106

June 28th, 2026

Phyllis H Taylor, AICP
3721 Rutledge Road NE Suite B-1
Albuquerque, NM 87109

Subject: MDS ARC Step II Approval – Tijeras Reuse Reservoir and Pump Station, Bid Package 1B

Hello Phyllis and Allena,

Thank you for providing the response memorandum and updated materials for the Tijeras Reuse Reservoir and Pump Station, Bid Package 1B.

The Mesa del Sol Architectural Review Committee has reviewed the response to the ARC comments issued on June 3, 2026, including the written responses prepared by Jacobs and the updated drawing sheets provided with the submittal. Based on that review, the MDS ARC finds that the previously identified comments have been sufficiently addressed for purposes of Step II review.

The ARC acknowledges the following revisions and clarifications as part of the approval record:

- The Pink Dawn Chitalpa has been replaced with Sensation Box Elder, and the required street tree frontage and landscape calculations have been provided on the updated Sheet 2.0.
- The grading and drainage comments on Sheet 3.0 have been addressed.
- The utility plan comments on Sheet 5.0 have been addressed, including confirmation regarding the storm drain in the COA Easement Road and the confirmation that the Fidelity Pond has capacity for the intended tank drainage under the operating conditions described in the response.

Accordingly, the Mesa del Sol ARC hereby grants **Step II Approval** for the **Tijeras Reuse Reservoir and Pump Station, Bid Package 1B**, subject to the following standard conditions:

1. Approval is based on the materials submitted to and reviewed by the MDS ARC, including the response memorandum and updated sheets provided with the Step II response package.
2. Any material changes to the site layout, architecture, landscape design, grading, drainage, fencing, lighting, signage, or other exterior improvements must be resubmitted to the MDS ARC for review and approval prior to implementation.
3. The applicant and project design professionals remain responsible for ensuring the accuracy and adequacy of all engineering, drainage, utility, landscape, construction, and code compliance matters associated with the project.

We appreciate the responsiveness of the project team in addressing the ARC comments and look forward to continued coordination as the project advances.

Best regards,

Jerome Gonzales

Jerome Gonzales
Committee Chair
Mesa del Sol Architectural Review Committee

C) STAFF INFORMATION



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

INTER-OFFICE MEMORANDUM

June 9, 2026

TO:

CABQ ENVIRONMENTAL HEALTH – Byron Lueras, Shellie Eaton
CABQ FIRE DEPARTMENT – Lieutenant Rogelio Rodriguez
CABQ LEGAL – Andrew Coon
CABQ METROPOLITAN REDEVELOPMENT AGENCY – Jennifer Jackson, China Osborn
CABQ MUNICIPAL DEVELOPMENT/TRANSPORTATION PLANNING – Tim Brown,
Valerie Hermanson, Debbie Bauman
CABQ NEIGHBORHOOD COORDINATION – Vanessa Baca
CABQ PARKS & RECREATION
CIP MANAGER – Cheryl Somerfeldt
CITY FORESTER – Sean O’Neil
PARK DESIGN – Hannah Aulick
OPEN SPACE PLANNING – James Lewis, Adryana Vialpando
TRAILS – Whitney Phelan
URBAN FORESTRY – Bonnie Strange
CABQ PLANNING
ENGINEER – Shahab Biazar
HISTORIC PRESERVATION – Leslie Naji
HYDROLOGY – Tiequan Chen
LONG RANGE – Vicente Quevedo, Jordan James
TRANSPORTATION DEV. SERVICES – Ernest Armijo
ZONING – Angelo Metzgar, Jeffrey Palmer
CABQ POLICE DEPARTMENT – Laura Kuehn
CABQ SOLID WASTE – Adrian Marez
CABQ TRANSIT – Lawrence Kline, Andrew de Garmo
ABC WATER UTILITY AUTHORITY – David Gutierrez, Eddie Kemp, Galveston Begaye,
Aryam Hernandez, Monica Rodriguez, Heidi Hilland
ALBUQUERQUE PUBLIC SCHOOLS – Sarah Young, Cordell Bock, Hodgins Serrullo
AMAFCA – Jared Romero, Kana Radius
BERNALILLO COUNTY
PLANNING MANAGER – Elvira Lopez
LEAD PLANNER – Carrie Barkhurst
LEAD PLANNER – Karen Iverson
SENIOR PLANNER – Benjamin Savoca
SENIOR PLANNER – Karina Peggau
PLANNER – Peach Anderson-Tauzer
TRANSPORTATION – Julie Luna
KIRTLAND AIR FORCE BASE – Eva Blaylock
MID-REGION COUNCIL OF GOVERNMENTS – Aaron Hill
MIDDLE RIO GRANDE CONSERVANCY DISTRICT – Jason Casuga, Eric Zamora, Mapping
NM DEPARTMENT OF TRANSPORTATION – Margaret Haynes, Keith Thompson, Peter
Kubiak
NM GAS COMPANY – Jeff Estvanko, Brandon Kauffman
NATIONAL PARK SERVICE/PETROGLYPH NATIONAL MONUMENT – Nancy Hendricks
PUBLIC SERVICE COMPANY OF NEW MEXICO – Russell Brito

FROM: Mikaela Renz-Whitmore, Urban Design and Development Division, Planning Department

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

Below are the legal descriptions for the cases scheduled for public hearing before the Environmental Planning Commission on **July 16, 2026**.

The City of Albuquerque Planning Department has begun using new case tracking software. Applications and related materials are available to review and/or download for each case via the links below.

Please direct questions to the case planner noted below and available by email: PlanningEPC@cabq.gov

All agency comments are due June 29, 2026.

SUBMIT COMMENTS TO: <https://cabq.gov/epc-agency-comment>

(Please submit comments via the Agency Comment Portal link, not as email submittals.)

Project # PR-2021-005222

Case # [SP-2026-00054](#)

Site Plan – EPC, Major Amendment

Tierra West, LLC, agent for Western Hills Investments, LLC requests a Site Plan - EPC, Major Amendment for all or a portion of Tract 1 Plat for Tracts 1 and 2 G Alameda Shoppes (Being comprised of Tract C-4-A Seven Bar Ranch), approximately 0.7616 acres and Tract 2 Plat for Tracts 1 and 2 G Alameda Shoppes (Being comprised of Tract C-4-A Seven Bar Ranch) approximately 1.2278 acres, located at 3615 & 3617 NM 528 NW, between Alameda Blvd NW and Ellison Rd NW, totaling approximately 2 acres. (A-14)
Staff Planner: Catherine Heyne

Case # [ZMA-2026-00009](#)

Zoning Map Amendment (Zone Change)

Retail Southwest, agent for Avatar Recoveries LLC, requests a Zoning Map Amendment from MX-M to NR-C for all or a portion of Tract 2-A, Block 0000 Plat of Tract 2-A Mira Mesa Estates (being a Replat of Tracts 2 & 3) located at 6500 Hanover Rd NW, between Coors Blvd. NW and Hanover Rd NW, approximately 5 acres. (J-10)
Staff Planner: Dustin Kiska

Case # [SP-2025-00096](#)

Site Plan – EPC, Major Amendment

RBA Architecture, agent for Laguna Point requests a Site Plan – EPC, Major Amendment for all or a portion of Tract 7, Academy Hills Addition, located at 5801 Eubank Blvd NE, between Academy Rd NE and Eubank Blvd NE, approximately 13.01 acres. (E-21)
Staff Planner: Daniel Soriano

Case # [PLAN-2026-00001](#)

Comprehensive Plan Amendment

City of Albuquerque Planning Department requests a Comprehensive Plan Amendment to the Albuquerque/Bernalillo County Comprehensive Plan (Comp Plan) to designate a section of Central Ave east of Wyoming Blvd and west of Tramway Blvd as a Main Street Corridor, effectively proposing and eastward extension of the existing

Main Street Corridor designation.
Staff Planner: William Steele

Project # PR-2021-005684

Case # [SP-2026-00044](#)

Site Plan - EPC

Sites Southwest LLC, agent for ABCWUA requests a Site Plan – EPC, for all or a portion of Tract OS-2 Bulk Land Plat for Mesa del Sol Innovation Park II (a Replat of Tracts 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4 Mesa del Sol & Tracts 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21, Tract F Bulk Land Plat for Mesa del Sol Innovation, located at 99999 Crick Crossing SE, between Watson Dr SE and Hawking Dr SE, approximately 9.5 acres. (Q-16)
Staff Planner: Daniel Soriano

Project Memo #1

DATE: June 16, 2026

TO: Danielle Wilson, Sites Southwest; Jill Peterson, Jacobs; Allena Fernandez, Jacobs; Jon Ertsgaard, ABCWUA

FROM: Daniel Soriano, Planner
City of Albuquerque Planning Department

TEL: (505) 924-3935

RE: Project #PR-2021-005684; Plan# SP-2026-00044 Site Plan - EPC

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 (review pending).
- ⇒ Revised Justification letter (electronic) by:

5 PM on Tuesday, June 23, 2026

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 as soon as possible.
- B. There may have been an issue with the way the application came through on ABQ-Plan in terms of the exact location of the subject site:
 - Unaddressed parcel along Watson Dr. SE, north of Crick Crossing.
 - UPC: 101605219908330405
 - Here is what the CABQ Advanced Map Viewer has for the legal description: Tract F2, Plat of Tracts F-1, F-2 & F-3 Mesa Del Sol Innovation Park II containing 7.3915 acres.
- C. Whom would you like listed as the agent for this request? (For Legal Ad).
 - _____, agent for Albuquerque Bernalillo County Water Utility Authority (ABCWUA), requests a Site Plan – EPC for all or a portion of Tract F2, Plat of Tracts F-1, F-2 & F-3 Mesa Del Sol Innovation Park II, located on Watson Dr. SE, between the current dead end of Watson Dr. SE and Crick Crossing SE, containing approximately 7.4 acres.
- D. It is my understanding that this request, a Site Plan – EPC, will facilitate the development of a Water Reuse Facility for the Albuquerque Bernalillo County Water Utility Authority (ABCWUA – “The Water Authority”) on an approximately 4-acre portion of an approximately 7.4-acre total site.

- E. Mesa del Sol Architectural Review Committee – Do you have any notes, minutes, letters or other documentation that reflects this approval?
- F. Project will be done in phases, according to the site plan, this is Phase 1B, is this still accurate?

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 **Thursday, July 16, 2026 at 8:40am**. Final staff reports will be available one week prior, on **July, 9, 2026**.
- C. You will have up to 10 minutes to present after Staff Presentation. The EPC Commissioners have indicated a preference for visuals (e.g. PowerPoint) along with you presentation.
- D. Staff will forward agency comments to the applicant by **July 1, 2026**. Any comments received by staff after this date will be updated as soon as possible. Staff will email copies of the comments and forward any late submissions.

3) Notification & Neighborhood Issues:

- A. It appears that you have correctly notified property owners within 100 feet of the subject site.
- B. The information regarding Neighborhood Associations received from the Office of Neighborhood Coordination (ONC) is **only valid for 30 days**. The e-mail provided with the application was dated July 10, 2024. Please resubmit this request to the ONC and provide that e-mail to staff as soon as possible.
 - <https://www.cabq.gov/office-of-neighborhood-coordination/notice-inquiry-sheet>
- C. The justification letter mentions your attendance at a neighborhood meeting on October 8, 2025.
 - Who was this meeting with?
 - Was this a facilitated meeting?
 - Are there any notes, or meeting minutes from the meeting?
- D. The yellow, public notice signs must be posted on or before **9:00am on Wednesday, July 1, 2026** and should be left up until **Friday, July 31, 2026**. (15 days before and 15 days after the EPC hearing date).
 - There will be one signs posted, facing Watson Rd. SE. For additional information regarding sign posting locations, please see: https://documents.cabq.gov/planning/online-forms/PublicNotice/Posted_Sign_Requirement-Instructions.pdf
 - Please take a photo at the time the sign is posted to demonstrate notification compliance. You may submit these photos via ABQ-Plan or e-mail to staff directly (dsoriano@cabq.gov), **before the end of day, Wednesday, July 1, 2026**.

4) Project Letter:

A. The justification letter is well written and seems to be generally complete. The letter, primarily the Review & Decision criteria requires some revisions for clarity, to strengthen your request in order for staff to make a recommendation.

B. Site Plan – EPC – 6-6(I)(3) Review and Decision Criteria

You have chosen many goals and policies that are relevant with this project. Consider adding more information in your response to the 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 site plan 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. using conclusory statements such as “because_____”.
- ii. re-phrasing the requirement (policy or goal) itself in the response, and
- iii. choosing an option when needed to respond to a requirement

• Responses:

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

- General Recommendation: The title of the chapter was included after the goal/policy, this can lead to confusion as it appears directly next to the title of the goal/policy. Consider, when selecting goals/policies from a new chapter, include a header or line that states the chapter number and chapter title.
- The following goals and policies require revisions, most, need more detail that will explain how the project is “consistent” with the selected goal and policy. When reading the response, ask “How?” this project is consistent with the selected goal/policy and include that answer in your response.
 - Goal 5.1
 - Policy 5.1.1
 - Goal 7.6
 - Policy 7.6.3
 - Goal 8.1
 - Policy 8.1.2
 - Policy 12.1.1
 - Goal 13.1
 - Policy 13.1.1

B. 6-6(I)(3)(e):

- Please revise, response needs information that explains how the project will mitigate impacts onto the surrounding area.

C. 6-6(I)(3)(d):

- Please revise, need to respond directly to the criteria, if additional infrastructure is not required, explain that the existing infrastructure is adequate because...

D. 6-6(I)(3)(f):

- Please revise, provide details to strengthen response and demonstrate compliance with the Mesa del Sol Master Plan. Consider moving detail from responses to (3)(c) & (3)(b) to this criterion response, showing how the proposed plan is in compliance.

Project Memo

DATE: June 24, 2026

TO: Danielle Wilson, Sites Southwest; Jill Peterson, Jacobs; Allena Fernandez, Jacobs; Jon Ertsgaard, ABCWUA

FROM: Daniel Soriano, Planner
City of Albuquerque Planning Department

TEL: (505) 924-3935

RE: Project #PR-2021-005684; Plan# SP-2026-00044 Site Plan - EPC

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

- ⇒ Revised Site Plan Drawings (electronic) by: **5PM on Monday, June 29, 2026**
 - ⇒ Revised Justification letter (electronic) by: **5 PM on Thursday, June 25, 2026**
- 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 as soon as possible.
- B. There may have been an issue with the way the application came through on ABQ-Plan in terms of the exact location of the subject site:
 - 5430 Watson Dr. SE
 - UPC: 101605219908330405
 - Here is what the CABQ Advanced Map Viewer has for the legal description: Tract F2, Plat of Tracts F-1, F-2 & F-3 Mesa Del Sol Innovation Park II containing 7.3915 acres.
- C. For Legal Ad review:
 - Sites Southwest LLC, agent for Albuquerque Bernalillo County Water Utility Authority (ABCWUA), requests a Site Plan – EPC for all or a portion of Tract F2, Plat of Tracts F-1, F-2 & F-3 Mesa Del Sol Innovation Park II, located on Watson Dr. SE, between the current dead end of Watson Dr. SE and Crick Crossing SE, containing approximately 7.4 acres.
- D. It is my understanding that this request, a Site Plan – EPC, will facilitate the development of a Water Reuse Facility for the Albuquerque Bernalillo County Water Utility Authority (ABCWUA – “The Water Authority”) on an approximately 4-acre portion of an approximately 7.4-acre total site.

2) Process:

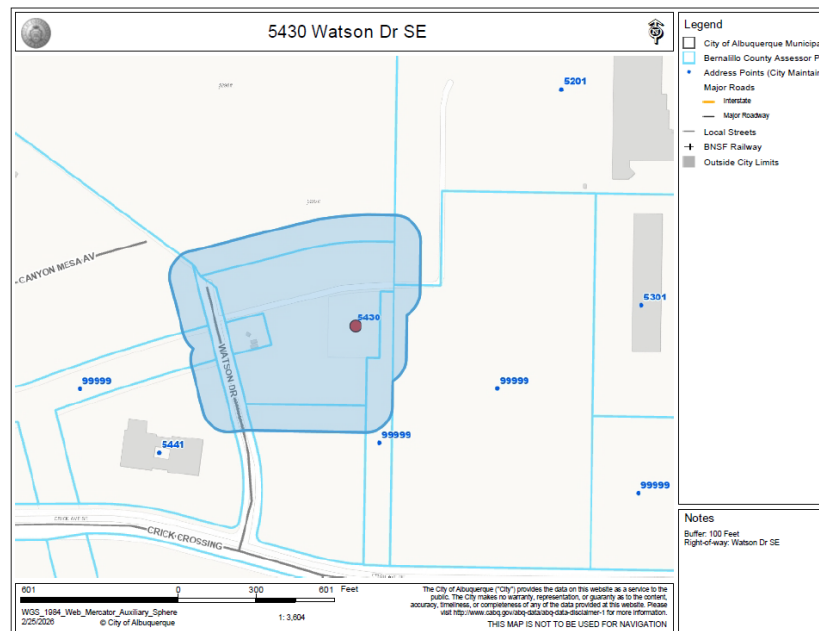
- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:

<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

- B. Timelines and EPC calendar: the EPC public hearing is **Thursday, July 16, 2026 at 8:40am**. Final staff reports will be available one week prior, on **July, 9, 2026**.
- C. You will have up to 10 minutes to present after Staff Presentation. The EPC Commissioners have indicated a preference for visuals (e.g. PowerPoint) along with your presentation.
- D. Staff will forward agency comments to the applicant by **July 1, 2026**. Any comments received by staff after this date will be updated as soon as possible. Staff will email copies of the comments and forward any late submissions.
- E. Status of ARC Approval? – **Responded to all comments, waiting for ARC response as of 6/24/26.**
-DS

3) Notification & Neighborhood Issues:

- ~~A. Thank you for providing the updated response from ONC.~~
- ~~B. Thank you for picking up your sign!~~ **Sign posted as of 6/24/26 - DS**
- C. Notification of Property Owners –
- The 100ft buffer map: “Subject Site” of this request. Correct? – **Yes! Accurate - DS**



- For example: Exhibit 5.0 – Building and Structure Elevation – Please remove the existing cell tower and any structures not on 5430 Watson Dr. SE. The cell tower on this sheet could cause confusion amongst others as it appears to be a part of the subject site.
- Is Exhibit 3.5 needed for Grading/Drainage approval? If not, consider removing. – **Sheet is needed, please disregard, however, please continue to review site plan for any sheets that could be a distraction from the subject site/project. - DS**
- Verification – Are there any lights on the subject site? – **No lights/no parking - DS**

B. Exhibit 1.0: Tijeras RRPS Overall Site Plan

- If not needed for any other purpose, please remove other tracts that are not part of this request and enlarge the subject site on this sheet.
 - Modify the property lines of the subject site to be different than other property lines as to clearly show the subject site boundaries.
- Please include property information section containing address, UPC, etc.
- Add signature block for DFT Final Approvals with Project # PR-2021-005684 and Plan #SP-2026-00044 above.
- Add building information showing size of structures in square feet.
- Please update scale on this sheet.

C. Exhibit 1.2: Tijeras RRPS Northeast Site Plan

- Please call out location of steel facility sign on this sheet.

D. Exhibit 2.X: Landscape

- Plant Schedule: Chitalpa is not recommended pursuant to the [Official Albuquerque Plant Palette and Sizing List](#), please replace with an appropriate alternative.
- Exhibit 2.0 appears to be different than what was submitted to ARC, please ensure any changes requested from ARC are incorporated into this new proposed Site Plan.
- Consider condensing the Landscaping sheets if possible. Some sheets, such as Exhibit 2.1 show a small portion of the project area and doesn't provide additional/new information.

E. Exhibit 5.0: Building and Structure Elevation

- Please increase the size of the illustrations to take up the full sheet to increase the readability.
- Please call out the height of the “Pre-engineered metal building, color tan, no windows, no signs”.
- Please provide dimensions of all accessory structures. (e.g. pre-engineered metal building, Tijeras Check Bypass Vault, Solar Panels and Tijeras Inflow Control Vault).
- Provide detail for all fencing on the subject site, provide a separate detail showing the design, height, color, and material of each fence (ornamental and wire) and gate.

- Can be included onto a new Detail Sheet with all accessory structures.
- Mesa del Sol Level B Master Plan – Chain link fencing is not permitted. (MdS Level B – 2.2.4(d)2.)
 - a. Barbed wire is also prohibited in all MdS districts, except where used by government agencies for public safety purposes. Did ARC have any comments on the use of barbed/razor wire? **There will be no barbed wire on the subject site – 6/24/26 DS**
 - i. **Please update all sheets to remove any references to barbed wire. - DS**
 - ii. **Please update title of temporary landscaped fencing, and include note that this will be removed after (insert more info for what needs to be met in order for the fence to be removed). - DS**
- Fence Detail: Please demonstrate compliance and add note that shows the following will be met - MDS Lvl. B – 2.2.4(d)3. – “Walls and fences exceeding four feet in height that are located within the setback area adjoining a public street shall provide variety and articulation at intervals not exceeding 30 feet through either changes in plane or expression of structure, such as a post, column, or pilaster.”
- Include note verifying compliance of IDO [14-16-3-3\(D\)\(2\)](#) Reflectivity (for all structures) - The exterior surfaces of structures shall not have a light reflective value (LRV) that results in glare in the eyes of flyers using the airport, impairs visibility in the vicinity of the airport, or otherwise endangers the landing, taking-off, or maneuvering of aircraft as determined by the City Aviation Department and per applicable FAA regulations

F. Exhibit 3.0: Site Drainage Plan

- Please incorporate all agreed upon changes recommended by ARC in the final sheets for EPC review.

D) PUBLIC NOTICE

From: [Flores, Suzanna A.](#)
To: [Danielle Wilson](#)
Subject: 5430 Watson Dr_ Public Notice Inquiry Sheet Submission
Date: Tuesday, June 16, 2026 12:16:31 PM
Attachments: [image001.png](#)
[5430 Watson Dr SE Zone Atlas.pdf](#)

Dear Applicant:

As of June 16, 2026 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, 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

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Tuesday, June 16, 2026 10:30 AM

To: Office of Neighborhood Coordination <dwilson@sites-sw.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

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:

Applicant Information

Contact Name

Danielle Wilson

Telephone Number

505-522-8200

Email Address

dwilson@sites-sw.com

Company Name

Sites Southwest

Company Address

1700 Central Ave. SW

City

Albuquerque

State

NM

ZIP

87108

Subject Site Information

Legal description of the subject site for this project:

Tract F2, Plat of Tracts F-1, F-2 & F-3 Mesa Del Sol Innovation Park II containing 7.3915 acres.

Physical address of subject site:

5430 Watson Dr. Albuquerque, NM 87106

Subject site cross streets:

Watson Dr. and Crick Ave. SE

Other subject site identifiers:

This site is located on the following zone atlas page:

Q-16-Z

Link for map

Captcha



June 2, 2026

RE: NOTICE OF PUBLIC HEARING (UPDATED HEARING DATE)

Dear Property Owner:

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a Public Hearing on Thursday, July 16, 2026, at 8:40 am for the request below, application #SP-2026-00044. The EPC hearing will be held via Zoom. To access the hearing online, use the following link and select the July 16 hearing date.

- **Zoom Link:** <https://cabq.zoom.us/j/83932559165>
- **Call in:** (719) 359-4580
- **Webinar ID:** 839 3255 9165

Sites Southwest, Ltd. Co., agents for the Albuquerque Bernalillo County Water Utility Authority is submitting an application for Site Plan review for development of a water reuse facility at 5430 Watson Dr. SE in the Mesa del Sol Innovation Park. The site comprises two parcels totaling 9.5 acres. The properties are TR F2 PLAT OF TRACTS F-1, F-2 & F-3 MESA DEL SOL INNOVATION PARK II CONT 7.3915 AC and TR OS-2 BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II(A REPLAT OF TRS 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4 MESA DEL SOL & TRS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21, containing 2.0949 acres. The site is located on Watson Dr. SE north of Crick Avenue in Albuquerque, NM (see enclosed Zone Atlas Page Q-16-Z).

The enclosed package includes the project site plan.

If you have questions or would like more information, contact Danielle Wilson at (505) 545-9607 or email dwilson@sites-sw.com. You can also check the Environmental Planning Commission website for information: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>.

Sincerely,

Danielle Wilson

Danielle Wilson, AICP
Senior Planner

SITES SOUTHWEST

1700 Central SW Albuquerque, NM 87104 – phone 505 822 8200 – sites-sw.com

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Site Plan - EPC

Decision-making Body: Environmental Planning Commission

Pre-Application meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☐ Yes ☒ No

Is this a Site Plan Application? ☒ Yes ☐ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 5430 Watson Dr. SE. Albuquerque, NM 87106

Name of property owner: Albuquerque Bernalillo County Water Utility Authority

Name of applicant: Danielle Wilson, Sites Southwest Ltd. Co.

Date, time, and place of public meeting or hearing, if applicable: Thursday, July 16, 2026, 8:40 am

Zoom Link: <https://cabq.zoom.us/j/83932559165> • Call in: (719) 359-4580 • Webinar ID: 839 3255 9165

Address, phone number, or website for additional information:

For more information, contact Danielle Wilson, 505-822-8200, ext. 126; dwilson@sites-sw.com

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☐ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if one occurred.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:

**PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [IDO §14-16-6-4\(J\)](#).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice is complete, true, and accurate to the extent of my knowledge.

Danielle Wilson Digitally signed by Danielle Wilson
Date: 2026.06.04 10:20:07 -06'00'

(Applicant signature)

6/3/2026

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☒ 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.

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'inaasdzil 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 nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

[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*: 6/3/2026

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

☐ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹

☒ Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* 5430 Watson Dr. SE

Location Description Watson Dr. SE north of Crick Rd

2. Property Owner* Albuquerque Bernalillo County Water Utility Authority

3. Agent/Applicant* [if applicable] Danielle Wilson, Sites Southwest

4. Application Type(s)²* see IDO [Table 6-1-1](#)

- ☒ Site Plan – EPC
- ☐ Subdivision _____ (Minor, 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/request³*:

5. This application will be heard at a public meeting or hearing by*:

- ☐ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☒ Environmental Planning Commission (EPC)

¹ 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.

² 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.

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

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

Hearing Date/Time*: Thursday, July 16, 2026; 8:40 AM

Location*⁴: Zoom

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

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

Preferred project contact information:

Name: Danielle Wilson

Email: dwilson@sites-sw.com

Phone: 505-522-8200

☐ Website or project page: _____

☐ Attachments:

☐ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*

☐ Other: _____

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

1. Zone Atlas Page(s)*⁵ Q16

2. Project Illustrations, as relevant*⁶

☒ Architectural drawings

☐ Elevations of the proposed building(s)

☐ Other relevant illustrations

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*:

⁴ Physical address or Zoom link

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

⁶ 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. Was a Pre-submittal Neighborhood Meeting held? ☐ Yes ☒ No

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

There is no recognized neighborhood within the distance used by the
City of Albuquerque, but a neighborhood meeting was held as part of the
Environmental Information Document process.

[Note: If a meeting was held, the meeting report is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach the 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 Map⁷:

1. Area of Property [acres] 7.3915 ac. The site is the southern 4+/- acres
 2. IDO Zone District Mesa del Sol Planned Community PC
 3. Overlay Zone(s) [if applicable] _____ APO Select Select Select
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO §14-16-6-4\(K\)](#), 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 hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan: <https://www.cabq.gov/planning/abq-plan>

Useful Links

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

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

Language Access Notice:

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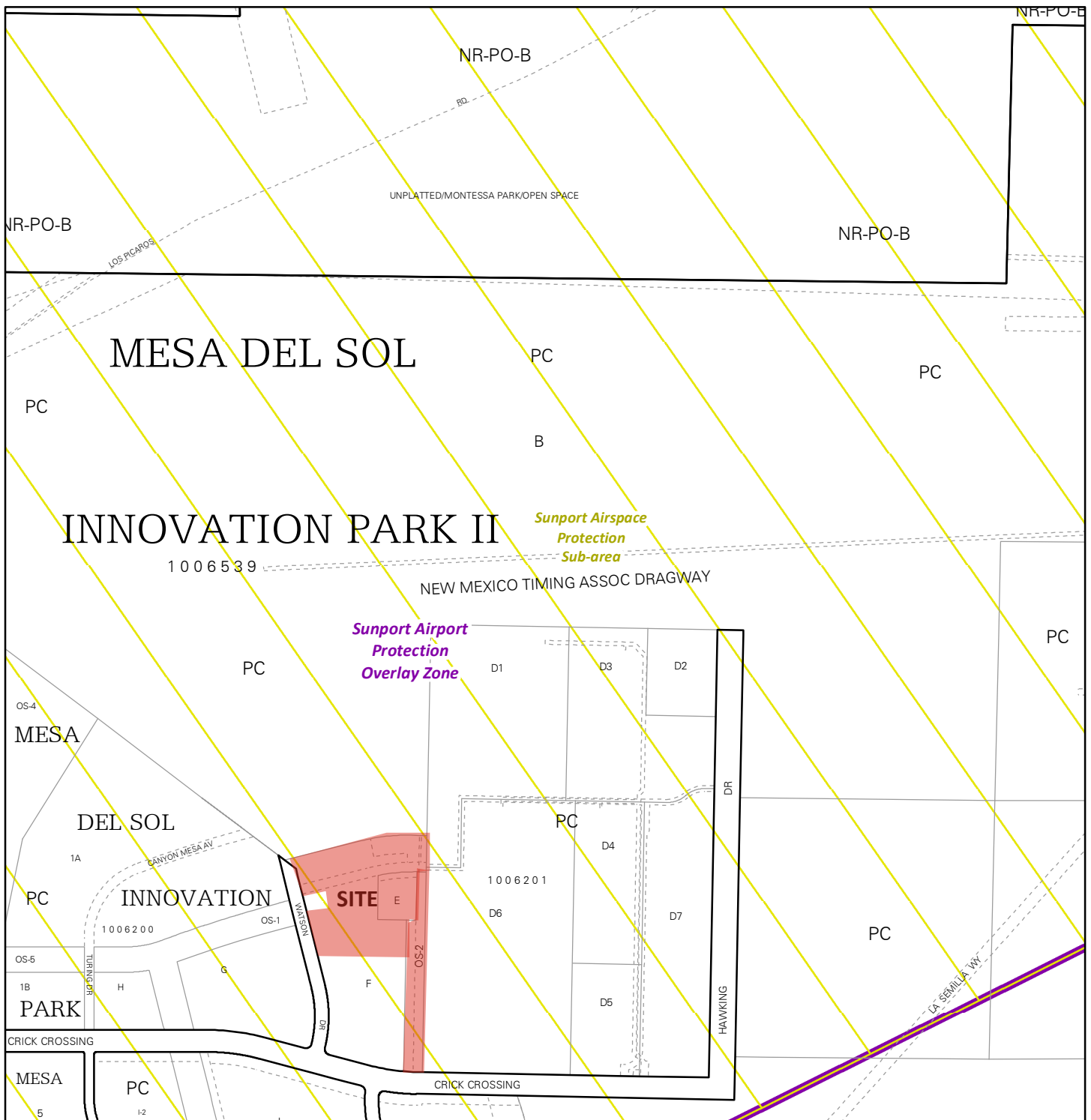
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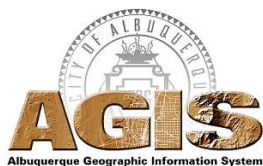
Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque,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

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil 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 nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

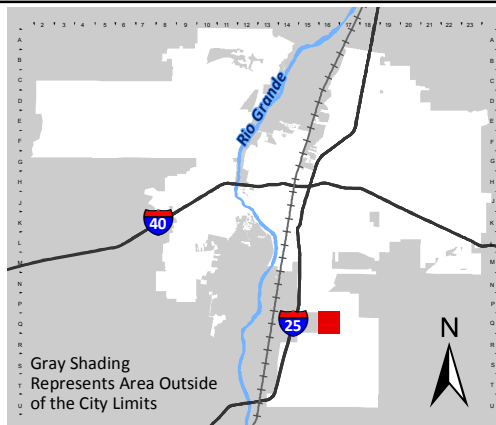


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

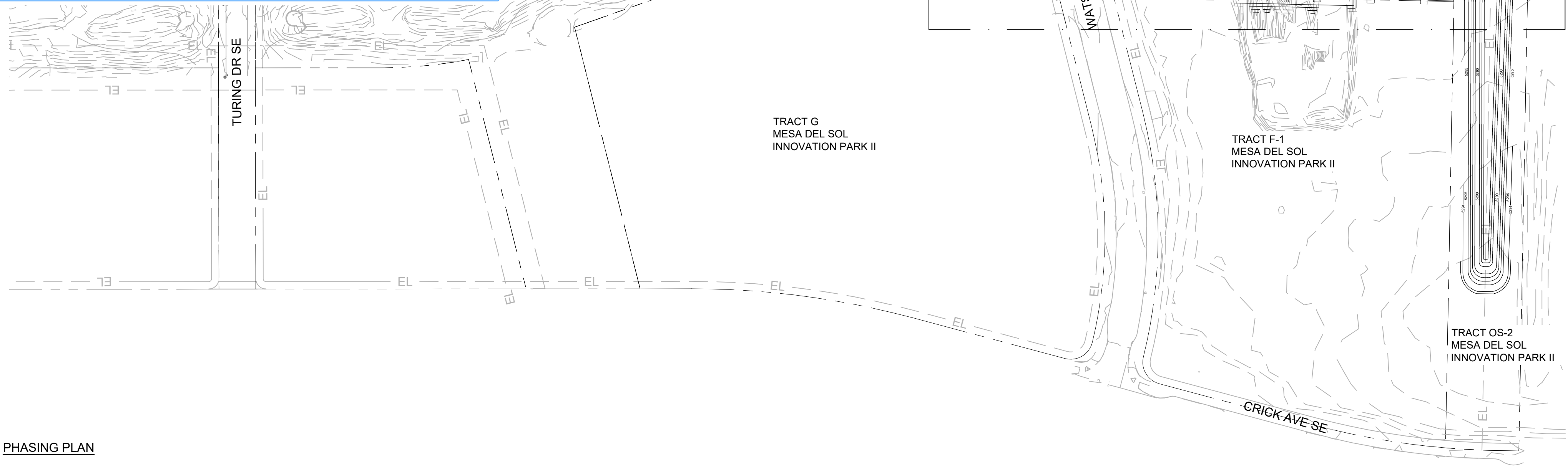


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



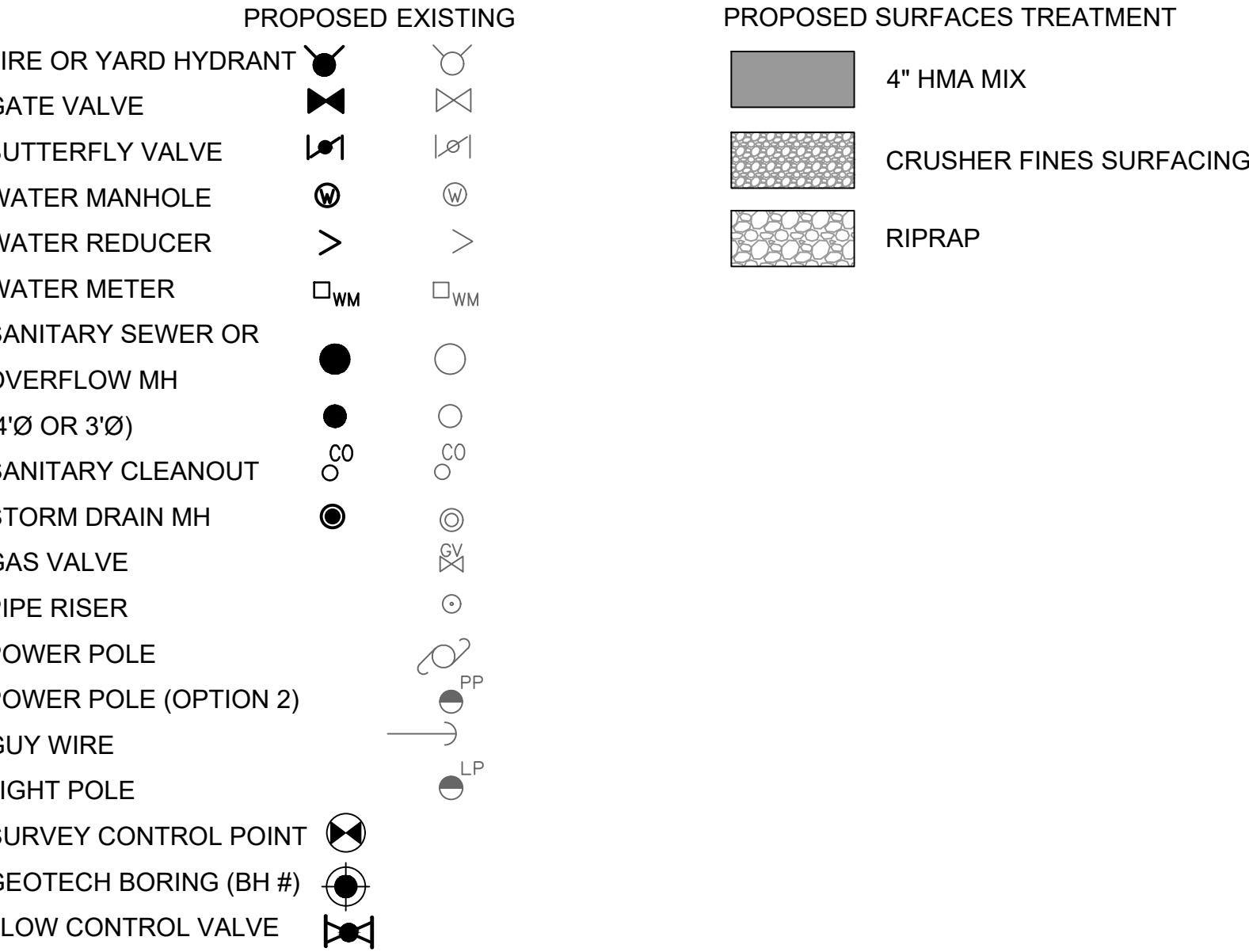
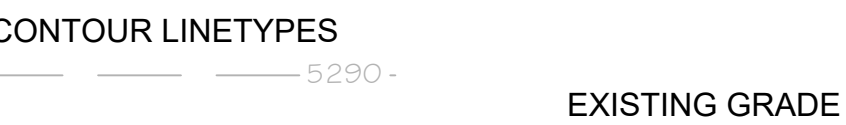
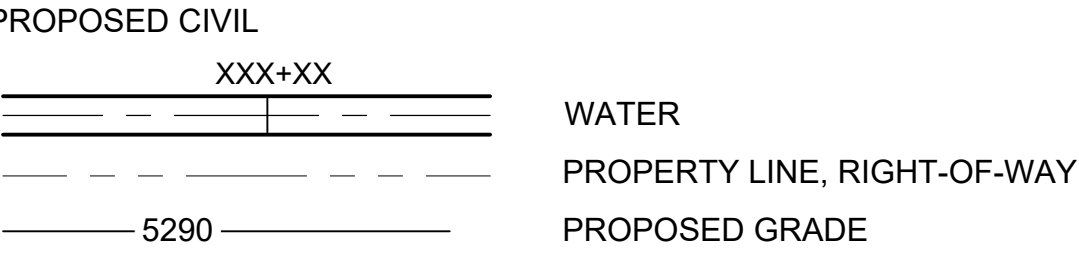
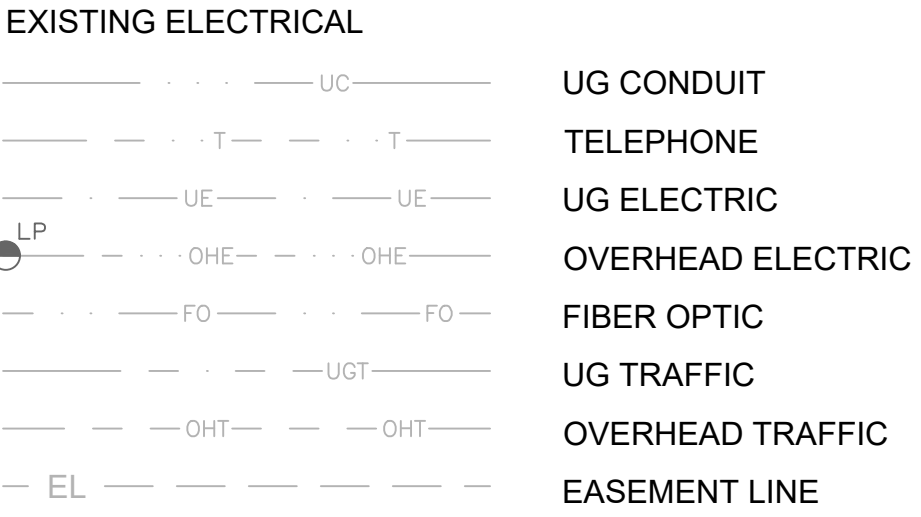
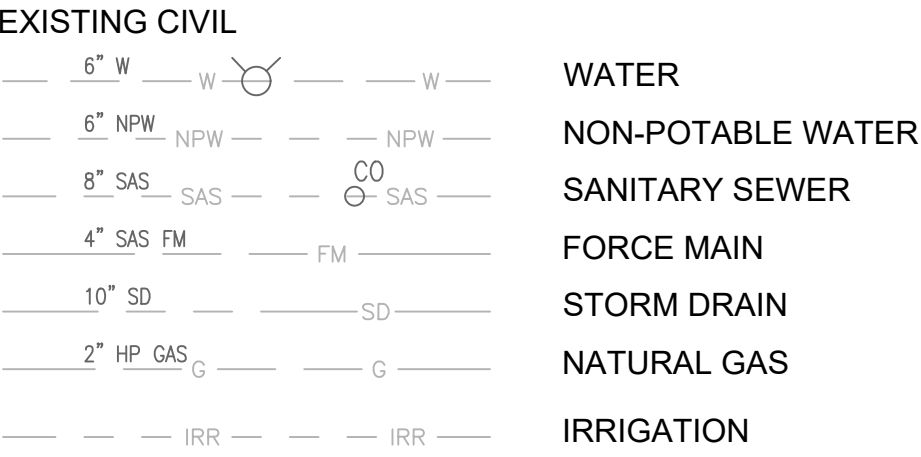
Zone Atlas Page:
Q-16-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- Gray Shading Represents Area Outside of the City Limits
- 0 250 500 1,000 Feet



LEGEND:

EXISTING CIVIL (LARGE DIAMETER)



PHASING PLAN

THE WATER AUTHORITY WILL CONSTRUCT THE PROJECT IN SEPARATE PHASES:

- PHASE 1A - THIS PHASE INCLUDES NEW FLOW CONTROL VAULTS NEAR THE TIJERAS REUSE RESERVOIR #1 AND AT THE EXISTING PDS FACILITY AND NEW PIPELINES FROM UNIVERSITY BLVD TO THE TIJERAS RRPS SITE (NOT SHOWN ON THE SITE PLAN).
- PHASE 1B (THIS PROJECT) - THIS PHASE INCLUDES THE CONSTRUCTION OF ONE 4.0 MG RESERVOIR (TIJERAS REUSE RESERVOIR #1), A NEW STORMWATER POND AND NEW FLOW CONTROL VAULTS NEAR THE TIJERAS REUSE RESERVOIR #1. THERE IS NO SITE LIGHTING FOR THIS SITE IN THIS PHASE.
- PHASE 2 - THIS PHASE INCLUDES A PIPELINE REPLACEMENT BELOW UNIVERSITY BLVD (AT THE TIJERAS BRIDGE) NORTH OF MESA DEL SOL. IT IS NOT INCLUDED IN THIS SITE PLAN.
- PHASE 3 (SITE NORTH OF THE COA EASEMENT ROAD) - THIS PHASE INCLUDES THE CONSTRUCTION OF THE NEW TIJERAS REUSE PUMP STATION. THIS CONCEPTUAL SITE PLAN IS SHOWN. DESIGN HAS NOT STARTED ON THIS SITE. SITE LIGHTING WILL BE PROVIDED FOR THE RESERVOIR AREA IN THIS PHASE.
- FUTURE PHASE - THE FUTURE PHASE, IF NEEDED, WOULD CONSIST OF A SECOND 4.0 MG REUSE RESERVOIR (TIJERAS REUSE RESERVOIR #2) AND A POSSIBLE SUPPLEMENTAL DISINFECTION FACILITY. HOWEVER, THERE IS CURRENTLY NOT ENOUGH DEMAND TO PROCEED WITH THIS PHASE OF WORK. IF NEEDED, THIS FUTURE PHASE WILL PROVIDE REUSE WATER TO FUTURE USERS.

				SCALE:	DESIGN TRACKING		SUBMITTED BY:	AS BUILT INFORMATION		ENGINEER'S SEAL	ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY		
				ATTENTION 0 1/2" 1" GRAPHIC SCALE THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)	DESIGNED BY:	DATE: APR 2026	Jacobs 3721 RUTLEDGE RD NE, SUITE B-1 ALBUQUERQUE, NM 87109 505-884-5600	CONTRACTOR		NOT FOR CONSTRUCTION	TITLE: TIJERAS REUSE RESERVOIR AND PUMP STATION – BID PACKAGE 1B		
					DRAWN BY:	DATE: APR 2026		CONSTRUCTION BEGIN DATE			TIJERAS RRPS OVERALL SITE PLAN		
					CHECKED BY:	DATE: APR 2026		INSPECTOR'S ACCEPTANCE BY	DATE				
					CROSS CHK'D BY: N MASCHKE	DATE: APR 2026		INSPECTOR'S NAME					
					APPROVED BY:	DATE: APR 2026		SUBSTANTIAL COMPLETION DATE					
					MAPS/RECORDS INFO.			DRAWINGS CORRECTED BY	DATE				
NO.	DATE	REVISION NO. & DESCRIPTION	BY								WATER AUTHORITY CONSTRUCTION PROJECT NO.	ZONE MAP NO.	SHEET Q-16 EXHIBIT 1.0

100% SUBMITTAL – FINAL FOR CONSTRUCTION

SHIP DATE: 03JUN26
ACTWGT: 0.15 LB
CAD: 6570225/ROSA2710
DIMMED: 12 X 9 X 1 IN

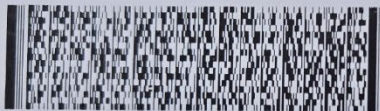
Part # 138397-435 RRD8 EXP 05/22 (US)

(US)

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DEPT:



FedEx
Ground



87107



MESA INDUSTRIAL OZ I LLC
4020 VASSAR DR NE SUITE H
ALBUQUERQUE NM 87107-2058

FROM: (505) 420-8394
Michael McDonald
25 Thistle Hill Rd
EDGEWOOD NM 87015
US

SHIP DATE: 03 JUN 26
ACTWGT: 0.15 LB
CAD: 6570225/ROSA2710
DIMMED: 12 X 9 X 1 IN

TO ESPAT Opportunity Zone Fund LLC

1701 2ND ST NW

ALBUQUERQUE NM 87102

(US)

(000) 000-0000
IMV:
PG:

REF:

DEPT:



FedEx
Ground



TRK# 8726 2333 7130

87102

9622 0019 0 (000 448 4041) 7 00 8726 2333 7130



ESPAT OPPORTUNITY ZONE FUND LLC
1701 2ND ST NW
ALBUQUERQUE NM 87102-4505

FROM: (505) 420-8394
Michael McDonald
25 Thistle Hill Rd
EDGEWOOD NM 87015
US

SHIP DATE: 03JUN26
ACTWT: 0.15 LB
CAG: 6570225/R0SA2710
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PAID BY 16057-435 PROS EXP 06/23

TO **MDS Investments LLC**

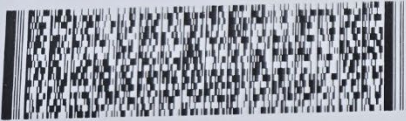
**5700 University Boulevard Southeast
Suite 300
ALBUQUERQUE NM 87106**

(US)

(000) 000-0000
P01

REF:

DEPT:



FedEx
Ground



TRK# **8726 2349 6267**

87106

9622 0019 0 (000 448 4041) 7 00 8726 2349 6267



MDS INVESTMENTS LLC
5700 UNIVERSITY BLVD SE SUITE 300
ALBUQUERQUE NM 87106-9601

ORIGIN ID: ONMA (505) 420-8394
MICHAEL McDONALD

25 THISTLE HILL RD
EDGEWOOD, NM 87015
UNITED STATES US

SHIP DATE: 03JUN26
ACTWGT: 0.25 LB
CAD: 6570225/R0SA2710

TO CTO18 ALBUQUERQUE NM LLC

1140 NORTH WILLIAMSON BOULEVARD
SUITE 140
DAYTONA BEACH FL 32114

(000) 000-0000
NO:
PO:

REF:

DEPT:



TRK# 8726 2346 1803
0201

FRI - 05 JUN 5:00P
** 2DAY **

SA DABA

32114
FL-US MCO



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ORIGIN ID: ONMA (505) 420-8394
MICHAEL MCDONALD
25 THISTLE HILL RD
EDGEWOOD, NM 87015
UNITED STATES US

SHIP DATE: 03 JUN 26
ACTWGT: 0.25 LB
CAD: 6570225/ROSA2710

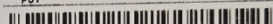
158297-435 HR08 EXP 05/27

TO EGP 5441 ALBUQUERQUE LLC
ATTN: EASTERLY GOVT PROPERTIES INC
2001 K ST NW
SUITE 775
WASHINGTON DC 20006

(000) 000-0000
TNU:
PO:

REF:

DEPT:



FedEx
Express



421022109201827

TRK# 8726 2341 8479
0201

FRI - 05 JUN 5:00P
** 2DAY **

SS BZSA

20006
DC-US IAD





Retail



87504

RDC 99

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ALBUQUERQUE, NM 87101
JUN 04, 2026

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STATE OF NEW MEXICO STATE LAND OFFICE
PO BOX 1148
SANTA FE NM 87504-1148

CERTIFIED MAIL



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Retail



87103

RDC 99

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ALBUQUERQUE, NM 87101
JUN 04, 2026

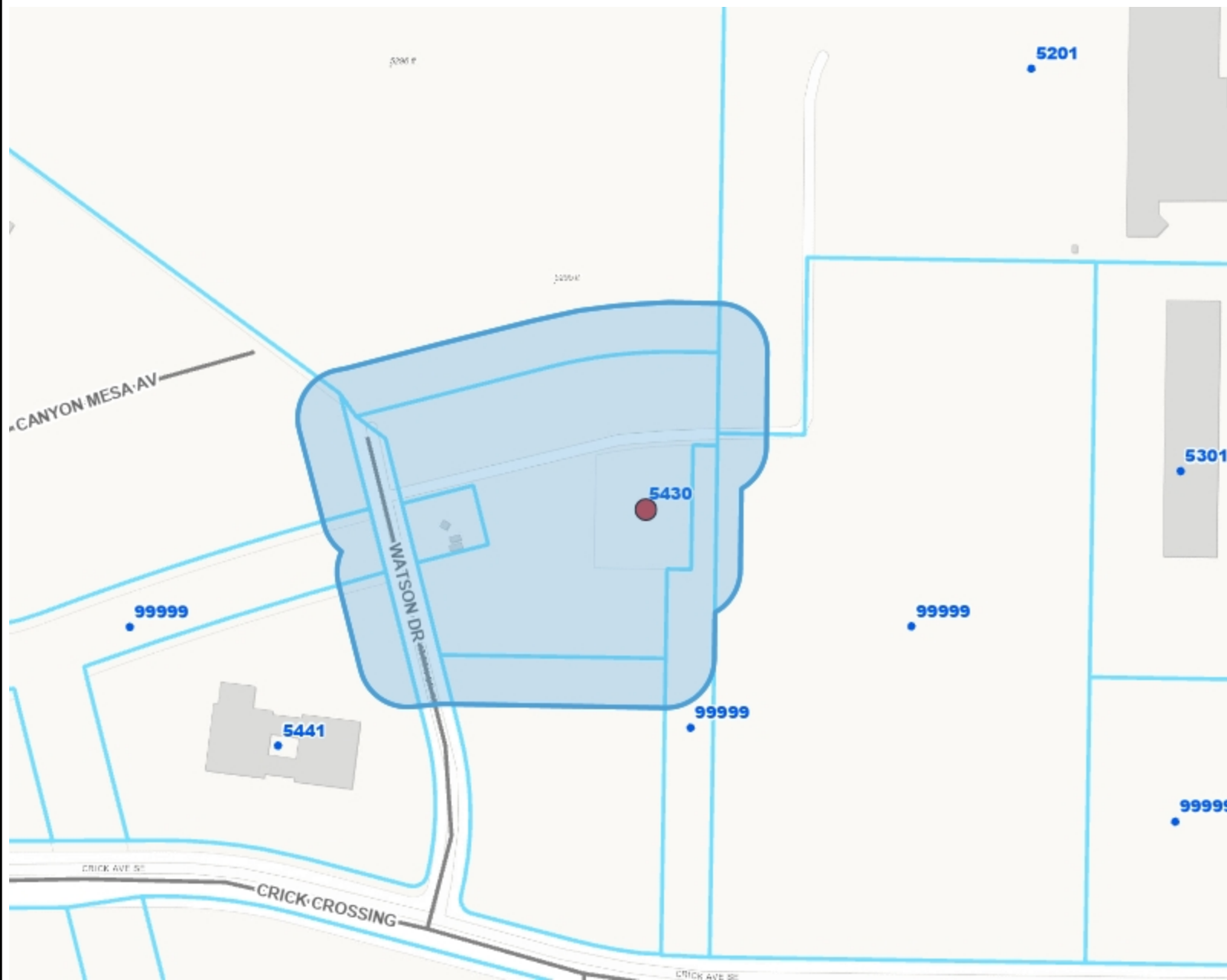
\$7.47

S2324H504645-50

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293



5430 Watson Dr SE



Legend

- City of Albuquerque Municipal
- Bernalillo County Assessor Pa
- Address Points (City Maintaine
- Major Roads
- Interstate
- Major Roadway
- Local Streets
- BNSF Railway
- Outside City Limits

Notes

Buffer: 100 Feet
Right-of-way: Watson Dr SE

601 0 300 601 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
2/25/2026 © City of Albuquerque

1: 3,604

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293

CTO18 ALBUQUERQUE NM LLC
1140 N WILLIAMSON BLVD SUITE 140
DAYTONA BEACH FL 32114-2431

ESPAT OPPORTUNITY ZONE FUND LLC
1701 2ND ST NW
ALBUQUERQUE NM 87102-4505

MDS INVESTMENTS LLC
5700 UNIVERSITY BLVD SE SUITE 300
ALBUQUERQUE NM 87106-9601

STATE OF NEW MEXICO STATE LAND OFFICE
PO BOX 1148
SANTA FE NM 87504-1148

EGP 5441 ALBUQUERQUE LLC ATTN: EASTERLY GOVT
PROPERTIES INC
2001 K ST NW SUITE 775
WASHINGTON DC 20006-1074

MESA INDUSTRIAL OZ I LLC
4020 VASSAR DR NE SUITE H
ALBUQUERQUE NM 87107-2058

SIGN POSTING AGREEMENT

Environmental Planning Commission

All persons requesting a hearing before the Environmental Planning Commission are responsible for the posting and maintaining of one or more signs on the property.

Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.

Per Integrated Development Ordinance 14-16-6-4(J)(4): **The applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street, for at least 15 calendar days before the public hearing and for the appeal period of 15 calendar days following any decision, required pursuant to Subsection 14-16-6-4(T) and Subsection 14-16-6-4(U)(3)(a)1.**

1. LOCATION

- A. The sign shall be conspicuously located within twenty feet of the public sidewalk (or edge of public street).
- 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 help prevent tearing and are best for attaching signs to a post or backing.

Signs must be posted from 15 days prior to the hearing to 15 days after the hearing.

Project Number & Address: 5430 Watson Dr. SE, Albuquerque, NM 87106

Applicant/Agent Signature Danielle Wilson **Date:** 6/4/2026



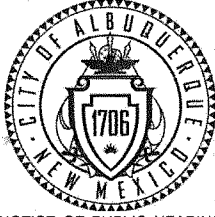
REQUEST

Site Plan - EPP

The City of Albuquerque is seeking a suitable site for the construction of the new South Side Regional Water Treatment Plant. The project will be located on the South Side of the Rio Grande, near the intersection of the Rio Grande and the Santa Fe Trail. The project will be located on the South Side of the Rio Grande, near the intersection of the Rio Grande and the Santa Fe Trail. The project will be located on the South Side of the Rio Grande, near the intersection of the Rio Grande and the Santa Fe Trail.

REFER TO FILE # 2024-00044

phone 505-243-1200



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing** on **Thursday, July 16, 2026 at 8:40 a.m.**, using Zoom (online).

Attend by Zoom
<https://cabq.zoom.us/j/83932559165>

Attend by Phone
(719) 359-4580
Meeting ID: 839 3255 9165
Find your local number: <https://cabq.zoom.us/j/83932559165>

Please contact City Planning staff via the information below for any of the following:

- To request details about the cases below.
- At least 72 hours prior to the hearing:
 - For individuals with disabilities to request special assistance to participate at the public hearing.
 - To request interpretation into other languages at the hearing.

Contact Information

- Email: PlanningEPC@cabq.gov
- Phone: 505-924-3860, option for Boards and Commissions, or TTY 711

To submit written comments on any of the cases below, please submit by **9 AM on Wednesday, July 1, 2026**.

- Mail: EPC, c/o EPC Hearing Monitor, CABQ Planning Department, P.O. Box 1293, ABQ, NM 87103
- Online portal: <https://cabq.gov/epc-public-comment>

Project # PR-2021-005222

Case # SP-2026-00054

Site Plan - EPC, Major Amendment

Tierra West, LLC, agent for Western Hills Investments, LLC, requests a Site Plan - EPC, Major Amendment for all or a portion of Tract 1 Plat for Tracts 1 and 2 G Alameda Shoppes (Being comprised of Tract C-4-A Seven Bar Ranch), approximately 0.7616 acres and Tract 2 Plat for Tracts 1 and 2 G Alameda Shoppes (Being comprised of Tract C-4-A Seven Bar Ranch) approximately 1.2278 acres, located at 3615 & 3617 NM 528 NW, between Alameda Blvd NW and Ellison Rd NW, totaling approximately 2 acres. (A-14)

Staff Planner: Catherine Heyne

Case # ZMA-2026-00009

Zoning Map Amendment (Zone Change)

Retail Southwest, agent for Paseo Nuevo, Ltd. Co., Paseo Nuevo Development, Ltd. Co., Beckner Road Equities, Inc., Gordon L. Skarsgard, Patience P. Skarsgard, Joshua J. Skarsgard, Eakin Santa Fe Investments, LLC, L4 Properties, LLC, and Matheu Family Living Trust dated February 21, 2000, requests a Zoning Map Amendment from MX-M to NR-C for all or a portion of Tract 2-A, Block 0000, Plat of Tract 2-A, Mira Mesa Estates (being a Replat of Tracts 2 & 3), located at 6500 Hanover Rd NW, between 64th street and 68th street, approximately 5 acres. (J-10)

Staff Planner: Dustin Kiska

Case # SP-2025-00096

Site Plan - EPC, Major Amendment

RBA Architecture, agent for Laguna Point, requests a Major Amendment to a Site Plan EPC, for all or a portion of Tract 7, Academy Hills Addition, located at 5801 Eubank Blvd NE, between Layton Ave. NE and Admiral Halsey Dr. NE, approximately 13.3 acres. (E-21)

Staff Planner: Daniel Soriano

Case # PLAN-2026-00001

Comprehensive Plan Amendment

City Council Services Department requests a Comprehensive Plan Amendment to the Albuquerque/Bernalillo County Comprehensive Plan (Comp Plan) to designate a section of Central Ave east of Wyoming Blvd and west of Tramway Blvd as a Main Street Corridor, effectively proposing and eastward extension of the existing Main Street Corridor designation.

Staff Planner: William Steele

Project # PR-2021-005684

Case # SP-2026-00044

Site Plan - EPC

Sites Southwest LLC, agent for ABCWUA, requests a Site Plan EPC, for all or a portion of Tract F2, Plat of Tracts F-1, F-2 & F-3 Mesa Del Sol Innovation Park II, located at 5430 Watson Dr. SE, between Turing Dr SE and Hawking Dr SE, approximately 7.4

acres. (Q-16)

Staff Planner: Daniel Soriano

Environmental Planning Commission (EPC)

Journal: June 29, 2026

E) PUBLIC MEETING



SIGN-IN SHEET – Tijeras Reuse Reservoir & Pump Station Phase 1

Public Meeting

October 14, 2025

Name	Address	City/State/Zip	Phone	Email Address
Allena Fernandez			505-270-9158	allena.fernandez@com ^{jacob's}
DAVID LAUGHTLIN	—	ABQ	505-313-9610	DLAUGHTLIN@ABCWUA.COM.
Jon Erftsgaard			505-289-3255	jertsgaard@abcwua.com
Rachel Stone			505-289-3071	rstone@abcwua.org
Francesca Shirley			505-228-3505	Fshirley@abcwua.org
Diane Agnew			505.200.7140	dagnew@abcwua.org
Alejandro Trujillo		ABQ	505-659-3559	atrujillo@tigerwestllc.com
EUGENE & Patti DEMETER	gldemeter@gmail.com	ABQ	210 262 8234	
Dave Stucki		ABQ	505-312-7961	
Diane Reese		Abq 87105	505-507-6416	DianeAbqNM@gmail.com
Sage Mauthe		87106	920-475-2778	smmauthe@gmail.com
Ron Brown	MDS MGR		505-440-7263	Ron@BROWNTEAMABQ.ORG
Phyllis Taylor			505-822-8200	ptaylor@sites-80.com

David Laughlin of the Water Authority introduced the Project background and purpose and introduced the summary of the Design and Analysis Report (DAR). Allena Fernandez continued summarizing the DAR. Diane Agnew completed the presentation with the summary of the Environmental Information Document (EID).

At the end of the presentation, attendees were allowed to provide questions and comments. The following questions and comments were received at the public meeting after the presentation. The meeting audio was recorded; however, the following is a summary, not a transcript:

Comments and Questions

(Project team responses are italicized)

Question: There's concern about burrowing owl and migratory birds, but what about coyotes and rabbits that are abundant in that area?

Response: Diane Agnew – Coyotes and rabbits aren't protected as they are generalist. There will be impacts to these animals, but impacts will be minimized as a result of the other Best Management Practices (BMPs) being implemented.

Question: What will be done to minimize dust and wind?

Response: Diane Agnew – Water trucks will minimize dust.

Question: Will this close down one lane of University? Traffic flow is already a problem, especially when there are concerts at Isleta, which doesn't have traffic control. Bobby Foster already blocks up University.

Response: Diane Agnew – We will make note of this issue in the specialized plan.

Rachel Stone – we will take into account the concert schedule.

David Laughlin – we will get a traffic control permit through the city or county – this tells them the length, time of day, and allows coordination with others in consideration of big events. Permits can be denied if too much traffic is anticipated.

Comment: Commenter seeking clarification on water treatment process.

Response: David Laughlin – clarified that water will be treated.

Diane Agnew – they are by permit required to have a certain amount of San Juan/Chama River treated wastewater to divert to customers.

Question: How tall are the reservoirs? They're on the west side?

Response: Allena Fernandez – the reservoirs are 28 feet tall on the east side of the building, they won't be seen from University Boulevard.

Comment: Until the roads are fixed and local people can access roads during busy times, other construction shouldn't happen.

David Laughlin – the existing 16" is needed to supply level B demands, and the 12" is needed to satisfy level A demands. The concept of reuse is relatively new, so it's expected that the original designs did not plan that far into the future. There are no return flows, all the water is going to irrigation.

Comment: Request to show construction schedule slide.

Response: Rachel – showed construction schedule slide.

Question: The discharge permit allows for reuse water to be used for irrigation? What about industrial operations such as data centers?

Response: Diane Agnew - The discharge permit protects groundwater only, so if it goes to and industrial customer, that is between the Water Authority and the customer and if the water doesn't discharge into the ground that's ok. If the water discharges into the ground it has to meet the Water Authority's standards. If the water goes to the industry, it has to meet the industry standards.

Comment: This doesn't sounds like Mesa Del Sol will benefit and traffic will be a disaster.

Response: Diane Agnew – the plan includes using reuse water to irrigate turf that's currently being watered with groundwater. This is groundwater that you don't have to take from groundwater and can be used in the future. Groundwater is a limited resource which takes a long time to replenish. Empathize with traffic issues however

Question: Groundwater has to go somewhere, will the water use stay the same?

Response: Diane Agnew – irrigating turf, etc. from wells using potable water means it's taking away from drinking water.

David Laughlin – Water use will stay the same, most water is sucked up within the root zone in the upper soil layer.

Question: Is water coming down from the terrace recharging the aquifer?

Response: Diane Agnew – Yes but mostly towards the foothills. The terrace is effective at recharging the aquifer, but it's mostly kept near the base of the mountains. There are studies looking into this.

Questions and Comments Received Outside of Meeting

Comments were requested within the comment period before October 31, 2025.

The following were comments received via email from residents in response to public meeting notices prior to the public meeting:

From: David E. Stucki (destucki@juno.com), September 19, 2025

Question: David asked for clarification on what the reuse water's intended use was in Mesa del Sol, and clarification on the areas within the figure. He also requested water availability



Re: Attn: Tijeras Reuse Reservoir and Pump Station

From Megan Rabinowich <Megan.Rabinowich@nv5.com>

Date Tue 10/7/2025 1:33 PM

To David E. Stucki <destucki@juno.com>

Cc Denise E. Dewey <DEDewey@Juno.com>; Molly Brandau <mmlwow@aol.com>

 1 attachment (3 MB)

TijerasRRPS_CWSRF151_Project Description_FINAL.pdf;

Hi David,

Thank you for your inquiry. Response below:

This project is an expansion of the existing Albuquerque Bernalillo County Water Utility Authority Southside Reuse System that provides reuse water year-around, based on demand. The Project Description document (attached) provides more information regarding the infrastructure proposed for this project, the Tijeras Reuse Reservoir and Pump Station project. The reuse water will be used for irrigation of the turf at the Bernalillo County sports complex and various parks. If there is a future need for reuse water for industrial use, there is space provided in the infrastructure sizing to provide for that use. The reuse water will be distributed in a new piping system which is not a part of this project but is in the planning stage. This reuse water system will ultimately be capable of providing 8.9 million-gallons-per-day of reuse water to Mesa del Sol throughout the year. The Project No. CWSRF 151 refers to the Clean Water State Revolving Fund (CWSRF) which is one of the funding sources that is being used for this project. For general information regarding CWSRF funding, please see:

<https://www.env.nm.gov/funding-opportunities/>.

Megan Rabinowich (she/her) | Senior Biologist | [NV5](#)

6501 Americas Parkway, Suite 400 | Albuquerque, NM 87110 | P: 505.348.5203

[Electronic Communications Disclaimer](#)

From: David E. Stucki <destucki@juno.com>

Sent: Friday, September 19, 2025 3:23 PM

To: Megan Rabinowich <megan.rabinowich@nv5.com>

Cc: Denise E. Dewey <DEDewey@Juno.com>; Molly Brandau <mmlwow@aol.com>

Subject: Attn: Tijeras Reuse Reservoir and Pump Station

Hi Megan,

I hope the engineering report that will be presented on 10/14 will

Response: Noted.

Question: What about the cost to the community? Will taxes increase?

Response: Diane Agnew and David Laughlin – No, taxes will not increase, it is a part of the portfolio to supply water long term to residents.

Question: How many gallons will be released a day?

Response: David Laughlin – we are projecting and designing for about 9 million gallons per day.

Question: Where does the water currently go? Does it impact the river? Will there be compact issues?

Response: Diane Agnew – the water is currently released into the river, and with the project there will be a slight decrease of water released in to the river, but it will likely not be noticeable. There will be no effect on compact, even if the water decreases it will have no impact on compact or compact neutral status. Even decreasing by 9 million gallons day, it will still connect to the river.

David Laughlin – as the MDS community grows, they'll produce more wastewater, so reuse water output into the river will be higher, even though more water will be used for irrigation.

Question: Do customers pay a different rate for reuse water?

Response: Diane Agnew – yes, customers are incentivized with lower rates for reuse water compared to potable water.

Question: Is there any plan to allow houses to utilize reuse water in drip irrigation? Is it possible to change the law to allow for this? Could reuse water be purified enough to be drinking water?

Response: Diane Agnew – NMED does not allow for that application for reuse water for residential customers , this gets into water rights issues and it's a complicated matrix.

David Laughlin – Water will be used for landscaped areas in the ROW.

Diane Agnew – The reuse water is available for everyone but residents. Changing the law would be very difficult. 9 million gallons was a carefully calculated number considering water rights, and residential gardens were not in the equation. Houses would need separate plumbing and separate water meters. New Mexico doesn't have standards for reuse regulations for direct potable drinking water like other states. This idea is in the long term plan in Water 2120, but it goes back to the water rights balance complex equation.

Question: Commenter seeking clarification on the size of the pipes and the reasoning. And why did they not plan for this capacity in the original design?

Response: Allena Fernandez – the pipe gets thicker at University Boulevard, it's 12" paired with 16".

projections throughout the year. He commented that no information for CWSRF 151 seemed to be available on the internet.

Response: Megan Rabinowich responded with input from Jacobs and the Water Authority. and confirmed the location of the roundabout and relayed that there is no publicly available figure yet. She forwarded a project description along with an email response describing that water will be used for turf irrigation, and that water will be available year-round. She also stated that if future need for industrial use space arises for that is accounted for in the current design. She stated the reuse water will be distributed in a piping system which is in the planning phase but not part of this current project and provided details on the amount of projected daily reuse water availability. She provided a link to find information on CWSRF funding.

The following was communication received via email from agencies in response to public meeting notices prior to the public meeting:

From: Ashley Maria Thompson (Ashley.thompson4@fema.dhs.gov), FEMA, September 25, 2025

Comment: Ashley requested that the community floodplain administrator be contacted for review and possible permit requirements.

Response: Francesca Shirley replied that coordination has been completed.

From: Kara Hellige (Kara.A.Hellige@usace.army.mil), USACE, October 1, 2025

Comment: The USACE requested that consultation and permitting, if applicable, occur for the Project Area if any water resources are present.

Response: No response warranted as no water resources are in the Project Area.

From: Jack Marchetti (jack.marchetti@dgf.nm.gov), NMDGF, October 9, 2025

Comment: Jack provided confirmation that the request for project review was received on the NMDGF portal and stated that best management practices should include measures to prevent wildlife getting trapped in trenches.

Response: No response warranted.

From: Camilla Feibelman (Camilla.feibelman@sierraclub.org), Sierra Club, October 14, 2025

Comment: Camilla requested information on the source of the water for the project.

Response: Megan Rabinowich responded with input from Jacobs and the Water Authority. Megan stated that the reuse water will be reclaimed wastewater treated at the Southside Water Reclamation Plant, which meets the standards of our groundwater discharge permit for irrigation.

From: Tammy Marcell (tmarcell@nmslo.gov), NMSLO, October 15, 2025

Public Meeting No. 1 Summary – October 14, 2025
Tijeras Reuse Reservoir and Pump Station Phase 1
CWSRF 151

Question: Tammy requested KMZs of the Project Area.

Response: Francesca Shirley responded with a KMZ attachment of the Project Area.

Participants of the Public Meeting

Public Officials

None

Name of participant (as printed on sign-in sheet)

Amadeo Trujillo

Eugene and Patti Demeter

Dave Stucki

Diane Reese

Sue Mauthe

Ron Brown

Phyllis Dyer



include information on where the iJeras Reuse Reservoir and Pump Station are located and the pipe going from there to Mesa del Sol. From the information in the meeting notice, it seemed that construction of the Reservoir and the Pumping station were not part of this project. This project was only "to expand the Water Authority's non-potable reuse infrastructure to deliver reuse water to the Mesa del Sol development."

The objective of bringing reuse water to Mesa del Sol is listed as: "to deliver reuse water to the Mesa del Sol development for irrigation and potential industrial use.". As far as I know, there is no agriculture at Mesa del Sol that can benefit from irrigation and using the reuse water to irrigate the trees and other residential plants would require distribution reuse water pipe lines throughout the Mesa del Sol development. Potential industrial use at the moment is a lot of speculation.

What are the pink areas on figures 1 & 2 ... are they "a reuse water storage reservoir" or "flow control vaults" or both?

How about some information on how much water is projected to be available in Mesa del Sol and during what months, etc. of the year. Industrial use would require water year around while plant watering would only be required during part of the year.

I attempted to find information on Project No. CWSRF 151 on the Internet BUT I was unsuccessful.

See you at the meeting on 10/14.

Dave

--

Dave Stucki

E-mail: DEstucki@Juno.com

USPS: 6109 Wyeth Drive SE

Albuquerque, NM 87106-8010

Phone: (505) 312-7961

F) PROPOSED SITE PLAN

PROJECT NUMBER: #PR-2021-00568
APPLICATION NUMBER: SP-2026-00044

This plan is consistent with the specific Site Development Plan as approved by the Environmental Planning Commission (EPC) dated Month, Date, Year and the Findings and Conditions in the Official Notifications of Decision are satisfied.

Is an Infrastructure List Required: () Yes () No
If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

Hydrology

Code Enforcement

*Environmental Health Department (conditional)

Solid Waste Management

Planning Department

SITE DATA

LEGAL DESCRIPTION: TR F2 PLAT OF TRACTS F-1, F-2 & F-3 MESA DEL SOLINNOVATION PARK II CONT 7.3915 AC

UPC: 101605219908330405

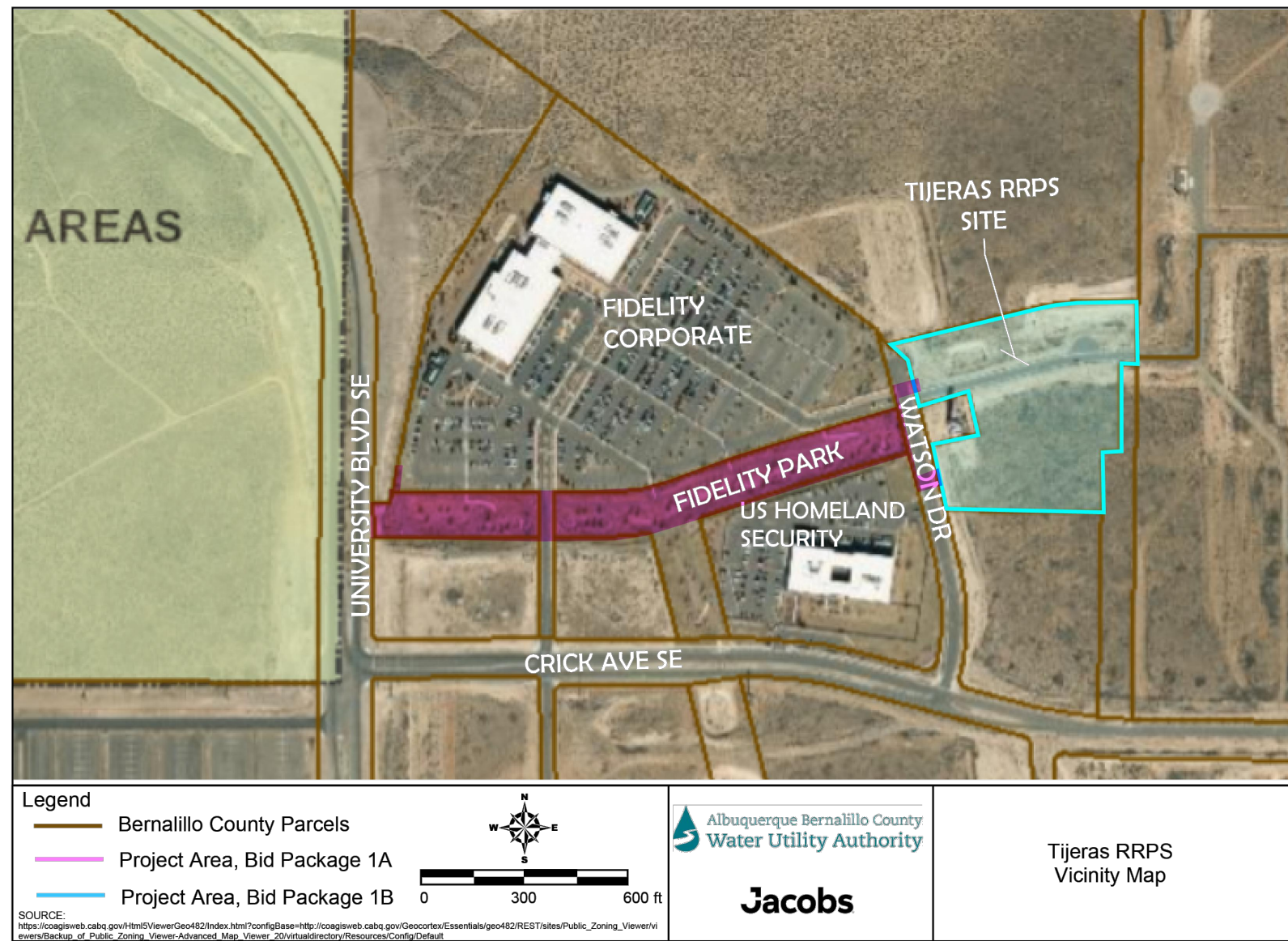
EXISTING ZONING: PC

BUILDING INFORMATION

TJERAS REUSE RESERVOIR #1: 25,730 SF

TJERAS SUBSURFACE INFLOW CONTROL VAULT: 320 SF

TJERAS SUBSURFACE CHECK BYPASS VAULT: 110 SF

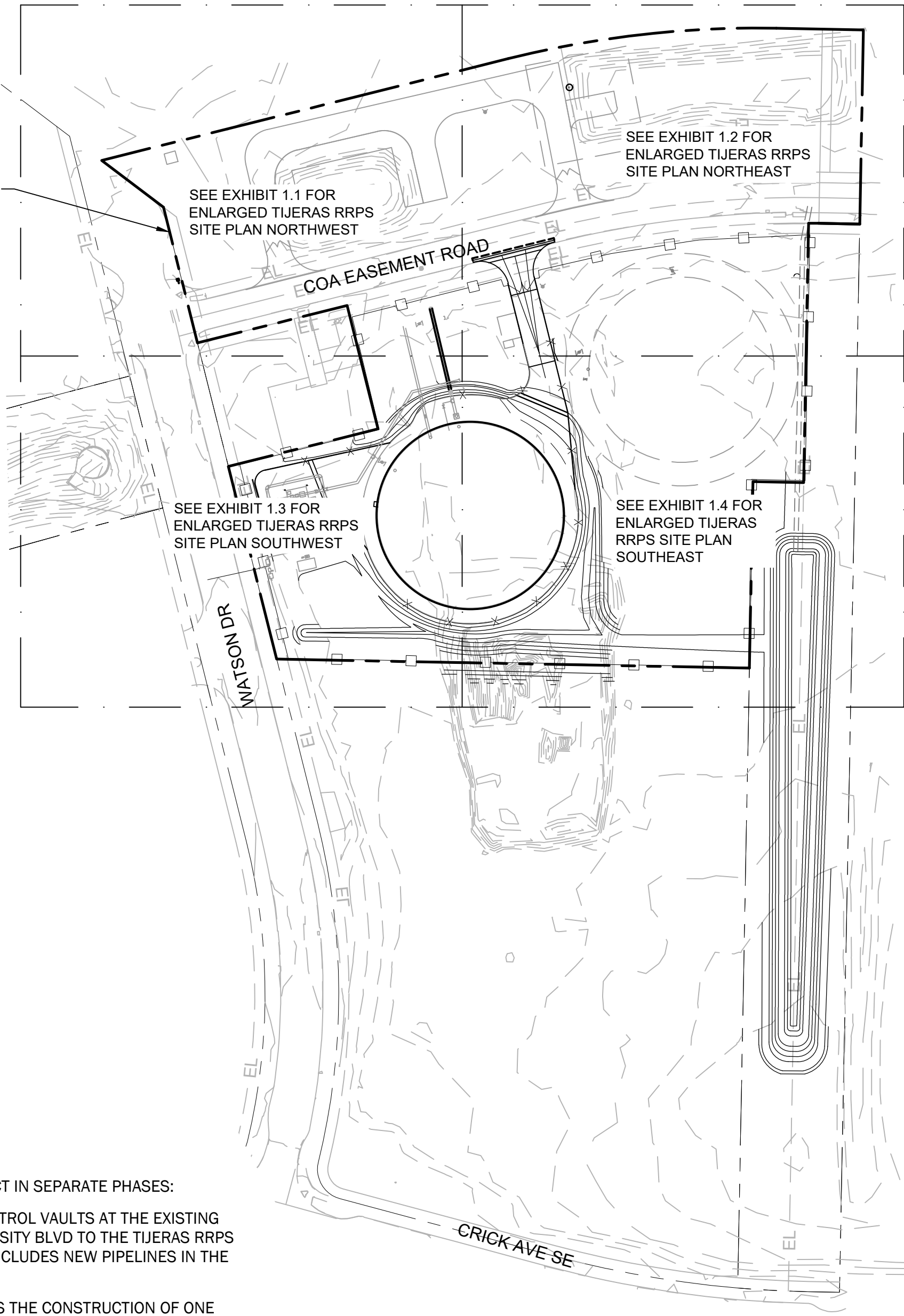


PHASING PLAN

THE WATER AUTHORITY WILL CONSTRUCT THE PROJECT IN SEPARATE PHASES:

- PHASE 1A - PHASE 1A INCLUDES NEW FLOW CONTROL VAULTS AT THE EXISTING PDS FACILITY AND NEW PIPELINES FROM UNIVERSITY BLVD TO THE TJERAS RRPS SITE (NOT SHOWN ON THE SITE PLAN). IT ALSO INCLUDES NEW PIPELINES IN THE COA EASEMENT ROAD.
- PHASE 1B (THIS PROJECT) -THIS PHASE INCLUDES THE CONSTRUCTION OF ONE 4.0 MG RESERVOIR (TJERAS REUSE RESERVOIR #1), A NEW STORMWATER POND AND NEW FLOW CONTROL VAULTS NEAR THE TJERAS REUSE RESERVOIR #1. THERE IS NO SITE LIGHTING FOR THIS SITE IN THIS PHASE.
- PHASE 2 - THIS PHASE INCLUDES A PIPELINE REPLACEMENT BELOW UNIVERSITY BLVD (AT THE TJERAS BRIDGE) NORTH OF MESA DEL SOL. IT IS NOT INCLUDED IN THIS SITE PLAN.
- PHASE 3 (SITE NORTH OF THE COA EASEMENT ROAD) - THIS PHASE INCLUDES THE CONSTRUCTION OF THE NEW TJERAS REUSE PUMP STATION. A CONCEPTUAL SITE PLAN IS SHOWN THOUGH DESIGN HAS NOT STARTED FOR THIS SITE.
- FUTURE PHASE - THE FUTURE PHASE, IF NEEDED, WILL CONSIST OF A SECOND 4.0 MG REUSE RESERVOIR (TJERAS REUSE RESERVOIR #2) AND A POSSIBLE SUPPLEMENTAL DISINFECTION FACILITY. HOWEVER, THERE IS CURRENTLY NOT ENOUGH DEMAND TO PROCEED WITH THIS PHASE OF WORK.

TRACT F-2
IDO ZONE
DISTRICT: PC
7.3915 Acres



LEGEND:

EXISTING CIVIL (LARGE DIAMETER)

- 18" W WATER
- 18" SAS SANITARY SEWER
- 48" SD STORM DRAIN

EXISTING CIVIL

- 6" W WATER
- 6" NPW NON-POTABLE WATER
- 8" SAS SANITARY SEWER
- 4" SAS FM FORCE MAIN
- 10" SD STORM DRAIN
- 2" HP GAS NATURAL GAS
- IRR IRRIGATION

EXISTING ELECTRICAL

- UC UG CONDUIT
- T TELEPHONE
- UE UG ELECTRIC
- OHE OVERHEAD ELECTRIC
- FO FIBER OPTIC
- UGT UG TRAFFIC
- OHT OVERHEAD TRAFFIC
- EL EASEMENT LINE

PROPOSED CIVIL

- XXX+XX WATER
- 5290 PROPERTY LINE, RIGHT-OF-WAY
- 5290 PROPOSED GRADE

FENCE LINETYPES

- DECORATIVE FENCE

CONTOUR LINETYPES

- 5290 - EXISTING GRADE

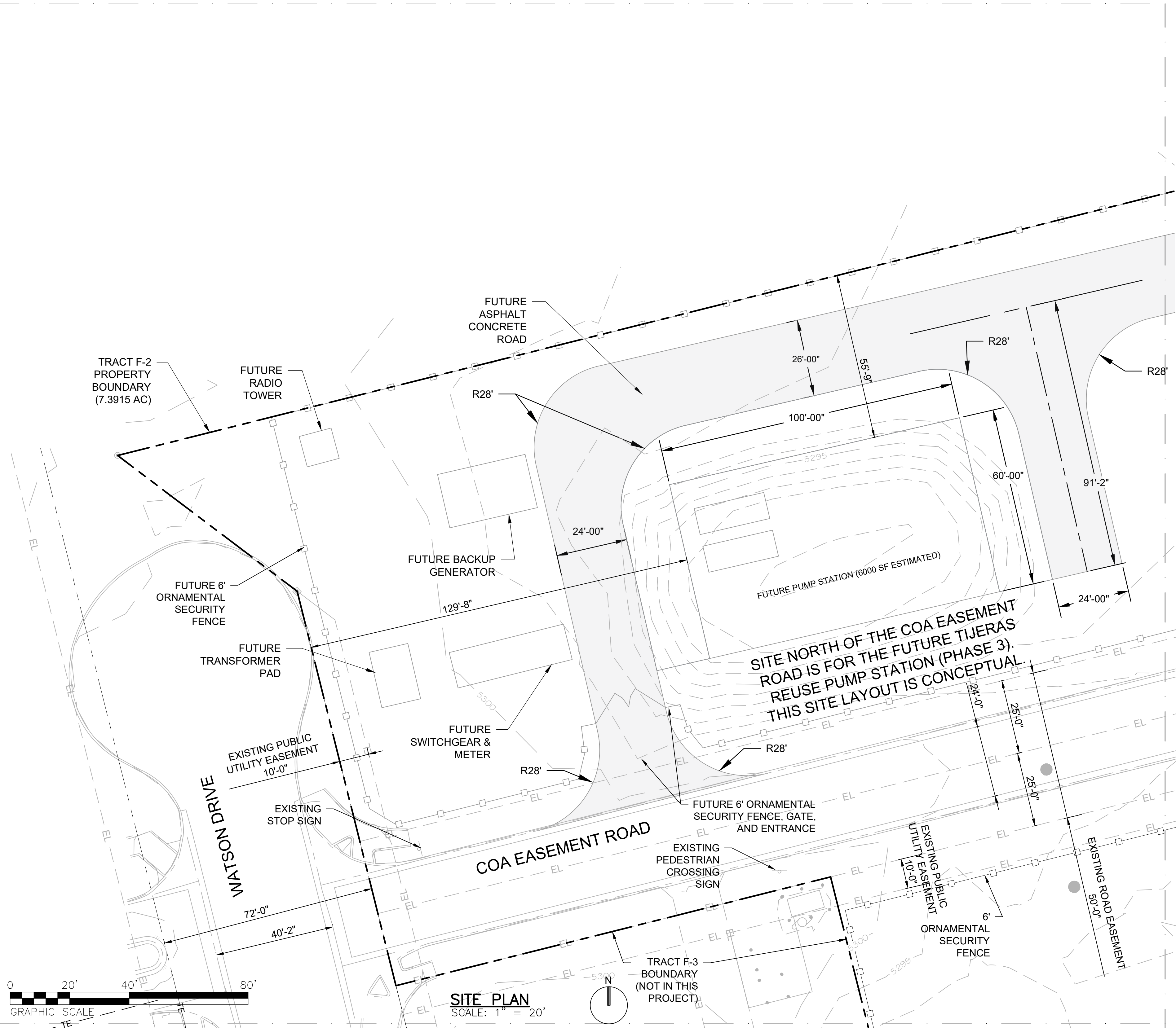
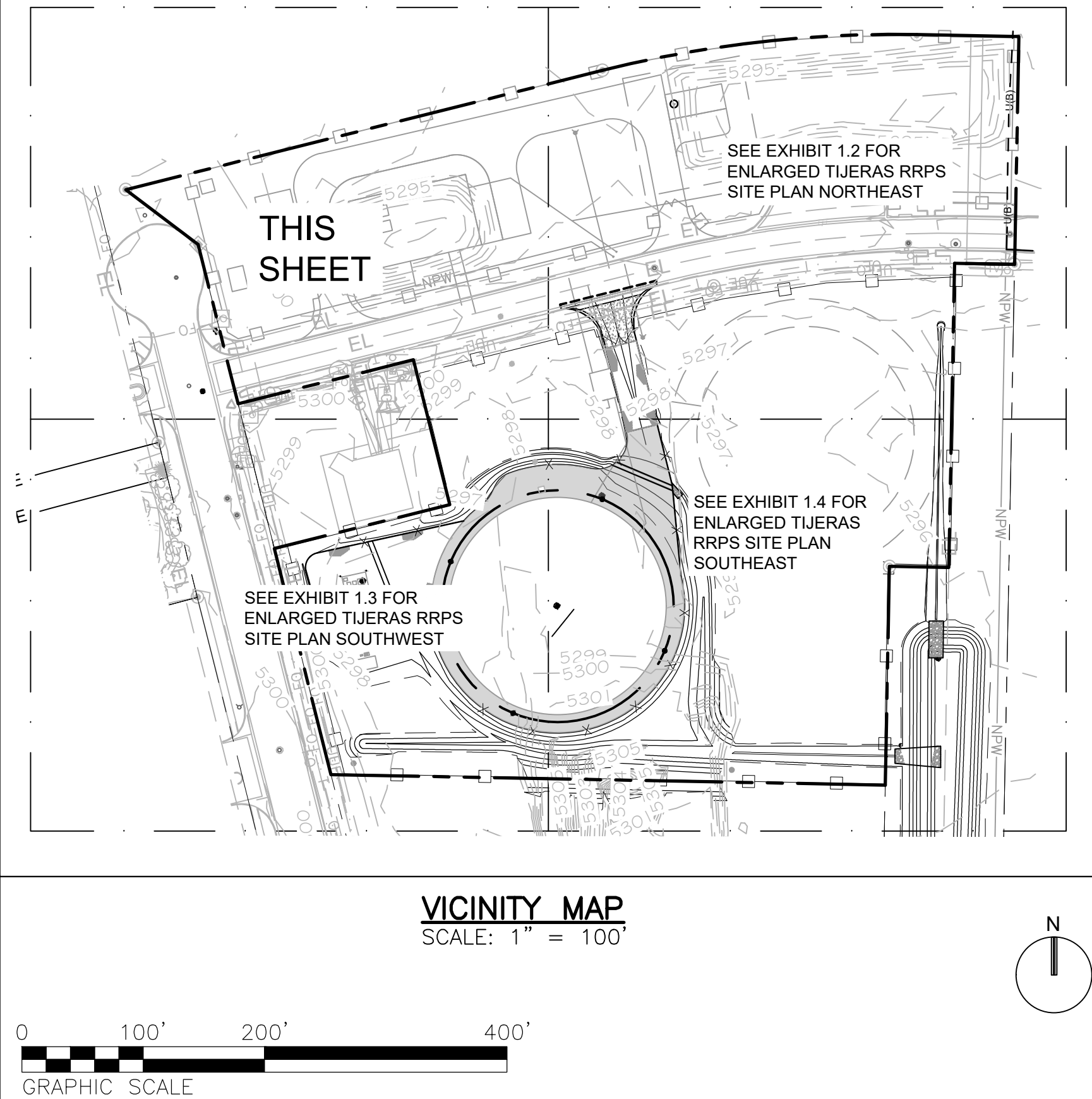
PROPOSED EXISTING

- FIRE OR YARD HYDRANT
- GATE VALVE
- BUTTERFLY VALVE
- WATER MANHOLE
- WATER REDUCER
- WATER METER
- SANITARY SEWER OR OVERFLOW MH
- (4'Ø OR 3'Ø)
- SANITARY CLEANOUT
- STORM DRAIN MH
- GAS VALVE
- PIPE RISER
- POWER POLE
- POWER POLE (OPTION 2)
- GUY WIRE
- LIGHT POLE
- SURVEY CONTROL POINT
- GEOTECH BORING (BH #)
- FLOW CONTROL VALVE

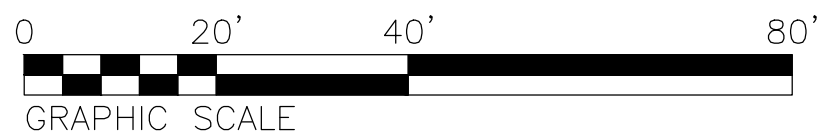
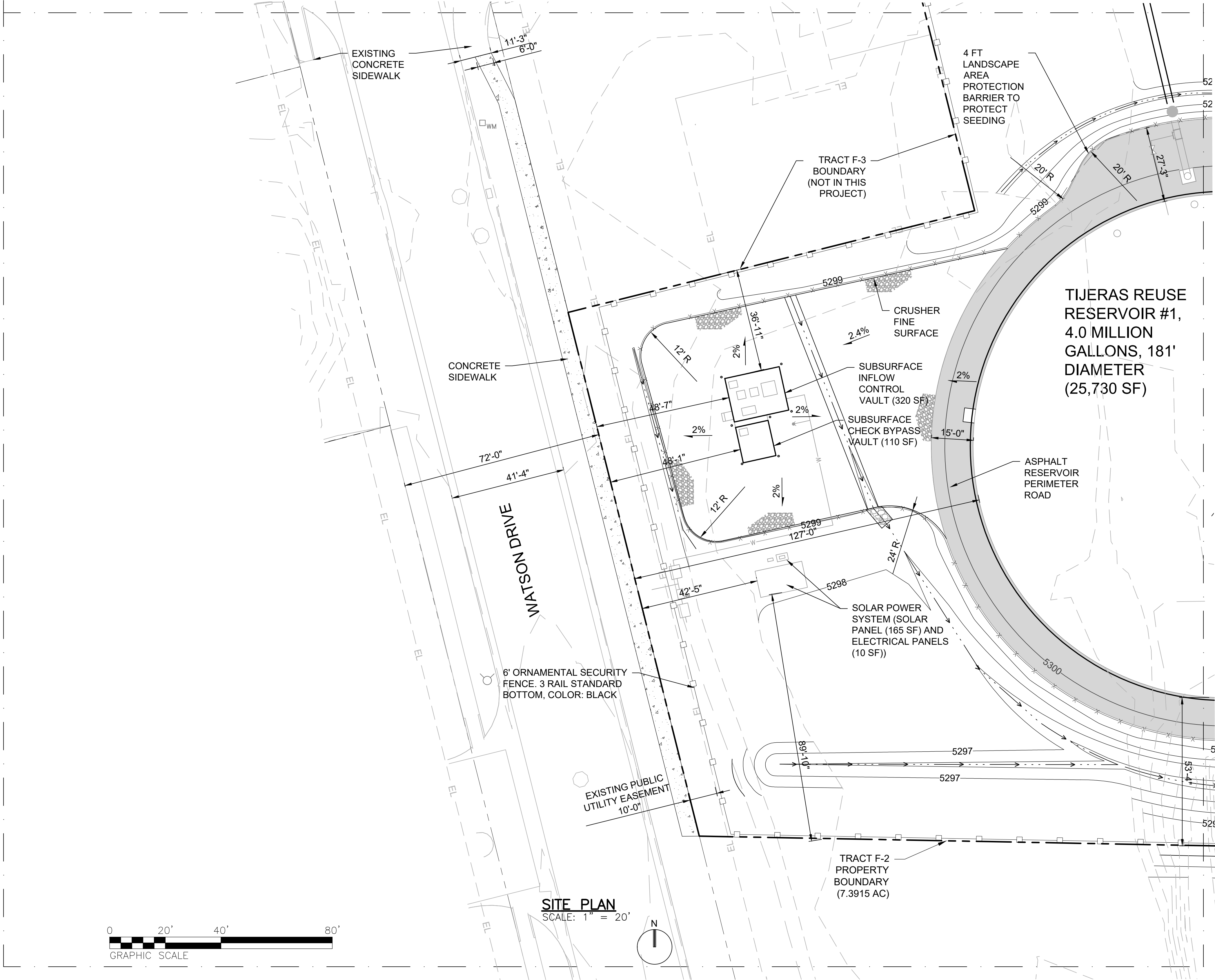
PROPOSED SURFACES TREATMENT

- 4" HMA MIX
- CRUSHER FINES SURFACING
- RIPRAP

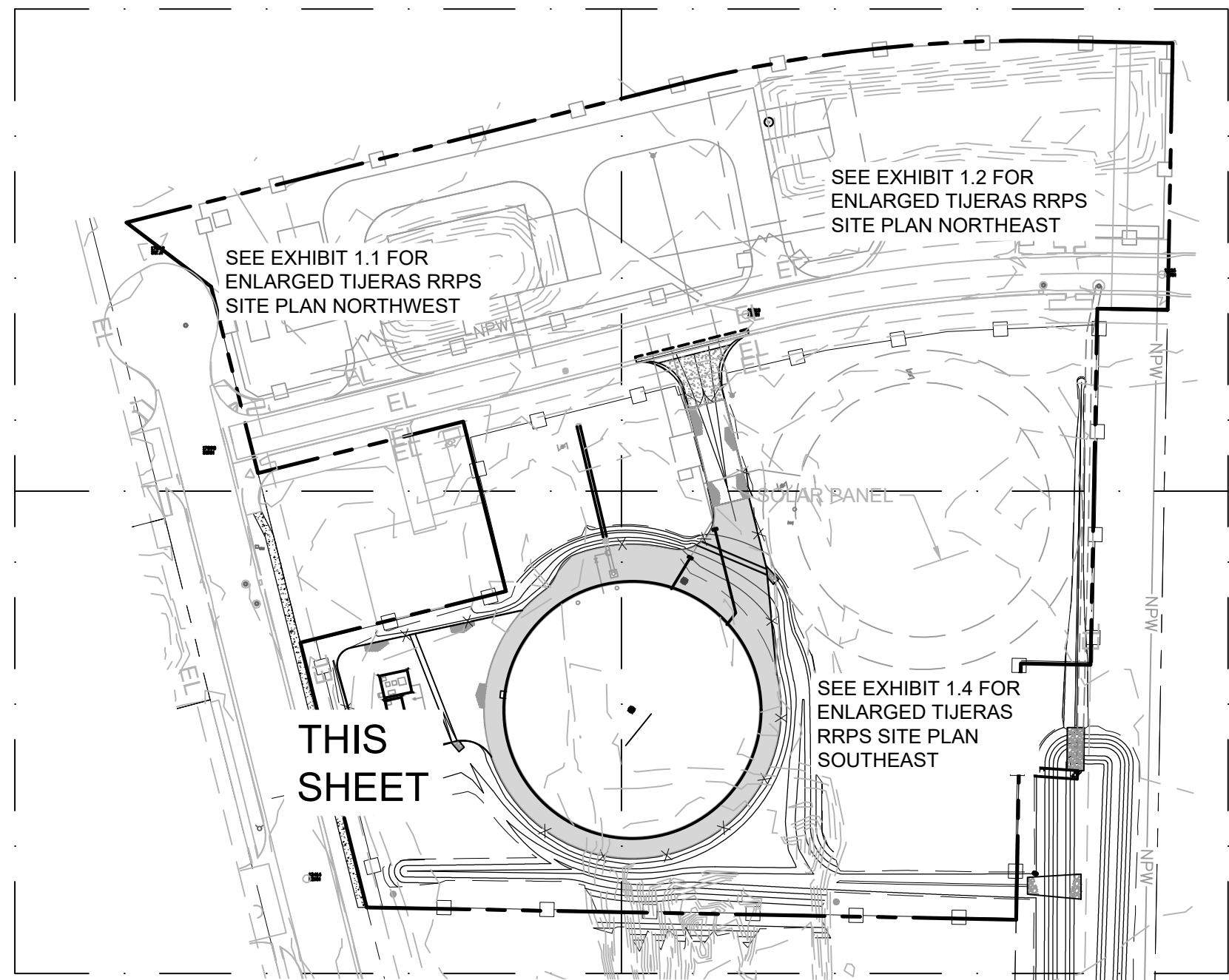
				SCALE: 1" = 100'	DESIGN TRACKING	SUBMITTED BY: Jacobs	AS BUILT INFORMATION	ENGINEER'S SEAL	ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY		
				ATTENTION 0 1/2" 1"	DESIGNED BY: A SITTEL DATE: JUNE 2026	3721 RUTLEDGE RD NE, SUITE B-1 ALBUQUERQUE, NM 87109 505-884-5600	CONTRACTOR	NOT FOR CONSTRUCTION	TITLE: TJERAS REUSE RESERVOIR AND PUMP STATION – BID PACKAGE 1B		
				GRAPHIC SCALE THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)	DRAWN BY: D CORBETT DATE: JUNE 2026		CONSTRUCTION BEGIN DATE		TJERAS RRPS OVERALL SITE PLAN		
					CHECKED BY: A FERNANDEZ DATE: JUNE 2026		INSPECTOR'S ACCEPTANCE BY DATE				
					CROSS CHK'D BY: N MASCHKE DATE: JUNE 2026		INSPECTOR'S NAME				
					APPROVED BY: A FERNANDEZ DATE: JUNE 2026		SUBSTANTIAL COMPLETION DATE				
NO.	DATE	REVISION NO. & DESCRIPTION	BY		MAPS/RECORDS INFO.		DRAWINGS CORRECTED BY DATE		WATER AUTHORITY CONSTRUCTION PROJECT NO.	ZONE MAP NO.	SHEET Q-16 EXHIBIT 1.0



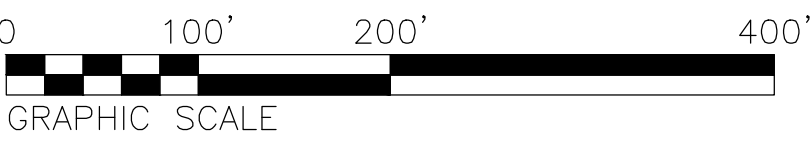
FOR CONTINUATION, SEE EXHIBIT 1.1



SITE PLAN
SCALE: 1" = 20'



VICINITY MAP
SCALE: 1" = 100'



LEGEND:
PROPOSED CIVIL

- PROPERTY LINE, RIGHT-OF-WAY
- PROPOSED GRADE
- FENCE LINETYPES
- DECORATIVE FENCE OR BLOCK WALL
- LANDSCAPED AREA PROTECTION BARRIER
- CONTOUR LINETYPES
- EXISTING GRADE

- PROPOSED SURFACES TREATMENT
- 4" HMA MIX
- CRUSHER FINES SURFACING
- RIPRAP

FOR CONTINUATION, SEE EXHIBIT 1.4

				SCALE:		DESIGN TRACKING		SUBMITTED BY:		AS BUILT INFORMATION		ENGINEER'S SEAL		ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY			
				1" = 20'		DESIGNED BY: A SITTEL DATE: JUNE 2026		Jacobs 3721 RUTLEDGE RD NE, SUITE B-1 ALBUQUERQUE, NM 87109 505-884-5600		CONTRACTOR		NOT FOR CONSTRUCTION		TITLE: TIJERAS REUSE RESERVOIR AND PUMP STATION – BID PACKAGE 1B CIVIL			
				DRAWN BY: D CORBETT DATE: JUNE 2026		CONSTRUCTION BEGIN DATE											
				CHECKED BY: A FERNANDEZ DATE: JUNE 2026		INSPECTOR'S ACCEPTANCE BY DATE											
				CROSS CHK'D BY: N MASCHKE DATE: JUNE 2026		INSPECTOR'S NAME											
				APPROVED BY: A FERNANDEZ DATE: JUNE 2026		SUBSTANTIAL COMPLETION DATE											
				GRAPHIC SCALE 												TIJERAS RRPS SITE PLAN SOUTHWEST	
				THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)		MAPS/RECORDS INFO.				DRAWINGS CORRECTED BY DATE				WATER AUTHORITY CONSTRUCTION PROJECT NO.		ZONE MAP NO.	SHEET 13
NO.	DATE	REVISION NO. & DESCRIPTION		BY											a-16		EXHIBIT 1.3

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	INSTALL 6" ORNAMENTAL SECURITY FENCE. MFG. AMERISTAR FENCE, MONTAGE II GENESIS FENCE. 3 RAIL STANDARD BOTTOM, COLOR: BLACK. OR ENGINEER APPROVED EQUAL. INSTALL PER DETAIL B/L-108 AND MFR SPECIFICATIONS.
2	6" ORNAMENTAL SECURITY DOUBLE SWING GATE WITH INDUSTRIAL HINGE & LATCH KIT MFR. AMERISTAR FENCE, MONTAGE II DOUBLE SWING GATE, 20" GATE OPENING, 3 RAIL FLUSH BOTTOM, COLOR: BLACK. CONTACT: (888) 333-3422. OR ENGINEER APPROVED EQUAL. INSTALL PER DETAIL A/L-108 AND MFR SPECIFICATIONS.
3	MEET FINISHED GRADE AT EXISTING SIDEWALK TO REMAIN.
4	INSTALL STEEL FACILITY SIGN PER DETAIL C/L-108.

CONSTRUCTION LEGEND AND QUANTITIES

DESCRIPTION	QUANTITY
4" DEPTH CONCRETE SIDEWALK. MATCH COLOR AND PATTERN OF EXISTING CONCRETE. CONTRACTOR SHALL PROVIDE 24"x24" SAMPLE OF CONCRETE PRIOR TO CONSTRUCTION. SEE DETAILS SHEET L-106.	1,756 SQ FT
1" ANGULAR GRAVEL MULCH, 4" DEPTH, COLOR: GOLD TO MATCH EXISTING GRAVEL WITH CLASS 2 NON-WOVEN GEOTEXTILE FABRIC UNDERNEATH. PROVIDE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.	2,615 SQ FT
SHREDDED WOOD MULCH, 4" DEPTH, NATIVE MULCH AVAILABLE FROM SOILUTIONS . PROVIDE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.	4,537 SQ FT

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	HT. & SPRD.	SIZE	QTY
TREES				
	ACER NEGUNDO 'SENSATION' SENSATION BOX ELDER	30' X 20'	2.5" CAL	8
	CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	20' X 20'	15 GAL.	2
SHRUBS				
	ACHILLEA MILLEFOLIUM COMMON YARROW	2' X 2'	1 GAL.	21
	AGAVE PARRYI PARRY'S AGAVE	1.5'X3	1 GAL.	24
	DASYLIRION TEXANUM TEXAS SOTOL	5' X 5'	5 GAL.	26
	FALLUGIA PARADOXA APACHE PLUME	6'X5'	5 GAL.	13
	GLANDULARIA BIPINNATIFIDA PRAIRIE VERBENA	1' X 3'	1 GAL.	56
	NOLINA MICROCARPA SACAHUISTA	5' X 6'	1 GAL.	8
	RHUS TRILOBATA 'AUTUMN AMBER'	6' X 6'	5 GAL.	25
	AUTUMN AMBER SUMAC SALVIA GREGGII AUTUMN SAGE	3' X 3'	5 GAL.	52

SEE PLANTING DETAILS THIS SHEET

GROUND COVERS

	RECLAMATION SEEDING FOR DISTURBED AREAS WITH CITY OF ABQ SPEC. (SECTION 1013) SEED MIX - SEE SEEDING SCHEDULE SHEET L-107. ENSURE THAT SEED (AND ANY IMPORTED SOIL IS FROM A REPUTABLE SOURCE AVOID CONTAMINATION WITH INVASIVE SEED.	109,344 SF
	RECLAMATION SEEDING AT GEOGRID WITH COA SPEC. (SECTION 1013) SEED MIX - SEE SEEDING SCHEDULE SHEET L-107. ENSURE THAT SEED (AND ANY IMPORTED SOIL IS FROM A REPUTABLE SOURCE AVOID CONTAMINATION WITH INVASIVE SEED.	63,257 SF

COMPLIANCE WITH STANDARDS

LANDSCAPE PLAN MEETS MESA DEL SOL 30' MIN SPACING REQUIREMENTS FOR STREET TREES (WITHIN 20' FROM BACK OF CURB) ALONG STREET FRONTAGES. STREET TREES HAVE BEEN EXCLUDED FOR UTILITY CONFLICTS, TREES HAVE BEEN PLACED INTERIOR TO PROPERTY TO PROVIDE SCREENING.

LANDSCAPE PLAN WILL MEET THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE, SECTION 6-1-1.

LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE GENERAL LANDSCAPE REQUIREMENTS AND STREET TREE ORDINANCE, SECTION 14-16-3-10.

IDO 5-6 LANDSCAPING, BUFFERING AND SCREENING:
MINIMUM LANDSCAPE AREA 5-6(C)(2):
AT MATURITY, PLANTS WILL PROVIDE MINIMUM COVERAGE OF 75% OF THE LANDSCAPE AREA. LANDSCAPING AND SIGNAGE SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS.
PLAN MEETS REQUIREMENTS OF IDO 5-6-G SCREENING OF MECHANICAL EQUIPMENT AND SUPPORT AREAS.

PER MDS 2.2.2(G)(V) WATER HARVESTING SWALES FOR SURFACE RUNOFF ARE PROVIDED TO CAPTURE WATER FROM THE TANK AND ACCESS ROAD.

ALL PLANTING BEDS ARE MULCHED WITH A 4" LAYER OF 3/4" ANGULAR GRAVEL OR ORGANIC MULCH. ORGANIC MULCH SHALL COVER MORE THAN 25% OF MULCHED AREAS. ALL MULCH SHALL BE UNDERLINED WITH DEWITT PRO-5 28 MIL. FILTER FABRIC OR APPROVED EQUAL. PER COA SECTION 1013 DRAINAGE PONDS SLOPE STABILIZATION AND SEEDING REQUIREMENTS HAVE BEEN MET.

ALL TREES IN THE PLAN ARE LISTED ON THE CITY OF ALBUQUERQUE OFFICIAL TREES LIST OR THE MESA DEL SOL MASTER PLAN SPECIES FOR THIS AREA. RE-VEGETATION SEEDING PER SECTION 1030 SEED MIXES.

RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE OWNER.

AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WILL BE CONSTRUCTED FOR ALL EXISTING AND INSTALLED PLANT MATERIALS. TREES, SHRUBS, & GROUND COVERS WILL BE IRRIGATED WITH A LOW FLOW DRIP SYSTEM, AN AUTOMATIC CONTROLLER, BACKFLOW PREVENTER, AND REMOTE CONTROL VALVES.

GENERAL NOTES:

- KEEP SOIL BELOW ROOT BALL UNDISTURBED TO PREVENT TREE FROM SETTLING.
- REMOVE ANY EXCESS SOIL FROM TOP OF ROOT BALL TO EXPOSE ROOT FLARE (WHERE TOP MOST ROOT EMERGES FROM THE TRUNK). PLANT WITH ROOT FLARE LEVEL TO FINISH GRADE (OR 1"-2" HIGHER IN SLOWLY DRAINING SOIL).
- REMOVE CONTAINER AND CUT ANY ROOTS THAT ARE CIRCLING THE CONTAINER.
- TAMP SOIL FIRMLY AROUND BASE OF ROOT BALL WITH FOOT PRESSURE.
- AT TIME OF PLANTING, ONLY PRUNE CO-DOMINANT LEADERS (DOES NOT APPLY TO MULTI-TRUNK SPECIMENS), CROSSOVER LIMBS, AND DEAD OR BROKEN BRANCHES.
- STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- DO NOT PLACE MULCH IN CONTACT WITH TREE, KEEP AT LEAST 4" AWAY FROM TRUNK.
- AFTER PLANTING, THOROUGHLY WATER TO ELIMINATE AIR POCKETS.

B

TREE PLANTING IN GRAVEL

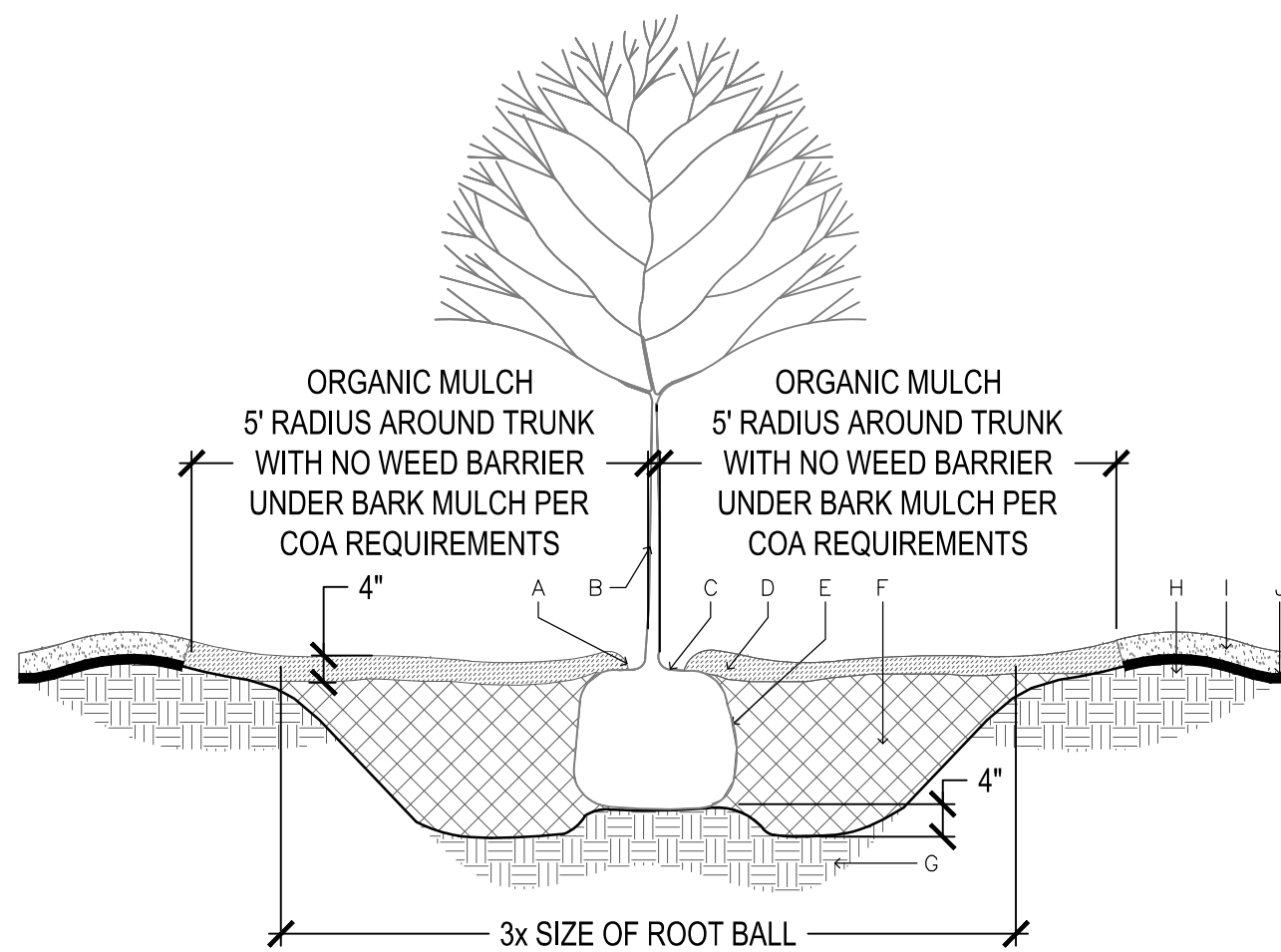
SITE LANDSCAPE CALCULATIONS:

- TOTAL SITE AREA TO BE DEVELOPED/DISTURBED:
238,209 SQ FT / 26,467 SQ YD / 5.47 ACRES
- TOTAL AREA TO BE RE-SEEDDED WITH TEMPORARY IRRIGATION:
172,602 SQ FT (72.4% OF SITE AREA)
- TOTAL AREA WITHIN PROPERTY TO BE LANDSCAPED W/PLANTINGS, MULCH, AND PERMANENT IRRIGATION:
4,537 SQ FT (1.9% OF SITE AREA)
- TOTAL AREA IN R.O.W. TO BE LANDSCAPED W/PLANTINGS AND MULCH AND PERMANENT IRRIGATION:
2,615 SQ FT (1.0% OF SITE AREA)
- TOTAL LANDSCAPE AREA:
35,731 SQ FT (15% OF SITE AREA) REQUIRED
179,754 SQ FT (75.5% OF SITE AREA) PROVIDED

TYPE 2 STREET FRONTAGE

UNDERSTORY COVERAGE FOR SCREENING

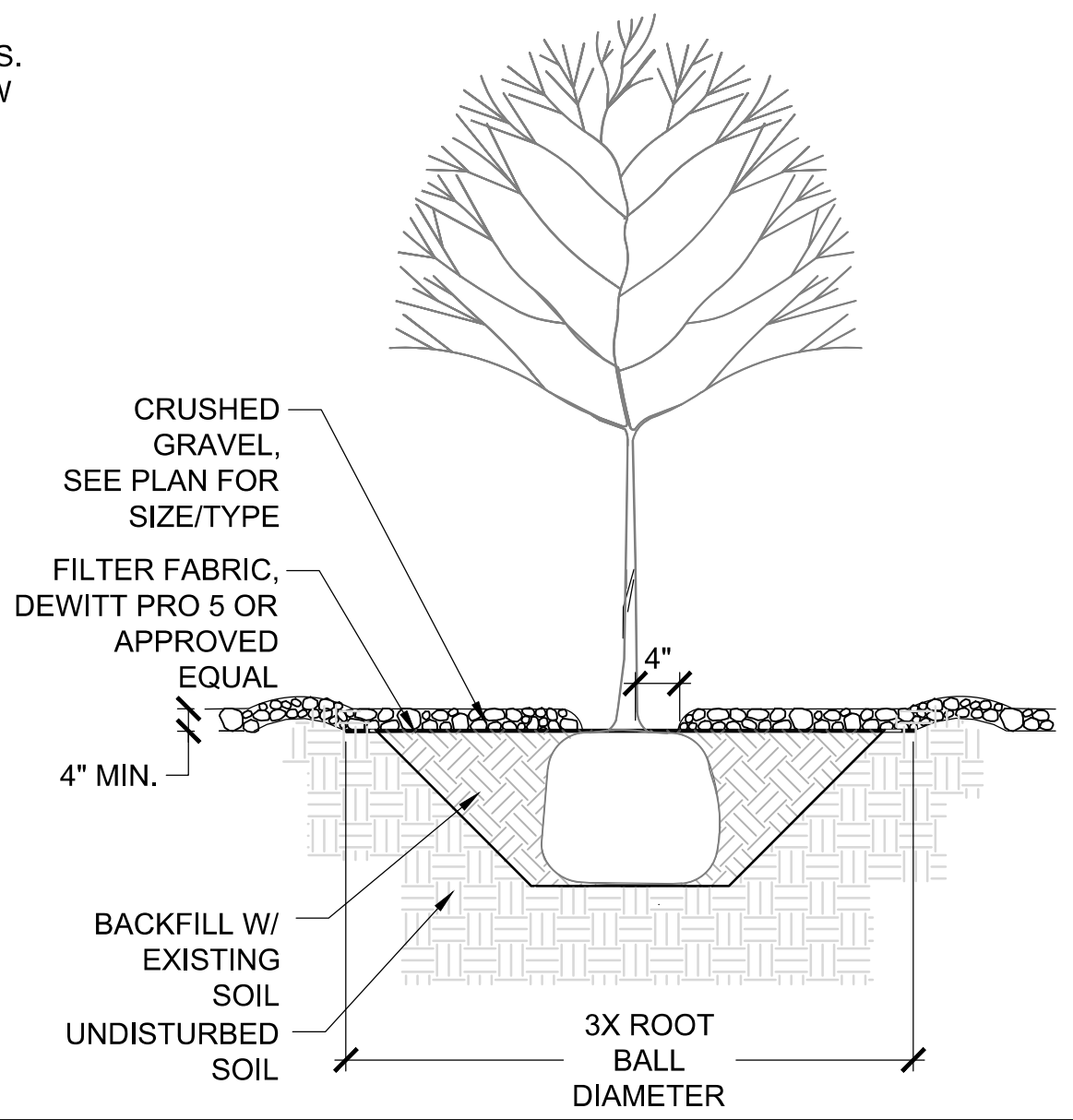
UNDERSTORY COVERAGE FOR OTHER LANDSCAPE



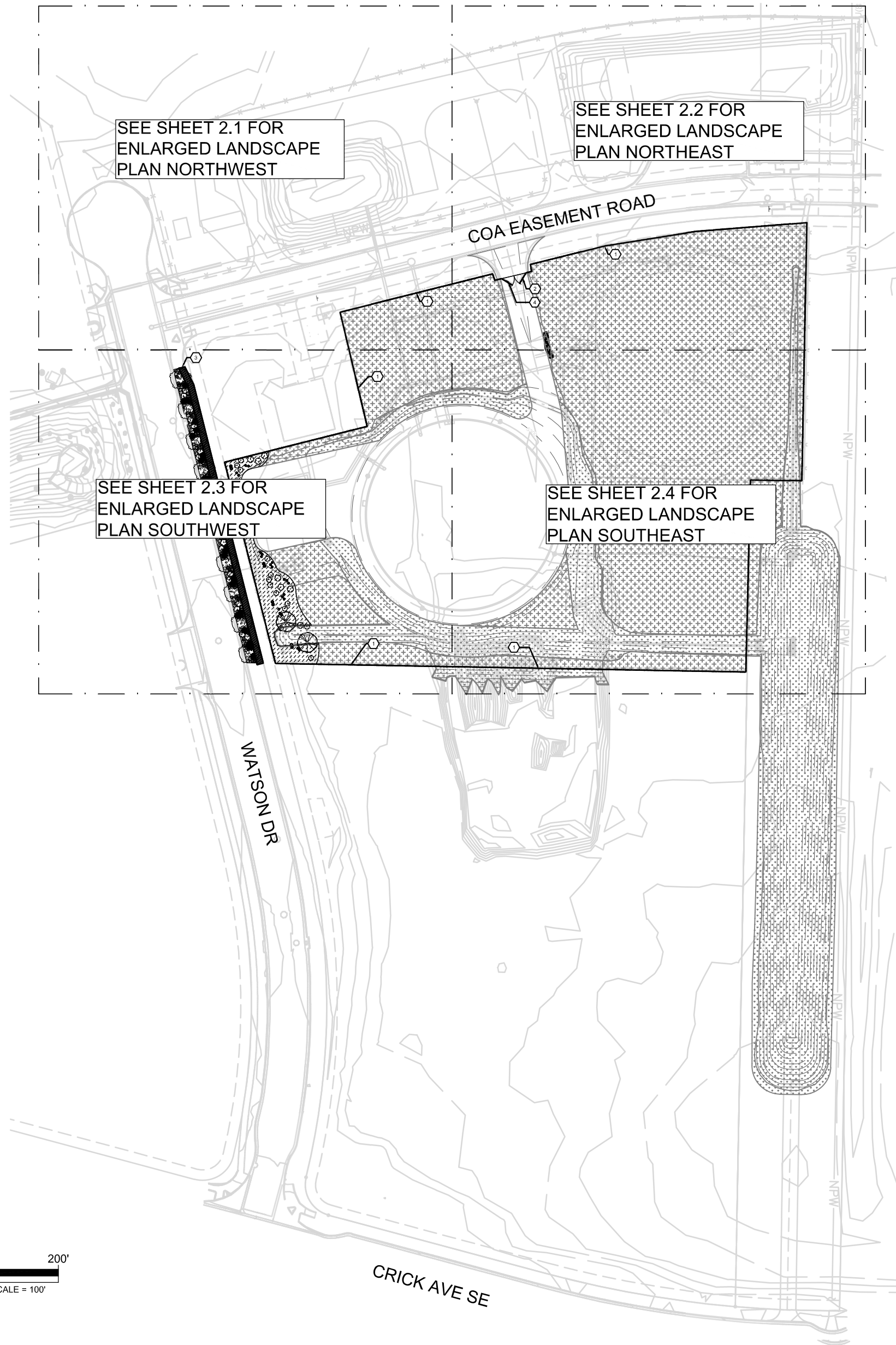
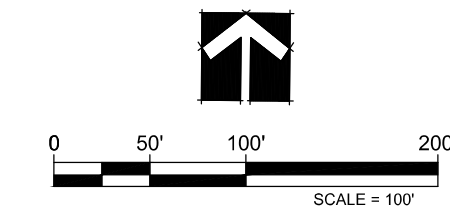
A

ISOLATED TREE PLANTING

NOT TO SCALE



NOT TO SCALE



CONSTRUCTION NOTES:

- MULCH SHALL BE HELD BACK 2" FROM TREE TRUNK.
- TREE LOCATION AND SPECIES AS PER PLAN. A MINIMUM SETBACK OF 18" FROM THE TRUNK TO THE FACE OF CURB ALONG THE ROADWAY IS REQUIRED FOR ALL STREET TREES.
- REMOVE EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE 2"-3" ABOVE GRADE.
- 4" DEPTH NATIVE BARK MULCH.
- PLACE TREE IN HOLE TO STRAIGHTEN. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
- BACKFILL WITH 1/4 PART (BY VOLUME) PLANTING SOIL MIXTURE (FROM WESTERN ORGANICS/GRO-WELL OR APPROVED EQUAL) AND 3/4 PART (BY VOLUME) EXISTING CLEAN SOIL. THOROUGHLY MIX BACKFILL PRIOR TO INSTALLATION.
- UNDISTURBED NATIVE SOIL.
- 4" DEPTH WATER RETENTION BASIN AT EXCAVATION LIMIT.
- MULCH PER PLAN
- WEED BARRIER FABRIC (UNDER GRAVEL MULCH ONLY)

				SCALE:	DESIGN TRACKING		SUBMITTED BY:	AS BUILT INFORMATION		ENGINEER'S SEAL	ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	
-	-	-	-	1" = 100'	DESIGNED BY:	W. FOX	DATE: APRIL 2026	CONTRACTOR	NOT FOR CONSTRUCTION		TITLE: TIJERAS REUSE RESERVOIR AND PUMP STATION – BID PACKAGE 1B LANDSCAPE TIJERAS RRPS OVERALL SITE PLAN	
-	-	-	-	ATTENTION	DRAWN BY:	V. KRISTUPAITIS	DATE: APRIL 2026	CONSTRUCTION BEGIN DATE				
-	-	-	-	0 1/2" 1"	CHECKED BY:	W. FOX	DATE: APRIL 2026	INSPECTOR'S ACCEPTANCE BY			WATER AUTHORITY CONSTRUCTION PROJECT NO.	
-	-	-	-	GRAPHIC SCALE	CROSS CHK'D BY:	R. OBERDORFER	DATE: APRIL 2026	INSPECTOR'S NAME				
-	-	-	-	THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)	APPROVED BY:	W. FOX	DATE: APRIL 2026	SUBSTANTIAL COMPLETION DATE				
NO.	DATE	REVISION NO. & DESCRIPTION	BY		MAPS/RECORDS INFO.			DRAWINGS CORRECTED BY	DATE		ZONE MAP NO.	SHEET EXHIBIT 2.0

100% SUBMITTAL – FINAL FOR CONSTRUCTON

SEQ. 6 OF 17

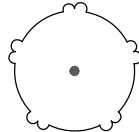
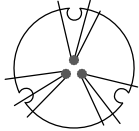
REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	INSTALL 6" ORNAMENTAL SECURITY FENCE. MFG. AMERISTAR FENCE, MONTAGE II GENESIS FENCE. 3 RAIL STANDARD BOTTOM, COLOR: BLACK, OR ENGINEER APPROVED EQUAL. INSTALL PER DETAIL B/L-108 AND MFR SPECIFICATIONS.
2	6' ORNAMENTAL SECURITY DOUBLE SWING GATE WITH INDUSTRIAL HINGE & LATCH KIT MFR. AMERISTAR FENCE, MONTAGE II DOUBLE SWING GATE, 20' GATE OPENING. 3 RAIL FLUSH BOTTOM, COLOR: BLACK. CONTACT: (888) 333-3422. OR ENGINEER APPROVED EQUAL. INSTALL PER DETAIL A/L-108 AND MFR SPECIFICATIONS.
3	MEET FINISHED GRADE AT EXISTING SIDEWALK TO REMAIN.
4	INSTALL STEEL FACILITY SIGN PER DETAIL C/L-108.

CONSTRUCTION LEGEND AND QUANTITIES

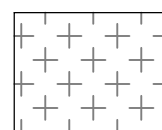
DESCRIPTION	QUANTITY
4" DEPTH CONCRETE SIDEWALK. MATCH COLOR AND PATTERN OF EXISTING CONCRETE. CONTRACTOR SHALL PROVIDE 24"x24" SAMPLE OF CONCRETE PRIOR TO CONSTRUCTION. SEE DETAILS SHEET L-106.	1,752 SQ FT
1" ANGULAR GRAVEL MULCH. 4" DEPTH, COLOR: GOLD TO MATCH EXISTING GRAVEL WITH CLASS 2 NON-WOVEN GEOTEXTILE FABRIC UNDERNEATH. PROVIDE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.	2,615 SQ FT
SHREDDED WOOD MULCH. 4" DEPTH, NATIVE MULCH AVAILABLE FROM SOILUTIONS . PROVIDE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.	2,615 SQ FT

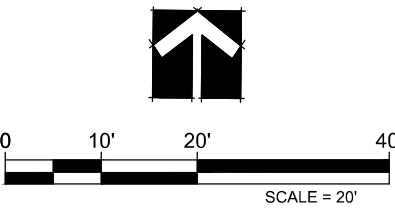
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	HT. & SPRD.	SIZE	QTY
TREES				
	ACER NEGUNDO 'SENSATION' SENSATION BOX ELDER	30' X 20'	2.5" CAL	8
	CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	20' X 20'	15 GAL.	2
SHRUBS				
	ACHILLEA MILLEFOLIUM COMMON YARROW	2' X 2'	1 GAL.	21
	AGAVE PARRYI PARRY'S AGAVE	1.5'X3	1 GAL.	8
	FALLUGIA PARADOXA APACHE PLUME	6'X5'	5 GAL.	13
	GLANDULARIA BIPINNATIFIDA PRAIRIE VERBENA	1' X 3'	1 GAL.	18
	NOLINA MICROCARPA SACAHUISTA	5' X 6'	1 GAL.	8
	RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC	6' X 6'	5 GAL.	15
	SALVIA GREGGII AUTUMN SAGE	3' X 3'	5 GAL.	35

SEE PLANTING DETAILS SHEET L-107

GROUND COVERS

	RECLAMATION SEEDING FOR DISTURBED AREAS WITH CITY OF ABQ SPEC. (SECTION 1013) SEED MIX - SEE SEEDING SCHEDULE SHEET L-107, ENSURE THAT SEED (AND ANY IMPORTED SOIL IS FROM A REPUTABLE SOURCE AVOID CONTAMINATION WITH INVASIVE SEED.	110,611 SF
	RECLAMATION SEEDING AT GEOGRID WITH COA SPEC. (SECTION 1013) SEED MIX - SEE SEEDING SCHEDULE SHEET L-107, ENSURE THAT SEED (AND ANY IMPORTED SOIL IS FROM A REPUTABLE SOURCE AVOID CONTAMINATION WITH INVASIVE SEED.	66,499 SF



MATCHLINE - SEE EXHIBIT 2.2

MATCHLINE - SEE EXHIBIT 2.3

			SCALE:			DESIGN TRACKING			SUBMITTED BY:			AS BUILT INFORMATION			ENGINEER'S SEAL			ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY			
-	-	-	-	1" = 20'			DESIGNED BY: W. FOX		DATE:APRIL 2026		Jacobs 3721 RUTLEDGE RD NE, SUITE B-1 ALBUQUERQUE, NM 87109 505-884-5600			CONTRACTOR		NOT FOR CONSTRUCTION		TITLE: TIJERAS REUSE RESERVOIR AND PUMP STATION – BID PACKAGE 1B LANDSCAPE TIJERAS RRPS SITE PLAN NORTHWEST			
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NO.	DATE	REVISION NO. & DESCRIPTION			BY	-			-			-			-		-		ZONE MAP NO.	Q-16	SHEET EXHIBIT 2.1

100% SUBMITTAL – FINAL FOR CONSTRUCTON

SEQ. 7 OF 17

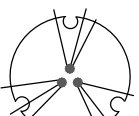
REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	INSTALL 6" ORNAMENTAL SECURITY FENCE. MFG. AMERISTAR FENCE, MONTAGE II GENESIS FENCE. 3 RAIL STANDARD BOTTOM, COLOR: BLACK, OR ENGINEER APPROVED EQUAL. INSTALL PER DETAIL B/L-108 AND MFR SPECIFICATIONS.
2	6' ORNAMENTAL SECURITY DOUBLE SWING GATE WITH INDUSTRIAL HINGE & LATCH KIT MFR. AMERISTAR FENCE, MONTAGE II DOUBLE SWING GATE, 20' GATE OPENING. 3 RAIL FLUSH BOTTOM, COLOR: BLACK. CONTACT: (888) 333-3422. OR ENGINEER APPROVED EQUAL. INSTALL PER DETAIL A/L-108 AND MFR SPECIFICATIONS.
3	MEET FINISHED GRADE AT EXISTING SIDEWALK TO REMAIN.
4	INSTALL STEEL FACILITY SIGN PER DETAIL C/L-108.

CONSTRUCTION LEGEND AND QUANTITIES

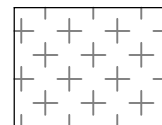
DESCRIPTION	QUANTITY
4" DEPTH CONCRETE SIDEWALK. MATCH COLOR AND PATTERN OF EXISTING CONCRETE. CONTRACTOR SHALL PROVIDE 24"x24" SAMPLE OF CONCRETE PRIOR TO CONSTRUCTION. SEE DETAILS SHEET L-106.	1,752 SQ FT
1" ANGULAR GRAVEL MULCH. 4" DEPTH, COLOR: GOLD TO MATCH EXISTING GRAVEL WITH CLASS 2 NON-WOVEN GEOTEXTILE FABRIC UNDERNEATH. PROVIDE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.	2,615 SQ FT
SHREDDED WOOD MULCH. 4" DEPTH, NATIVE MULCH AVAILABLE FROM SOILUTIONS . PROVIDE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.	2,615 SQ FT

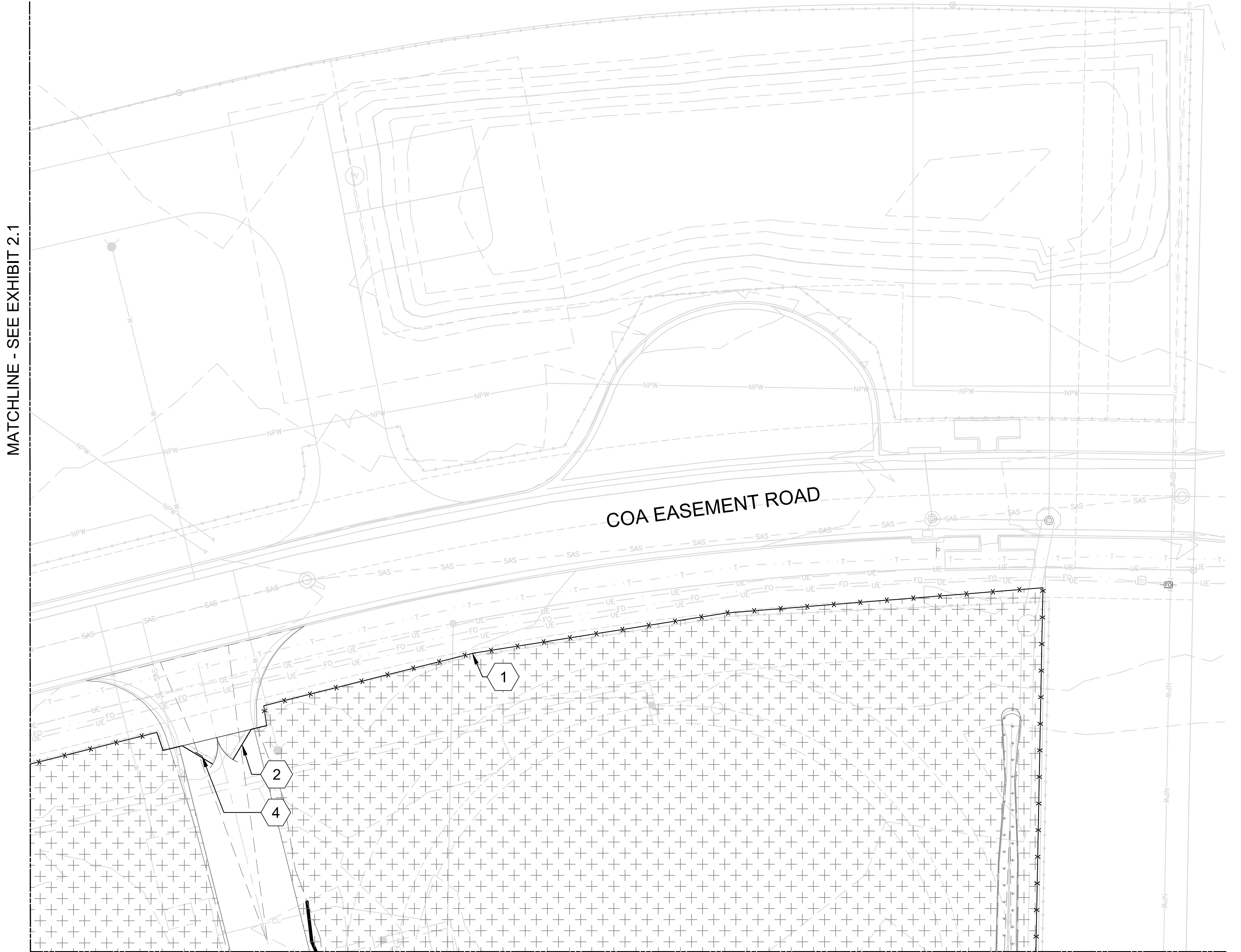
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	HT. & SPRD.	SIZE	QTY
TREES				
	ACER NEGUNDO 'SENSATION' SENSATION BOX ELDER	30' X 20'	2.5" CAL	8
	CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	20' X 20'	15 GAL.	2
SHRUBS				
	ACHILLEA MILLEFOLIUM COMMON YARROW	2' X 2'	1 GAL.	21
	AGAVE PARRYI PARRY'S AGAVE	1.5'X3	1 GAL.	8
	FALLUGIA PARADOXA APACHE PLUME	6'X5'	5 GAL.	13
	GLANDULARIA BIPINNATIFIDA PRAIRIE VERBENA	1' X 3'	1 GAL.	18
	NOLINA MICROCARPA SACAHUISTA	5' X 6'	1 GAL.	8
	RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC	6' X 6'	5 GAL.	15
	SALVIA GREGGII AUTUMN SAGE	3' X 3'	5 GAL.	35

SEE PLANTING DETAILS SHEET L-107

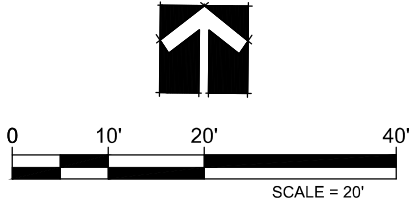
GROUND COVERS

	RECLAMATION SEEDING FOR DISTURBED AREAS WITH CITY OF ABQ SPEC. (SECTION 1013) SEED MIX - SEE SEEDING SCHEDULE SHEET L-107. ENSURE THAT SEED (AND ANY IMPORTED SOIL IS FROM A REPUTABLE SOURCE AVOID CONTAMINATION WITH INVASIVE SEED.	110,611 SF
	RECLAMATION SEEDING AT GEOGRID WITH COA SPEC. (SECTION 1013) SEED MIX - SEE SEEDING SCHEDULE SHEET L-107. ENSURE THAT SEED (AND ANY IMPORTED SOIL IS FROM A REPUTABLE SOURCE AVOID CONTAMINATION WITH INVASIVE SEED.	66,499 SF



MATCHLINE - SEE EXHIBIT 2.1

MATCHLINE - SEE EXHIBIT 2.4



				SCALE:	DESIGN TRACKING		SUBMITTED BY:	AS BUILT INFORMATION		ENGINEER'S SEAL	ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY		
-	-	-	-	1" = 20'	DESIGNED BY:	W. FOX	DATE: APRIL 2026	CONTRACTOR	NOT FOR CONSTRUCTION		TITLE: TIJERAS REUSE RESERVOIR AND PUMP STATION – BID PACKAGE 1B LANDSCAPE TIJERAS RRPS SITE PLAN NORTHEAST		
-	-	-	-	ATTENTION	DRAWN BY:	V. KRISTUPAITIS	DATE: APRIL 2026	CONSTRUCTION BEGIN DATE					
-	-	-	-	0 1/2" 1"	CHECKED BY:	W. FOX	DATE: APRIL 2026	INSPECTOR'S ACCEPTANCE BY DATE					
-	-	-	-	GRAPHIC SCALE	CROSS CHK'D BY:	R. OBERDORFER	DATE: APRIL 2026	INSPECTOR'S NAME					
-	-	-	-	THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)	APPROVED BY:	W. FOX	DATE: APRIL 2026	SUBSTANTIAL COMPLETION DATE					
NO.	DATE	REVISION NO. & DESCRIPTION	BY		MAPS/RECORDS INFO.			DRAWINGS CORRECTED BY	DATE		WATER AUTHORITY CONSTRUCTION PROJECT NO.	ZONE MAP NO.	SHEET

100% SUBMITTAL – FINAL FOR CONSTRUCTON

SEQ. 8 OF 17



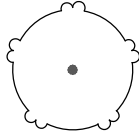
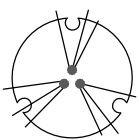
REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	INSTALL 6" ORNAMENTAL SECURITY FENCE. MFG. AMERISTAR FENCE, MONTAGE II GENESIS FENCE. 3 RAIL STANDARD BOTTOM, COLOR: BLACK, OR ENGINEER APPROVED EQUAL. INSTALL PER DETAIL B/L-108 AND MFR SPECIFICATIONS.
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CONSTRUCTION LEGEND AND QUANTITIES

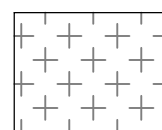
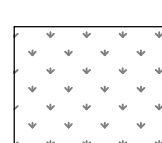
DESCRIPTION	QUANTITY
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1" ANGULAR GRAVEL MULCH. 4" DEPTH, COLOR: GOLD TO MATCH EXISTING GRAVEL WITH CLASS 2 NON-WOVEN GEOTEXTILE FABRIC UNDERNEATH. PROVIDE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.	2,615 SQ FT
SHREDDED WOOD MULCH. 4" DEPTH, NATIVE MULCH AVAILABLE FROM SOILUTIONS . PROVIDE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.	2,615 SQ FT

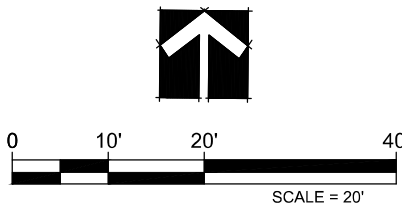
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	HT. & SPRD.	SIZE	QTY
TREES				
	ACER NEGUNDO 'SENSATION' SENSATION BOX ELDER	30' X 20'	2.5" CAL	8
	CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	20' X 20'	15 GAL.	2
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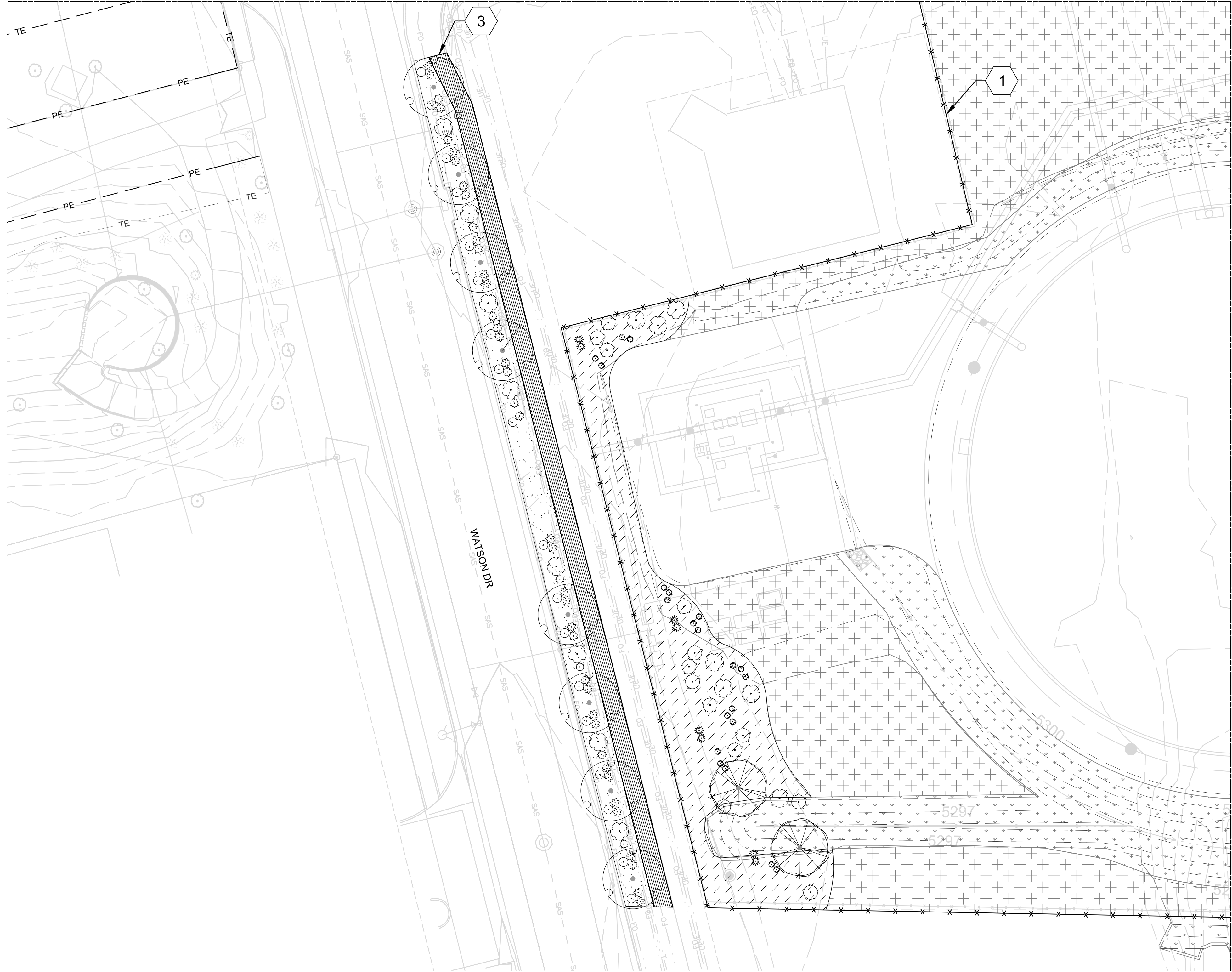
SEE PLANTING DETAILS SHEET L-107

GROUND COVERS

	RECLAMATION SEEDING FOR DISTURBED AREAS WITH CITY OF ABQ SPEC. (SECTION 1013) SEED MIX - SEE SEEDING SCHEDULE SHEET L-107. ENSURE THAT SEED (AND ANY IMPORTED SOIL IS FROM A REPUTABLE SOURCE AVOID CONTAMINATION WITH INVASIVE SEED.	110,611 SF
	RECLAMATION SEEDING AT GEOGRID WITH COA SPEC. (SECTION 1013) SEED MIX - SEE SEEDING SCHEDULE SHEET L-107. ENSURE THAT SEED (AND ANY IMPORTED SOIL IS FROM A REPUTABLE SOURCE AVOID CONTAMINATION WITH INVASIVE SEED.	66,499 SF



MATCHLINE - SEE EXHIBIT 2.1



MATCHLINE - SEE EXHIBIT 2.4

				SCALE: 1" = 20' ATTENTION 0 1/2" 1" GRAPHIC SCALE THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)	DESIGN TRACKING DESIGNED BY: W. FOX DATE: APRIL 2026 DRAWN BY: V. KRISTUPAITIS DATE: APRIL 2026 CHECKED BY: W. FOX DATE: APRIL 2026 CROSS CHK'D BY: R. OBERDORFER DATE: APRIL 2026 APPROVED BY: W. FOX DATE: APRIL 2026 MAPS/RECORDS INFO.	SUBMITTED BY: Jacobs 3721 RUTLEDGE RD NE, SUITE B-1 ALBUQUERQUE, NM 87109 505-884-5600	AS BUILT INFORMATION CONTRACTOR CONSTRUCTION BEGIN DATE INSPECTOR'S ACCEPTANCE BY DATE INSPECTOR'S NAME SUBSTANTIAL COMPLETION DATE DRAWINGS CORRECTED BY DATE	ENGINEER'S SEAL NOT FOR CONSTRUCTION	ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY TITLE: TIJERAS REUSE RESERVOIR AND PUMP STATION - BID PACKAGE 1B LANDSCAPE TIJERAS RRPS SITE PLAN SOUTHWEST WATER AUTHORITY CONSTRUCTION PROJECT NO. ZONE MAP NO. SHEET EXHIBIT 2.3 SEQ. 9 OF 17
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100% SUBMITTAL - FINAL FOR CONSTRUCTON

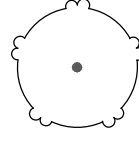
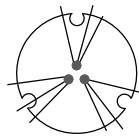
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CONSTRUCTION LEGEND AND QUANTITIES

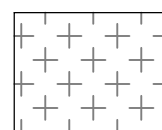
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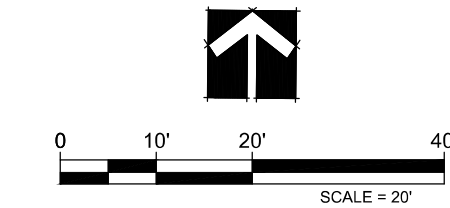
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	HT. & SPRD.	SIZE	QTY
TREES				
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SEE PLANTING DETAILS SHEET L-107

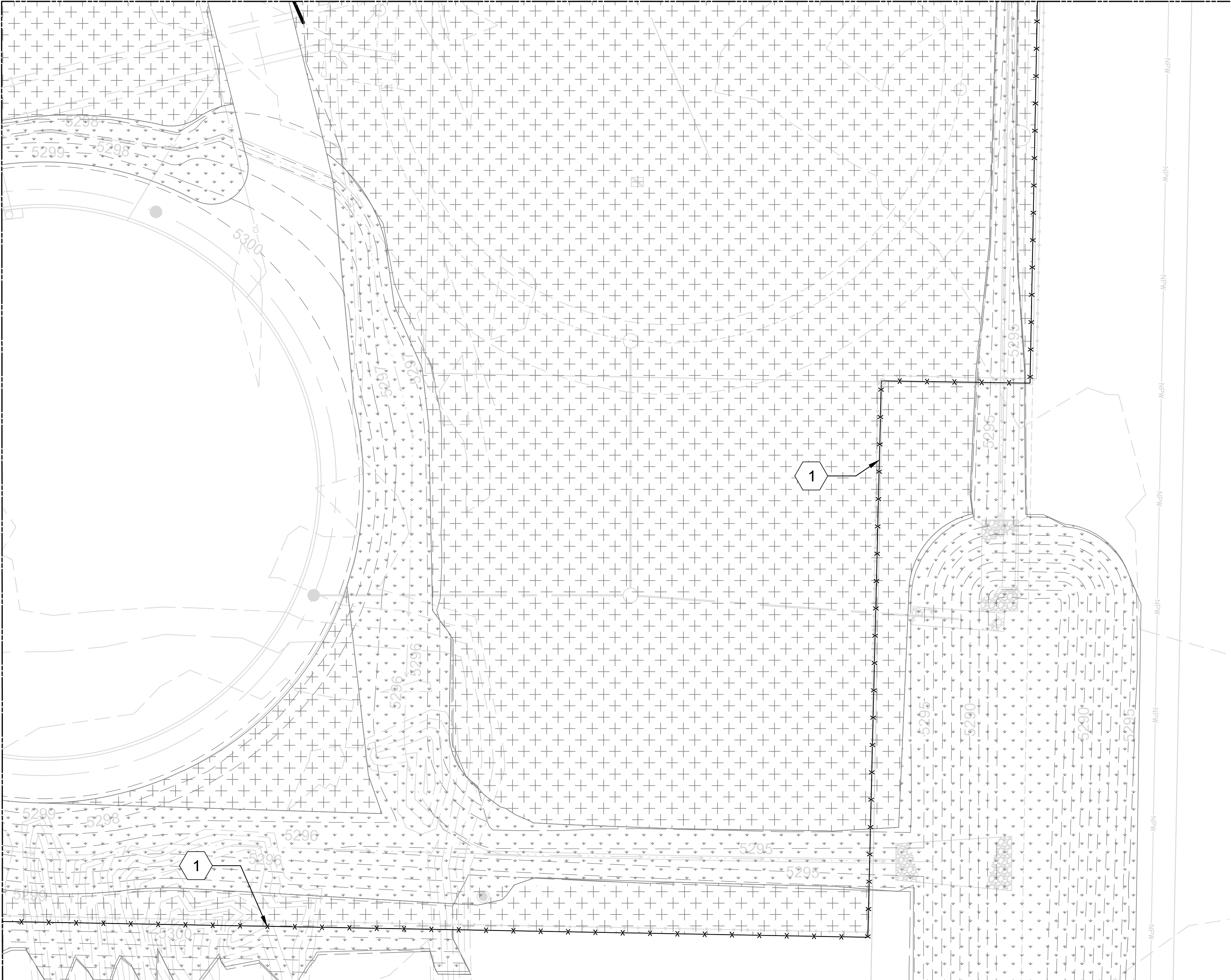
GROUND COVERS

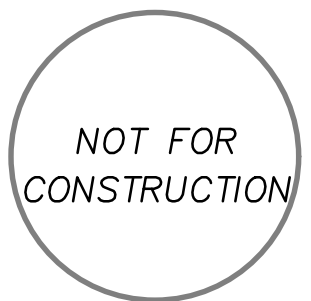
	RECLAMATION SEEDING FOR DISTURBED AREAS WITH CITY OF ABQ SPEC. (SECTION 1013) SEED MIX - SEE SEEDING SCHEDULE SHEET L-107, ENSURE THAT SEED (AND ANY IMPORTED SOIL IS FROM A REPUTABLE SOURCE AVOID CONTAMINATION WITH INVASIVE SEED.	110,611 SF
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MATCHLINE - SEE EXHIBIT 2.3

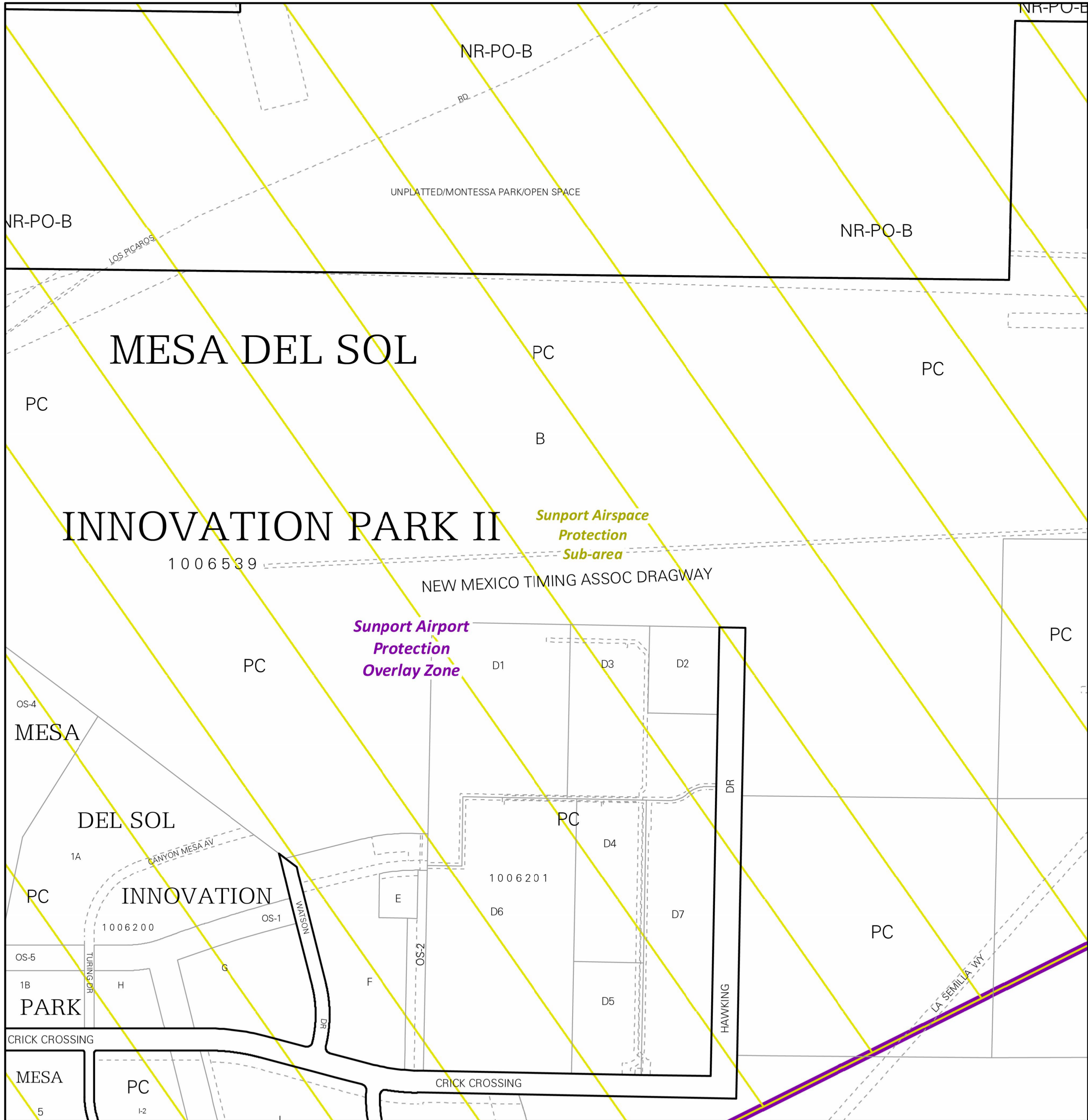
MATCHLINE - SEE EXHIBIT 2.2



				SCALE:	DESIGN TRACKING		SUBMITTED BY:	AS BUILT INFORMATION	ENGINEER'S SEAL	ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY		
-	-	-	-	1" = 20'	DESIGNED BY:	W. FOX	DATE: APRIL 2026	CONTRACTOR		TITLE: TIJERAS REUSE RESERVOIR AND PUMP STATION - BID PACKAGE 1B LANDSCAPE TIJERAS RRRS SITE PLAN SOUTHEAST		
-	-	-	-	ATTENTION	DRAWN BY:	V. KRISTUPAITIS	DATE: APRIL 2026	CONSTRUCTION BEGIN DATE				
-	-	-	-	0 1/2" 1"	CHECKED BY:	W. FOX	DATE: APRIL 2026	INSPECTOR'S ACCEPTANCE BY	DATE	WATER AUTHORITY CONSTRUCTION PROJECT NO.		
-	-	-	-	GRAPHIC SCALE	CROSS CHK'D BY:	R. OBERDORFER	DATE: APRIL 2026	INSPECTOR'S NAME				
-	-	-	-	THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)	APPROVED BY:	W. FOX	DATE: APRIL 2026	SUBSTANTIAL COMPLETION DATE				
NO.	DATE	REVISION NO. & DESCRIPTION	BY		MAPS/RECORDS INFO.		3721 RUTLEDGE RD NE, SUITE B-1 ALBUQUERQUE, NM 87109 505-884-5600	DRAWINGS CORRECTED BY	DATE	ZONE MAP NO.	q-16	SHEET EXHIBIT 2.4

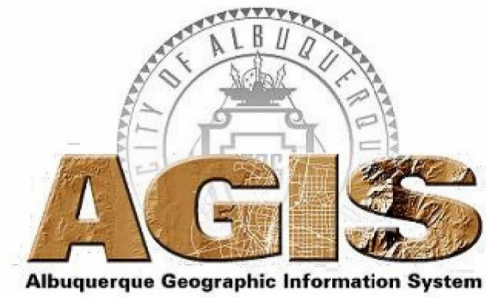
100% SUBMITTAL – FINAL FOR CONSTRUCTON

SEQ. 10 OF 17

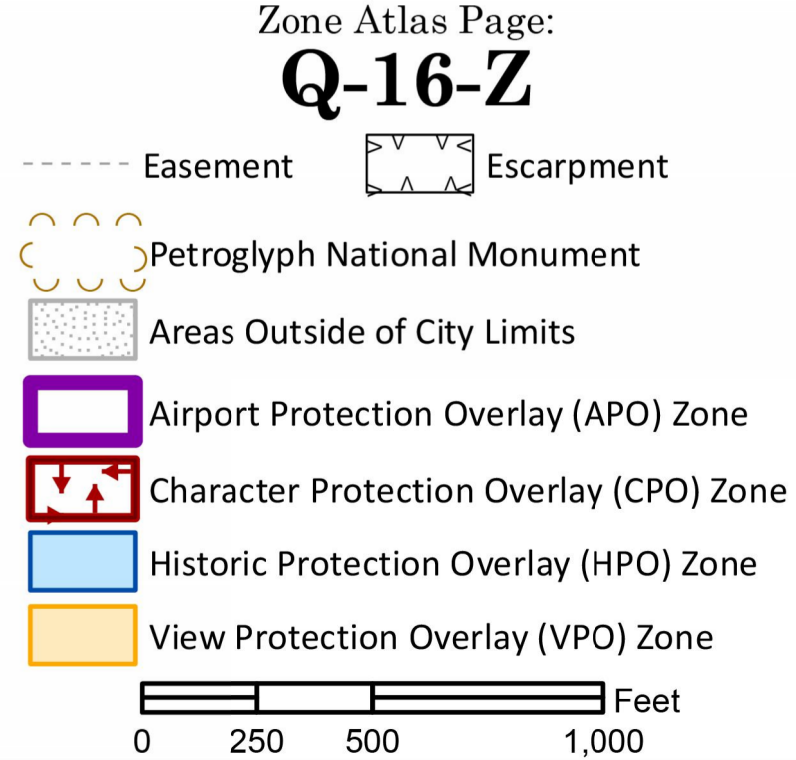
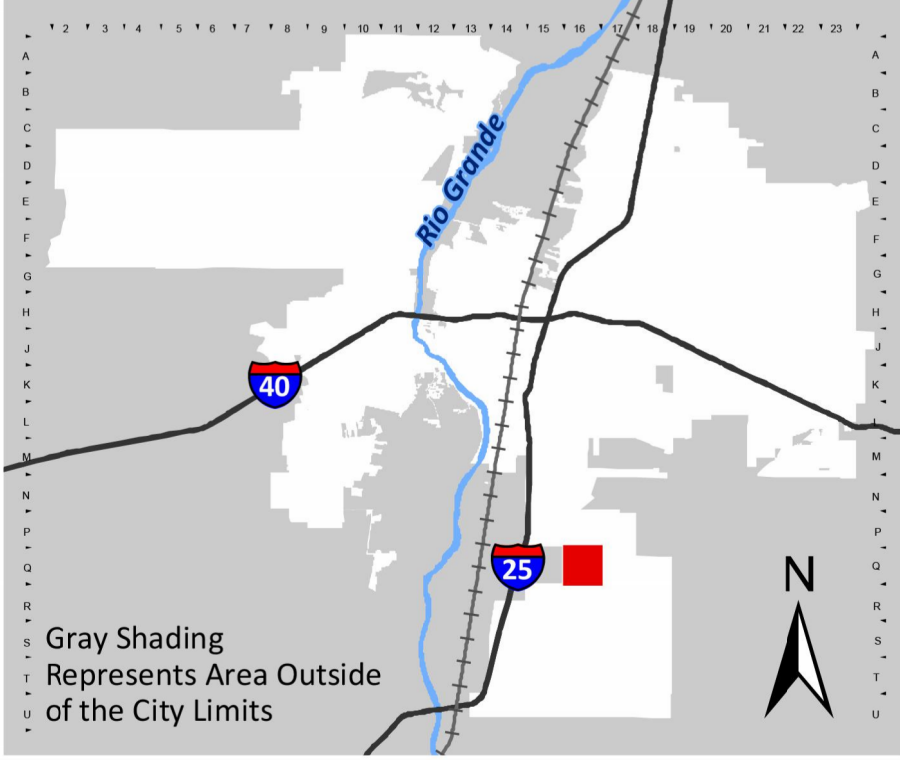


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



SURVEY CONTROL NOTES

GENERAL NOTES

1. DATE CONTROL MONUMENTS WERE SET: 12/2/23-12/3/23
2. DATE CONTROL MONUMENTS WERE OBSERVED: 12/2/23-12/3/23
3. DATE OF FINAL NETWORK ADJUSTMENTS: 2/21/2024
4. HORIZONTAL SPATIAL ACCURACY IS 0.05 FEET.
5. VERTICAL SPATIAL ACCURACY IS 0.05 FEET.
6. UNITS ARE US SURVEY FEET.

HORIZONTAL DATUM

HORIZONTAL POSITIONS FOR CONTROL POINTS WERE DERIVED FROM A GNSS SURVEY BASED ON NAD83(1992) CONSTRAINED TO NGS PUBLISHED VALUES FOR NGS CONTROL STATION LOUDON.

VERTICAL DATUM

ELEVATIONS ARE NAVD88 CONSTRAINED TO A PUBLISHED VALUE OF 4943.26 FEET FOR NGS BENCHMARK S224, BEING A BENCH MARK DISK SET IN THE TOP OF A CONCRETE MONUMENT STAMPED, "S 224 1951" AT THE SOUTHWEST CORNER OF THE INTERSECTION OF BATES ROAD SE AND DESERT ROAD SW. ELEVATIONS WERE TRANSFERRED TO THE SITE USING GNSS AND GEOID 18.

BASIS OF BEARINGS

BEARINGS ARE BASED ON NEW MEXICO STATE PLANE NAD83(1992) CENTRAL ZONE (3002).

COORDINATE TABLE							
NAD83 (1992)				NM STATE PLAN CENTRAL ZONE			
Point ID	Latitude (N)	Longitude (W)	Height	Northing	Easting	Elevation	Description
CONTROL POINTS FOUND							
LOUDON	34°59'53.65713"	106°37'40.21246"	5243.51	1454865.84	1527262.67	5313.51	EQ0887 - 3.5" BRASS CAP SET IN CONCRETE - LOUDON 1946
S224	34°59'28.02"	106°39'52.80"	4872.77	1452317.79	1516222.10	4943.26	BENCH MARK DISK SET IN TOP OF CONCRETE MONUMENT - S224 1951
CONTROL POINTS ESTABLISHED							
404	35°00'11.02882"	106°36'51.63762"	5227.73	1456607.02	1531309.97	5297.52	1" COPPER PLUG - JACOBS CONTROL POINT 404

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
OTHER AREAS	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes, Zone X
GENERAL STRUCTURES	Area with Flood Risk due to Levee Zone D
	NO SCREEN Area of Minimal Flood Hazard Zone X
OTHER AREAS	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
OTHER FEATURES	Base Flood Elevation Line (BFE)
	Limit of Study
OTHER FEATURES	Jurisdiction Boundary
	Coastal Transect Baseline
OTHER FEATURES	Profile Baseline
	Hydrographic Feature
MAP PANELS	Digital Data Available
	No Digital Data Available
MAP PANELS	Unmapped
	The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/8/2026 at 8:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

				SCALE:	DESIGN TRACKING		
				ATTENTION 0 1/2" 1"  GRAPHIC SCALE THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)	DESIGNED BY: A FERNANDEZ	DATE: MAY 2026	
					DRAWN BY: T OLIWA	DATE: MAY 2026	
					CHECKED BY: M RANDALL	DATE: MAY 2026	
					CROSS CHK'D BY: N MASCHKE	DATE: MAY 2026	
					APPROVED BY: A FERNANDEZ	DATE: MAY 2026	
NO.	DATE	REVISION NO. & DESCRIPTION	BY	MAPS/RECORDS INFO.			

SUBMITTED BY:

JACOBS

3721 RUTLEDGE RD NE, SUITE B-1
ALBUQUERQUE, NM 87109
505-884-5600

AS BUILT INFORMATION

CONTRACTOR	
CONSTRUCTION BEGIN DATE	
INSPECTOR'S ACCEPTANCE BY	DATE
INSPECTOR'S NAME	
SUBSTANTIAL COMPLETION DATE	
DRAWINGS CORRECTED BY	DATE

ENGINEER'S SEAL

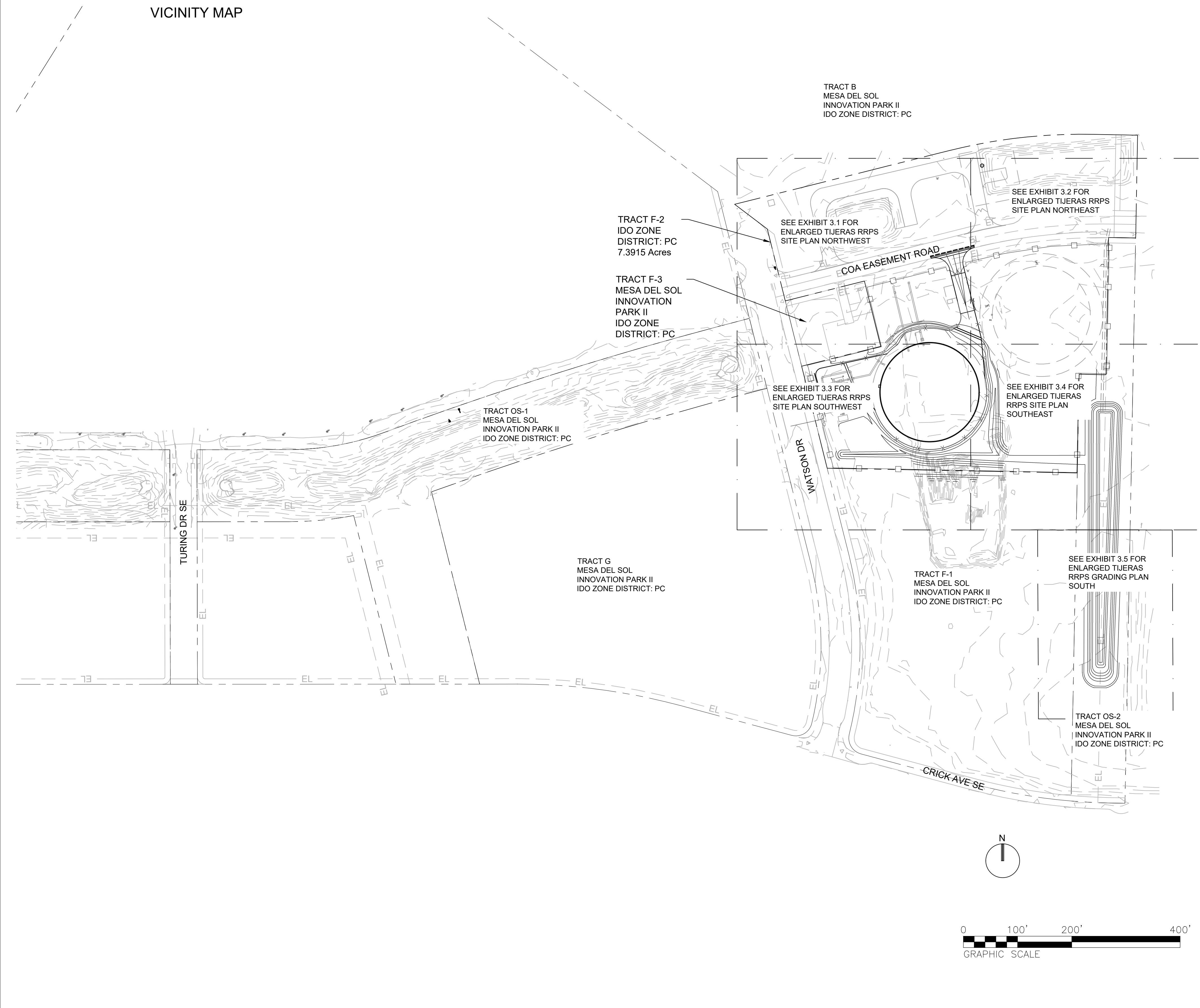


ALBUQUERQUE BERNALILLO COUNTY
WATER UTILITY AUTHORITY

TITLE: TIJERAS REUSE RESERVOIR AND PUMP STATION – BID PACKAGE 1B
CIVIL
TIJERAS REUSE RESERVOIR
SITE DRAINAGE PLAN DETAILS

WATER AUTHORITY CONSTRUCTION PROJECT NO.	ZONE MAP NO.	SHEET C-304A
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100% SUBMITTAL – FINAL FOR CONSTRUCTION



LEGEND:

EXISTING CIVIL (LARGE DIAMETER)

- 18" W WATER
- 18" SAS SANITARY SEWER
- 48" SD STORM DRAIN

EXISTING CIVIL

- 6" W WATER
- 6" NPW NON-POTABLE WATER
- 8" SAS SANITARY SEWER
- 4" SAS FM FORCE MAIN
- 10" SD STORM DRAIN
- 2" HP GAS NATURAL GAS
- IRR IRRIGATION

EXISTING ELECTRICAL

- UC UG CONDUIT
- T TELEPHONE
- UE UG ELECTRIC
- OHE OVERHEAD ELECTRIC
- FO FIBER OPTIC
- UGT UG TRAFFIC
- OHT OVERHEAD TRAFFIC
- EL EASEMENT LINE

PROPOSED CIVIL

- XXX+XX WATER
- 5290 PROPERTY LINE, RIGHT-OF-WAY
- 5290 PROPOSED GRADE

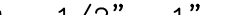
FENCE LINETYPES

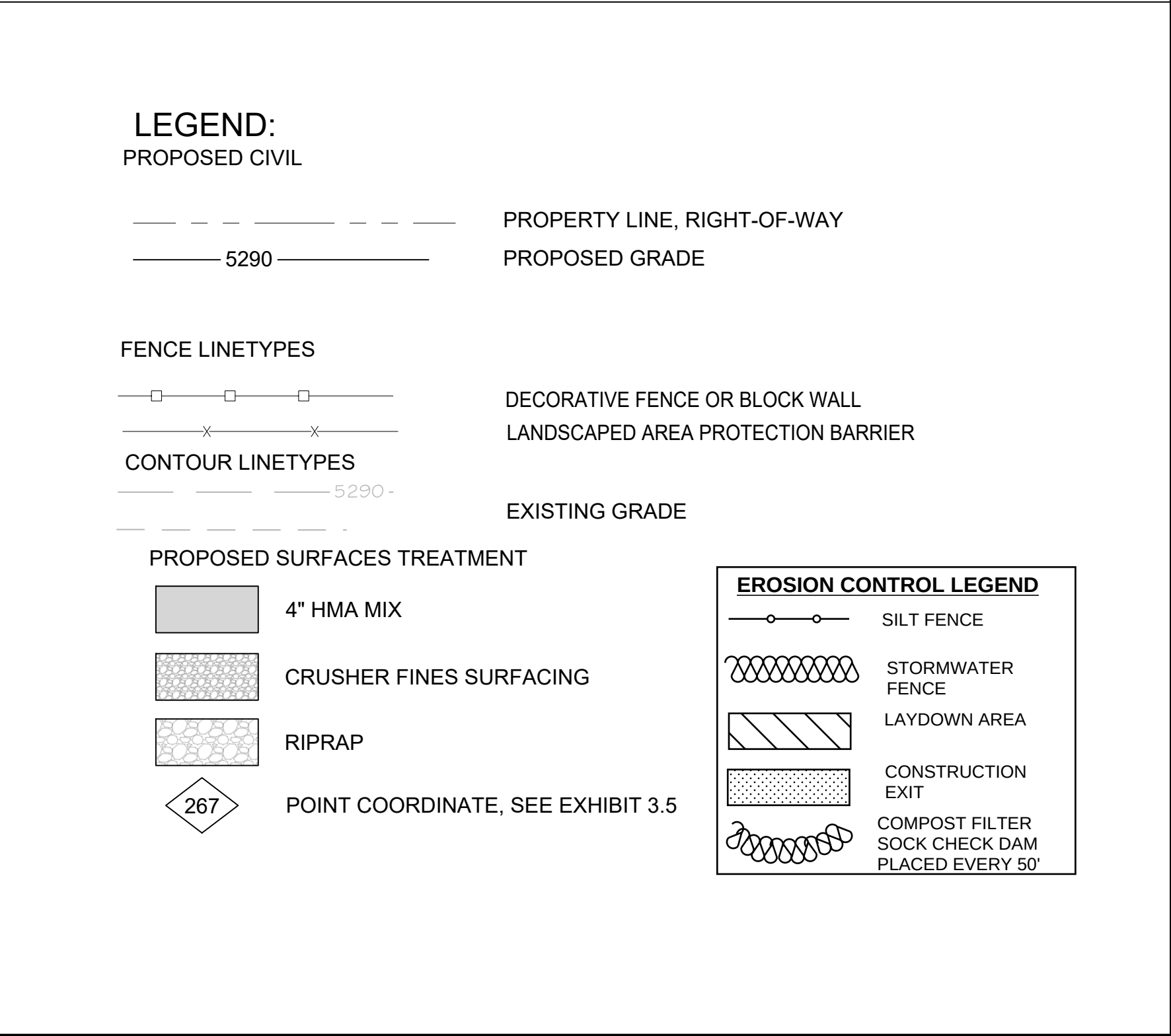
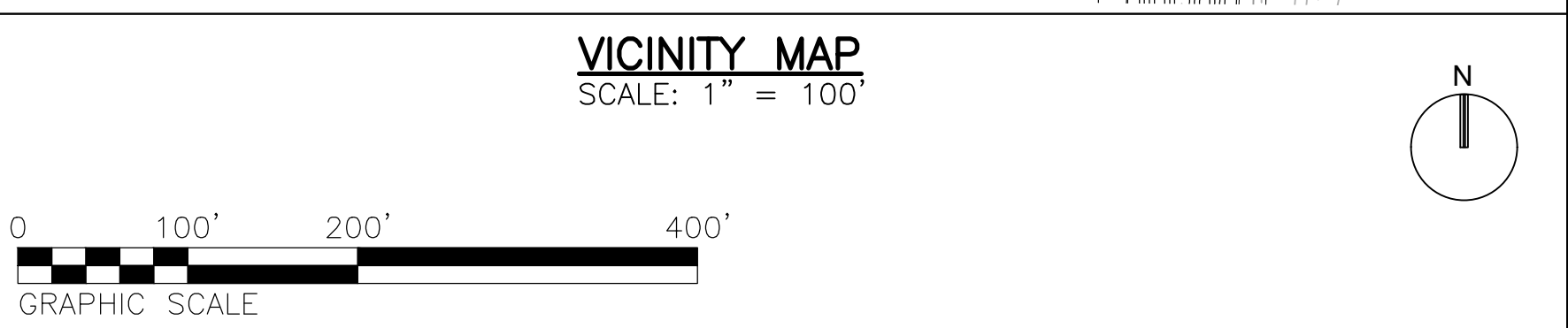
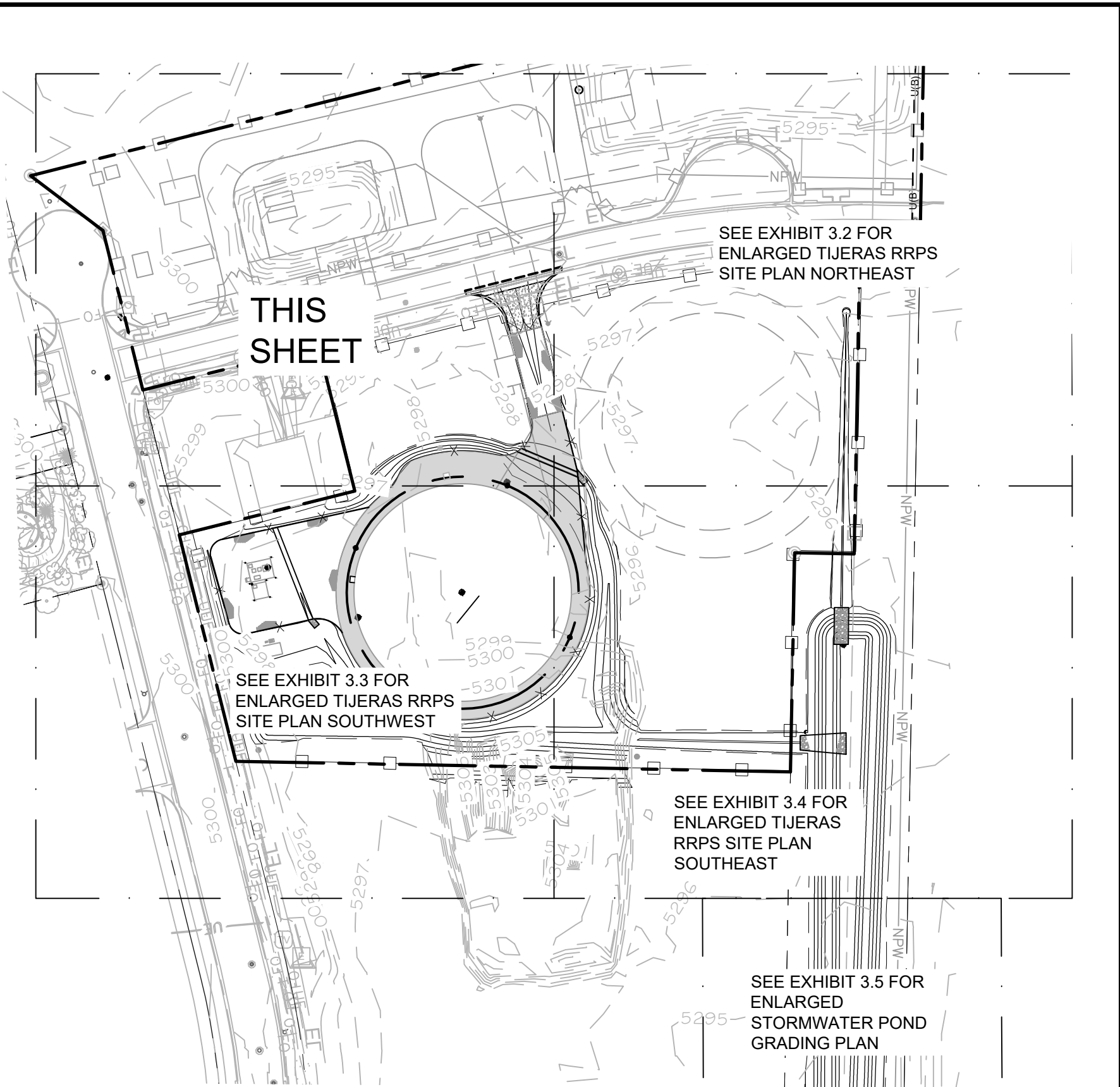
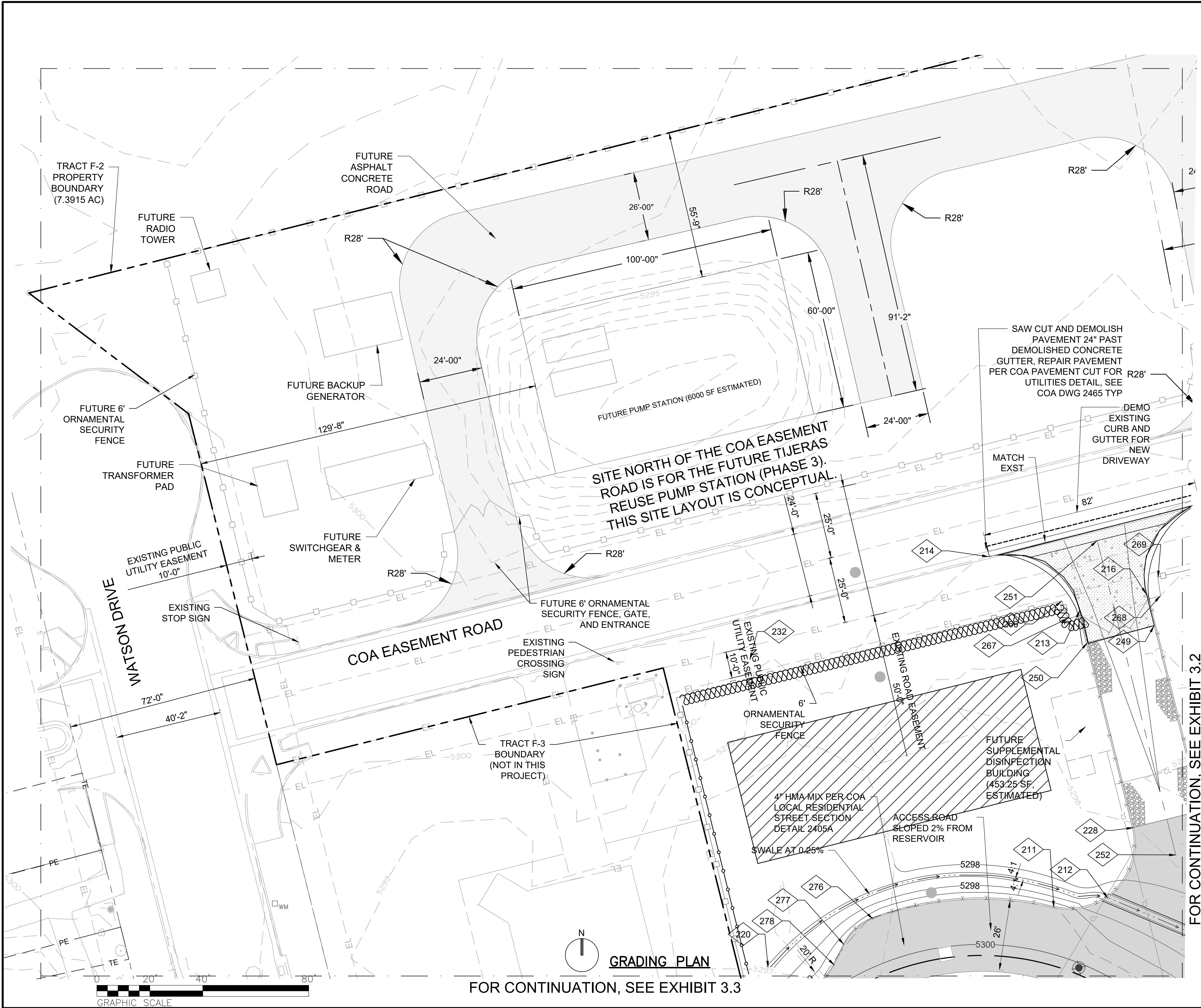
- DECORATIVE FENCE OR BLOCK WALL

CONTOUR LINETYPES

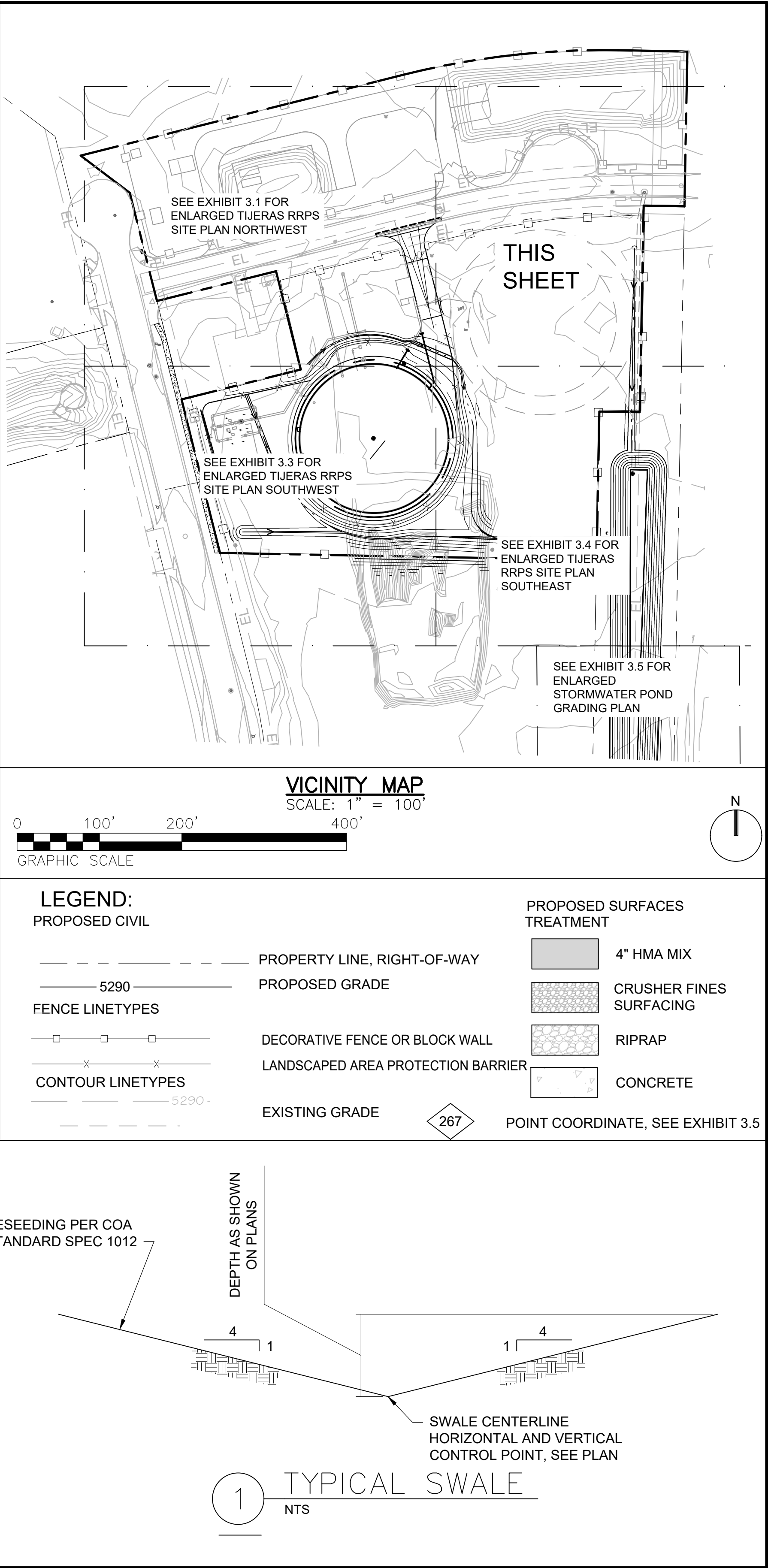
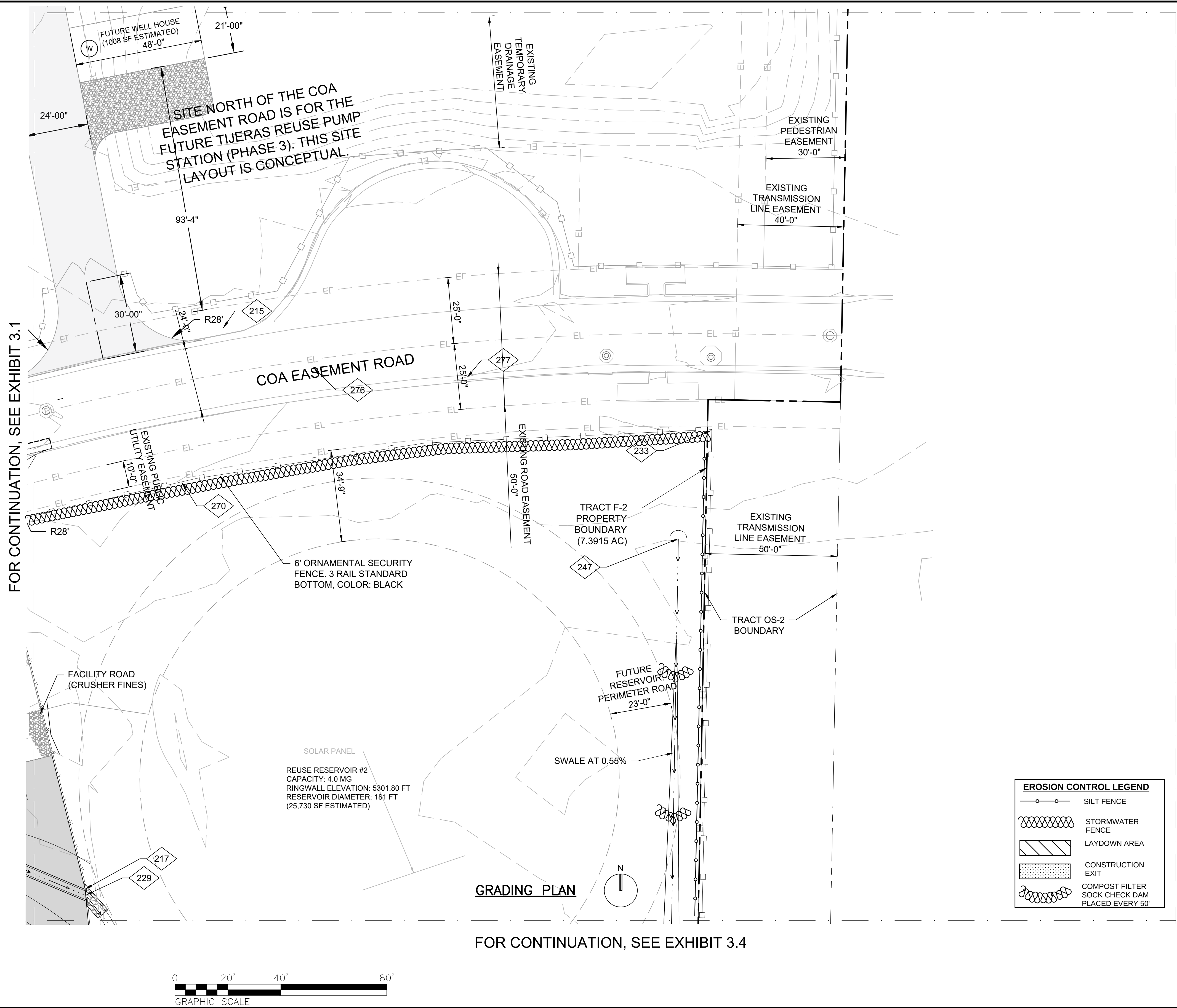
- 5290 - EXISTING GRADE

PROPOSED EXISTING		PROPOSED SURFACES TREATMENT
FIRE OR YARD HYDRANT		4" HMA MIX
GATE VALVE		CRUSHER FINES SURFACING
BUTTERFLY VALVE		RIPRAP
WATER MANHOLE		
WATER REDUCER		
WATER METER		
SANITARY SEWER OR OVERFLOW MH (4'Ø OR 3'Ø)		
SANITARY CLEANOUT		
STORM DRAIN MH		
GAS VALVE		
PIPE RISER		
POWER POLE		
POWER POLE (OPTION 2)		
GUY WIRE		
LIGHT POLE		
SURVEY CONTROL POINT		
GEOTECH BORING (BH #)		
FLOW CONTROL VALVE		

				SCALE:		DESIGN TRACKING		SUBMITTED BY:		AS BUILT INFORMATION		ENGINEER'S SEAL		ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	
				ATTENTION 0 1/2" 1"  GRAPHIC SCALE THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)		DESIGNED BY: A SITTEL DATE: APR 2026		Jacobs 3721 RUTLEDGE RD NE, SUITE B-1 ALBUQUERQUE, NM 87109 505-884-5600		CONTRACTOR		NOT FOR CONSTRUCTION		TITLE: TIJERAS REUSE RESERVOIR AND PUMP STATION – BID PACKAGE 1B TIJERAS RRPS OVERALL GRADING PLAN	
				DRAWN BY: D CORBETT DATE: APR 2026		CONSTRUCTION BEGIN DATE									
				CHECKED BY: A FERNANDEZ DATE: APR 2026		INSPECTOR'S ACCEPTANCE BY DATE									
				CROSS CHK'D BY: N MASCHKE DATE: APR 2026		INSPECTOR'S NAME									
				APPROVED BY: A FERNANDEZ DATE: APR 2026		SUBSTANTIAL COMPLETION DATE		DRAWINGS CORRECTED BY DATE		WATER AUTHORITY CONSTRUCTION PROJECT NO.				ZONE MAP NO.	q-16
NO.	DATE	REVISION NO. & DESCRIPTION		BY	MAPS/RECORDS INFO.										



				SCALE:		DESIGN TRACKING		SUBMITTED BY:		AS BUILT INFORMATION		ENGINEER'S SEAL		ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY TITLE: TIJERAS REUSE RESERVOIR AND PUMP STATION – BID PACKAGE 1B CIVIL TIJERAS RRPS GRADING PLAN NORTHWEST WATER AUTHORITY CONSTRUCTION PROJECT NO. ZONE MAP NO. q-16 SHEET EXHIBIT 3.1			
				1"=20'		DESIGNED BY: A SITTEL		DATE: APR 2026		CONTRACTOR							
				ATTENTION		DRAWN BY: D CORBETT		DATE: APR 2026		CONSTRUCTION BEGIN DATE							
				GRAPHIC SCALE		CHECKED BY: A FERNANDEZ		DATE: APR 2026		INSPECTOR'S ACCEPTANCE BY						DATE	
				THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)		CROSS CHK'D BY: N MASCHKE		DATE: APR 2026		INSPECTOR'S NAME							
						APPROVED BY: A FERNANDEZ		DATE: APR 2026				SUBSTANTIAL COMPLETION DATE					
NO.		DATE		REVISION NO. & DESCRIPTION		BY		MAPS/RECORDS INFO.		3721 RUTLEDGE RD NE, SUITE B-1 ALBUQUERQUE, NM 87109 505-884-5600		DRAWINGS CORRECTED BY		DATE			



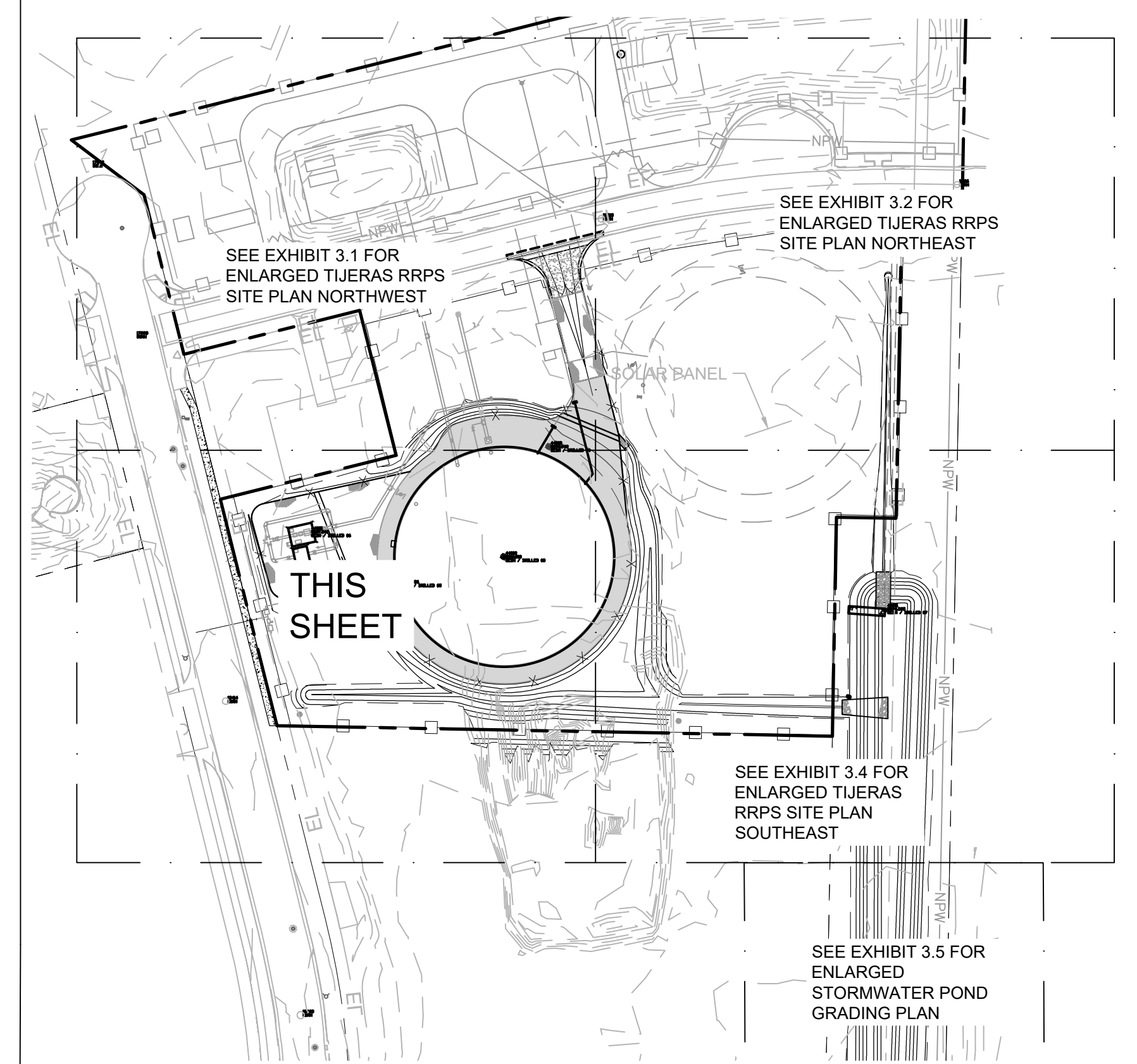
				SCALE:		DESIGN TRACKING		SUBMITTED BY:		AS BUILT INFORMATION		ENGINEER'S SEAL		ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY					
				1" = 20'		DESIGNED BY: A SITTEL		DATE: APR 2026		CONTRACTOR		NOT FOR CONSTRUCTION		TITLE: TIJERAS REUSE RESERVOIR AND PUMP STATION – BID PACKAGE 1B CIVIL					
				DRAWN BY: D CORBETT		DATE: APR 2026		CONSTRUCTION BEGIN DATE											
				CHECKED BY: A FERNANDEZ		DATE: APR 2026		INSPECTOR'S ACCEPTANCE BY		DATE									
				CROSS CHK'D BY: N MASCHKE		DATE: APR 2026		INSPECTOR'S NAME											
				APPROVED BY: A FERNANDEZ		DATE: APR 2026		SUBSTANTIAL COMPLETION DATE											
				GRAPHIC SCALE				3721 RUTLEDGE RD NE, SUITE B-1 ALBUQUERQUE, NM 87109 505-884-5600						TIJERAS RRRPS GRADING PLAN NORTHEAST					
				THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)		MAPS/RECORDS INFO.				DRAWINGS CORRECTED BY		DATE		WATER AUTHORITY CONSTRUCTION PROJECT NO.		ZONE MAP NO.		SHEET	
NO.		DATE		REVISION NO. & DESCRIPTION		BY										Q-16		EXHIBIT 3.2	

REUSE RESERVOIR #1 CAPACITY: 4.0 MG
OVERFLOW ELEVATION: 5322.80 FT
NAVD 27/29 OVERFLOW ELEVATION: 5320 FT
RINGWALL ELEVATION: 5301.80 FT
RESERVOIR DIAMETER: 181 FT
(25,730 SF)

GRADING PLAN

EROSION CONTROL LEGEND

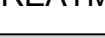
- SILT FENCE
- STORMWATER FENCE
- LAYDOWN AREA
- CONSTRUCTION EXIT
- COMPOST FILTER SOCK CHECK DAM PLACED EVERY 50'

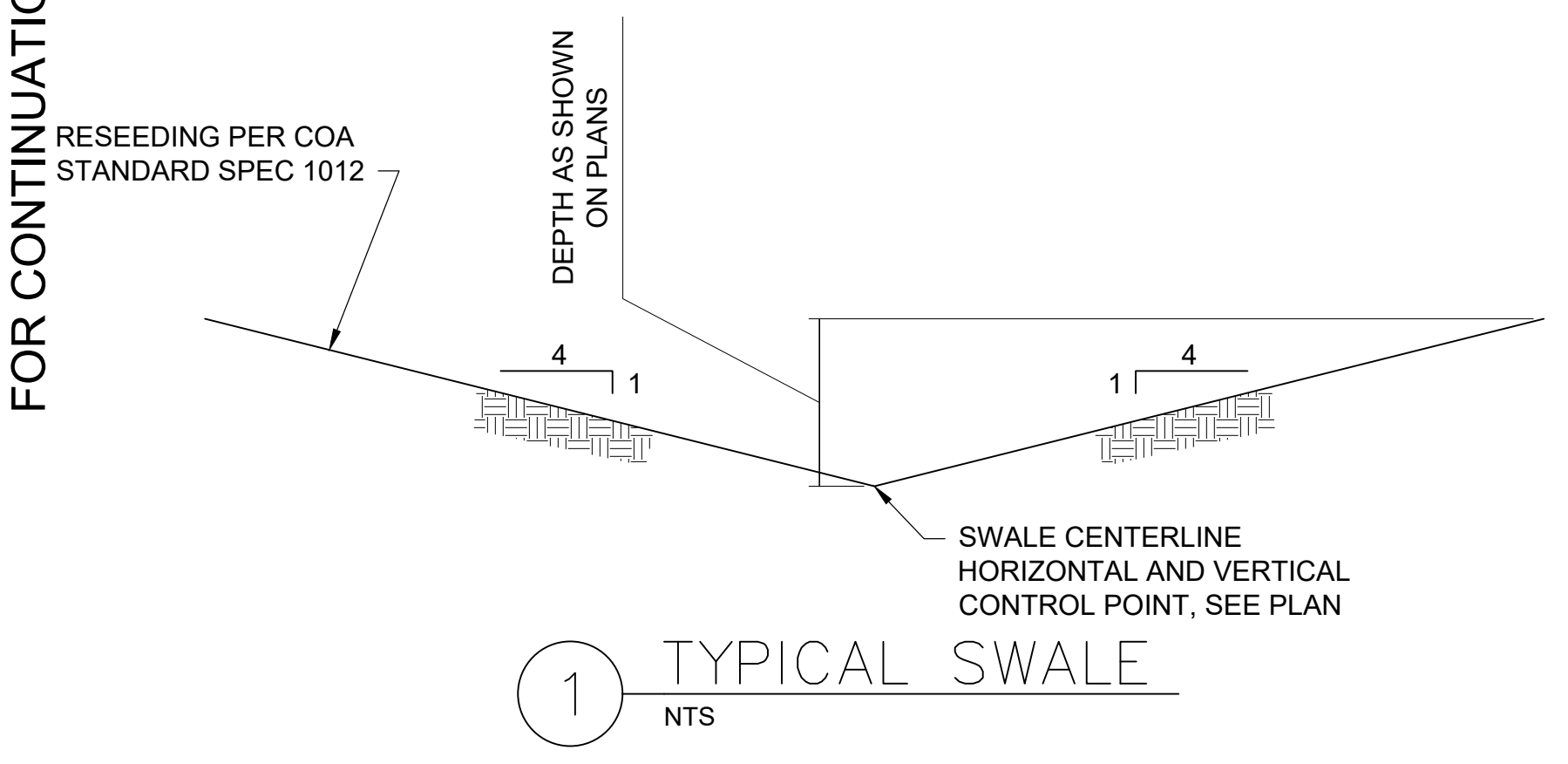


0 100' 200' 400'

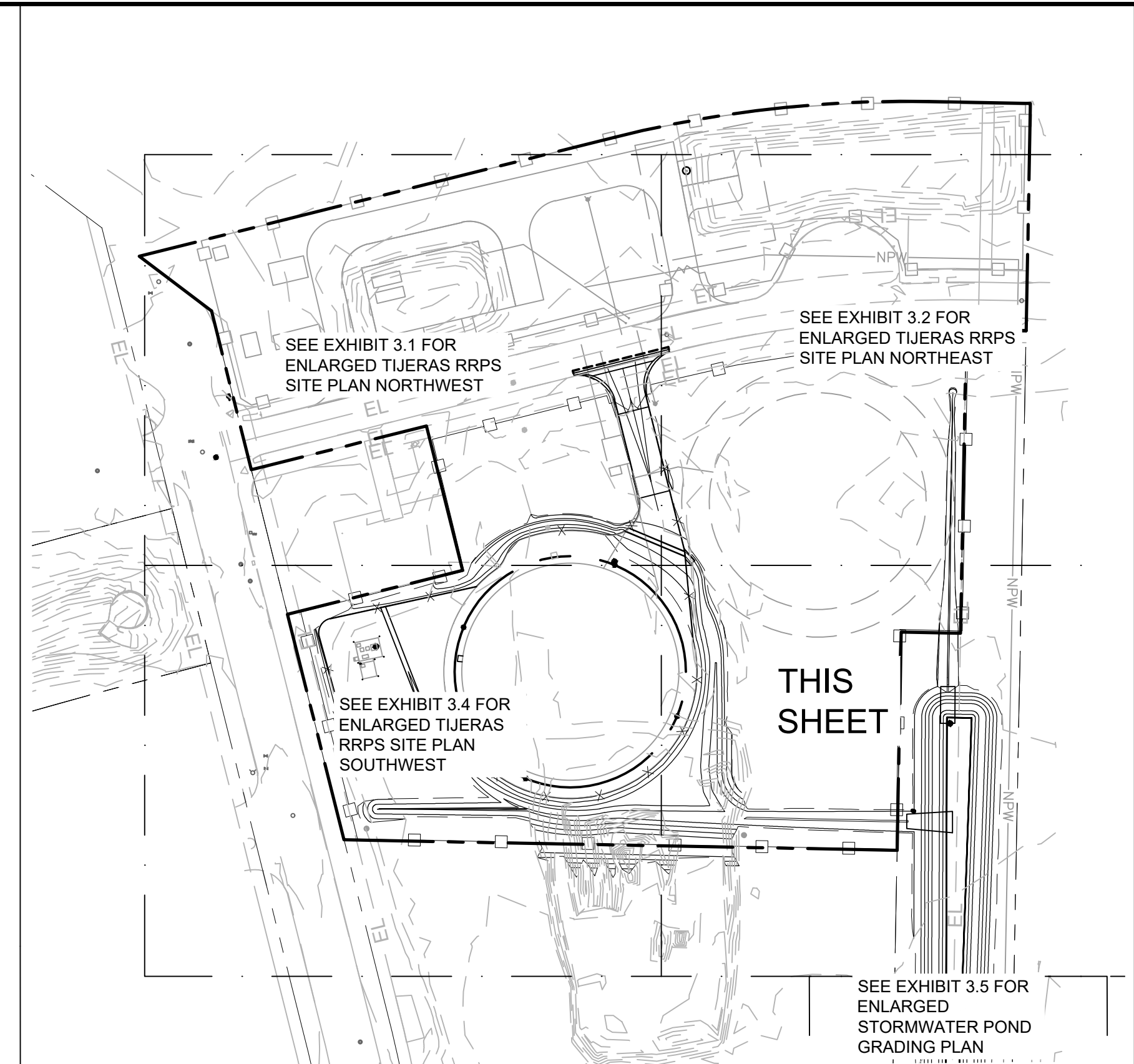
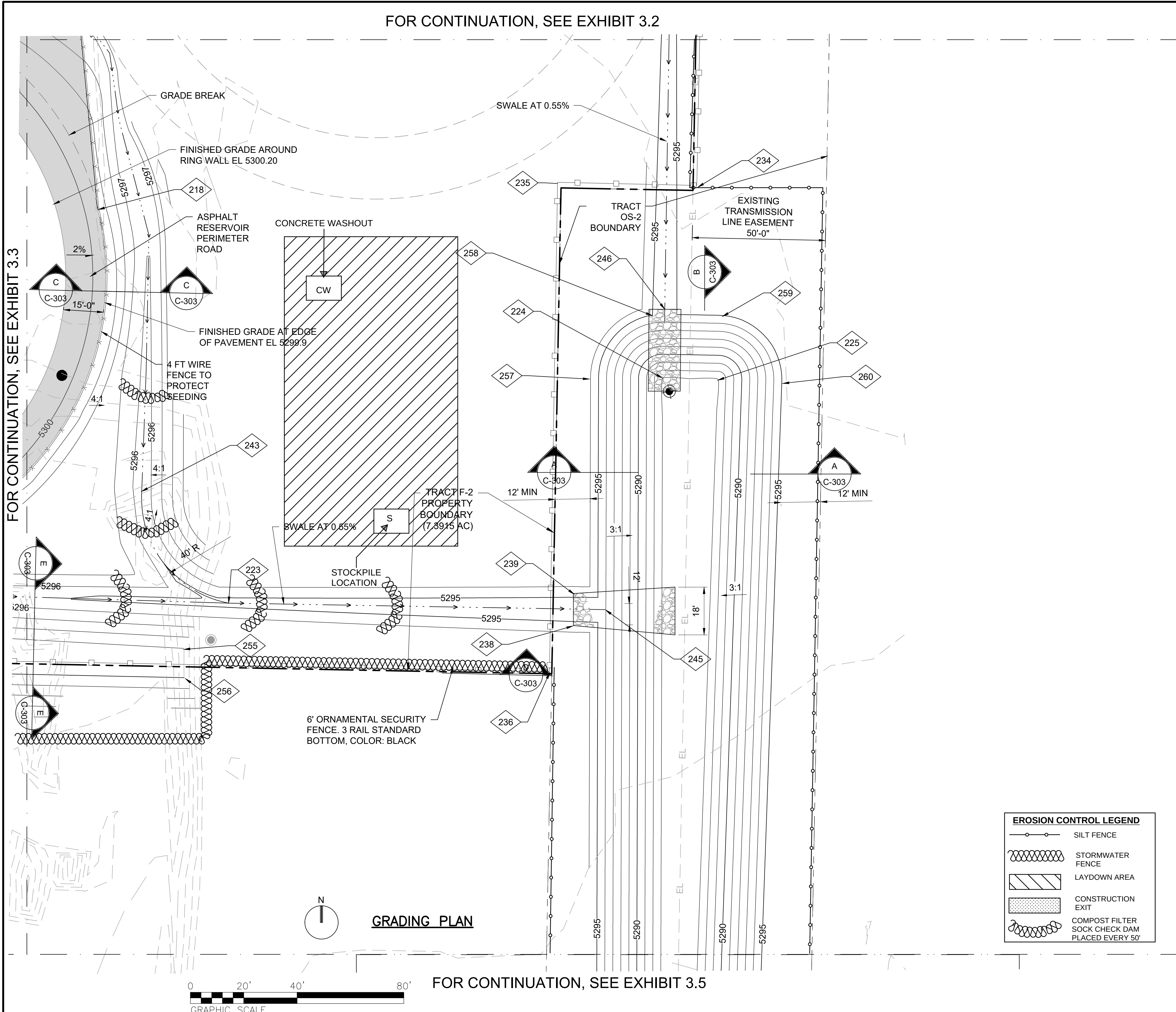
GRAPHIC SCALE

	PROPERTY LINE, RIGHT-OF-WAY
	PROPOSED GRADE
	FENCE LINETYPES
	DECORATIVE FENCE OR BLOCK WALL
	LANDSCAPED AREA PROTECTION BARRIER
	CONTOUR LINETYPES
	EXISTING GRADE
	

PROPOSED SURFACES TREATMENT	
	4" HMA MIX
	CRUSHER FINES SURFACING
	RIPRAP
	CONCRETE



				SCALE: 1" = 20' ATTENTION 0 1/2" 1"  GRAPHIC SCALE THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)		DESIGN TRACKING DESIGNED BY: A SITTEL DATE: APR 2026 DRAWN BY: D CORBETT DATE: APR 2026 CHECKED BY: A FERNANDEZ DATE: APR 2026 CROSS CHK'D BY: N MASCHKE DATE: APR 2026 APPROVED BY: A FERNANDEZ DATE: APR 2026		SUBMITTED BY:  3721 RUTLEDGE RD NE, SUITE B-1 ALBUQUERQUE, NM 87109 505-884-5600		AS BUILT INFORMATION CONTRACTOR CONSTRUCTION BEGIN DATE INSPECTOR'S ACCEPTANCE BY DATE INSPECTOR'S NAME SUBSTANTIAL COMPLETION DATE DRAWINGS CORRECTED BY DATE		ENGINEER'S SEAL 		 ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY TITLE: TIJERAS REUSE RESERVOIR AND PUMP STATION – BID PACKAGE 1B CIVIL TIJERAS RRRS GRADING PLAN SOUTHWEST WATER AUTHORITY CONSTRUCTION PROJECT NO. ZONE MAP NO. SHEET NO. 1-16 EXHIBIT 3.3			
NO.	DATE	REVISION NO. & DESCRIPTION		BY	MAPS/RECORDS INFO. — — —												



VICINITY MAP

0 100' 200' 400'

GRAPHIC SCALE

N

LEGEND:

PROPOSED CIVIL

--- PROPERTY LINE, RIGHT-OF-WAY

--- 5290 --- PROPOSED GRADE

FENCE LINETYPES

--- DECORATIVE FENCE OR BLOCK WALL

--- LANDSCAPED AREA PROTECTION BARRIER

CONTOUR LINETYPES

--- 5290 --- EXISTING GRADE

PROPOSED SURFACES TREATMENT

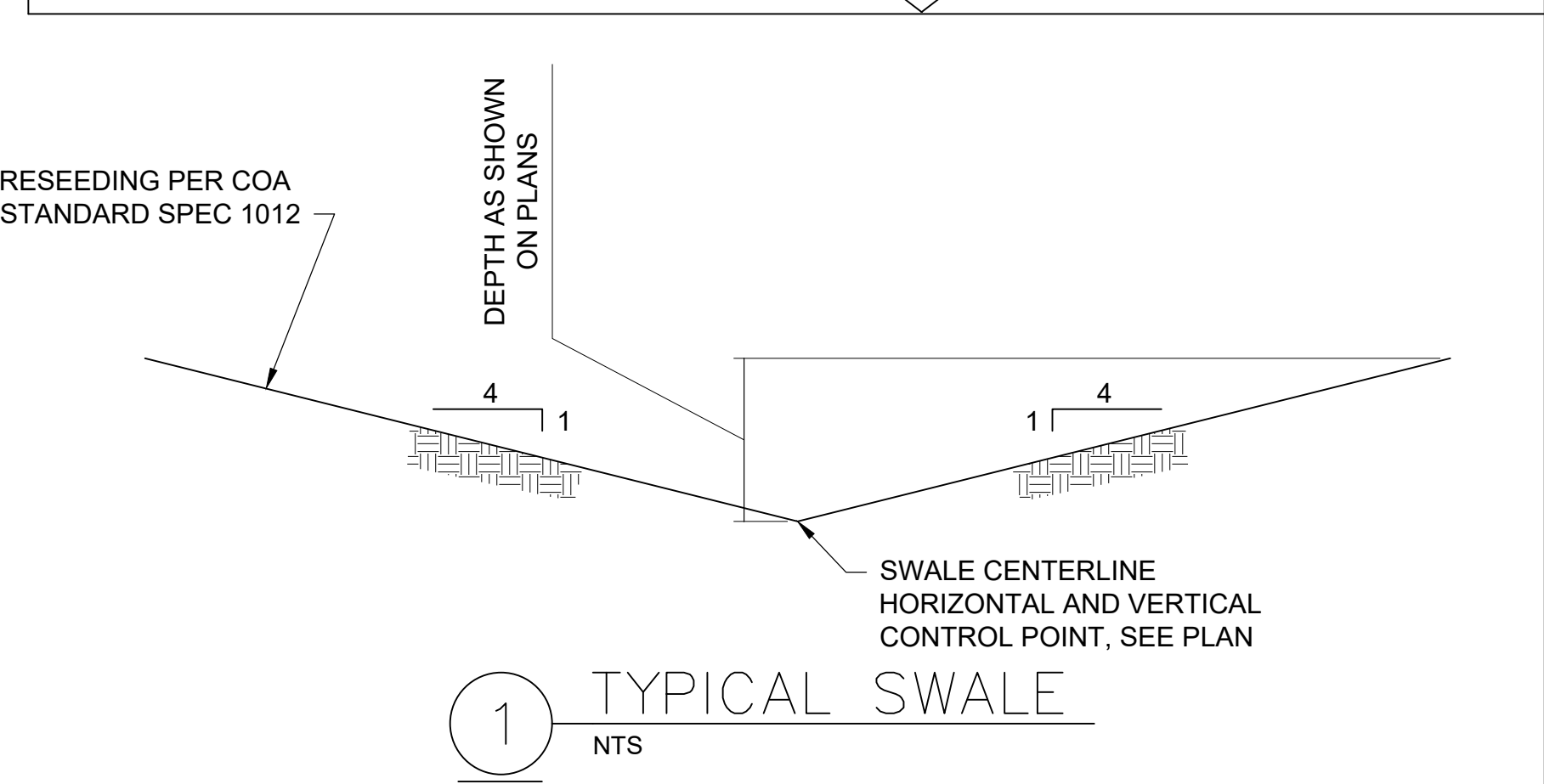
4" HMA MIX

CRUSHER FINES SURFACING

RIPRAP

CONCRETE

267 POINT COORDINATE, SEE EXHIBIT 3.5



				SCALE:		DESIGN TRACKING		SUBMITTED BY:		AS BUILT INFORMATION		ENGINEER'S SEAL		ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY			
				ATTENTION 0 1/2" 1"  GRAPHIC SCALE THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)		DESIGNED BY: A SITTEL DRAWN BY: D CORBETT CHECKED BY: A FERNANDEZ CROSS CHK'D BY: N MASCHKE APPROVED BY: A FERNANDEZ		DATE: APR 2026 DATE: APR 2026 DATE: APR 2026 DATE: APR 2026 DATE: APR 2026		JACOBS 3721 RUTLEDGE RD NE, SUITE B-1 ALBUQUERQUE, NM 87109 505-884-5600		CONTRACTOR CONSTRUCTION BEGIN DATE INSPECTOR'S ACCEPTANCE BY INSPECTOR'S NAME SUBSTANTIAL COMPLETION DATE DRAWINGS CORRECTED BY				NOT FOR CONSTRUCTION	
NO.	DATE	REVISION NO. & DESCRIPTION		BY			MAPS/RECORDS INFO.						WATER AUTHORITY CONSTRUCTION PROJECT NO.		ZONE MAP NO.	Q-16	SHEET EXHIBIT 3.4

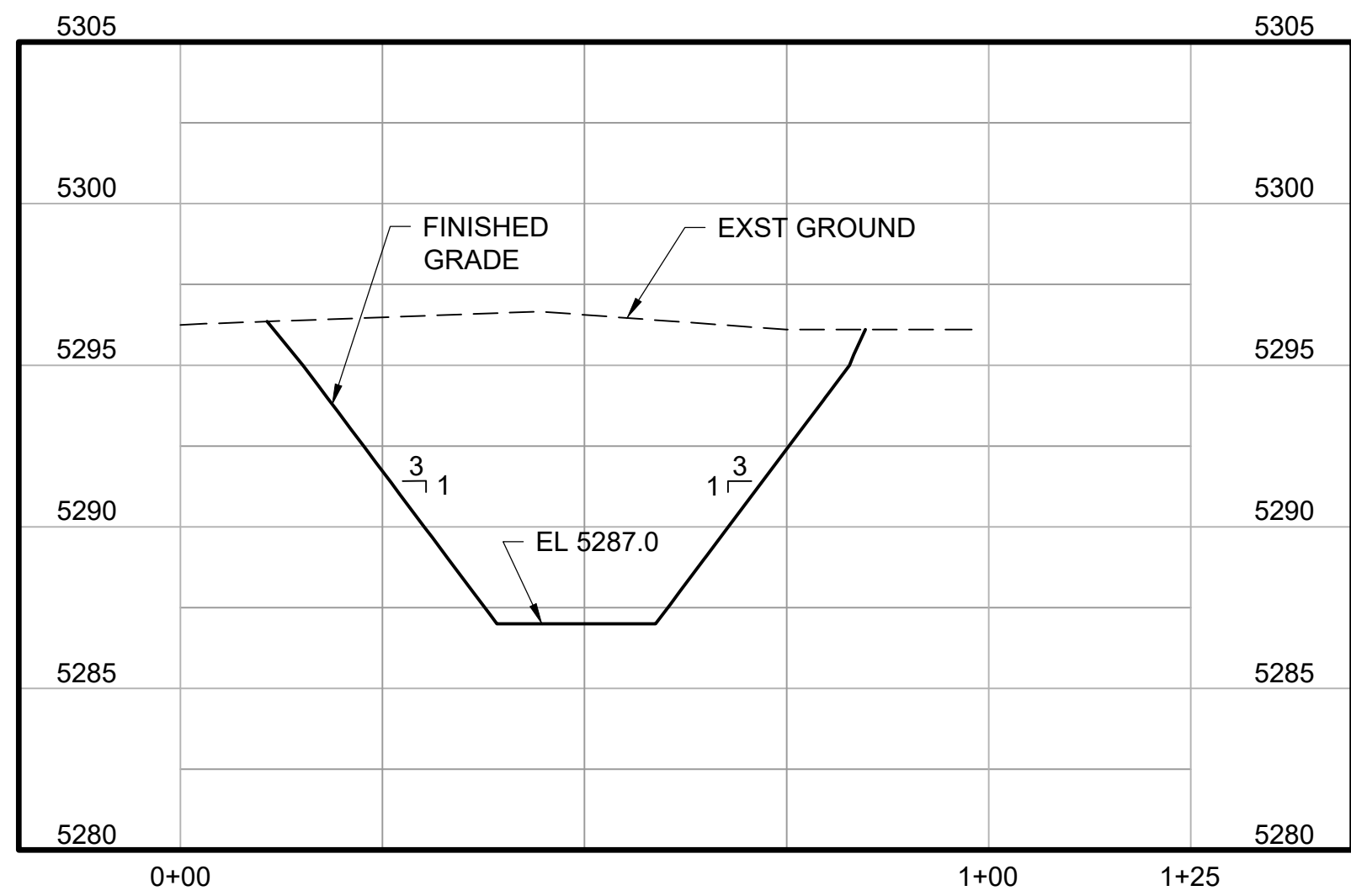
Diagram illustrating a typical swale cross-section. The swale is shown with a 4:1 slope on the left and a 1:4 slope on the right. The depth is indicated as shown on plans. The swale centerline is marked, and the horizontal and vertical control points are indicated. The diagram is labeled "TYPICAL SWALE" and "NTS" (Not To Scale).

1. APPROXIMATE LOCATION OF EXST STRUCTURES AND UTILITIES ARE SHOWN FOR REFERENCE ONLY, FIELD VERIFY LOCATION AND ALIGNMENT BEFORE CONSTRUCTION.
2. MAINTAIN ACCESS FOR OWNER'S OPERATION STAFF AT ALL TIMES.

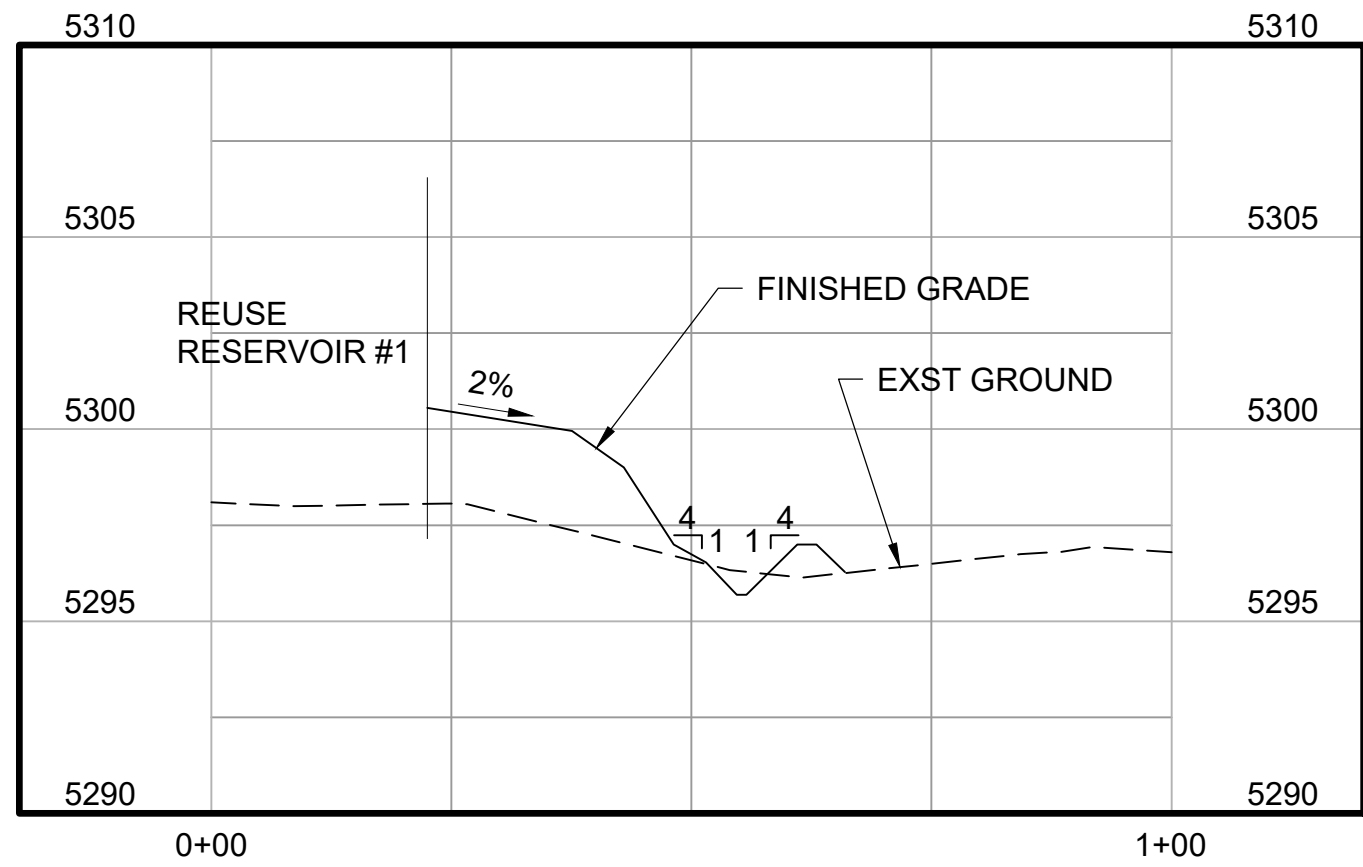
1 STORM WATER POND #1
CAPACITY: 135,206 CF
FREEBOARD: 1'

COORDINATE TABLE					COORDINATE TABLE					COORDINATE TABLE				
POINT NO	NORTHING	EASTING	ELEVATION	DESCRIPTION	POINT NO	NORTHING	EASTING	ELEVATION	DESCRIPTION	POINT NO	NORTHING	EASTING	ELEVATION	DESCRIPTION
201	1456305.28	1530840.86	5299.5	STRUCTURE CORNER FG	232	1456474.95	1530905.35	5300.7	FENCE CORNER	263	1456013.16	1531371.90	5295.0	GROUND POINT
202	1456309.56	1530860.40	5299.5	STRUCTURE CORNER FG	233	1456555.24	1531352.34	5297.8	FENCE CORNER	264	1455951.16	1531309.40	5295.0	GROUND POINT
203	1456247.66	1530920.46	5299.9	PAVEMENT EDGE PC	234	1456315.12	1531347.58	5296.0	FENCE CORNER	265	1456247.02	1530840.36	5299.0	EDGE OF SURFACING PT
204	1456259.25	1530896.35	5299.2	EDGE OF SURFACING PT	235	1456316.30	1531295.40	5296.3	FENCE CORNER	266	1456511.48	1531050.94	5298.6	FENCE CORNER
205	1456258.77	1530894.21	5298.9	VALLEY EDGE	236	1456132.99	1531292.36	5296.7	FENCE CORNER	267	1456504.88	1531053.19	5298.5	FENCE CORNER
206	1456255.56	1530826.23	5299.0	EDGE OF SURFACING PC	237	1456141.47	1530843.02	5300.6	FENCE CORNER	268	1456513.27	1531088.24	5298.0	FENCE CORNER
207	1456310.90	1530810.97	5299.1	EDGE OF SURFACING PC	238	1456150.11	1531301.29	5295.4	RIPRAP EDGE	269	1456520.57	1531087.21	5298.3	FENCE CORNER
208	1456325.19	1530820.12	5299.1	EDGE OF SURFACING PT	239	1456162.12	1531301.29	5295.4	RIPRAP EDGE	270	1456536.85	1531158.05	5298.0	FENCE CORNER
209	1456334.69	1530864.40	5299.2	VALLEY GUTTER	240	1455742.81	1531328.23	5295.0	GROUND POINT	271	1456550.17	1531244.15	5297.6	FENCE CORNER
210	1456352.00	1530942.44	5299.9	PAVEMENT EDGE	241	1455742.55	1531343.21	5295.0	GROUND POINT	272	1456275.00	1530847.50	5299.5	STRUCTURE CORNER FG
211	1456395.56	1531047.99	0.0	PAVEMENT EDGE PT	242	1456161.91	1531061.02	5295.3	GROUND POINT	273	1456277.57	1530859.22	5299.5	STRUCTURE CORNER FG
212	1456399.43	1531068.21	5297.6	GUTTER EDGE	243	1456200.43	1531139.46	5295.0	GROUND POINT	274	1456292.20	1530855.95	5299.5	STRUCTURE CORNER FG
213	1456507.87	1531057.64	5297.8	PAVEMENT EDGE PT	244	1456289.78	1531142.11	5296.0	GROUND POINT	275	1456293.93	1530863.82	5299.5	STRUCTURE CORNER FG
214	1456528.23	1531023.58	5298.4	PAVEMENT EDGE PC	245	1456156.10	1531313.44	5294.0	GROUND POINT	276	1456391.50	1530979.70	5299.7	PAVEMENT EDGE PT
215	1456548.12	1531103.25	5298.0	PAVEMENT EDGE PC	246	1456268.67	1531335.61	5294.8	GROUND POINT	277	1456381.58	1530988.69	5299.5	PAVEMENT EDGE PT
216	1456514.19	1531082.86	5297.8	PAVEMENT EDGE PT	247	1456514.10	1531339.69	5296.8	GROUND POINT	278	1456373.90	1530964.91	5299.9	PAVEMENT EDGE PT
217	1456381.62	1531115.77	5296.7	PAVEMENT EDGE	248	1456432.17	1531103.24	0.0	PAVEMENT EDGE	279	1456366.53	1530958.69	5299.9	PAVEMENT EDGE PT
218	1456306.46	1531122.93	5299.9	PAVEMENT EDGE	249	1456502.11	1531085.87	5297.8	PAVEMENT EDGE					
219	1456202.52	1530930.70	5297.0	GROUND POINT	250	1456495.82	1531060.65	5297.8	PAVEMENT EDGE					
220	1456372.29	1530940.20	5297.0	GROUND POINT	251	1456534.27	1531064.29	5298.3	PAVEMENT CENTERLINE					
221	1456166.63	1530860.28	5296.2	GROUND POINT	252	1456415.49	1531094.01	5297.8	PAVEMENT CENTERLINE					
222	1456166.55	1530982.81	5295.7	GROUND POINT	253	1456149.18	1530990.83	5299.0	GROUND POINT					
223	1456158.53	1531172.10	5294.8	GROUND POINT	254	1456133.99	1530996.88	5300.0	GROUND POINT					
224	1456242.81	1531334.81	5287.0	GROUND POINT	255	1456141.48	1531155.47	5299.0	GROUND POINT					
225	1456242.45	1531355.44	5287.0	GROUND POINT	256	1456130.63	1531155.68	5300.0	GROUND POINT					
226	1455782.62	1531339.39	5287.1	GROUND POINT	257	1456242.55	1531307.61	5296.0	GROUND POINT					
227	1455782.74	1531333.37	5287.0	GROUND POINT	258	1456266.61	1531330.85	5296.0	GROUND POINT					
228	1456425.92	1531078.07	0.0	PAVEMENT EDGE PC	259	1456266.36	1531357.14	5295.0	GROUND POINT					
229	1456379.09	1531116.28	5297.1	GUTTER EDGE	260	1456241.37	1531379.41	5295.0	GROUND POINT					
230	1456330.87	1530795.61	5299.8	FENCE CORNER	261	1455763.84	1531309.30	5295.0	GROUND POINT					
231	1456365.01	1530931.84	5296.9	FENCE CORNER	262	1455762.84	1531362.65	5295.0	GROUND POINT					

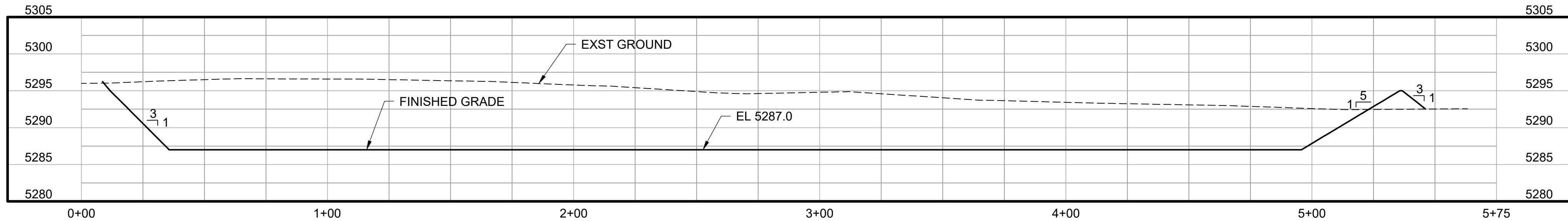
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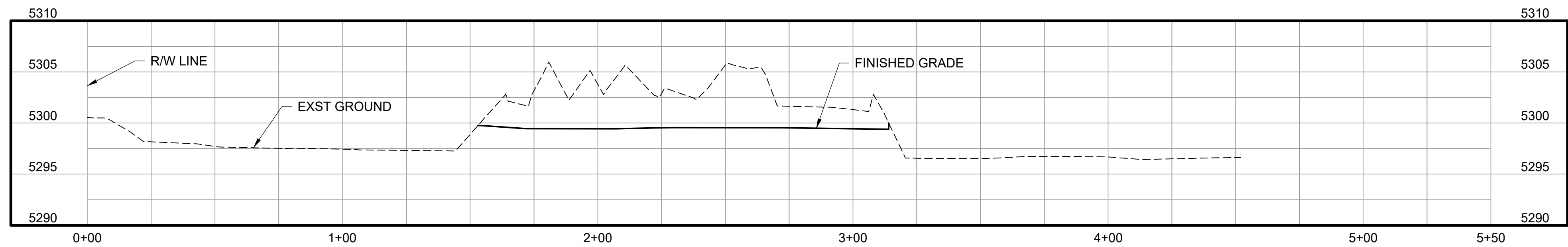
A SECTION
1" = 20' HORIZ, 1"=5' VERT
EXHIBIT 3.4



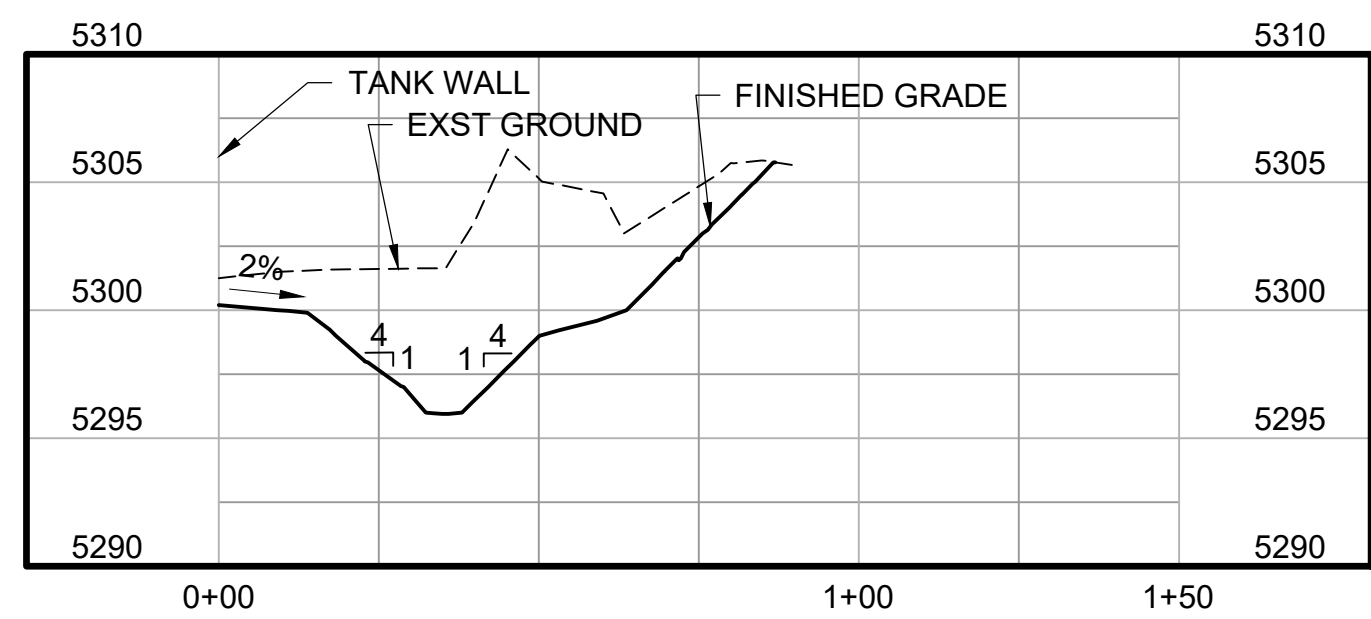
C SECTION
1" = 20' HORIZ, 1"=5' VERT
EXHIBIT 3.4



B SECTION
1" = 30' HORIZ, 1"=10' VERT
EXHIBIT 3.4

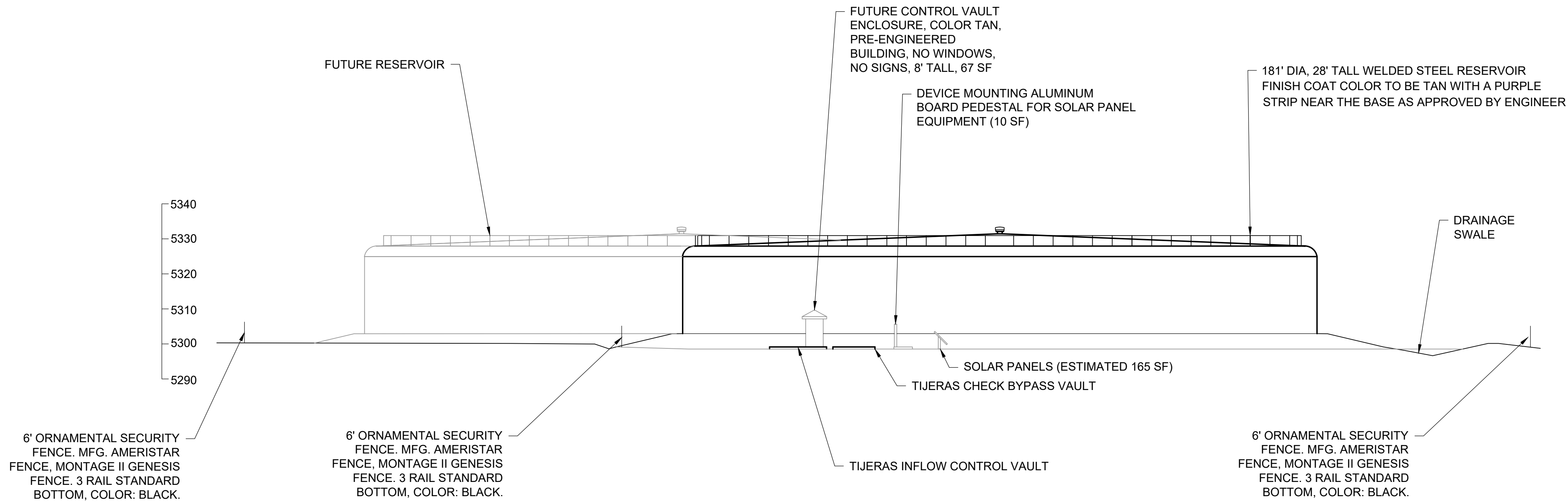


D SECTION – AT SOUTH PROPERTY LINE LOOKING NORTH
1" = 30' HORIZ, 1"=10' VERT
EXHIBIT 3.4



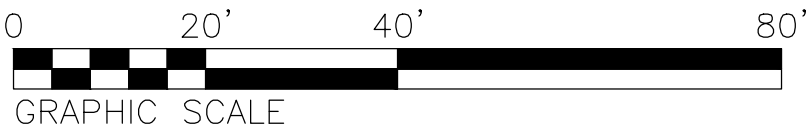
E SECTION
1" = 30' HORIZ, 1"=10' VERT
EXHIBIT 3.4

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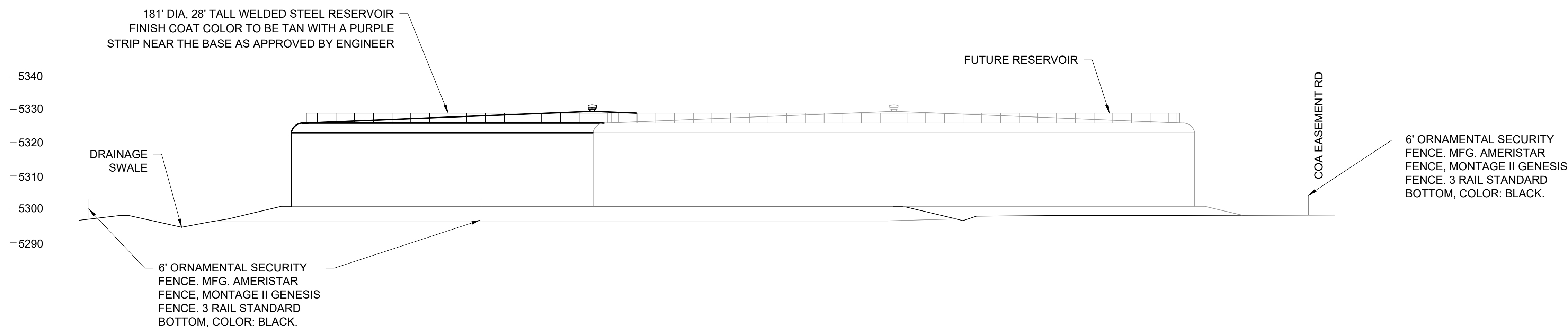


EAST ELEVATION
SCALE: 1" = 20'

- NOTES:
- 1. LANDSCAPE NOT SHOWN FOR CLARITY.
 - 2. THIS PROJECT COMPLIES WITH IDO 14-16-3-3(D)(2) REFLECTIVITY FOR STRUCTURES.
- BUILDING INFORMATION
- TIJERAS REUSE RESERVOIR #1: 25,730 SF
- TIJERAS SUBSURFACE INFLOW CONTROL VAULT: 320 SF
- TIJERAS SUBSURFACE CHECK BYPASS VAULT: 110 SF



					SCALE: 1"=20'		DESIGN TRACKING		SUBMITTED BY:		AS BUILT INFORMATION		ENGINEER'S SEAL		ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY TITLE: TIJERAS REUSE RESERVOIR AND PUMP STATION – BID PACKAGE 1B BUILDING AND STRUCTURE EAST ELEVATION WATER AUTHORITY CONSTRUCTION PROJECT NO. ZONE MAP NO. q-16 SHEET EXHIBIT 5.0			
					ATTENTION 0 1/2" 1"		DESIGNED BY: F PLUNKETT	DATE: JUNE 2026	Jacobs 3721 RUTLEDGE RD NE, SUITE B-1 ALBUQUERQUE, NM 87109 505-884-5600		CONTRACTOR							
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						CROSS CHK'D BY: N MASCHKE	DATE: JUNE 2026	INSPECTOR'S NAME										
					GRAPHIC SCALE		APPROVED BY: A FERANADEZ	DATE: JUNE 2026			SUBSTANTIAL COMPLETION DATE							
NO.			DATE		REVISION NO. & DESCRIPTION			BY		MAPS/RECORDS INFO.								



WEST ELEVATION
SCALE: 1" = 20'

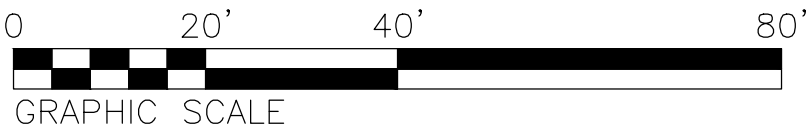
- NOTES:
- LANDSCAPE NOT SHOWN FOR CLARITY.
 - THIS PROJECT COMPLIES WITH IDO 14-16-3-3(D)(2) REFLECTIVITY FOR STRUCTURES.

BUILDING INFORMATION

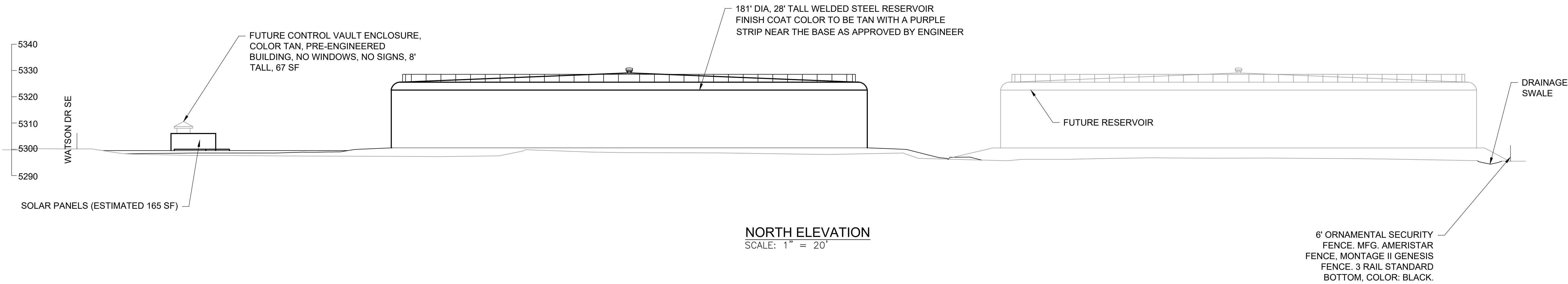
TIJERAS REUSE RESERVOIR #1: 25,730 SF

TIJERAS SUBSURFACE INFLOW CONTROL VAULT: 320 SF

TIJERAS SUBSURFACE CHECK BYPASS VAULT: 110 SF



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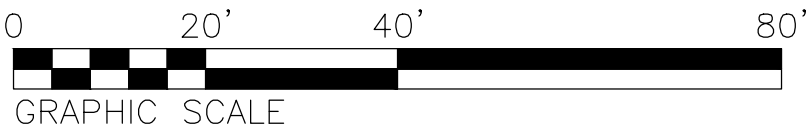
- NOTES:
- 1. LANDSCAPE NOT SHOWN FOR CLARITY.
 - 2. THIS PROJECT COMPLIES WITH IDO 14-16-3-3(D)(2) REFLECTIVITY FOR STRUCTURES.

BUILDING INFORMATION

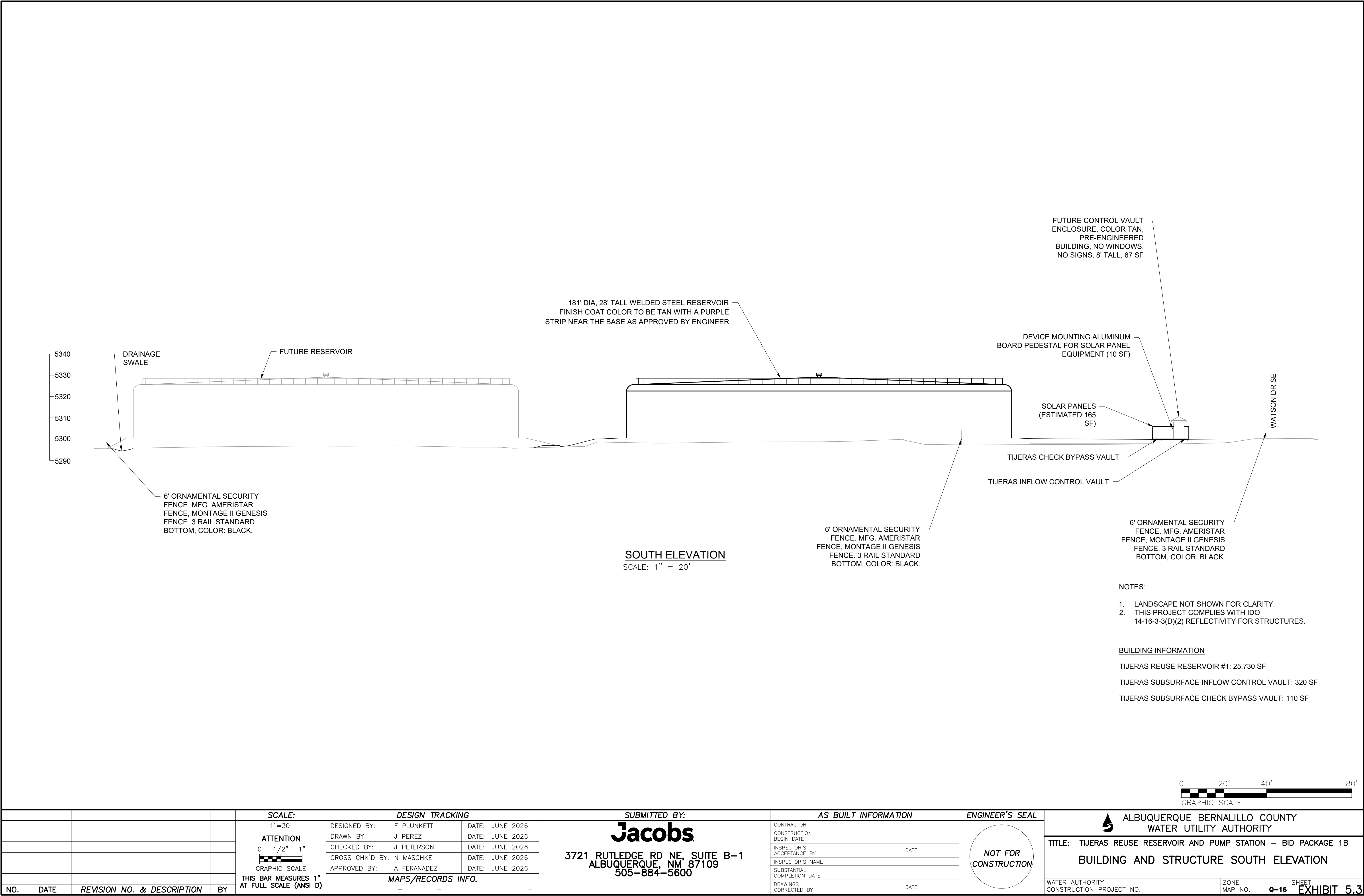
TIJERAS REUSE RESERVOIR #1: 25,730 SF

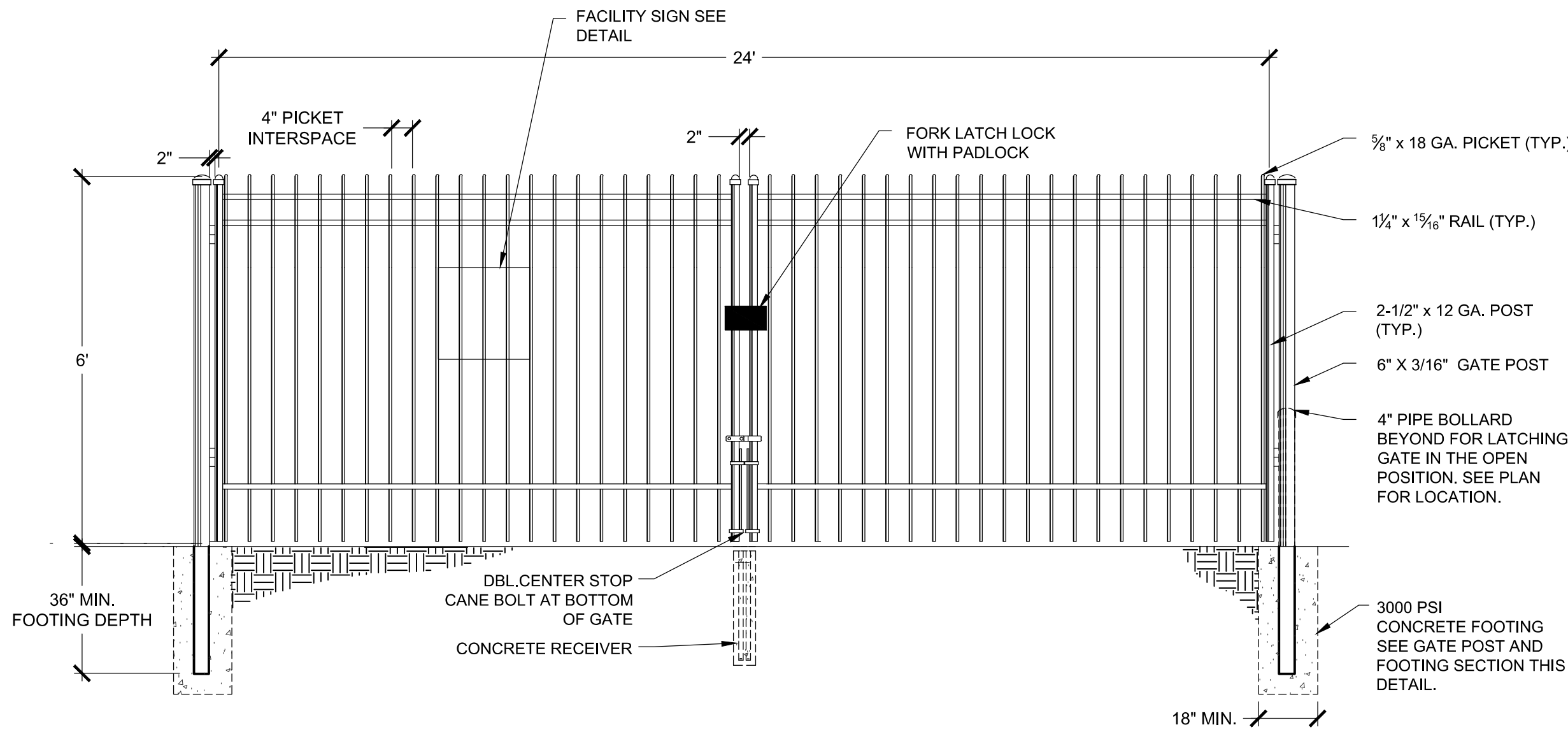
TIJERAS SUBSURFACE INFLOW CONTROL VAULT: 320 SF

TIJERAS SUBSURFACE CHECK BYPASS VAULT: 110 SF



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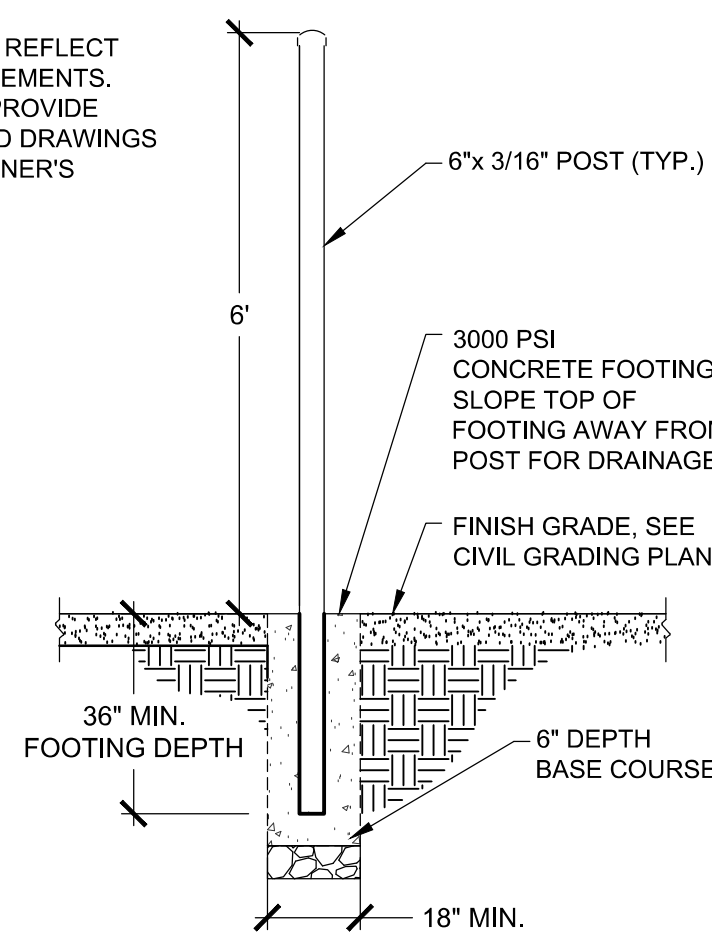




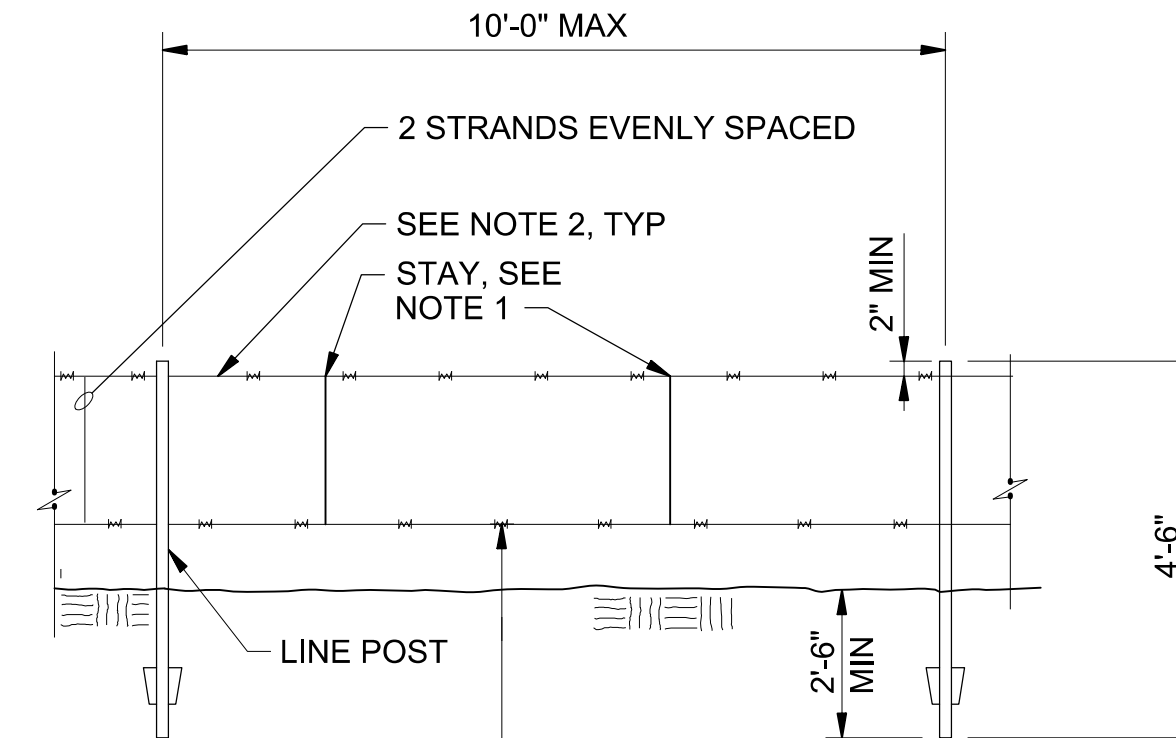
SECTION

NOTE:
1. INSTALL 6' ORNAMENTAL SECURITY FENCE. MFG. AMERISTAR FENCE, MONTAGE II GENESIS FENCE. 3 RAIL STANDARD BOTTOM. COLOR: BLACK. OR ENGINEER APPROVED EQUAL.

2. FOOTINGS AND POSTS REFLECT MFR. MINIMUM REQUIREMENTS. CONTRACTOR SHALL PROVIDE STRUCTURAL STAMPED DRAWINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE.



GATE POST AND FOOTING SECTION



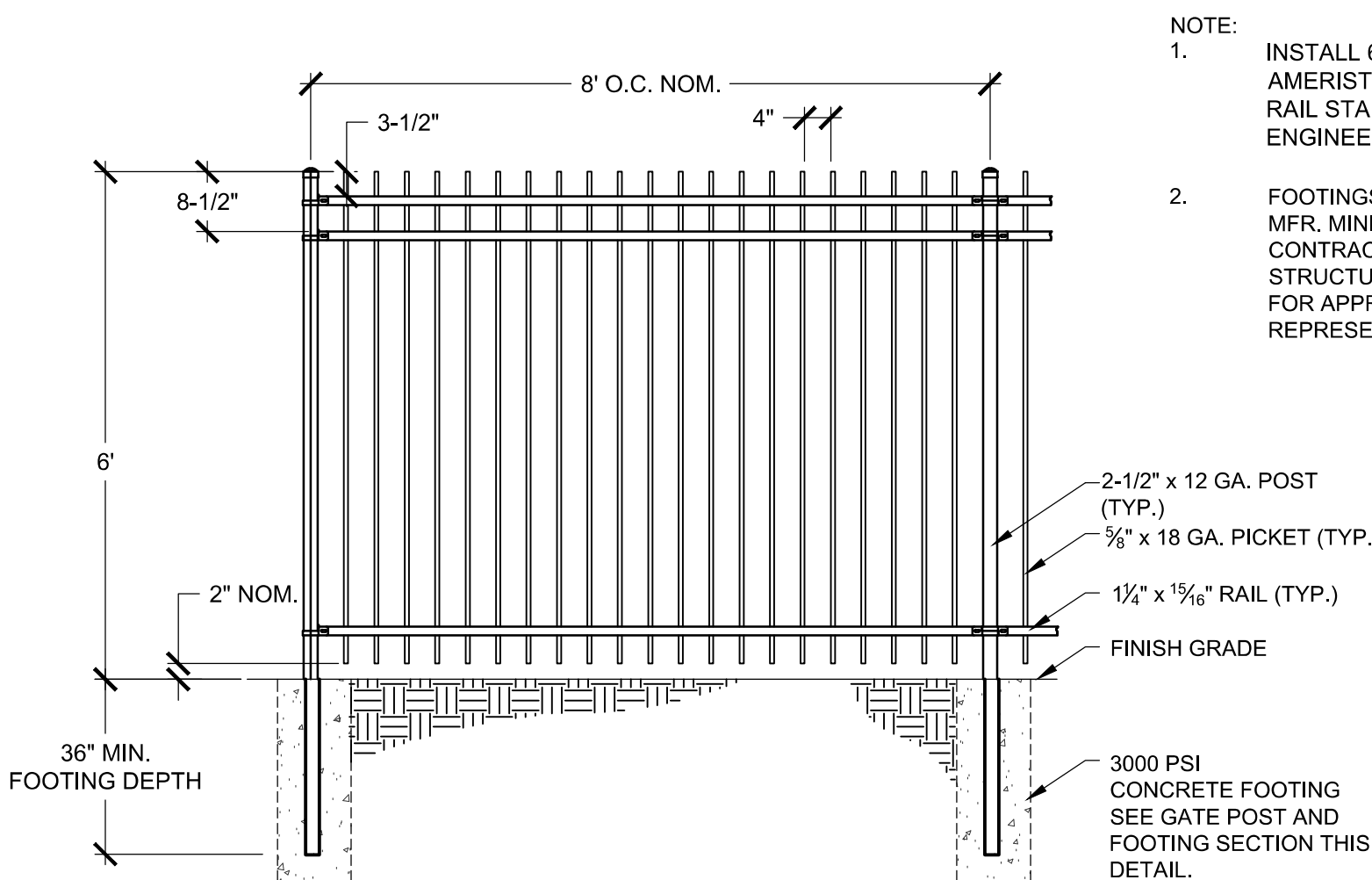
NOTES:

- 2 STAYS PER PANEL REQUIRED, SPACE EVENLY. ATTACH REFLECTIVE TAPE.
- ATTACH WIRE TO METAL FENCE POSTS WITH CLIPS AS SPECIFIED.
- WIRE SHALL NOT BE BARBED.
- BARRIER SHALL REMAIN IN PLACE FOR 24 MONTHS AFTER ACCEPTANCE OF THE PROJECT OR UNTIL THE VEGETATION HAS REACHED SELF-SUSTAINING MATURITY.

3231-451 LANDSCAPED AREA PROTECTION BARRIER
NTS
C-301

A ORNAMENTAL STEEL SECURITY GATE

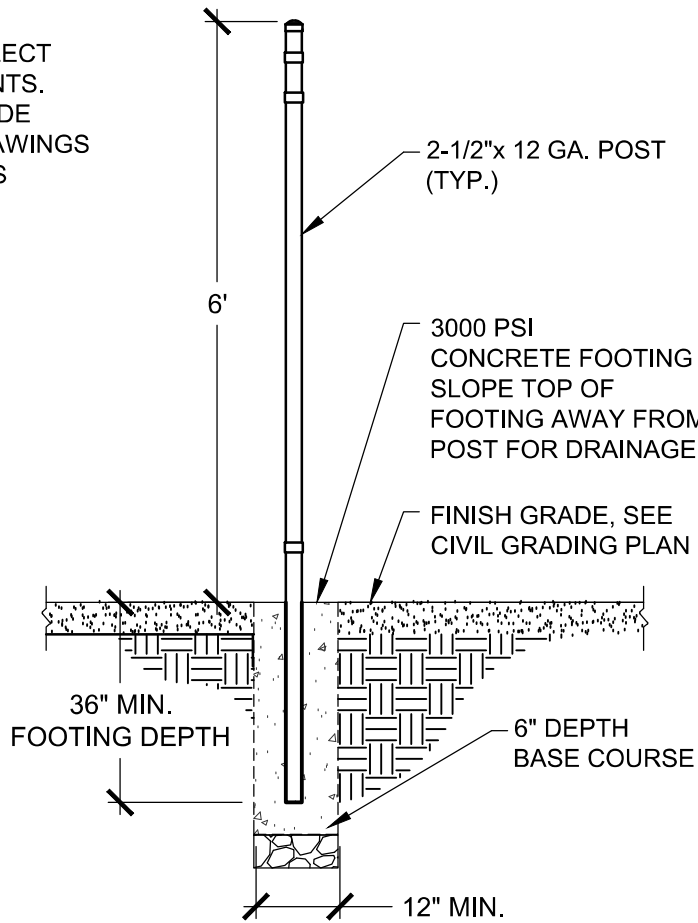
NOT TO SCALE



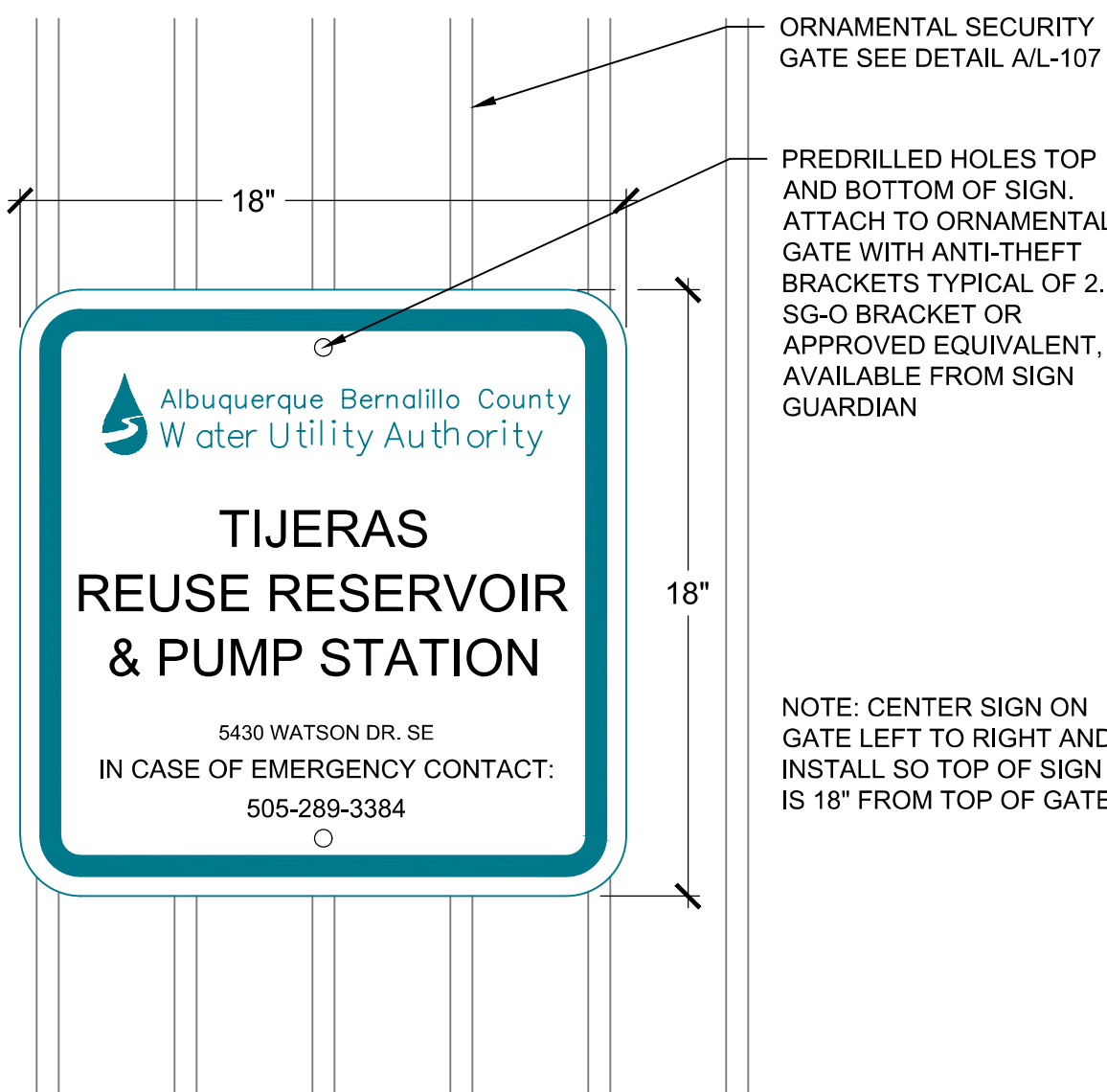
SECTION

NOTE:
1. INSTALL 6' ORNAMENTAL SECURITY FENCE. MFG. AMERISTAR FENCE, MONTAGE II GENESIS FENCE. 3 RAIL STANDARD BOTTOM. COLOR: BLACK. OR ENGINEER APPROVED EQUAL.

2. FOOTINGS AND POSTS REFLECT MFR. MINIMUM REQUIREMENTS. CONTRACTOR SHALL PROVIDE STRUCTURAL STAMPED DRAWINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE.



FENCE POST AND FOOTING SECTION



ORNAMENTAL SECURITY GATE SEE DETAIL A/L-107

PREDRILLED HOLES TOP AND BOTTOM OF SIGN. ATTACH TO ORNAMENTAL GATE WITH ANTI-THEFT BRACKETS TYPICAL OF 2. SG-O BRACKET OR APPROVED EQUIVALENT, AVAILABLE FROM SIGN GUARDIAN

NOTE: CENTER SIGN ON GATE LEFT TO RIGHT AND INSTALL SO TOP OF SIGN IS 18" FROM TOP OF GATE

B ORNAMENTAL STEEL SECURITY FENCE

NOT TO SCALE

C STEEL FACILITY SIGN

NOT TO SCALE

SCALE:				DESIGN TRACKING		SUBMITTED BY:		AS BUILT INFORMATION		ENGINEER'S SEAL		ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	
1"=30'				DESIGNED BY:	F PLUNKETT	DATE:	APR 2026	CONTRACTOR		NOT FOR CONSTRUCTION		TITLE: TIJERAS REUSE RESERVOIR AND PUMP STATION – BID PACKAGE 1B	
ATTENTION				DRAWN BY:	J PEREZ	DATE:	APR 2026	CONSTRUCTION BEGIN DATE				DETAILS	
0 1/2" 1"				CHECKED BY:	J PETERSON	DATE:	APR 2026	INSPECTOR'S ACCEPTANCE BY	DATE				
GRAPHIC SCALE				CROSS CHK'D BY:	N MASCHKE	DATE:	APR 2026	INSPECTOR'S NAME					
THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)				APPROVED BY:	A FERANADEZ	DATE:	APR 2026	SUBSTANTIAL COMPLETION DATE					
				MAPS/RECORDS INFO.		3721 RUTLEDGE RD NE, SUITE B-1 ALBUQUERQUE, NM 87109 505-884-5600		DRAWINGS CORRECTED BY	DATE			WATER AUTHORITY CONSTRUCTION PROJECT NO.	ZONE MAP NO. 9-16
NO.	DATE	REVISION NO. & DESCRIPTION	BY									SHEET 16 OF 16	

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 9, 2026

Allena Fernandez, P.E.
Jacobs
3721 Rutledge Road NW
Albuquerque, NM 87109

RE: 5430 Watson Dr SE
Grading and Drainage Plan
Engineer's Stamp Date: 7/8/2026
Hydrology File: Q16D007A
Case # HYDR-2026-00227

Dear Ms. Fernandez:

Based upon the information provided in your submittal received 07/08/2026, the Grading and Drainage Plan is approved for Grading Permit and Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): Engineer's Certification Checklist for Non-Subdivision is required.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3995 or baileythompson@cabq.gov.

Sincerely,

Bailey Thompson, E.I.T.
Engineer Associate, Hydrology
Planning Department, Development Review Services

Responses to Drainage Plan Comments

Date:	July 8, 2026	3721 Rutledge Road NE
Project name:	Tijeras Reuse Reservoir and Pump Station - Bid Package 1B	Suite B-1 Albuquerque, NM 87109
Prepared by:	Allena Fernandez/Jacobs	United States
Copies to:	ABCWUA, SSW, Jill Peterson (Jacobs)	T +1.505.884.5600

The purpose of this memorandum is to document responses to comments provided by the City of Albuquerque (COA) Planning Department on June 30, 2026, regarding the Drainage Plan for the Tijeras Bid Package 1 Project, located at 5430 Watson Drive SE. The comments pertain to the Grading and Drainage Plan (Engineer's Stamp Date: June 23, 2026), Hydrology File Q16D007A, Case No. HYDR-2026-00227.

Table 1 provides responses to the comments. Attachment A contains the COA comments, and Attachment B contains the updated drawings.

Table 1. Responses to Comments

Comment	Jacobs Response
1. Per the IDO, the property owner of the property is responsible for building the adjacent half of Watson Dr SE, Crick Ave SE, and COA Easement Rd to include curb & gutter, and sidewalk. The project will have to go to the Development Facilitation Team (DFT) for approval of the Infrastructure List.	The proposed design includes a sidewalk along Watson Drive SE, which was inadvertently omitted from the previous submittal. The sidewalk has been added and is now shown on Sheet C-304. The existing curb and gutter along Watson Drive SE will not be affected by this project. During a phone conversation with Bailey Thompson on June 8, 2026, it was confirmed that a sidewalk along Crick Avenue SE is not required for this project. The existing curb and gutter along Crick Avenue SE will not be affected by the proposed improvements. In subsequent email correspondence with Bailey Thompson on June 8, 2026, it was also confirmed that a sidewalk along the COA Easement Road is not required for this project. We understand that this project will proceed through the DFT review process for approval of the Infrastructure List.
2. Please provide the Benchmark information (location, description and elevation) for the survey contour information provided.	Benchmark information, including control points, benchmarks, and brass cap locations, has been added to Sheet C-304. In addition, new Sheet C-304A has been added and includes a coordinate table listing Point ID, latitude, longitude, northing, easting, elevation, and

Memorandum

Comment	Jacobs Response
	point descriptions, as well as the Surveyor's Control Notes.
3. Please provide a Vicinity Map. This can be downloaded in pdf format from the City of Albuquerque's website.	An IDO Zone Atlas Map for Q-16-Z has been added to new Sheet C-304A to provide vicinity information for the project site.
4. Please provide the FIRM Map and flood plain note with effective date.	FEMA FIRM Map No. 35001C0363G, with an effective date of September 26, 2008, has been added to Sheet C-304A. The associated floodplain information and note have also been included.
5. Please add a note under Grading Notes. "Side slopes need to be stabilized with Native Grass Seed (per City Spec 1012) with Aggregate Mulch or equal (Must satisfy the "Final Stabilization criteria" CGP 2.2.14.b.)".	The requested note has been added to the Proposed Site Grading section of the Drainage Narrative on Sheet C-304.

Attachments:

- A. Updated Sheet C-304 and new sheet C-304a

Attachment A: COA Comments on Drainage Plan

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 30, 2026

Allena Fernandez, P.E.
Jacobs
3721 Rutledge Road NW
Albuquerque, NM 87109

RE: 5430 Watson Dr SE
Grading and Drainage Plan
Engineer's Stamp Date: 6/23/2026
Hydrology File: Q16D007A
Case # HYDR-2026-00227

Dear Ms. Fernandez:

Based upon the information provided in your submittal 6/24/2026, the Grading and Drainage Plan **is not approved** for Grading Permit and Building Permit. The following comments need to be addressed for approval of the above referenced project.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Per the IDO, the property owner of the property is responsible for building the adjacent half of Watson Dr SE, Crick Ave SE, and COA Easement Rd to include curb & gutter, and sidewalk. The project will have to go to the Development Facilitation Team (DFT) for approval of the Infrastructure List.
2. Please provide the Benchmark information (location, description and elevation) for the survey contour information provided.
3. Please provide a Vicinity Map. This can be downloaded in pdf format from the City of Albuquerque's website.
4. Please provide the FIRM Map and flood plain note with effective date.
5. Please add a note under Grading Notes. "Side slopes need to be stabilized with Native Grass Seed (per City Spec 1012) with Aggregate Mulch or equal (Must satisfy the "Final Stabilization criteria" CGP 2.2.14.b.)".

If you have any questions, please contact me at 505-924-3995 or baileythompson@cabq.gov.

Sincerely,

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

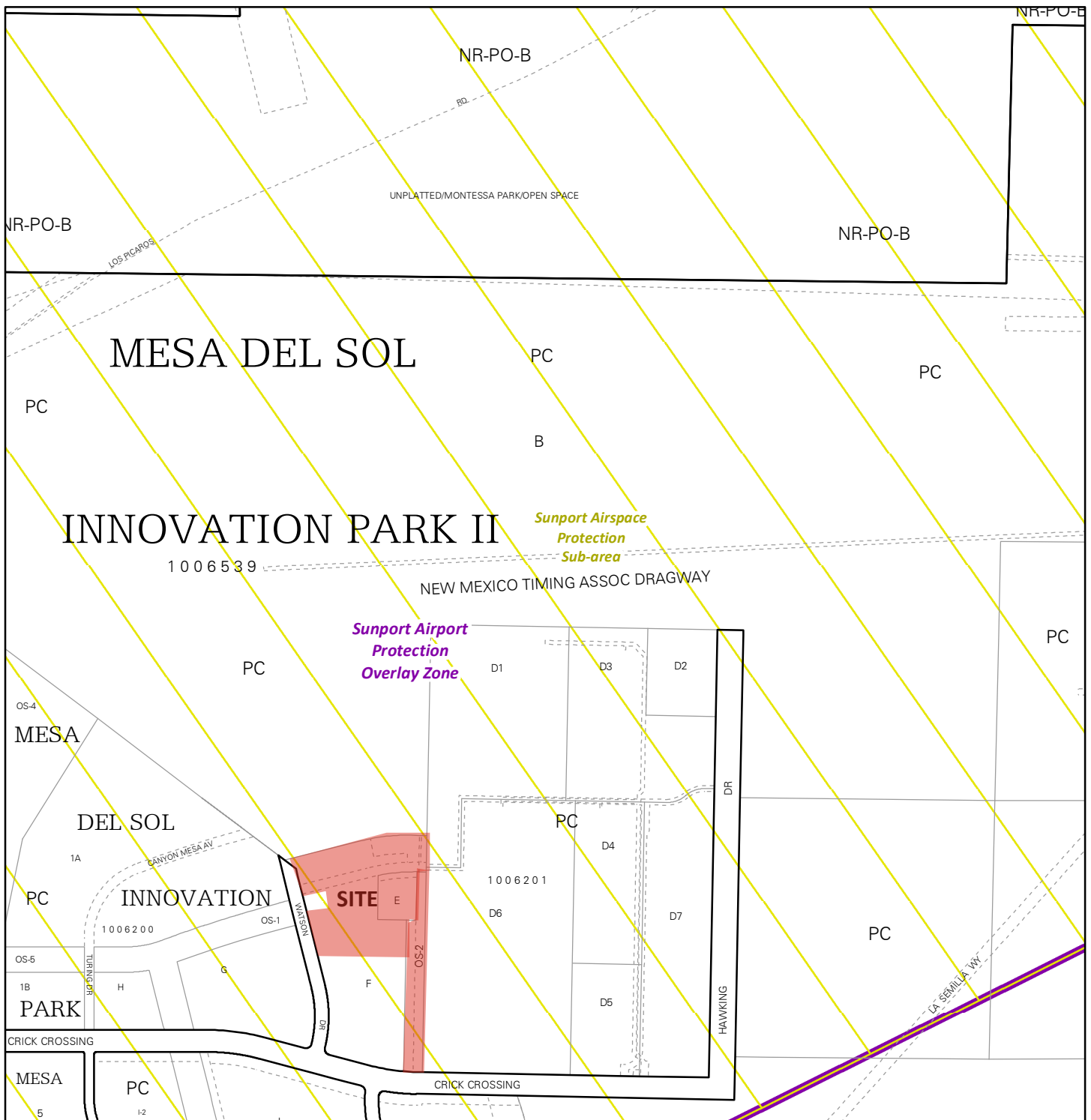
Bailey Thompson, E.I.T.
Engineer Associate, Hydrology
Planning Department, Development Review Services

PO Box 1293

Albuquerque

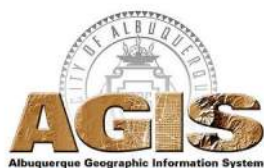
NM 87103

www.cabq.gov

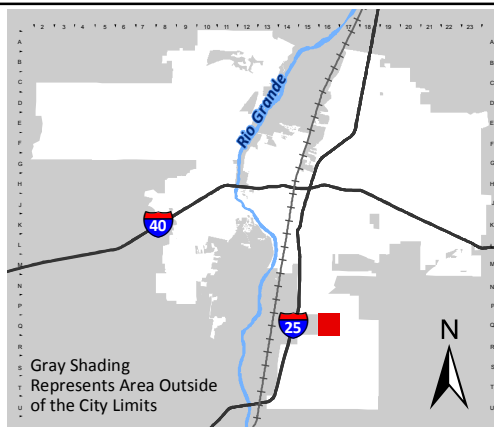


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
Q-16-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet

EXISTING HYDRAULIC CALCULATIONS

CALCULATIONS CONFORM TO CITY OF ALBUQUERQUE CHAPTER 22 METHODOLOGY, UTILIZING PROCEDURE FOR 40 ACRES AND LESS AS REQUIRED BY THE BERNALILLO COUNTY DRAINAGE ORDINANCE

BASIN	AREA (SQFT)	AREA (ACRES)	TREATMENT A		TREATMENT B		TREATMENT C		TREATMENT D		Q(100) (CFS)	WEIGHTED E (IN)	V(100)360 (CF)	V(100)10DAY (CF)	V(100)10DAY (ACFT)
			%	(SQFT)	%	(SQFT)	%	(SQFT)	%	(SQFT)					
TIJERAS RRPS (EXISTING)	195,354	4.48	100%	195,354	0%	-	0%	-	0%	-	7.67	0.62	10,093	10,093	0.23
BASIN 4C (EXISTING)	33,330	0.77	0%	-	0%	-	0%	-	100%	33,330	3.32	2.33	6,472	10,166	0.23
UNDEVELOPED OFF-SITE BASIN (EXISTING)	1,669,219	38.32	100%	1,669,219	0%	-	0%	-	0%	-	65.53	0.62	86,243	86,243	1.98
TOTAL EXISTING											76.52		102,808	106,502	2.44

EQUATIONS:

WEIGHTED E = (EA*AA + EB*AB + EC*AC + ED*AD) / (TOTAL AREA)

VOLUME = WEIGHTED E * TOTAL AREA

FLOW = QA*AA + QB*AB + QC*AC + QD*AD

EA= 0.62

EB= 0.8

EC= 1.03

ED= 2.33

QA= 1.71

QB= 2.36

QC= 3.05

QD= 4.34

WHERE FOR 100-YR, 10-HOUR STORM LOCATED IN ZONE 2 (EAST OF RIO GRANDE AND WEST OF SAN MATEO)

EXISTING
PEAK FLOW 77 CFS
RUNOFF FLOW 106,502 CF

DEVELOPED HYDRAULIC CALCULATIONS

CALCULATIONS CONFORM TO CITY OF ALBUQUERQUE CHAPTER 22 METHODOLOGY, UTILIZING PROCEDURE FOR 40 ACRES AND LESS AS REQUIRED BY THE BERNALILLO COUNTY DRAINAGE ORDINANCE

BASIN	AREA (SQFT)	AREA (ACRES)	TREATMENT A		TREATMENT B		TREATMENT C		TREATMENT D		Q(100) (CFS)	WEIGHTED E (IN)	V(100)360 (CF)	V(100)10DAY (CF)	V(100)10DAY (ACFT)
			%	(SQFT)	%	(SQFT)	%	(SQFT)	%	(SQFT)					
TIJERAS RRPS (PROPOSED)	195,354	4.48	0%	-	74%	144,403	4%	7,434	22%	43,517	12.68	1.15	18,714	23,538	0.54
BASIN 4C (EXISTING)	33,330	0.77	0%	-	0%	-	0%	-	100%	33,330	3.32	2.33	6,472	10,166	0.23
UNDEVELOPED OFF-SITE BASIN	1,669,219	38.32	100%	1,669,219	0%	-	0%	-	0%	-	65.53	0.62	86,243	86,243	1.98
TRACT OS-2 (POND AREA)	92,318	2.12	57%	52,933	43%	39,385	0%	-	0%	-	4.21	0.70	5,361	5,361	0.12
TOTAL PROPOSED											85.74		116,790	125,307	2.88

EQUATIONS:

WEIGHTED E = (EA*AA + EB*AB + EC*AC + ED*AD) / (TOTAL AREA)

VOLUME = WEIGHTED E * TOTAL AREA

FLOW = QA*AA + QB*AB + QC*AC + QD*AD

EA= 0.62

EB= 0.8

EC= 1.03

ED= 2.33

QA= 1.71

QB= 2.36

QC= 3.05

QD= 4.34

WHERE FOR 100-YR, 10-HOUR STORM LOCATED IN ZONE 2 (EAST OF RIO GRANDE AND WEST OF SAN MATEO)

PROPOSED
PEAK FLOW 86 CFS
RUNOFF FLOW 125,307 CF
STORAGE VOLUME 135,206 CF

DRAINAGE NARRATIVE:

INTRODUCTION AND PURPOSE

THE PURPOSE OF THIS SUBMITTAL IS TO PRESENT THE GRADING AND DRAINAGE PLAN FOR THE PROPOSED TIJERAS REUSE RESERVOIR AND PUMP STATION (TIJERAS RRPS), BID PACKAGE 1B, AT MESA DEL SOL FOR THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY. THE SITE IS LOCATED EAST OF THE FIDELITY INVESTMENTS CAMPUS AND NORTHEAST OF THE INTERSECTION OF WATSON DRIVE SE AND CRICK AVENUE SE.

EXISTING CONDITIONS

THE DRAINAGE AREA IS CURRENTLY MOSTLY UNDEVELOPED AND SLOPES BETWEEN 0.5% AND 1.0%, GENERALLY FROM NORTHWEST TO SOUTHEAST. THE AREA BEING ANALYZED IS BOUNDED BY WATSON ROAD ON THE WEST. GRADING ASSOCIATED WITH THE FIDELITY INVESTMENTS DEVELOPMENT CREATED A DRAINAGE SWALE ON THE NORTHEAST THAT CONFINES DRAINAGE IN THAT AREA. A DIVERSION BERM CONSTRUCTED BY SCHOTT SOLAR BOUNDS THE AREA ON THE EAST. ALL DRAINAGE FROM THE EAST OF THE AREA IS ROUTED TO EXISTING DRAINAGE BASINS OB1 AND OB2, WHILE DRAINAGE FROM THE UNDEVELOPED OFFSITE BASIN IS ROUTED TO THE TEMPORARY INTERIM DRAINAGE POND DEVELOPED BY SCHOTT SOLAR. DRAINAGE TO THE NORTH WILL CONTINUE ALONG ITS HISTORIC PATH.

AN EXISTING PAVED ROAD BISECTS THE PROJECT AREA FROM EAST TO WEST AND IS REFERRED TO AS THE COA EASEMENT ROAD. DRAINAGE FLOW GENERATED BY THE AREA NORTH OF THE COA EASEMENT ROAD IS DIRECTED TO AN EXISTING TEMPORARY INTERIM POND, REFERRED TO AS THE UNDEVELOPED OFF-SITE BASIN. DRAINAGE FROM THE COA EASEMENT ROAD, REFERRED TO AS DRAINAGE BASIN 4C, IS ALSO COLLECTED IN THE TEMPORARY EASEMENT POND THROUGH TWO CURB INLETS AND STORMWATER PIPING. THIS EXISTING DRAINAGE PLAN WAS DEVELOPED BY BOHANNAN HUSTON, INC. AS PART OF THE INNOVATION PARK II INFRASTRUCTURE COA WORK ORDER 7758.89 DESIGN ANALYSIS REPORT AND WAS APPROVED BY THE CITY OF ALBUQUERQUE IN 2008.

OFFSITE DRAINAGE

ALL DRAINAGE FROM THE SOUTH OF THE TIJERAS RRPS BASIN WILL CONTINUE ALONG ITS HISTORIC PATH.

PROPOSED SITE GRADING

THE TIJERAS RRPS SITE WILL INCLUDE A 4.0-MILLION-GALLON STEEL RESERVOIR, TWO CONCRETE VAULTS, YARD PIPING, FACILITY ROADS (ASPHALT AND CRUSHER FINES), FENCING, AND GATES. THE GRADING AND DRAINAGE SCHEME FOR THE PROPOSED PROJECT WILL FOLLOW THE DRAINAGE PLAN DEVELOPED BY MESA DEL SOL FOR DRAINAGE AREA 4 UNDER THE DRAINAGE MANAGEMENT PLAN. ALL ONSITE DRAINAGE WITHIN THE TIJERAS RRPS BASIN WILL BE RETAINED DURING A 100-YEAR, 10-DAY STORM EVENT AND WILL NOT AFFECT SURROUNDING AREAS. THE DRAINAGE FLOW WILL FOLLOW SIMILAR ROUTES AND WILL BE COLLECTED IN A PROPOSED EASTERLY DRAINAGE POND, WHICH WILL ULTIMATELY BE DEVELOPED INTO A REGIONAL RETENTION POND, POND 4B2.

DRAINAGE FROM THE UNDEVELOPED OFF-SITE BASIN IS CURRENTLY DIRECTED TO THE TEMPORARY INTERIM POND WITHIN AN EXISTING EASEMENT. A NEW STORM DRAINPIPE WILL BE CONSTRUCTED IN BID PACKAGE 3 TO TRANSFER THIS FLOW TO THE PROPOSED POND 4B2.

THE FLOW GENERATED BY EACH SUB-BASIN IS SHOWN IN THE TABLE LABELED "DEVELOPED HYDRAULIC CALCULATIONS."

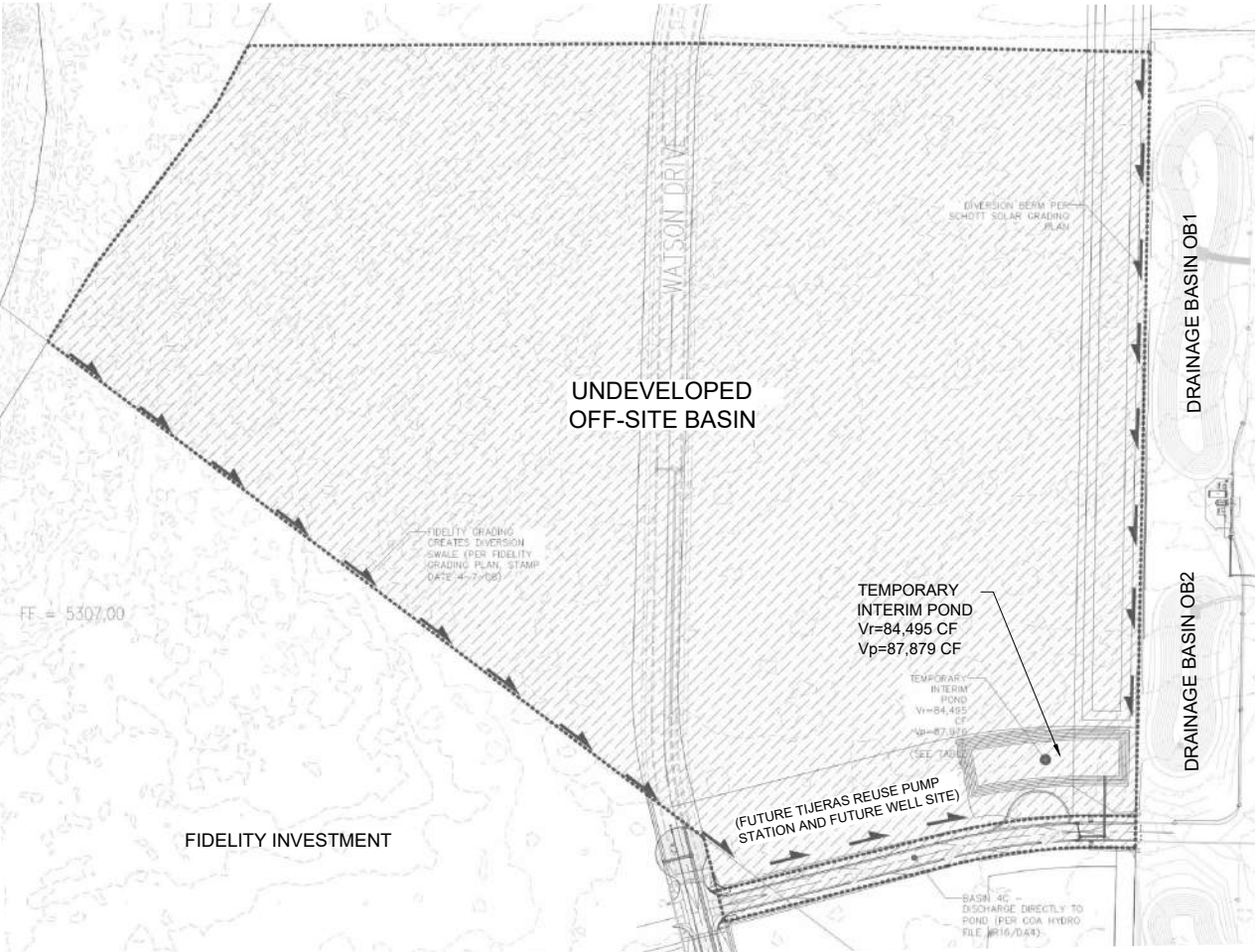
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FLOODPLAIN

IN ACCORDANCE WITH FEMA COMMUNITY MAP PANEL #350001C0555D, THE SITE IS NOT WITHIN A FLOODPLAIN.

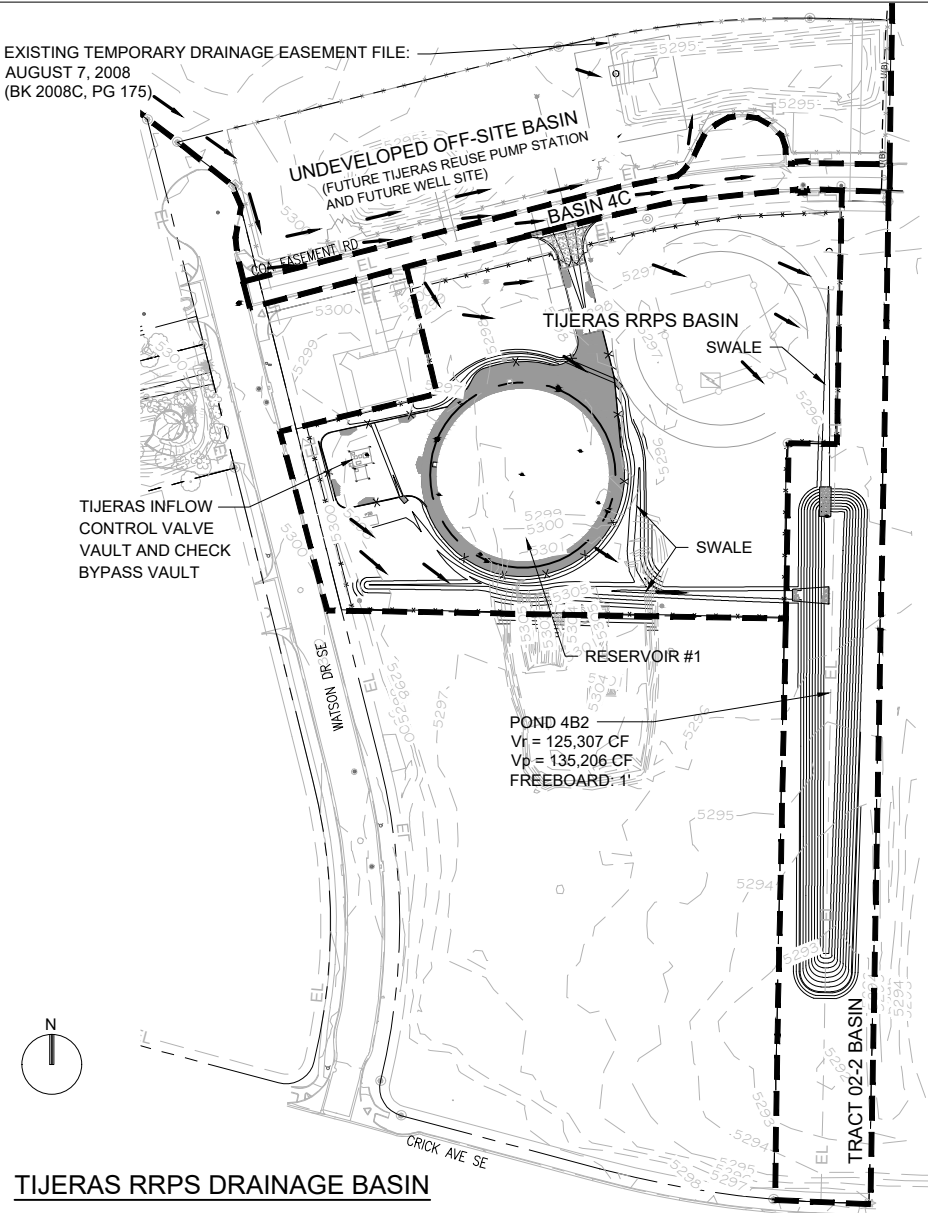
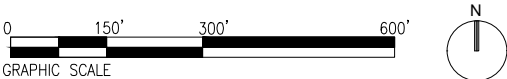
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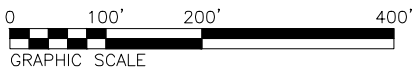


SOURCE OF FIGURE: BOHANNAN HUSTON, INC, INNOVATION PARK II INFRASTRUCTURE COA WORK ORDER 7758.89 DESIGN ANALYSIS REPORT.
SHEET NAME: DRAINAGE AREA CONTRIBUTING TO THE INTERIM CONDITION FIGURE 6.

OFF-SITE DRAINAGE BASIN MAP



TIJERAS RRPS DRAINAGE BASIN



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100% SUBMITTAL – FINAL FOR CONSTRUCTION

SEQ. OF

Attachment B: Updated Sheet C-304 and new Sheet 304A

EXISTING HYRAULIC CALCULATIONS

CALCULATIONS CONFORM TO CITY OF ALBUQUERQUE CHAPTER 22 METHODOLOGY, UTILIZING PROCEDURE FOR 40 ACRES AND LESS AS REQUIRED BY THE BERNALILLO COUNTY DRAINAGE ORDINANCE

BASIN	AREA (SQFT)	AREA (ACRES)	TREATMENT A % (SQFT)	TREATMENT B % (SQFT)	TREATMENT C % (SQFT)	TREATMENT D % (SQFT)	Q(100) (CFS)	WEIGHTED E (IN)	V(100)360 (CF)	V(100)10DAY (CF)	V(100)10DAY (ACFT)
TIJERAS RRPS (EXISTING)	195,354	4.48	100%	195,354	0%	-	0%	-	0%	-	0%
BASIN 4C (EXISTING)	33,330	0.77	0%	-	0%	-	0%	-	100%	33,330	3.32
UNDEVELOPED OFF-SITE BASIN (EXISTING)	1,669,219	38.32	100%	1,669,219	0%	-	0%	-	0%	-	0%
TOTAL EXISTING							76.52		102,808	106,502	2.44

EQUATIONS:
WEIGHTED E = (EA*AA + EB*AB + EC*AC + ED*AD) / (TOTAL AREA)
VOLUME = WEIGHTED E * TOTAL AREA
FLOW = QA*AA + QB*AB + QC*AC + QD*AD

EA= 0.62
EB= 0.8
EC= 1.03
ED= 2.33

QA= 1.71
QB= 2.36
QC= 3.05
QD= 4.34

WHERE FOR 100-YR, 10-HOUR STORM LOCATED IN ZONE 2 (EAST OF RIO GRANDE AND WEST OF SAN MATEO)

EXISTING

PEAK FLOW 77 CFS
RUNOFF FLOW 106,502 CF

DEVELOPED HYRAULIC CALCULATIONS

CALCULATIONS CONFORM TO CITY OF ALBUQUERQUE CHAPTER 22 METHODOLOGY, UTILIZING PROCEDURE FOR 40 ACRES AND LESS AS REQUIRED BY THE BERNALILLO COUNTY DRAINAGE ORDINANCE

BASIN	AREA (SQFT)	AREA (ACRES)	TREATMENT A % (SQFT)	TREATMENT B % (SQFT)	TREATMENT C % (SQFT)	TREATMENT D % (SQFT)	Q(100) (CFS)	WEIGHTED E (IN)	V(100)360 (CF)	V(100)10DAY (CF)	V(100)10DAY (ACFT)
TIJERAS RRPS (PROPOSED)	195,354	4.48	0%	-	74%	144,403	4%	7,434	22%	43,517	12.68
BASIN 4C (EXISTING)	33,330	0.77	0%	-	0%	-	0%	-	100%	33,330	3.32
UNDEVELOPED OFF-SITE BASIN	1,669,219	38.32	100%	1,669,219	0%	-	0%	-	0%	-	0%
TRACT OS-2 (POND AREA)	92,318	2.12	57%	52,933	43%	39,385	0%	-	0%	-	0%
TOTAL PROPOSED							85.74		116,790	125,307	2.88

EQUATIONS:
WEIGHTED E = (EA*AA + EB*AB + EC*AC + ED*AD) / (TOTAL AREA)
VOLUME = WEIGHTED E * TOTAL AREA
FLOW = QA*AA + QB*AB + QC*AC + QD*AD

EA= 0.62
EB= 0.8
EC= 1.03
ED= 2.33

QA= 1.71
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WHERE FOR 100-YR, 10-HOUR STORM LOCATED IN ZONE 2 (EAST OF RIO GRANDE AND WEST OF SAN MATEO)

PROPOSED

PEAK FLOW 86 CFS
RUNOFF FLOW 125,307 CF
STORAGE VOLUME 135,206 CF

DRAINAGE NARRATIVE:

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SIDE SLOPES SHALL BE STABILIZED WITH NATIVE GRASS SEED (PER CITY SPEC 1012) WITH AGGREGATE MULCH OR EQUAL (MUST SATISFY THE "FINAL STABILIZATION CRITERIA" CGP 2.2.14.b.)

FLOODPLAIN

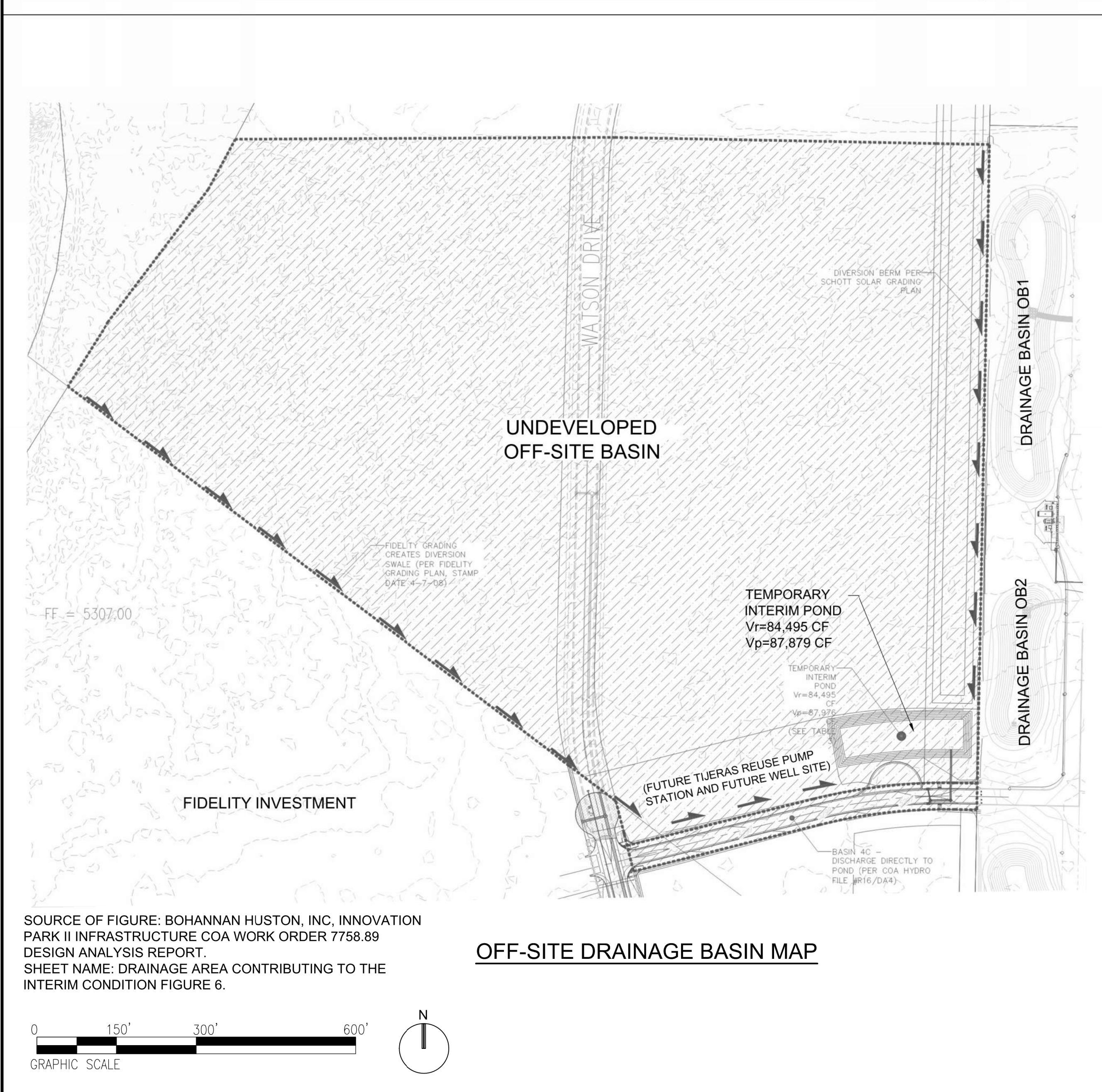
IN ACCORDANCE WITH FEMA COMMUNITY MAP PANEL #35001C0363G EFFECTIVE 9/26/2008, THE SITE IS NOT WITHIN A FLOODPLAIN.

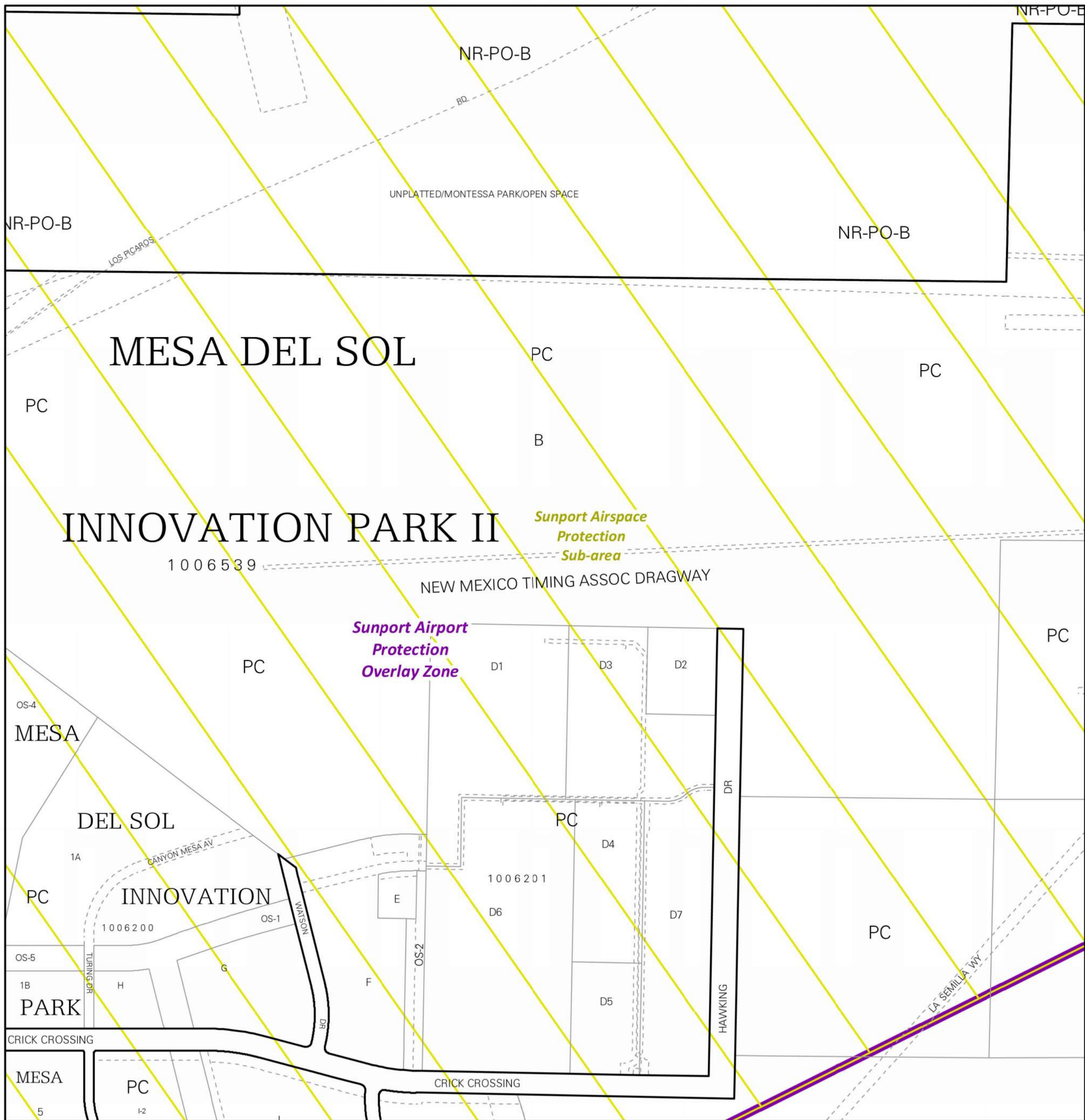
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SURVEY CONTROL

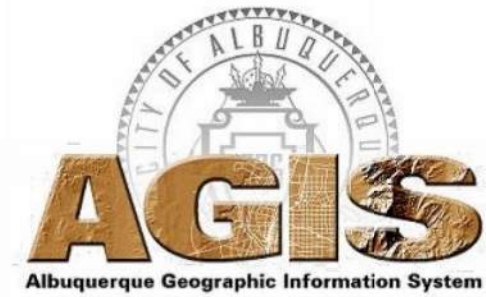
SEE DRAWING C-304A FOR SURVEY CONTROL NOTES AND COORDINATE TABLE.



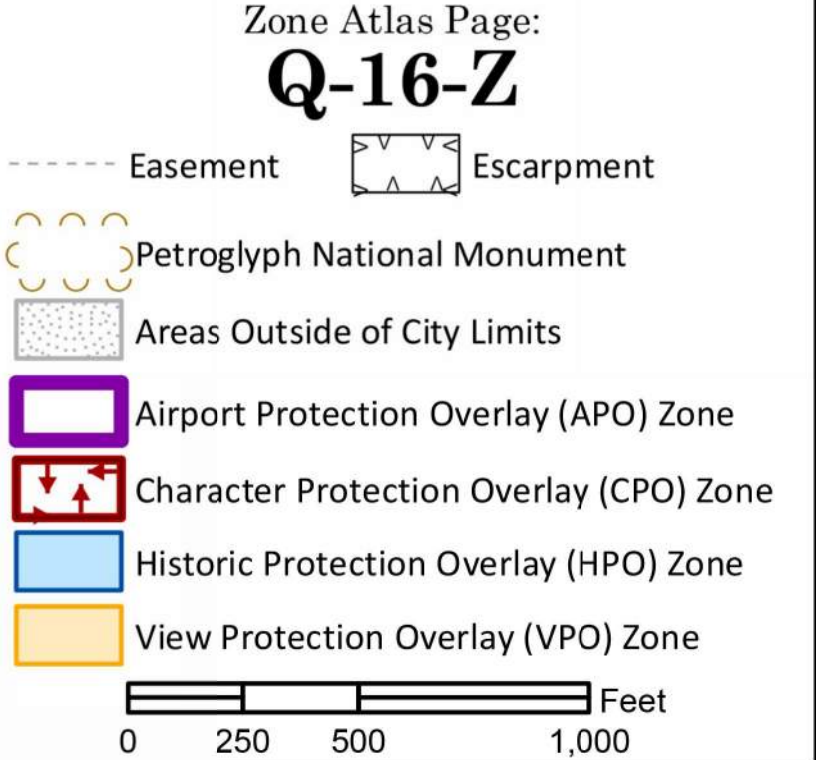
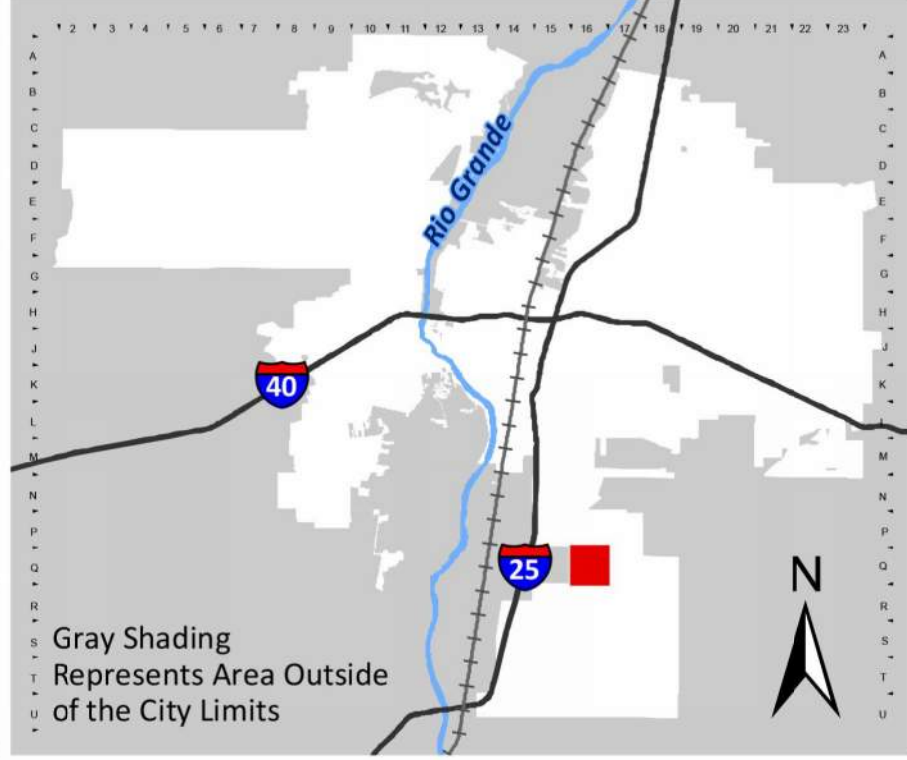


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



SURVEY CONTROL NOTES

GENERAL NOTES

- DATE CONTROL MONUMENTS WERE SET: 12/2/23-12/3/23
- DATE CONTROL MONUMENTS WERE OBSERVED: 12/2/23-12/3/23
- DATE OF FINAL NETWORK ADJUSTMENTS: 2/21/2024
- HORIZONTAL SPATIAL ACCURACY IS 0.05 FEET.
- VERTICAL SPATIAL ACCURACY IS 0.05 FEET.
- UNITS ARE US SURVEY FEET.

HORIZONTAL DATUM

HORIZONTAL POSITIONS FOR CONTROL POINTS WERE DERIVED FROM A GNSS SURVEY BASED ON NAD83(1992) CONSTRAINED TO NGS PUBLISHED VALUES FOR NGS CONTROL STATION LOUDON.

VERTICAL DATUM

ELEVATIONS ARE NAVD88 CONSTRAINED TO A PUBLISHED VALUE OF 4943.26 FEET FOR NGS BENCHMARK S224, BEING A BENCH MARK DISK SET IN THE TOP OF A CONCRETE MONUMENT STAMPED, "S 224 1951" AT THE SOUTHWEST CORNER OF THE INTERSECTION OF BATES ROAD SE AND DESERT ROAD SW. ELEVATIONS WERE TRANSFERRED TO THE SITE USING GNSS AND GEOID 18.

BASIS OF BEARINGS

BEARINGS ARE BASED ON NEW MEXICO STATE PLANE NAD83(1992) CENTRAL ZONE (3002).

COORDINATE TABLE							
NM STATE PLAN CENTRAL ZONE							
Point ID	Latitude (N)	Longitude (W)	Height	Northing	Easting	Elevation	Description
CONTROL POINTS FOUND							
LOUDON	34°59'53.65713"	106°37'40.21246"	5243.51	1454865.84	1527262.67	5313.51	EQ0887 - 3.5" BRASS CAP SET IN CONCRETE - LOUDON 1946
S224	34°59'28.02"	106°39'52.80"	4872.77	1452317.79	1516222.10	4943.26	BENCH MARK DISK SET IN TOP OF CONCRETE MONUMENT - S224 1951
CONTROL POINTS ESTABLISHED							
404	35°00'11.02882"	106°36'51.63762"	5227.73	1456607.02	1531309.97	5297.52	1" COPPER PLUG - JACOBS CONTROL POINT 404

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE)
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer

OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation

OTHER FEATURES		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Digital Data Available
OTHER FEATURES		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/8/2026 at 8:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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100% SUBMITTAL - FINAL FOR CONSTRUCTION

G) AGENCY COMMENT

PLANNING DEPARTMENT

Long Range Planning

This is a request for a site plan EPC to facilitate development of a water treatment facility for recycled water at 99999 Crick Crossing SE, between Watson Dr SE and Hawking Dr SE. The subject site is within the Mesa del Sol Community Planning Area (CPA). It is in an Area of Change, the Mesa del Sol 1 Employment Center, and Mesa del Sol Innovation Park II Planned Community (PC) district. It is within the Mesa del Sol Public Improvement Districts (1-5), and Mesa del Sol Level B Community Master Plan. The subject site is within the Airport Protection Overlay Zone, and the Air Space Protection Sub-area.

This request supports Comp Plan policies for Land Use, Economic Development, Infrastructure, and Sustainability. The request directs development to an employment center (Policy 5.6.2). Because it prioritizes infrastructure in an area with high potential for employment, it strengthens the economic base (Policy 8.1.3, sub-policy b). The request supports water conservation by reusing water to irrigate parks and other public spaces (Policy 10.1.4 and sub-policies a, b, and c). It is also consistent with Infrastructure, Community Facilities, & Services Policy 12.1.4. Last, the request accounts for increasing temperatures, alternative water for commercial uses, and best practices for drought mitigation (Policies 13.1.3, 13.2.2, and 13.3.4).

Hydrology

Conceptual Grading & Drainage Plan approval is required by the DPM (DPM Section 6-14-(A)(8), Table 6-14-25) prior to EPC Site Plan approval. Please submit Conceptual Grading & Drainage Plan to Hydrology via ABQ-PLAN for review & approval

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

OTHER AGENCIES

Albuquerque-Bernalillo County Water Utility Authority (ABCWUA)

1. Please ensure all existing easements are shown on or near the site.
2. Please note that east of the site there will be a waterline loop constructed in the future that will tie to the existing waterline along the existing easement crossing the site. The loop will extend from Hawking through the Kairos power site.

Bernalillo County

No adverse comments.

For informational purposes only, Bernalillo County Public Works has plans for the intersection of Crick Ave and University Blvd to eventually allow access from the

amphitheater, at some point in the future when the westside of the intersection develops.

Public Service Company of New Mexico (PNM)

There are underground PNM facilities and/or easements along the east side of Watson Drive SE and the southern side of the "COA Easement Road."

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 proposed development should adhere to the design standards in IDO Section 5-6(C)(10).

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.