



City of Albuquerque

PLANNING DEPARTMENT

Richard J. Berry, Mayor

Interoffice Memorandum

June 6, 2014

To: Ken Sanchez, President, City Council

From: Richard J. Berry, Mayor *MJB*

Subject: **Project# 1009983 - 14EPC-40013** the Environmental Planning Commission (EPC) forwards a recommendation of **APPROVAL** to the City Council for the Adoption of a Rank II Facility Plan for the Tijeras Arroyo Bio-Zone Preserve, located along the Tijeras Canyon and the Tijeras Arroyo for approximately 3.7 miles from the Carñuel Interstate-40 interchange westward to the boundary of Kirtland Air Force Base, containing approximately 684 acres. Staff Planner: Lorena Patten-Quintana

Request

This request is a City Council and Open Space Division led initiative to adopt a Resource Management Plan for the Tijeras Arroyo Biological Zone (RMP for the TABZ), a proposed Rank II Area/Facility Plan .

Development within the Tijeras Arroyo area has increased over recent years, resulting in impacts to already restricted wildlife populations and loss of connectivity between important mountain and lowland resources. The RMP for the TABZ will be used in the acquisition, conservation and protection of the Tijeras Arroyo Open Space properties and adjacent lands. The Plan documents existing conditions and recommends strategies for management. The Plan does not change the existing zoning.

Background

The Facility Plan for Arroyos, adopted in 1986, calls for the entirety of the 100-year floodplains of Major Open Space Arroyos to be purchased by the City as open space and remain in a natural or semi-natural condition. It designates the portion of Tijeras Arroyo from the eastern city limits to Kirtland AFB on the west as a Major Open Space Arroyo. Moreover, the plan says additional right-of-way should be acquired "when development would be imprudent because of potential bank erosion or other environmental factors, or when necessary to ensure continuous trail development."

The Albuquerque/Bernalillo County Major Public Open Space Facility Plan, adopted in 1999, specifically calls for a Resource Management Plan to be developed for the Tijeras Arroyo (Policy A.2.c).

In 2007, Albuquerque City Council approved Resolution R-07-278, mandating the City of Albuquerque to develop a Tijeras Arroyo Bio-Zone Preserve.

In 2010, the City adopted the East Gateway Sector Development Plan. Recommendations in the plan call for the City Open Space Division to continue acquiring public lands within the Tijeras Arroyo to consolidate public ownership, provide opportunities for education and low-impact recreation, and improve and enhance habitat.

In 2012, Neighborhoods adjacent to the arroyo requested implementation of the recommendations in the East Gateway Sector Development Plan.

In 2013 the Council and the Parks Department initiated a process to adopt a resource management plan so as to establish it as City policy for the purposes of allocating City and potentially State funds to improve trail facilities, install interpretive signage, create storm-water wetlands and repair the natural areas.

Conclusions

The primary goal of the Plan is to provide guidance and outline measures that will aid in the conservation of natural and cultural resources and identify opportunities for public recreation.

In summary, the Plan:

- Does not change zoning
- Calls for the City Open Space Division to acquire private lands within Tijeras Arroyo to consolidate public ownership
- Provides goals and policies that align with the Comprehensive Plan, and other city plans to better coordinate the preservation and conservation of the Tijeras Arroyo

The RMP for TABZ is a policy and goal document, with management objectives and strategies that will enhance the future of Tijeras Arroyo.

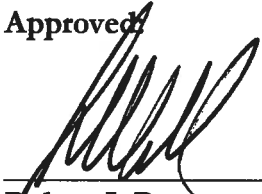
Staff finds that the proposed plan is consistent with applicable goals and furthers many of the policies in the Comprehensive Plan, the Major Open Space Facility Plan, Facility Plan for Arroyos, and is consistent with the East Gateway Sector Development Plan Recommendations.

There is no known public opposition.

On May 8, 2014, the Environmental Planning Commission (EPC) voted 9-0 that a recommendation of Approval be forwarded to the City Council.

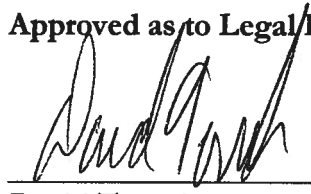
Title/ Subject of Legislation: Project# 1009983 –14EPC-40013, Adoption of a Rank II Facility Plan for the Tijeras Arroyo Bio-Zone

Approved:



Robert J. Perry Date
Chief Administrative Officer

Approved as to Legal Form:



David Tourek Date
City Attorney

Recommended:



Suzanne Lubar Date
Director

Cover Analysis
Project #1009983 – 14EPC-40013

1. What is it?

This is a proposed Rank II Facility Plan for a 684 acre area that includes the Tijeras Canyon and the Tijeras Arroyo for approximately 3.7 miles from the Carñuel Interstate-40 Interchange westward to the boundary of Kirtland Air Force Base bounded by Menaul, Lomas, I-25 and the railroad tracks.

2. What will this piece of legislation do?

The Resource Management Plan for the Tijeras Arroyo Biological Zone will provide guidance and outline measures that will aid in the conservation of natural and cultural resources and identify opportunities for public recreation.

The Plan will assist in the acquisition, conservation and protection of the Tijeras Arroyo Open Space properties and adjacent lands.

3. Why is this project needed?

Development within the Tijeras Arroyo area has increased over recent years, resulting in further impacts to already restricted wildlife populations and further loss of connectivity between important mountain and lowland resources. Urban infrastructure and development result in wildlife habitat loss, and loss of vegetative cover—barriers to the movement of local wildlife.

The Plan documents existing conditions and recommends strategies for management.

4. How much will it cost and what is the funding source?

The proposed plan has no immediate fiscal impact on the City. (See attached Fiscal Impact Analysis)

5. Is there a revenue source associated with this Plan? If so, what level of income is projected?

No.

FISCAL IMPACT ANALYSIS

TITLE: Adoption of the Resource Management Plan for the Tijeras Arroyo Biological Zone

R: O:
FUND:

DEPT: Planning

- ☒ No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.
- ☐ (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

	2014	Fiscal Years 2015	2016	Total
Base Salary/Wages				-
Fringe Benefits at	-	-	-	-
Subtotal Personnel	-	-	-	-
Operating Expenses		-		-
Property		-	-	-
Indirect Costs 8.52%	-	-	-	-
Total Expenses	\$ -	\$ -	\$ -	\$ -
[] Estimated revenues not affected				
[] Estimated revenue impact				
Amount of Grant	-	-	-	-
City Cash Match				
City Inkind Match				
City IDOH *8.52%	-	-	-	-
Total Revenue	\$ -	\$ -	\$ -	\$ -

These estimates do not include any adjustment for inflation.

* Range if not easily quantifiable.

Number of Positions created 0

COMMENTS ON MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:

This legislation has no fiscal impact.

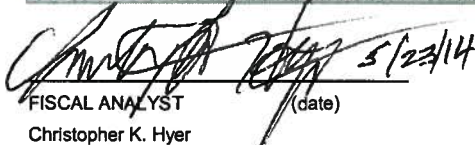
COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:

This is a request to adopt the Resource Management Plan for the Tijeras Arroyo Biological Zone, a rank II facility plan. The Plan area is approximately 684 acres that includes the Tijeras Canyon and the Tijeras Arroyo for approximately 3.7 miles from the Carñuel and Interstate-40 interchange to the boundary of Kirtland Air Force Base on the western boundary.

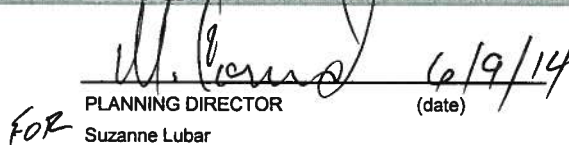
The primary goal of the Plan is to provide guidance and outline measures that will aid in the conservation of natural and cultural resources and identify opportunities for public recreation. The Plan does not change zoning.

While the Plan recommends that the City Open Space Division acquire private lands within Tijeras Arroyo to consolidate public ownership, the adoption of this Plan by itself does not create a fiscal impact to the city.

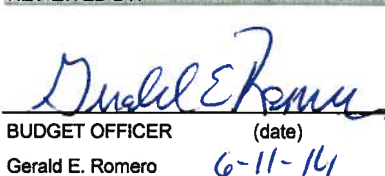
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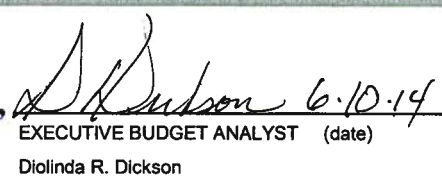

FISCAL ANALYST (date)
Christopher K. Hyer

APPROVED:


PLANNING DIRECTOR (date)
FOR Suzanne Lubar

REVIEWED BY:


BUDGET OFFICER (date)
Gerald E. Romero 6-11-14


EXECUTIVE BUDGET ANALYST (date)
Diolinda R. Dickson 6-10-14

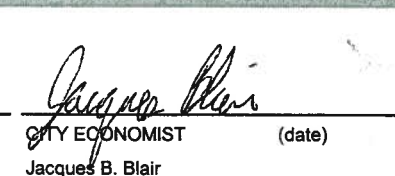

CITY ECONOMIST (date)
Jacques B. Blair

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Environmental Planning Commission

Staff Report

Agenda Number: 7
Project Number: 1009983
Case #: 14EPC-40013
May 8, 2014

Agent	Barbara Herrington, Sites Southwest
Applicant	City of Albuquerque Open Space Div.
Request	Approval of a Resource Management Plan for the Tijeras Arroyo Bio-Zone
Legal Description	See attachment on page 26
Location	Tijeras Arroyo from Carnuel to Eubank Blvd/KAFB
Size	3.7 Miles long and approximately 700 acres
Existing Zoning	
Proposed Zoning	NO CHANGES

Staff Recommendation

That a recommendation of APPROVAL of 14EPC-40013 be forwarded to the City Council, based on the Findings on page 15.

Staff Planner
Lorena Patten-Quintana, Planner

Summary of Analysis

This request is for the review and recommended adoption of the Resource Management Plan for the Tijeras Arroyo Biological Zone, a proposed Rank II Plan (the "Plan").

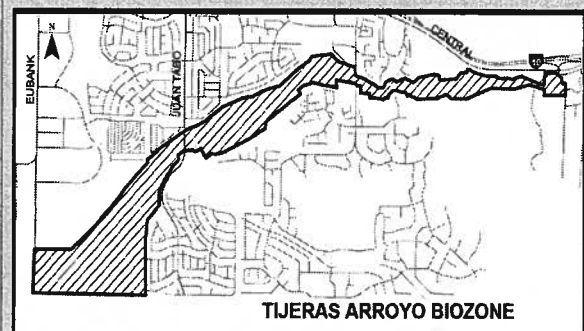
The role of the EPC is to make a recommendation to the City Council.

This request is pursuant to Policy A.2.C of the Major Open Space Facility Plan that establishes policy for planning and land use decisions for the acquisition and management of the Major Open Space Network.

The primary goal of the Plan is to provide guidance and outline measures that will aid in the conservation of natural and cultural resources and identify opportunities for public recreation.

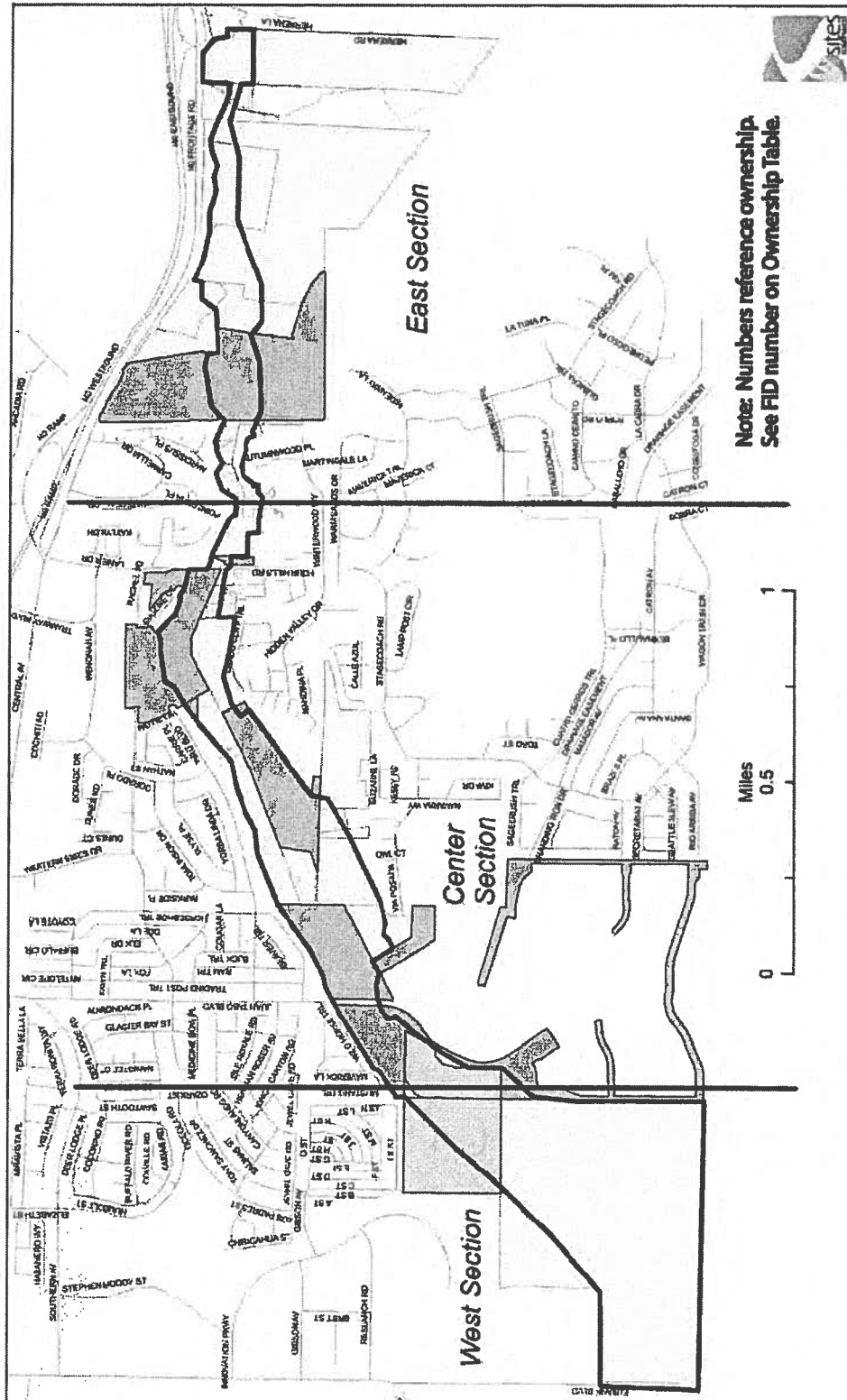
This plan is supported by the Comprehensive Plan, the Major Open Space Facility Plan, the Facility Plan for Arroyos, and the East Gateway Sector Development Plan.

Staff recommends that a recommendation of APPROVAL be forward to City Council.

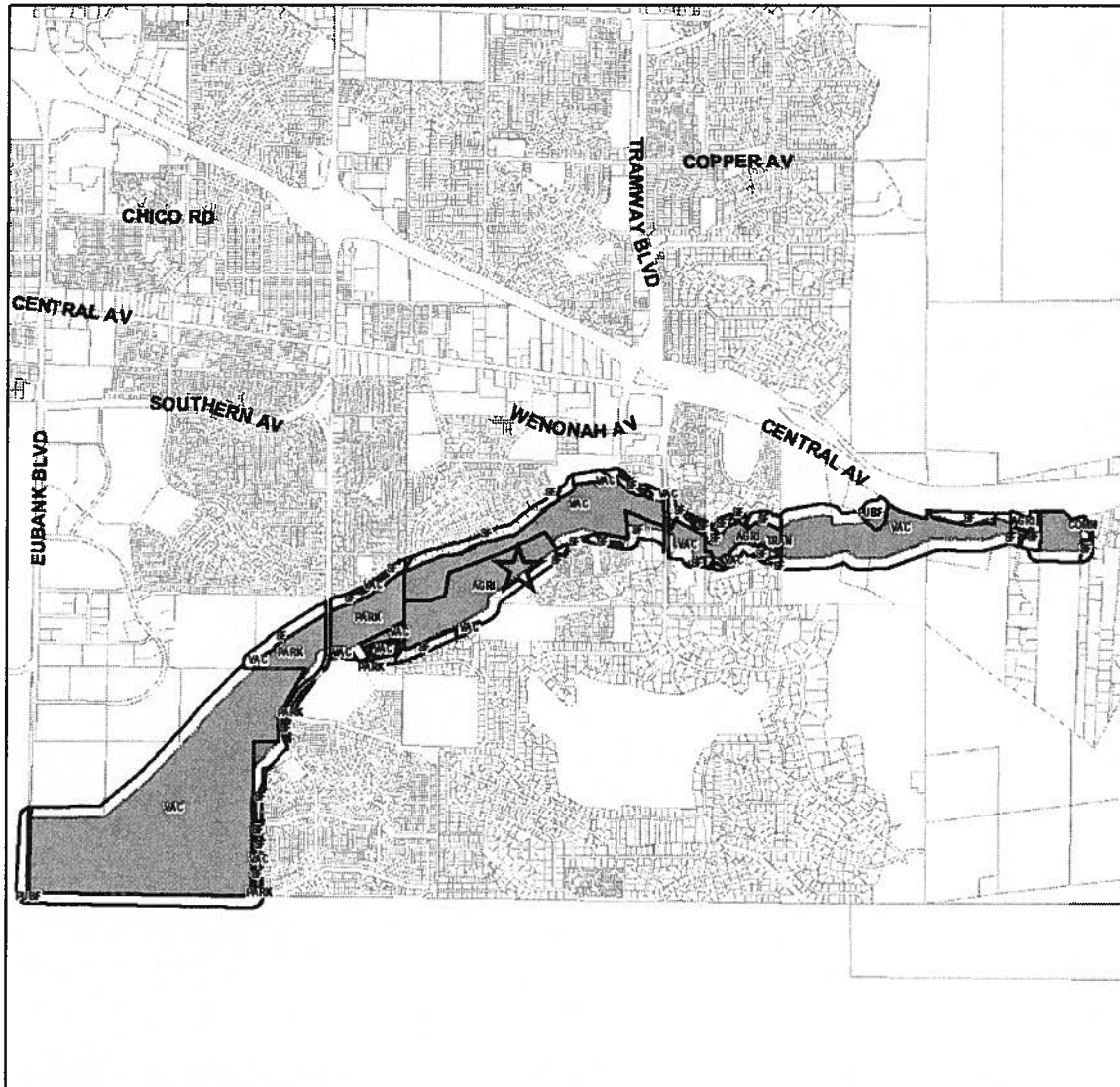


City Departments and other interested agencies reviewed this application from 3/31/14 to 4/11/14
Agency comments used in the preparation of this report begin on Page 21.

Tijeras Arroyo Bio-Zone Ownership Categories With Approximate Section Divisions and FID Numbers



**Note: Numbers reference ownership.
 See FID number on Ownership Table.**



LAND USE MAP

Note: Grey shading
indicates County.



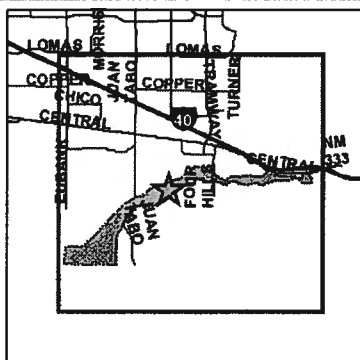
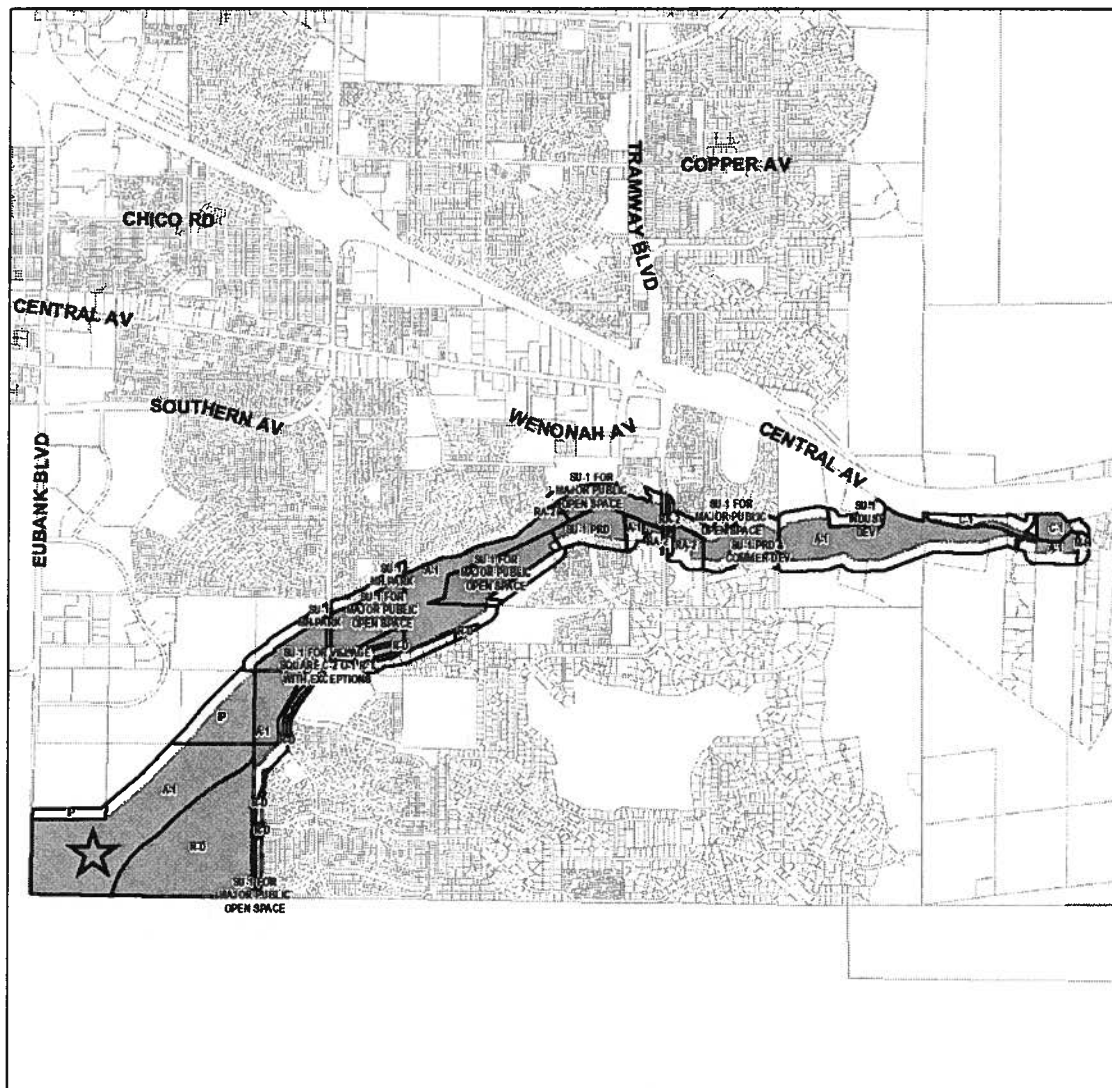
1 inch = 2,450 feet

Project Number:
1009983

Hearing Date:
4-10-2014

Zone Map Page: M-21 & 22,
L-22, 23 & 24

Additional Case Numbers:



ZONING MAP

Note: Grey shading indicates County.



1 inch = 2,450 feet

Project Number:

1009983

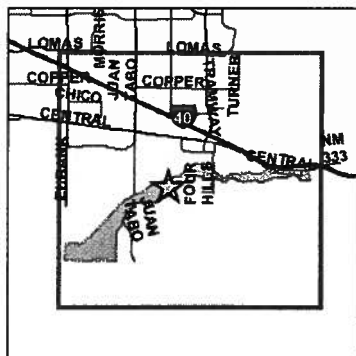
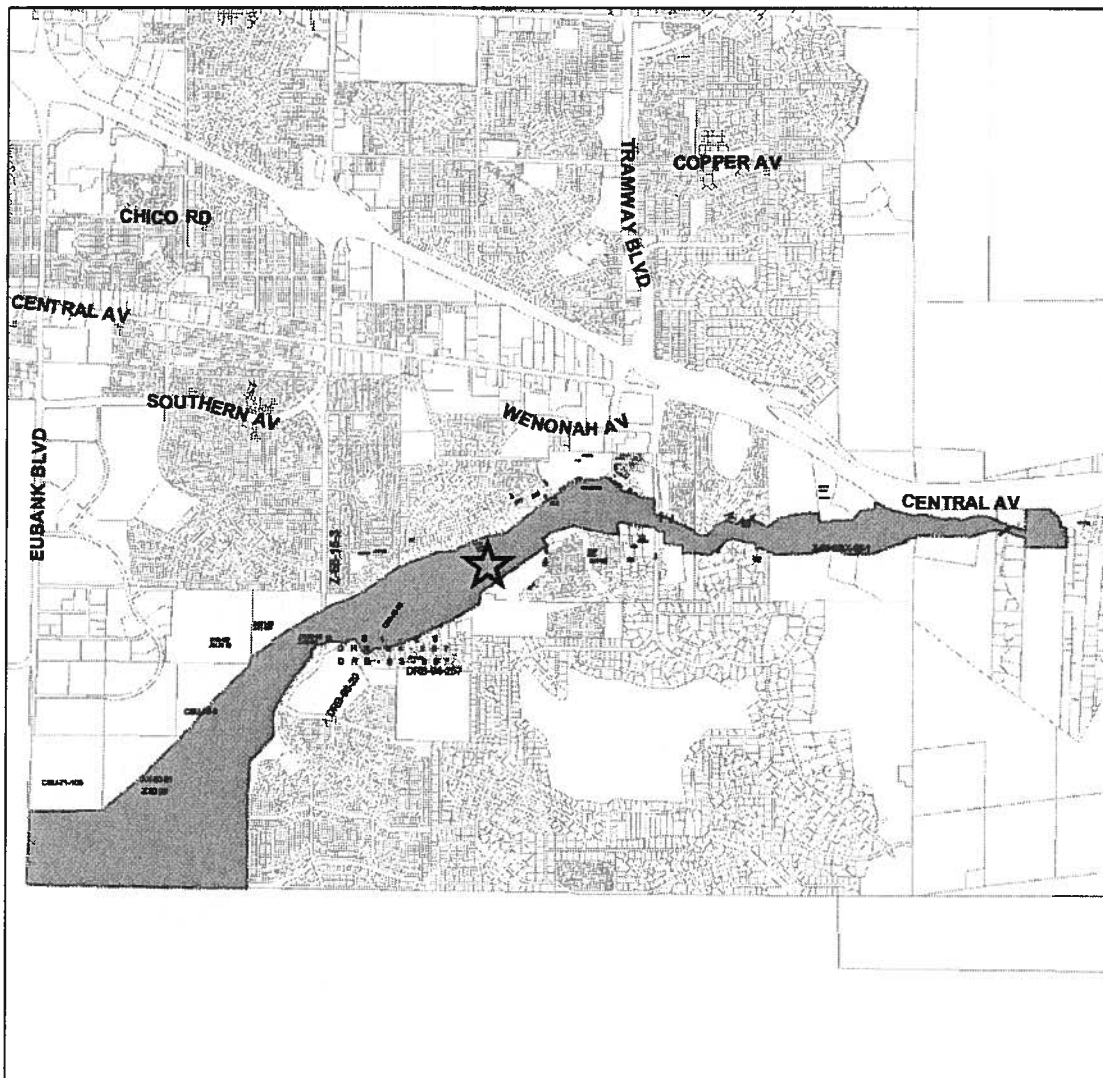
Hearing Date:

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Zone Map Page: M-21 & 22,

L-22, 23 & 24

Additional Case Numbers:



HISTORY MAP

Note: Grey shading
Indicates County.



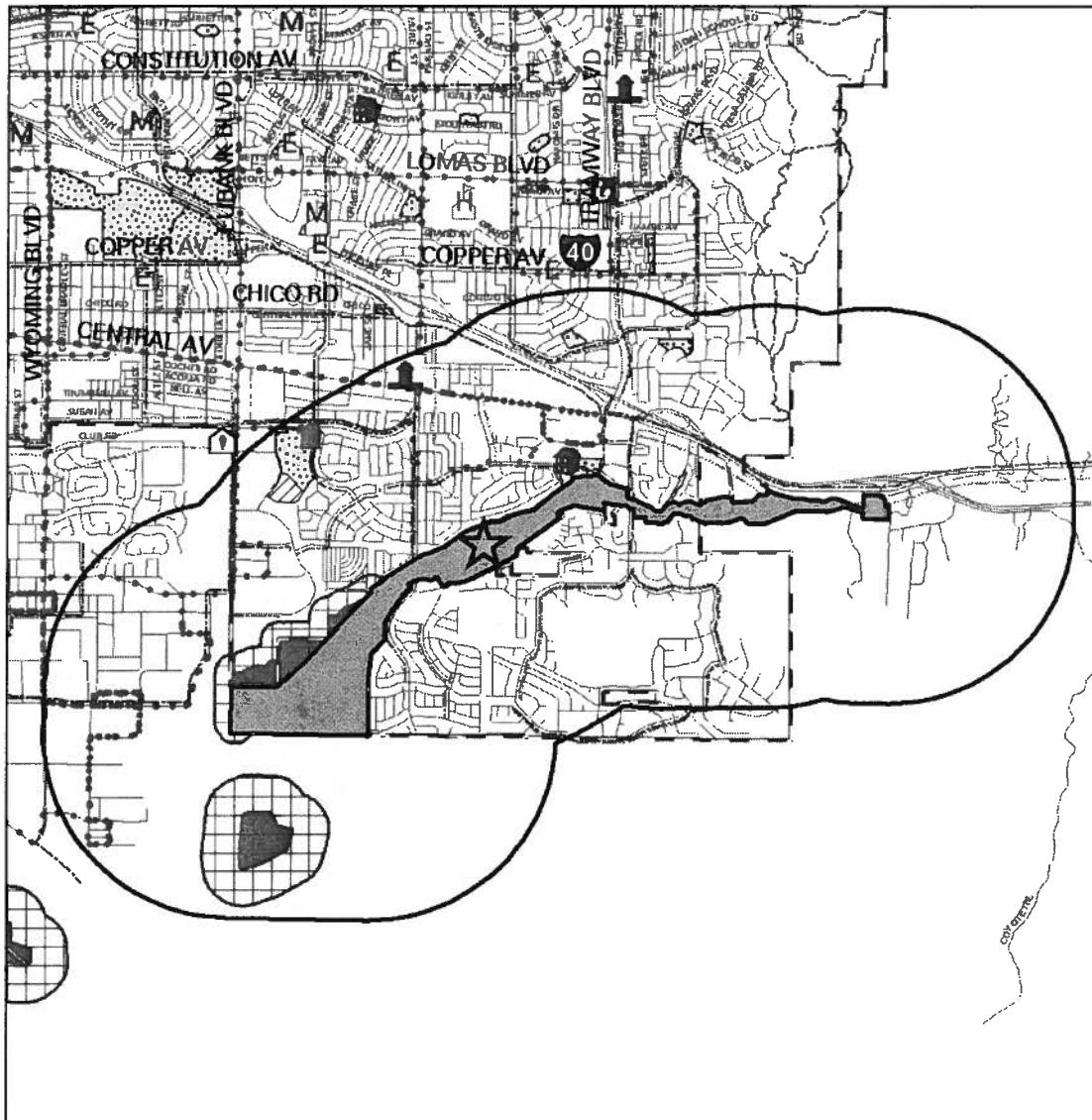
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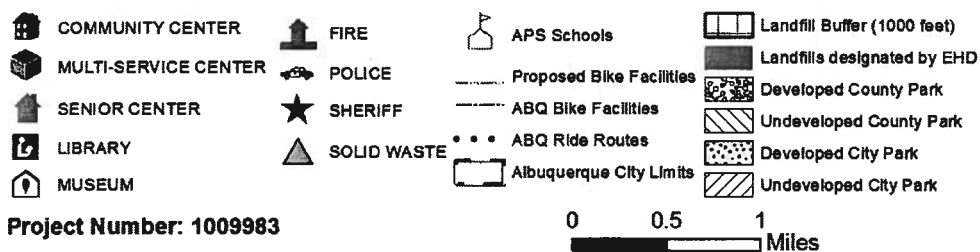
Hearing Date:
4-10-2014

Zone Map Page: M-21 & 22,
L-22, 23 & 24

Additional Case Numbers:



Public Facilities Map with One-Mile Buffer



I. INTRODUCTION

Request

This request is for the review and recommended adoption of the Resource Management Plan (RMP) for the Tijeras Arroyo Biological Zone (TABZ), a proposed Rank II Area/Facility Plan.

EPC Role

This case is a legislative matter. The EPC is a recommending body with review authority. The EPC's task is to make a recommendation to the City Council regarding the proposed plan. The City Council is the City's Zoning Authority and will make the final decision regarding this plan.

History/Background

The Facility Plan for Arroyos, adopted in 1986, calls for the entirety of the 100-year floodplains of Major Open Space Arroyos to be purchased by the City as open space and remain in a natural or semi-natural condition. It designates the portion of Tijeras Arroyo from the eastern city limits to Kirtland AFB on the west as a Major Open Space Arroyo. Moreover, the plan says additional right-of-way should be acquired "when development would be imprudent because of potential bank erosion or other environmental factors, or when necessary to ensure continuous trail development."

The Albuquerque/Bernalillo County Major Public Open Space Facility Plan, adopted in 1999, specifically calls for a Resource Management Plan to be developed for the Tijeras Arroyo (Policy A.2.c).

In 2007, Albuquerque City Council approved Resolution R-07-278, mandating the City of Albuquerque to develop a Tijeras Arroyo Bio-Zone Preserve.

In 2010, the City adopted the East Gateway Sector Development Plan. Recommendations in the plan call for the City Open Space Division to continue acquiring public lands within the Tijeras Arroyo to consolidate public ownership, provide opportunities for education and low-impact recreation, and improve and enhance habitat.

In 2012, Neighborhoods adjacent to the arroyo requested implementation of the recommendations in the East Gateway Sector Development Plan.

In 2013 the Council and the Parks Department initiated a process to adopt a resource management plan so as to establish it as City policy for the purposes of allocating City and potentially State funds to improve trail facilities, install interpretive signage, create storm-water wetlands and repair the natural areas.

Context

Development within the Tijeras Arroyo area has increased over recent years, resulting in further impacts to already restricted wildlife populations and further loss of connectivity between important mountain and lowland resources. Urban infrastructure and development result in wildlife habitat loss, and loss of vegetative cover—barriers to the movement of local wildlife.

The RMP for the TABZ is a new Rank II Area/Facility Plan to use in the acquisition, conservation and protection of the Tijeras Arroyo Open Space properties and adjacent lands. The Plan documents existing conditions and recommends strategies for management. The Plan does not change the existing zoning.

Transportation System

The Long Range Roadway System (LRRS) map produced by the Mid-Region Council of Governments (MRCOG) identifies the functional classifications of roadways.

There are three roadways that intersect the Tijeras Arroyo. The largest is Juan Tabo Blvd which appears on the 2004 LRRS map as a Principle Arterial. Four Hills Road is designated a Collector. Caballo de Fuerza Road, a roadway that intersects a narrow portion of the eastern section of the Arroyo does not appear on the LRRS map.

Comprehensive Plan Corridor Designation

There are no transportation corridors within the plan boundaries, but Central Avenue, a Major Transit Corridor, lies just to the north.

Trails/Bikeways

There is a Bicycle Lane that crosses the arroyo on Juan Tabo Blvd. and a Multiple Use Trail that crosses the arroyo on Four Hills Road.

Transit

The Eubank, Juan Tabo and Central bus routes are within .5 miles to the north of the plan area.

Public Facilities/Community Services

There are numerous public facilities in the area. Please refer to the Public Facilities Map on page 5 of this submittal.

II. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Goals and policies applicable to the proposed plan are listed here.

Note: Policy is in regular text; Applicant's justification is in *italics*; staff's analysis is in ***bold italics***

Albuquerque Comprehensive Zoning Code

No zoning changes are proposed. Existing zoning is mostly SU-1 and A-1. See Zoning Map included in this staff report packet.

Rank I Albuquerque / Bernalillo County Comprehensive Plan

The Comprehensive Plan, the Rank I planning document for the City and County, contains Goals and Policies that serve as a framework for development and service provision and provide a means through which development and text amendment requests can be evaluated. Rank II plans, such as the RMP for the TABZ, are more specific in focus yet carry out the Rank I plan's general guidelines and policies. Rank II plans are generally not regulatory in nature.

The request for adoption of the Resource Management Plan for the Tijeras Arroyo Biological Zone furthers the following Comprehensive Plan policies:

Land Use

Open Space Network Policies

The Goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

Policy II.B.1.a: Open space lands and waters shall be acquired or regulated as appropriate to serve one or more of the following specific purposes:

- Conservation of natural resources and environmental features
- Provision of opportunities for outdoor education and recreation
- Shaping of the urban form
- Conservation of archaeological resources
- Provision of trail corridors
- Protection of the public from natural hazards

The TABZ Plan strengthens the City's commitment to acquire important open space lands and waters in the Tijeras Arroyo to conserve natural resources and environmental features, provide opportunities for outdoor education and recreation, conserve archaeological resources, provide trail corridors and help protect the public from flooding. It does this by stating the intent to acquire specific parcels in the Bio-Zone by various methods, prioritizing those parcels, and by

providing policy objectives and best management practices that will help accomplish these purposes. Staff agrees that the request is consistent with the Open Space Network Goal and furthers Policy II.B.1.a.

Policy II.B.1.f: A multi-purpose network of open areas and trail corridors along arroyos and appropriate ditches shall be created. Trail corridors shall be acquired, regulated, or appropriately managed to protect natural features, views, drainage and other functions or to link other areas within the Open Space network.

The TABZ Plan calls for the closing of makeshift trails along the Arroyo and creating and managing formal, sustainable trails that will protect natural features, views, drainage and other functions, as well as link to other areas within the Open Space network. Staff agrees that the request furthers Policy II.B.1.f.

Rural Area Policies

The Goal is to maintain the separate identity of Rural Areas as alternatives to urbanization by guiding development compatible with their open character, natural resources, and traditional settlement patterns.

Policy II.B.3.c: Development shall be carefully controlled in floodplains and valley areas where flood danger, high water table, soils and air inversions inhibit extensive urbanization.

Implementation of TABZ Plan policies—particularly land acquisition for open space— will help to curb inappropriate development in the floodplain and valley areas where flood danger, high water table, and soils inhibit extensive urbanization. Staff agrees that the request is consistent with the Rural Area Goal and furthers Policy II.B.3.c.

Developing and Established Urban Area Policies

The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

Approval and implementation of the TABZ Plan will help ensure that new development respects existing natural environmental conditions and carrying capacities, scenic resources, and cultural and recreational resources by listing and describing those conditions and resources in detail and providing policies and best practices for managing them. Staff agrees that the

request is consistent with the Developing and Established Urban Area Goal and furthers Policy II.B.5.d.

Environmental Protection and Heritage Conservation

Archaeological Resource Policies

The Goal is to identify and manage or acquire significant archaeological and paleontological sites for research, education, economic, and/or recreation use.

Policy II.C.6.a: A proactive program for identifying and evaluating archaeological and paleontological sites and items in the metropolitan area shall be undertaken.

Policy II.C.6.b: Appropriate treatment of significant sites and remedies for those that cannot be preserved shall be determined.

Policy II.C.6.c: Public understanding of and appreciation for the area's archaeological and paleontological past shall be promoted.

The Plan surveys and evaluates the significance of several archaeological and paleontological sites and presents strategies for preserving and managing them for research and education. Staff agrees that the request is consistent with the Archaeological Resource Goal and furthers Policies II.C.6.a, b and c.

Policy II.C.8.a: The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.

The TABZ Plan inventories important visual and environmental resources unique to the Tijeras Arroyo floodplain and notes their significance, facilitating their being taken into account in development decisions. Staff agrees that the request furthers Policy II.C.8.a.

Community Resource Management Policies

Water Management Policies

The Goal is efficient water management and use.

Policy II.D.2.b: Maximum absorption of precipitation shall be encouraged through retention of natural arroyos and other means of runoff conservation within the context of overall water resource management.

The TABZ Plan policies encourage the maximum absorption of precipitation through the retention of the natural arroyo (the Tijeras Arroyo) and conservation of run-off within the

context of overall water resource management. Staff agrees that the request is consistent with the Water Management Goal and furthers Policy II.D.2.b.

Education Policies

The Goal is to provide a wide variety of educational and recreational opportunities available to citizens from all cultural, age and educational groups.

Policy II.D.7.d: Efforts should be made to integrate educational programs with the natural and cultural environments.

The TABZ Plan policies call for interpretive signs and programs to integrate educational programs with the natural and cultural environments. Staff agrees that the request is consistent with the Education Goal and furthers Policy II.D.7.d.

Rank II Plans

The Major Public Open Space (MPOS) Facility Plan

The mission of the Open Space Division is to acquire and protect the natural character of land designated as Major Public Open Space in the City of Albuquerque/Bernalillo County Comprehensive Plan. These lands are managed to conserve natural and archaeological resources, provide opportunities for outdoor education and low impact recreation, and define the edges of the urban environment.

Policy A.2.C: Resource Management Plans should be developed for the Sandia Foothills, West Side Open Space, Candelaria Farms, the Montesa ORV park; Placitas Open Space, Calabacillas Arroyo, East Mountain Open Space and Tijeras Arroyo. Resource management planning has been completed for the Rio Grande Bosque.

As a preliminary step in Resource Management Plans for each MPOS area detailed baseline studies shall be conducted to inventory the following:

- Archeological sites
- Wildlife and vegetation (particularly rare, threatened and endangered species and endangered habitats)
- Visual resources, opportunities for open space experiences
- Other opportunities for satisfying MPOS purposes

The Resource Management Plan shall:

- Identify land use “carrying capacity”
- Identify access points
- Identify facility locations, including utility and transportation corridors
- Identify areas to be monitored and develop a monitoring and management plan

- Establish policies for resource management, access and parking, facility management, staffing, fees, interagency cooperation and enforcement
- Classify the parcels within the Resource Management Plan area according to MPOS type according to the criteria contained in Table 2-1(pg16)
- Evaluate impacts of proposed development within the Major Public Open Space on adjacent areas
- Evaluate reasonable alternative development scheme.

The Resource Management Plan may include specific zoning overlays within and/or adjacent to the Major Public Open Space. Resource Management plans shall be reviewed by the Open Space Advisory Board (OSAB). The OSAB will make recommendations to the Environmental Planning Commission (EPC) and/or Bernalillo County Planning Commission (CPC). For plans within the City the EPC makes recommendation to the City Council for final action. The CPC makes recommendations to the Bernalillo County Commission, which acts on plans within the County. An assessment of the potential impacts and/or benefits of the development and management alternatives on natural resources and environmental features shall be conducted by the Open Space Division or the Capital Implementation Program.

The MPOS Facility Plan specifically calls for a Resource Management Plan to be developed for the Tijeras Arroyo, a directive fulfilled by the TABZ. These plans protect vegetation, wildlife habitat, and archaeological resources from damage while making major public open space accessible to people. Staff agrees that the request is consistent with the Major Public Open Space Facility Plan Mission and furthers Policy A.2.C.

The Facility Plan for Arroyos

The goal of the Facility Plan for Arroyos is to establish guidelines and procedures for implementing the goals of the Comprehensive Plan in order to create a multi-purpose network of recreational trails and open space along arroyos.

This Plan designates portions of the Tijeras Arroyo (city limits on the east to Kirtland Air Force Base on the west) as a Major Open Space Arroyo, which is to remain in a natural or semi-natural condition with native vegetation and channel stabilization consisting primarily of naturalistic treatments such as ungrouted rip-rap and gabions.

Major Open Space Arroyos Policy 1

Where appropriate, as determined through specific arroyo corridor plans, the entire 100 year floodplain of the arroyo shall be dedicated to or purchased by the City as Major Public Open Space. Right-of-way beyond the 100 year floodplain should be acquired when development would be imprudent because of potential bank erosion or other environmental factors, or when necessary to ensure continuous trail development. Acquisition of these lands shall be programmed by the City. Portions of the arroyo right-

of-way will also be eligible for park dedication credit. The actual amount of land area to be credited as dedicated park land will be determined by the City on a case-by-case basis. Rationale: The natural drainage system, its topography and landscaping constitute a unique visual and natural resource worthy of preservation.

The TABZ furthers the policies in the Facility Plan for Arroyos. Staff notes that one of the main objectives of the TABZ Plan is to acquire and incorporate as many parcels as possible that are owned privately or by various agencies into the City of Albuquerque Open Space Network to maximize ecological protection and facilitate management of the TABZ. This request is consistent with the Facility Plan for Arroyos Goal and furthers Policy 1.

Rank III Plan

East Gateway Sector Development Plan

This plan addressed the Parks and Major Open Space Goal #5 with recommendations. The goal and the recommendation for a TABZ appear below.

Goal 5

Provide Accessible Parks, Major Public Open Space and Community Programs that serve the entire East Gateway community.

Major Public Open Space Recommendation

This plan recommends the following projects to improve the East Gateway Major Public Open Space experience for Albuquerque residents:

- Tijeras Arroyo Biological Zone (TABZ) Major Public Open Space (MPOS): Continue to acquire private land parcels within the arroyo to create a Major Public Open Space corridor that conserves natural resources, wildlife, environmental features and cultural resources; provides opportunities for education and low-impact recreation; and enhances vegetative biodiversity habitat.

The TABZ is consistent with the East Gateway Sector Development Plan recommendation which calls for the City Open Space Division to continue to acquire private lands within Tijeras Arroyo to consolidate public ownership, provide opportunities for education and low-impact recreation and improve and enhance habitat.

This request is consistent with the East Gateway Sector Development Plan Goal 5. The RMP for TABZ outlines strategies to prioritize land acquisition by significance of resource value and development pressure. The RMP for TABZ also recommends that the Open Space Division acquire the arroyo channel in its entirety. This request furthers the Major Public Open Space Recommendation in the East Gateway Sector Development Plan.

Conclusion

Staff finds the RMP for TABZ Plan to be in support of, and not in conflict with the applicable Goals and Policies of the Comprehensive Plan, the Major Open Space Facility Plan, the Facility Plan for Arroyos, and the East Gateway Sector Development Plan.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

There were no adverse comments. The Hydrology Development Division commented that reserving floodplains for Open Space will help the City improve their National Flood Insurance Program Community Rating which may result in a greater discount on flood insurance premiums for the citizens of Albuquerque.

Neighborhood/Public

All affected Neighborhood Associations, Homeowner Associations and Coalitions were notified by certified mail and, all property owners within the Plan boundaries were notified by mail. There is no known opposition to the Plan.

IV. CONCLUSION

This request is for the review and recommended adoption of the **Resource Management Plan for the Tijeras Arroyo Biological Zone**, a proposed Rank II Facility Plan. The primary goal of the Plan is to provide guidance and outline measures that will aid in the conservation of natural and cultural resources and identify opportunities for public recreation.

In summary, the Plan:

- Does not change zoning
- Calls for the City Open Space Division to acquire private lands within Tijeras Arroyo to consolidate public ownership
- Provides goals and policies that align with the Comprehensive Plan, and other city plans to better coordinate the preservation and conservation of the Tijeras Arroyo

The RMP for TABZ is a policy and goal document, with management objectives and strategies that will enhance the future of Tijeras Arroyo.

Staff finds that the proposed plan is consistent with applicable goals and furthers many of the policies in the Comprehensive Plan, the Major Open Space Facility Plan, the Facility Plan for Arroyos, and is consistent with the East Gateway Sector Development Plan Recommendations.

There were no adverse agency comments. There is no known public opposition.

Staff requests that a RECOMMENDATION OF APPROVAL be forward to the City Council.

FINDINGS - 14EPC-40013, May 8, 2014. Recommendation of adoption of the Resource Management Plan for Tijeras Arroyo Biological Zone.

1. This request is for the review and recommended adoption of the Resource Management Plan for the Tijeras Arroyo Biological Zone, a proposed Rank II Plan (the "Plan").
2. The role of the EPC is to make a recommendation to the City Council.
3. The Tijeras Arroyo Biological Zone includes the Tijeras Canyon and the Tijeras Arroyo for approximately 3.7 miles from the Carñuel Interstate-40 interchange westward to the boundary of Kirtland Air Force Base, containing approximately 684 acres that is made up of City owned, State owned or AMAFCA, and privately owned parcels. The Plan provides goals and policies for City departments and other stakeholders to use in the conservation and preservation of the Tijeras Arroyo and does not change zoning.
4. The primary goal of the Plan is to provide guidance and outline measures that will aid in the conservation of natural and cultural resources and identify opportunities for public recreation. The Plan: does not change zoning; calls for the City Open Space Division to acquire private lands within Tijeras Arroyo to consolidate public ownership; and, provides goals and policies that align with the Comprehensive Plan, and other city plans to better coordinate the preservation and conservation of the Tijeras Arroyo.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the City of Albuquerque Zoning Code, the Major Open Space Facility Plan, the Facility Plan for Arroyos, and the East Gateway Sector Development Plan are incorporated herein by reference and made part of the record for all purposes.
6. The proposed plan supports the following applicable Goals and Policies of the Rank I Comprehensive Plan:
 - a. Open Space Network Goal and Policies

The request is consistent with the Open Space Network Goal and furthers Policy II.B.1.a. because the TABZ Plan strengthens the City's commitment to acquire important open space lands and waters in the Tijeras Arroyo to conserve natural resources and environmental features, provide opportunities for outdoor education and recreation, conserve archaeological resources, provide trail corridors and help protect the public from flooding. It does this by stating the intent to acquire specific parcels in the Bio-Zone

by various methods, prioritizing those parcels, and by providing policy objectives and best management practices that will help accomplish these purposes.

The request furthers Policy II.B.1.f. because the TABZ Plan calls for the closing of makeshift trails along the Arroyo and creating and managing formal, sustainable trails that will protect natural features, views, drainage and other functions, as well as link to other areas within the Open Space network.

b. Rural Area Policies

The request is consistent with the Rural Area Goal and furthers Policy II.B.3.c. because implementation of TABZ Plan policies—particularly land acquisition for open space—will help to curb inappropriate development in the floodplain and valley areas where flood danger, high water table, and soils inhibit extensive urbanization.

c. Developing and Established Urban Area Policies

The request is consistent with the Developing and Established Urban Area Goal and furthers Policy II.B.5.d. because approval and implementation of the TABZ Plan will help ensure that new development respects existing natural environmental conditions and carrying capacities, scenic resources, and cultural and recreational resources by listing and describing those conditions and resources in detail and providing policies and best practices for managing them.

d. Archaeological Resource Policies

The request is consistent with the Archaeological Resource Goal and furthers Policies II.C.6.a, b and c. because the Plan surveys and evaluates the significance of several archaeological and paleontological sites and presents strategies for preserving and managing them for research and education.

The request furthers Policy II.C.8.a. because the TABZ Plan inventories important visual and environmental resources unique to the Tijeras Arroyo floodplain and notes their significance, facilitating their being taken into account in development decisions.

e. Water Management Policies

The request is consistent with the Water Management Goal and furthers Policy II.D.2.b. because the TABZ Plan policies encourage the maximum absorption of precipitation through the retention of the natural arroyo (the Tijeras Arroyo) and conservation of run-off within the context of overall water resource management.

f. Education Policies

The request is consistent with the Education Goal and furthers Policy II.D.7.d. because the TABZ Plan policies call for interpretive signs and programs to integrate educational programs with the natural and cultural environments.

7. The proposed plan supports the following applicable goals and policies of the following Rank II Area/Facility Plans:

a. The Major Public Open Space (MPOS) Facility Plan

The request is consistent with the Major Public Open Space Facility Plan Mission and furthers Policy A.2.C. because the MPOS Facility Plan specifically calls for a Resource Management Plan to be developed for the Tijeras Arroyo, a directive fulfilled by the TABZ. These plans protect vegetation, wildlife habitat, and archaeological resources from damage while making major public open space accessible to people.

b. The Facility Plan for Arroyos

This request is consistent with the Facility Plan for Arroyos Goal and furthers Policy 1 one of the main objectives of the TABZ Plan is to acquire and incorporate into the City of Albuquerque Open Space Network, as many parcels as possible that are owned privately or by various agencies to maximize ecological protection and facilitate management of the TABZ.

8. This request is consistent with the East Gateway Sector Development Plan Goal 5 because the RMP for TABZ outlines strategies to prioritize land acquisition by significance of resource value and development pressure. The RMP for TABZ also recommends that the Open Space Division acquire the arroyo channel in its entirety. This request furthers the Major Public Open Space Recommendation in the East Gateway Sector Development Plan.
9. There were no adverse comments from the reviewing agencies. The Hydrology Development Division commented that reserving floodplains for Open Space will help the City improve their National Flood Insurance Program Community Rating which may result in a greater discount on flood insurance premiums for the citizens of Albuquerque.
10. There were no adverse comments from the public. All affected Neighborhood Associations, Homeowner Associations and Coalitions were notified by certified mail and, all property owners within the Plan boundaries were notified by mail. There is no known opposition to the Plan.

RECOMMENDATION - 14EPC-40013, May 8, 2014

RECOMMENDATION of APPROVAL of 14EPC-40013, the Resource Management Plan for the Tijeras Arroyo Biological Zone, a proposed Rank II Facility Plan, to be forwarded to the City Council based on the proceeding Findings and subject to the following Conditions.

CONDITIONS OF APPROVAL - 14EPC-40013, May 8, 2014

Conditions for Approval for Project #1009983 Amendment to Sector Development, Area, Facility or Comprehensive Plan (Resource Management Plan for Tijeras Arroyo Biological Zone)

1. The Flood Zone Map on page 11 shall be replaced with the updated map that reflects a Letter of Map Revision effective date of June 17th, 2013.
2. The following shall be added to Section 11.2 Rank II Area and Facility Plans, on page 95:
Facility Plan: Electric System Transmission and Generation (2010-2020)
This Rank II Facility Plan addresses electric transmission and substation facilities in the City of Albuquerque and Bernalillo County and includes substation siting and design standards and identifies protected electric transmission corridors.
3. The following shall be added to Section 5 Land Use, on page 47:

5.3 Existing Utilities

There are four electric transmission lines and six electric overhead distribution lines with associated access that cross the Tijeras Arroyo Biological Zone in various locations. These existing facilities are located within rights-of-way or easements and are permissive uses within the proposed boundary. Some of these existing facilities partially occur within proposed biologically sensitive areas, potential primary biopreserve areas, or areas identified for restoration as identified in Figures 16 through 19 in the draft Tijeras Arroyo Biological Zone Resource Management Plan.

PNM is obligated to conduct all activities and maintenance required for the safe and reliable operation of these power lines and has a continuing obligation to identify and correct all hazardous conditions in the area which would affect the improvements, resources or pose a risk of injury to individuals. Vehicular access is required to maintain safe operation and an access plan to PNM facilities and will be developed in coordination with PNM. PNM is obligated to extend electric service to its customers and potential future utility facilities may be necessary within the confines of the preserve. PNM will work with the City of Albuquerque Open Space Division to ensure that any future utility developments minimize impacts to the Resource Management Plan's conservation goals.

Coordination with PNM will be necessary to ensure that restoration work near PNM facilities is performed safely. For example, the introduction of tall-growing species around electric transmission or distribution lines may affect the safe operation and could potentially result in an outage or fire.

4. The following shall be added to section 3.8.1, Migratory Bird Use Areas and Nest Sites on page 38:

PNM maintains an Avian Protection Plan and actively works to reduce bird and animal mortality as a result of utility operations. PNM commits to ensuring that transmission and distribution facilities within the preserve are raptor-safe.

5. The Marron Study Report 2008 and Sites Southwest Study Report 2008 shall be added to the References section on page 93.

Lorena Patten-Quintana

Lorena Patten-Quintana
Planner

Notice of Decision cc list:

John Reeves, 919 Tony Sanchez Dr. SE, Albuquerque NM 87123
A.C. Whitlow, 11404 Isle Royale Rd. SE, Albuquerque NM 87123
Kevin Smith, 1843 Red Rum Ct. SE, Albuquerque NM 87123
Tom Gregory, 1705 Black Gold SE, Albuquerque NM 87123
Roger Hartman, 1308 Wagon Train Dr. SE, Albuquerque NM 87123
Cassandra Osterloh, 1424 Catron Ave. SE, Albuquerque NM 87123
Edwin Barsis, 1538 Catron Ave. SE, Albuquerque NM 87123
Cathy Loveday, 1600 Speakman Dr. SE, Albuquerque NM 87123
Austin Killeen, 919 Calle Coronado SE, Albuquerque NM 87123
Bob Martinson, 13104 Calle Azul SE, Albuquerque NM 87123
Annette Underhill, 633 Executive Hills Ln. SE, Albuquerque NM 87123
Roxanne Holloway, 13429 Executive Hills Way SE, Albuquerque NM 87123
Victor Valdez, 13735 Winterwood Way SE, Albuquerque NM 87123
Patty Jafari, 13819 Winterwood Way SE, Albuquerque NM 87123
Rose Sena, P.O. Box 5191, Albuquerque NM 87185
Mark Burton, 12500 Charla Ct. SE, Albuquerque NM 87123

Roger Mickelson, 1432 Catron Ave SE, Albuquerque NM 87123
Geneiva Meeker, 1423 Wagontrain Dr. SE, Albuquerque NM 87123

Attachments

Tijeras Arroyo Biological Zone Ownership List - 2014

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No comments received

Office of Neighborhood Coordination

No comments received

Long Range Planning

No comments received

Metropolitan Redevelopment Agency

No comments received

CITY ENGINEER

Transportation Development

No comments

Hydrology Development

The flood plains(s) shown on p. 11 has been modified by a Letter of Map Revision effective date June 17th, 2013. It removed the floodplain in the location of the Juan Tabo Hills 3B development.

Hydrology recommends specifying the date of the National Flood Insurance Program panel in the document as floodplains are regularly modified by development. For the area in the City this would be 35001C0367H, revised to reflect LOMR with effective date June 17, 2013.

The National Flood Insurance Program Community Rating System (CRS) gives points to communities that reserve floodplains for Open Space. The City currently has a rating of "8", which gives the citizens of Albuquerque a 10% discount on their flood insurance premiums. Reserving floodplains for Open Space will help the City improve their CRS rating.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

No comments

Traffic Engineering Operations

No comments received

WATER UTILITY AUTHORITY

Utility Services

No comments received

ENVIRONMENTAL HEALTH DEPARTMENT

No comments received

PARKS AND RECREATION

Planning and Design

Parks & Recreation Department supports this request.

Open Space Division

Support the Plan and request approval

City Forester

No comments received

POLICE DEPARTMENT/Planning

No Crime Prevention or CPTED comments concerning the proposed Amendment Sector Development Facility Comprehensive Plan at this time.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

No comments received

FIRE DEPARTMENT/Planning

No comments received

TRANSIT DEPARTMENT

No comments received

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No comments received

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

AMAFCA approves the Resource Management Plan for the Tijeras Arroyo Biological Zone and offers the following comments.

- 1. The FEMA FIRM that is shown on Figure 3 has been revised with a Letter of Map Revision dated June 17, 2013.*
- 2. Most of the existing storm drain outfalls to the arroyo drain through ponds or water quality manholes as required by the City's and AMAFCA's joint EPA MS4 Stormwater Discharge Permit. The bioswale concept presented in Section 8.2.12 will serve as an additional treatment train.*
- 3. The large boulder plating and check dam concept to stabilize erosion, as presented in Section 8.2.13, has been used successfully on the Calabacillas Arroyo. AMAFCA will continue to work with the City and developers to assure that property next to Tijeras Arroyo has flood protection.*

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

No adverse comments

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments received

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #1009983 Amendment to Sector Development, Area, Facility or Comprehensive Plan (Resource Management Plan for Tijeras Arroyo Biological Zone)

- 1. Add the following language as noted in underlined text regarding the adopted "Facility Plan: Electric System Transmission and Generation (2010-2020)" to Section 11.2, Rank II Area and Facility Plans, on page 95:*

Facility Plan: Electric System Transmission and Generation (2010-2020)

This Rank II Facility Plan addresses electric transmission and substation facilities in the City of Albuquerque and Bernalillo County and includes substation siting and design standards and identifies protected electric transmission corridors.

2. PNM has existing transmission and distribution facilities in the Tijeras Arroyo Biological Zone. It is recommended that a brief section titled "Existing Utilities" including the underlined text below is added to section 5., Land Use, in the draft document on page 45 as follows:

Existing Utilities

There are four electric transmission lines and six electric overhead distribution lines with associated access that cross the Tijeras Arroyo Biological Zone in various locations. These existing facilities are located within rights-of-way or easements and are permissive uses within the proposed boundary. Some of these existing facilities partially occur within proposed biologically sensitive areas, potential primary biopreserve areas, or areas identified for restoration as identified in Figures 16 through 19 in the draft Tijeras Arroyo Biological Zone Resource Management Plan.

PNM is obligated to conduct all activities and maintenance required for the safe and reliable operation of these power lines and has a continuing obligation to identify and correct all hazardous conditions in the area which would affect the improvements, resources or pose a risk of injury to individuals. Vehicular access is required to maintain safe operation and an access plan to PNM facilities and will be developed in coordination with PNM. PNM is obligated to extend electric service to its customers and potential future utility facilities may be necessary within the confines of the preserve. PNM will work with the City of Albuquerque Open Space Division to ensure that any future utility developments minimize impacts to the Resource Management Plan's conservation goals.

Coordination with PNM will be necessary to ensure that restoration work near PNM facilities is performed safely. For example, the introduction of tall-growing species around electric transmission or distribution lines may affect the safe operation and could potentially result in an outage or fire.

3. Add the following language as shown as underlined text to section 3.8 Protected Species, 3.8.1, Migratory Bird Use Areas and Nest Sites on page 38:

PNM maintains an Avian Protection Plan and actively works to reduce bird and animal mortality as a result of utility operations. PNM commits to ensuring that transmission and distribution facilities within the preserve are raptor-safe.

4. The Marron Study Report 2008 and Sites Southwest Study Report 2008 should be added to the References section.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
CURRENT PLANNING SECTION**

ENVIRONMENTAL PLANNING COMMISSION

Project #: 1009951

Case #: 14EPC -40003

May 8, 2014

Page 25

NEW MEXICO DEPARTMENT OF TRANSPORTATION

No objections to the Plan.

APPLICATION INFORMATION

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

- ☐ Major subdivision action
☐ Minor subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☐ for Subdivision
☐ for Building Permit
☐ Administrative Amendment/Approval (AA)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z

ZONING & PLANNING

- ☐ Annexation
☐ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
☐ Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
☐ Street Name Change (Local & Collector)
☐ APPEAL / PROTEST of...
 Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Barbara S. Herrington, AICP PHONE: 822-8200
 ADDRESS: 121 Tijeras NE FAX: 822-8282
 CITY: ABQ STATE: NM ZIP: 87102 E-MAIL: bherrington@sites-sw.com

APPLICANT: City of Albuquerque Open Space Div PHONE: 452-5200
 ADDRESS: Parks & Recreation PO Box 1293 FAX: -
 CITY: ABQ STATE: NM ZIP: 87103 E-MAIL: nandrade@cabq.gov

Proprietary interest in site: property owner List all owners: see attached list

DESCRIPTION OF REQUEST: EPC approval of Resource Management Plan for the Tijeras Arroyo Bio-Zone

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. see attached sheet Block: - Unit: -
 Subdiv/Addn/TBKA: -
 Existing Zoning: - Proposed zoning: - MRGCD Map No. -
 Zone Atlas page(s): - UPC Code: -

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 06 EPC-01700/01701 (a few parcels)

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? yes
 No. of existing lots: 51 No. of proposed lots: 1/1 Total site area (acres): ~684 ac

LOCATION OF PROPERTY BY STREETS: On or Near: Tijeras Arroyo
 Between: I-40/Carnuel and Kirtland AFB eastern boundary

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team (PRT) ☒ Review Date: 12/17/2013

SIGNATURE: Barbara S. Herrington DATE: Feb 27, 2014
 (Print Name) Barbara S. Herrington, AICP Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

- ☐ INTERNAL ROUTING
☒ All checklists are complete
☒ All fees have been collected
☒ All case #s are assigned
☒ AGIS copy has been sent
☒ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers

14 EPC - 40013

Action

AFP
ADV
LMF

S.F.

Revised: 4/2012

Fees

\$
\$
\$
\$
\$
\$
 Total
\$

Hearing date April 10, 2014

2-27-14
 Staff signature & Date

Project # 1009983

28

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

☐ ANNEXATION (EPC08)

- Application for zone map amendment including those submittal requirements (see below).
Annexation and establishment of zoning must be applied for simultaneously.
 - Petition for Annexation Form and necessary attachments
 - Zone Atlas map with the entire property(ies) clearly outlined and indicated
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - Letter describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - Letter of authorization from the property owner if application is submitted by an agent
 - Board of County Commissioners (BCC) Notice of Decision
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- ☐ SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1) (Unadvertised)
- ☐ SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14) (Public Hearing)
- ☐ SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2) (Unadvertised)
- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - Zone Atlas map with the entire plan area clearly outlined and indicated
 - Letter describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
 - Traffic Impact Study (TIS) form (for EPC public hearing only)
 - Fee for EPC final approval only (see schedule)
 - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.* Your attendance is required.

☐ AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

- Zone Atlas map with the entire property clearly outlined and indicated
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

☐ AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

☒ AMENDMENT SECTOR DEVELOPMENT, AREA (FACILITY) OR COMPREHENSIVE PLAN (EPC04)

- ✓ Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - ✓ Plan to be amended with materials to be changed noted and marked *Major Public Open Space Facility Plan*
 - ✓ Zone Atlas map with the entire plan/amendment area clearly outlined
 - ✓ Letter of authorization from the property owner if application is submitted by an agent (map change only)
 - ✓ Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
 - ✓ Letter briefly describing, explaining, and justifying the request
 - ✓ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
 - NA Traffic Impact Study (TIS) form
 - NA Sign Posting Agreement
 - NA Fee (see schedule)
 - ✓ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

☐ AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - Letter describing, explaining, and justifying the request
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Barbara S. Herrington, Agent
Applicant name (print)
Barbara S. Herrington Feb. 27, 2014
Applicant signature & Date

Revised: June 2011

- ☒ Checklists complete
- ☒ Fees collected
- ☒ Case #s assigned
- ☒ Related #s listed

Application case numbers
14EPC - 40013

V... 2-27-14
Staff signature & Date
Project # *1009983*

CITY OF ALBUQUERQUE



January 22, 2014

Peter Nicholls, Chair
City of Albuquerque
Environmental Planning Commission
One Civic Plaza
Albuquerque, NM 87102

Dear Chairman Nicholls,

The City of Albuquerque Open Space Division authorizes Sites Southwest, Ltd. to act as its agent for the City of Albuquerque and Bernalillo County approval processes for the Tijeras Arroyo Biological Zone Resource Management Plan.

PO Box 1293

Albuquerque Sincerely,

NM 87103

Matt Schmader, Ph.D.
Superintendent
COA Open Space Division

www.cabq.gov

February 27, 2014

Peter Nicholls, Chair
Environmental Planning Commission
600 Second St., NW, Suite 300
Albuquerque, NW 87102

Re: Resource Management Plan for the Tijeras Arroyo Biological Zone



Sites Southwest, LLC

121 Tijeras NE, Suite 3100

Albuquerque, NM 87102

phone: 505-822-8200

fax: 505-822-8282

email: mail@sites-sw.com

web: www.sites-sw.com

As agent for the City of Albuquerque Open Space Division, we are requesting approval of a Resource Management Plan for the Tijeras Arroyo Biological Zone. This request is pursuant to Policy A.2.C of the Major Public Open Space Facility Plan, which calls for a Resource Management Plan (RMP) to be developed for the Tijeras Arroyo, as well as Albuquerque City Council Resolution 07-278, which requires the City to develop a master plan for a bio-zone preserve within and adjacent to the Tijeras Arroyo between the Juan Tabo Boulevard right-of-way and the eastern City limit.

REASON FOR REQUEST

Project Context and Significance

Tijeras Arroyo has both historical and biological significance for the City of Albuquerque and Bernalillo County. As the main waterway for most of the snow melt and rain flows from Tijeras Canyon and portions of the East Mountains, the arroyo drains more than 77 square miles of land and percolates a significant amount of water back into the aquifer. The Tijeras Creek is a perennial stream with surface flows east of Four Hills Boulevard, transitioning into subsurface flows at the Four Hills Fault. Two documented springs occur along the canyon and a third recently located appears to be an important watering hole for wildlife.

The eastern part of the arroyo is dominated by woodlands, riparian forest, and scrubland, while the western portion features arroyo grassland species. In the east section, a narrow but cohesive riparian forest creates important habitat for local wildlife and well as migratory birds. Bird and bat roost areas—including raptors—occur throughout this area. It offers greater vegetation cover and access to food, water and habitat. Suitable habitat was identified in the area for five listed species—the southwestern willow flycatcher, the yellow-billed cuckoo, the gray vireo, the spotted bat, and the western burrowing owl.

Currently, many animals must cross through residential and industrial areas or over roadways to reach these resources. Wildlife in the area include bears, mountain lions, deer, bighorn sheep and smaller mammals, reptiles and birds that travel between the Sandia and Manzano Mountains. Preservation of a corridor that fosters unimpeded crossing would benefit all species using the area.

The Tijeras Arroyo also has an extensive history of human use. Surveys have uncovered six new archaeological sites west of Four Hills Road, in addition to a previously recorded site. At least two sites are recommended as eligible for the National Register of Historic Places based on their prehistoric significance of occupation within Tijeras Canyon. More importantly, excavations to the east have uncovered remnants of the village that preceded present-day Carmuel, known as the Rancho de Carmue Site, that was established around 1760 but later abandoned due to Apache attacks.

Issues

As the human population has grown around the arroyo, disturbances and development have created barriers and dangers for wildlife by separating the habitat into smaller fragments, damaging vegetation, eroding soils, and increasing water pollution of the creek. Illegal motorized vehicles have damaged the landscape, trash has been dumped in the arroyo floodplain, and parts of the arroyo have been used for BMX/motorcycle track and jumps as well as encampments. "Social" trails have been created ad hoc by visitors without regard for resource protection. There is continuing pressure for more residential development adjacent to the arroyo.

Solutions

To begin to address these issues, the City has proposed designating as a "biological zone," a 3.7-mile-long stretch of land adjacent to and including the Tijeras Arroyo. The width is essentially the floodplain, approximately 500 feet on either side of the arroyo's meander. A bio-zone is an area where the main functions are conservation of wildlife habitat, restoration to enhance biological diversity of plants and animals, and protection of all natural and cultural resources. To carry out these functions in the Tijeras Arroyo Bio-Zone, the Open Space Division has developed a Resource Management Plan (RMP), which documents the resources—topography, soils, geology, hydrology, plant and wildlife communities and corridors, unofficial trails, protected species—and recommends the best ways to manage them.

One obstacle to management is that a number of the 51 parcels within the proposed bio-zone boundary are privately owned. To address this, the RMP proposes acquiring these parcels to incorporate into the Major Public Open Space network by such techniques as out-right purchase, transfer of development rights, land donations for open space credits, private donations and conservation easements. The RMP prioritizes acquisition of parcels based on their resource value and development pressure. The City has already acquired six of these parcels—about 162 acres or 21 percent—by these methods. Another 237 acres are high or very high priority for acquisition and about 69 acres are of moderate priority.

The majority of the 51 parcels are zoned SU-1 (19) or A-1 (18), while the remaining 14 are zoned either C-1, R-1, RA-1, RA-2, R-D or IP. The eastern portion of the Bio-Zone lies within the Rural Area of the Albuquerque/Bernalillo County Comprehensive Plan, while the western portion lies primarily within the Developing Urban Area. A short middle section passes of the arroyo passed through the Established Urban Area.

The RMP establishes five main goals for the bio-zone: 1) Conserve and restore natural resources, wildlife and environmental features, 2) Conserve and protect cultural resources, 3) Provide opportunities for outdoor education and low-impact recreation (trails, for example, will be located and designed for sustainable use), 4) Enhance vegetative biodiversity habitat within disclimax (disturbed) areas and the overall bio-zone and 5). Facilitate aquifer recharge and help filter storm water pollutants. These goals will be achieved by carrying out management strategies included in the Plan.

The COA Open Space Division reserves the right to refuse conveyance of land that is not in good, natural condition as evaluated by the City's Real Property Division. Private landowners are required to remediate all damage to soil, water, and vegetation that has resulted from erosion, littering dumping and off-road vehicle use. The City may also accept, at its discretion, property requiring clean-up or remediation in exchange for partial or whole compensation for the clean-up from the seller, either by monetary payment or an adjustment in the land price.

One of the first tasks for management is to manage access to the bio-zone area by fencing as much as possible and creating formal access points and parking space. The Open Space Division will negotiate with private landowners regarding fencing of private property.

Public Support

Public support on conserving the Tijeras Arroyo was conveyed during the extensive process to develop and adopt the East Gateway Sector Development Plan. Several landowners have inquired about land donations or purchases by City Open Space and the Councilor Don Harris has received support for the plan from his constituents.

Conformity with Adopted Plans

Albuquerque/Bernalillo County Comprehensive Plan (Rank I)

The request for adoption of the Resource Management Plan for the Tijeras Arroyo Biological Zone furthers the following Comprehensive Plan policies:

OPEN SPACE NETWORK POLICIES

A. The TABZ Plan will strengthen the City's commitment to acquire important open space lands and waters in the Tijeras Arroyo to conserve natural resources and environmental features, provide opportunities for outdoor education and recreation, conserve archaeological resources, provide trail corridors and help protect the public from flooding. (*Comprehensive Plan Policy II. B. 1.a*)

B. The TABZ Plan calls for the closing of makeshift trails along the Arroyo and creating and managing formal, sustainable trails that will protect natural features, views, drainage and other functions, as well as link to other areas within the Open Space network (*Comprehensive Plan Policy II.B.1.f*)

RURAL AREA POLICIES

C. Implementation of Plan policies—particularly land acquisition for open space— will help to control development in floodplain and valley areas where flood danger, high water table, and soils inhibit extensive urbanization. (*Comprehensive Plan Policy II.B.3.c*)

DEVELOPING AND ESTABLISHED URBAN POLICIES

D. Approval and implementation of the TABZ Plan will help ensure that new development respects existing natural environmental conditions and carrying capacities, scenic resources, and cultural and recreational resources. (*Comprehensive Plan Policy II.B.5.d*)

ENVIRONMENTAL PROTECTION AND HERITAGE CONSERVATION

G. The Plan surveys and evaluates the significance of several archaeological and paleontological sites and presents strategies for preserving and managing them for research and education. (*Comprehensive Plan Policy II.C.6 policies a, b & c*)

H. The Plan inventories important visual and environmental resources unique to the Tijeras Arroyo floodplain, allowing their conservation and restoration to become a significant determinant in development decisions. (*Comprehensive Plan Policy II.C.8.a*)

COMMUNITY RESOURCE MANAGEMENT POLICIES

E. Approval and implementation of the TABZ Plan will encourage the maximum absorption of precipitation through retention of natural arroyos (Tijeras Arroyo) and other means of run-off conservation within the context of overall water resource management. The Plan also calls for interpretive signs and programs to integrate educational programs with the natural and cultural environments (*Comprehensive Plan Policy II.D.2.b and II.D. 7.d*)

Rank II Plans

The TABZ also furthers policies in both the *Major Open Space Facility Plan* (MPOS) and the *Facility Plan for Arroyos*. The MPOS Facility Plan specifically calls for a Resource Management Plan to be developed for the Tijeras Arroyo (Policy A.2.C), a policy fulfilled by the TABZ. These plans balance protecting vegetation, wildlife habitat, and archaeological resources from damage with making major public open space accessible to people.

The *Facility Plan for Arroyos* designates portions of the Tijeras Arroyo (city limits on the east to Kirtland Air Force Base on the west) as a Major Open Space Arroyo, which is to remain in a natural or semi-natural condition with native vegetation and channel stabilization consisting primarily of naturalistic treatments such as ungrouted rip-rap and gabions. Policy 1 for Major Open Space Arroyos calls for the entire 100-year floodplain of these arroyos to be purchased by the City as Major Public Open Space, where appropriate. In addition, right-of-way beyond the 100-year floodplain "should be acquired when development would be imprudent because of potential bank erosion or other environmental factors, or when necessary to ensure continuous trail development."

Rank III Plans

The TABZ is also consistent with the *East Gateway Sector Development Plan* recommendations 7.3 which call for the City Open Space Division to continue to acquire private lands within Tijeras Arroyo to consolidate public ownership, provide opportunities for education and low-impact recreation and improve and enhance habitat. Also stressed are enabling pedestrian connections between the Sandia and Manzano Mountains and formalizing access to Tijeras Arroyo at Juan Tabo Boulevard and Four Hills Road.

Neighborhood Notification

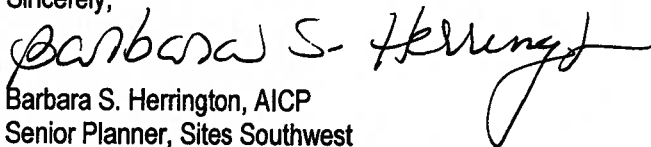
Two representatives of surrounding neighborhoods were notified about this project, including a description, location, site plan, and time and place of the public hearing. We are also sending letters explaining the plan to property owners of land included in the boundary. We anticipate holding a community meeting to answer questions about the plan in the near future.

Approval Process

The plan was presented on January 28, 2014, to the City Open Space Advisory Board, which recommended it for EPC approval at its subsequent meeting February 25, 2014.

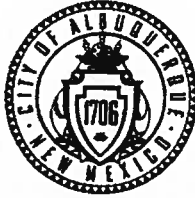
Please do not hesitate to call if you have any questions.

Sincerely,


Barbara S. Herrington, AICP
Senior Planner, Sites Southwest

cc. Matt Schmader
Susannah Abbey
Tom Menicucci
Michael Horanburg

NOTIFICATION &
NEIGHBORHOOD INFORMATION



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

February 13, 2014

Barbara Herrington
Sites Southwest
121 Tijeras NE, Suite 3100/87102
Phone: 505-822-8200/Fax: 505-822-8282
E-mail: bherrington@sites-sw.com

Dear Barbara:

Thank you for your inquiry of **February 13, 2014** requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of O-92 by your proposed project at **(EPC SUBMITTAL FOR AN OPEN SPACE DIVISION RESOURCE MANAGEMENT PLAN PROJECTD) – PARCELS ARE WITHIN/ADJACENT TO TIJERAS ARROYO AND FROM EUBANK BOULEVARD SE ON THE WEST, PAST FOUR HILLS ROAD SE TO HERRERA ROAD SE ON THE EAST – ALL SOUTH OF I-40 zone map L-24, M-21-24.**

Our records indicate that the **Neighborhood and/or Homeowner Associations and Coalitions** affected by this proposal and the contact names are as follows:

SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's – siw.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck

Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA AND COALITION.

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ☒ **ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- ☐ The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- ☒ **Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.**
- ☒ **Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 02/13/14 Time Entered: 1:30 p.m. ONC Rep. Initials: siw

"ATTACHMENT A"

Page 1 of 2

Barbara Herrington
Sites Southwest
121 Tijeras NE, Suite 3100/87102
Phone: 505-822-8200/Fax: 505-822-8282
E-mail: bherrington@sites-sw.com
Zone Map: L-24, M-21-24

WILLOW WOOD N.A. "R"

***John Reeves**

919 Tony Sanchez Dr. SE/87123 293-7822 (h)
A.C. Whitlow
11404 Isle Royale Rd. SE/87123

JUAN TABO HILLS N.A. "R"

***Kevin Smith**

1843 Red Rum Ct. SE/87123 440-3838 (c)
Tom Gregory
1705 Black Gold SE/87123 235-1271 (h)

FOUR HILLS VILLAGE H.O.A. "R"

***Roger Hartman**

1308 Wagon Train Dr. SE/87123 296-7924 (h)
Cassandra Osterloh
1424 Catron Ave. SE/87123 264-2427 (c)

FOUR HILLS VILLAGE N.A. "R"

***Edwin Barsis**

1538 Catron Ave. SE/87123 293-5347 (h)
Cathy Loveday
1600 Speakman Dr. SE/87123 298-4801 (h)

CORONADO TERRACE H.O.A.

***Austin Killeen**

919 Calle Coronado SE/87123 681-8151 (h)
Bob Martinson
13104 Calle Azul SE/87123 296-4970 (h)

EXECUTIVE HILLS H.O.A

***Annette Underhill**

633 Executive Hills Ln. SE/87123 263-4286 (h) 559-2200 (c)
Roxanne Holloway
13429 Executive Hills Way SE/87123

WINTERWOOD PARK H.O.A. "R"

***Victor Valdez**

13735 Winterwood Way SE/87123 263-2920 (c)

Patty Jafari

13819 Winterwood Way SE/87123 292-0800 (c)

SINGING ARROW N.A. "R"

***Rose Sena**

P.O. Box 5191/87185 385-3565 (c)

Mark Burton

12500 Charla Ct. SE/87123 294-7609 (h)

EAST GATEWAY COALITION

***Roger Mickelson, 1432 Catron Ave. SE/87123 332-9273 (h)**

Geneiva Meeker, 1423 Wagontrain Dr. SE/87123 323-6868(h)

***President of NA/HOA/Coalition**

Barbara Herrington

From: Winklepleck, Stephani I. [SWinklepleck@cabq.gov]
Sent: Thursday, February 13, 2014 1:28 PM
To: Barbara Herrington
Subject: RE: Tijeras Arroyo Plan EPC Submittal--Part 1
Attachments: SITES SOUTHWEST.doc

Barbara,

I went ahead and updated the letter with today's date listed. There were no changes in NA/HOA/Coalition contacts (which I was surprised – usually there is one) as our ONC letter will be good until March 13th.

If you have any questions please feel free to contact me and have a good one.

Stephani
Stephani Winklepleck
Neighborhood Liaison
COA/Planning Department
Office of Neighborhood Coordination
Phone: (505) 924-3914 Fax: (505) 924-3913
E-mail: swinklepleck@cabq.gov

From: Barbara Herrington [<mailto:bherrington@sites-sw.com>]
Sent: Thursday, February 13, 2014 12:54 PM
To: Winklepleck, Stephani I.
Subject: RE: Tijeras Arroyo Plan EPC Submittal--Part 1

Hi Stephanie,

Have any of the names/addresses changed on this since last month? (See attachment).

Barbara

BARBARA S. HERRINGTON
PROJECT MANAGER
sites southwest
ALBUQUERQUE EL PASO

EMAIL: bherrington@sites-sw.com
WEB: www.sites-sw.com
ABQ PH: 505.822.8200

From: Winklepleck, Stephani I. [<mailto:SWinklepleck@cabq.gov>]
Sent: Thursday, January 23, 2014 4:40 PM
To: Barbara Herrington
Subject: RE: Tijeras Arroyo Plan EPC Submittal--Part 1

Barb,

Attached is the neighborhood information for your EPC Submittal for a City Project.

Any questions please feel free to contact me and have a good one.

Stephani
Stephani Winklepleck
Neighborhood Liaison
COA/Planning Department
Office of Neighborhood Coordination
Phone: (505) 924-3914 Fax: (505) 924-3913
E-mail: swinklepleck@cabq.gov

From: Barbara Herrington [<mailto:bherrington@sites-sw.com>]
Sent: Thursday, January 23, 2014 3:32 PM
To: Winklepleck, Stephani I.
Subject: Tijeras Arroyo Plan EPC Submittal--Part 1

Hi Stephanie,

We are submitting to EPC a Resource Management Plan for the Tijeras Arroyo as agents for the COA Open Space Division.

It's a little different from the usual development project. Attached is the Developer Inquiry Sheet as well as zone maps and a parcel ownership map and list with UPC numbers. Let me know if you need anything else.

(Sending the zoning maps separately)

Thanks, Barb

BARBARA S. HERRINGTON, AICP
PROJECT MANAGER
sites southwest
ALBUQUERQUE EL PASO

EMAIL: bherrington@sites-sw.com
WEB: www.sites-sw.com
ABQ PH: 505.822.8200



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 -OR- you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: swinklepleck@cabq.gov. ONC will need the following information **BEFORE** NA/HOA Contact Information will be released to the Applicant/Agent on any Project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914.

Zone Map and this Developer Inquiry Sheet **MUST** be provided with request. Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

Cell Tower Submittal: ☐ Free-Standing Tower -OR- ☐ Concealed Tower
☐ EPC Submittal ☐ DRB Submittal ☐ LUCC Submittal ☐ Liquor Submittal
☐ Administrative Amendments (AA's) Submittal ☒ City Project Submittal

open space
division -
Resource
Management
plan

CONTACT NAME: Barbara Herrington
 COMPANY NAME: Siks Southwest
 ADDRESS/ZIP: 121 Tijeras NE 87102
 PHONE: 822-8200 FAX: 822-8282

LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

Parcels are within/adjacent to Tijeras Arroyo
and from Eubank Blvd on the west past Four Hills Road
to Herrera Road on the east, all south of I-40

LEGAL DESCRIPTION

LOCATED ON

I'm sending a parcel map and list of
 STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN UPC #'s and owners. Have Stephanie AND
 STREET NAME OR OTHER IDENTIFYING LANDMARK

give me a call if you need more information.
 STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (6).

ONC/DeveloperInquirySheet/siw (01/26/12)

M-21, M22, L22, M23, L23, M24,
L-24 (sending these with parcels hatched)

bherrington@siks-sw.com



Sites Southwest, LLC

121 Tijeras NE, Suite 3100

Albuquerque, NM 87102

phone: 505-822-8200

fax: 505-822-8282

email: mail@sites-sw.com

web: www.sites-sw.com

Feb. 27, 2014

Dear Neighborhood Representative,

This letter is to inform you that the City of Albuquerque Open Space Division is requesting Environmental Planning Commission (EPC) approval of a Resource Management Plan (RMP) for the Tijeras Arroyo Bio-Zone. Development of the plan was authorized by City Council Resolution 07-278 and recommended by the City's Major Public Open Space Facility Plan.

The plan covers a 3.7-mile stretch of the Tijeras Arroyo from the Carnuel/I-40 juncture west to the Kirtland Air Force Base. (See enclosed map.) The boundary width is essentially the floodplain—approximately 500 feet on either side of the arroyo's meander. The plan designates this area as a biological preserve or "bio-zone," and recommends management to conserve its natural resources and wildlife. It also gives land within this boundary a higher priority for city acquisition as open space, private donation as open space or consideration for a conservation easement. It imposes no regulatory requirements beyond those that already exist.

The plan documents the resources in the floodplain—topography, soils, geology, hydrology, plant and wildlife communities and corridors, unofficial trails, protected species—and recommends best practices for managing them. Parts of the Tijeras Arroyo form one of the few riparian areas in the state, making it an important corridor and habitat for all types of wildlife and birds. Lately it has been impacted by illegal uses, dumping of trash, and encroaching residential development.

The goals of the RMP plan are to conserve and restore the natural resources, wildlife habitat and environmental features; protect cultural resources, provide opportunities for sustainable low-impact use (such as trails) and facilitate recharge of the aquifer. The Division of Open space will be managing City-owned open space within the bio-zone to achieve these goals. It also plans to work with private owners to help restore the land, limit illegal motor vehicle access and potentially acquire more land as open space.

The resource management plan is being submitted for approval to the Environmental Planning Commission on February 27, 2014. It will likely be heard by the EPC at its April 10 meeting. The application can be reviewed at the City Planning Department offices in downtown Albuquerque at the Plaza del Sol building, 600 2nd St. NW. It is advisable to call the Planning Dept. at 924-3860 to schedule a visit so that the project file will be available upon your arrival. We are also seeking to have the plan posted for public viewing on the City website. If you have questions about this request, please call City Open Space Planner Susannah Abbey at 505-452-5205 or email her at sabbey@cabq.gov

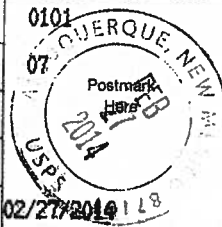
Sincerely,


Barbara S. Herrington, AICP
Senior Planner, Sites Southwest

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(Domestic Mail Only; No Insurance Coverage Provided)

ALBUQUERQUE NM 87123

Postage \$ 4.94
Certified Fee 3.30
Return Receipt Fee (Endorsement Required) 2.70
Restricted Delivery Fee (Endorsement Required) 0.00
Total Postage & Fees \$ 6.49



Recipient's Name (Please Print Clearly; to be completed by mailer)
SINGING ARROW N.A. R
Street, Apt. No., or PO Box No. **Mark Burton**
City, State, ZIP+4 **12500 Charla Ct. SE**
Albuquerque, NM 87123

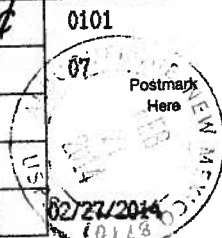
PS Form 3800, February 2000

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Total Postage & Fees \$ 6.49



Recipient's Name (Please Print Clearly; to be completed by mailer)
WILLOW WOOD N.A. R
Street, Apt. No., or PO Box No. **A.C. Whitlow**
City, State, ZIP+4 **11404 Isle Royale Rd. SE**
Albuquerque, NM 87123

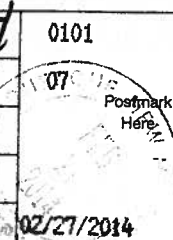
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Restricted Delivery Fee (Endorsement Required) 0.00
Total Postage & Fees \$ 6.49



Recipient's Name (Please Print Clearly; to be completed by mailer)
CORONADO TERRACE H.O.A. R
Street, Apt. No., or PO Box No. **Bob Martinson**
City, State, ZIP+4 **13104 Calle Azul SE**
Albuquerque, NM 87123

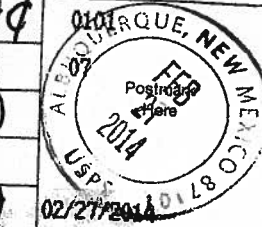
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Recipient's Name (Please Print Clearly; to be completed by mailer)
FOUR HILLS VILLAGE H.O.A. R
Street, Apt. No., or PO Box No. **Sandra Osterloh**
City, State, ZIP+4 **1424 Catron Ave. SE**
Albuquerque, NM 87123

PS Form 3800, February 2000

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Recipient's Name (Please Print Clearly; to be completed by mailer)
FOUR HILLS VILLAGE N.A. R
Street, Apt. No., or PO Box No. **Edwin Barsis**
City, State, ZIP+4 **1538 Catron Ave. SE**
Albuquerque, NM 87123

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Total Postage & Fees \$ 6.49



Recipient's Name (Please Print Clearly; to be completed by mailer)
FOUR HILLS VILLAGE N.A. R
Street, Apt. No., or PO Box No. **Cathy Loveday**
City, State, ZIP+4 **1600 Speakman Dr. SE**
Albuquerque, NM 87123

PS Form 3800, February 2000

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ALBUQUERQUE NM 87123

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Certified Fee	<u>3.30</u>	07
Return Receipt Fee (Endorsement Required)	<u>2.70</u>	Postmark Here
Restricted Delivery Fee (Endorsement Required)	<u>\$0.00</u>	USPS
Total Postage & Fees	\$ <u>6.49</u>	02/27/2014

Recipient's Name (Please Print Clearly) (to be completed by mailer)
JUAN TABO HILLS N.A. R
 Street, Apt. No.; or PO Box **Kevin Smith**
 City, State, ZIP+4 **1843 Red Rum Ct. SE Albuquerque, NM 87123**

PS Form 3800, February 2000 See Reverse for Instructions

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(Domestic Mail Only; No Insurance Coverage Provided)

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 Street, Apt. No.; or PO Box **Tom Gregory**
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Geneva Meeker
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Rose Sena
City, State, ZIP+4
P.O. Box 5191
Albuquerque, NM 87185

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Roxanne Holloway
City, State, ZIP+4
13429 Executive Hills Way SE
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Tijeras Arroyo Bio-Zone Ownership - 2014

ACQ. #	OBJECTID	UPC	OWNER	ACRES	ZONE
0	330369	102305622813730670	HUYNH TUAN V & TAM LE	0.4102	SU-1
1	297556	102305624913030657	BRENNAN PATRICK H	0.0000	SU-1
2	421831	102305622113030656	QURAIISHI MASHALLAH & SABIHA	0.6377	SU-1
3		102305626207430350	JAFARI MORTEZA & PATRICIA	0.5001	SU1
4	442809	102305630415740170	CITY OF ALBUQUERQUE	63.0000	SU-1
5	282045	102405617815930128	POLK RICHARD S & BARBARA J ABQ CENTRAL AVE OPERATING ASSOC LP C/O BGK PROPERTIES INC NANCY	3.1500	C-1
6	450201	102305640913740130	FAIRCHILD (CHANT?) AMERICAN SOCIETY OF RADIOLOGIC TECHNOLOGISTS	21.9636	A-1
7	451169	102305640517040120		9.4058	SU-1
8	394239	102405619011730134	POLK RICHARD S & BARBARA J & POLK ROBERT JEREMY & BRANDI LOUISE	2.0000	A-1
9	465400	102405523064520140	RABADI SHARIF & SAMIA WALDROUP GERALDINE C TRUSTEE	63.0300	A-1
10	358572	102405605619030124	WALDROUP LIVING TRUST	24.6900	A-1
11	438142	102405619914230135	GUTIERREZ JOSEPH R & CLARA SUE	0.4920	R-1
12		102405629413930244	WADE DANIEL & DAINA	3.3500	C1
14	472993	102405615612030129	MCCORKLE SHERMAN & CATHY	2.2200	A-1
15	268612	102305613507730312	H & H INVESTMENTS	0.8800	SU-1
16	315871	102305619513330654	BANDI SAID A ETUX	0.6450	SU-1
17	459346	102305621013130655	QURAIISHI MASHALLAH & SABIHA	0.6392	SU-1
18	343361	102305620011830310	LOISEAU RICHARD JAWADI MOHAMMAD S & NUZHATH PARVEEN	15.9500	SU-1
19	403656	102305614011530614		0.5092	SU-1
20	414920	102205646520040302	CITY OF ALBUQUERQUE RAINOSEK LARRY D & DOROTHY A TRUSTEES RAINOSEK RVT	21.3940	SU-1
21	402402	102305610012530105	HANOSH DON L & TERRI L	4.0000	RA-1
22	427955	102205622707230331	MARTIN JOHN BRADLEY	13.5900	A-1
23	367763	102305601314030217	VISTA FOUR HILLS LLC	1.2150	A-1
24		102205534850010650	CITY OF ALBUQUERQUE	20.6300	A-1
25		102205645222640301	HANOSH DON L & TERRI L	15.9407	R-1
26	330085	102205616601730332	CITY OF ALBUQUERQUE	5.9900	A-1
27	457062	102205629104140140	DAVIDSON MICHAEL S & DIANE Y TRUSTEES DAVIDSON FAMILY TRUST	29.2500	SU-1
28	463962	102205633611730339		0.5595	A-1
29	247668	102205520249920140	PERRY JERRY G TRUSTEE PERRY RVL T & GONZALES ARTHUR J & JANIE FAY	17.2900	A-1
30	414754	102205522949020139	PERRY JERRY G TRUSTEE PERRY RVL T & GONZALES ARTHUR J & JANIE FAY	1.7000	A-1
31	400580	102205632711030336	HAYS GARY B & SANDRA S	0.4249	A-1
32	285145	102205639717430335	CITY OF ALBUQUERQUE	0.9600	RA-2
33	355502	102105548544110130	CITY OF ALBUQUERQUE HIDDEN VALLEY COMMUNITY SERVICES ASSOC INC	16.9469	SU-1
34	414787	102205646014540303		13.9880	SU-1
35	456814	102305602611730216	WITT JAMES M & BARBARA A	2.3400	RA-2
36	474774	102205638015030337	HANOSH DON L & TERRI L	3.9900	A-1
37	371173	102305600114530214	GRIEGO ERNEST L & MARY K	1.8600	A-1
38	302115	102305606812030106	CITY OF ALBUQUERQUE	1.1612	SU-1
39	284662	102305617612730634	JAWADI MOHAMMAD S ETUX	2.0955	SU-1
40	353587	102305604411630215	WITT JAMES M & BARBARA A	3.0400	RA-2
41	423140	102205634412430338	KERNAGHAN KAY L	0.5104	SU-1
42	426053	102205510444320125	TWILIGHT PEAKS HOLDINGS LLC	9.5455	R-D
43		102105540438910000	JOHNSON MARY ET AL	0.4805	A-1
44	257100	102105542032810124	AMAFCA	16.3720	A-1
45		102205507350320127	CITY OF ALBUQUERQUE	31.4914	SU-1
46	320622	102105515213840122	EAST MESA HOLDINGS LLC	68.5247	A-1
46	252026	102105523313940123	JUAN TABO HILLS WEST LLC	40.1953	A-1
46	389805	102105533509940124	EAST MESA HOLDINGS LLC	85.1059	R-D
47	397113	102105533032810144	STATE OF NEW MEXICO STATE LAND OFFICE	40.0000	IP

“RESOURCE MANAGEMENT PLAN FOR
TIJERAS ARROYO BIOLOGICAL ZONE”

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

URBAN DESIGN & DEVELOPMENT DIVISION

600 2nd Street NW, 3rd Floor, 87102

P.O. Box 1293, Albuquerque, NM 87103

Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

May 8, 2014

COA
Open Space Division
PO Box 1293
Albuquerque, NM 87103

Project# 1009983
14EPC-40013 Adoption of a Rank II Facility Plan
for the Tijeras Arroyo Bio-Zone

PO Box 1293

Albuquerque

New Mexico 87103

REQUEST:

Barbara S. Herrington, AICP, agent for City of Albuquerque Open Space Division, requests the above action for the Tijeras Arroyo Bio-Zone Preserve, located along the Tijeras Canyon and the Tijeras Arroyo for approximately 3.7 miles from the Carñuel Interstate-40 interchange westward to the boundary of Kirtland Air Force Base, containing approximately 684 acres.

Staff Planner: Lorena Patten-Quintana

www.cabq.gov

On May 8, 2014, the Environmental Planning Commission (EPC), voted that a Recommendation of Approval be forwarded to City Council for Project 1009983, 14EPC-40013, a request for an Adoption of a Rank II Facility Plan for the Tijeras Arroyo Bio-Zone, based on the following Findings and Conditions:

FINDINGS:

1. This request is for the review and recommended adoption of the Resource Management Plan for the Tijeras Arroyo Biological Zone, a proposed Rank II Plan (the "Plan").
2. The role of the EPC is to make a recommendation to the City Council.

OFFICIAL NOTICE OF DECISION

Project #1009983

May 8, 2014

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3. The Tijeras Arroyo Biological Zone includes the Tijeras Canyon and the Tijeras Arroyo for approximately 3.7 miles from the Cañuel Interstate-40 interchange westward to the boundary of Kirtland Air Force Base, containing approximately 684 acres that is made up of City owned, State owned or AMAFCA, and privately owned parcels. The Plan provides goals and policies for City departments and other stakeholders to use in the conservation and preservation of the Tijeras Arroyo and does not change zoning.
4. The primary goal of the Plan is to provide guidance and outline measures that will aid in the conservation of natural and cultural resources and identify opportunities for public recreation. The Plan: does not change zoning; calls for the City Open Space Division to acquire private lands within Tijeras Arroyo to consolidate public ownership; and, provides goals and policies that align with the Comprehensive Plan, and other city plans to better coordinate the preservation and conservation of the Tijeras Arroyo.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the City of Albuquerque Zoning Code, the Major Open Space Facility Plan, the Facility Plan for Arroyos, and the East Gateway Sector Development Plan are incorporated herein by reference and made part of the record for all purposes.
6. The proposed plan supports the following applicable Goals and Policies of the Rank I Comprehensive Plan:
 - a. Open Space Network Goal and Policies

The request is consistent with the Open Space Network Goal and furthers Policy II.B.1.a, because the TABZ Plan strengthens the City's commitment to acquire important open space lands and waters in the Tijeras Arroyo to conserve natural resources and environmental features, provide opportunities for outdoor education and recreation, conserve archaeological resources, provide trail corridors and help protect the public from flooding. It does this by stating the intent to acquire specific parcels in the Bio-Zone by various methods, prioritizing those parcels, and by providing policy objectives and best management practices that will help accomplish these purposes.

The request furthers Policy II.B.1.f, because the TABZ Plan calls for the closing of makeshift trails along the Arroyo and creating and managing formal, sustainable trails that will protect natural features, views, drainage and other functions, as well as link to other areas within the Open Space network.

b. Rural Area Policies

The request is consistent with the Rural Area Goal and furthers Policy II.B.3.c, because

OFFICIAL NOTICE OF DECISION

Project #1009983

May 8, 2014

Page 3 of 6

implementation of TABZ Plan policies—particularly land acquisition for open space— will help to curb inappropriate development in the floodplain and valley areas where flood danger, high water table, and soils inhibit extensive urbanization.

c. Developing and Established Urban Area Policies

The request is consistent with the Developing and Established Urban Area Goal and furthers Policy II.B.5.d. because approval and implementation of the TABZ Plan will help ensure that new development respects existing natural environmental conditions and carrying capacities, scenic resources, and cultural and recreational resources by listing and describing those conditions and resources in detail and providing policies and best practices for managing them.

d. Archaeological Resource Policies

The request is consistent with the Archaeological Resource Goal and furthers Policies II.C.6.a, b and c. because the Plan surveys and evaluates the significance of several archaeological and paleontological sites and presents strategies for preserving and managing them for research and education.

The request furthers Policy II.C.8.a. because the TABZ Plan inventories important visual and environmental resources unique to the Tijeras Arroyo floodplain and notes their significance, facilitating their being taken into account in development decisions.

e. Water Management Policies

The request is consistent with the Water Management Goal and furthers Policy II.D.2.b. because the TABZ Plan policies encourage the maximum absorption of precipitation through the retention of the natural arroyo (the Tijeras Arroyo) and conservation of run-off within the context of overall water resource management.

f. Education Policies

The request is consistent with the Education Goal and furthers Policy II.D.7.d. because the TABZ Plan policies call for interpretive signs and programs to integrate educational programs with the natural and cultural environments.

7. The proposed plan supports the following applicable goals and policies of the following Rank II Area/Facility Plans:

a. The Major Public Open Space (MPOS) Facility Plan

The request is consistent with the Major Public Open Space Facility Plan Mission and furthers Policy A.2.C. because the MPOS Facility Plan specifically calls for a Resource Management Plan to be developed for the Tijeras Arroyo, a directive fulfilled by the TABZ. These plans protect vegetation, wildlife habitat, and archaeological resources from damage while making major public open space accessible to people.

OFFICIAL NOTICE OF DECISION

Project #1009983

May 8, 2014

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b. The Facility Plan for Arroyos

This request is consistent with the Facility Plan for Arroyos Goal and furthers Policy 1 one of the main objectives of the TABZ Plan is to acquire and incorporate into the City of Albuquerque Open Space Network, as many parcels as possible that are owned privately or by various agencies to maximize ecological protection and facilitate management of the TABZ.

8. This request is consistent with the East Gateway Sector Development Plan Goal 5 because the RMP for TABZ outlines strategies to prioritize land acquisition by significance of resource value and development pressure. The RMP for TABZ also recommends that the Open Space Division acquire the arroyo channel in its entirety. This request furthers the Major Public Open Space Recommendation in the East Gateway Sector Development Plan.
9. There were no adverse comments from the reviewing agencies. The Hydrology Development Division commented that reserving floodplains for Open Space will help the City improve their National Flood Insurance Program Community Rating which may result in a greater discount on flood insurance premiums for the citizens of Albuquerque.
10. There were no adverse comments from the public. All affected Neighborhood Associations, Homeowner Associations and Coalitions were notified by certified mail and, all property owners within the Plan boundaries were notified by mail. There is no known opposition to the Plan.

CONDITIONS OF APPROVAL

1. The Flood Zone Map on page 11 shall be replaced with the updated map that reflects a Letter of Map Revision effective date of June 17th, 2013.
2. The following shall be added to Section 11.2 Rank II Area and Facility Plans, on page 95:
Facility Plan: Electric System Transmission and Generation (2010-2020)
This Rank II Facility Plan addresses electric transmission and substation facilities in the City of Albuquerque and Bernalillo County and includes substation siting and design standards and identifies protected electric transmission corridors.

3. The following shall be added to Section 5 Land Use, on page 47:

5.3 Existing Utilities

There are four electric transmission lines and six electric overhead distribution lines with associated access that cross the Tijeras Arroyo Biological Zone in various locations. These existing facilities are located within rights-of-way or easements and are permissive uses within the proposed boundary. Some of these existing facilities partially occur within proposed biologically sensitive areas, potential primary

OFFICIAL NOTICE OF DECISION

Project #1009983

May 8, 2014

Page 5 of 6

biopreserve areas, or areas identified for restoration as identified in Figures 16 through 19 in the draft Tijeras Arroyo Biological Zone Resource Management Plan.

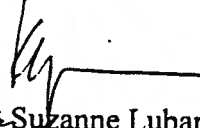
PNM is obligated to conduct all activities and maintenance required for the safe and reliable operation of these power lines and has a continuing obligation to identify and correct all hazardous conditions in the area which would affect the improvements, resources or pose a risk of injury to individuals. Vehicular access is required to maintain safe operation and an access plan to PNM facilities and will be developed in coordination with PNM. PNM is obligated to extend electric service to its customers and potential future utility facilities may be necessary within the confines of the preserve. PNM will work with the City of Albuquerque Open Space Division to ensure that any future utility developments minimize impacts to the Resource Management Plan's conservation goals.

Coordination with PNM will be necessary to ensure that restoration work near PNM facilities is performed safely. For example, the introduction of tall-growing species around electric transmission or distribution lines may affect the safe operation and could potentially result in an outage or fire.

4. The following shall be added to section 3.8.1, Migratory Bird Use Areas and Nest Sites on page 38:
PNM maintains an Avian Protection Plan and actively works to reduce bird and animal mortality as a result of utility operations. PNM commits to ensuring that transmission and distribution facilities within the preserve are raptor-safe.
5. The Marron Study Report 2008 and Sites Southwest Study Report 2008 shall be added to the References section on page 93.

PROTEST: It is not possible to appeal EPC Recommendations to City Council; Rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision, which is by **MAY 23, 2014**.

Sincerely,


Suzanne Lubar
Planning Director

SL/LPQ/mc

cc: John Reeves, 919 Tony Sanchez Dr. SE, Albuquerque NM 87123
A.C. Whitlow, 11404 Isle Royale Rd. SE, Albuquerque NM 87123

OFFICIAL NOTICE OF DECISION

Project #1009983

May 8, 2014

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Kevin Smith, 1843 Red Rum Ct. SE, Albuquerque NM 87123
Tom Gregory, 1705 Black Gold SE, Albuquerque NM 87123
Roger Hartman, 1308 Wagon Train Dr. SE, Albuquerque NM 87123
Cassandra Osterloh, 1424 Catron Ave. SE, Albuquerque NM 87123
Edwin Barsis, 1538 Catron Ave. SE, Albuquerque NM 87123
Cathy Loveday, 1600 Speakman Dr. SE, Albuquerque NM 87123
Austin Killeen, 919 Calle Coronado SE, Albuquerque NM 87123
Bob Martinson, 13104 Calle Azul SE, Albuquerque NM 87123
Annette Underhill, 633 Executive Hills Ln. SE, Albuquerque NM 87123
Roxanne Holloway, 13429 Executive Hills Way SE, Albuquerque NM 87123
Victor Valdez, 13735 Winterwood Way SE, Albuquerque NM 87123
Patty Jafari, 13819 Winterwood Way SE, Albuquerque NM 87123
Rose Sena, P.O. Box 5191, Albuquerque NM 87185
Mark Burton, 12500 Charla Ct. SE, Albuquerque NM 87123
Roger Mickelson, 1432 Catron Ave SE, Albuquerque NM 87123
Geneiva Meeker, 1423 Wagontrain Dr. SE, Albuquerque NM 87123
Matt Schmader, COA, Open Space Division
Barbara Herrington, Sites Southwest, 121 Tijeras NE, Albuquerque, NM 87102

COMMISSIONER MEMBERS PRESENT:

Peter Nicholls, Chair
James Peck, Vice-Chair
Moises Gonzalez
Bill McCoy
Karen Hudson
Victor Beserra
Derek Bohannon
Patrick Griebel

COMMISSIONER MEMBERS ABSENT :

Maia Mullen left at 2:42 p.m.

7. Project# 1009983

14EPC-40013 Adoption of a Rank II Facility
Plan for the Tijeras Arroyo Bio-Zone

Barbara S. Herrington, AICP, agent for City of Albuquerque Open Space Division, requests the above action for the Tijeras Arroyo Bio-Zone Preserve, located along the Tijeras Canyon and the Tijeras Arroyo for approximately 3.7 miles from the Carnuel Interstate-40 interchange westward to the boundary of Kirtland Air Force Base, containing approximately 684 acres.

Staff Planner: Lorena Patten-Quintana

STAFF PRESENTING CASE:

Lorena Patten-Quintana

PERSONS PRESENT TO SPEAK IN REFERENCE TO THIS REQUEST:

Matt Schmader, COA, Open Space Division

Barbara Herrington, Sites Southwest, 121 Tijeras NE, Albuquerque, NM 87102

LORENA PATTEN-QUINTANA: Good afternoon Mr. Chair, Commissioners. This is agenda item No. 7, project #1009983, 14EPC-40013. This is a request for approval of a Resource Management Plan for the Tijeras Arroyo Biological Zone. The site is approximately 3.7 miles long and approximately 700 acres, between the Carnuel Exit, off of I-40 and Eubank Boulevard. The Albuquerque Bernalillo County Major Public Open Space Facility Plan, which was adopted in 1999, specifically calls for a Resource Management Plan to be developed for the Tijeras Arroyo.

Resolution 07-278 - mandates that the City of Albuquerque develop a Tijeras Arroyo Biological Zone Preserve. This Resource Management Plan is a new Rank II Facility Plan for use in the acquisition, conservation and protection of the Tijeras Arroyo Open Space properties and adjacent lands. The plan documents existing conditions and recommends strategies for management. The plan does not change existing zoning. This plan is supported by the Comprehensive Plan, the Major Open Space Facility Plan, the Facility Plan for Arroyos and the East Gateway Sector Development Plan.

There were no objections or negative comments from reviewing agencies. Hydrology and PNM did make five (5) recommendations that appear as conditions of approval beginning on page 18, of the staff

report. All affected neighborhood associations, home owners associations and coalitions were notified by certified mail, and all property owners within the plan boundaries were notified by mail. There is no known opposition to the plan.

Regarding project #1009983, 14EPC-40013, staff recommends approval, based on the findings on page 15, and subject to conditions on page 18 of the staff report.

Dr. Matt Schmader from Open Space will be here in a little bit to provide his technical expertise, but right now I'd like to introduce the agent for the city, Barbara Harrington, of Site Southwest and she will provide additional background and technical information.

CHAIR NICHOLLS: Just as a point of order, let the record reflect that Commissioner Mullen is not present for this case and also for the record that I am allowed under our rules of conduct to do a what we call a courtesy site visit, which I did do last weekend. I actually drove all the way along out to Edgewood on Route 66 just to see; you know what we were dealing with here, so I just want to make that clear for the record that I did see part of this case here and I am allowed to do that under our rules so, thank you.

LORENA PATTEN-QUINTANA: Thank you. Here's Barbara Harrington.

MS. HARRINGTON: Thank you. Chairman Nicholls, Commissioners. My names Barbara Harrington, Site Southwest, 121 Tijeras NE, 87102 and I also swear to tell the truth and nothing but the truth. So, I'm serving as the agent for the City of Albuquerque, Open Space Division, which is seeking approval of a Resource Management Plan for the Tijeras Bio Zone, and I have a short power point for you, which is mostly pictures, so hopefully it'll be fun and not drudgery. (Inaudible) There we go. Oh, I have a pointer, great. (Inaudible) look at that, it works. So, Ms. Patten-Quintana did a good job of summarizing the case and all the supporting policies and evidence for it so, I'm just going to give you a brief presentation on the arroyo itself and just too also point...up here or...over there? It's ok, I have one, but I don't think anybody can see it from...right you won't see it there, ok. We'll anyway, this is a map obviously, of Albuquerque, you can see where the Big-I is, I-25 and I-40, and I-40 goes all the way to the east through Tijeras Canyon, it splits through the Sandia's and the Manzano's and Tijeras Arroyo basically runs along, mostly the south side from what we're talking about of the roadway, or I should say the roadway runs along Tijeras Arroyo, because that was there first, and it goes all the way till about Tramway, and then it starts to dip down to the southwest and continues passed Kirtland Air Force Base and all the way into the Rio Grande, so it's a long, long area. It basically is the main water way for the snow melt and rain from Tijeras Canyon it drains over 77 square miles in the East Mountains and a lot of that water percolates back into the aquifer, so it's helping to rebuild our water supplies and it's a wildlife corridor for cougars, bears, big horn sheep's, smaller mammals, birds and of course little tiny animals that are along there. So the portion that we're talking about for this plan is really only just under four (4) miles of this area and that's the areas you see in red, that's outlined and it basically runs from...on the east side it runs from where I-40 and New Mexico 333 converge as you go into the canyon all the way down to the Air Force Base. This is what it looks like in reality, instead of on the map. This is basically an advantage point if you're standing in the Sandia's in the rocks, looking more or less to the Southeast. You can see the roadway in between there and the arroyos on the other side, on the southern side of that.

Now this is the eastern portion of the Bio Zone Area, it's that green ribbon that you see snaking along I-40 and New Mexico 333. It runs almost to Tramway on, let's see, the left side, it's on the...but the

west side of the actual map and then the red that you see is the outline of the actual of the actual Bio Zone boundary and this is really the most important resource part of this whole area, because it is a riparian area that's wet a good portion of the time. There only about, I think it's like 2% of all of New Mexico land its riparian areas and it's really important for wild life habitat, because there's water, there's food, there's shrubbery, vegetation, all kinds of things that wildlife need, and so, this is a particularly high priority area that open space would like to acquire. It feeds coyote willow, and cottonwoods and water crest in the area and also, a lot of birds come through this area. And this is what it looks like if you're actually down on the ground in the eastern part.

This is the western portion, it starts from Tramway on the upper part of the map and it heads southwest and you can see it's a lot flatter and it's drier. There are high ridges on both sides where a lot of the housing development are and you can see how the housing developments have started encroach upon the arroyo, which is also one of the reasons why the councilor wanted to really decide what to do with this area and have some policy on record about it and this is what that looks like on the ground, you can see very sandy and not as many shrubs, ok.

These are some of the problems that have been in the arroyo, up till now, with existing management issues, a lot of vehicles are illegally getting into the arroyo, there causing erosion, there really tearing up the landscape and the vegetation. You can see there's an abandoned car, and there's also other trash that gets dumped into the arroyo. Somebody's created a BMX Motorcycle jumps and tracts there, and there have also been inhuman encampments in the area, which can be a fire danger as well as, "Well we don't want people camping there", obviously, given the...what's been going on the last few months in Albuquerque.

So basically, during the research master plan was initiated by Councilor Harris, through the Council Resolution R-07-278, and it was in recognition of the areas importance resource value to the City of Albuquerque and it had also been recommended earlier in the City Open Space...Major Public Open Space Facility Plan. So, the main functions of the Resource Plan, you can mostly, most of it's in the executive summary if you want to just scan through that. Basically, it documents all the resources; soils, geology, hydrology plans, trails, historic sites and then it recommends best management practices to conserve and restore the wildlife habitat, diversity and the aquifer recharge. It also recommends best management practices to protect the cultural resources and create sustainable trails and interpret resources for the public and it also prioritizes the parcels for acquisition and formalizes the city's intent to fund improvements in this area. How it does this? The city would like to, particularly open space, acquire additional priority parcels for the open space, either through purchase or donation, if someone wants to develop for instance; you can get open space credits for the development and that can go into the system...oh and Dr. Schmader's here. (Inaudible) Some of it should look familiar. Let's see, it's also to establish some access control in the area to keep out motor vehicles and trash dumping and human habitation and also to give people a place to park if they actually want to go in and use the trails, so there's set trail...there would be set trail heads, also to manage drainage, to mitigate the release of pollutant's and contaminants and to protect and restore the habitat and trails and cultural resources. So this is what the map looks like now, as far as ownership. The green areas are the areas that open space already owns, its part of the open space network. The blue is owned by the state and the parcels that are in yellow are still in private ownerships, so those are the ones that the city would still like to acquire. So, that was pretty much, we would just respectfully ask the EPC to recommend adoption of this to the City Council, if you would. Now, I'll stand for questions?

CHAIR NICHOLLS: Commissioner, Commissioner McCoy?

COMMISSIONER MCCOY: Forgive me if I missed it, but the legend on what's showing right now is pretty clear that the city does not own all of the land. Do you have a breakdown of the acreage? Total acreage shows to be 700. How many acres does the city own?

MS. HARRINGTON: The city or the, let's see, or there owner development is about 300, and I think the final total was about 101 acres, but not all of them is as high priority as others. So for instance; there's about 86 parcels...86 acres that are very high priority to purchase or to acquire somehow, 32 acres are a higher priority and then 112 are moderate and this is, were also taking into account the entire parcel here it's possible that part could be developed and it could be platted off and it wouldn't be quite as many acres.

COMMISSIONER MCCOY: And then I'll follow-up, if I could. Are there...is part of this to be acquired going to be an issue with land grant, out there?

MS. HARRINGTON: With, I'm sorry, the land grant?

COMMISSIONER MCCOY: With the land grant out there?

MS. HARRINGTON: I think I'll defer to Matt on that one. (Inaudible)

CHAIR NICHOLLS: Good afternoon sir, if you'd just state your name and address for the record, please?

MR. SCHMADER: My name is Matt Schmader. I'm the Superintendent of the Open Space Division and Mr. Chair and Commissioner McCoy. The far eastern end of the Bio Zone Area does fall within the general limits of the San Jose De Carnuel...or San Miguel del Carnuel Land Grant but, we have not really had any resistance to preservation of any of the property within the land grant through acquisition or through any conservation efforts or anything like that. The largest green parcel that you see there, just above where it says, "East Section", for example, contains part of the Tijeras Arroyo and we've worked with the land grant heirs in the Acequia Association down there to ensure that they have continued access to the area. So, ownership by the city is not...does not preclude any of their desired activities. Great question. Thank you.

CHAIR NICHOLLS: And Commissioner Griebel, I believe you had a question.

COMMISSIONER GRIEBEL: Ya, I was curious as to how approval of this plan or adoption of this plan would impact the private land holders, if at all, in terms of what they could or couldn't do with their property?

MS. HARRINGTON: Chairman...Chairman and Commissioner Griebel. It doesn't really. It doesn't have any new regulations that don't already exist and if it's private land then it hasn't been acquired by the city then really open space can only just work with people as far as what they'd like to do with the land and what they'd agree to.

CHAIR NICHOLLS: Commissioner Hudson.

COMMISSIONER HUDSON: Thank you, Mr. Chair. What is the process of acquiring that land? Is it just a direct attempt to purchase it from the landowners or is it condemned or how is that land acquired?

MS. HARRINGTON: I think I'll defer to Matt on that one again, since he'll be in charge of doing that.

MR. SCHMADER: Thank you, Mr. Chair and Commissioner Hudson. The City of Albuquerque has a process for nominating and evaluating parcels for open space acquisition and we actually have a fairly lengthy list of parcels that we do wish to acquire. So, if...if any land is desired for acquisition then we contact the landowner ask them if they're a willing seller, if they are then we appraise it and it's mostly a straight forward fee simple cash transaction.

Unwilling sellers, you know, we are likely not to be forcing the issue on it, at this point with condemnation. I don't know if I'm getting to the real heart of...heart of what it is that you're asking?

COMMISSIONER HUDSON: No, I appreciate that I'm just concerned, because there is so much in the yellow, that I know how this works when some people are very cooperative in selling their property, and then there's those that aren't and because there's so much that's just concerning, because you might be able to acquire whatever percentage and whatever percentage you cannot, it kind of defeats the purpose of the whole arroyo, unless you can tell me differently.

MR. SCHMADER: Mr. Chair and Commissioner Hudson. We don't really feel as though it would defeat the purpose, because what I see the plan as doing is establishing standards for management. So, even if land for example, is retained as private, we can always work with them to encourage voluntary adherence to standards like where would you have a trail system on a private piece of land. How would you manage it for erosion control, for wildlife habitat and things like that? So, I think what's important to emphasis is that the comprehensive plan shows this whole area as desirable for future major public open space and whether or not we can acquire all of it in fee simple on behalf of the City of Albuquerque it really sets it as a long range goal. But, it doesn't commit us to forcing our will or desire onto private land owners if we can't acquire the property, so we're trying to encourage voluntary participation on the part of the private land owners to have uniform set of standards across that whole area. I hope that that gets more to what it is that you're asking?

CHAIR NICHOLLS: Commissioner Beserra first, then Commissioner Bohannan, then Commissioner Beck.

COMMISSIONER BESERRA: Thank you, Mr. Chair. What happens if they volunteer their...they're not willing to sell, they volunteer the land? Are there a set of standards that they're supposed to maintain the property for that use? What if they don't maintain that, whatever guidelines you set for them? Are there violations that they'll have to adhere to or?

MR. SCHMADER: Mr. Chair and Commissioner Beserra. There are no regulations in...put in place by the plan that ends of in resulting in any sort of violations. So, it's not a land use regulatory plan, in terms of anything that would, you know, invoke a violation of any kind.

CHAIR NICHOLLS: Commissioner Bohannan.

COMMISSIONER BOHANNAN: Building upon what Commissioner Hudson had stated. Does this plan enact the policy where if a land owner didn't sell that, I know it's never the intention to forcibly

remove a land owner purchase, I think it's a reverse condemnation or inverse condemnation. Does this provide a policy...set a policy though that would encourage this later down the line for a land owner that didn't want to sell after it's been developed and there's one hold out? Is that something that you feel this is... provides a little more of a streamline conduit?

MR. SCHMADER: Mr. Chair and Commissioner Bohannon. I don't see it as...as really forcing private actions on the part of the private landowners. Condemnation on the part of the city for acquisition is always a last resort and really we can only follow a condemnation preceding a route if we have the funding mechanism behind it to back it up. So, if we don't have...if we don't have funding to buy property, the City of Albuquerque can't condemn, anyway. I go back to the observation I made about the comprehensive plan, because within the dark red lines there, that is the floodway of the Tijeras Arroyo and so, if a private landowner wants to, for example, construct structures that are not appropriate to be built within the floodway, then that's a regulatory overlay that exists beyond what open spaces involvement is for this management plan. There they'd have to deal with, you know, flood plain regulatory agencies and things like that, so we're not likely to be saying, "Just because you have private land within the plan area that you can't do anything", they have to adhere to the private landowner's have to adhere to a whole suite of standards that pertain to development within floodways, as it is.

COMMISSIONER BOHANNAN: And you feel those standards are in line with this plan?

MR. SCHMADER: Correct, yes.

CHAIR NICHOLLS: Commissioner Peck.

COMMISSIONER PECK: Thank you, Mr. Chair. Dr. Schmader on the go forward, how would open space, basically have the resources in... I'm hearing about creating trails and blocking off people, so they don't go ride their dirt bikes out there and all that. I just...is that like a multi-year process where open space would do a little bit of piece at a time kind of the thing, as resource became available or would this be something that go into general obligations or how would that going to be managed?

MR. SCHMADER: That's an excellent question Mr. Chair and Commissioner Peck. That's exactly what would end up happening. We have the ability to do certain types of management actions on the city zone properties, according to how we prioritize things like fencing, habitat restoration, reseeding, fencing and signage. On adjacent private...and actually on the city's own open space properties we work actively with the neighborhood associations, with volunteer organizations to do things like due trail rehab and that sort of thing and so, that the same...by extension the same case with an adjacent landowner we can always cooperate with them. There are...down below the blue, for example, there are stretches of the Tijeras between the blue State Land Office and the Kirtland Air Force Base where there's a number of old trash dumps and piles of tires and things like that, and we've been working with a private land owner giving technical advises on, you know, what's the best way to try to do clean up and restoration habitat, restoration work and things like that, so it is always a sort of step wise process to try to improve property and improve management, especially when it comes to habitat restoration you have to be doing it, you know, multiple years and then following up. So, some of it would come through every couple of years in the bound cycle, some of it is out of our regular annual operating funds for you know, resource protection and fencing and for the way we work with adjacent land owners.

COMMISSIONER PECK: So it's got to be focused more the current city owned sections and then working with the private land owners to kind of encourage them to clean up their stuff?

MR. SCHMADER: Commissioner Peck, exactly, correct, yes it would go out like that.

CHAIR NICHOLLS: I think from my prospective, I've heard you know what's been said and I agree with it. I guess I can have this vision if you will; the city has a number of parcels, if you want to call them that, of this land. Then when you come to the private land owners I can see the issue coming up we've got some that definitely agree, that's fine go ahead and you want to say, develop a trail, say in the far west section, then you run into the problem where, "hey we can go so far with this trail," now we're blocked, because some landowners don't want to sell and then maybe we come back to it a little bit further along and I guess I'm sort of envisioning almost a horror story of little bits and pieces that might end of occurring just because of that problem and I'm not trying to speak for any of the other commissioner, but I think that's sort of what I'm hearing. I'm trying mentally to see where this is going.

MR. SCHMADER: Commissioner Nicholls, you're correct and I think you've put your finger on the very reason why it is we felt as though we should try to be moving forward with comprehensive planning that would set it...set some base line standards. I'd probably not call it a horror story, but a soap opera. That that is...the likely scenario is that there may end up, even through all of our best efforts, still be some gaps where were not able to fully achieve an overall goal. That is true.

CHAIR NICHOLLS: Commissioner McCoy?

COMMISSIONER MCCOY: I really do support this from both the habitat restoration and the open space with a few concerns that certainly cannot be addressed all at one time. But much like some of the other things I've looked at my tenure here, fairly short, but a learning curve. Would this allow for potentially, acquisition of funding, grant money, etc. with this plan to help fill those gaps where we don't have city funding?

MR. SCHMADER: Mr. Chair and Commissioner McCoy. It...it does definitely allow us as a prospective future owner to try to say, "We have an adopted plan, part of the implementation is like this, please help us with funding to implement" and that's not only on the acquisition level, but on the management level on much of what Commissioner Peck was referring to. So, while a plan doesn't require the funding, a plan can sometimes be used as a spring board to allow us to say, "This is now in place", you know, it would be a good idea if were able to further the goals. Correct.

COMMISSIONER MCCOY: Thank you.

CHAIR NICHOLLS: Commissioner Hudson.

COMMISSIONER HUDSON: Thank you, Mr. Chair. I'm looking at the yellow and the blue, again. So the blue is the State Land Office?

MR. SCHMADER: State of New Mexico.

COMMISSIONER HUDSON: And then the yellow is, is that like East Mesa Holding? I'm trying to figure out just by looking at the acreage on here. Is that one owner or is that multiple owners? Or

where I'm going with this is trying to get my arms around, if you were to get a large portion of this, committed to, that you could purchase it, it would be a really good start. Have you had conversations with both the State Land Office and the owners of the big yellow piece on the far west end?

MR. SCHMADER: Mr. Chair and Commissioner Hudson. Not with the State Land Office, but with the owners below, south and west of the State Land Office parcel, and I'm not sure if it's described in enough detail or commissioners have had enough chance to delve into it, but there are a number of other less than fee simple that is less than cash transaction mechanisms of acquiring land. And one of them is open space credits; so if an owner applies for open space credits they can dedicate the land for no cash and then they can turn around and sell credits to other landowners in other parts of the city and then recoup their cash. So, in a sense it's kind of a...it's a cash free exchange of credits in some areas and that's what I believe is the most likely outcome for that biggest section there on the bottom end.

UNRECOGNIZED: I'm sorry; I was laughing because we spent the entire morning talking about (inaudible) fees and credits in the city.

MR. SCHMADER: I wish I had been here. (inaudible) and my own observation is that there are, it's not a horror story, but there are part of it that work very well and then there are other parts that could probably use a little bit of oil on the machinery.

UNRECOGNIZED: The audio is available if you feel to (Inaudible)

CHAIR NICHOLLS: Anything else, commissioners? Commissioner Peck?

COMMISSIONER PECK: Thank you. Just kind of...(Inaudible) Commissioner Hudson. So, considerably say the people on the west section so that...traded that piece for credits, could those credits be applied to some of the other private ownership, up the arroyo, kind of...for...to their benefit? Or would that be trading up and then they trade, and they trade...and then we end up with a beany baby thing or something so...

MR. SCHMADER: Mr. Chair and Commissioner Peck. It's possible to have them applied to other parcels nearby, but...

COMMISSIONER PECK: Or it needs more encouragement, say in other parts of the city to do that.

MR. SCHMADER: Correct. What we've tried to do is make sure that since open space is viewed as a city wide community asset that the exchange of credits is now applicable on a city wide basis. That was what came through in part of the impact fees, the original impact fee ordinance and has stayed through the revisions, that it's one service area, city wide. Yes.

CHAIR NICHOLLS: Commissioner Hudson.

COMMISSIONER HUDSON: So I'm curious to know if you have plans to phase this in terms of trying to purchase the properties or is it...do you go after all the property owners all at once or what's the process?

MR. SCHMADER: Mr. Chair and Commissioner Hudson. This is one of the reasons why we try to be fairly clear about how it was that the various parcels might be evaluation in terms of the resource, the

existing resources and the development pressure on it. So some of the...some of the evaluation of the parcels comes out in terms of the phasing, so you couldn't possibly attempt to acquire all of it at one time unless you had considerable amount of acquisition money. So, we would be trying to look at the highest priority parcels, and in the main know when you kind of squint at the map what you'd want to do is try and connect together the green areas. Connectivity is a very high consideration when looking at this, so high resource areas, areas that are in...that are more eminently developable and then areas...tracts that accomplish connection are extremely important. We couldn't possibly try to do it all at...try to eat the elephant all in one bite.

CHAIR NICHOLLS: Commissioner Griebel.

COMMISSIONER GRIEBEL: Dr. Schmader and for anyone who's involved with this I commend your efforts it looks like it's a very well thought through plan. This is more of a comment or an observation than a question, but it seems to me that the horror story is what we got now, so this just, I mean it's sort of a chicken and egg deal here and if we can kind of move the ball a little bit by adopting the plan it just sort of sets in a motion, a common goal to one day get this done. Am I wrong about seeing this as an incremental improvement from where we are know?

MR. SCHMADER: Mr. Chair and Commissioner Griebel. I think you've characterized it exactly correctly that this helps to further all of those types of goals to really try and tape it. You know, this part of town is growing quickly, and if we don't take some steps now to really try and protect that part of the Tijeras Arroyo for the future, then I think you know, wish we had. And so Councilor Harris, in particular, has really led the way on this and so, we do urge your support. Thank you.

CHAIR NICHOLLS: Thank you. Is there anybody signed up from the public?

MS. CARRUTHERS: No.

CHAIR NICHOLLS: Do you have any closing comments for us, Ms. Harrington?

MS. HARRINGTON: No.

CHAIR NICHOLLS: Ok, staff?

MS. PATTEN-QUINTANA: I'd like to clarify staff's recommendation and that's that a recommendation of approval of 14EPC-40013, be forwarded to the City Council, based on the finding on page 15, and subject to conditions on page 18. That's all, thank you.

CHAIR NICHOLLS: Let's go ahead and close the floor and do we have any further discussion commissioners? Yes, Commissioner Peck?

COMMISSIONER PECK: I have one question (inaudible) Is this...is any of this in a FEMA Flood Plain?

MS. PATTEN-QUINTANA: Yes.

COMMISSIONER PECK: I'm just thinking from a private stand point is that in the impact?

MS. PATTEN-QUINTANA: Pardon me?

COMMISSIONER PECK: I'm just curious if there's...I don't know if there's any FEMA kind of regulations or anything could impact, but...never mind. Talk amongst yourselves.

CHAIR NICHOLLS: I...yes, Commissioner Hudson?

COMMISSIONER HUDSON: Thank you, Mr. Chair. I just...one comment should the commission agree to move this forward to the City Council. I think the questions that we're asking I think it's something that you need to be prepared that they're going to grill you on pretty good at the City Council level. Specifically, since I'm in the Real Estate business, I'm thinking this way about trying to parcel all these properties together. So I think specifically, how many acres or does the city own and how many acres do they not, and what are they going to go after and if you do or do not have a phase in plan, but I think it's great what you guys are doing I think it's a big under taking. And I know in dealing with a list that you have provided us with this many property owners, it's a challenge, but I commend you on what you're doing and I just think that I would just suggest that maybe you're prepared for those types of questions to be asked from the City Councilor's. Thank you.

CHAIR NICHOLLS: Anything further commissioners? Commissioner Gonzalez?

COMMISSIONER GONZALEZ: So we've talked about arroyos in the past here, not so long ago, and one that not so long ago got paved over to a large extent, in another part of the city, and so, I want...I want to go on record saying not only that I think this is a good idea to put this area in question, even with all the difficulties there maybe to carry out the plan and to get those parcels into that zone. But, I'd also suggest the city needs to be...needs to find some more teeth, as well as some more money, when it comes to areas like this, because as you can see this arroyos already been encroached by a lot of development. The one that I'm referring to was even more then encroached and it seems that we're willing or we have been willing, obviously, to turn a blind eye to arroyo's in our city, as though there just ditches that just catch a bunch of water when it rains, and there obviously, more important ecologically then that and so I would hope that the city would take heed in these places that are sensitive. It's actually our role; we're actually given that role even though we're often ignored, to protect those places that are vulnerable and that need protection within our city and there are former commissioners who have said, "Well if the city felt that way, or the state or the nation felt that way they should of just bought the property." It's not always that easy as Commissioner Hudson has point out, but that doesn't mean that we as a commission don't have a reasonability to try to protect those areas from improper development, 3.99 in the gift store for that.

CHAIR NICHOLLS: I think I echo those concerns, thoughts and I certainly agree that there needs to be some teeth here, because this isn't just about an arroyo. It's about the use of public open space for people who want to use if for trails, it's for habitat, for a huge diversity of animals, birds. There are springs, three I think have been identified in there, which clearly need to be preserved for those uses, i.e. the animals, birds etc...And I think this is something that has come before this commission that sort of is a defining moment in a way, that as an Environmental Planning Commission we have a very important job to do here this afternoon. So, first of all, I want to commend the folks who wrote this plan, I think it's excellent, it's beautifully done, well presented, very clear to understand, whether you're an expert or whether you're a lay person. Anybody can take this, read it and understand exactly what you're trying to achieve, so, I do commend you on that and certainly I'm more than happy to support this.

NOT RECOGNIZED: I'd just add one little thing also, that we've...that we've talked about in similar situations before is that also those private property owners and the development that's around it, we sometimes forget how much more valuable all of that property will be if we protect these places. You know, if you just destroy important environmental features of our city, in the long run, all the houses around become less valuable, so this is not something we can build that we can just say, "We'll, you know...we destroyed this arroyo and will just put another arroyo over there," it doesn't work that way. So, I think it's very important as far as long term investment in our city to protect this, as well as for the environmental reasons.

CHAIR NICHOLLS: Any further comments? Ok. I think we have already closed. We've heard from staff, so is anyone ready to make a motion here? Commissioner McCoy?

COMMISSIONER MCCOY: Thank you, Mr. Chairman. As regards, project #1009951, case #14EPC-40003, I move we recommend adoption to the City Council, based on findings 1 through 10, and conditions of approval 1 through 5, as listed in the staff report.

CHAIR NICHOLLS: Is there a second?

COMMISSIONER GONZALEZ: Second.

CHAIR NICHOLLS: We have a motion and a second...

MS. PATTEN-QUINTANA: Excuse me, Mr. Chair.

CHAIR NICHOLLS: Yes. Commissioner Hudson?

MS. PATTEN-QUINTANA: There's an error, pardon me, in the staff report. It's actually project #1009983, but within the staff report the heading's reference #1009951, and the same with the case number, it should be #14EPC-40013, as it is on the cover of the staff report, but the headings on each page have a different number. So, my apologies, but it should be the case and project number that appear on the cover of the staff report.

COMMISSIONER MCCOY: And I'm happy to have that amended as read in.

CHAIR NICHOLLS: Second agrees?

COMMISSIONER GONZALEZ: I agree.

CHAIR NICHOLLS: Any further discussion on the motion? Hearing no further discussion, we have a motion and a second before us. Those all in favor say "AYE".

ALL COMMISSIONERS: AYE.

CHAIR NICHOLLS: Those against say, "NO". Motion carries unanimously. Thank you.

MS. PATTEN-QUINTANA: Thank you.

FINAL ACTION TAKEN:

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission (EPC), voted that a Recommendation of APPROVAL be forwarded to City Council for Project 1009983, 14EPC-40013, a request for an Adoption of a Rank II Facility Plan for the Tijeras Arroyo Bio-Zone, based on the following Findings and Conditions:

FINDINGS:

1. This request is for the review and recommended adoption of the Resource Management Plan for the Tijeras Arroyo Biological Zone, a proposed Rank II Plan (the "Plan").
2. The role of the EPC is to make a recommendation to the City Council.
3. The Tijeras Arroyo Biological Zone includes the Tijeras Canyon and the Tijeras Arroyo for approximately 3.7 miles from the Carñuel Interstate-40 interchange westward to the boundary of Kirtland Air Force Base, containing approximately 684 acres that is made up of City owned, State owned or AMAFCA, and privately owned parcels. The Plan provides goals and policies for City departments and other stakeholders to use in the conservation and preservation of the Tijeras Arroyo and does not change zoning.
4. The primary goal of the Plan is to provide guidance and outline measures that will aid in the conservation of natural and cultural resources and identify opportunities for public recreation. The Plan: does not change zoning; calls for the City Open Space Division to acquire private lands within Tijeras Arroyo to consolidate public ownership; and, provides goals and policies that align with the Comprehensive Plan, and other city plans to better coordinate the preservation and conservation of the Tijeras Arroyo.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the City of Albuquerque Zoning Code, the Major Open Space Facility Plan, the Facility Plan for Arroyos, and the East Gateway Sector Development Plan are incorporated herein by reference and made part of the record for all purposes.
6. The proposed plan supports the following applicable Goals and Policies of the Rank I Comprehensive Plan:
 - a. Open Space Network Goal and Policies

The request is consistent with the Open Space Network Goal and furthers Policy II.B.1.a. because the TABZ Plan strengthens the City's commitment to acquire important open space lands and waters in the Tijeras Arroyo to conserve natural resources and environmental features, provide opportunities for outdoor education and recreation, conserve archaeological resources, provide trail corridors and help protect the public from flooding. It does this by stating the intent to acquire

specific parcels in the Bio-Zone by various methods, prioritizing those parcels, and by providing policy objectives and best management practices that will help accomplish these purposes.

The request furthers Policy II.B.1.f. because the TABZ Plan calls for the closing of makeshift trails along the Arroyo and creating and managing formal, sustainable trails that will protect natural features, views, drainage and other functions, as well as link to other areas within the Open Space network.

b. Rural Area Policies

The request is consistent with the Rural Area Goal and furthers Policy II.B.3.c. because implementation of TABZ Plan policies—particularly land acquisition for open space— will help to curb inappropriate development in the floodplain and valley areas where flood danger, high water table, and soils inhibit extensive urbanization.

c. Developing and Established Urban Area Policies

The request is consistent with the Developing and Established Urban Area Goal and furthers Policy II.B.5.d. because approval and implementation of the TABZ Plan will help ensure that new development respects existing natural environmental conditions and carrying capacities, scenic resources, and cultural and recreational resources by listing and describing those conditions and resources in detail and providing policies and best practices for managing them.

d. Archaeological Resource Policies

The request is consistent with the Archaeological Resource Goal and furthers Policies II.C.6.a, b and c. because the Plan surveys and evaluates the significance of several archaeological and paleontological sites and presents strategies for preserving and managing them for research and education.

The request furthers Policy II.C.8.a. because the TABZ Plan inventories important visual and environmental resources unique to the Tijeras Arroyo floodplain and notes their significance, facilitating their being taken into account in development decisions.

e. Water Management Policies

The request is consistent with the Water Management Goal and furthers Policy II.D.2.b. because the TABZ Plan policies encourage the maximum absorption of precipitation through the retention of the natural arroyo (the Tijeras Arroyo) and conservation of run-off within the context of overall water resource management.

f. Education Policies

The request is consistent with the Education Goal and furthers Policy II.D.7.d. because the TABZ Plan policies call for interpretive signs and programs to integrate educational programs with the natural and cultural environments.

7. The proposed plan supports the following applicable goals and policies of the following Rank II Area/Facility Plans:

- a. The Major Public Open Space (MPOS) Facility Plan

The request is consistent with the Major Public Open Space Facility Plan Mission and furthers Policy A.2.C. because the MPOS Facility Plan specifically calls for a Resource Management Plan to be developed for the Tijeras Arroyo, a directive fulfilled by the TABZ. These plans protect vegetation, wildlife habitat, and archaeological resources from damage while making major public open space accessible to people.

- b. The Facility Plan for Arroyos

This request is consistent with the Facility Plan for Arroyos Goal and furthers Policy 1 one of the main objectives of the TABZ Plan is to acquire and incorporate into the City of Albuquerque Open Space Network, as many parcels as possible that are owned privately or by various agencies to maximize ecological protection and facilitate management of the TABZ.

8. This request is consistent with the East Gateway Sector Development Plan Goal 5 because the RMP for TABZ outlines strategies to prioritize land acquisition by significance of resource value and development pressure. The RMP for TABZ also recommends that the Open Space Division acquire the arroyo channel in its entirety. This request furthers the Major Public Open Space Recommendation in the East Gateway Sector Development Plan.
9. There were no adverse comments from the reviewing agencies. The Hydrology Development Division commented that reserving floodplains for Open Space will help the City improve their National Flood Insurance Program Community Rating which may result in a greater discount on flood insurance premiums for the citizens of Albuquerque.
10. There were no adverse comments from the public. All affected Neighborhood Associations, Homeowner Associations and Coalitions were notified by certified mail and, all property owners within the Plan boundaries were notified by mail. There is no known opposition to the Plan.

CONDITIONS OF APPROVAL

1. The Flood Zone Map on page 11 shall be replaced with the updated map that reflects a Letter of Map Revision effective date of June 17th, 2013.
2. The following shall be added to Section 11.2 Rank II Area and Facility Plans, on page 95:

Facility Plan: Electric System Transmission and Generation (2010-2020)

This Rank II Facility Plan addresses electric transmission and substation facilities in the City of Albuquerque and Bernalillo County and includes substation siting and design standards and identifies protected electric transmission corridors.

3. The following shall be added to Section 5 Land Use, on page 47:

5.3 Existing Utilities

There are four electric transmission lines and six electric overhead distribution lines with associated access that cross the Tijeras Arroyo Biological Zone in various locations. These existing facilities are located within rights-of-way or easements and are permissive uses within the proposed boundary. Some of these existing facilities partially occur within proposed biologically sensitive areas, potential primary biopreserve areas, or areas identified for restoration as identified in Figures 16 through 19 in the draft Tijeras Arroyo Biological Zone Resource Management Plan.

PNM is obligated to conduct all activities and maintenance required for the safe and reliable operation of these power lines and has a continuing obligation to identify and correct all hazardous conditions in the area which would affect the improvements, resources or pose a risk of injury to individuals. Vehicular access is required to maintain safe operation and an access plan to PNM facilities and will be developed in coordination with PNM. PNM is obligated to extend electric service to its customers and potential future utility facilities may be necessary within the confines of the preserve. PNM will work with the City of Albuquerque Open Space Division to ensure that any future utility developments minimize impacts to the Resource Management Plan's conservation goals.

Coordination with PNM will be necessary to ensure that restoration work near PNM facilities is performed safely. For example, the introduction of tall-growing species around electric transmission or distribution lines may affect the safe operation and could potentially result in an outage or fire.

4. The following shall be added to section 3.8.1, Migratory Bird Use Areas and Nest Sites on page 38:

PNM maintains an Avian Protection Plan and actively works to reduce bird and animal mortality as a result of utility operations. PNM commits to ensuring that transmission and distribution facilities within the preserve are raptor-safe.

5. The Marron Study Report 2008 and Sites Southwest Study Report 2008 shall be added to the References section on page 93.

MOVED BY COMMISSIONER MCCOY
SECONDED BY COMMISSIONER GONZALEZ

MOTION PASSED 8-0

9. OTHER MATTERS:

- A. Approval of April 10, 2014 Minutes.

MOVED BY COMMISSIONER GONZALEZ
SECONDED BY COMMISSIONER PECK

MOTION PASSED 5-0

(COMMISSIONER GRIEBEL,
COMMISSIONER BOHANNAN &
COMMISSINOER BESERRA
ABSTAINED)

10. MEETING ADJOURNED AT 3:26 P.M.



ENVIRONMENTAL PLANNING COMMISSION ACTIONSHEET

Thursday, May 8, 2014
Plaza Del Sol Hearing Room
Lower Level
2nd Street NW

MEMBERS PRESENT:

Peter Nicholls, Chair
James Peck, Vice-Chair
Moisés González
Maia Mullen – left at 2:42 p.m. before case #7
Bill McCoy
Karen Hudson
Patrick Griebel
Victor Beserra
Derek Bohannon

MEMBERS ABSENT:

NONE

RECORDING SECRETARY:

Madeline Carruthers

1. Call to Order: 8:34 a.m.

- A. Pledge of Allegiance
- B. Introduction of New Commissioners, Victor Beserra and Derek Bohannon
- C. Announcement of Changes and/or Additions to the Agenda
- D. Approval of Amended Agenda
- E. Swearing in of City Staff

2. Project# 1010019

14EPC-40023 APPEAL to EPC-
Determination of Action

Bob Keeran agent for Keeran I LLC request the above
action for all or a portion of lot(s) N/A (SEE
APPLICATION), located on Alameda between Barstow
and Alameda

Staff: Tony Lloyd

**(AFFIRM THE IMPACT FEES
ADMINISTRATOR'S DECISION TO DENY
REFUND AND/OR REMINBURSEMENT OF
IMPACT FEE CREDITS)**

3. Project# 1000318

14EPC-40020 Zone Map Amendment (Zone Change)

14EPC-40021 Site Development Plan for Building Permit

14EPC-40022 Amend Site Development Plan for Building Permit

Dekker/Perich/Sabatini, agent for Old Town Hotel Tenancy, requests the above actions for all or a portion of Tracts A, B, & D of Sheraton Old Town Inn Complex, zoned C-2 to "SU-1 for Hotel and Related Uses", located on Bellmah Ave. NW between Rio Grande Blvd. NW and 20th St. NW, containing approximately 12.5 acres. (J-13)
Staff Planner: Maggie Gould
(APPROVED)

4. Project# 1000897

14EPC-40025 Zone Map Amendment (Zone Change)

14EPC-40027 Site Development Plan for Building Permit

Joshua Skarsgard, agent for Red Shamrock Investments LLC, requests the above actions for a portion of Tract B1-A Plat for Video Addition Tracts B1-A and B1-B, zoned SU-2/EG-C to "SU-1 for C-1 Uses-Restaurant with Drive-up Service Window", located on Eubank Blvd. SE, between Central Ave. and Southern Ave. SE, containing approximately 11.6 acres. (L-21)
Staff Planner: Catalina Lehner
(DEFERRED TO JUNE 12, 2014)

5. Project# 1004245

14EPC-40004 Zone Map Amendment (Zone Change)

Consensus Planning as agent for Anasazi Ridge, LLC requests the above action for Lots 4-9 Block 7, Lots 9-12 Block 8, Lots 2-10 Block 14, and Lot 12 Block 9 Paradise Heights Unit 5, zoned SU-1 / C-1 to R-1, located McMahon Blvd. NW between Universe Blvd. and Kayenta Blvd, containing approximately 6.98 acres. (A-10)

Staff Planner: Lorena Patten-Quintana
(APPROVED)

6. Project# 1000270

14EPC-40024 Site Development Plan for Subdivision

Consensus Planning, agent for City of Albuquerque Aviation Department, requests the above action for a portion of Tract A-1, Sunport Municipal Addition, zoned SU-1 for Airport & Related Facilities, located on Gibson Blvd. SE and Girard Blvd. SE, containing approximately 70 acres. (M-16)

Staff Planner: Maggie Gould
(APPROVED)

7. Project# 1009983

14EPC-40013 Adoption of a Rank II Facility Plan for the Tijeras Arroyo Bio-Zone

Barbara S. Herrington, AICP, agent for City of Albuquerque Open Space Division, requests the above action for the Tijeras Arroyo Bio-Zone Preserve, located along the Tijeras Canyon and the Tijeras Arroyo for approximately 3.7 miles from the Carñuel Interstate-40 interchange westward to the boundary of Kirtland Air Force Base, containing approximately 684 acres.

Staff Planner: Lorena Patten-Quintana

(RECOMMENDATION OF APPROVAL TO CITY COUNCIL)

8. Project# 1005135

14EPC-40026 Text Amendment to the Barelas Sector Development Plan

City of Albuquerque Planning Department, agent for the City of Albuquerque, requests the above action to the Barelas Sector Development Plan, located between Coal Avenue, Alcalde Place, Commercial Street, Avenida Cesar Chavez and the Albuquerque riverside drain.

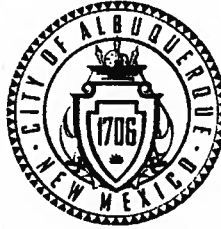
Staff Planner: Maryellen Hennessy

(DEFERRED TO JUNE 12, 2014)

9. OTHER MATTERS:

A. Approval of April 10, 2014 Minutes. - Approved

10. ADJOURNED AT 3:26 P.M.



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, May 8, 2014
8:30 a.m.

Plaza Del Sol Hearing Room, Lower Level
600 2nd Street NW

MEMBERS

Peter Nicholls, Chair
James Peck, Vice-Chair

Maia Mullen
Bill McCoy
Karen Hudson
Victor Beserra

Moises Gonzalez
Patrick Griebel
Derek Bohannon

NOTE: A LUNCH BREAK AND/OR DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are also reviewed at the beginning of the hearing. Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk (*). Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff – 5 minutes; Applicant – 10 minutes; Public speakers – 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested. Applicants and members of the public with legal standing have a right to cross-examine other persons speaking per Rule B.12 of the EPC Rules of Conduct.

All written materials – including petitions, legal analysis and other documents – should ordinarily be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

1. Call to Order:

- A. Pledge of Allegiance
- B. Introduction of New Commissioners, Victor Beserra and Derek Bohannon
- C. Announcement of Changes and/or Additions to the Agenda
- D. Approval of Amended Agenda
- E. Swearing in of City Staff

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14EPC-40023 APPEAL to EPC-Determination of Action

Bob Keeran agent for Keeran I LLC request the above action for all or a portion of lot(s) N/A (SEE APPLICATION), located on Alameda between Barstow and Alameda
Staff: Tony Lloyd

3. Project# 1000318

14EPC-40020 Zone Map Amendment (Zone Change)
14EPC-40021 Site Development Plan for Building Permit
14EPC-40022 Amend Site Development Plan for Building Permit

Dekker/Perich/Sabatini, agent for Old Town Hotel Tenancy, requests the above actions for all or a portion of Tracts A, B, & D of Sheraton Old Town Inn Complex, zoned C-2 to "SU-1 for Hotel and Related Uses", located on Bellmah Ave. NW between Rio Grande Blvd. NW and 20th St. NW, containing approximately 12.5 acres. (J-13)
Staff Planner: Maggie Gould

4. Project# 1000897

14EPC-40025 Zone Map Amendment (Zone Change)
14EPC-40027 Site Development Plan for Building Permit

Joshua Skarsgard, agent for Red Shamrock Investments LLC, requests the above actions for a portion of Tract B1-A Plat for Video Addition Tracts B1-A and B1-B, zoned SU-2/EG-C to "SU-1 for C-1 Uses-Restaurant with Drive-up Service Window", located on Eubank Blvd. SE, between Central Ave. and Southern Ave. SE, containing approximately 11.6 acres. (L-21)
Staff Planner: Catalina Lehner

5. Project# 1004245

14EPC-40004 Zone Map Amendment (Zone Change)

Consensus Planning as agent for Anasazi Ridge, LLC requests the above action for Lots 4-9 Block 7, Lots 9-12 Block 8, Lots 2-10 Block 14, and Lot 12 Block 9 Paradise Heights Unit 5, zoned SU-1 / C-1 to R-1, located McMahon Blvd. NW between Universe Blvd. and Kayenta Blvd, containing approximately 6.98 acres. (A-10)
Staff Planner: Lorena Patten-Quintana
(DEFERRED FROM MARCH 13, 2014)

6. Project# 1000270
14EPC-40024 Site Development Plan for
Subdivision

Consensus Planning, agent for City of Albuquerque
Aviation Department, requests the above action for a
portion of Tract A-1, Sunport Municipal Addition, zoned
SU-1 for Airport & Related Facilities, located on Gibson
Blvd. SE and Girard Blvd. SE, containing approximately
70 acres. (M-16)
Staff Planner: Maggie Gould

7. Project# 1009983
14EPC-40013 Adoption of a Rank II Facility
Plan for the Tijeras Arroyo Bio-Zone

Barbara S. Herrington, AICP, agent for City of
Albuquerque Open Space Division, requests the above
action for the Tijeras Arroyo Bio-Zone Preserve, located
along the Tijeras Canyon and the Tijeras Arroyo for
approximately 3.7 miles from the Carñuel Interstate-40
interchange westward to the boundary of Kirtland Air
Force Base, containing approximately 684 acres.
Staff Planner: Lorena Patten-Quintana

8. Project# 1005135
14EPC-40026 Text Amendment to the
Barelas Sector Development Plan

City of Albuquerque Planning Department, agent for the
City of Albuquerque, requests the above action to the
Barelas Sector Development Plan, located between Coal
Avenue, Alcalde Place, Commercial Street, Avenida
Cesar Chavez and the Albuquerque riverside drain.
Staff Planner: Maryellen Hennessy

9. OTHER MATTERS:

A. Approval of April 10, 2014 Minutes.

10. ADJOURNED



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

INTER-OFFICE MEMORANDUM

TO: ENVIRONMENTAL HEALTH -Billy Gallegos
LEGAL DEPARTMENT4 -Tyson Hummell
PARKS & RECREATION:
 PARK DESIGN - Carol Dumont
 OPEN SPACE DIVISION - Susannah Abbey
PLANNING:
 LONG RANGE PLANNING - Maggie Gould
 METROPOLITAN REDEVELOPMENT - John G. Rivera
 HYDROLOGY - Curtis Cherne
 NEIGHBORHOOD COORDINATION - Stephani Winklepleck
 TRANSPORTATION DEV. SERVICES - Cynthia Beck
 ZONING - Michael Anaya
ABC WATER UTILITY AUTHORITY - Allan Porter
POLICE DEPARTMENT - Steve Sink
FIRE DEPARTMENT - Richard C. Suazo
SOLID WASTE MANAGEMENT DEPARTMENT - Lee Whistle
TRANSPORTATION PLANNING - Debbie Bauman
TRANSIT DEPARTMENT - Shabih Rizvi
ALBUQUERQUE PUBLIC SCHOOLS - April Winters
AMAFCA - Lynn Mazur
COUNTY OF BERNALILLO - Nano Chavez
MID-REGION COUNCIL OF GOVERNMENTS - Steven Montiel
MIDDLE RIO GRANDE CONSERVANCY DISTRICT - Ray A. Gomez
NM DEPARTMENT OF TRANSPORTATION - Nancy Perea
NM GAS COMPANY - Brandon Kaufman
PETROGLYPH NATIONAL MONUMENT - Diane Souder
PUBLIC SERVICE COMPANY OF NEW MEXICO - Laurie Moyer

FROM: Russell Brito, Urban Design and Development Division, Planning Department

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

Attached are the legal descriptions, applications, and related materials for the cases scheduled for public hearing before the Environmental Planning Commission on **APRIL 10, 2014**.

Please remember that all agency comments are due NO LATER THAN MARCH 14, 2014.

COMMENTS TO: Carrie Barkhurst (kcbarkhurst@cabq.gov)
Catalina Lehner (clehner@cabq.gov)
Chris Glore (cglore@cabq.gov)
Maggie Gould (mgould@cabq.gov)

Project# 1000363
14EPC-40017 SITE DEVELOPMENT -
BUILDG PRMT
14EPC-40018 AMEND SITE
DEVELOPMENT PLAN - SUBDVN

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE/PARKS AND REC. request(s) the above action(s) for all or a portion of lot(s) A PORTION OF TRACT A, BALLOON FIESTA PARK SBD zoned SU-2 FOR BALLOON FIESTA PARK, MUSEUM, AND RELATED USES OR SU-2 ROS located on BALLOON MUSEUM BETWEEN EDITH AND SAN MATEO containing approximately 6.3 acre(s). (B-17)
Staff Planner: Maggie Gould

Project# 1000875
14EPC-40015 AMNDT TO ZONE MAP
(ESTB ZONING/ZONE CHG)
14EPC-40016 SITE DEVELOPMENT -
BUILDG PRMT

CONSENSUS PLANNING agent(s) for INLAND GROUP request(s) the above action(s) for all or a portion of lot(s) B-1 & D-1, FINLAND DEVELOPMENT zoned SU-1 C-1 to SU-1 C-1 & R-2 located on NE COURNER OF FINLAND DR AND MCMAHON BLVD NW containing approximately 6.64 acre(s). (A-11)
Staff Planner: Chris Glore

Project# 1008519
14EPC-40011 SITE DEVELOPMENT -
BUILDG PRMT

GREENBERG FARROW agent(s) for BUBBA'S 33 request(s) the above action(s) for all or a portion of lot(s) A-1-C-1-A-2, CRYER zoned SU-1 FOR C-3 USES located on PAN AMERICAN FRONTAGE RD BETWEEN MONTANO AND JEFFERSON containing approximately 1.77 acre(s). (F-17)
Staff Planner: Carrie Barkhurst

Project# 1008952
14EPC-40009 SITE DEVELOPMENT -
SUBDIVISION
14EPC-40010 SITE DEVELOPMENT -
BUILDG PRMT

CONSENSUS PLANNING agent(s) for MVG DEVELOPMENT request(s) the above action(s) for all or a portion of lot(s) PORTION OF 6-8, 25, 26, & 27, block(s) 21, tract(s) A, NORTH ALBUQUERQUE ACRES Unit(s) A zoned SU-2 FOR O-1 located on PALOMAS AVE NE BETWEEN WYOMING BLVD NE AND PASEO DEL NORTE NE containing approximately 3.29 acre(s). (D-19)
Staff Planner: Chris Glore

Project# 1009982

**14EPC-40012 SITE DEVELOPMENT -
SUBDIVISION**

**14EPC-40014 SITE DEVELOPMENT -
BUILDG PRMT**

TIERRA WEST LLC agent(s) for I-40 SOUTH, LLC request(s) the above action(s) for all or a portion of tract(s) B-11, B-12, B-13, & B-14, TOWN OF ATRISCO GRANT Unit(s) 5 zoned SU-1 located on DAYTONA BETWEEN 90TH ST AND LOS VOLCANES containing approximately 37.7 acre(s). (J-9 & K-9)

Staff Planner: Maggie Gould

Project# 1009983

**14EPC-40013 AMNDT TO SECTOR DEV,
AREA, FAC, OR COMP**

BARBARA S HERRINGTON, ACP agent(s) for CITY OF ALBUQUERQUE OPEN SPACE DIV request(s) the above action(s) for all or a portion of TIJERAS ARROYO BIO-ZONE PRESERVE located on TIJERAS ARROYO BETWEEN I-40 AND KIRTLAND AFB containing approximately 684 acre(s).

Staff Planner: Catalina Lehner

