



Environmental Planning Commission

Staff Report

Agenda Item Number: 2
Project #: PR-2023-008617
Case #: SI-2023-00866
Hearing Date: June 15, 2023

Agent	Consensus Planning
Applicant	ABCWUA
Request	Site Plan – EPC, Major Amendment
Legal Description	All of Section 28, Township 11 North, Range 2 East
Location	6641 81 st Street NW, between Molten Rock NW and 81 st Street NW
Size	An approximately 4.8-acre portion of a 640-acre site
Existing Zoning	NR-PO-B

Staff Recommendation

APPROVAL of PR-2023-008617, SI-2023-00866, based on the Findings beginning on Page 30 and subject to the Conditions of Approval beginning on Page 35.

Silvia Bolivar, PLA, ASLA
Senior Planner

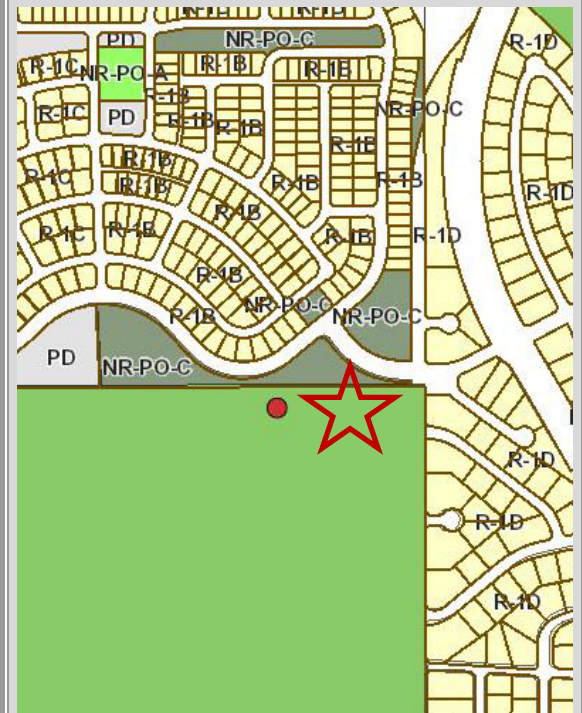
Summary of Analysis

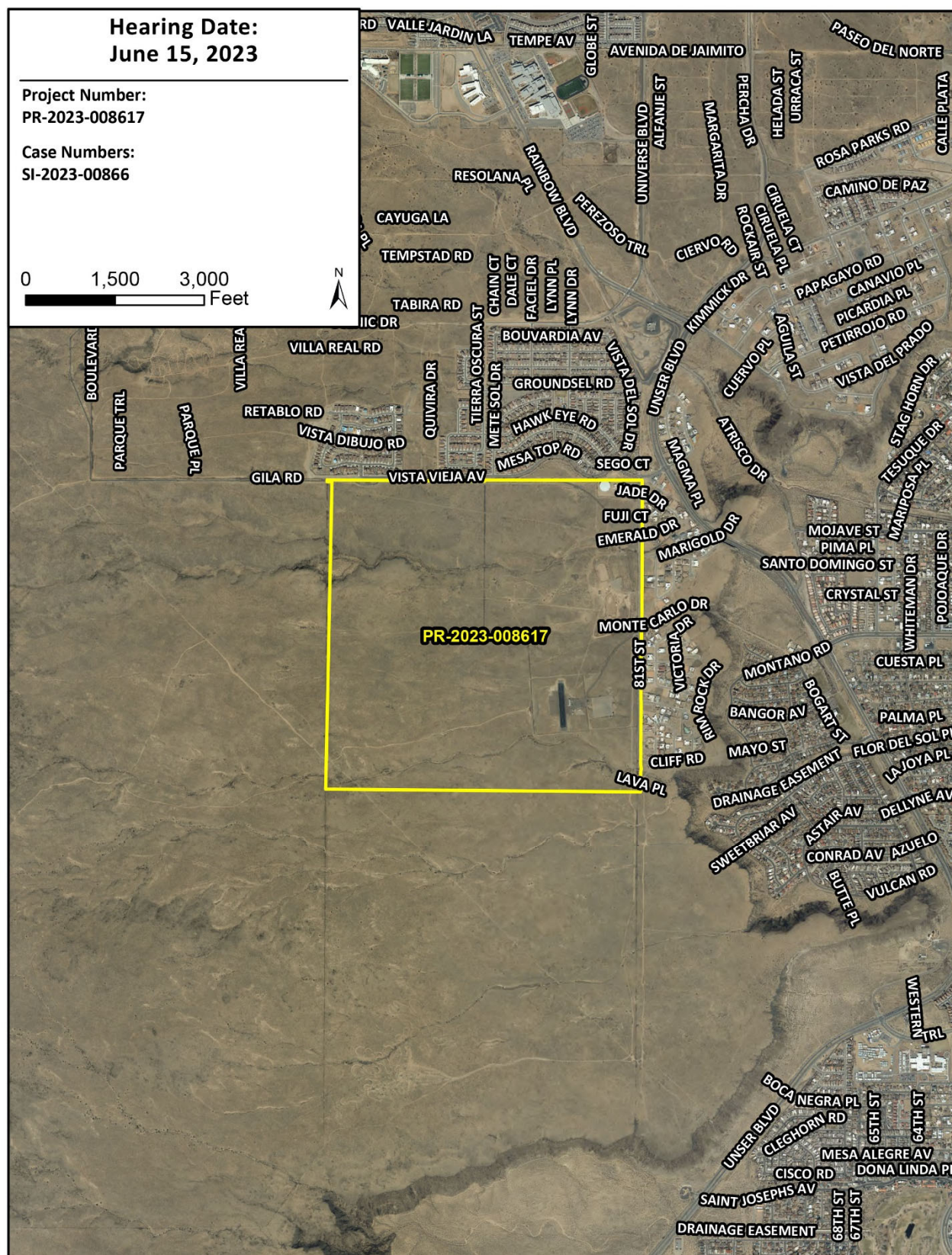
The request is for a Major Amendment of a Site Development Plan approved in 2003. At the time, the approval was for an existing water reservoir, a chemical storage facility, a future arsenic treatment plant, and supporting water treatment infrastructure. To date, of the infrastructure proposed in 2003, the only feature constructed was the additional water reservoir.

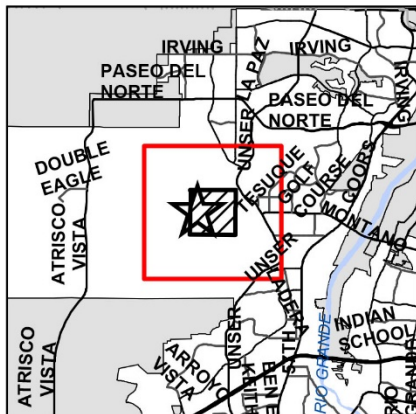
The applicant proposes to amend the controlling site development plan to develop 4.8 acres, located at the northeast corner of a 640-acre site as the new on-site Volcano Cliffs Arsenic Treatment Facility (VCATF). The VCATF will treat groundwater from ABCWUA's Volcano Cliffs and Zamora Wells while the new arsenic treatment facility will treat groundwater from five existing wells. The subject site is in an Area of Consistency.

The affected neighborhood organizations are the Molten Rock NA and the Westside Coalition of Neighborhoods, which were notified as required. In addition, property owners within 100 feet of the subject site were notified as required. A pre-application meeting was not requested. Staff has not been contacted as of this writing and is unaware of any opposition.

Staff recommends approval subject to conditions to ensure requirements are met and clarification is provided.







IDO ZONING MAP

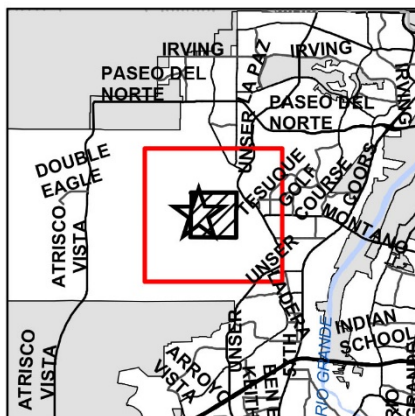
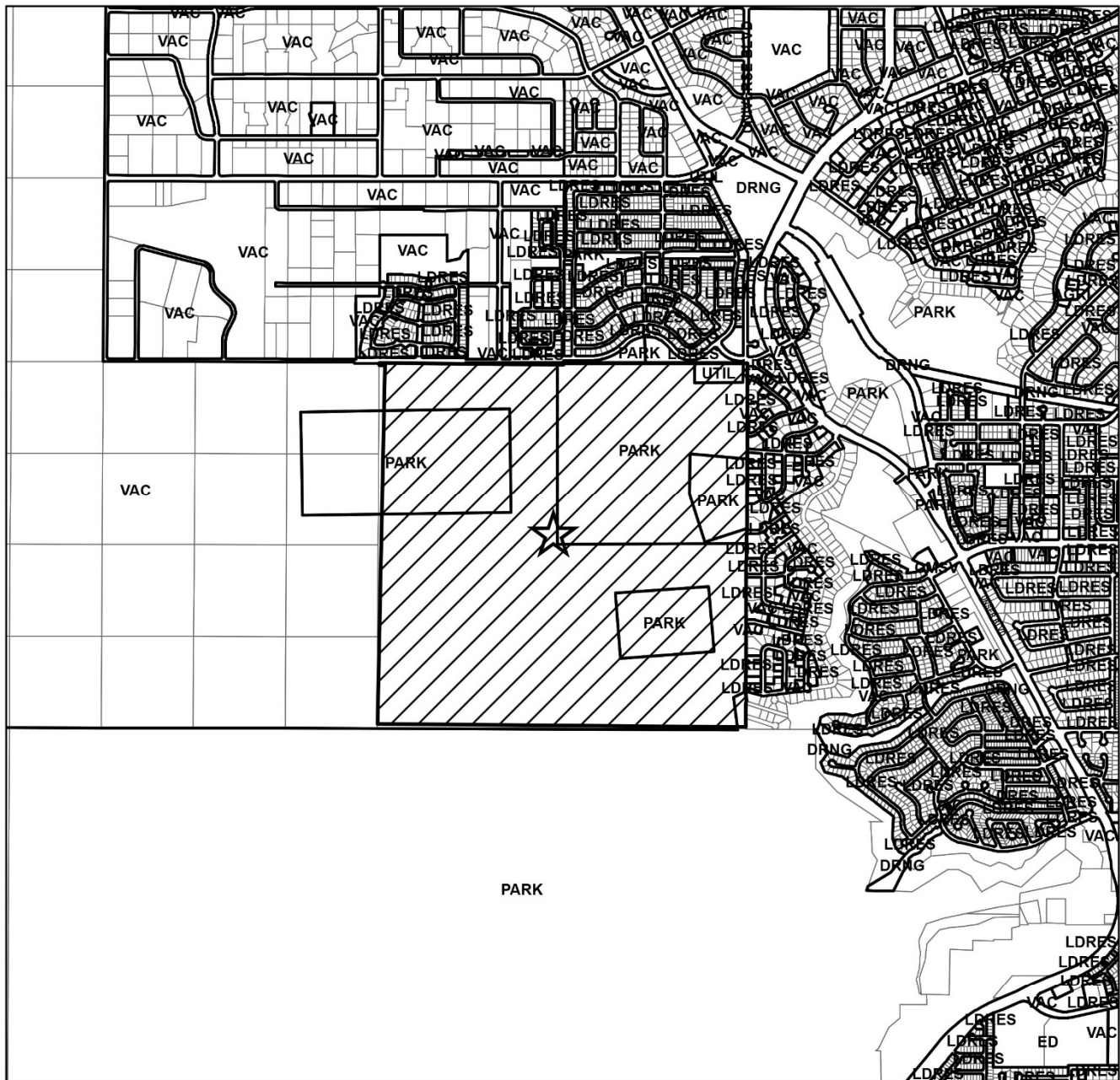
Note: Gray shading indicates County.



1 inch = 2,000 feet

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LAND USE MAP

Note: Gray shading indicates County.

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

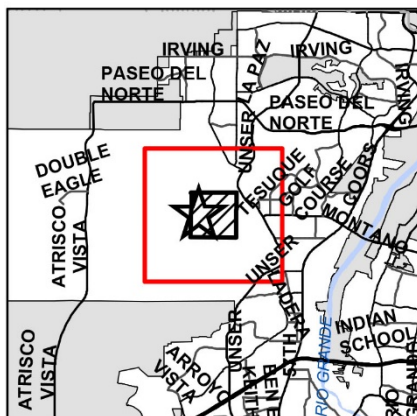
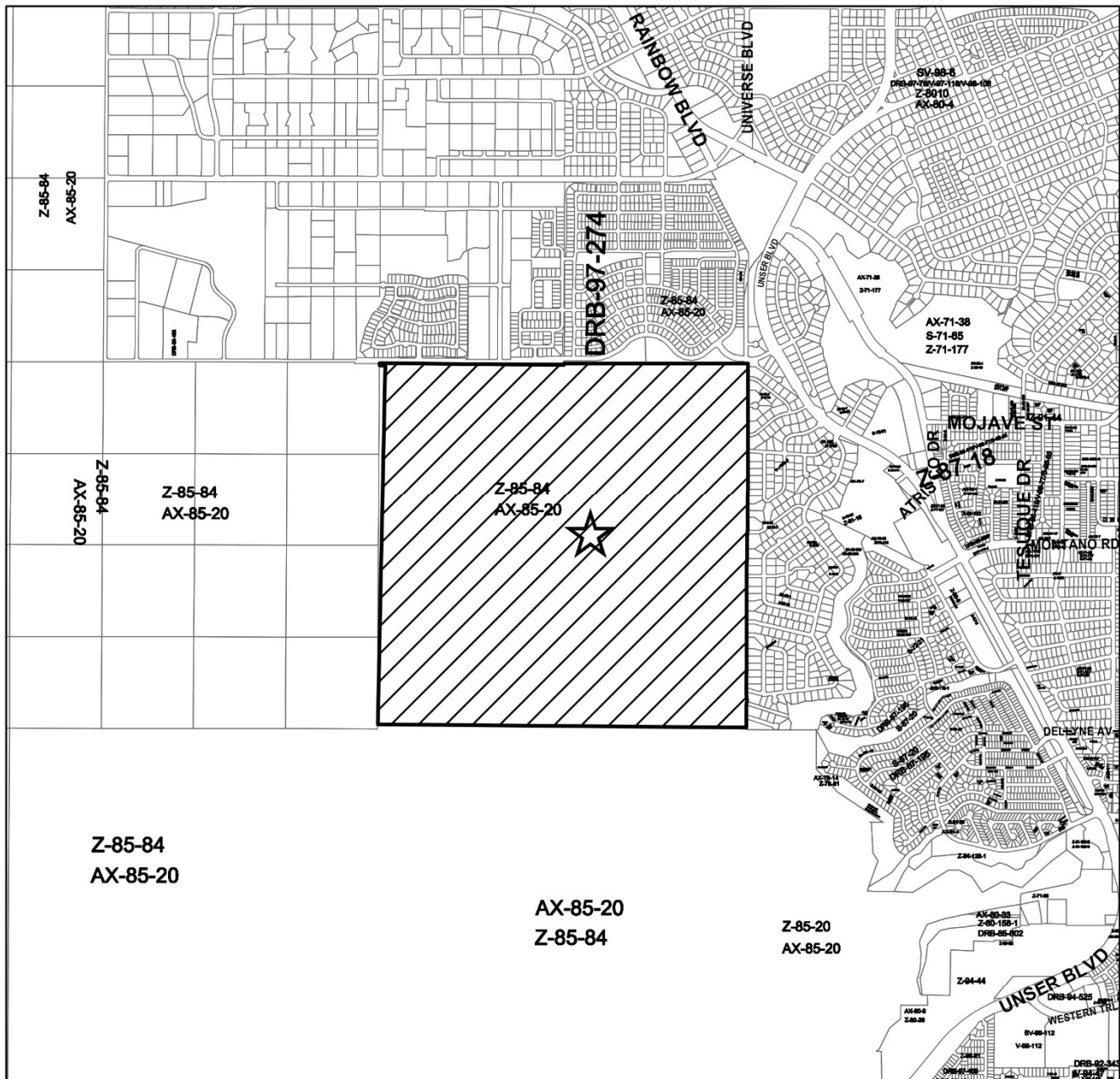


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HISTORY MAP

Note: Gray shading indicates County.

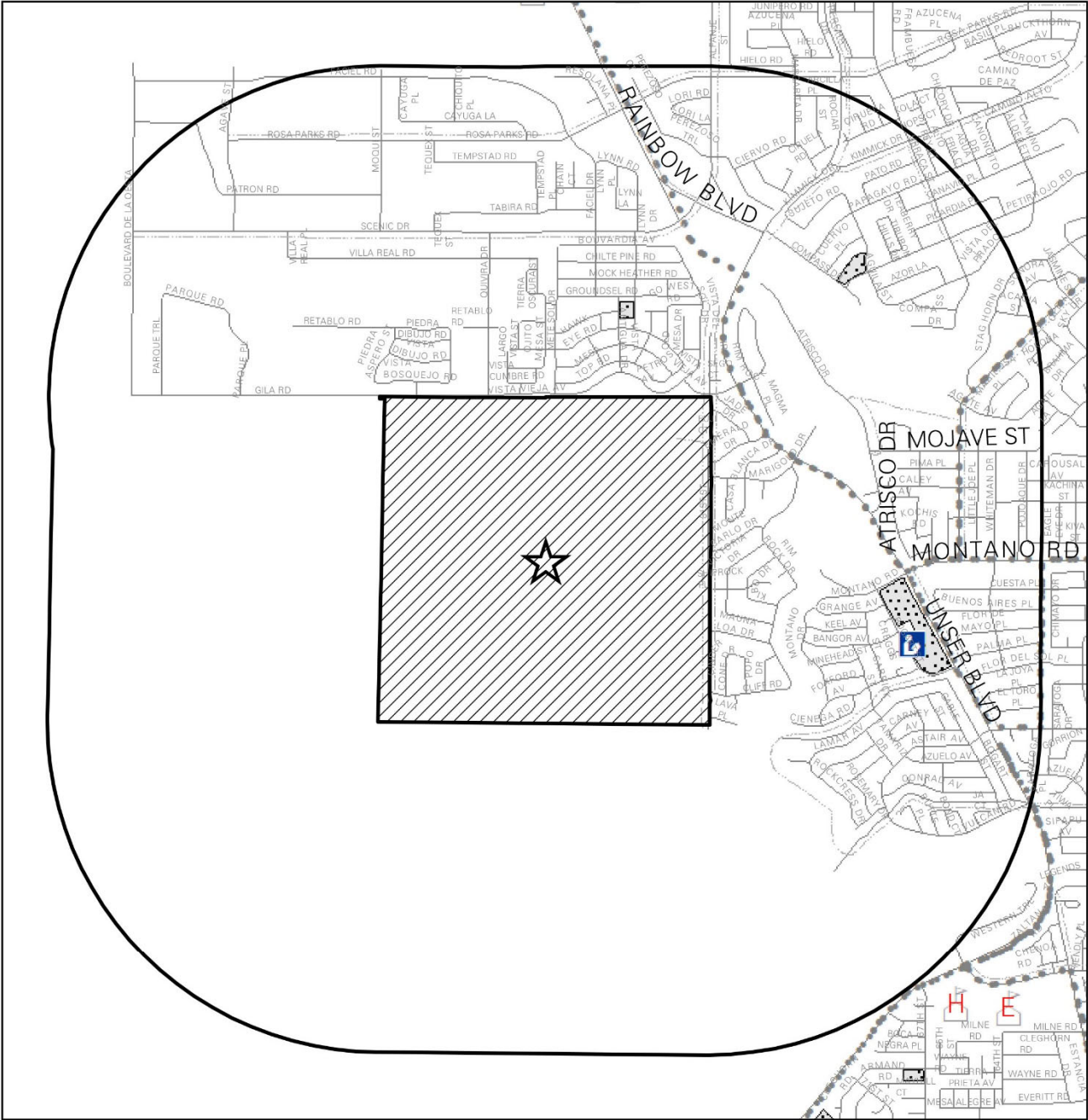


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Public Facilities Map with One-Mile Buffer

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

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I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	NR-PO-B	Area of Consistency	ABCWUA Water Treatment Plant
<i>North</i>	NR-PO-C/R-1B	Area of Consistency	MPOS/Residential
<i>South</i>	NR-PO-B	Area of Consistency	MPOS
<i>East</i>	R-1D	Area of Consistency	Residential
<i>West</i>	NR-PO-B	Area of Consistency	MPOS

Request

The request is for a Major Amendment to a controlling, prior approved Site Development Plan for a water treatment facility located within a Major Public Open Space. The subject site is legally described as Section 28, Township 11 North, Range 2 East, and located at 6641 81st Street NW between Molten Rock Road and 81st Street NW (“the subject site”), and zoned NR-PO-B.

In February 2003, the EPC approved a Site Development Plan for Building Permit (Project 1002197; 02 EPC 1955) for the water pump station and above-ground storage reservoir to serve the Double-Eagle II Airport and adjacent facilities. The approvals also included an existing water reservoir, chemical storage facility, well building, electrical transformer/switch pad, and pump station with a proposed future additional water reservoir, chemical storage building, and arsenic treatment facility. To date, of the infrastructure proposed in 2003, the only feature constructed was the additional water reservoir.

The applicant proposes to amend the controlling site development plan to develop 4.8 acres at the northeast corner of a 640-acre site as the new, on-site Volcano Cliffs Arsenic Treatment Facility (VCATF). The new facility will treat groundwater from the ABCWUA Volcano Cliffs and Zamora Wells.

Pursuant to IDO Section 14-16-6-4(P), the decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(I).

Staff has crafted conditions of approval to create compliance as needed and to provide clarity for the future.

EPC Role

The EPC is hearing this case pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-4(Z), Amendments of Pre-IDO Approvals, which address applications for amendments to site development plans approved prior to the effective date of the IDO.

The request exceeds the maximum threshold for a Minor Amendment and is therefore being considered pursuant to Section 14-16-6-4(Z)(1)(b)(1), which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the permit or approval being amended. In this case, the EPC approved the Site Development Plan and signed-off by the DRB in 2003, prior to the effective date of the IDO. In addition, the request is being heard because any Extraordinary Facility must be reviewed and decided pursuant to Subsection 14-16-6-6(J) Site Plan – EPC. This case is a quasi-judicial matter.

The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to City Council. The City Council would then make the final decision.

Context

The subject site is in the northeast section of a Major Public Open Space and is zoned NR-PO-B. Adjacent to the site are lands owned by the City and zoned NR-PO-C, with the Vista Vieja Residential Subdivision further north zoned R-1B. To the east are residential homes and vacant lots that are zoned R-1D. The areas to the south and west are zoned NR-PO-B and contain the Petroglyph National Monument, volcanoes, the Boca Negra Horseman's Complex, and the George J. Maloof Memorial Air Park.

History/Background

The subject site is part of a larger site development plan that was approved by the EPC in February of 2003 (Project 1002197; 02 EPC 1955). At the time, the request was for construction of water facilities at the existing Volcano Cliffs Reservoir Site with the City of Albuquerque Aviation Department and the Public Works Department as the lead agencies. The improvement of the facilities was to include construction of water pump station that would serve the Double Eagle II Airport development and adjacent City water system, a future pump association with City Project 707 391, a chemical storage building, and a possible future storage reservoir that would be required to establish pressure zones 4W and 3WR, future arsenic treatment facilities and chlorination facilities that would be required as federal arsenic guidelines were to become effective. The lead agencies were the City of Albuquerque Aviation Department and the Public Works Department (see attachments).

The improvements were shown on the proposed site development plan so that the Public Works Department could have the DRB approve the site development plan for the water facility complex at one time. The proposal called for the disturbed areas to be revegetated and landscaping would be provided for screening purposes (see attachments). Of the proposed infrastructure, only the additional water reservoir was constructed.

Permanent Easement – Water Facilities – Volcano Cliffs 81 St & Vista Vieja Well #1 (Document #2018069239)

The City of Albuquerque granted the ABCWUA a permanent exclusive easement (recorded on August, 2018) for a public water and sanitary sewer system facility including underground pipelines, wells, pump stations, reservoirs and all improvements, facilities, equipment, and appurtenances necessary for the operation of the water and sanitary sewer system (see attachments).

Item #3, Paragraph 2 states the “Facility shall comply with all relevant ordinances and regulations of the City, including, but no limited to, the City’s Extra Ordinary Facilities Ordinance § 14-13-3-2(A)(5) R.O.A, 1994 which provides for the approval of construction of extraordinary facilities within parks and open space lands of the City.

Public Health and Bioterrorism Preparedness and Response Act of 2002

The ABCWUA falls under the Public Health and Bioterrorism Preparedness and Response Act of 2002 that requires drinking water utilities service more than 3,300 people to conduct vulnerability assessments and emergency response plans. Compliance with this Act will be addressed under Site Plan – EPC review.

Transportation System

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies the functional classification of roadways.

Molten Rock Road NW, 81st Street NW, and Vista Vieja Avenue NW are classified as local urban streets.

Comprehensive Plan Designations

The subject site is in an Area of Consistency. The site is not located along any Corridors as designated by the Comprehensive Plan.

Comprehensive Plan Community Planning Designation

The subject site is part of the West Mesa Community Planning Area (CPA). The West Mesa is bounded by I-40 on the south, the Rio Grande on the east, and Montano Road to the north, this area developed primarily as residential subdivisions, with commercial activity along Coors Boulevard. With spectacular views to the volcanoes and the Sandia Mountains, it is characterized by its proximity to the Northwest Mesa Escarpment, Petroglyph National monument, and the Bosque.

Overlay Zones

The subject site is not within a Historic Protection Overlay (HPO). However, the subject site is within the boundaries of the Northwest Escarpment View Protection Overlay Zone, VPO-2 (14-16-3-6(E)). Escarpments are lands with a 9 percent slope or more where development is discouraged. However, the grading for the subject site is within 0 to 5%.

The purpose of the View Protection Overlay (VPO) zone is to preserve areas with unique and distinctive views that are worthy of conservation, such as those from public rights-of-way to cultural landscapes identified in the ABC Comp Plan as amended.

Trails/Bikeways

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies existing and proposed routes and trails.

There are several bikeway facilities that are identified as existing, programmed or proposed in the vicinity. Molten Rock Road had a bike route and 81st Street has a bike route and future proposed unpaved trail.

Transit

Bus Route 162 (Ventana Ranch/Montano Plaza) runs east-west beginning at the CNM West Campus and terminating at Coors and Montano. The nearest transit stop is at Unser near Molten Rock.

Public Facilities/Community Services

Please refer to the Public Facilities Map (Page 6), which shows public facilities and community services located within one mile of the subject site.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Areas of Consistency: An area designated as an Area of Consistency in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where development must reinforce the character and intensity of existing development.

Easement: A legal right to use another's land for a specific, limited purpose, typically within private ways. The purpose may include, but is not limited to, installing and maintaining stormwater drainage, water and sanitary sewer lines, fire hydrants, landscaping, and other infrastructure improvements. Easements may also be granted for open space, view protection, or other specific uses.

Escarpment: Land with 9 percent slope or more, where development is discouraged. The Northwest Mesa Escarpment is part of the Petroglyph National Monument, which is also designated as Major Public Open Space.

Finished Grade:

1. The elevation of the approved ground level at all points along a wall or fence.
2. The specified elevation on the grading plan approved by the City in conjunction with an approved Subdivision or Site Plan. In the absence of such approved plans, natural grade applies

Infrastructure: Streets, sidewalks, public or private facilities, sanitary sewer and water system facilities, drainage and flood control facilities, street lighting, and other improvements used by the public or used in common by owners of lots within a subdivision. Includes both private (owned by a non-governmental entity) or public (owned by a governmental entity) improvements.

Major Public Infrastructure: Although ultimately determined on a case-by-case basis, major public infrastructure generally includes construction or significant redesign of a street, drainage, or utility facility or similar public infrastructure that is necessary for the subject property, and often nearby properties, to develop.

Major Utility: A facility sized or designed to serve the entire city, or a wide area of the city, and regulated as a public utility or common carrier by the State or other jurisdiction or agency, including but not limited to major telephone facilities, natural gas facilities, water treatment plants, sewage treatment plants, and similar public services, but not including mass transit or railroad depots or terminals or any similar traffic generating activity, any facility that provides wireless telecommunication services to the public, or any use listed separately in Table 4-2-1.

Neighborhood Edge: Any distance required by a standard in Section 14-16-5-9 (Neighborhood Edges) is measured from the nearest point on the nearest lot line of the Protected Lot to the nearest point on the Regulated lot that contains the feature being regulated.

Open Space Definitions

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

Major Public Open Space: City-owned or managed property that is zoned NR-PO-B or City-managed property that I zoned NR-PO-C, including the Rio Grande State Park (i.e. the Bosque), Petroglyph National Monument, and Sandia foothills. These are typically greater than 5 acres and may include natural and cultural resources, preserves, low-impact recreational facilities, dedicate lands, arroyos, or trail corridors. The Rank 2 Major Public Open Space Facility Plan guides the management of these areas. For the purposes of this IDO, Major Public Open Space in the ABC Comp Plan still triggers Major Public Open Space Edge requirements for properties that are adjacent to or within the specified distance of Major Public Open Space.

Public Utility Structure: A structure owned by a unit of government or by a public utility company that is an electric switching station; electric substation operating at voltages greater than 50 kilovolts (kV); gas transfer station or border station; lift station, odor control (or chlorine) station, water well or pump station, or water reservoir; traffic signal; public light poles; or any other public utility structure controlled by a Facility Plan approved by the City.

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 non-residential 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 would be determined based on the level of detail provided in the prior approval.

Zoning

The subject site is zoned NR-PO-B [Park and Open Space Zone District-Sub-zone B: Major Public Open Space], IDO 14-16-2-5(F)(3)(b). The purpose of the NR-PO zone district is to protect the natural character of designated private and public parks and open space for public recreation, use, and enjoyment. Primary uses are open space and related recreation facilities, picnic and other shelters, and service/maintenance facilities.

Dimensional standards in NR-PO sub-zones shall be determined in the approval of a Master Plan, Resource Management Plan, standards specified by the implementing Department, or standards specified in an approved Site Plan.

The NR-PO zone district includes the four sub-zones, each of which has allowable uses and development standards specified in the IDO or a special approval.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated as an Area of Consistency. In Areas of Consistency, the focus is on protecting and enhancing the character of single-family neighborhoods and green spaces. Revitalization and developments that do occur should be at scale and density (or intensity) similar to the immediately surrounding development in order to reinforce the existing character of established neighborhoods.

Applicable Goals and policies are listed below. Staff analysis follows in bold italics.

Chapter 5: Land Use

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 areas.

The request will encourage and direct growth to an Area of Change so the development made possible by the request will ensure that the development reinforces the character and intensity of the surrounding areas that are most single-family neighborhoods. The request is consistent with Goal 5.6 – City Development Areas.

Policy 5.6.3 – Areas of Consistency: Protect and enhance the character of existing single-family, neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Spaces.

The subject site is located in an Area of Consistency, and the development made possible by the request will protect and enhance the character of existing single-family neighborhoods because it will allow the applicant to comply with regulatory requirements while meeting community needs. In addition, the major amendment will help maximize the existing water treatment facility while confining development to the northeast quadrant of the site. Furthermore, the grading at this location is between 0-5%, and water treatment facilities should be relatively flat with a change in

elevation of no more than 2-8% slope, further protecting the existing neighborhoods. Therefore, the request is consistent with Policy 5.6.3 – Areas of Consistency.

Subpolicy 5.6.3(b): Ensure the development reinforces the scale, intensity, and setbacks of the immediately surrounding area.

The request is consistent with this subpolicy because the development made possible by the request will reinforce the scale, intensity, and setbacks of the immediately surrounding area by allowing for the existing facility to be expanded within the area covered by the Permanent Easement and by providing buffer spaces of several hundred feet between the site and the neighborhoods nearby. The scale of the proposed buildings will be similar to buildings on site, new facilities will be located to the site's interior, and setbacks will be unaltered. Therefore, the request is consistent with Subpolicy 5.6.3(b).

Chapter 7: Urban Design

Policy 7.5.2 – Landscape Design: Incorporate local climate conditions into site design.

The request is consistent with this policy because the request will allow for the natural and existing vegetation to remain with planned extensive revegetation seeding along the eastern portion of the site. The soils in the area support various native plant communities that will be undisturbed by the development. Incorporating the local climatic conditions into the site sign design will require less maintenance while providing buffering and screening to adjacent neighborhoods. Therefore, the request is consistent with Policy 7.5.2 – Landscape Design.

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 request is consistent with this policy because the new treatment facility will match the exterior of buildings already on-site as much as possible. The new buildings will be of similar materials and architectural styles to the existing buildings, and the layout offsets and separates the buildings limiting their appearance as an industrial facility. As a result, the new facility will have minimal impact on its surroundings. The request is consistent with Policy 7.6.3 – Utility Infrastructure.

Subpolicy 7.6.3(a): Work with ABCWUA to design facilities that blend into the natural landscape and include native and naturalized vegetation. Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request is consistent with this policy because ABCWUA is collaborating with local design firms that are designing the facility so that it will blend into the natural landscape. Native and natural vegetation is proposed to protect the surrounding environment while allowing the underutilized water treatment facility to expand, encouraging more productive use of the site. Therefore, the request is consistent with Subpolicy 7.6.3(a).

Chapter 10: Parks & Open Space

Goal 10.3 – Open Space: Protect the integrity and quality of the region’s natural features and environmental assets and provide opportunities for outdoor recreation and education.

The request is consistent with this policy because the facility has been designed to minimize its environmental and public impact. In addition, several hundred feet of buffer spaces between the facility and the nearest residences will help protect the area. Furthermore, the site development will occur within 4.8 acres of a 640-acre site, providing outdoor recreation and education outside the northeast quadrant. The request is consistent with Goal 10.3 – Open Space.

Policy 10.3.5 – Petroglyph National Monument: Preserve the volcanoes, key portions of the basalt flow, and the Northwest Mesa Escarpment as part of the Open Space Network.

The request is consistent with this policy because the major amendment will help preserve the volcanoes, basalt flow, and the Northwest Mesa Escarpment because it will allow for the existing water treatment facility to be confined to the northeast quadrant of the major public open space within the Open Space Network. Furthermore, the grading at this location is between 0-5%, and water treatment facilities should be relatively flat with a change in elevation of no more than 2-8% slope, further protecting the Northwest Mesa Escarpment. The request is consistent with Policy 10.3.5 – Petroglyph National Monument.

Subpolicy 10.3.5(e): Limit utilities and roads to areas that are least sensitive to disturbance, avoiding the following areas: Piedras Marcadas Canyon, the point where the mid-branch of the San Antonio crosses the Escarpment, the Marsh peninsula, Rinconada Canyon, and the escarpment immediately south of Rinconada Canyon.

The request is consistent with this Subpolicy because the access road will be located in the northeast quadrant of the site and will occur on a 0-5% slope. The major amendment will avoid the Piedras Marcadas Canyon, the point where the mid-branch of the San Antonio crosses the Escarpment, the Marsh peninsula, Rinconada Canyon, and the escarpment immediately south of Rinconada Canyon. The request is consistent with Subpolicy 10.3.5(e).

Chapter 11: Heritage Conservation

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

The request is consistent with this policy because the development will be confined to the northeast quadrant of the site while preserving the major public open space that includes the Petroglyph National Monument. Native and naturalized vegetation will be used that will enhance the natural characteristics thereby contributing to the distinct identity of the community, neighborhood, and cultural landscape. The request is consistent with Policy 11.3.1 – Natural and Cultural Features.

Chapter 12: Infrastructure, Community Facilities & Services

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

The request is consistent with this Goal because the major amendment will allow for the facility to be expanded in order to treat the groundwater from the Volcano Cliffs and Zamora Wells which furthers the Comp Plan’s vision for future growth. The major amendment will also allow for ABCWUA to meet the EPAs guidelines while helping to ensure the environmental and social health of the community. The request is consistent with Goal 12.1 – Infrastructure.

Goal 12.1.2 – Water and Wastewater Utility: Ensure consistency between Comp Plan and ABCWUA policies by coordinating infrastructure planning and programming.

The request is consistent with this Goal because the major amendment helps meet regulatory requirements while addressing utility and community goals. Furthermore, the request helps align ABCWUA management policies and strategies with planning goals contained within the Comp Plan. The request is consistent with Goal 12.1 – Water and Wastewater Utility.

Chapter 13: Resiliency and Sustainability

Policy 13.2.3 – Water Quality: Coordinate with the ABCWUA, state, and other agencies to maintain the quality of our groundwater and surface waters.

Sustainable water infrastructure is critical to providing clean and safe water while helping to ensure the social and environmental sustainability of the communities that water utilities serve. ABCWUA has worked in conjunction with state and other agencies to help ensure the long-term sustainability of water infrastructure. The request is consistent with Policy 13.2.3 – Water Quality.

Subpolicy 13.2.3(b): Minimize the potential of contaminants to enter the community’s water supply.

The request will facilitate the development of the new Volcano Cliffs Arsenic Treatment Facility (VCATF) and will allow for the arsenic treatment system to treat the total water production from the Volcano Cliffs and Zamora Wells. The new arsenic treatment system will utilize absorptive media, similar to several other arsenic removal systems at other arsenic treatment facilities on the West side. The request is consistent with Subpolicy 13.2.3(b).

Policy 13.5.3 – Public Infrastructure Systems and Services: Coordinate with providers to ensure that systems and services do not compromise the health, safety, and welfare of the community.

The new Volcano Cliffs Arsenic Treatment Facility will help the applicant coordinate with providers thereby ensuring that systems and services do not compromise the health, safety, and welfare of the community. The request is consistent with Policy 13.5.3 – Public Infrastructure Systems and Services.

1999 Major Public Open Space Rank II Facility Plan (Rank II)

The City's 1999 Major Public Open Space (MPOS) Rank II Facility Plan identifies the types of Major Public Open Space, including West Side Open Space. Albuquerque's West Side MPOS defines the western edge of the urban area. The existing MPOS and lands proposed for acquisition provide a dramatic western horizon and contain some of the area's most valuable archaeological resources.

Most of the developed facilities located in the West Side are considered special use areas and are managed by several departments including the City Open Space Division.

Applicable land use policies from the MPOS Rank II Facility Plan include:

Policy C.3. Facility development adjacent to the escarpment shall be consistent with the requirements of the Northwest Mesa Escarpment or its successor.

The expansion of the VCATF is consistent with the requirements contained in the Integrated Development Ordinance as the Northwest Mesa Escarpment Sector Development Plan was rescinded upon the adoption of the IDO.

Policy C.5. Existing special use facilities located within Major Public Open Space may accommodate uses which are not appropriate to conservation and resource protection.

The request will facilitate the development of the Volcano Cliffs Arsenic Treatment Facility (VCATF), a facility whose use, while not contributing to conservation and resource protection, will help meet regulatory requirements while addressing utility and community goals.

Open Space Advisory Board

To provide citizen oversight to the MPOS Program, the City established the Open Space Advisory Board (OSAB) in 1983. The OSAB is an appointed citizen board that, along with staff, is charged with reviewing and recommending acquisition priorities and additions to the network. OSAB makes recommendations regarding extraordinary facilities to the City's Environmental Planning Commission (EPC). The OSAB also makes recommendations to the EPC, Mayor and City Council as appropriate policies, implementation of adopted Open Space plans, proposed development adjacent to MPOS and proposals to sell, lease or exchange trust lands.

On April 25, 2023 the OSAB voted to move in favor of the Volcano Cliffs Arsenic Treatment and Pump Station upgrade, voted unanimously 5-0 (see attachments).

Integrated Development Ordinance (IDO) 14-16-6-(I)(3)- Site Plan-EPC Review and Decision Criteria

IDO Section 14-16-6-6(I)(3) states that any application for a Site Plan-EPC, including a Major Amendment, would be approved if it meets all of the following criteria:

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

As demonstrated by the policy-based analysis of the site plan (see above), the request is consistent with applicable Comprehensive Plan Goals and policies.

- 6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The subject site is zoned NR-PO-B therefore, this criterion does not apply.

- 6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

With the application of conditions of approval, the site plan would comply with all applicable provisions of the IDO.

- 6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The City's existing infrastructure has adequate capacity for the proposed development.

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

The future, proposed development would be required to comply with the decisions made by the EPC. The EPCs' conditions of approval would improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas.

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

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

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

The subject property is not within a Railroad and Spur Area and a cumulative impact analysis is not required, therefore this criterion does not apply.

III. SITE PLAN – EPC, MAJOR AMENDMENT

Request

The request is for a Major Amendment to an existing site development plan, which was approved prior to the effective date of the IDO (May 17, 2018). Pursuant to IDO Section 1-10(A), prior approvals remain valid.

The applicant proposes to amend the controlling site development plan to develop 4.8 acres, located at the northeast corner of a 640-acre site as the new, on-site Volcano Cliffs Arsenic Treatment Facility (VCATF). The new facility will treat groundwater from the ABCWUA Volcano Cliffs and Zamora Wells that have a total production capacity of 16.8 Million Gallons per Day (MGD) and an average arsenic concentration of 14 parts per billion (ppb). As of January 23, 2006, the United States Environmental Protection Agency (EPA) set an arsenic maximum contaminant level (MCL) for public water supplies at 0.010 mg/L ([National Primary Drinking Water Regulations | US EPA](#)). The VCATF's new arsenic treatment facility will treat groundwater from five existing groundwater wells (Zamora 1, Zamora 2, and Volcano Cliffs Wells 1-3). The wells provide water to the Volcano Cliffs and Corrales Trunk Systems.

The amendments to the controlling site plan include:

- An arsenic treatment system that will be able to treat the total production of water from the Volcano Cliffs and Zamora wells. The new arsenic treatment system will utilize absorptive media, similar to several other arsenic removal systems at other arsenic treatment facilities on the west side.
- A new building to house the arsenic treatment system. The building will be designed to match the existing facilities on site in color and style.
- A CO2 injection system for pH reduction (necessary for the adsorptive media arsenic removal process).
- An upgraded sodium hypochlorite injection system for disinfection of treated water.
- Site piping improvements.

The proposed site plan is required to comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any other terms and conditions specific to the subject site in a prior approval. Regarding any instances of non-compliance or lack of clarity, Staff has crafted conditions of approval to address them. Rather than describe what's shown on the proposed site plan (see attachment), the following analysis focuses on applicable requirements.

Site Plan Configuration

The site development plan approved in 2003 shows the access gravel road running east-west up to Volcano Cliffs Reservoir No. 2. The amended site development plan shows the buildings have been arranged in a way that will allow maintenance crews to easily access buildings. Maintenance crews will access the site from 81st Street NW through a manual entrance gate. At the southeast corner of the subject site, a new concrete driveway and entrance are proposed. The existing SHC generation building and SHC storage vault are to be demolished.

Pedestrian, Bicycle and Transit Access

At this location, access and connectivity to the MPOS would not be possible. The ABCWUA must comply with the Public Health and Bioterrorism Preparedness and Response Act of 2002. As a result, security requirements with the purpose of protecting critical water supply, treatment and distribution systems, including reservoirs, pump stations, well site and plant facilities from security threats. Ensuring secure facilities include having intact security fences, clear line-of-sight through fences for ABCWUA personnel, proper lighting, and minimal landscaping that would not interfere with their ability to operate, maintain, and security equipment and piping inside the facility.

Vehicular Access, Circulation and Parking

The site will be accessed through a manual entrance gate located off of 81st Street NW. A new concrete driveway is proposed. Maintenance crews will be able to access the buildings on site via the access gravel road that runs in a counterclockwise direction. The access road slopes at a 2% slope.

Landscaping, Buffering and Screening

The plant list includes drought tolerant and native species. The eastern perimeter of the site has eight (8) existing, mature Desert Willows that will remain. Revegetative seeding shall be "Sandy Soils" consisting of Fourwing Salt Bush, Sand Verbena, and Desert Marigold. Additional shrubs will include five (5) Sand Sage, five (5) Chamisa, and five (5) Apache Plume.

All areas disturbed by construction activities will be drill seeded and hydro-mulched to the extents of the disturbance. New shrubs will be hand watered. Please refer to the Landscape Plan (LS100) for details on native shrub planting with irrigation supplementation.

Enclosure/Screen Walls

The property is surrounded by an existing 6' chain-link fence. The location and height of the site fencing is generally acceptable for safety purposes. It is not clear whether fencing is provided at the north side detention basin as some surface flow is directed off site to the north into the detention basin. Screening walls will be updated in order to comply with the Public Health and Bioterrorism Preparedness and Response Act of 2002.

Enclosure and Screen walls will consist of an existing electric yard extension at a height of 6', length at 6' and materials call for an 8' CMU block wall in Red/Brown. The enclosure wall for the evaporative cooler will be 8'10" high and a length of 29'-8 1/2". Materials call for 12" CMU block wall in Red/Brown. The CO2 tank's enclosure wall will be 9'-4", length at 44'98", materials 12" CMU block wall in Red/Brown. The Surge Tank wall has a height of 10', length of 140' and materials will be an 8" CMU block wall in Red/Brown. Details shall be provided for the Evaporative Cooler, CO2 Tank and Surge Tank enclosure/screen walls.

Lighting

Light fixtures are mounted (not free standing) and the approximate dimensions of these Wallpacks are 16"x2"x5". This applies to both the Arsenic Treatment and Sodium Hypochlorite Buildings. (See Revised Sheets.

Elevations/Architecture

Several structures are proposed at the new, Volcano Cliffs Arsenic Treatment Facility. The existing Volcano Cliffs 4W Pump Station and Double Eagle II Lower Pump Station are at a height of 28' and constructed with smooth face CMUs in a red/brown tone. The two existing water reservoir tanks are 32' high.

Please see below for the analysis for each proposed structure.

Arsenic Treatment Building

The arsenic treatment building will be located to the south of the existing Volcano Cliffs Reservoirs No. 1 and No. 2. The finished floor elevation for the arsenic treatment building is at 5340' with a maximum height of 28' that will match the existing pump stations on site. Grading at this location is at 0.5%. The CMU color Red/Brown (LRV 20-50%) will match the existing Volcano Cliffs Pump Station. A split face CMU will be used at the lower portion of the façade (3'-4") and a smooth face CMU will be used for the remaining height.

Carbonic Acid Injection Building

The finished floor level for the structure is at 5340' with the top of wall at 5349'. The keynote legel calls for a 6'0' x 6'-10" FRP (fiberglass reinforced plastic) door. The FRP walls will be R-20 with a continuous rigid insulation and the roof calls for a FRP R-38. The color for the walls will be Desert Sand (LRV 20-50%).

Sodium Hypochlorite Generation Building

The finished flor level is at 5340' with the top of wall at 5352'. An overhead coiling door will be installed. The FRP walls will be R-20 with a continuous rigid insulation and the roof calls for a FRP R-38. The color for the walls will be Desert Sand (LRV 20-50%).

Signage

The site has a 7'0" x 8'-0" free-standing monument sign, "Volcano Cliffs Pump Station" in a Brown stucco finish. No alterations are proposed for the free-standing monument sign.

Grading and Drainage Plan

Grading and erosion control practices shall comply with the DPM. A minimum of grade change is being proposed and all slopes comply with applicable standards of the DPM.

The grading and drainage plan (Sheet C9) list existing slopes within the improvement area consists of gentle slopes between 0 and 10%. However, 80% of the site is below a 5% slope. The area west and southwest of the site boundary slopes 2% to 7% towards the site but there is a steep slope down from the north boundary. Proposed grades around the site are most 5% or less. There are no retaining walls or grade changes larger than 4 feet on the site.

The finished floor elevation for the arsenic treatment plan is 5340'; electrical equipment yard 5334.03; carbonic acid injection building 5340'; and the finished grade of the sodium hypochlorite generation building is 5339.38. The entrance to the site is at 5332.27'.

Utility Plan

No comments were received from ABCWUA.

The Utility Plan (Sheet C-9) was submitted as part of the application packet. The Utility Plan shows proposed well collector lines, finished water, bypass lines along with a backwash supply line. A 2" potable water line is shown, fire hydrants, and gas meter. .

Northwest Mesa Escarpment – VPO-2

The purpose of the View Protection Overlay (VPO) zone is to preserve areas with unique and distinctive views that are worthy of conservation, such as those from public rights-of-way to cultural landscapes identified in the ABC Comprehensive Plan, as amended.

Views protected by this VPO-2 are looking to and from the Petroglyph National Monument.

3-6(E)(2) – Protected Views

Views protected by this VPO-2 are looking to and from the Petroglyph National Monument

3-6(E)(3) – Building and Structure Height

The following standards apply in the Height Restrictions Sub-area.

- 3-6(E)(3)(a) Building and/or structure height shall not exceed 15 feet, as measured from natural grade.

The site is within the boundaries of the Northwest Mesa Escarpment VPO-2 that has a maximum allowable building height of 15'. Escarpments are lands with a 9 percent slope or more where development is discouraged. However, the grading for the subject site is within 0 to 5% so, at this location, the height restrictions under VPO-2 would not apply as the subject site is an Extraordinary Facility. In addition, there are two existing buildings on site that are at a height of 28', the same height as is proposed for the Arsenic Treatment Facility. The existing reservoir water tanks are at a height of 32'. The proposed structures

would barely be visible from the street and would not obstruct views to and from the Petroglyph National Monument.

- 3-6(E)(3)(b) For properties with undulating terrain that would require fill as part of site grading, the resulting building shall not be taller than the tallest building on any abutting lot located within the Height Restriction sub-area and shall not block views to or from the escarpment.

The grading for the subject site is within 0 to 5%. The abutting site is within the MPOS without any existing buildings nearby. At present, the two reservoir water tanks are at a height of 32' and the existing pump stations are at 28'. The resulting arsenic treatment building will be at a height of 28', well below the existing 32' water reservoir tanks and existing pump stations at 28'.

3-6(E)(4) - Colors

The exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, shall be colors with light reflective value (LRV) ranging from 20 percent to 50 percent. This middle range of reflectance is intended to avoid very light and very dark colors.

- 3-6(E)(4)(a) Colors include the yellow ochers, browns, dull reds, and grey-greens existing on the Northwest mesa and escarpment, exclusive of the basalt.
- 3-6(E)(4)(b) Trim materials on facades constituting less than 20 percent of the façade's opaque surface may be any color.

The arsenic treatment buildings' CMU color will be Red/Brown (LRV 20-50%) and will match the existing Volcano Cliffs Pump Station. The walls of the carbonic injection building and sodium hypochlorite generation building will be Desert Sand (LRV 20-50%). The proposed materials and colors comply with Section 3-6(E)(4).

5-2(J) Major Public Open Space Edges

5-2(J)(1) Lots within 330 Feet of Major Public Open Space

Standards apply to development within 330 feet in any direction of Major Public Open Space in order to enhance and protect Major Public Open Space.

- 5-2(J)(1)(a) Access and Connectivity
Provide pedestrian and bicycle access to the Major Public Open Space consistent with the Rank 2 Bikeways and Trails Facility Plan and as acceptable to the Open Space division of the City Parks and Recreation Department.

At this location, access and connectivity to the MPOS would not be possible. The ABCWUA must comply with the Public Health and Bioterrorism Preparedness and Response Act of 2002. As a result, security requirements with

the purpose of protecting critical water supply, treatment and distribution systems, including reservoirs, pump stations, well site and plant facilities from security threats. Ensuring secure facilities include having intact security fences, clear line-of-sight through fences for ABCWUA personnel, proper lighting, and minimal landscaping that would not interfere with their ability to operate, maintain, and security equipment and piping inside the facility.

5-2(J)(1)(b)

Landscaping, Buffering, and Screening

1. Use native and/or naturalized vegetation for landscaping materials.
2. Screen mechanical equipment pursuant to Subsection 14-16-5-6(G) (Screening of Mechanical Equipment and Support Areas).

The plant list includes drought tolerant and native species. The eastern perimeter of the site has eight (8) existing, mature Desert Willows that will remain. Revegetative seeding shall be "Sandy Soils" consisting of Fourwing Salt Bush, Sand Verbena, and Desert Marigold. Additional shrubs will include five (5) Sand Sage, five (5) Chamisa, and five (5) Apache Plume.

All areas disturbed by construction activities will be drill seeded and hydro-mulched to the extents of the disturbance. New shrubs will be hand watered. Please refer to the Landscape Plan (LS100) for details on native shrub planting with irrigation supplementation.

5-2(J)(1)(c)

Outdoor Lighting

Design lighting pursuant to Section 14-16-5-8 (Outdoor and Site Lighting)

Light fixtures are mounted (not free standing) and the approximate dimensions of these Wallpacks are 16"x2"x5". This applies to both the Arsenic Treatment and Sodium Hypochlorite Buildings. (See Revised Sheets).

5-2(J)(1)(d)

Color

1. Limit the colors of exterior surface of structures, including but not limited to mechanical devices, roof vents, and screening materials, to those light reflective value (LRV) rating between 20 percent and 50 percent.
2. Colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens.
3. Trim materials on facades constituting less than 20 percent of the façade's opaque surface may be any color.

The arsenic treatment buildings' CMU color will be Red/Brown (LRV 20-50 %) and will match the existing Volcano Cliffs Pump Station. The walls of the carbonic injection building and sodium hypochlorite generation building will be Desert Sand (LRV 20-50%).

5-2(J)(1)(e)

Signs

1. Electronic signs are prohibited pursuant to Subsection 14-16-5-12(H)(2)(e).

No electric signage is proposed as part of this request.

2. Signage shall be located to minimize visibility from Major Public Open Space and designed pursuant to Subsection 14-16-5-12(E)(5).

No signage is proposed as part of this request.

5-2(J)(2) *Lots Adjacent to Major Public Open Space Edges*

In addition to the standards that apply within 330 feet in any direction of MPOS in Subsection 14-16-5-3(J)(1) above, the following standards apply to development on lots adjacent to MPOS, except when the subject property and MPOS are separated by a principal arterial or freeway, in which case only the provisions of Subsection 14-16-5-2(J)(1) apply.

5-2(J)(2)(b)

Lots 5 Acres or Greater

Development on lots 5 acres or greater adjacent to Major Public Open Space shall:

1. Comply with the requirements of Subsection (a) above.

The development complies with the requirements of Subsection 5-2(1)(2)(a).

2. Not be located within 50 feet of the portion of MPOS with a steep slope, escarpment, wetland, and/or riparian area, except for any single-loaded street or landscaped buffer required pursuant to Subsection 14-16-5-2(J)(2)(a)(1).

The grading and drainage plan (Sheet C9) list existing slopes within the improvement area consists of gentle slopes between 0 and 10%. However, 80% of the site is below a 5% slope. The area west and southwest of the site boundary slopes 2% to 7% towards the site but there is a steep slope down from the north boundary. Proposed grades around the site are most 5% or less. There are no retaining walls or grade changes larger than 4 feet on the site.

3. Not create any material negative environmental impacts on the visual, recreational, or habitat values of the Major Public Open Space.

No negative or environmental impacts are being created that would impact the visual, recreational or habitat values of the Major Public Open Space.

4. Locate and design vehicle access, circulation, and parking to minimize impact to MPOS.

At this location, access and connectivity to the MPOS would not be possible. The ABCWUA must comply with the Public Health and Bioterrorism Preparedness and Response Act of 2002. As a result, security requirements with the purpose of protecting critical water supply, treatment and distribution systems, including reservoirs, pump stations, well site and plant facilities from security threats. Ensuring secure facilities include having intact security fences, clear line-of-sight through fences for ABCWUA personnel, proper lighting, and minimal landscaping that would not interfere with their ability to operate, maintain, and security equipment and piping inside the facility.

5. Design grading and manage stormwater to minimize impact to Major Public Open Space.
6. Locate, design, and orient lighting to be compatible with MPOS, including consideration of periphery lighting and lighting of any pedestrian access to MPOS that is acceptable to the Open Space Division of city Parks and Recreation Department.

Light fixtures are mounted (not free standing) and the approximate dimensions of these Wallpacks are 16"x2"x5". This applies to both the Arsenic Treatment and Sodium Hypochlorite Buildings. (See Revised Sheets). Combined with the distance of the proposed building and setback from the property lines, there would be no light spillover onto adjacent properties, MPOS, or public rights-of-way.

7. Design walls to balance the following needs as appropriate on a case-by-case basis:
 - a. Aesthetics that blend with the natural environment.
 - b. Safety and surveillance.
 - c. Screening and privacy.

The property is surrounded by an existing 6' chain-link fence. The location and height of the site fencing is generally acceptable for safety purposes. It is not clear whether fencing is provided at the north side detention basin as some surface flow is directed off site to the north into the detention basin. Screening walls will be updated in order to comply with the Public Health and Bioterrorism Preparedness and Response Act of 2002.

Enclosure and Screen walls will consist of an existing electric yard extension at a height of 6', length at 6' and materials call for an 8' CMU block wall in Red/Brown. The enclosure wall for the evaporative cooler will be 8'10" high and a length of 29'-8 1/2". Materials call for 12" CMU block wall in Red/Brown. The CO2 tank's enclosure wall will be 9'-4", length at 44'98", materials 12" CMU block wall in Red/Brown. The Surge Tank wall has a height of 10', length of 140' and materials will be an 8" CMU block wall in Red/Brown.

8. Locate, design, and orient signage to minimize impact to the MPOS.

Signage is not proposed.

9. Be reviewed by the Environmental Planning Commission (EPC), pursuant to Subsection 14-16-6-6(J).

The site plan is being submitted for review and approval by the EPC.

10. Have an approved Site Plan – EPC that meets conditions deemed necessary by the EPC to further compliance with the above standards to minimize impact on the MPOS and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property.

The site plan is being submitted for review and approval by the EPC at the June 15, 2023.

5-2(J)(2)(c) Lots Adjacent to the Petroglyph National Monument

Development on lots of any size adjacent to the Petroglyph National Monument shall:

1. Comply with the requirements of Subsections 14-16-5-2(J)(1) (Lots within 330 feet of MPOS) and 14-16-5-2(J)(2) (Lots Adjacent to MPOS) above regardless of the applicability of those provisions related to the location or size of the premises.

The development complies with the requirements of Subsection 5-2(J)(1) and 5-2(J)(2).

2. Comply with the applicable standards in Section 14-16-3-6(E) (Northwest Mesa Escarpment – VPO-2).

The site plan complies with the Northwest Mesa Escarpment VPO-2, please refer to VPO-2 analysis.

3. Comply with the WTF concealment requirements in Section 14-16-4-3(E)(12)(a).

Not applicable.

4. Comply with the applicable wall design and materials standards in Section 14-16-6-7(E)(4) (Walls Adjacent to Major Arroyos or MPOS).

Please refer to the Walls/Screens analysis.

5. Comply with the applicable sign restrictions in Section 14-16-5-12(G)(1)(e).

Not applicable.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application. Few comments were received.

Open Space Advisory Board/Open Space Division

The Open Space Advisory Board voted to recommend approval of the proposed ABCWUA water treatment project in Major Public Open Space on 81st Street. The proposed project is on a section of MPOS that already contains a water treatment facility and, according to the applicant, any proposed construction will be within the footprint of the existing fenceline, not exceed existing building heights, and will match required colors adjacent to MPOS. OSAB and Open Space staff have no adverse comments on this project.

Neighborhood/Public

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected neighborhood organizations are the Molten Rock NA and the Westside Coalition of Neighborhoods, which were notified as required. In addition, property owners within 100 feet of the subject site were notified as required (see attachments).

A pre-application meeting was not requested. Staff has not received any comments in support or opposition to the request.

V. CONCLUSION

The request is for a Major Amendment to a controlling, prior approved Site Development Plan for a water treatment facility located within a Major Public Open Space. The subject site is legally described as Section 28, Township 11 North, Range 2 East, and located at 6641 81st Street NW between Molten Rock Road and 81st Street NW (“the subject site”).

The applicant proposes to amend the controlling site development plan to develop 4.8 acres at the northeast corner of a 640-acre site as the new, on-site Volcano Cliffs Arsenic Treatment Facility (VCATF). The new facility will treat groundwater from the ABCWUA Volcano Cliffs and Zamora Wells with a total production capacity of 16.8 Million Gallons per Day (MGD) and an average arsenic concentration of 14 parts per billion (ppb). As of January 23, 2006, the United States Environmental Protection Agency (EPA) set an arsenic maximum contaminant level (MCL) for public water supplies at 0.010 mg/L ([National Primary Drinking Water Regulations | US EPA](#)). The VCATF's new arsenic treatment facility will treat groundwater from five existing groundwater wells

(Zamora 1, Zamora 2, and Volcano Cliffs Wells 1-3. The wells provide water to the Volcano Cliffs and Corrales Trunk Systems.

The amendments to the controlling site plan will include:

- An arsenic treatment system that will be able to treat the total production of water from the Volcano Cliffs and Zamora wells. The new arsenic treatment system will utilize absorptive media, similar to several other arsenic removal systems at other arsenic treatment facilities on the west side.
- A new building to house the arsenic treatment system. The building will be designed to match the existing facilities on site in color and style.
- A CO2 injection system for pH reduction (necessary for the adsorptive media arsenic removal process).
- An upgraded sodium hypochlorite injection system for disinfection of treated water.
- Site piping improvements.

The subject site is zoned NR-PO-B [Park and Open Space Zone District-Sub-zone B: Major Public Open Space], IDO 14-16-2-5(F)(3)(b). The subject site is located within the boundaries of the West Mesa Community Planning Area (CPA) and within the boundaries of the Northwest Escarpment View Protection Overlay Zone, VPO-2 (14-16-3-6(E)).

Generally, not finding any conflicts with the IDO or other regulations, Staff recommends approval subject to conditions needed to improve compliance and to provide clarification.

FINDINGS – SI-2023-00866, Site Plan-EPC, Major Amendment.

1. The request is for a a Major Amendment to a Prior Approved Site Development Plan for a water treatment facility located within a Major Public Open Space. The subject site is legally described as Section 28, Township 11 North, Range 2 East, and located at 6641 81st Street NW between Molten Rock Road and 81st Street NW (“the subject site”).
2. The subject site is part of larger, approximately 640-acre site located within a Major Public Open Space. In February 2003, the EPC approved a Site Development Plan for Building Permit (Project 1002197; 02 EPC 1955) for the water pump station and above-ground storage reservoir to serve the Double-Eagle II Airport and adjacent facilities.
3. The applicant proposes to amend the controlling site development plan to develop 4.8 acres at the northeast corner of a 640-acre site as the new, on-site Volcano Cliffs Arsenic Treatment Facility (VCATF).
4. The VCATF will treat groundwater from the ABCWUA Volcano Cliffs and Zamora Wells with a total production capacity of 16.8 Million Gallons per Day (MGD) and an average arsenic concentration of 14 parts per billion (ppb). The wells provide water to the Volcano Cliffs and Corrales Trunk Systems.
5. The EPC is hearing the case pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-4(Z), Amendments of Pre-IDO Approvals. IDO Section 14-16-6-5(Z)(1)(b)1, states that Major Amendments shall be reviewed and decided by the decision-making body that issued the permit or approval being amendment. In this case, the EPC approved the Site Development Plan in February 2003, prior to the effective date of the IDO. In addition, the request is being heard because any Extraordinary Facility must be reviewed and decided pursuant to Subsection 14-16-6-6(J) Site Plan – EPC.
6. The subject site is zoned NR-PO-B [Park and Open Space Zone District-Sub-zone B: Major Public Open Space], IDO 14-16-2-5(F)(3)(b).
7. The subject site is located in an Area of Consistency as designated by the Comprehensive Plan and is within the boundaries of the West Mesa Community Planning Area (CPA).
8. The subject site is within the boundaries of the Northwest Escarpment View Protection Overlay Zone, VPO-2 (14-16-3-6(E)).
9. The City of Albuquerque granted the ABCWUA permanent exclusive easement (recorded on August , 2018) for a public water and sanitary sewer system facility including underground pipelines, wells, pump stations, reservoirs and all improvements, facilities, equipment, and appurtenances necessary for the operation of the water and sanitary sewer system. Permanent Easement – Water Facilities – Volcano Cliffs 81st Street and Vista Vieja Well #1 (Document #2018069239).

10. The Albuquerque/Bernalillo County Comprehensive Plan, the Major Public Open Space Facility Plan, and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
11. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use pertaining to Areas of Consistency.

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

The request will encourage and direct growth to an Area of Change so the development made possible by the request will ensure that the development reinforces the character and intensity of the surrounding areas that are most single-family neighborhoods.

- B. Policy 5.6.3 – Areas of Consistency: Protect and enhance the character of existing single-family, neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The subject site is located in an Area of Consistency, and the development made possible by the request will protect and enhance the character of existing single-family neighborhoods because it will allow the applicant to comply with regulatory requirements while meeting community needs. In addition, the major amendment will help maximize the existing water treatment facility while confining development to the northeast quadrant of the site. Furthermore, the grading at this location is between 0-5%, and water treatment facilities should be relatively flat with a change in elevation of no more than 2-8% slope, further protecting the existing neighborhoods.

- C. Subpolicy 5.6.3(b): Ensure the development reinforces the scale, intensity, and setbacks of the immediately surrounding area. .

The request is consistent with this subpolicy because the development made possible by the request will reinforce the scale, intensity, and setbacks of the immediately surrounding area by allowing for the existing facility to be expanded within the area covered by the Permanent Easement and by providing buffer spaces of several hundred feet between the site and the neighborhoods nearby. The scale of the proposed buildings will be similar to buildings on site, new facilities will be located to the site's interior, and setbacks will be unaltered.

12. The request is consistent with the following Comprehensive Plan Policies from Chapter 7: Urban Design.

- A. Policy 7.5.2 – Landscape Design: Incorporate local climate conditions into site design.

The request is consistent with this policy because the request will allow for the natural and existing vegetation to remain with planned extensive revegetation seeding along the eastern portion of the site. The soils in the area support various native plant communities that will be undisturbed by the development. Incorporating the local climatic conditions into the site sign

design will require less maintenance while providing buffering and screening to adjacent neighborhoods.

- 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 request is consistent with this policy because the new treatment facility will match the exterior of buildings already on-site as much as possible. The new buildings will be of similar materials and architectural styles to the existing buildings, and the layout offsets and separates the buildings limiting their appearance as an industrial facility. As a result, the new facility will have minimal impact on its surroundings.

- C. Subpolicy 7.6.3(a): Work with ABCWUA to design facilities that blend into the natural landscape and include native and naturalized vegetation. Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request is consistent with this policy because ABCWUA is collaborating with local design firms that are designing the facility so that it will blend into the natural landscape. Native and natural vegetation is proposed to protect the surrounding environment while allowing the underutilized water treatment facility to expand, encouraging more productive use of the site.

13. The request is consistent with the following Comprehensive Plan Goal and Policies from Chapter 10: Parks and Open Space.

- A. Goal 10.3 – Open Space: Protect the integrity and quality of the region’s natural features and environmental assets and provide opportunities for outdoor recreation and education.

The request is consistent with this policy because the facility has been designed to minimize its environmental and public impact. In addition, several hundred feet of buffer spaces between the facility and the nearest residences will help protect the area. Furthermore, the site development will occur within 4.8 acres of a 640-acre site, providing outdoor recreation and education outside the northeast quadrant.

- B. Policy 10.3.5 – Petroglyph National Monument: Preserve the volcanoes, key portions of the basalt flow, and the Northwest Mesa Escarpment as part of the Open Space Network.

The request is consistent with this policy because the major amendment will help preserve the volcanoes, basalt flow, and the Northwest Mesa Escarpment because it will allow for the existing water treatment facility to be confined to the northeast quadrant of the major public open space within the Open Space Network. Furthermore, the grading at this location is between 0-5%, and water treatment facilities should be relatively flat with a change in elevation of no more than 2-8% slope, further protecting the Northwest Mesa Escarpment.

- C. Subpolicy 10.3.5(e): Limit utilities and roads to areas that are least sensitive to disturbance, avoiding the following areas: Piedras Marcadas Canyon, the point where the mid-branch of the San Antonio crosses the Escarpment, the Marsh peninsula, Rinconada Canyon, and the escarpment immediately south of the Rinconada Canyon.

The request is consistent with this Subpolicy because the access road will be located in the northeast quadrant of the site and will occur on a 0-5% slope. The major amendment will

avoid the Piedras Marcadas Canyon, the point where the mid-branch of the San Antonio crosses the Escarpment, the Marsh peninsula, Rinconada Canyon, and the escarpment immediately south of Rinconada Canyon.

14. The request is consistent with the following Comprehensive Plan Policy from Chapter 11: Heritage Conservation.

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

The request is consistent with this policy because the development will be confined to the northeast quadrant of the site while preserving the major public open space that includes the Petroglyph National Monument. Native and naturalized vegetation will be used that will enhance the natural characteristics thereby contributing to the distinct identity of the community, neighborhood, and cultural landscape.

15. The request is consistent with the following Comprehensive Plan Goal and Policy from Chapter 12: Infrastructure, Community Facilities & Services.

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

The request is consistent with this Goal because the major amendment will allow for the facility to be expanded in order to treat the groundwater from the Volcano Cliffs and Zamora Wells which furthers the Comp Plan's vision for future growth. The major amendment will also allow for ABCWUA to meet the EPAs guidelines while helping to ensure the environmental and social health of the community.

- B. Policy 12.1.2 – Water and Wastewater Utility: Ensure consistency between Comp Plan and ABCWUA policies by coordinating infrastructure planning and programming.

The request is consistent with this Goal because the major amendment helps meet regulatory requirements while addressing utility and community goals. Furthermore, the request helps align ABCWUA management policies and strategies with planning goals contained within the Comp Plan.

16. The request is consistent with the following Comprehensive Plan Goals from Chapter 13: Resiliency and Sustainability.

- A. Goal 13.2.3 – Water Quality: Coordinate with the ABCWUA, state, and other agencies to maintain the quality of our groundwater and surface waters.

Sustainable water infrastructure is critical to providing clean and safe water while helping to ensure the social and environmental sustainability of the communities that water utilities serve. ABCWUA has worked in conjunction with state and other agencies to help ensure the long-term sustainability of water infrastructure.

- B. Subpolicy 13.2.3(b): Minimize the potential of contaminants to enter the community's water supply.

The request will facilitate the development of the new Volcano Cliffs Arsenic Treatment Facility (VCATF) and will allow for the arsenic treatment system to treat the total water production from the Volcano Cliffs and Zamora Wells. The new arsenic treatment system will utilize absorptive media, similar to several other arsenic removal systems at other arsenic treatment facilities on the West side.

- C. Goal 13.5.3 – Public Infrastructure Systems and Services: Coordinate with providers to ensure that systems and services do not compromise the health, safety, and welfare of the community.

The new Volcano Cliffs Arsenic Treatment Facility will help the applicant coordinate with providers thereby ensuring that systems and services do not compromise the health, safety, and welfare of the community.

17. The City's 1999 Major Public Open Space (MPOS) Rank II Facility Plan identifies the types of Major Public Open Space, including the West Side Open Space. Albuquerque's West Side MPOS defines the western edge of the urban area. Most of the developed facilities located in the West Side are considered special use areas and are managed by several departments including the City Open Space Division. Applicable land use policies from the MPOS Rank II Facility Plan include:

- A. Policy C.3.: Facility development adjacent to the escarpment shall be consistent with the requirements of the Northwest Mesa Escarpment or its successor.

The expansion of the VCATF is consistent with the requirements contained in the Integrated Development Ordinance as the Northwest Mesa Escarpment Sector Development Plan was rescinded upon the adoption of the IDO.

- B. Policy C.5: Existing special use facilities located within Major Public Open Space may accommodate uses which are not appropriate to conservation and resource protection.

The request will facilitate the development of the Volcano Cliffs Arsenic Treatment Facility (VCATF), a facility whose use, while not contributing to conservation and resource protection, will help meet regulatory requirements while addressing utility and community goals.

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

- A. 14-16-6-6(I)(3)(a) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Goals and Policies.
- B. 14-16-6-6(I)(3)(b) The subject site is zoned NR-PO-B therefore, this criterion does not apply.
- C. 14-16-6-6(I)(3)(c) With the application of conditions of approval, the site plan would comply with all applicable provisions of the IDO.
- D. 14-16-6-6(I)(3)(d) The City's existing infrastructure has adequate capacity for the proposed development.

- E. 14-16-6-6(I)(3)(e) The future, proposed development would be required to comply with the decisions made by the EPC. The EPCs' conditions of approval would improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas.
 - F. 14-16-6-6(I)(3)(f) The subject property is not within an approved Master Development Plan; therefore, this criterion does not apply.
 - G. 14-16-6-6(I)(3)(g) The subject property is not within a Railroad and Spur Area and a cumulative impact analysis is not required, therefore this criterion does not apply.
19. The affected neighborhood organizations are the Molten Rock NA and the Westside Coalition of Neighborhoods, which were notified as required. In addition, property owners within 100 feet of the subject site were notified as required. A pre-application meeting was not requested.
20. As of this writing, Staff has not received any comments in support or opposition to the request.

RECOMMENDATION – PR-2023-008617, SI-2023-00866, June 15, 2023

APPROVAL of Project #2023-008617, SI-2023-00866, a Site Plan-EPC for Section 28, Township 11 North, Range 2 East, located at 6641 81st Street NW, between Molten rock Road and 81st Street NW, approximately 4.8-acres of a 640-acre site, based on the preceding Findings and Subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – SI-2023-00866

1. The EPC delegates final sign-off authority of this site development plan to the Development Facilitation Team (DFT) to ensure all technical issues are resolved. The DFT is responsible for ensuring that technical EPC Conditions have been satisfied and that other applicable City requirements have been met.
2. The applicant shall meet with the Staff planner prior to applying to the DFT to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DFT, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.
3. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DFT final sign-off, may result in forfeiture of approvals.
4. The applicant shall ensure that new shrubs are watered sufficiently as per the General Landscape Notes found in the Landscape Plan (LS 100).

5. Details shall be provided for the Evaporative Cooler, CO2 Tank and Surge Tank enclosure/screen walls.

Silvia Bolivar

**Silvia Bolivar, PLA, ASLA
Senior Planner**

Notice of Decision CC list:

ABCWUA, rstone@abcwua.com

Consensus Planning, fishman@consensusplanningbg.com

Molten Rock NA, Jill Yeagley, jillyeagley@swcp.com

Molten Rock NA, Mary Ann Wolf-Lyeria, maryann@hisnm.org

Westside Coalition of Neighborhood Associations, Rene Horvath, aboard111@gmail.com

Westside Coalition of Neighborhood Associations, Elizabeth Haley, ekhaley@comcast.net

Legal, Dking@cabq.gov

EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning / Code Enforcement

Long Range Planning

No comments were provided.

CITY ENGINEER

Transportation Development Review Services

Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Facilitation Team (DFT).

Site plan shall comply and be in accordance with the applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

Hydrology

New Mexico Department of Transportation (NMDOT)

Department of Municipal Development (DMD)

No comments.

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

ABC WATER UTILITY AUTHORITY (ABCWUA)

No objections to proposed site plan – major amendment.

SOLID WASTE MANAGEMENT DEPARTMENT

No comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)

ABQ RIDE

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

Parks and Recreation (PRD)

Open Space Division (OSD)

The Open Space Advisory Board voted to recommend approval of the proposed ABCWUA water treatment project in Major Public Open Space on 81st Street. The proposed project is on a section of MPOS that already contains a water treatment facility and, according to the applicant, any proposed construction will be within the footprint of the existing fenceline, not exceed existing building heights, and will match required colors adjacent to MPOS. OSAB and Open Space staff have no adverse comments on this project.

City Forester

Police Department/Planning/Crime Prevention Through Environmental Design (CPTED)

Fire Department/Planning

Comments from Other Agencies

ALBUQUERQUE PUBLIC SCHOOLS

No comment.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments to the site plan amendment

COUNTY OF BERNALILLO

No adverse comments.

PLANNING AND DEVELOPMENT SERVICES

MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)

No adverse comments.

BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING

No comment.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comment.

PETROGLYPH NATIONAL MONUMENT

AVIATION DEPARTMENT

KIRTLAND AIR FORCE BASE



Figure 1: Volcano Cliffs Pump Station

Figure 2: Volcano Cliffs Pump Station



Figure 3: 81st Street NW – north view.



Figure 4: Pump station – NW view

Figure 5: Development east of the subject site.



Figure 6: Development to the east of the subject site.

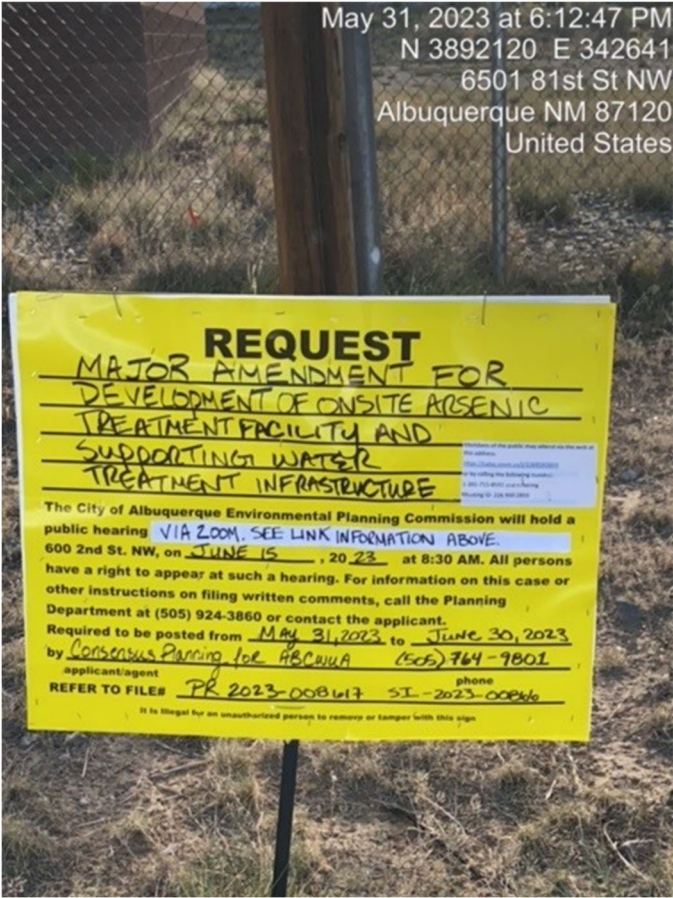


Figure 7: Posted sign request.

ZONING

Please refer to IDO Sub-section 14-16-2-5(F)(3)(b) for the Non-Residential – Park and Open
Space Zone District
Sub-zone B: Major Public Open Space

Please refer to IDO Sub-section 14-16-3-6(E) for the
Northwest Mesa Escarpment – VPO-2

HISTORY



City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: February 21, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002197**
02EPC-01955 EPC Site Development Plan
-Building Permit

City of Albuquerque
Aviation Department
P.O. Box 9948
Albuq. NM 87119

LEGAL DESCRIPTION: for all or a portion of Tract(s) NA, **SEC 28 T11N R2E**, zoned RO-20 rural and open agricultural zone, CITY OPEN SPACE, located on WEST MESA OPEN SPACE NW, between ATRISCO and 81ST. NW, (E-09) WEST MESA OPEN SPACE Chris Hyer, Staff Planner

On February 20, 2003 the Environmental Planning Commission voted to approve Project 1002197/02EPC 01955 a site development plan for building permit, for a portion of Section 28, Township 11-N, Range 2-E NMPM, located west of 81st Street and south of Gila Road within the West Mesa Open Space at Volcano Cliffs Well #1, zoned RO-20, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval for a site development plan for building permit for an approximately a 4.4 acre site for the construction of a water pump station and above ground storage reservoir to serve the *Double Eagle-II* Airport and adjacent City facilities. The site plan also shows locations for a future chlorine facility, an arsenic treatment facility and another pump station.
2. The site development plan furthers the applicable Goals and policies of the *Comprehensive Plan* by proposing the expansion of an existing public utility to further facilitate the separate identity of rural areas as alternatives to urbanization by guiding development compatible with their open character, natural resources and traditional settlement patterns. (Goal B.3)

OFFICIAL NOTICE OF DECISION
FEBRUARY 20, 2003
PROJECT #1002197
PAGE 2

3. The site development plan furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing a public utility use that will allow future growth for the City as well as providing potable water to the *Double Eagle-II Airport*. The additional components of the existing facility will be sensitive to visual impacts on the National Monument and the Open Space area. (Policies 1.6, 3.76, 3.77, 3.78, 3.79, 3.80, 3.81, 3.82)
4. The site development plan, with a minor text amendment to the *Northwest Mesa Escarpment Plan*, will further the applicable policies to this plan by adhering to the design overlay zone policies. (Policies 10 – 14)

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Conditions of approval for the proposed Site Development Plan for Building Permit shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for, if applicable.
 - b. Site shall comply and be designed per DPM Standards and current COA Zoning Code.
 - c. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MARCH 7, 2003** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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OFFICIAL NOTICE OF DECISION
FEBRUARY 20, 2003
PROJECT #1002197
PAGE 3

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


Victor J. Chavez
Planning Director

VJC/CH/ac

cc: Molzen-Corbin & Associates, 2701 Miles Road NW, Albuquerque, NM 87106
Patrick Chapman, 8307 Calle Petirroyo NW, Albuquerque, NM 87120

APPLICANT INFORMATION



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

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

APPLICATION INFORMATION

Applicant: ABCWUA		Phone: 505.298.3071
Address: P.O. Box 568		Email: rstone@abcwua.com
City: Albuquerque	State: NM	Zip: 87103
Professional/Agent (if any): Consensus Planning		Phone: 505.764.9801
Address: 302 8th Street NW		Email: fishman@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Utility Operator	List all owners: City of Albuquerque	

BRIEF DESCRIPTION OF REQUEST

Major Amendment to EPC Approved Site Plan

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

Lot or Tract No.: N/A	Block: N/A	Unit: N/A
Subdivision/Addition: N/A	MRGCD Map No.:	UPC Code: 100906226426410164
Zone Atlas Page(s): D-09-Z	Existing Zoning: NR-PO-B	Proposed Zoning: NR-PO-B
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 4.5

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 6641 81st Street NW	Between: Molten Rock NW	and: 81st Street NW
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1002197	
Signature: <i>Shawna Bailey for Jacqueline Fishman</i>	Date: May 4, 2023
Printed Name: Jacqueline Fishman AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting/Hearing Date:			Fee Total:		
Staff Signature:			Date:		
			Project #		

FORM P1: SITE PLAN – EPC

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

☐ SITE PLAN – EPC

☐ MASTER DEVELOPMENT PLAN

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

☐ EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

N/A Interpreter Needed for Hearing? _____ if yes, indicate language: _____

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

X Zone Atlas map with the entire site clearly outlined and labeled

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

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

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

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

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

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

X Office of Neighborhood Coordination neighborhood meeting inquiry response

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

X Completed neighborhood meeting request form(s)

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

X Sign Posting Agreement

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

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

X Office of Neighborhood Coordination notice inquiry response

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

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

X Proof of emailed notice to affected Neighborhood Association representatives

X Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing

X Completed Site Plan Checklist

X Scaled Site Plan or Master Development Plan and related drawings

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

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

X Site Plan or Master Development Plan

N/A Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)

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

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

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

☐ VARIANCE – EPC

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

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



February 27, 2023

Chair
Eric C. Olivas
County of Bernalillo
Commissioner, District 5

Vice Chair
Tammy Fiebelkorn
City of Albuquerque
Councilor, District 7

Barbara Baca
County of Bernalillo
Commissioner, District 1

Adriann Barboa
County of Bernalillo
Commissioner, District 3

Pat Davis
City of Albuquerque
Councilor, District 6

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Timothy M. Keller
City of Albuquerque
Mayor

Ex-Officio Member
Gilbert Benavides
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

David Shaffer, Chair.
Environmental Planning Commission
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Dear Mr. Chairman and Commissioners:

This letter hereby provides authorization to Consensus Planning to act as our agent on the request for a Major Amendment/Site Plan-EPC for the ABCWUA's Volcano Cliffs reservoirs and pump station located at 6641 81st Street NW. The Major Amendment to allow a new arsenic treatment plant requires EPC approval due to the site being zoned NR-PO-B. Thank you for your consideration.

Sincerely,

Mark S. Sanchez, Executive Director
Albuquerque Bernalillo County Water Utility Authority



**PERMANENT EASEMENT
(Water Facilities- Volcano Cliffs 81 St & Vista Vieja Well #1)**

Grant of Permanent Easement by the **City of Albuquerque** as grantor ("City"), a New Mexico municipal corporation, whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103, to the **Albuquerque Bernalillo County Water Utility Authority** as grantee ("Water Authority") a New Mexico political subdivision, whose address is P.O. Box 568, Albuquerque, New Mexico, 87103.

1. Grant of Easement. The City grants to the Water Authority a permanent exclusive easement ("Easement") in, over, upon and across the real property described on **Exhibit A** attached hereto ("Property") subject only to existing easements for public roads, public utilities, patent reservations, restrictions and easements of record and all other matters of record for the construction, installation, maintenance, repair, modification, replacement and operation of the following:

Public water and sanitary sewer system facilities including underground pipelines, wells, pump stations, reservoirs and all improvements, facilities, equipment, and appurtenances necessary for the operation of the Water Authority's water and sanitary sewer system ("Facility") together with the right, to remove trees, bushes, undergrowth and any other obstacles upon the Property if the Water Authority determines they interfere with the appropriate use of this Easement.

2. City Improvements. The City shall not grant any new easements or construct or place any improvements or encroachments (collectively, "Improvements") within or upon the Property.

3. Location, Installation, and Maintenance. At its own expense, the Water Authority shall locate, install, construct, and maintain the Facility of such material, and in a manner that will not at any time unreasonably interfere with the use of Property by any utility presently franchised by the City except to the extent such use encroaches or is otherwise inconsistent with the granted Easement.

The Facility shall comply with all relevant ordinances and regulations of the City, including, but not limited to, the City's Extra Ordinary Facilities Ordinance § 14-13-3-2(A)(5) R.O.A. 1994, as amended, which provides for the approval of construction of extraordinary facilities within parks and open space lands of the City. Before performing any construction, the Water Authority's contractors shall obtain all permits and insurance required by the City for work within the City's property and will pay all fees and reimburse the City for all reasonable and necessary costs incurred in inspecting and supervising the work performed.

If, in the judgment of the City, the Water Authority at any time fails to perform its obligations under this Easement, the City shall give the Water Authority written notice that the Water Authority is in default under this Easement. The written notice shall specify each instance of default and the action the Water Authority must take to cure the default. If the Water Authority has not cured the default within thirty (30) business days after the Water Authority received the written notice of default, or if the nature of the default is such that more than thirty (30) business

days are reasonably required for its cure and the Water Authority has not commenced to cure the default within the thirty (30) day cure period and fails to diligently pursue the cure to completion, then the City, at the City's option may perform whatever work the City deems necessary for the public safety, health and welfare, and the Water Authority shall reimburse the City within thirty (30) days after the City submits a bill to the Water Authority for the costs of performing such work. However, the City is not required to perform such work, and any failure by the City to perform the Water Authority's obligations shall not release the Water Authority from liability for any loss or damage caused by the Water Authority's failure to perform its obligations.

The Water Authority shall provide reasonable access to the portions of the Property occupied by both the Water Authority Facility and the City and other Easement holders whenever requested to do so by either the City or any franchised utility.

If the Facility or any part thereof is the cause of an emergency condition, and the City determines that the situation makes it unreasonable to notify the Water Authority or await action by the Water Authority, the City may take over whatever actions it deems necessary to remedy the emergency situation at the sole expense of the Water Authority, which will reimburse the City within thirty (30) days after the City submits a bill to the Authority for the costs of such actions.

4. As-Builts. To the extent available, the Water Authority shall within thirty (30) days provide the City with one set of the most current reproducible as-built, record drawings, reflecting construction and installation as actually accomplished.

5. Termination. This Easement shall terminate upon the express abandonment of the Facility by the Water Authority or the non-use of the Facility for period of twelve (12) consecutive months. Upon termination of this Easement, the Water Authority shall abandon the Facility and shall, upon agreement of the Water Authority and the City, remove or plug the Facility and otherwise repair and restore the Property at the expense of the Water Authority. Upon termination of this Easement the Water Authority shall execute, record and deliver to the City a Termination and Release of Easement.

Termination of this Easement for any reason shall not release the Water Authority from any liability or obligation relating to the construction, operation, maintenance, or removal of the Facility or any other term of this Easement that arose prior to the date this Easement was terminated.

6. Liability. Each party will be solely responsible for liability arising from personal injury or damage to persons or property proximately caused by its employees, agents, contractors and subcontractors in the use of the Easement. The liability of the City and the Water Authority shall be subject in all cases to the immunities and limitation of the New Mexico Tort Claims Act § 41-4-1 et seq. NMSA 1978 as amended. By entering into this Easement agreement, the parties, individually, do not intend to modify or waive their rights, defenses, and remedies under the New Mexico Tort Claims Act.

During any location, installation, construction and maintenance activities on or adjacent to the Property, each party shall require that agents, contractors and subcontractors performing the

work indemnify, defend and hold harmless the City and the Water Authority, their directors, officers, employees, independent contractors and agents from and against any liabilities, actions, claims, damages, costs and expenses (including reasonable attorney fees and court costs) arising from the work and each party shall cause its agents, contractors and subcontractors to maintain a Commercial General Liability insurance policy in the amount of at least one million dollars per occurrence from an insurance company licensed in good standing to issue insurance in the State of New Mexico. The required insurance shall list both parties as an additional insured for the scope of the work at no cost to either party. The required insurance policy shall state the project name and project number.

7. Changes. Changes to this Easement are not binding unless made in writing, and signed by both parties.

8. Captions. The captions to the sections or paragraphs of this Easement are not part of this Easement and will not affect the meaning or construction of any of its provisions.

9. Applicable Law, Venue and Waiver of Jury Trial. This Easement is governed by and shall be construed and enforced in accordance with the laws of the State of New Mexico. The parties agree that venue for any suit, action, or proceeding arising out of this Agreement shall be in Bernalillo County, New Mexico. The parties irrevocably admit themselves to, and consent to, the jurisdiction of said court. In any litigation between City and the Water Authority, the matter shall be decided by a judge sitting without a jury, and accordingly each party hereby waives its right to a jury trial. The parties further acknowledge that they have fully and fairly bargained for the terms of this Section 9. The provisions of this Section 9 shall survive the expiration or earlier termination of this Easement.

10. Construction and Severability. If any part of this Easement is held to be invalid or unenforceable, and if it cannot be so amended, without material altering the intention of the parties, it shall be stricken. The remainder of this Easement will remain valid and enforceable if the remainder of the Easement is reasonably capable of completion without materially prejudicing either the City or the Water Authority in its respective rights and obligations contained in the remainder of the Easement.

11. Assignment. The Water Authority may assign any interest in this Easement and may transfer any interest in this Easement (whether by assignment or novation), without the prior written consent of the City. The Water Authority may issue temporary construction easements for location, installation, rehabilitation, construction and maintenance activities if the temporary easement otherwise comports with the terms of this Easement.

12. No Third Party Beneficiary. This Easement shall inure to the benefit only of the parties hereto and their designated successors and assigns and no other person or entity shall have any claim hereunder as third party beneficiary or otherwise.

13. Approval Required. This Easement Agreement shall not become effective or binding until approved by the City's Chief Administrative Officer.

14. Runs with the Land. The grant and other provisions of this Easement constitute covenants running with the title to the City Property for the benefit of Water Authority and its successors and assigns until terminated.


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Grantor:
CITY OF ALBUQUERQUE,
A New Mexico municipal corporation

By: *SN*
Sarita Nair
Chief Administrative Officer

Date: 8/2/18

Recommended:

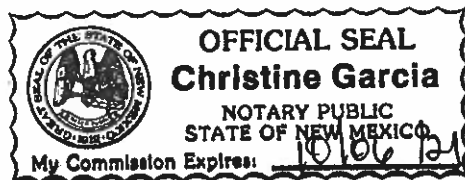
David J. Simon
David J. Simon, Director
Parks & Recreation Department 

Date: 7.10.18

City Acknowledgment

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 2 day of August, 2018, by Sarita Nair, Chief Administrative Officer of the City of Albuquerque, a New Mexico municipal corporation, on behalf of the corporation.



Christine Garcia
Notary Public
My Commission Expires: 10/06/21

Exhibit "A"

Sketch and Description of an Easement to construct and maintain utilities and structures of any nature and kind, upon, under and over the parcels of land being described as follows:

Easements situated within Township 11 North, Range 2 East, Section 28, New Mexico Principal Meridian, Bernalillo County, New Mexico.

The boundary of easement "A" being more particularly described as follows:

Commencing at the found Northeast (NE) section corner of Section 28 being a standard ACS brass disk, S 21 22 28 27 11N 2E; thence N 89°55'01" W a distance of 60.00 feet to the point of beginning at the Northeast (NE) corner of said easement "A" being on the west right-of-way line of 81st Street;

Thence, S 00°18'00" W along the west right-of-way line of 81st Street a distance of 363.94 feet to a point;

Thence, N 89°30'10" W a distance of 49.88 feet to a point;

Thence, N 00°07'08" W a distance of 75.04 feet to a point;

Thence, N 89°55'54" W a distance of 641.97 feet to a point;

Thence, N 09°17'24" E a distance of 288.71 feet to a point on the section line common to section 21 and 28 of T11N, R2E;

Thence, S 88°55'01" E along the section line common to section 21 and 28 of T11N, R2E a distance of 682.25 feet to a point to the point of beginning.

Said easement "A" contains 4.6727 acres, more or less.

The boundary of easement "B" being more particularly described as follows:

Commencing at the found Northeast (NE) section corner of Section 28 being a standard ACS brass disk, S 21 22 28 27 11N 2E; thence S 05°31'56" W a distance of 2424.35 feet to the point of beginning at the Northeast (NE) corner of said easement "B";

Thence, S 00°09'59" E a distance of 33.35 feet to a point;

Thence, N 89°36'15" E a distance of 181.32 feet to a point on the west right-of-way line of 81st Street;

Thence, S 00°18'00" W along the west right-of-way line of 81st Street a distance of 20.00 feet to a point;

Thence, S 89°36'15" W a distance of 181.16 feet to a point;

Thence, N 00°09'59" W a distance of 3.42 feet to a point;

Thence, S 88°33'48" W a distance of 90.32 feet to a point;

Thence, N 00°44'40" W a distance of 50.15 feet to a point;

Thence, N 88°42'14" E a distance of 90.82 feet to a point to the point of beginning;

Said easement "B" contains 0.1781 acres, more or less.

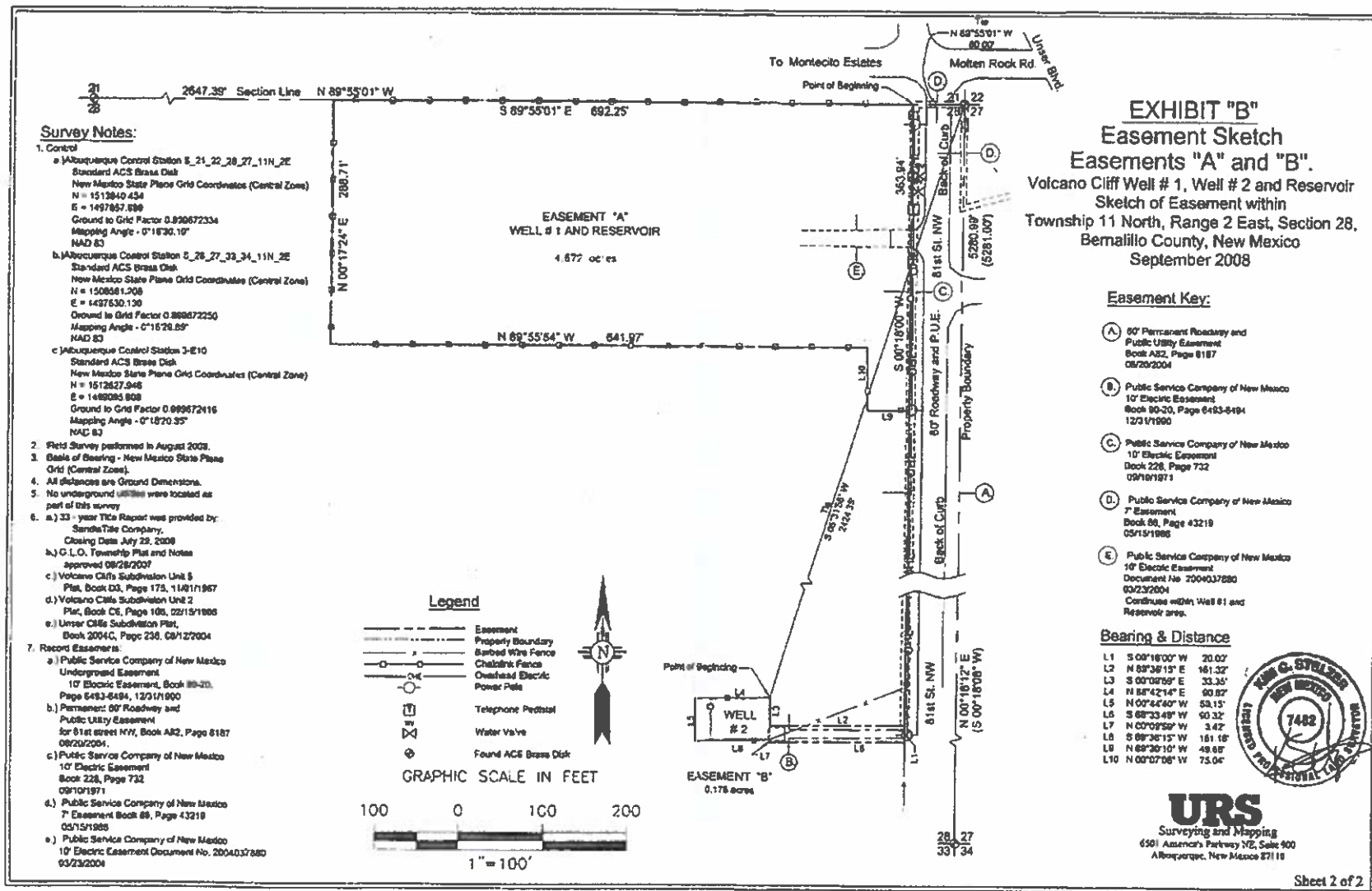
Attached hereto is a sketch labeled Exhibit "B" and by this reference made a part hereof.

Surveyor's Certificate:

I, Kim Stelzer, New Mexico Professional Surveyor Number 7482, do hereby certify that this Easement Description and Sketch and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards of section 12.6 2.12 for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief.


Kim Stelzer, N.M.P.S. # 7482


Date





May 30, 2023 *(Revised from the May 4 letter)*

Tim MacEachen, Chair
Environmental Planning Commission
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

RE: Request for a Site Plan – EPC Major Amendment

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Mr. Chairman:

The purpose of this letter is to request a Major Amendment to the EPC approved Site Plan for a property located at 6641 81st Street NW, on behalf of the Albuquerque Bernalillo County Water Utility Authority (ABCWUA). The subject site is comprised of approximately 4.5 acres of a 640-acre section parcel and is currently zoned NR-PO-B, Non-Residential-Park and Open Space – Sub-Zone B for Major Public Open Space. It is legally described as *“All of Section 28 Township 11 North, Range 2 East”*.

The purpose of the Major Amendment is to allow for the development of a new on-site Volcano Cliffs Arsenic Treatment Facility (VCATF) and supporting water treatment infrastructure upgrades. The currently approved Site Plan (Project 1002197; 03-DRB-01648) included one existing water reservoir, chemical storage facility, well building, electrical transformer/switch pad, and pump station with a proposed future additional water reservoir, chemical storage building, and arsenic treatment facility. Of the infrastructure proposed on the approved 2003 Site Plan, the only feature constructed prior to this proposed Major Amendment was the additional water reservoir. The ABCWUA is proposing to demolish an existing sodium hypochlorite (SHC) facility and construct a new arsenic treatment building and supporting infrastructure as described further in this letter.



Subject site.

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

EXISTING CONDITIONS

Permanent Easement

The subject property proposed for the Major Amendment falls under the “Permanent Easement for Water Facilities – Volcano Cliffs 81 St & Vista Vieja Well #1” (recorded on August 7, 2018) granted by the City of Albuquerque to the ABCWUA for a water system facility to include underground pipelines, wells, pump stations, reservoirs and all improvements, facilities, equipment, and appurtenances necessary for the operation of the system.

ABCWUA Facilities

The ABCWUA falls under the “Public Health and Bioterrorism Preparedness and Response Act of 2002”, which requires that drinking water utilities serving more than 3,300 people conduct vulnerability assessments and emergency response plans. Providing the proper security to the project requires minimal landscaping that does not interfere with their ability to operate, maintain, and secure the site, while maintaining a clear line-of-site through the site fencing.

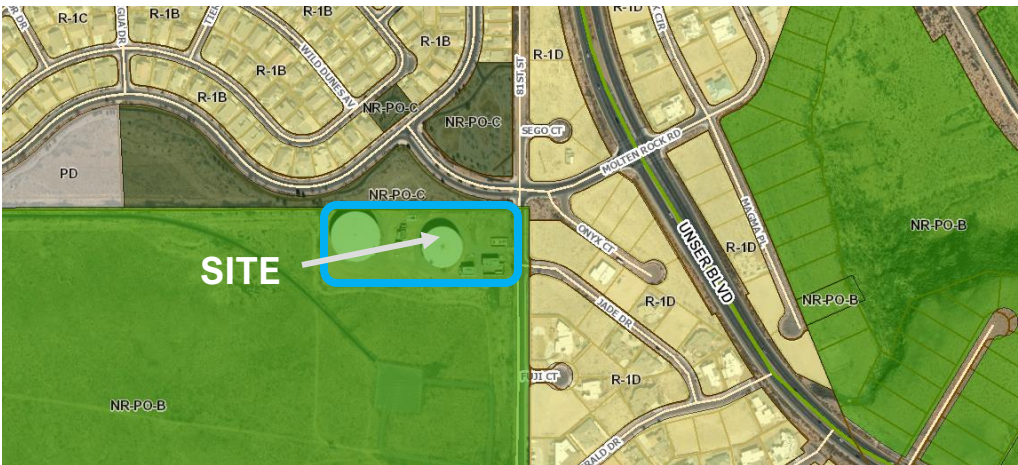
Planning Context

The subject property is located in the northeast corner of Section 28, south of the Vista Vieja Subdivision, and west of 81st Street NW. It is located within an Area of Consistency and the Northwest Mesa Escarpment View Protection Overlay Zone (VPO-2). Existing zoning is NR-PO-B, which requires development to go through a Site Plan approval process with the EPC.

To the north of the subject property is land zoned NR-PO-C and R-1B residential and to the east is zoned R-1D zoned property with both occupied and vacant residential lots. To the west and south is an extension of the NR-PO-B zoned vacant property.

TABLE 1. SURROUNDING ZONING & LAND USE

NORTH	NR-PO-C and R-1B	Major Public Open Space and Vista Vieja Residential Subdivision
EAST	R-1D	Residential Homes and Vacant Lots
SOUTH	NR-PO-B	Major Public Open Space – Vacant
WEST	NR-PO-B	Major Public Open Space - Vacant



Existing Zoning.



View of subject property looking south.



View towards northwest.



View looking southeast.



Case History

The existing Site Plan was approved by the EPC and signed-off by the DRB in 2003. The ABCWUA has historically identified this subject site for public water utility infrastructure to support any commercial, industrial, or residential development expansion on the West Side. The purpose of the Site Plan was to allow for a future second water reservoir, arsenic treatment facility, and a chemical storage building. Existing aerial imagery shows the original reservoir and pump station located on this property as early as 1985, prior to the approved 2003 Site Plan.

PROJECT SUMMARY

The new VCATF is being designed to treat groundwater from the ABCWUA's Volcano Cliffs and Zamora Wells. These wells have a total production capacity of 16.8 Million Gallons per Day (MGD) and an average arsenic concentration of 14 parts per billion (ppb), which exceeds the Environmental Protection Agency (EPA) Maximum Contaminant Level (MCL) of 10 parts per billion for arsenic.

The VCATF's new arsenic treatment facility will treat groundwater from five existing groundwater wells (Zamora 1, Zamora 2, and Volcano Cliffs Wells 1, 2, and 3) located on the West Side. These wells provide water to the Volcano Cliffs and Corrales Trunk Systems, which are fast growing areas of the city.

The ABCWUA cannot use these wells on a regular basis and considers these "stranded assets" that can currently be used when water from other sources is available for blending. Currently, the wells are blended with surface water from the ABCWUA's San Juan Chama Water Treatment Plant (SJCWTP) or with low arsenic (4-5 ppb) water from the City's East Side. However, these two sources of blending water cannot produce enough water to blend with the production from the Volcano Cliffs and Zamora wells. In addition, the surface water supply has been limited for the past two years due to drought, which has forced the ABCWUA to rely on its existing groundwater wells to provide the water supply for its customers. The production capacity of the Volcano Cliffs and Zamora Wells is needed to increase the water supply available on the West Side and to increase the reliability and flexibility of the water system.

The Major Amendment to the VCATF consists of the following facilities:

- An arsenic treatment system capable of treating the total production of water from the Volcano Cliffs and Zamora wells (16.8 MGD). The new arsenic treatment system will utilize absorptive media, similar to several other arsenic removal systems at other arsenic treatment facilities on the West Side.
- A new building to house the arsenic treatment system. The building will be designed to match the existing facilities on site in color and style.
- A CO₂ injection system for pH reduction (necessary for the adsorptive media arsenic removal process).
- An upgraded sodium hypochlorite injection system for disinfection of treated water.
- Site piping improvements.

The proposed Major Amendment was presented to the City's Open Space Advisory Board on March 28, 2023, and recommended for approval on April 25, 2023.

16-6-6(I)(3) SITE PLAN – EPC - REVIEW AND DECISION CRITERIA

1. 6-6(I)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

Applicant's Response: *The proposed Major Amendment to the existing Site Plan is consistent with the ABC Comp Plan as amended and furthers the policies and sub-policies identified below.*

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family, neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Spaces.

Applicant's Response: *Policy 5.6.3 is furthered by the Major Amendment because the subject site and its associated infrastructure is outside of designated Centers and Corridors and existed prior to the development of the adjacent residential areas. The proposed site improvements will not impact the existing character of the single-family neighborhoods to the north and east or the Major Public Open Space in which it is located since the existing structures are larger and taller in scale than the proposed arsenic treatment plant.*

Sub-Policy b: Ensure the development reinforces the scale, intensity, and setbacks of the immediately surrounding area.

Applicant's Response: *Sub-Policy b is furthered by the Major Amendment because the existing landscaping and Vista Vieja Avenue buffers the subject site from the residential subdivision to the north and the landscape buffer and 81st Street buffers the subject site from the residential development to the east. The proposed structure and use are consistent with the existing scale and intensity of the previously approved 2003 Site Plan, but is located further south away from the subdivision to the north.*

Policy 7.5.2 Landscape Design: Incorporate local climate conditions into site design.

Applicant Response: *The Major Amendment furthers Policy 7.5.2 by identifying the existing landscape buffers and adjacent open space vegetation as localized landscape treatment that is drought tolerant requiring little to no irrigation. The area of disturbance will be limited to within the area covered by the Permanent Easement.*

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: *Policy 7.6.3 is furthered by the Major Amendment because the subject site has existing surface infrastructure from a previously*

approved 2003 Site Plan and will modify the existing site to include buildings that fit within and respect the current character and design of the existing facility. As stated above, the area where the new facilities are proposed are within the Permanent Easement.

Sub-Policy a: Work with ABCWUA to design facilities that blend into the natural landscape and include native or naturalized vegetation.

Applicant's Response: *Sub-Policy a is furthered by the Major Amendment because the subject site has existing, native landscape buffers to the north, east, and south that help blend the subject site with the surrounding areas.*

Goal 10.3 Open Space: Protect the integrity and quality of the region's natural features and environmental assets and provide opportunities for outdoor recreation and education.

Applicant Response: *Goal 10.3 is furthered by the Major Amendment by keeping all proposed infrastructure improvements within the existing Permanent Easement and not expanding the footprint of the subject site; therefore, protecting the integrity and quality of the region's natural features and environmental assets.*

Policy 10.3.5: Petroglyph National Monument: Preserve the volcanoes, key portions of the basalt flow, and the Northwest Mesa Escarpment as part of the Open Space Network.

Applicant Response: *Policy 10.3.5 is furthered by the Major Amendment because the location of the subject site is limited to the existing Permanent Easement while preserving the sensitive areas of the volcanoes, basalt flow, and Northwest Mesa Escarpment.*

Sub-Policy e: Limit utilities and roads to areas that are least sensitive to disturbance, avoiding the following areas: Piedras Marcadas Canyon, the point where the mid branch of the San Antonio crosses the Escarpment, the Marsh peninsula, Rinconada Canyon, and the escarpment immediately south of Rinconada Canyon.

Applicant's Response: *Sub-Policy e is furthered by the Major Amendment because the site is directly adjacent to existing residential development and roads, and the project does not interfere with any of the sensitive areas cited.*

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

Applicant Response: *Policy 11.3.1 is furthered by this Major Amendment because the proposed improvements are limited to within the existing Permanent Easement and have a smaller footprint and shorter height than the*

existing structures, which ensures the natural and cultural characteristics of the areas are not compromised and the natural features that contribute to the identity of the communities and neighborhoods are not impacted.

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

Applicant Response: *Goal 12.1 is furthered by the Major Amendment because it will create a more efficient, blended water quality system with an arsenic treatment facility and supporting upgraded infrastructure to support the existing neighborhoods and future growth on the West Side.*

Policy 12.1.2 Water and Wastewater Utility: Ensure consistency between Comp Plan and ABCWUA policies by coordinating infrastructure planning and programming.

Applicant Response: *The Major Amendment furthers Policy 12.1.2 because it will improve existing water ABCWUA supplies rather than seeking new sources, maximize and improve existing water infrastructure, and minimize the impact to customer rates.*

Policy 13.2.3 Water Quality: Coordinate with the ABCWUA, state, and other agencies to maintain the quality of our groundwater and surface waters.

Applicant Response: *Policy 13.2.3 is furthered by the Major Amendment because the new arsenic treatment facility will provide access to safe and clean drinking groundwater and reduce the environmental impacts of naturally occurring arsenic contamination, reducing potential health problems.*

Sub-Policy b: Minimize the potential of contaminants to enter the community’s water supply.

Applicant’s Response: *Sub-Policy b is furthered by the Major Amendment because the upgrades will bring the facility within the EPA’s Final Rule for Arsenic in Drinking Water, lowering the maximum level contaminant to less than 10 parts per billion.*

Policy 13.5.3 Public Infrastructure Systems and Services: Coordinate with providers to ensure that systems and services do not compromise the health, safety, and welfare of the community.

Applicant Response: *Policy 13.5.3 is furthered by the Major Amendment because adding an arsenic treatment facility will improve the water quality to serve the community on the West Side and directly ensure the health, safety, and welfare of the community is not compromised.*

2. **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 subject site is not located in a NR-SU or PD zoning district; therefore, this criterion does not apply.*

3. **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: *The Major Amendment is consistent with all terms and conditions specifically applied to development of the property per the original Site Plan approved in 2003, with an emphasis that both the arsenic treatment plant and chemical storage building have already been approved on this subject site as future uses and the Permanent Easement granted to the ABCWUA by the City of Albuquerque. The uses, existing structures, site development, and proposed structures comply with the NR-PO-B by virtue of the originally approved 2003 Site Plan and the process being followed for this Major Amendment.*

4. **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 purpose of this application is to improve the City's existing infrastructure to make the water infrastructure compliant with the EP's (EPA) Drinking Water Arsenic Rule. The ABCWUA is funding this project with a combination of ABCWUA Capital Improvement Program funds, Bernalillo County Federal American Rescue Plan Act (ARPA) funds, and funding provided by the Intel Corporation. The subject property is not open to the public and is not staffed on a daily basis.*

5. **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 Major Amendment maintains the intent of the approved 2003 Site Plan and the Permanent Easement to accommodate public water utility infrastructure. The proposed development will not cause adverse impacts to the project site or surrounding area because traffic generation will be minimal and most of the infrastructure can be monitored and controlled through off-site Supervisory Control and Data Acquisition (SCADA) software.*

6. **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.

Applicant Response: *The subject property is not within an approved Master Development Plan; therefore, this criterion is not applicable.*

7. **6-6(l)(3)(g)** If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(F) (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 property is not within the Railroad and Spur Area; therefore, this criterion is not applicable.*

NEIGHBORHOOD COORDINATION

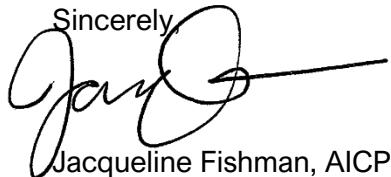
The ABCWUA has an assigned Public Information Officer who distributed the required notices to the affected neighborhood associations and adjacent property owners. As of the date of this application, neither Consensus Planning nor the ABCWUA have received a request for a facilitated meeting.

CONCLUSION

The ABCWUA's request for a Major Amendment to the approved Site Plan furthers Comprehensive Plan policies that address development within Areas of Consistency, landscape design, public utility infrastructure, water quality, and open space. The proposed improvements will support the delivery of a critical public health, safety, and welfare service to ensure a reliable and sustainable source of water to the fast-growing West Side.

The current facility and proposed improvements fall within the Permanent Easement granted by the City of Albuquerque to the ABCWUA on property zoned NR-PO-B and was recommended for approval by the City's Open Space Advisory Board on April 25, 2023.

On behalf of the ABCWUA, we respectfully request the EPC's approval of this Major Amendment to the existing approved Site Plan.

Sincerely,

Jacqueline Fishman, AICP
Principal

Memorandum

To: Silvia A Bolivar, Senior Planner, City of Albuquerque

From: Jacqueline Fishman AICP, Principal, and Shawna Ballay, Senior Planner

Date: May 31, 2023

Re: PR-2023-008617 / SI-2023-00866
Site Plan EPC – Major Amendment

The purpose of this memo is to summarize the policy justification letter and site plan changes made to address the staff comments outlined below.

Policy Justification Letter

Staff Comment: The goals and policies for the request are appropriate. However, please list Goals and policies separate for the following: 5.63 & b; 7.63 & a; 10.35 & e; 13.2.3 & b.

Applicant's Response: A revised justification letter was provided that separated a response to each of the goals and policies listed above.

Site Plan

Staff Comment: Height of the light fixtures referenced to the detail showing the mounted light fixtures. I'm assuming there are no additional freestanding lights being proposed – please confirm.

Applicant's Response: Light fixtures are mounted (not free standing) and the approximate dimensions of these Wallpacks are 16"x2"x5". This applies to both the Arsenic Treatment and Sodium Hypochlorite Buildings. (See Revised Sheets No. A-4 and A-9 with information included for the light fixture under the "Keynote Legend".)

Staff Comment: Requesting HVAC information to include make, model, and dimensions.

Applicant's Response: Manufacturer: Champion, Model: 14/21SD, Dimensions: 62"x62"x60" (See Revised Sheet No. A-4 with information included for the HVAC Equipment under the "Keynote Legend".)

Staff Comment: Provide the LRV for the building elevations.

Applicant's Response: The Volcano Cliffs site has existing structures ranging from 20-50% LRV. We included an additional photo of the colors currently on site. The CMU blocks will fall within this color hue range. (See Attached Revised Sheet No. A-4 for additional hue photo and Sheet No. A-9 and A-15 for additional "General Notes" addressing LRV range.)

STAFF INFORMATION

May 23, 2023

TO: Jacqueline Fishman, AICP
Principal
Consensus Planning

FROM: Silvia Bolivar, PLA, ASLA/ *SB*
Senior Planner
City of Albuquerque Planning Department

RE: Project Memo – June 15, 2023 EPC Hearing
PROJECT #2023-008617/SI-2023-00866
Site Plan EPC-Major Amendment

I have completed the initial review of the application, including the justification letter for the Site Plan EPC – Major Amendment. After review of the application material including the justification letter, the following comments are provided and changes or additions requested.

Please submit a revised justification letter by noon on Wednesday, May 31, 2023. If you have difficulty with this deadline, please let me know.

1. Introduction

- A. I have the legal description for the property as “all of Section 28, Township 11 North, Range 2 East”, approximately 4.5 acres of a 640 acre site.
- B. I have the Applicant listed as ABCWUA.

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: EPC Public Hearing is scheduled for Thursday, June 15, 2023. Final Staff Reports will be available on Thursday, June 8, 2023.
- C. Once Agency comments are distributed I will email you a copy and will forward any late comments to you.

4. Notification & Neighborhood Issues

Notification requirements for a zone change are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 405). The required notification consists of: 1) an emailed letter to neighborhood representatives indicated by the ONC, and ii) a mailed letter (first-class) to property owners within 100 feet of the subject site.

- A. The pre-submittal neighborhood meeting notification required pursuant to 14-16-6-4(C) appears to be correct and complete.
- B. Notification requirements for the property owners within 100 feet of the subject site are correct and complete.
- C. Notification requirements sent to the neighborhood representatives are correct and complete.
- D. Have any other neighborhood representatives/members of the public contacted you with comments since the submittal of the application?

5. Posted Sign

- A. The posted sign requirements for the zone change are explained in Section 6-4(K)(4), Posted Sign, (IDO, pg. 408). 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 the street. Please make sure that the signs are posted for at least 15 calendar days before the public meeting or hearing, and for the appeal period of 15 calendar days following any decision. By my calculation the signs should be posted from May 31, 2023 through June 30, 2023.

Once the signs have been posted, please forward a photograph of the posted signs in case they should disappear before the hearing.

6. Site Plan EPC – Major Amendment.

- A. The Goals and policies for the request are appropriate. However please list Goals and policies separate for the following:

5.63 & b; 7.63 & a; 10.35 & e; 13.2.3 & b.
- B. Thank you for submitting the 24” x 36” site development plans.

NOTIFICATION

From: [Stone, Rachel](#)
To: jillveagley@swcp.com; maryann@hlsnm.org; elizabethkayhaley@gmail.com; aboard111@gmail.com
Cc: [Shawna Ballay](#); [Jackie Fishman](#)
Subject: Volcano Cliffs IDO Pre-Application Notice
Date: Wednesday, April 12, 2023 1:13:36 PM
Attachments: [image001.png](#)
[00_Volcano Cliffs Combined Pre-Application Packet.pdf](#)

Dear Neighbors,

This email is notification that the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) and our agents, CDM Smith and Consensus Planning, intend to submit an application to the Environmental Planning Commission (EPC) for Site Plan Major Amendment. The original site plan was approved in 2003 which identified two (2) water tanks and a future arsenic treatment plant and chemical storage facility. The Water Authority plans to increase water production at Volcano Cliffs by building a new on-site arsenic treatment facility, upgrading the existing pump station, and installing a transmission waterline along Paseo Del Norte and Universe.

The site is legally described as all of Section 28, Township 11 North, Range 2 East, and is zoned NR-PO (Non-Residential – Park and Open Space) Subzone B. As the applicant, we are seeking approval of a Major Amendment to an existing site plan that would allow for a new, on-site arsenic treatment plant and other upgrades to the existing Volcano Cliffs Pump Station located at the NE corner of the referenced property and as shown on the attached plans.

As part of the IDO regulations, we are providing you an opportunity to discuss the application prior to submittal. Should you desire to request a meeting regarding this notice, please do not hesitate to email me at rstone@abcwua.org. You may also contact me by phone at 505-289-3071. Per the IDO, you have 15 days or until April 27, 2023, to request a meeting.



Rachel Stone
Communication Specialist
505-289-3071
rstone@abcwua.org
www.abcwua.org

**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: Major Amendment to Site Plan - EPC

Decision-making Body: Environmental Planning Commission

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood 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: 6641 81st Street NW, Albuquerque, NM 87120

Name of property owner: City of Albuquerque

Name of applicant: ABCWUA

Date, time, and place of public meeting or hearing, if applicable:

Address, phone number, or website for additional information:

Rachel Stone, rstone@abcwua.com, 505.298.3071

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

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

^{n/a} Summary of pre-submittal neighborhood meeting, if applicable.

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

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). 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 was complete, true, and accurate to the extent of my knowledge.

Shawna Ballay

(Applicant signature)

4/12/2023

(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 Subsection 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 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.
- ^{n/a} 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.

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

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: April 12, 2023

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Molten Rock NA, Westside Coalition of Neighborhood Associations

Name of NA Representative*: See Attached ONC Listing

Email Address* or Mailing Address* of NA Representative¹: See Attached ONC Listing

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: rstone@abcwua.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

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

1. Subject Property Address* 6641 81st Street NW, Albuquerque, NM 87103
Location Description SW of the Molten Rock NW / Unser Blvd NW Intersection
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Consensus Planning / ABCWUA
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request^{3*}:

Major Amendment to an existing site plan to allow for a new onsite arsenic treatment plant and other
water treatment infrastructure upgrades.

5. This type of application will be decided by^{*}: ☐ City Staff
OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)
☐ City Council
6. Where more information about the project can be found^{*4}:
Rachel Stone, rstone@abcwua.com, 505.298.3071

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

1. Zone Atlas Page(s)^{*5} D-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)
Explanation:
Not Applicable
4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- ✓ a. Location of proposed buildings and landscape areas.*
 - ✓ b. Access and circulation for vehicles and pedestrians.*
 - ✓ c. Maximum height of any proposed structures, with building elevations.*
 - ☐ d. **For residential development***: Maximum number of proposed dwelling units.
 - ✓ e. **For non-residential development***:
 - ✓ Total gross floor area of proposed project.
 - ✓ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] Approximately 4.5 Acres
 - b. IDO Zone District NR-PO-B
 - c. Overlay Zone(s) [if applicable] VPO-2 - Northwest Mesa Escarpment
 - d. Center or Corridor Area [if applicable] Not Applicable
2. Current Land Use(s) [vacant, if none] Volcano Cliffs Water Pump Station
-

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: See Attached ONC Listing [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

PROJECT 1002197

CAB-101 1"=200' 04/03

APPROVED AND ACCEPTED BY:

Project No. 656103 1002197

1002102 03 DRB 01648

Application No.

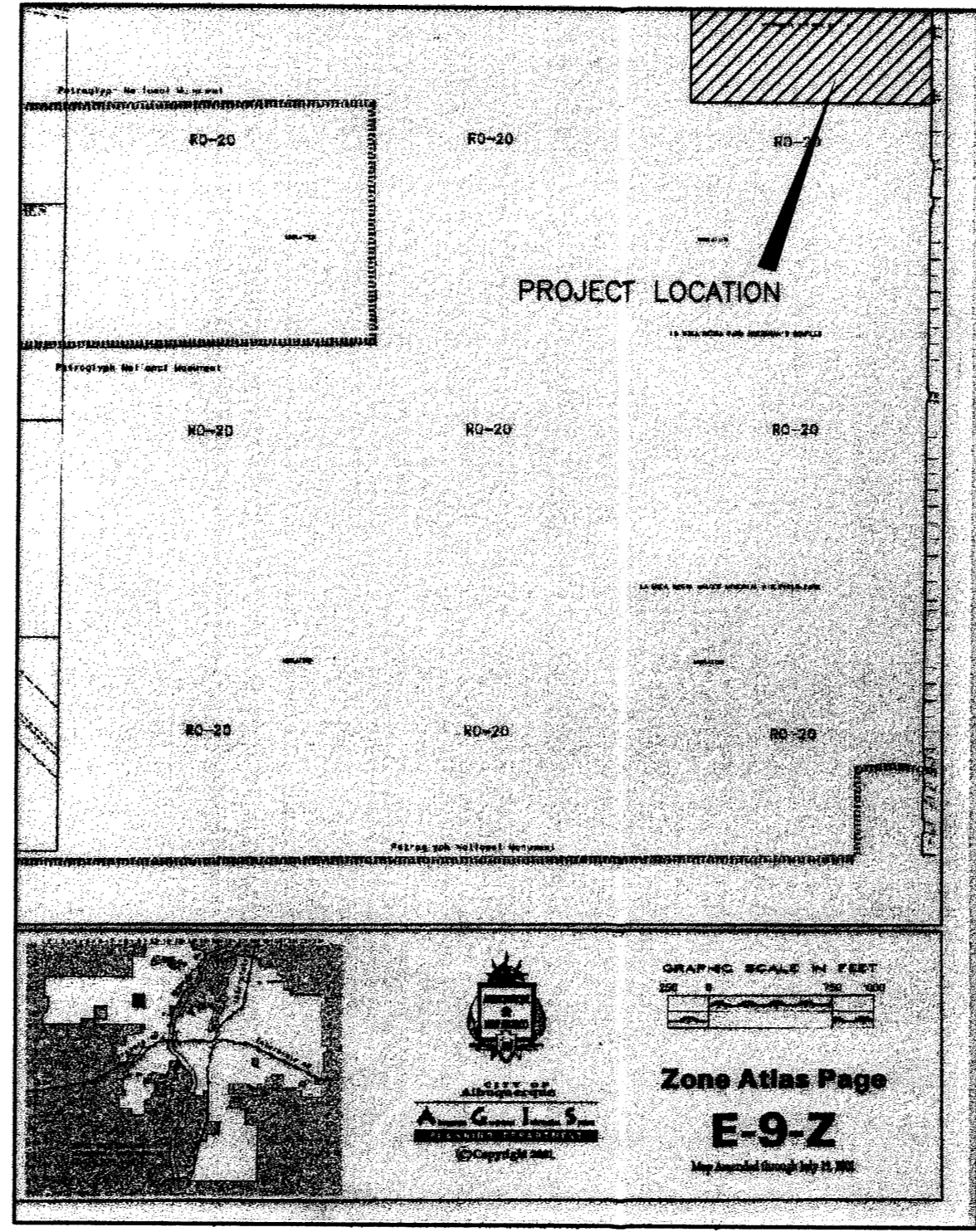
Debra M. Nelson 10/8/03
Planning Department / DDB Chair

Bradley D. Bigham 10/8/03
City Engineer

Mike Surr 10/9/03
Transportation Development

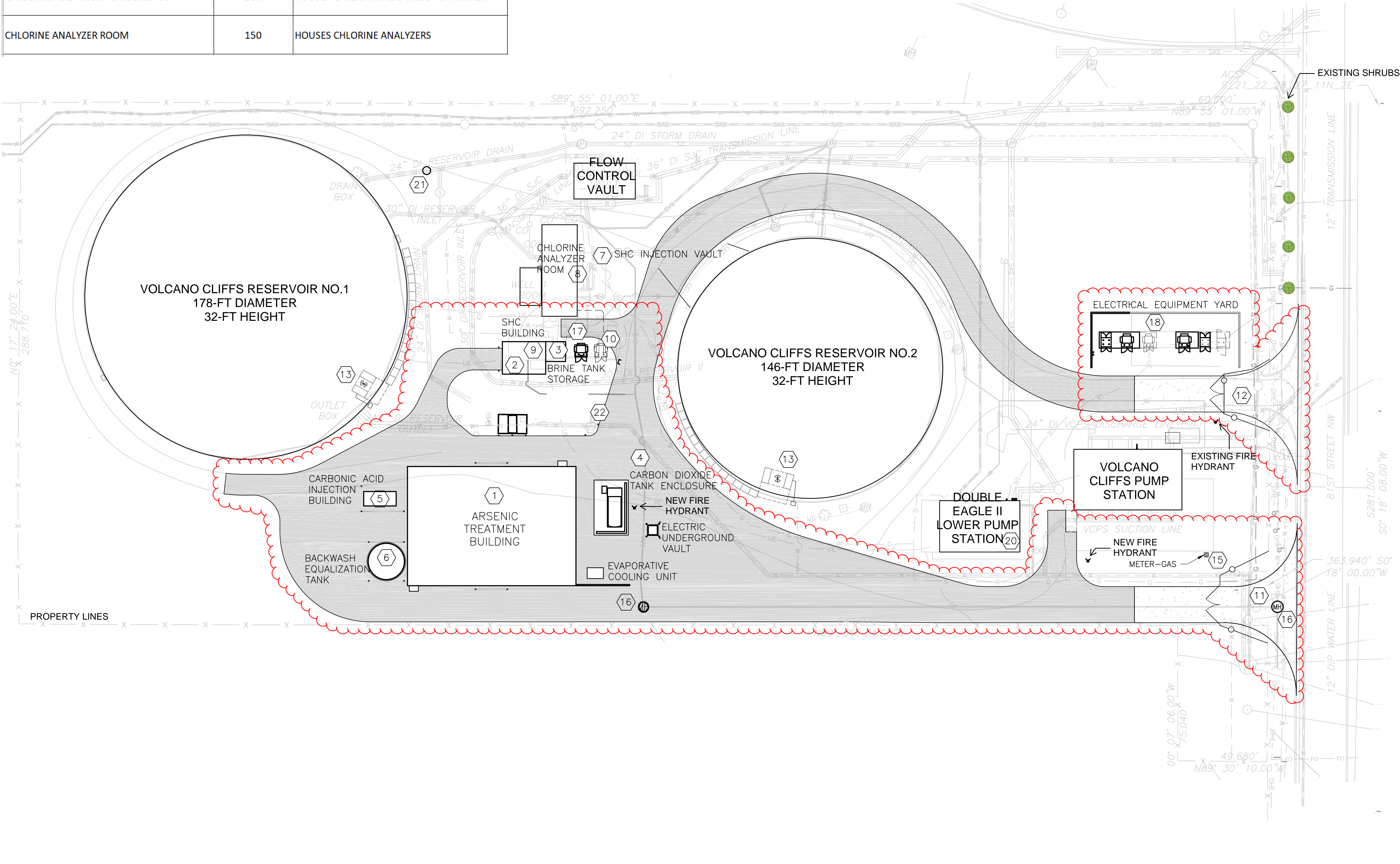
Roger A. Shuman 10/9/03
Utility Development

Christine Brandom 10/10/03
Parks and Recreation



XREFs: [2002-009-04_Topo_Volcano_Cliffs_Boundary_CEP000ST_ABCWUA_22x34_CWP001ST_XX-Elec_Site_Plan - For CDM, PLW2000PL] Images: []
Last saved by: MCDANIELCK Time: 3/13/2023 8:34:44 AM
C:\Users\mcdanielck\ACCDocs\CDM Smith Inc\33280-253877 - Volcano Cliffs Arsenic Treatment Facility\Project Files\01 General (G)\10 CADD\2308.003-G-006.dwg

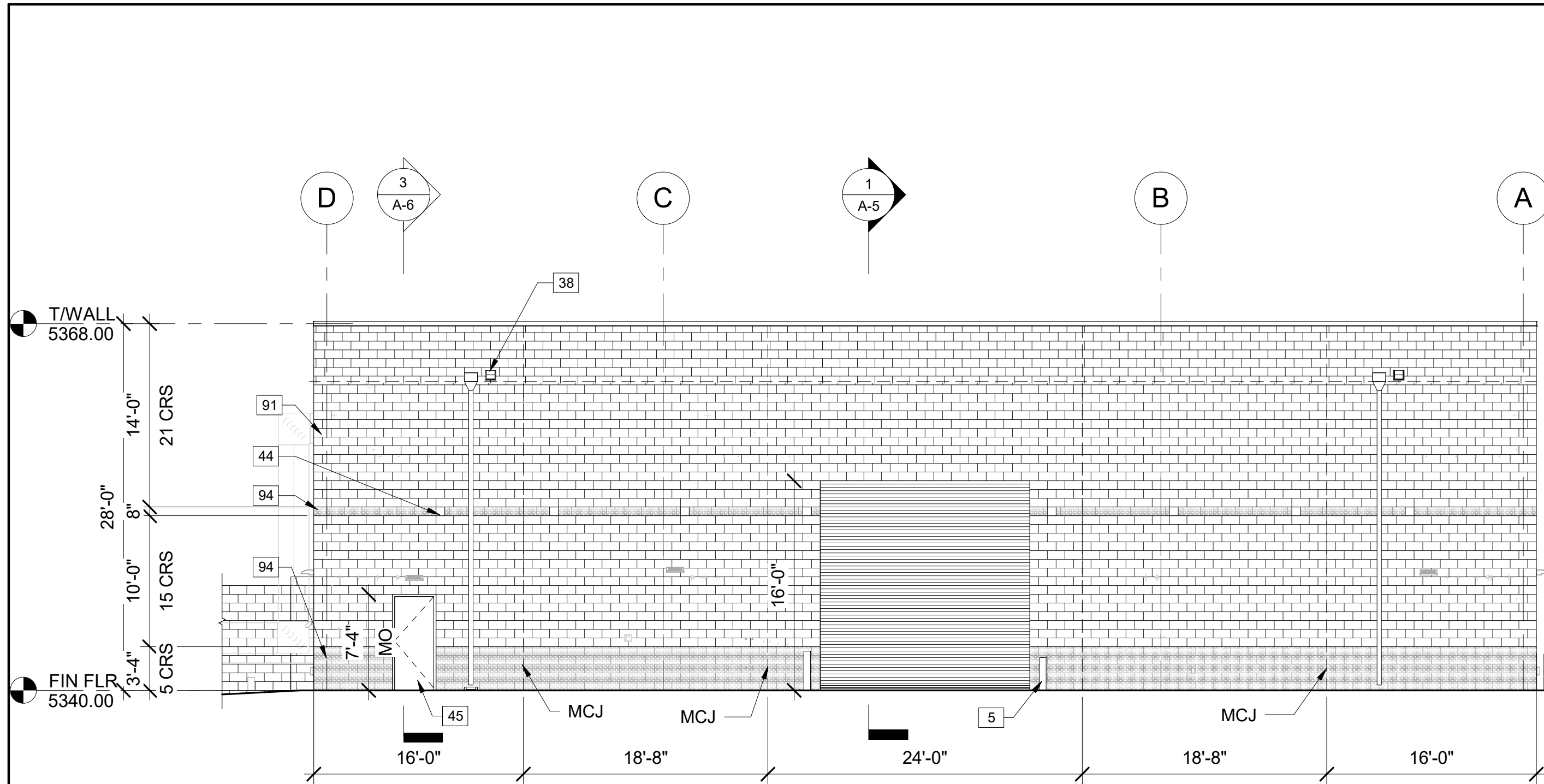
STRUCTURE	SQUARE FOOTAGE	DESCRIPTION
NEW ARSENIC TREATMENT BUILDING	5900	HOUSES ARSENIC TREATMENT SYSTEM
NEW SODIUM HYPOCHLORITE (SHC) BUILDING AND BRINE TANK STORAGE ROOM	520	HOUSES SODIUM HYPOCHLORITE GENERATION SYSTEM AND CHEMICAL STORAGE TANKS
CARBONIC ACID INJECTION BUILDING	130	HOUSES CARBONIC ACID INJECTION SYSTEM
CHLORINE ANALYZER ROOM	150	HOUSES CHLORINE ANALYZERS



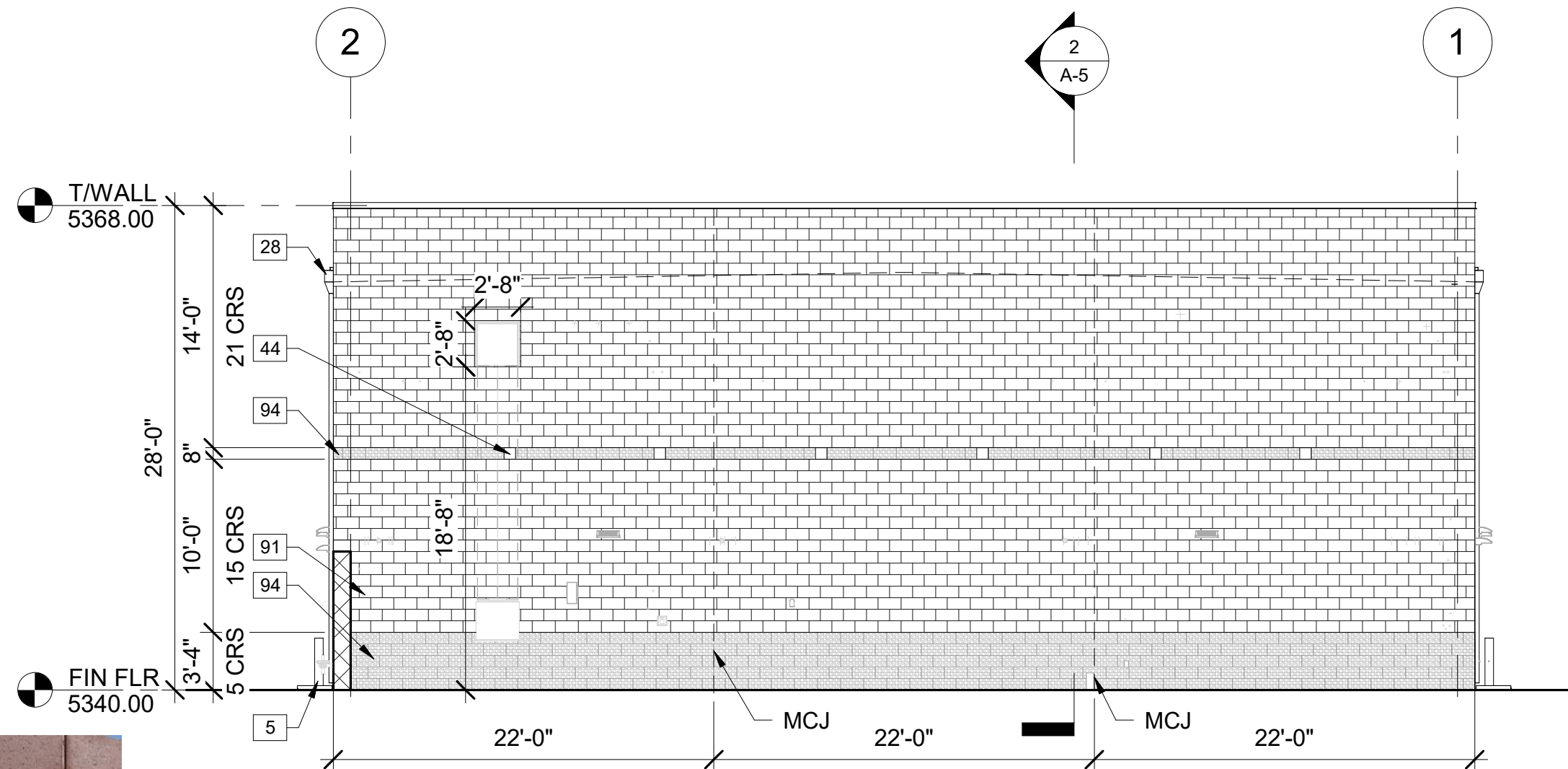
- NOTES:
- 1 NEW ARSENIC TREATMENT BUILDING, ARSENIC TREATMENT VESSELS, PROCESS PIPING, INSTRUMENTATION CONTROLS, AND RELATED APPURTENANCES.
 - 2 NEW FRP SODIUM HYPOCHLORITE (SHC) BUILDING WITH SHC GENERATION UNIT, SHC STORAGE TANK WITH VENT, EMERGENCY SHOWER, EMERGENCY SHOWER BOOSTER PUMPS, PROCESS PIPING, INSTRUMENTATION, AND CONTROLS.
 - 3 NEW BRINE TANK STORAGE ROOM WITH BRINE TANK, CLOTH FILLING FUNNEL, AND ASSOCIATED PIPING.
 - 4 NEW CARBON DIOXIDE STORAGE TANK (BY OTHERS), PANEL, ASSOCIATED PIPING, INSTRUMENTATION, CONTROLS, AND WALL ENCLOSURE.
 - 5 NEW CARBONIC ACID INJECTION BUILDING.
 - 6 NEW BACKWASH EQUALIZATION TANK WITH LADDER, ACCESS HATCH, DAVIT ARM, DRAIN PIPING, ORIFICE PLATE, PROCESS PIPING, INSTRUMENTATION, AND CONTROLS.
 - 7 EXISTING SHC INJECTION VAULT TO BE REHABILITATED WITH NEW INJECTION SPOOL, LID, ACCESS HATCH, LADDER, AND VENT.
 - 8 NEW CHLORINE ANALYZERS, BOOSTER PUMPS, WITH NEW PROCESS PIPING AND SAMPLE LINES, HVAC UNIT, INSTRUMENTATION, AND CONTROLS TO BE INSTALLED IN THE EXISTING ROOM.
 - 9 EXISTING SHC GENERATION BUILDING TO BE DEMOLISHED.
 - 10 EXISTING SHC STORAGE VAULT TO BE DEMOLISHED.
 - 11 CONSTRUCTION OF NEW CONCRETE DRIVEWAY AND ENTRANCE WITH NEW MANUAL ENTRANCE GATE.
 - 12 RECONSTRUCTION OF EXISTING CONCRETE DRIVEWAY, RELOCATION OF EXISTING GATE AND FENCE.
 - 13 INSTALLATION OF MIXERS IN EXISTING RESERVOIRS.
 - 14 INSTALLATION OF NEW PRECAST VALVE VAULT WITH LADDER, ACCESS HATCH, VENT, EXISTING WATER LINE TO REMAIN OPERATIONAL.
 - 15 RELOCATION OF GAS METER AND PIPING.
 - 16 NEW SEWER MANHOLES AND REPLACEMENT OF SEWER PIPING.
 - 17 NEW PRIMARY TRANSFORMER.
 - 18 NEW TRANSFORMERS AND PRIMARY FUSED SWITCHES, EXISTING TRANSFORMER AND PMH-12 PRIMARY SWITCH TO BE REMOVED.
 - 19 NEW VOLCANO CLIFFS PUMPS, MOTOR ASSEMBLIES, AND MCC. EXISTING PUMPS AND MOTOR ASSEMBLIES TO BE REMOVED.
 - 20 NEW GENERATOR CONNECTION ENCLOSURE,, DISCONNECT SWITCH, AND CONNECTION TO MCC.
 - 21 NEW OVERFLOW PIPING AND MANHOLE TO CONNECT TO EXISTING RESERVOIR DRAIN.
 - 22 NEW CAV IN EXISTING VAULT.

SCALE: As indicated ATTENTION 0 1/2" 1" GRAPHIC SCALE THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)	 6001 Indian School Road, N.E. Suite 310 Albuquerque, New Mexico 87110 Tel: (505) 243-3200	ENGINEER'S SEAL 	 ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY TITLE: VOLCANO CLIFFS ARSENIC TREATMENT FACILITY AND PUMP STATION UPGRADES PROJECT SITE PLAN WATER AUTHORITY CONSTRUCTION PROJECT NO. 2822.0 ZONE MAP NO. D-09-Z SHEET G-6
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NOT FOR CONSTRUCTION



1 NORTH ELEVATION
A-3 1/8" = 1'-0"



2 EAST ELEVATION
A-3 1/8" = 1'-0"

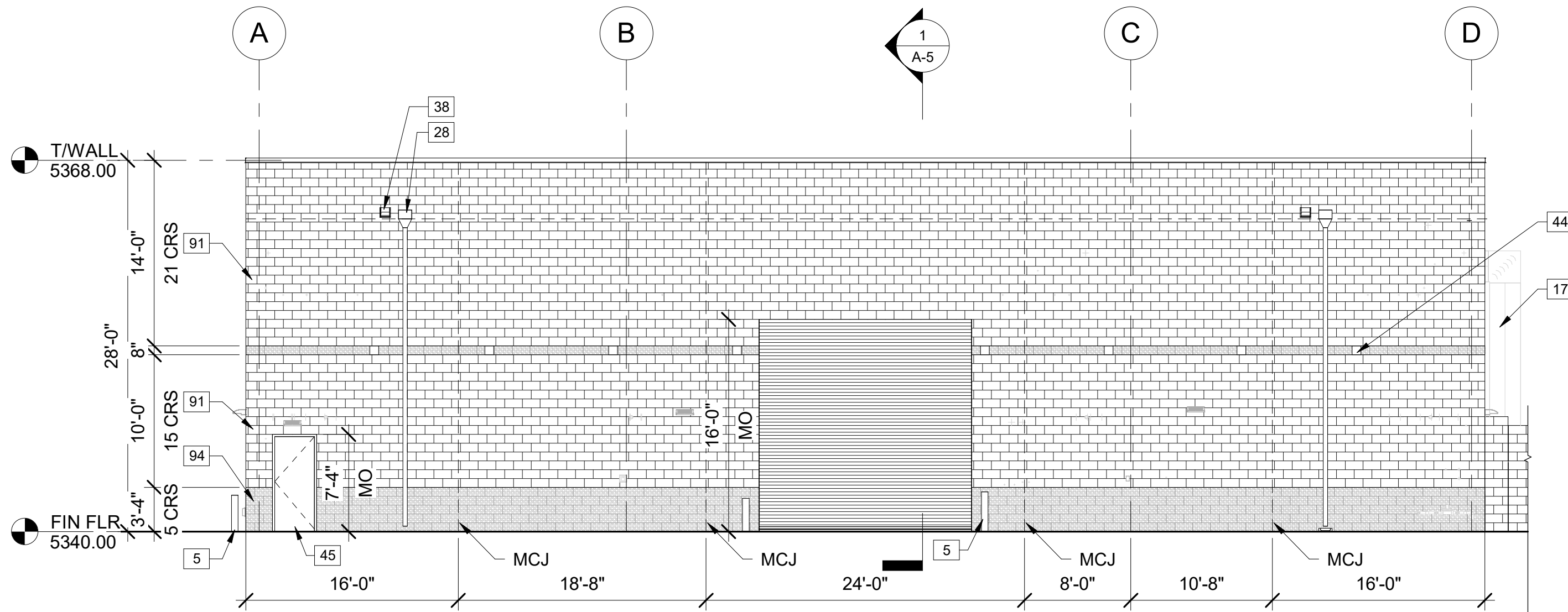


SMOOTH FACE CMU
RED/BROWN

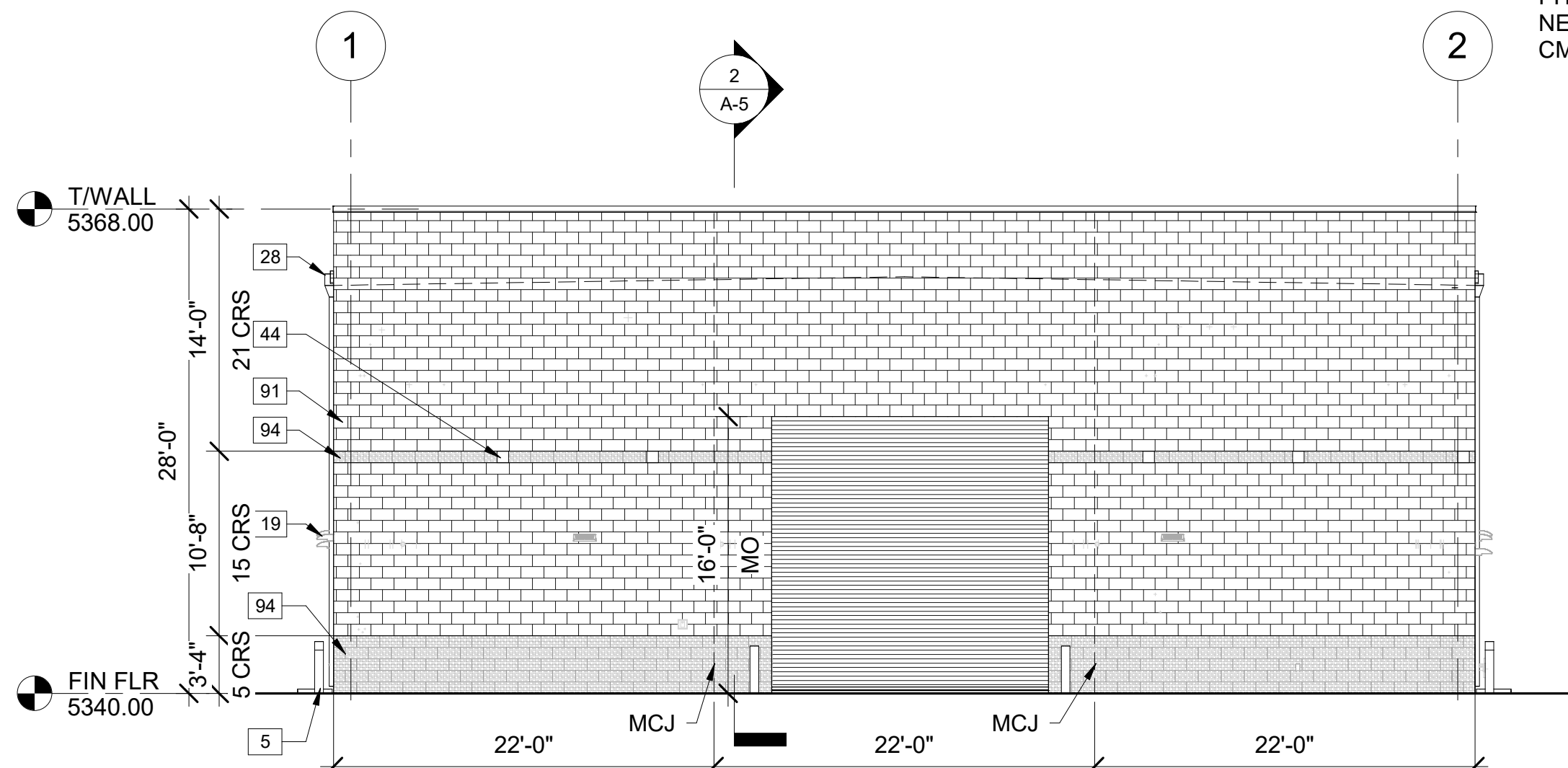
SPLIT FACE CMU
RED/BROWN



PHOTO OF EXISTING PUMP STATION.
NEW ARSENIC TREATMENT BUILDING WILL MATCH THE
CMU COLORS AND ROLL UP DOORS.



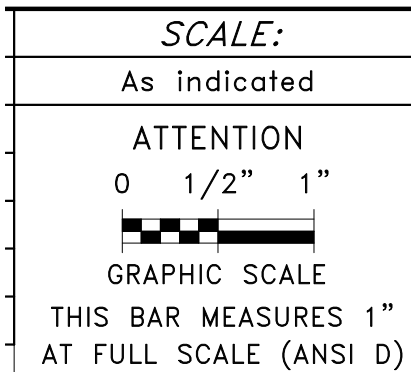
3 SOUTH ELEVATION
A-3 1/8" = 1'-0"



4 WEST ELEVATION
A-3 1/8" = 1'-0"



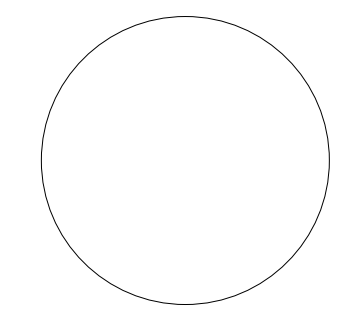
- GENERAL NOTES:
1. CMU COLOR TO MATCH EXISTING VOLCANO CLIFFS PUMP STATION.
 2. REMOVE HIGH POINTS ON THE SPLIT FACE CMU TO OBTAIN A LEVEL SURFACE FOR THE MOUNTING OF EXTERIOR LIGHTS AND RECEPTACLES.
 3. REFER TO "H" SHEETS FOR DUCT PENETRATION DETAILS.
 4. CMU OPENINGS SHALL BE COORDINATED WITH APPROVED EQUIPMENT SYSTEMS.



CDM
Smith

6001 Indian School Road, N.E. Suite 310
Albuquerque, New Mexico 87110
Tel. (505) 243-3200

ENGINEER'S SEAL



ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY			
TITLE: VOLCANO CLIFFS ARSENIC TREATMENT FACILITY AND PUMP STATION UPGRADES			
ARSENIC TREATMENT BUILDING			
WATER AUTHORITY CONSTRUCTION PROJECT NO.	2822.0	ZONE MAP NO. D-09-Z	SHEET A-4

NOT FOR CONSTRUCTION

From: Carmona, Dalaina L.
To: Shauna Ballay
Subject: 6641 81st Street NW Public Notice Inquiry Sheet Submission
Date: Monday, March 27, 2023 10:37:09 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image007.png
Volcano Cliffs IDOZoneAtlasPage_D-09-Z.pdf

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Molten Rock NA	Jill	Yeagley	jillyeagley@swcp.com	7936 Victoria Drive NW	Albuquerque	NM	87120		
Molten Rock NA	Mary Ann	Wolf-Lyerla	maryann@hlsnm.org	5608 Popo Drive NW	Albuquerque	NM	87120		5058992682
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	5059805376
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114

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.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application: <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>.
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Monday, March 27, 2023 6:13 AM
To: Office of Neighborhood Coordination <ballay@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:
Environmental Planning Commission

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

Contact Name

Shawna Ballay

Telephone Number

5053824745

Email Address

ballay@consensusplanning.com

Company Name

Consensus Planning

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87106

Legal description of the subject site for this project:

ALL SEC 28 11N 2E

Project is in the NE corner of this open space parcel.

Physical address of subject site:

6641 81st Street NW

Subject site cross streets:

Unser Boulevard NW & Molten Rock NW

Other subject site identifiers:

This site is located on the following zone atlas page:

D-09-Z

Captcha

x

Stone, Rachel

From: Stone, Rachel
Sent: Wednesday, May 3, 2023 3:34 PM
Subject: Volcano Cliffs IDO Application Notice
Attachments: VCATF_Zone atlas.pdf; 00_Volcano Cliffs Combined Application Packet.pdf

Dear Neighbors,

This email is notification that the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) and our agents, CDM Smith and Consensus Planning, have submitted an application to the Environmental Planning Commission (EPC) for Site Plan Major Amendment.

The original site plan was approved in 2003, which identified two water tanks and a future arsenic treatment plant and chemical storage facility. The Water Authority plans to increase water production at Volcano Cliffs by building a new on-site arsenic treatment facility, upgrading the existing pump station, and installing a transmission waterline along Paseo Del Norte and Universe.

The site is located on a recorded "Permanent Easement for Water Facilities – Volcano Cliffs 81st & Vista Viega Well #1", is legally described as all of Section 28, Township 11 North, Range 2 East, and is zoned NR-PO (Non-Residential – Park and Open Space) Subzone B.

The ABCWUA is seeking approval of a Major Amendment to the existing Site Plan that would allow for a new, on-site arsenic treatment plant and other upgrades to the existing Volcano Cliffs Pump Station located at the NE corner of the referenced property and as shown on the attached plans.

The following link will provide you access to the Major Amendment Site:

[ABCWUA Volcano Cliffs Major Amendment](#)

The EPC Public Hearing for this application will be held on June 15, 2023, starting at 8:40 am via a remote Zoom link as outlined in the attached notification summary.

Please do not hesitate to email me at rstone@abcwua.org. You may also contact me by phone at 505-289-3071.



Rachel Stor
Communication Sp
505-289-3071
rstone@abcwua.org
www.abcwua.org

**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: Major Amendment to Site Plan - EPC

Decision-making Body: Environmental Planning Commission

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood 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: 6641 81st Street NW, Albuquerque, NM 87120

Name of property owner: City of Albuquerque

Name of applicant: ABCWUA

Date, time, and place of public meeting or hearing, if applicable:

June 15, 2023 at 8:40 AM Via Zoom at the Following Link: <https://cabq.zoom.us/j/2269592859>

Address, phone number, or website for additional information:

Rachel Stone, rstone@abcwua.com, 505.298.3071

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

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

^{n/a} Summary of pre-submittal neighborhood meeting, if applicable.

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

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). 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 was complete, true, and accurate to the extent of my knowledge.

Shawna Balay

(Applicant signature)

5/3/2023

(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 Subsection 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 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.
- ^{n/a} 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.

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: May 3, 2023

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

Neighborhood Association (NA)*: Molten Rock NA, Westside Coalition of Neighborhood Associations

Name of NA Representative*: See Attached ONC Listing

Email Address* or Mailing Address* of NA Representative¹: See Attached ONC Listing

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

1. Subject Property Address* 6641 81st Street NW, Albuquerque, NM 87103
Location Description SW of the Molten Rock NW / Unser Blvd NW Intersection
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Consensus Planning / ABCWUA
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

Major Amendment to an existing site plan to allow for a new onsite arsenic treatment plant and other
water treatment infrastructure upgrades.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

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

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

- ☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)

Date/Time*: June 15, 2023 at 8:40 AM

Location*³: Via Zoom at the Following Link: <https://cabq.zoom.us/j/2269592859>

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*⁴:

Rachel Stone, rstone@abcwua.com, 505.298.3071

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ D-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

Not Applicable

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

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

Not Applicable

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- ✓ a. Location of proposed buildings and landscape areas.*
 - ✓ b. Access and circulation for vehicles and pedestrians.*
 - ✓ c. Maximum height of any proposed structures, with building elevations.*
 - ☐ d. **For residential development***: Maximum number of proposed dwelling units.
 - ✓ e. **For non-residential development***:
 - ✓ Total gross floor area of proposed project.
 - ✓ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] Approximately 4.5 Acres
2. IDO Zone District NR-PO-B
3. Overlay Zone(s) [if applicable] VPO-2 - Northwest Mesa Escarpment
4. Center or Corridor Area [if applicable] Not Applicable
- Current Land Use(s) [vacant, if none] Volcano Cliffs Water Pump Station

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: See Attached ONC Listing [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

From: Carmona, Dalaina L.
To: Shauna Ballay
Subject: 6641 81st Street NW Public Notice Inquiry Sheet Submission
Date: Monday, March 27, 2023 10:37:09 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image007.png
Volcano Cliffs IDOZoneAtlasPage_D-09-Z.pdf

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Molten Rock NA	Jill	Yeagley	jillyeagley@swcp.com	7936 Victoria Drive NW	Albuquerque	NM	87120		
Molten Rock NA	Mary Ann	Wolf-Lyerla	maryann@hlsnm.org	5608 Popo Drive NW	Albuquerque	NM	87120		5058992682
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	5059805376
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114

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.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application: <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Monday, March 27, 2023 6:13 AM
To: Office of Neighborhood Coordination <ballay@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:
Environmental Planning Commission

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

Contact Name

Shawna Ballay

Telephone Number

5053824745

Email Address

ballay@consensusplanning.com

Company Name

Consensus Planning

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87106

Legal description of the subject site for this project:

ALL SEC 28 11N 2E

Project is in the NE corner of this open space parcel.

Physical address of subject site:

6641 81st Street NW

Subject site cross streets:

Unser Boulevard NW & Molten Rock NW

Other subject site identifiers:

This site is located on the following zone atlas page:

D-09-Z

Captcha

x

**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: Major Amendment to Site Plan - EPC

Decision-making Body: Environmental Planning Commission

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood 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: 6641 81st Street NW, Albuquerque, NM 87120

Name of property owner: City of Albuquerque

Name of applicant: ABCWUA

Date, time, and place of public meeting or hearing, if applicable:

June 15, 2023 at 8:40 AM Via Zoom at the Following Link: <https://cabq.zoom.us/j/2269592859>

Address, phone number, or website for additional information:

Rachel Stone, rstone@abcwua.com, 505.298.3071

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

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

^{n/a} Summary of pre-submittal neighborhood meeting, if applicable.

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

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). 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 was complete, true, and accurate to the extent of my knowledge.

Shawna Zelaya

(Applicant signature)

May 4, 2023

(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 Subsection 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 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.
- ^{n/a} 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.

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: May 4, 2023

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

Property Owner within 100 feet*: _____

Mailing Address*: _____

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

1. Subject Property Address* 6641 81st Street NW, Albuquerque, NM 87103
Location Description SW of the Molten Rock NW / Unser Blvd NW Intersection
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Consensus Planning / ABCWUA
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request¹*:

Major Amendment to an existing site plan to allow for a new onsite arsenic treatment plant and other
water treatment infrastructure upgrades.

5. This application will be decided at a public meeting or hearing by*:
 - ☐ Zoning Hearing Examiner (ZHE)
 - ☐ Development Review Board (DRB)
 - ☐ Landmarks Commission (LC)
 - ☒ Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: June 15, 2023 at 8:40 AM

Location*²: Via Zoom at the Following Link: <https://cabq.zoom.us/j/2269592859>

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*³:

Rachel Stone, rstone@abcwua.com, 505.298.3071

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

1. Zone Atlas Page(s)*⁴ D-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

Not Applicable

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

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

Not Applicable

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

- ☒ a. Location of proposed buildings and landscape areas.*
- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☒ c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- ☐ 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] Approximately 4.5 Acres
2. IDO Zone District NR-PO-B
3. Overlay Zone(s) [if applicable] VPO-2 - Northwest Mesa Escarpment
4. Center or Corridor Area [if applicable] Not Applicable
- Current Land Use(s) [vacant, if none] Volcano Cliffs Water Pump Station

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

PRICE JAMES E & YEAGLEY JILL ANNE TR
PRICE-YEAGLEY TRUST
7936 VICTORIA DR NW
ALBUQUERQUE NM 87120-3275

BOND ROBERTA SUE & BACHIS TARYN
LOUISE TRUSTEES BOND/BACHIS RVT
5609 CINDER CONE DR NW
ALBUQUERQUE NM 87120-4571

UNITED STATES OF AMERICA
PO BOX 728
SANTA FE NM 87504-0728

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

ARVIZO DANIEL
6201 KAYENTA PL NW
ALBUQUERQUE NM 87120-3281

TOMLINSON RICHARD E & CHERYL O
6319 KESWICK PL NW
ALBUQUERQUE NM 87120-6233

OBRIENT LEX E III
18 GRASSLAND TRL
BENTONVILLE AR 72712-5063

FLORES MICHAEL & ALYSSA
5615 CINDER CONE DR NW
ALBUQUERQUE NM 87120-4571

MADER EDWARD J & JEANEAN P
8009 MAUNA LOA DR NW
ALBUQUERQUE NM 87120

HATCH STANLEY N & CHRISTI A
7940 VICTORIA DR NW
ALBUQUERQUE NM 87120-3275

GIL VIRGIL JR
6506 CALLE REDONDO NW
ALBUQUERQUE NM 87120-2728

CHANG BENSON & LAURA TAIT
6209 KEYENTA PL NW
ALBUQUERQUE NM 87120-3281

LUCERO VICTOR R
11513 BISCASYNE DR NE
ALBUQUERQUE NM 87111-0000

UNITED STATES OF AMERICA C/O
PETROGLYPH NATL MONUMENT
6001 UNSER BLVD NW
ALBUQUERQUE NM 87120-2069

UNITED STATES OF AMERICA
PO BOX 728
SANTA FE NM 87504-0728

RAMIREZ-HERNANDEZ JESSICA &
RAMIREZ RAFAEL S & HERNANDEZ ALICIA
10512 GUADIANA PL SW
ALBUQUERQUE NM 87121

MONTECITO ESTATES COMMUNITY ASSOC.
ATTN: ASSOCIA CANYON GATE
PO BOX 93488
ALBUQUERQUE NM 87199-3488

TORRES RONALD L JR & TERESA E
5613 CINDER CONE DR NW
ALBUQUERQUE NM 87120-4571

SIMKINS WAYNE STEVEN & JESSICA T
6816 BUTEOS DR NW
ALBUQUERQUE NM 87120

UNITED STATES OF AMERICA ATTN:
PETROGLYPH NATL MONUMENT
6001 UNSER BLVD NW
ALBUQUERQUE NM 87120-2069

DIXON DEL L & SEVERIANA L
5623 CINDER CONE DR NW
ALBUQUERQUE NM 87120-4571

HICKMAN ROBERT T & PATSY S
5808 MAFRAQ AVE NW
ALBUQUERQUE NM 87114-6070

MONTECITO ESTATES COMMUNITY ASSOC.
ATTN: ASSOCIA CANYON GATE
PO BOX 93488
ALBUQUERQUE NM 87199-3488

JOETTE LLC
3801 WESTERFELD NE
ALBUQUERQUE NM 87111

SALAS PROPERTIES LLC
5601 CINDER CONE DR NW
ALBUQUERQUE NM 87120

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

UNITED STATES OF AMERICA C/O
PETROGLYPH NATL MONUMENT
6001 UNSER BLVD NW
ALBUQUERQUE NM 87120-2069

ZAMBRANO JEROME & ZAMBRANO MARIA
4508 WAYNESBORO RD NW
ALBUQUERQUE NM 87120-3823

SOTELO-ROBLES MARIA GUADALUPE
9805 STONE ST NW
ALBUQUERQUE NM 87114-4416

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

QUIVERA LAND LLC
1301 CUESTA ARRIBA CT NE SUITE A
ALBUQUERQUE NM 87113-1395

HERNANDEZ PABLO HECTOR &
ARCHULETA PATRICIA LEANN KATERI
2906 GAULT TRL SW
ALBUQUERQUE NM 87121-3702

BACA JEREMY ALLEN & JACQUELINE
5932 LOS RISCOS RD NW
ALBUQUERQUE NM 87120-1726

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

BIENES & AUTOS LLC C/O MORALES-VILLA
JOSE ALEXIS & GARCIA MIREYA
GUADALUPE
5723 MESA RIDGE RD NW
ALBUQUERQUE NM 87114-5797

FALKENTHAL JENNIFER
7932 VICTORIA DR NW
ALBUQUERQUE NM 87120-3275

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

NEIL LISA & LUZ M
5627 CINDER CONE DR NW
ALBUQUERQUE NM 87120-4571

GARCIASALAS GIOVANNI & JENNIFER
MARIE
10040 PETEN PL NW
ALBUQUERQUE NM 87114-1862

SALAS ROBERT J & CHRISTINA M
TRUSTEES TRUST AGREEMENT
5601 CINDER CONE DR NW
ALBUQUERQUE NM 87120-4571

MAESTAS NICHOLAS & DIONDRA
6211 KEYENTA PL NW
ALBUQUERQUE NM 87120-3281

FOUTZ PHIL N & CANDACE E
6400 DUERO PL NW
ALBUQUERQUE NM 87114-4994

RUIZ DEVELOPMENT LLC
PO BOX 66960
ALBUQUERQUE NM 87193-6960

MONTECITO VISTAS COMMUNITY
ASSOCIATION INC C/O AAM LLC
1600 W BROADWAY RD SUITE 200
TEMPE AZ 85282-1134

GURLEY CHRISTOPHER M & VALERIE
9000 VISTA BOSQUEJO RD NW
ALBUQUERQUE NM 87120-7010

KING WILLIAM L & MARILYN S TRUSTEES
KING RVT
9004 VISTA BOSQUEJO RD NW
ALBUQUERQUE NM 87120-7010

JACKS JACK B
6700 VISTA LUCES ST NW
ALBUQUERQUE NM 87120-7067

MONTECITO VISTAS COMMUNITY
ASSOCIATION INC C/O AAM LLC
1600 W BROADWAY RD SUITE 200
TEMPE AZ 85282-1134

KING JEREMY ROSS
9008 VISTA BOSQUEJO RD NW
ALBUQUERQUE NM 87120-7010

MONTECITO VISTAS COMMUNITY
ASSOCIATION INC C/O AAM LLC
1600 W BROADWAY RD SUITE 200
TEMPE AZ 85282-1134

KIMURA MARY TRUSTEE KIMURA LVT &
TAIRA KAY TRUSTEE TAIRA LVT
1419 RED ROCK DR
GALLUP NM 87301-5647

FROSTIC FREDERICK & ERIN
820 TUMULUS DR NW
ALBUQUERQUE NM 87120-1090

CORDOVA MONICA L &
MCMAHAN JARRED D
9132 VISTA BOSQUEJO RD NW
ALBUQUERQUE NM 87120-7141

PECK TEAL MARIE
9128 VISTA BOSQUEJO RD NW
ALBUQUERQUE NM 87120-7141

MCMANIS KENNETH G & SHARON D
9136 VISTA BOSQUEJO RD NW
ALBUQUERQUE NM 87120-7141

CASAUS LOUIS & ANNA MARIE
9124 VISTA BOSQUEJO RD NW
ALBUQUERQUE NM 87120-7141

HINES LAURA & WAGNER ROBERT
9120 VISTA BOSQUEJO RD NW
ALBUQUERQUE NM 87120-7141

PULTE HOMES
7601 JEFFERSON ST NE SUITE 320
ALBUQUERQUE NM 87109

SHENOY MAITHILI H & JEPPSEN JOHN RYAN
9108 VISTA BOSQUEJO RD NW
ALBUQUERQUE NM 87120-7141

MOYA RICHARD D & EVELYN D TRUSTEES
MOYA RVT
9116 VISTA BOSQUEJO RD NW
ALBUQUERQUE NM 87120-7141

QUINTANA GILBERT G TRUSTEE
QUINTANA RVT
9100 VISTA BOSQUEJO RD NW
ALBUQUERQUE NM 87120-7141

SAIZ CHARLES J & DELLA DEMA
9104 VISTA BOSQUEJO RD NW
ALBUQUERQUE NM 87120-7141

HAFENRICHTER EVERETT S & MICHELLE M
9112 VISTA BOSQUEJO RD NW
ALBUQUERQUE NM 87120-7141

GOMEZ JORGE & MONICA L
5316 TIMBERLINE AVE NW
ALBUQUERQUE NM 87120

BIRDBEAR THOMAS & TONIA
8005 FUJI CT NW
ALBUQUERQUE NM 87120

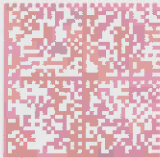
THOMAS DOUGLAS & DORA M
8028 MONTE CARLO DR NW
ALBUQUERQUE NM 87120

HATCH JESSE C & AMY
7940 VICTORIA DR NW
ALBUQUERQUE NM 87120-3275

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

ensus Planning, Inc.
2 8th Street NW
uerque, NM 87102

FIRST-CLASS



US POSTAGE IMIPITNEY BOWES

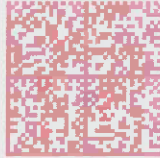


ZIP 871 02 \$ 001.08⁰
02 7H
0006057985 MAY 04 2023

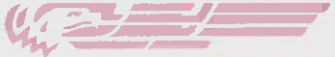
PRICE JAMES E & YEAGLEY JILL ANNE TR
PRICE-YEAGLEY TRUST
7936 VICTORIA DR NW
ALBUQUERQUE NM 87120-3275

ensus Planning, Inc.
2 8th Street NW
uerque, NM 87102

FIRST-CLASS



US POSTAGE IMIPITNEY BOWES



ZIP 871 02 \$ 001.08⁰
02 7H
0006057985 MAY 04 2023

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

onsensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

OBRIENT LEX E III
18 GRASSLAND TRL
BENTONVILLE AR 72712-5063

FIRST-CLASS



US POSTAGE IMPITNEY BOWES



ZIP 87102 \$ 001.08⁰
02 7H
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RAMIREZ-HERNANDEZ JESSICA &
RAMIREZ RAFAEL S & HERNANDEZ ALICIA
10512 GUADIANA PL SW
ALBUQUERQUE NM 87121

nsensus Planning, Inc.
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uquerque, NM 87102

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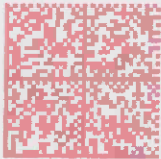


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5808 MAFRAQ AVE NW
ALBUQUERQUE NM 87114-6070

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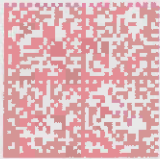


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SALAS PROPERTIES LLC
5601 CINDER CONE DR NW
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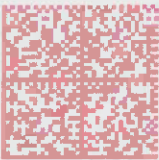


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ZAMBRANO JEROME & ZAMBRANO MARIA
4508 WAYNESBORO RD NW
ALBUQUERQUE NM 87120-3823

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buquerque, NM 87102

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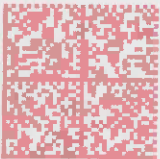


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BOND ROBERTA SUE & BACHIS TARYN
LOUISE TRUSTEES BOND/BACHIS RVT
5609 CINDER CONE DR NW
ALBUQUERQUE NM 87120-4571

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FLORES MICHAEL & ALYSSA
5615 CINDER CONE DR NW
ALBUQUERQUE NM 87120-4571

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6506 CALLE REDONDO NW
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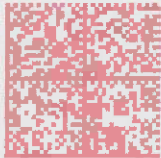


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ALBUQUERQUE NM 87114-4416

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6319 KESWICK PL NW
ALBUQUERQUE NM 87120-6233

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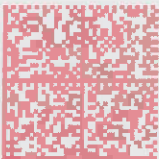


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MADER EDWARD J & JEANEAN P
8009 MAUNA LOA DR NW
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CHANG BENSON & LAURA TAIT
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ALBUQUERQUE NM 87120-3281

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Albuquerque, NM 87102

TORRES RONALD L JR & TERESA E
5613 CINDER CONE DR NW
ALBUQUERQUE NM 87120-4571

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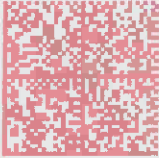


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1301 CUESTA ARRIBA CT NE SUITE A
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SALAS ROBERT J & CHRISTINA M
TRUSTEES TRUST AGREEMENT
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PO BOX 66960
ALBUQUERQUE NM 87193-6960

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KING WILLIAM L & MARILYN S TRUSTEES
KING RVT
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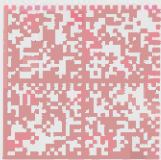


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FROSTIC FREDERICK & ERIN
820 TUMULUS DR NW
ALBUQUERQUE NM 87120-1090

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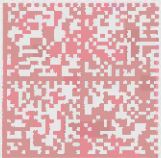


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MCMANIS KENNETH G & SHARON D
9136 VISTA BOSQUEJO RD NW
ALBUQUERQUE NM 87120-7141

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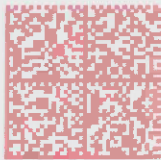


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PULTE HOMES
7601 JEFFERSON ST NE SUITE 320
ALBUQUERQUE NM 87109

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HERNANDEZ PABLO HECTOR &
ARCHULETA PATRICIA LEANN KATERI
2906 GAULT TRL SW
ALBUQUERQUE NM 87121-3702

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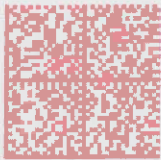


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BIENES & AUTOS LLC C/O MORALES-VILLA
JOSE ALEXIS & GARCIA MIREYA GUADALUPE
5723 MESA RIDGE RD NW
ALBUQUERQUE NM 87114-5797

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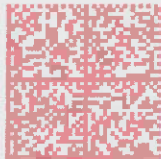


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NEIL LISA & LUZ M
5627 CINDER CONE DR NW
ALBUQUERQUE NM 87120-4571

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uquerque, NM 87102

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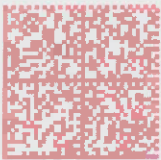


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MAESTAS NICHOLAS & DIONDRA
6211 KEYENTA PL NW
ALBUQUERQUE NM 87120-3281

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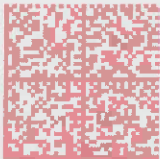


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JACKS JACK B
6700 VISTA LUCES ST NW
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ASSOCIATION INC C/O AAM LLC
1600 W BROADWAY RD SUITE 200
TEMPE AZ 85282-1134

nsensus Planning, Inc.
302 8th Street NW
uquerque, NM 87102

CORDOVA MONICA L &
MCMAHAN JARRED D
9132 VISTA BOSQUEJO RD NW
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CASAUS LOUIS & ANNA MARIE
9124 VISTA BOSQUEJO RD NW
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SHENOY MAITHILI H & JEPPSEN JOHN RYAN
9108 VISTA BOSQUEJO RD NW
ALBUQUERQUE NM 87120-7141

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BACA JEREMY ALLEN & JACQUELINE
5932 LOS RISCOS RD NW
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GARCIASALAS GIOVANNI & JENNIFER
MARIE
10040 PETEN PL NW
ALBUQUERQUE NM 87114-1862

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6400 DUERO PL NW
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GURLEY CHRISTOPHER M & VALERIE
9000 VISTA BOSQUEJO RD NW
ALBUQUERQUE NM 87120-7010

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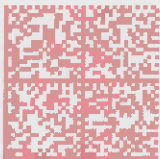


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KIMURA MARY TRUSTEE KIMURA LVT &
TAIRA KAY TRUSTEE TAIRA LVT
1419 RED ROCK DR
GALLUP NM 87301-5647

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HINES LAURA & WAGNER ROBERT
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MOYA RICHARD D & EVELYN D TRUSTEES
MOYA RVT
9116 VISTA BOSQUEJO RD NW
ALBUQUERQUE NM 87120-7141

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QUINTANA GILBERT G TRUSTEE
QUINTANA RVT
9100 VISTA BOSQUEJO RD NW
ALBUQUERQUE NM 87120-7141

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GOMEZ JORGE & MONICA L
5316 TIMBERLINE AVE NW
ALBUQUERQUE NM 87120

nsensus Planning, Inc.
302 8th Street NW
uquerque, NM 87102

HATCH JESSE C & AMY
7940 VICTORIA DR NW
ALBUQUERQUE NM 87120-3275

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SAIZ CHARLES J & DELLA DEMA
9104 VISTA BOSQUEJO RD NW
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BIRDBEAR THOMAS & TONIA
8005 FUJI CT NW
ALBUQUERQUE NM 87120

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302 8th Street NW
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HAFENRICHTER EVERETT S & MICHELLE M
9112 VISTA BOSQUEJO RD NW
ALBUQUERQUE NM 87120-7141

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THOMAS DOUGLAS & DORA M
8028 MONTE CARLO DR NW
ALBUQUERQUE NM 87120



ABCWUA Volcano Cliffs Major Amendment



Legend

- Bernalillo County Parcels
- Municipal Limits
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED

Notes

100' Buffer of Entire Section as included in Legal Description of Property. Created by Consensus Planning on 5/3/2023.

3,535 0 1,767 3,535 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1: 21,208

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OPEN SPACE ADVISORY BOARD

MINUTES

OPEN SPACE ADVISORY BOARD MEETING MINUTES

April 25, 2023
1:30pm
Open Space Visitor Center

Members Present

Don Meaders, Michael Scisco, Barbara Taylor, Corina Jaramillo-Feldman (left 3:15 pm), Tasia Young (Zoom, left 3:58 pm)

Members Absent

Taylor Bui, Twyla McComb

Staff Members Present

Kim Selving, (Administrative Assistant, Open Space Division), Colleen Langan-McRoberts (Superintendent, Open Space Division), Tricia Keffer (Planner, Open Space Division), James Lewis, (Assistant Superintendent, Open Space Division)

Visitors Present

Shanna Schultz (Council Services), Jane Rael (Water Authority), Amelia Seymonds (Water Authority)

1. Call to Order and Introductions

Chair Don Meaders called the meeting to order at **1:39 pm**.

2. Action: Approval of Agenda

Motion: Michael Scisco moved approval of the agenda, second by Barbara Taylor.

Motion carried unanimously, 5-0

3. Action: Approval of the March 28, 2023 Meeting Minutes

Motion: Barbara Taylor moved the approval of minutes from the March 28, 2022 Minutes; second by Michael Scisco.

Motion carried unanimously, 5-0

4. Public Comment

None

5. Announcements and Correspondence

None.

6. Action: Volcano Cliffs Arsenic Treatment and Pump Station Upgrade

Barbara Taylor moved in favor of the Volcano Cliffs Arsenic Treatment upgrade, seconded by Michael Scisco. Approved unanimously 5-0

7. Action: 0-23-77, A proposed amendment to the IDO

A proposed amendment to the IDO to create a new Site Plan approval process in which the City Council is the final decision-making body for certain extraordinary facilities in MPOS. Barbara Taylor gave a summary of a desired process for OSAB participation. Short discussion with Shanna Schultz regarding the process and wording for recommendation made in letter. Barbara Taylor moved to approve the letter as amended as a result of the discussion, second by Michael Scisco. Motion carried unanimously 5-0.

8. Committee Reports

Board and staff reported on their committee meetings

9. Staff Updates

Colleen Langan-McRoberts updated the board on upcoming and ongoing projects within Open Space.

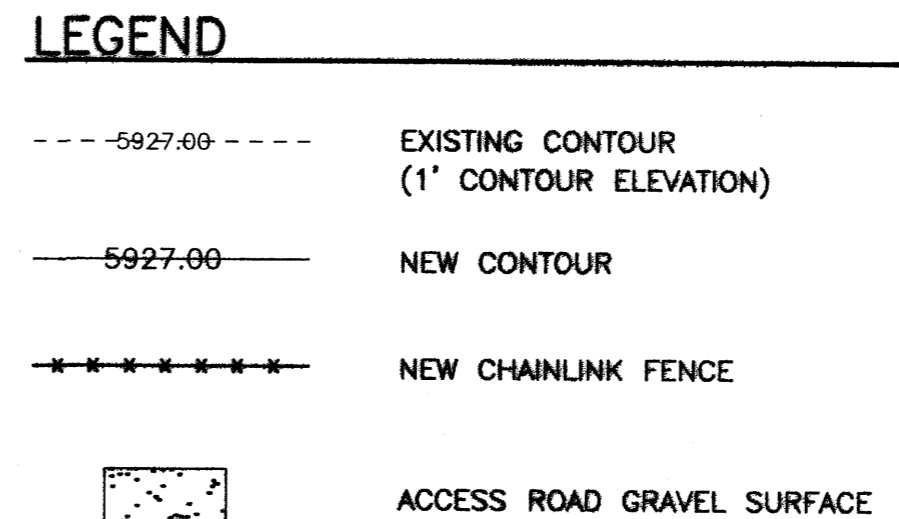
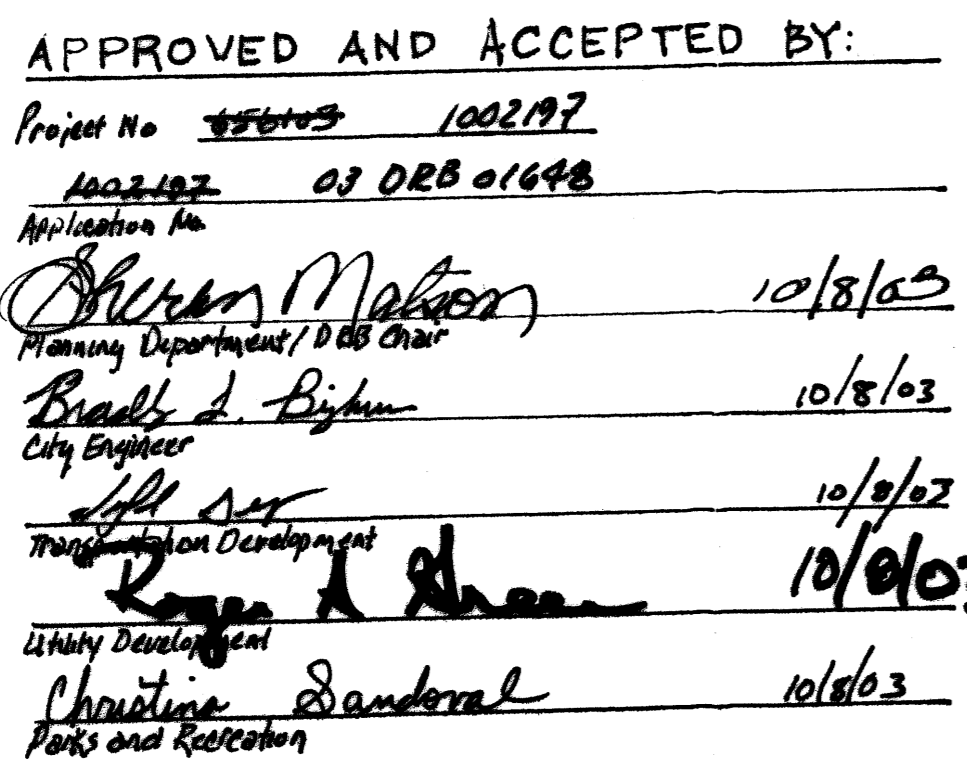
10. Adjournment

Motion to adjourn by Barbara Taylor; second by Michael Scisco. Motion carried unanimously, 5-0.

Meeting adjourned at 4:03 pm.

CONTROLLING SITE DEVELOPMENT PLAN

CAB-101 1 of 1 (1=2024/03



MOLZEN-CORBIN & Associates
ENGINEERS/ARCHITECTS/PLANNERS

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VOLCANO CLIFFS ARSENIC TREATMENT FACILITY

& PUMP STATION UPGRADES

SITE PLAN REDUCTIONS

1. Project Overview
2. Grading Plan
3. Utility Plan
4. Landscape Plan
5. Elevations: Arsenic Treatment Building
6. Elevations: Sodium Hypochlorite Generation Building
7. Elevations: Carbonic Acid Building

STRUCTURE	SQUARE FOOTAGE	DESCRIPTION
NEW ARSENIC TREATMENT BUILDING	5900	HOUSES ARSENIC TREATMENT SYSTEM
NEW SODIUM HYPOCHLORITE (SHC) BUILDING AND BRINE TANK STORAGE ROOM	520	HOUSES SODIUM HYPOCHLORITE GENERATION SYSTEM AND CHEMICAL STORAGE TANKS
CARBONIC ACID INJECTION BUILDING	130	HOUSES CARBONIC ACID INJECTION SYSYEM
CHLORINE ANALYZER ROOM	150	HOUSES CHLORINE ANALYZERS
VOLCANO CLIFFS RESERVOIR NO.1	N/A	32' HIGH ENCLOSED WATER TANK
VOLCANO CLIFFS RESERVOIR NO.2	N/A	32' HIGH ENCLOSED WATER TANK

	ENCLOSURE/ SCREEN WALLS	HEIGHT	LENGTH	MATERIAL	COLOR
(A)	EXISTING ELECTRIC YARD EXTENSION (SEE PHOTO)	6'	60'	8" CMU BLOCK WALL	RED/BROWN (MATCH EXISTING COLOR)
(B)	EVAPORATIVE COOLER	8'-10"	29'-8 1/2"	12" CMU BLOCK WALL	RED/BROWN (MATCH EXISTING COLOR)
(C)	CO2 TANK	9'-4"	44'-8"	12" CMU BLOCK WALL	RED/BROWN (MATCH EXISTING COLOR)
(D)	SURGE TANK	10'	140'	8" CMU BLOCK WALL	RED/BROWN (MATCH EXISTING COLOR)

SITE DATA:

-SITE AREA AND LEGAL DESCRIPTION: 4.67-ACRE PORTION OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 2 EAST

-ZONING OVERLAY: NORTHWEST MESA ESCARPMENT VPO-2

-EXISTING/PROPOSED LAND USE: UTILITY INFRASTRUCTURE INCLUDING WATER RESERVOIR, ARSENIC TREATMENT BUILDING, PUMP STATION, AND RELATED USES

NOTES:

- 1 NEW ARSENIC TREATMENT BUILDING
- 2 NEW FRP SODIUM HYPOCHLORITE (SHC)
- 3 NEW BRINE TANK STORAGE ROOM WITH BRINE TANK
- 4 NEW CARBON DIOXIDE STORAGE TANK AND WALL ENCLOSURE
- 5 NEW CARBONIC ACID INJECTION BUILDING.
- 6 NEW BACKWASH EQUALIZATION TANK
- 7 EXISTING SHC GENERATION BUILDING TO BE DEMOLISHED.
- 8 EXISTING SHC STORAGE VAULT TO BE DEMOLISHED.
- 9 CONSTRUCTION OF NEW CONCRETE DRIVEWAY AND ENTRANCE WITH NEW MANUAL ENTRANCE GATE.
- 10 RECONSTRUCTION OF EXISTING CONCRETE DRIVEWAY, RELOCATION OF EXISTING GATE AND FENCE.
- 11 RELOCATION OF GAS METER AND PIPING.
- 12 NEW PRIMARY TRANSFORMER.
- 13 NEW TRANSFORMERS AND PRIMARY FUSED SWITCHES.
- 14 NEW CHLORINE ANALYZERS AND BOOSTER PUMPS IN THE EXISTING ROOM.

GENERAL NOTES

1) THIS SITE PLAN IS A MAJOR AMENDMENT TO THE SITE PLAN FOR BUILDING PERMIT (PROJECT #1002197; APPLICATION 03DRB-01648).

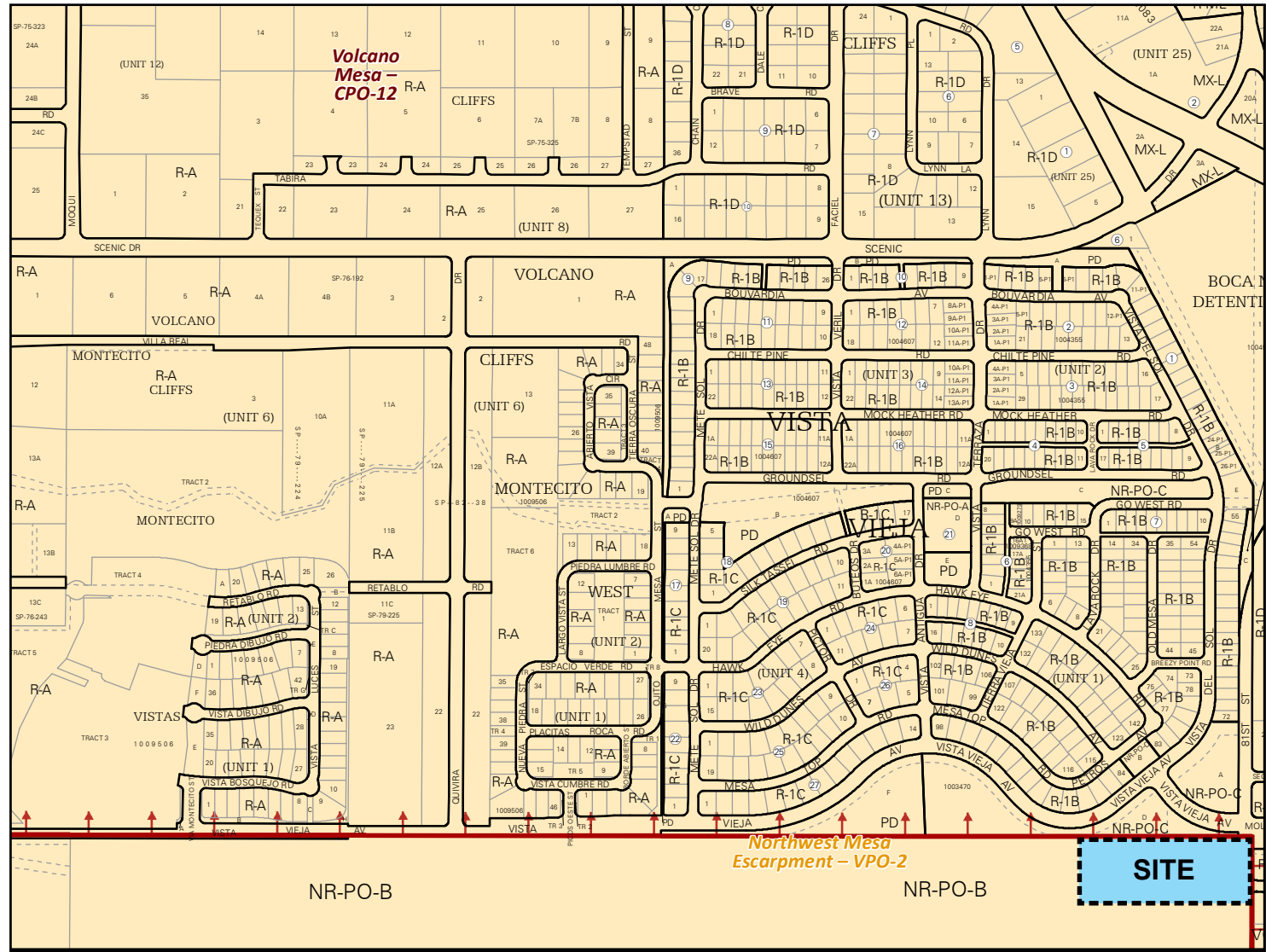
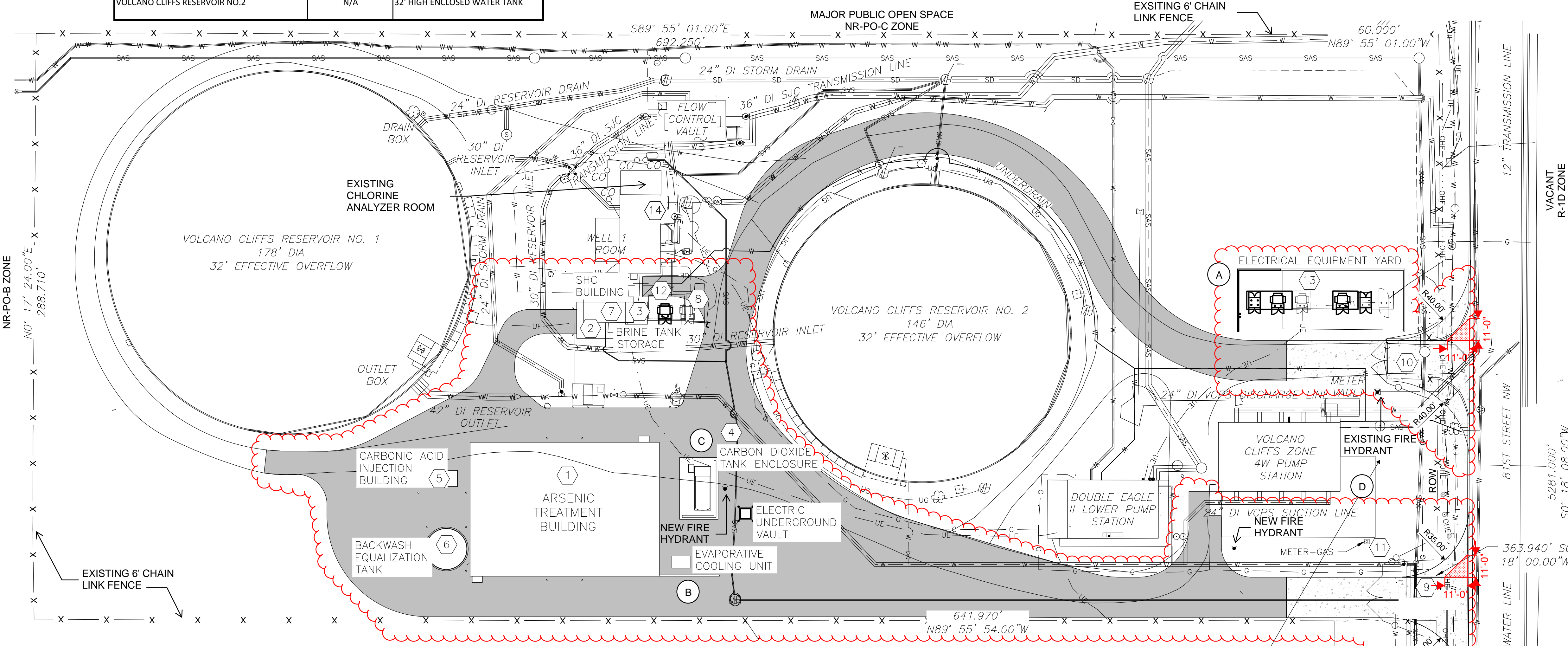
2) THE INTEGRATED DEVELOPMENT ORDINANCE (IDO) REQUIRES DEVELOPMENT WITHIN MAJOR PUBLIC OPEN SPACE ZONED PROPERTIES TO BE REVIEWED AND APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC).

3) THIS SITE PLAN IS IN ACCORDANCE WITH THE PERMANENT EASEMENT GRANTED BY THE CITY OF ALBUQUERQUE TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY FOR VOLCANO CLIFFS 81 & VISTA VIEJA WELL #1 SITE FOR THE "...CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT, AND OPERATION OF PUBLIC WATER AND SANITARY SEWER SYSTEM FACILITIES INCLUDING UNDERGROUND PIPELINES, WELLS, PUMP STATIONS, RESERVOIRS, AND ALL IMPROVEMENTS, FACILITIES, EQUIPMENT, AND APPURTENANCES NECESSARY FOR THE OPERATION OF THE WATER AUTHORITY'S WATER AND SANITARY SEWER SYSTEM ("FACILITY") TOGETHER WITH THE RIGHT TO REMOVE TREES, BUSHES, UNDERGROWTH AND ANY OTHER OBSTACLES UPON THE PROPERTY IF THE WATER AUTHORITY DETERMINES THEY INTERFERE WITH THE APPROPRIATE USE OF THIS EASEMENT." (DOC # 2018069239 08/07/2018)

4) THE SUBJECT PROPERTY WILL REMAIN FENCED, LOCKED, AND NOT OPEN TO THE PUBLIC.

5) LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN THREE (3) AND EIGHT FEET (8) TALL (AS MEASURED FROM GUTTER PLAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE

6) THE WATER AUTHORITY MUST MEET SECURITY REQUIREMENTS WITH THE PURPOSE OF PROTECTING CRITICAL DRINKING WATER SUPPLY, TREATMENT AND DISTRIBUTION SYSTEMS, INCLUDING RESERVOIR, PUMP STATION, WELL SITE, AND PLANT FACILITIES FROM SECURITY THREATS. ENSURING SECURE FACILITIES INCLUDES HAVING INTACT SECURITY FENCES, CLEAR LINE-OF-SITE THROUGH FENCES FOR OUR WATER AUTHORITY PERSONNEL, PROPER LIGHTING, AND MINIMAL LANDSCAPING THAT DOES NOT INTERFERE WITH OUR ABILITY TO OPERATE, MAINTAIN, AND SECURE OUR EQUIPMENT AND PIPING INSIDE (AND OUTSIDE) OUR FACILITIES.



PROJECT NUMBER: _____

Application Number: _____

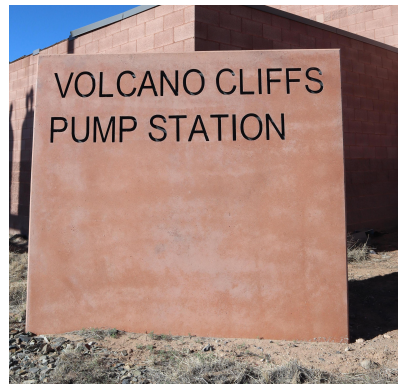
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

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	Date _____
ABCWUA	Date _____
Parks and Recreation Department	Date _____
Hydrology	Date _____
Code Enforcement	Date _____
* Environmental Health Department (conditional)	Date _____
Solid Waste Management	Date _____
Planning Department	Date _____

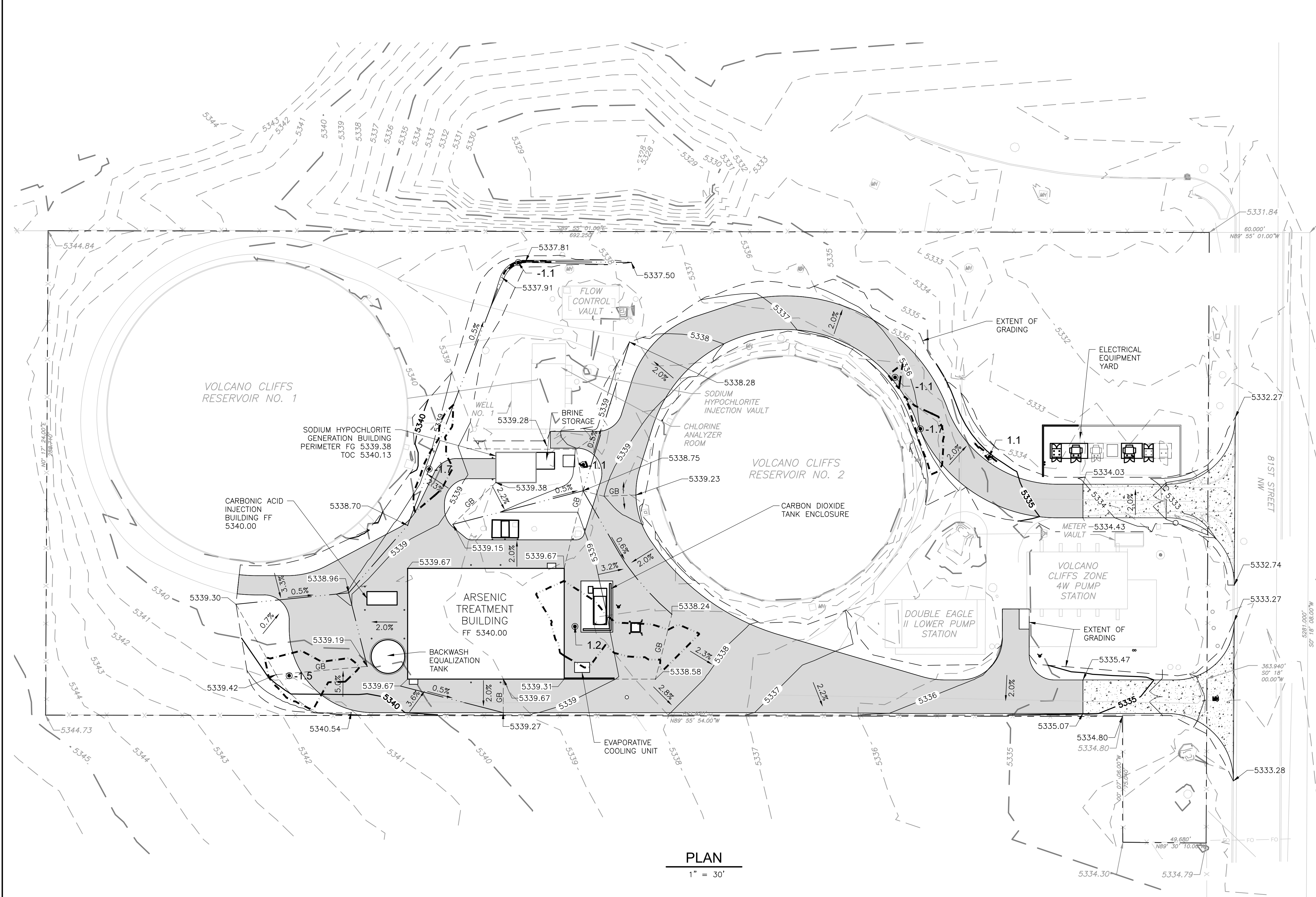
MAJOR PUBLIC OPEN SPACE & PARKING LOT NR-PO-B ZONE



EXISTING PROPERTY SIGN 7'x8' BROWN STUCCO FINISH

SCALE:	SUBMITTED BY:	ENGINEER'S SEAL	 ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY		
1" = 30'	 6001 Indian School Road, N.E. Suite 310 Albuquerque, New Mexico 87110 Tel: (505) 243-3200		TITLE: VOLCANO CLIFFS ARSENIC TREATMENT FACILITY AND PUMP STATION UPGRADES PROJECT OVERVIEW		
 ATTENTION 0 1/2" 1" GRAPHIC SCALE THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)					
WATER AUTHORITY CONSTRUCTION PROJECT NO. 2822.0			ZONE MAP NO. D-09-Z	SHEET G-6	

XREFs: [2002-09-04 Topo, Volcano Cliffs, Boundary, CEP000ST, ABCWUA, 22x34, CWP001ST, XX-Elc Site Plan - For CDM, EGE RICHARDSON, NM, STAMP, PLWZ000FL] Images [gis contours]
Last saved by: WAINWRIGHTMD Time: 4/18/2023 6:32:23 PM
C:\Users\WAINWRIGHTMD\Documents\CADD\VOLCANO CLIFFS\backkup\CPRMGRPL.dwg



LEGEND

- 1 FOOT CUT LINE
- 1 FOOT FILL LINE
- 1.4 DEPTH OF CUT
- 1.4 DEPTH OF FILL
- 0.5% DRAINAGE SWALE
- GB GRADE BREAK LINE
- SITE BOUNDARY

NOTES:




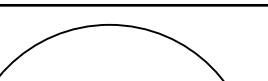
THERE ARE NO RETAINING WALLS OR GRADE CHANGES LARGER THAN 4 FEET ON THE SITE.

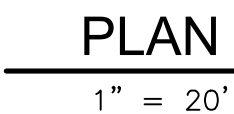
DESCRIPTION OF SITE TOPOGRAPHY:

EXISTING GRADE WITHIN THE IMPROVEMENT AREA CONSISTS OF GENTLE SLOPES BETWEEN 0% AND 10%. 80% OF THE SITE IS BELOW 5% SLOPE. THE AREA WEST AND SOUTHWEST OF THE SITE BOUNDARY SLOPES 2% TO 7% TOWARD THE SITE. THERE IS A STEEP TO MODERATE SLOPE DOWN FROM THE NORTH BOUNDARY. SOME SURFACE FLOW IS DIRECTED OFF SITE TO THE NORTH AND INTO A DETENTION BASIN. MOST OF THE SURFACE FLOW PASSES SOUTH OF THE EXISTING TANKS TOWARD THE EAST PROPERTY LINE AND EVENTUALLY OFF THE SOUTH BOUNDARY ABOUT 130' WEST OF 81ST ST NW. THE PROPOSED SITE LAYOUT PLACES A NEW STRUCTURE WHERE SURFACE FLOW CURRENTLY PASSES THROUGH THE SOUTHERN PART OF THE SITE. THE PROPOSED GRADING PLAN EXTENDS THE DRIVEWAY AREA WEST OF THE NEW STRUCTURE, WHERE MOST OF THE OFF-SITE FLOW IS COLLECTED BY A SHALLOW DRAINAGE SWALE AND DIRECTED TO THE NORTH ON THE EAST SIDE OF RESERVOIR NO. 1. THE SWALE ENDS BY DAYLIGHTING NEAR THE NORTH PROPERTY BOUNDARY, BETWEEN THE TWO RESERVOIRS. FROM HERE WATER WILL SHEET FLOW NORTHEAST UNTIL IT LEAVES THE SITE. SOME SURFACE WATER EAST OF RESERVOIR TO WILL BE DIRECTED TO AN EXISTING BASIN ON THE NE CORNER OF THE SITE; THE REST WILL FLOW ACROSS THE EAST BOUNDARY. SURFACE WATER SOUTH OF THE NEW ARSENIC TREATMENT BUILDING WILL FLOW ALONG THE SOUTHERN BOUNDARY AND RUN OFF THE SITE AT ROUGHLY THE SAME LOCATION AS EXISTING. PROPOSED GRADES AROUND THE SITE ARE MOSTLY 5% OR LESS, EXCEPT FOR DRAINAGE SWALES AND CUT/FILL SLOPES, WHICH ARE NO STEEPER THAN 3:1.

PLAN

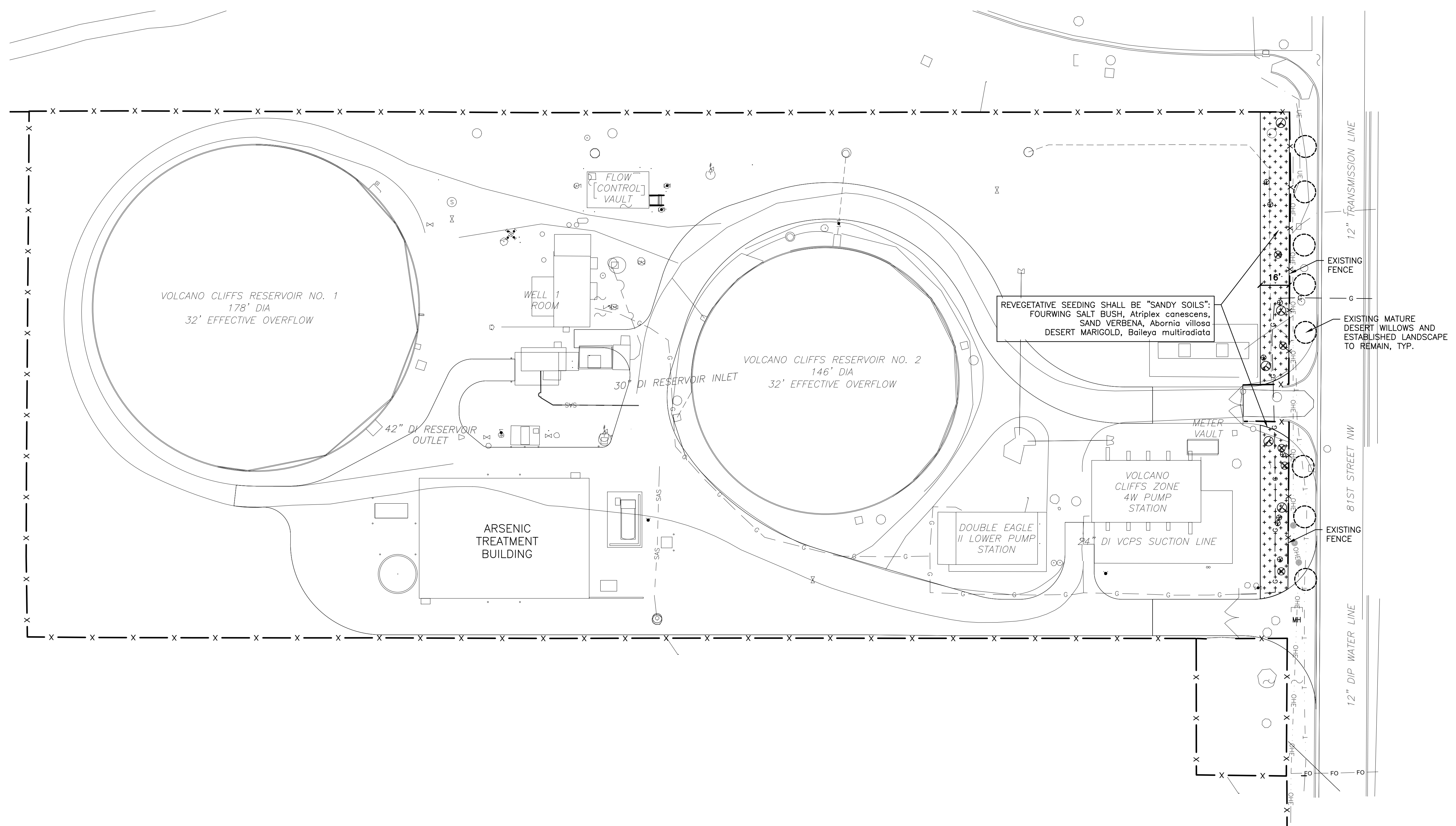
1" = 30'

SCALE:	SUBMITTED BY:	ENGINEER'S SEAL	 ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY			
	 6001 Indian School Road, N.E. Suite 310 Albuquerque, New Mexico 87110 Tel: (505) 243-3200		TITLE: VOLCANO CLIFFS ARSENIC TREATMENT FACILITY AND PUMP STATION UPGRADES GRADING PLAN			
			WATER AUTHORITY CONSTRUCTION PROJECT NO.	2822.0	ZONE MAP NO. D-09-Z	SHEET C-9



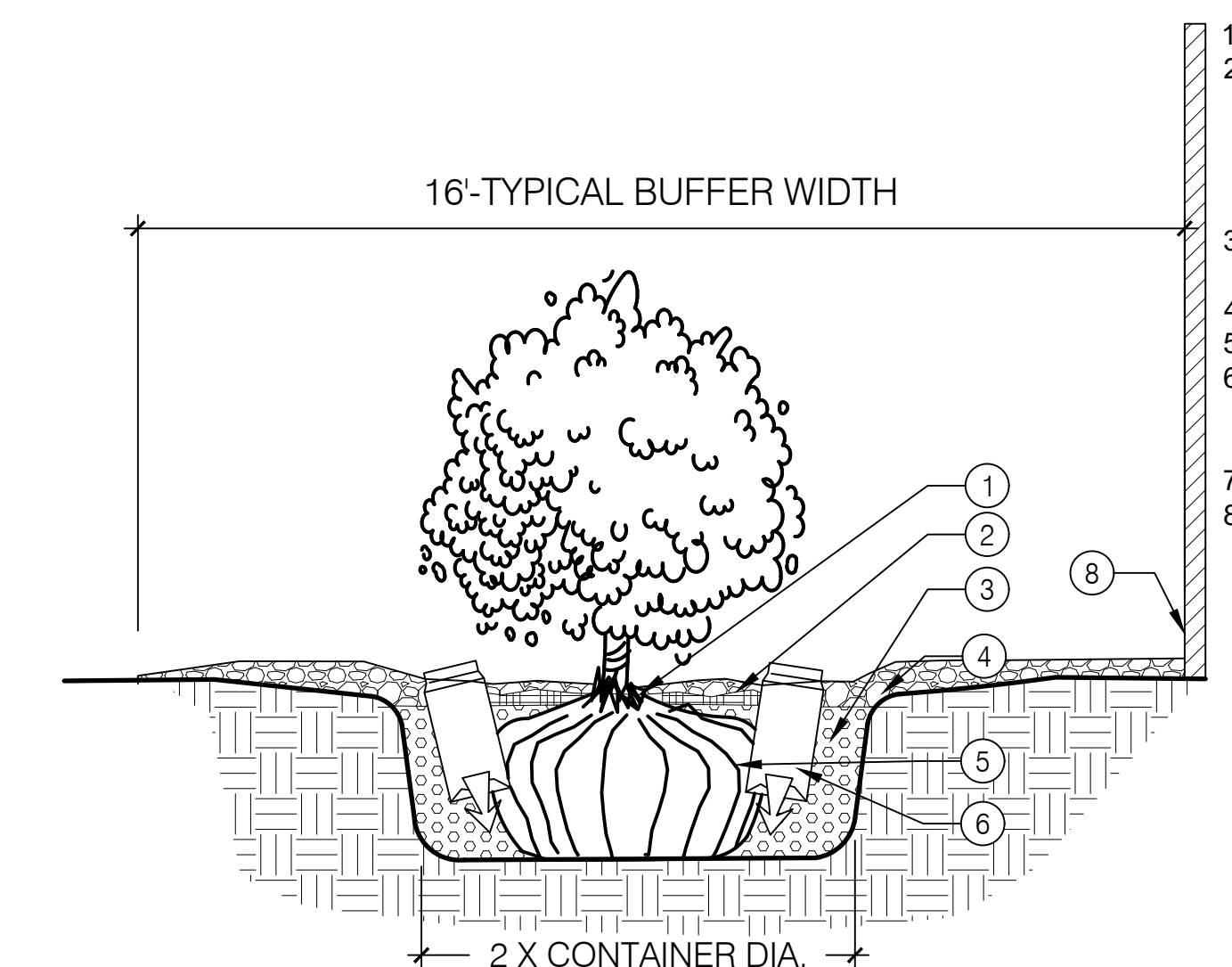
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XREFS: [2002-009-04_Topo_Volcano_Cliffs_Boundary_CEP000ST_ABCWUA_22x04_CWP001ST_2308.003.M-11_XA-Elec-Site Plan - For CDM, PLW2000FL] Images: [0]



GENERAL LANDSCAPE NOTES:

- NEW SHRUBS SHALL BE HAND WATERED UNTIL ESTABLISHED (APPROXIMATELY ONE GROWING SEASON) MINIMUM OF 5 GALLONS PER LARGE SHRUB AND 2 GALLONS PER MEDIUM SHRUB.
 - ONCE A WEEK IN MARCH
 - TWICE A WEEK IN APRIL AND MAY
 - THREE TIMES A WEEK IN JUNE, JULY AND AUGUST
 - TWICE A WEEK IN SEPTEMBER AND OCTOBER
 - ONCE A WEEK IN NOVEMBER



A NATIVE SHRUB PLANTING W/ IRRG SUPPLEMENTATION

SCALE: N.T.S.

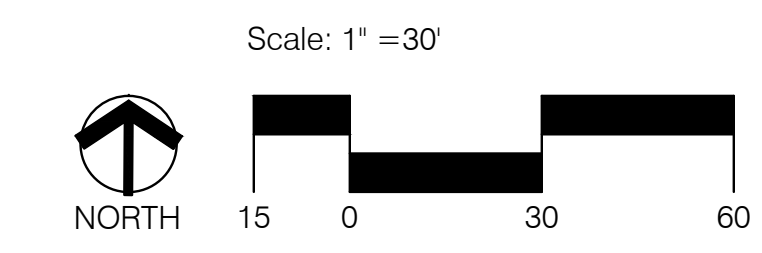
PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	MATURE SIZE	WATER USE
SHRUBS:					
5		ARTEMISA FILIFOLIA SAND SAGE	5-GAL	4' HT. X 4' SPR.	LOW
5		ERICAMERIA NAUSEOSA CHAMISA	5-GAL	4' HT. X 5' SPR.	LOW
8		FALLUGIA PARADOXA APACHE PLUME	5-GAL	3' HT. X 3' SPR.	LOW

SEEDING

3,725 REVEGETATIVE SEEDING; 'SANDY SOILS' SEED MIX, (SEE NOTE ON PLANTING PLAN). PREP SEEDING AREA BY TILLING 4" DEEP, SPREAD SEED AND TOP WITH 2" DEPTH 3/4"-1" 'BROWN' GRAVEL MULCH.

ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES TO BE DRILL SEEDED AND HYDRO-MULCHED TO THE EXTENTS OF DISTURBANCE.



CONSULTANTS

WATER TREATMENT PLANT
ALBUQUERQUE, NM
MAY 4, 2023

SUBMITTAL: MAY 4, 2023

REVISIONS

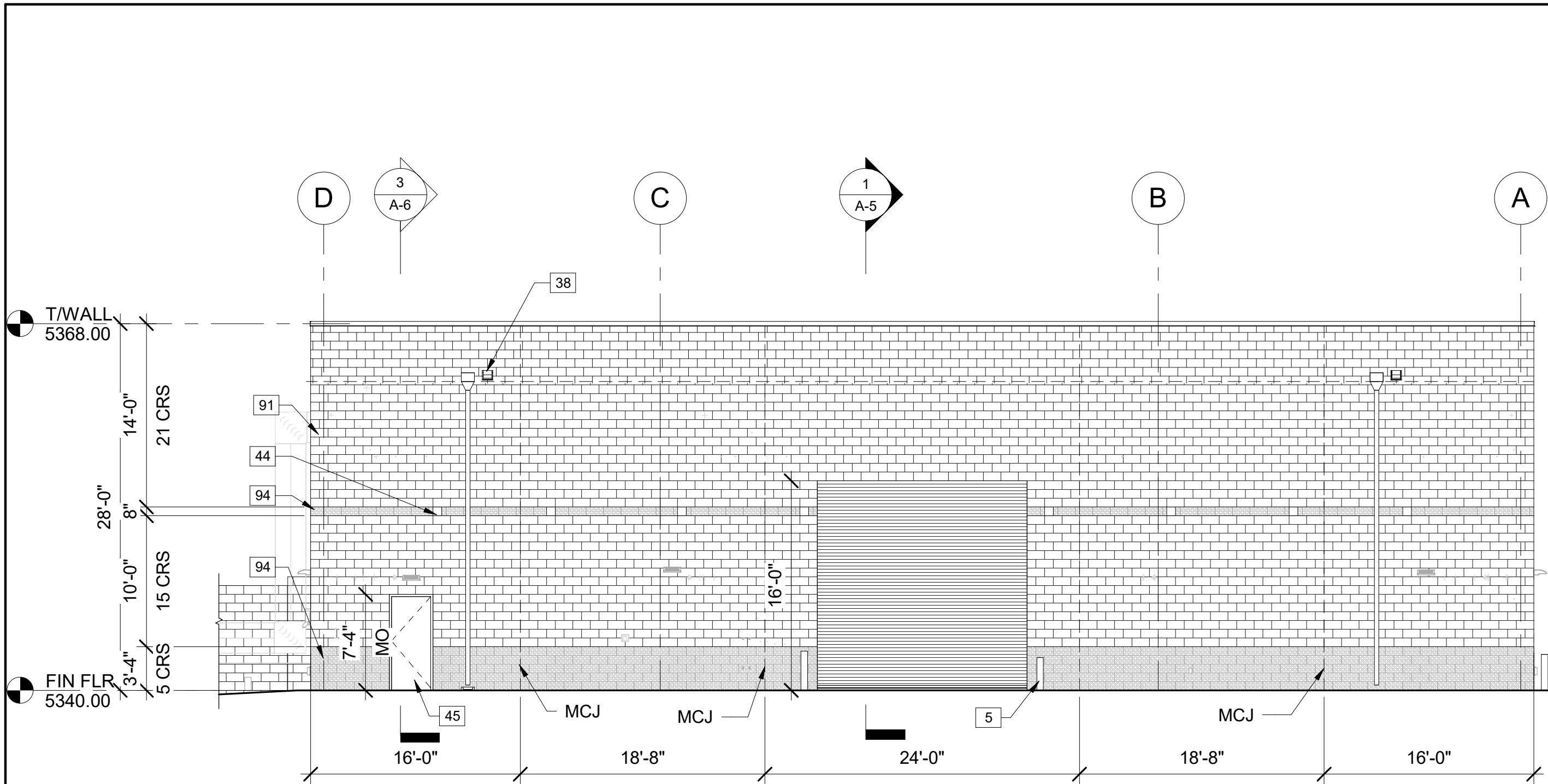
NO.	DATE	DESCRIPTION

PROJECT NO: X
CAD DWG FILE:
DESIGNED BY: AM DATE: 5/4/23
DRAWN BY: AM DATE: 5/4/23
CHECKED BY: KR DATE: 5/4/23

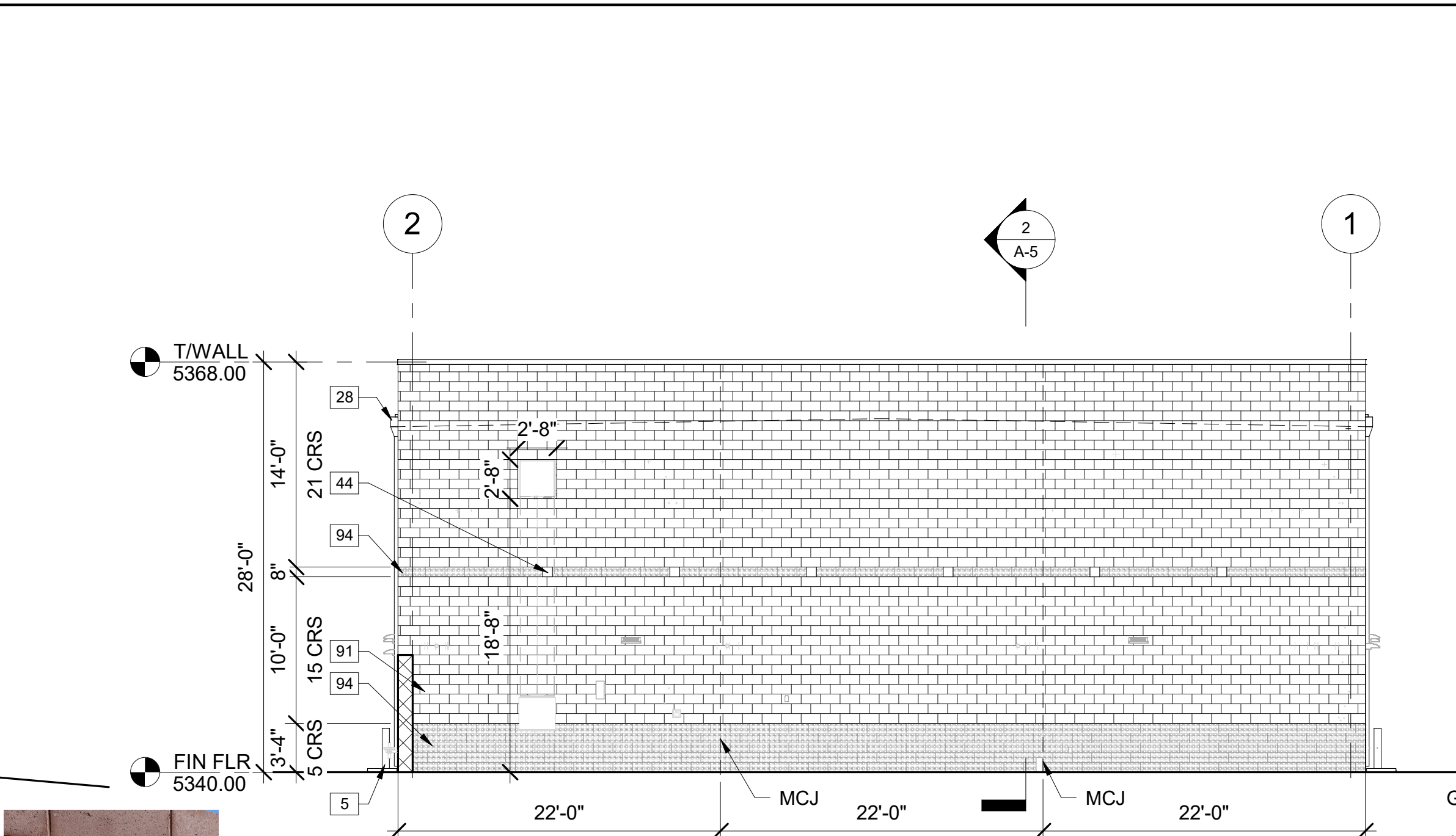
SHEET TITLE

LANDSCAPE
PLAN

DRAWING SHEET



1 NORTH ELEVATION
A-3
1/8" = 1'-0"



2 EAST ELEVATION
A-3
1/8" = 1'-0"



SMOOTH FACE CMU
RED/BROWN

SPLIT FACE CMU
RED/BROWN

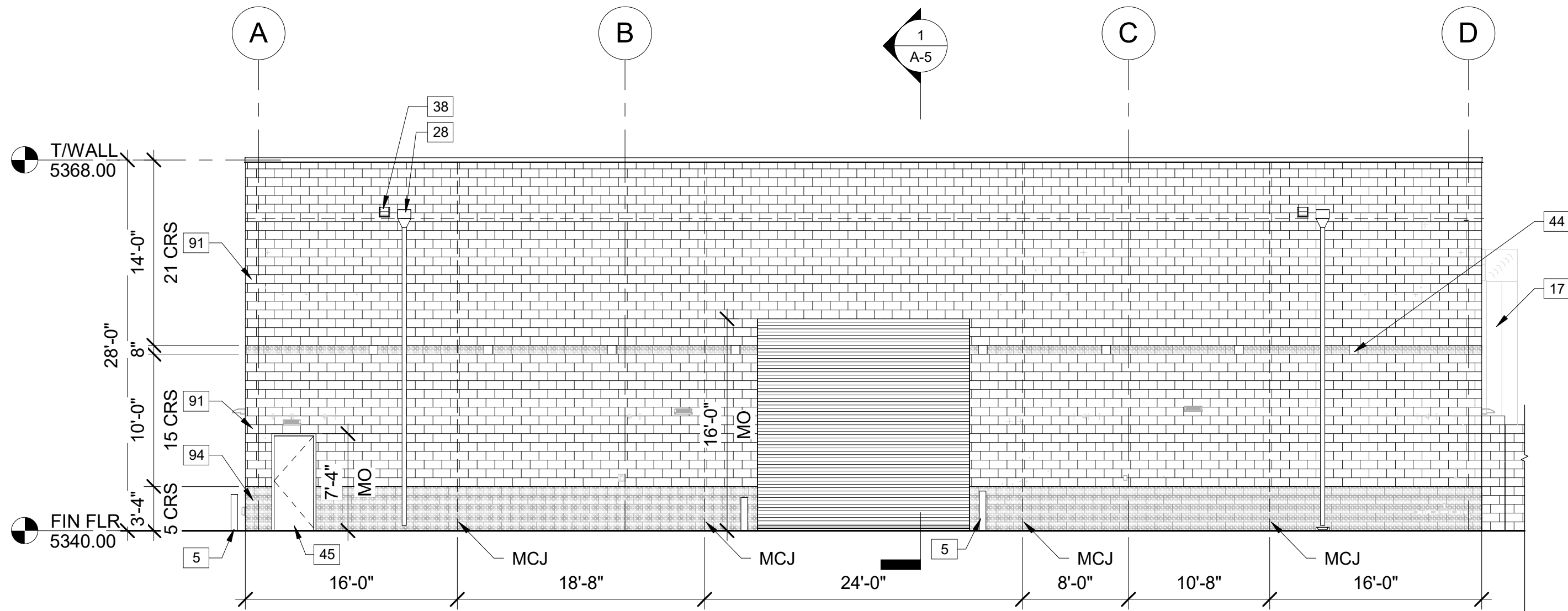
KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
5	BOLLARD, TYP, SEE "C" DWGS
17	HVAC EQUIPMENT, CHAMPION, 14/21 SD L: 62-IN, W: 62-IN, H: 60-IN SEE "H" DWGS
19	LIGHT FIXTURE, HOLOPHANE LIGHTING, HLWPC2P20 L: 16-IN, W: 12-IN, H: 5-IN SEE "E" DWGS
28	ALUMINUM CONDUCTOR HEAD, DOWNSPOUT AND SCUPPER, TYP
38	OVERFLOW SCUPPER, BOTTOM OF OVERFLOW SCUPPER TO BE 2-IN ABOVE BOTTOM OF PRIMARY SCUPPER, TYP
44	8" SMOOTH FACE CMU TYPE 3
45	HOLLOW METAL DOOR AND FRAME, SEE SCHD
91	12" SPLIT FACE CMU TYPE 2
94	12" SPLIT FACE CMU TYPE 1

CMU LEGEND	
	CMU- TYPE 1 : SMOOTH FACE CMU
	CMU- TYPE 2 : SPLIT FACE CMU
	CMU- TYPE 3 : 8"x8" SMOOTH FACE CMU

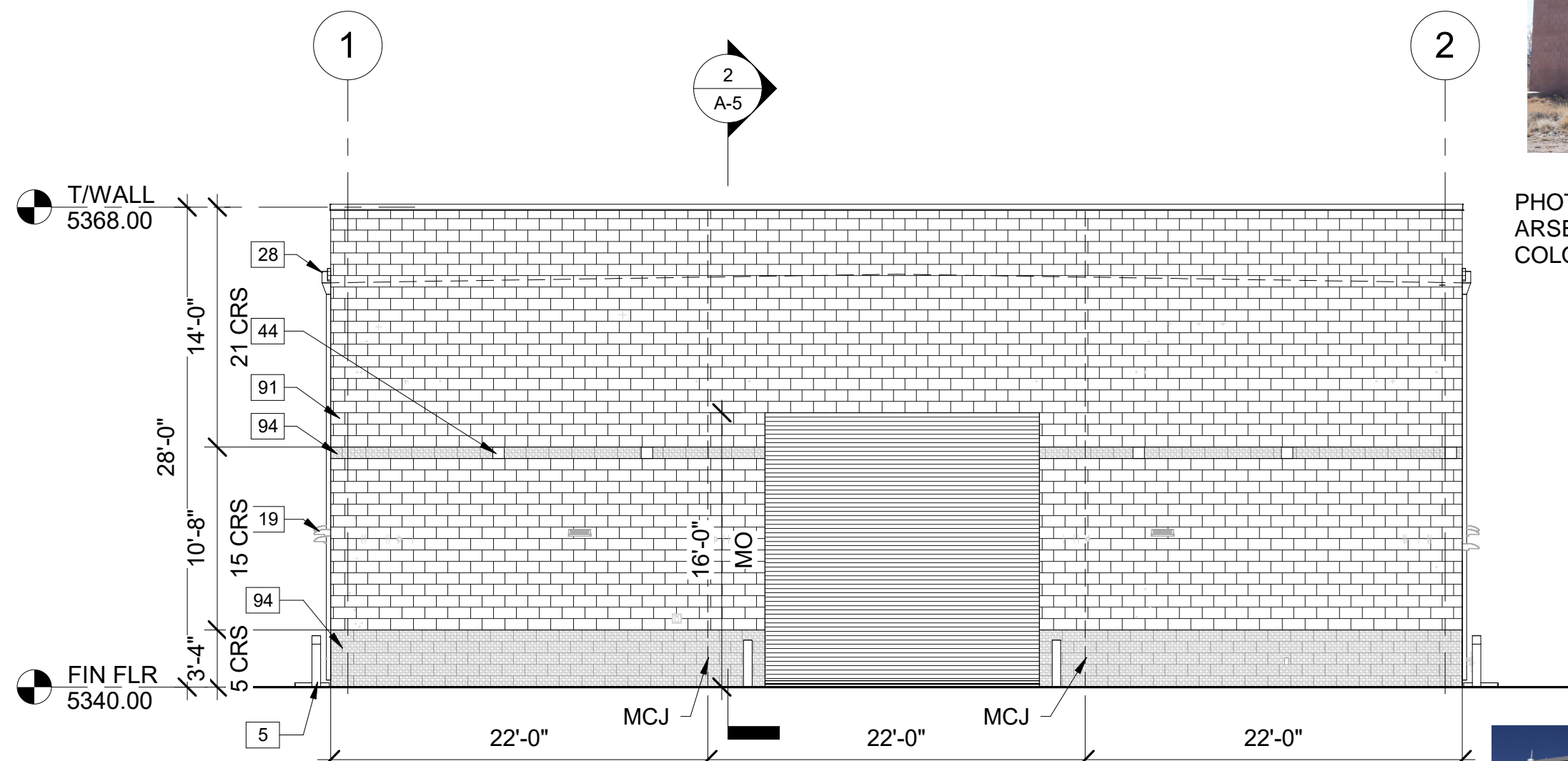
- GENERAL NOTES:
- CMU COLOR TO MATCH EXISTING VOLCANO CLIFFS PUMP STATION. LIGHT REFLECTIVE VALUE (LRV) OF CMU BLOCKS SHALL RANGE FROM 20-50%
 - REMOVE HIGH POINTS ON THE SPLIT FACE CMU TO OBTAIN A LEVEL SURFACE FOR THE MOUNTING OF EXTERIOR LIGHTS AND RECEPTACLES.
 - REFER TO "H" SHEETS FOR DUCT PENETRATION DETAILS.
 - CMU OPENINGS SHALL BE COORDINATED WITH APPROVED EQUIPMENT SYSTEMS.



PHOTO OF EXISTING PUMP STATION. THE NEW ARSENIC TREATMENT FACILITY WILL MATCH THE CMU COLORS AND ROLL UP DOORS.



3 SOUTH ELEVATION
A-3
1/8" = 1'-0"



4 WEST ELEVATION
A-3
1/8" = 1'-0"

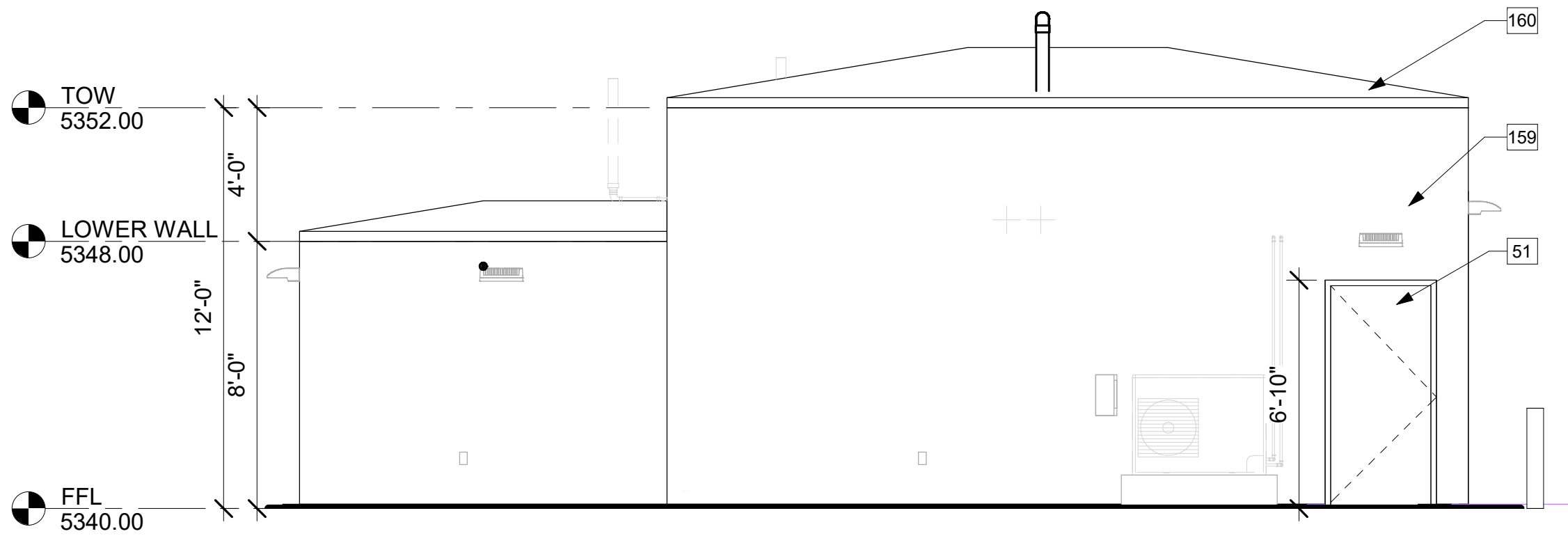


SUBMITTED BY:		ENGINEER'S SEAL		ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	
CDM Smith				TITLE: VOLCANO CLIFFS ARSENIC TREATMENT FACILITY AND PUMP STATION UPGRADES ARSENIC TREATMENT BUILDING ELEVATIONS	
6001 Indian School Road, N.E. Suite 310 Albuquerque, New Mexico 87110 Tel: (505) 243-3200				WATER AUTHORITY CONSTRUCTION PROJECT NO. 2822.0	ZONE MAP No. D-09-Z
				SHEET A-4	

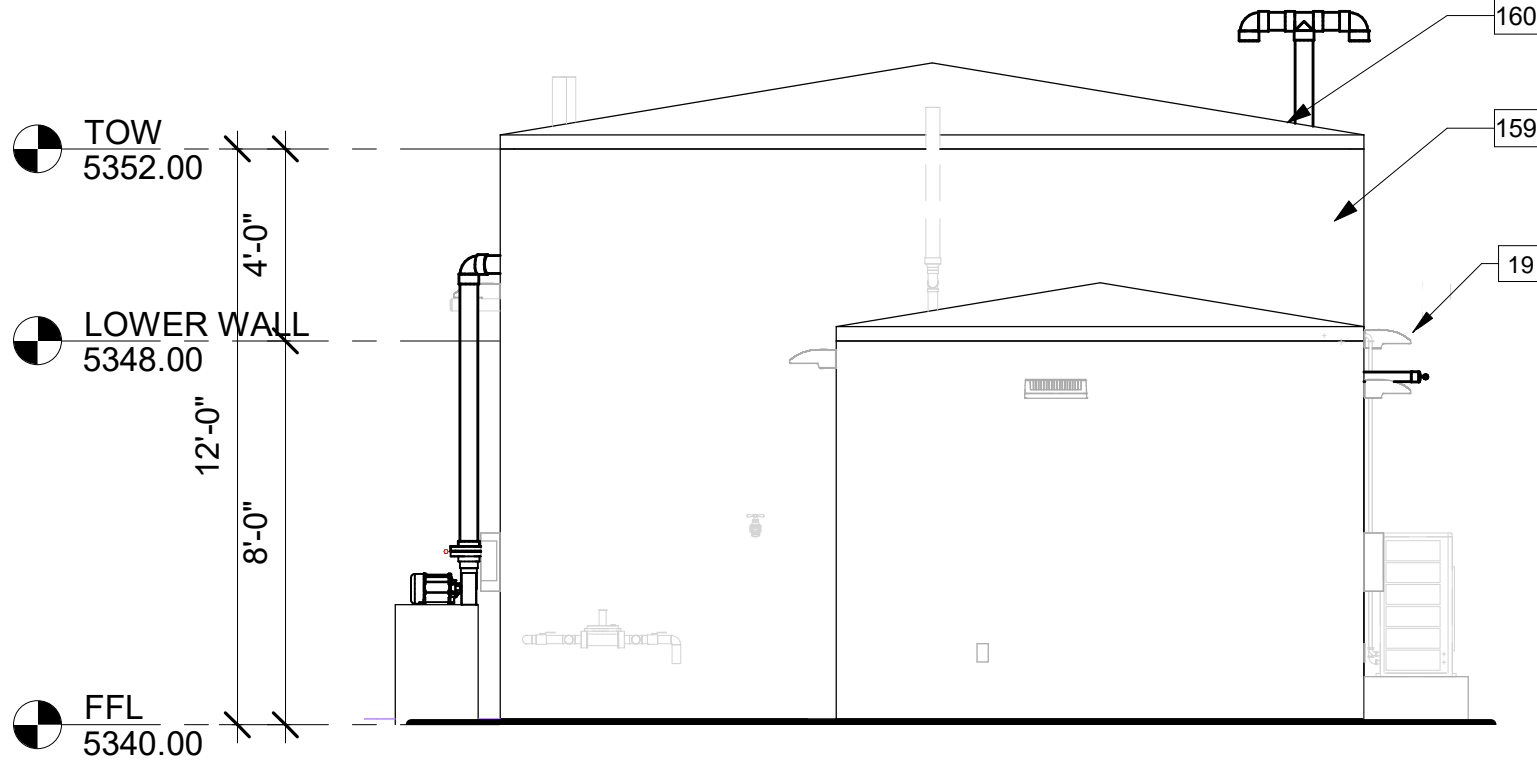
GENERAL NOTES:
1. COORDINATE WALL AND ROOF PENETRATIONS WITH APPROVED EQUIPMENT

2. BUILDING WILL BE DESERT SAND COLOR WITH LRV RANGING FROM 20-50%

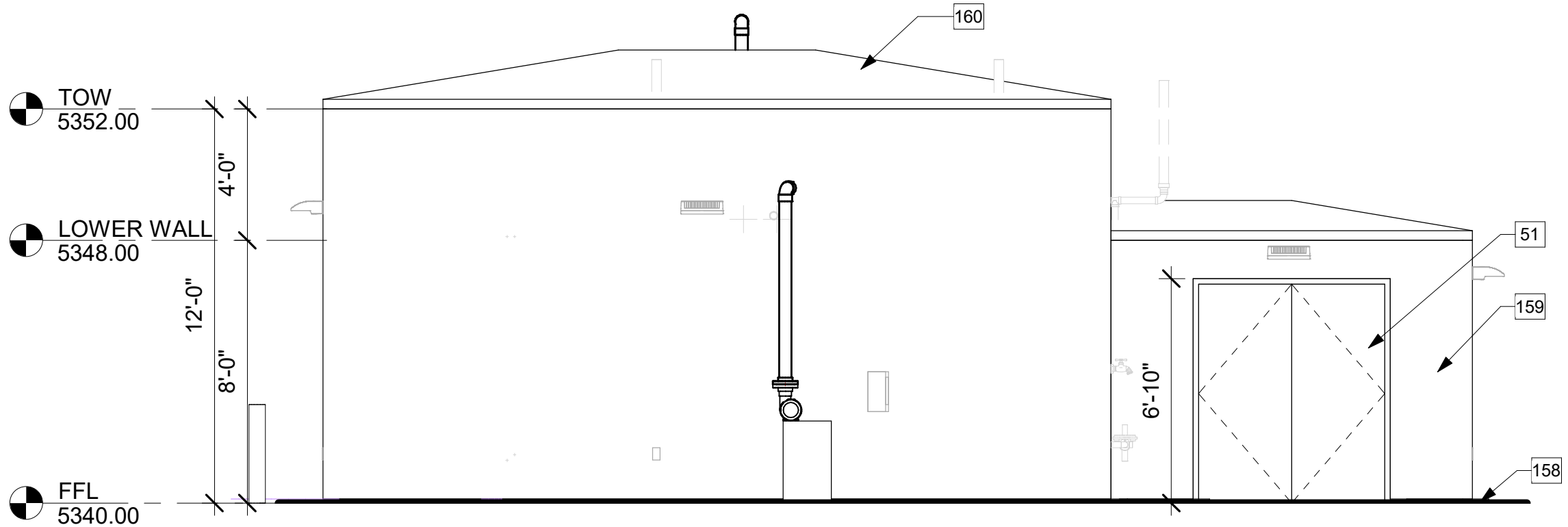
KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
5	BOLLARD, TYP, SEE "C" DWGS
19	LIGHT FIXTURE, HOLOPHANE LIGHTING, HLWPC2P20 L: 16-IN, W:12-IN, H: 5-IN SEE "E" DWGS
51	FRP DOOR AND FRAME, SEE SCHD
54	OVERHEAD COILING DOOR, SEE SCHD
158	CONCRETE CONTAINMENT WALL, SEE "S" SHEETS
159	FRP WALL WITH R-20 (MIN.) CONTINOUS RIGID INSULATION
160	FRP ROOF WITH R-38 (MIN.)



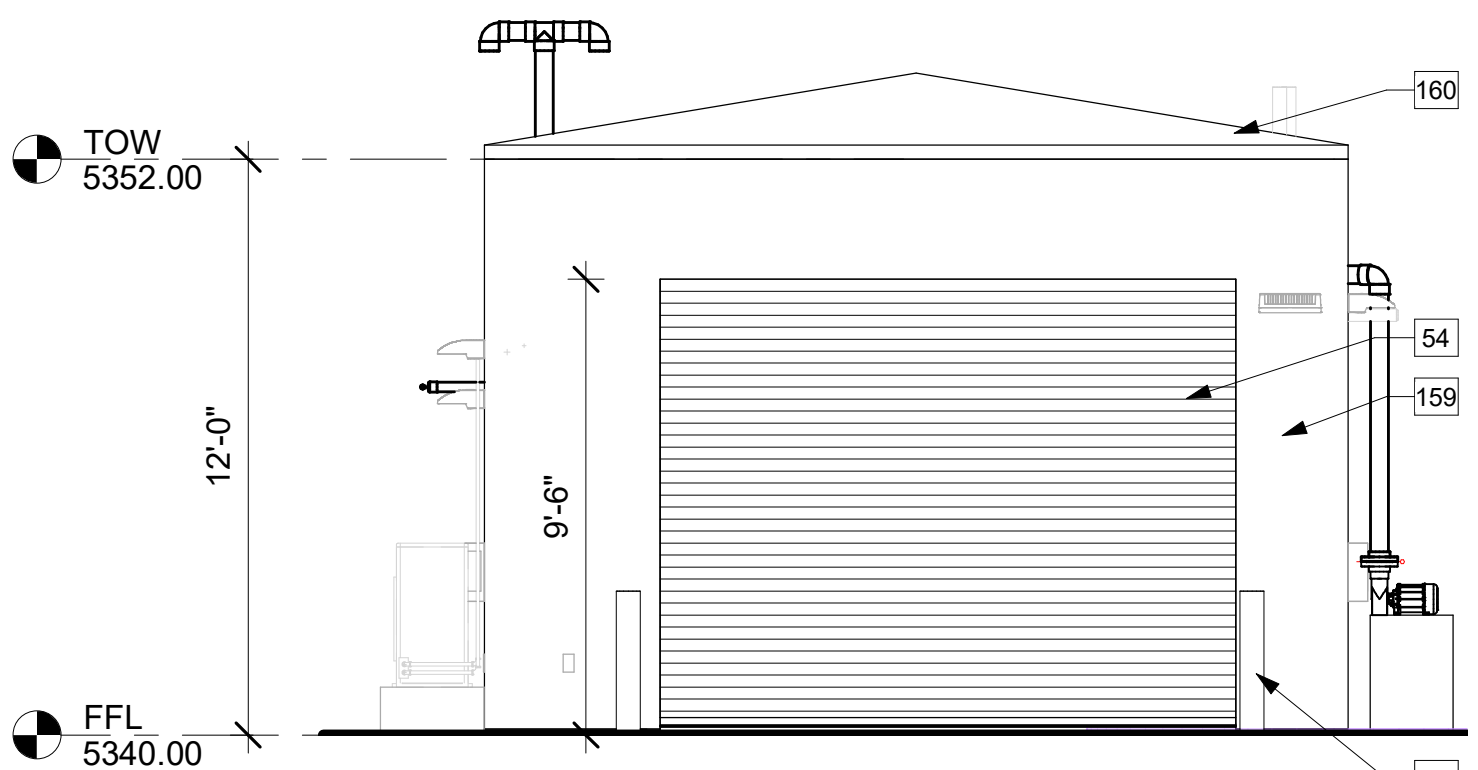
1 NORTH ELEVATION
A-8 1/4" = 1'-0"
0 4 8





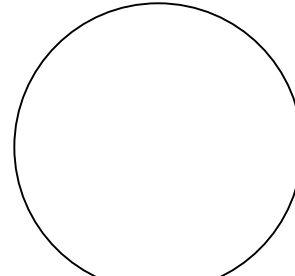
2 EAST ELEVATION
A-8 1/4" = 1'-0"
0 4 8



3 SOUTH ELEVATION
A-8 1/4" = 1'-0"
0 4 8

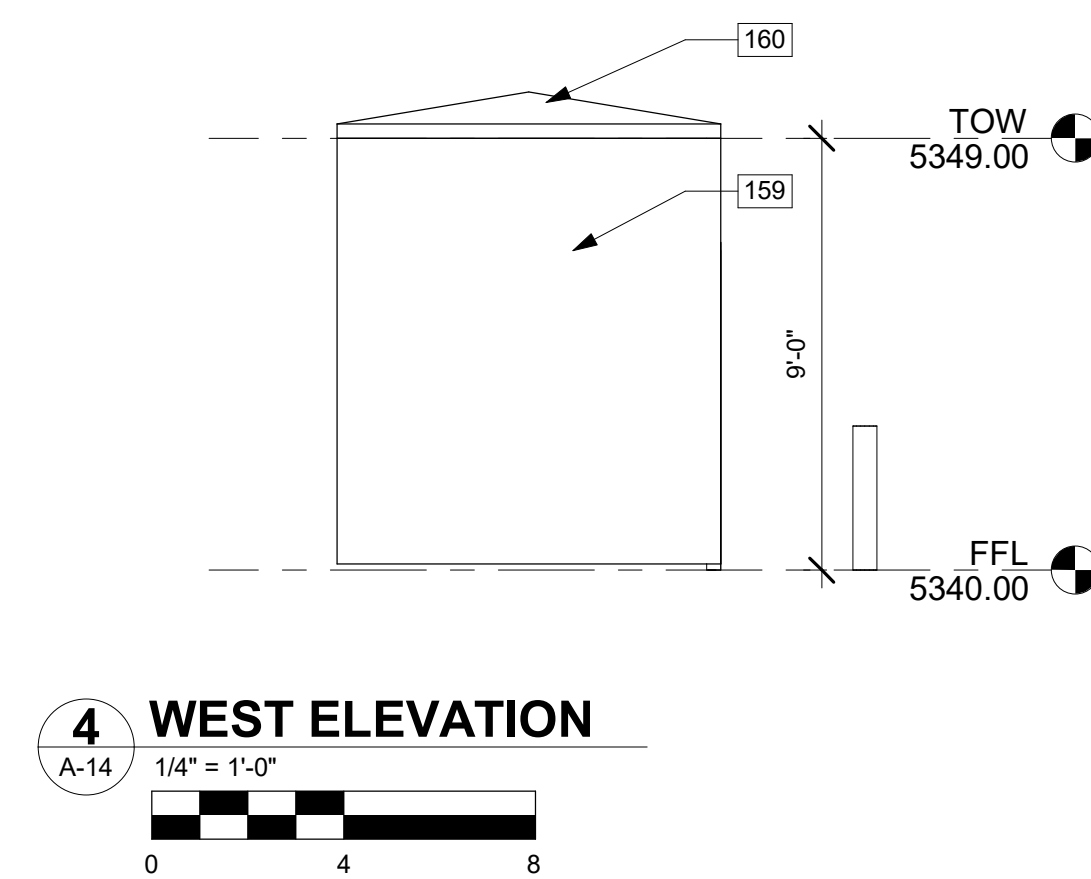
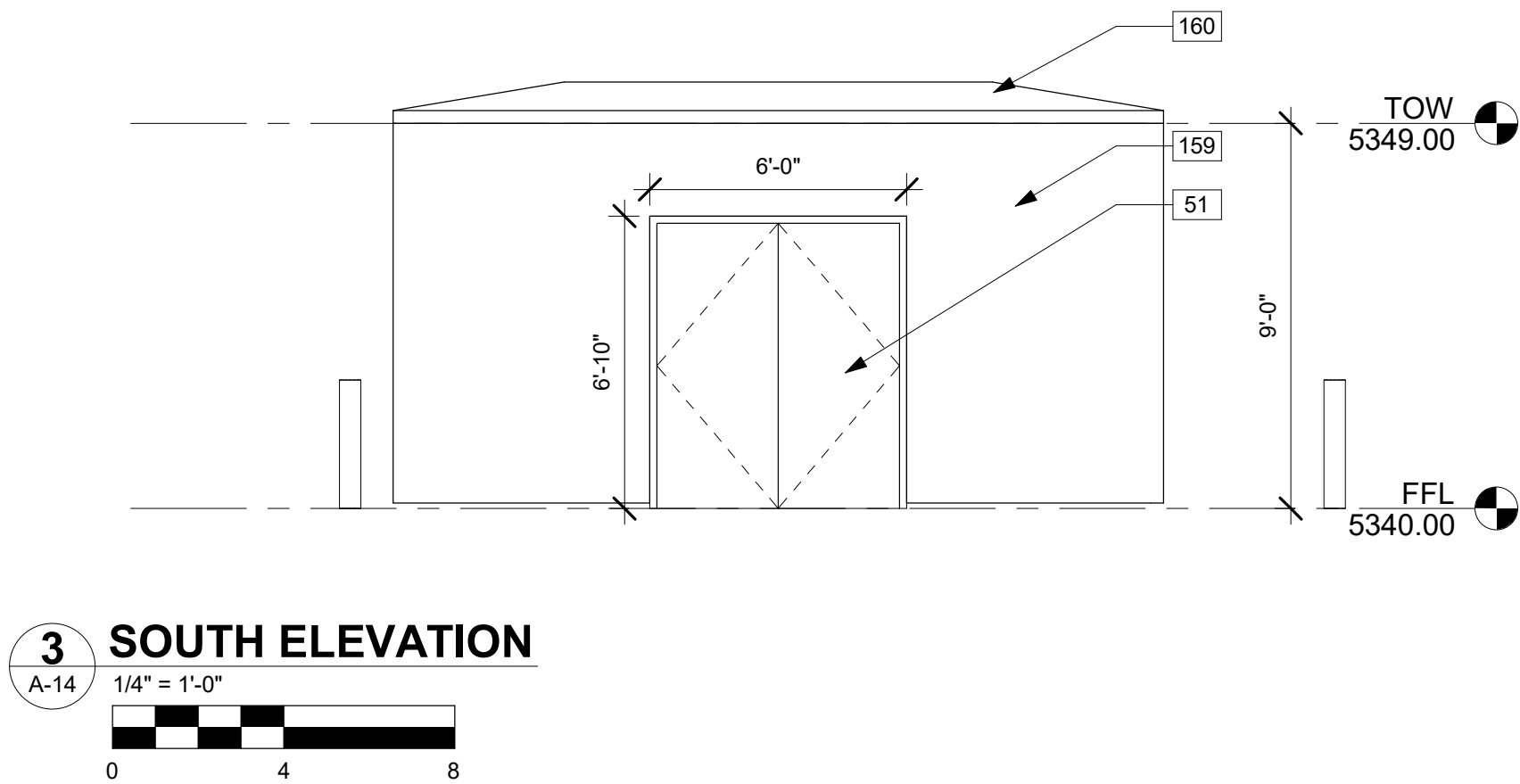
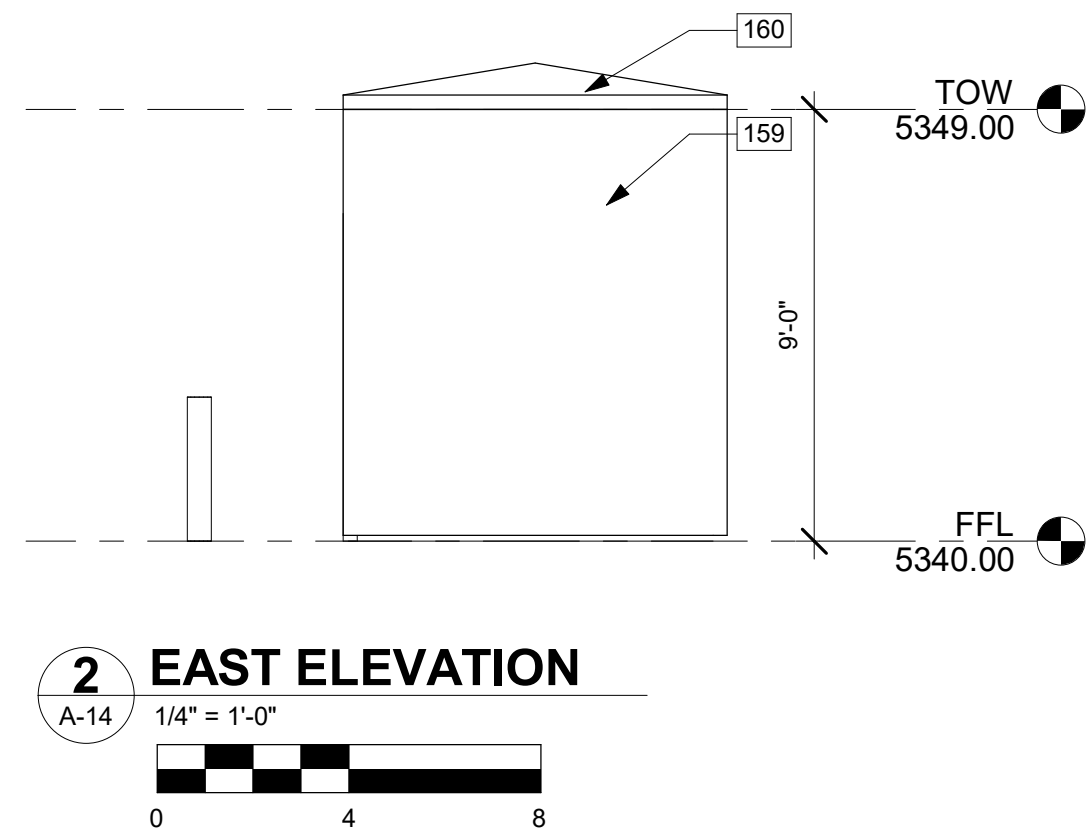
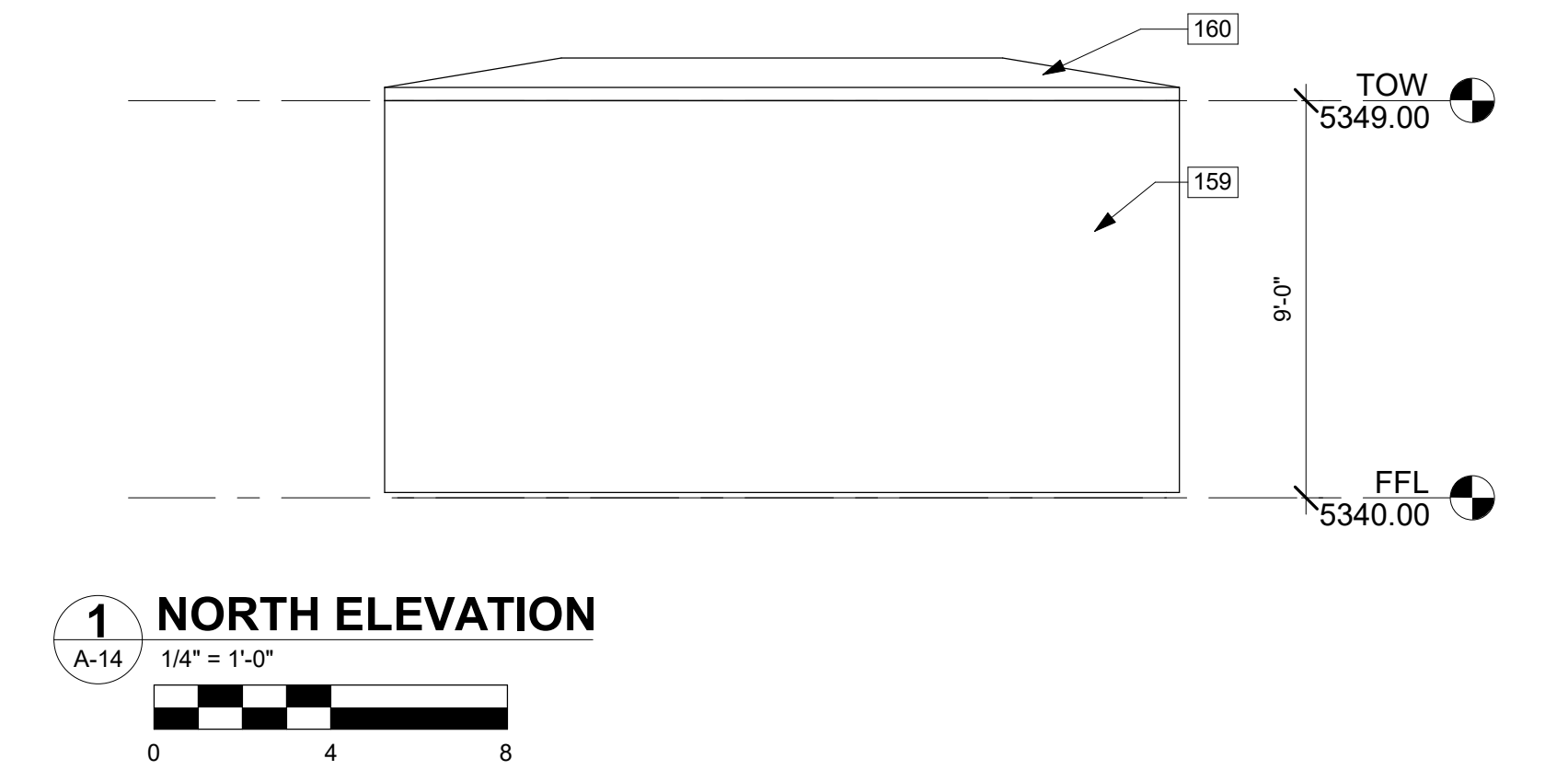




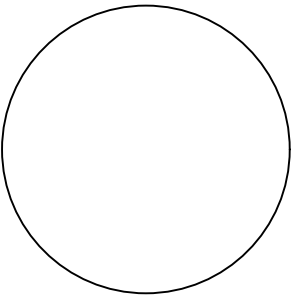
4 WEST ELEVATION
A-8 1/4" = 1'-0"
0 4 8

SUBMITTED BY:		ENGINEER'S SEAL		 ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	
 6001 Indian School Road, N.E. Suite 310 Albuquerque, New Mexico 87110 Tel: (505) 243-3200				TITLE: VOLCANO CLIFFS ARSENIC TREATMENT FACILITY AND PUMP STATION UPGRADES SODIUM HYPOCHLORITE GENERATION BUILDING ELEVATIONS	
				WATER AUTHORITY CONSTRUCTION PROJECT NO. 2822.0	

GENERAL NOTES:
1. BUILDING WILL BE DESERT SAND COLOR
WITH LRV RANGING FROM 20-50%

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
51	FRP DOOR AND FRAME, SEE SCHD
159	FRP WALL WITH R-20 (MIN.) CONTINUOUS RIGID INSULATION
160	FRP ROOF WITH R-38 (MIN.)



SUBMITTED BY:		ENGINEER'S SEAL		 ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	
 6001 Indian School Road, N.E. Suite 310 Albuquerque, New Mexico 87110 Tel: (505) 243-3200				TITLE: VOLCANO CLIFFS ARSENIC TREATMENT FACILITY AND PUMP STATION UPGRADES CARBONIC ACID INJECTION BUILDING ELEVATIONS	
WATER AUTHORITY CONSTRUCTION PROJECT NO.		2822.0		ZONE MAP NO. D-09-Z	SHEET A-15