

Volcano Mesa Comment Spreadsheet

	Plan	Page #	Source	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
1	All	Varies	DMD	The Transportation Coordination Committee's R-13-03 calls for a "High-T" at the intersection of Transit Blvd. and Paseo del Norte, which appears to be inconsistent with the right-in, right-out designated on the amendment's Exhibit 10, Volcano Mesa Road Network map.		Staff agrees and will change the symbol to match the full-access intersections. This is approved as a signalized intersection with full turning movements allowed on three legs. The "High T" refers to the fact that eastbound traffic on Paseo del Norte will not have to stop for left-turning traffic coming from Transit Boulevard. Those cars enter a separate lane that merges with Paseo traffic farther to the east. NOTE: Transit Blvd. does NOT continue south.	In the Volcano Mesa roadway network map everywhere it appears, change the symbol at the southern terminus of Transit Boulevard to indicate a full-access, signalized intersection.
2	All	Varies	Staff	After discussion with City Department of Municipal Development, Transportation Planning, Mid-Region Council of Governments (MRCOG), and a property owner, staff requests that Woodmont Ave. be shown on two maps as a minor arterial as opposed to a collector. MRCOG is updating the Long Range Roadway System map, and DMD has agreed to request a change of designation to a minor arterial.		Staff request	In the Volcano Mesa roadway network map everywhere it appears, change the designation of Woodmont Ave. to a minor arterial.

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3	All	Varies	Hoffman	The legend Volcano Mesa Road Network map should reflect that intersections are approved, not proposed. A reference to TCC resolution 13-03 should also be included either on the map of the sector plan text.	Staff does not agree that a TCC 13-03 is necessary, as other items appear on the map whose source isn't referenced, such as the Long Range Roadway System for street designations.	Staff agrees that the legend needs to be updated.	In the Volcano Mesa roadway network map everywhere it appears, remove the word "proposed" from the legend.
4	VC, VH, VT	Varies	Staff	After discussions with City Environmental Health and the City Hydrologist, staff recommends additional changes to the proposed amendment regarding fugitive dust. See below for an explanation of each requested change.		Staff request.	In each Volcano Mesa sector development plan where it appears, replace the construction mitigation regulation regarding fugitive dust with the language provided as Attachment 1.
	VC, VH, VT		(cont)	The first is to remove residential development from the requirement to obtain a building permit prior to being issued a grading permit. The process for developing residential subdivisions is substantially different from commercial or mixed-use developments, and such a requirement would be unworkable in most instances. The current regulations regarding fugitive dust already provide maximum protection for such developments. Staff does not believe additional regulations will be effective.		See above.	See above.

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	VC, VH, VT		EH	EHD recommends adding language that clarifies the type of permit, and a citation to the regulation that requires the permit. Please see suggested changes indicated with underlining below. Applicants shall provide proof of a <u>20.11.20 NMAC Fugitive Dust Control Permit</u> from the <u>Environmental Health Department</u> prior to being issued a grading permit. If any soil stabilization is proposed, straw crimp plus seeding is the preferred method, due to the area's proximity to the Petroglyph National Monument and the importance of protecting petroglyphs from fugitive dust.	After discussions with the City Hydrologist, staff is removing the request to add language naming a preferred method for soil stabilization, as methods differ depending on the purpose and regulation being addressed.	Staff agrees with the language inserted as underlined. Staff has confirmed that Environmental Health staff can confirm a fugitive dust permit during the building permit process for commercial and mixed-use developments, since EH reviews those permits currently.	See above.

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	VC, VH, VT		(cont)	With regards to the language being acceptable, EHD's Fugitive Dust Enforcement Section has reviewed the proposed changes and determined there are no apparent conflicts between Planning's enforcement of the amended language in the Sector Development Plans and EHD's enforcement of 20.11.20 NMAC Fugitive Dust Control Permit. Because our two departments have different enforcement authority, I appreciate you and your staff including EHD in the review and comment of any proposed language in the future where there might be overlap, so that both departments can avoid confusion and enforcement challenges.		See above.	See above.
	VC, VH, VT		(cont)	The second proposed change is to reference existing regulations for all development.		Staff request.	See above.

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5	VC, VH	Varies	DMD	The Plan Amendment should consider designating which sides of Principal Arterial roadways are to contain the multi-use trails so that if piecemeal by-developer installation occurs, it's consistently on the same side of the roadway throughout the length of the sector plan, if not already stipulated by other planning documents.	Staff agrees that if this information were available, it would be good to confirm in the Volcano Mesa plans; however, as the final decision about trail locations has not been made, it may not be possible in this land-use planning effort to coordinate with all affected agencies to finalize the decision.	Staff will continue to coordinate with Parks and Recreation and Transportation Planning as discussions continue.	On page 165, Section 10.3.2(i), add the following at the end of the existing language; "Similarly, the final location of the multi-use trail required along Paseo del Norte and Unser Boulevard will be determined in coordination with City Parks and Recreation. Trails should be situated to provide the best pedestrian access to the Town Center area. Intersections should be carefully planned and designed to facilitate connections to surrounding areas."

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6	VC, VH	Varies	Hoffman	Which side of the road is the multi-use trail on in cross section ST7.3 for Unser Blvd. and ST7.4 for Paseo del Norte? What is the purpose of the multi-use trails as they are not part of the other cross-sections for Unser Blvd. and Paseo del Norte.	It is unknown at this time which side of Paseo del Norte the multi-use trail will be on. Elements in the cross section can be re-arranged based on conditions when the final road widening is engineered. See VCSDP page 39, Standard 7.a. and VHSDP Section 10.3.2. The multi-use trail is intended to be continuous through this area. Other policy documents call for these trails. Cross sections 7.3 and 7.4 have been adapted from SAD 228, which has planned the multi-use trail with Parks and Recreation separately from the roadway.	Staff needs to work with Parks and Recreation, Transportation Planning, and Wilson & Co to coordinate the multi-use trail in cross sections for Street Types 7.1 and 7.2.	Planning staff shall coordinate with Parks and Recreation, Transportation Planning, and Wilson & Co. to incorporate the multi-use trail in the cross sections for Street Types 7.1 and 7.2.

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7	VC, VH	Varies	Hoffman	Cross section 7.1 does not make sense for Paseo del Norte. Specifically, why would BRT lanes on Paseo del Norte transition from being outside lanes in cross section 7.4, to median lanes in cross section 7.1, and then back to outside lanes in cross section 6?	The location of BRT is not decided and won't be for the foreseeable future. The arrangement of lanes in these cross sections can be changed based on where BRT ultimately needs to be. Cross section 6 is limited because of the Escarpment right-of-way. Cross section 7.1 is what SAD 228 is currently constructing on the south half of Paseo, so this cross section simply matches what has been approved. Cross section 7.4 reserves a travel lane for an eventual BRT station, but BRT could be accommodated in a median instead. The cross sections should be reviewed more for the relative widths of elements rather than their arrangements, as the final arrangement will be based on conditions at that time and engineering conducted accordingly. See VCSDP page 39, Standard 7.a. and VHSDP Section 10.3.2	No change.	None.

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8	VC, VH	Varies	Staff	In cross sections 7.3 and 7.4, add a note indicating that the sidewalk dimension may be adjusted to accommodate the multiuse trail and/or a trail buffer. This language was submitted for EPC review for VHSDP for cross section 7.4. Adding this to VCSDP and to 7.3 in VHSDP would make both plans consistent.		Staff request.	In cross section 7.4, add a note indicating that the sidewalk dimension may be adjusted to accommodate the multiuse trail and/or a trail buffer.
9	WSSP	2	Staff	Edit language in Policy 3.95 to reflect the recent update of the Centers and Corridors map in the Albuquerque-Bernalillo County Comprehensive Plan, which designated Volcano Heights as a Major Activity Center.		Staff request based on updates relating to more recent planning efforts.	Edit language in Policy 3.95 as follows to reflect the recent update of the Centers and Corridors map in the Albuquerque-Bernalillo County Comprehensive Plan, which designated Volcano Heights as a Major Activity Center: "Volcano Heights Major Activity Center. Volcano Heights should develop as a Major Activity Center. Volcano Heights provides an opportunity to address the jobs/housing imbalance in the area and will serve the region with employment, commercial, service, and retail opportunities. Development should prioritize employment and non-residential land uses to serve the predominantly residential areas nearby."

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10	WSSP	3	Staff	Edit the language in Policy 3.97 to designate the Village Center in Volcano Cliffs as a Neighborhood Activity Center.		Staff request based on the fact that Centers & Corridors only designates Community Activity Centers and above.	Edit the language in Policy 3.97 as follows to designate the Village Center in Volcano Cliffs as a Neighborhood Activity Center: "Volcano Cliffs Neighborhood Activity Center. The Volcano Cliffs Village Center shall be designated as a Neighborhood Activity Center."

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11	WSSP	4	PNM	1. Add a section to Policy 3.98. Implementation Strategies... at the top of page 4 of the Volcano Mesa Amendment, "Electric" with the following language: Electric. Electric infrastructure is planned and constructed in response to new development. New electric transmission lines and multiple substations will be needed within the Volcano Mesa area to provide electric service once regional employment center development occurs. Substations typically require two-acre parcels of land. It may be necessary for substations to be located near the electric load in the Plan area. Transmission lines should be located along arterial streets, major drainage channels, non-residential collector streets and other potential corridors as directed by the Facility Plan: Electric System Transmission and Generation (2010-2020).		Staff agrees and will add requested language.	Add a section to Policy 3.98 with the heading "Electric" and followed by this text: "Electric infrastructure is planned and constructed in response to new development. New electric transmission lines and multiple substations will be needed within the Volcano Mesa area to provide electric service once regional employment center development occurs. Substations typically require two-acre parcels of land. It may be necessary for substations to be located near the electric load in the Plan area. Transmission lines should be located along arterial streets, major drainage channels, non-residential collector streets and other potential corridors as directed by the Facility Plan: Electric System Transmission and Generation (2010-2020)."

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12	WSSP	10	Staff	Edit the language in Policy 3.110 to reflect the approved access points on the limited-access Paseo del Norte and Unser Boulevards.		Staff request based on updates relating to more recent planning efforts.	Edit the language in Policy 3.110 as follows to reflect the approved access points on the limited-access Paseo del Norte and Unser Boulevards: "Access points on Paseo del Norte and Unser Boulevard should be limited to those shown in Exhibit 10, Road Network Map. When constructed, intersections should be carefully designed with multimodal accommodations to ensure safe access for pedestrians and cyclists to enhance the connectivity and walkability of this Major Activity Center, balanced with minimizing delay for regional through traffic."
13	VC	41	PNM	On p. 41, change title of subsection as follows: g. Above-Grade Obstructions- <u>Impediments.</u>		Staff agrees.	On p. 41, change title of subsection as follows: g. Above-Grade Obstructions- <u>Impediments.</u>
14	VC	49	PNM	On page 49, A. GENERAL, Permitted Uses, 7., the term "Public Utility Structure" is not defined in the Volcano Cliffs Sector Development Plan. The definition for this term should be added on page 84 from the Zoning Code Definitions §14-16-1-5.		Staff agrees with the request but will reference the Zoning Code instead of supplying the full definition in the Sector Plan.	On page 49, A. GENERAL, Permitted Uses, 7., edit the language as follows "Public Utility Structures as defined by City Zoning Code §14-16-1-5 shall be located in accordance with..."

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15	VC	51 & 54	Staff	Staff requests additional language exempting solar equipment from building height limits. Adding this language would make it consistent with both Volcano Heights and Volcano Trails. The language is important, since the existing zoning code is silent on solar equipment and building heights.		Staff request.	On pages 51 and 54, Section B. Building Placement and Design, Height, 2., add the following sentence before the final sentence: "Solar panels shall not count toward height limits."
16	VC	56, 57, 60	Staff	Staff requests adding exceptions to building height to the zones where it currently is missing in order to be consistent with existing language in VCVC and VCMX. In addition, language would be added exempting solar equipment from building height limits. Adding this language would make it consistent with both Volcano Heights and Volcano Trails. The language is important, since the existing zoning code is silent on solar equipment and building heights.		Staff request.	On pages 56, 57, and 60, Section B. Building Placement and Design, Height, add a new 2 with the following language: "Chimneys and cupolas may extend 10 feet beyond height limits. Screened equipment and flagpoles may extend 6 feet beyond height limits. Solar panels shall not count toward height limits. Screened equipment shall be set back 15 feet from the facade." Renumber subsequent items accordingly.

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17	VC	61	VCPOA	In the VCRR zone the current amendment allows open view fencing which is appropriate for perimeter, yard or corrals. Please add text that would allow Patio-Pool-Courtyard walls that meet these standards: a.)Must be attached to a dwelling b.)Must not infringe on any of the front, side or rear setbacks c.)Must be made of materials similar to or complementary to the dwelling d.)The total enclosed wall area (any combination of a Patio, Pool, Courtyard) per dwelling unit may be 1000 sq.ft. or 50% of the dwelling square footage whichever is greater. (If a home owner wanted a small walled area in front this would then be deducted from the remaining space allowed in the side or rear.)		Staff has no objection to the requested change. Staff recommends adding a maximum size for courtyards of 2,000 SF to help protect the intended openness of VCRR and emphasis on the connection to Major Open Space.	On page 61, SU-2/VCRR C. Landscape Requirements, Walls and Fences, insert a new 4. with the following language: Walls to create an enclosed area outdoors shall be permitted that meet all of the following criteria: a. Walls are attached to the main dwelling. b. Walls shall not infringe on any building setbacks. c. Wall materials shall be the same or complement the main dwelling and shall comply with the color regulations in Chapter 5 - General Regulations B- Approved Colors. d. The total area of enclosed spaces on a lot (e.g. any combination of patio, pool enclosure, or courtyard) shall be limited to 1,000 SF or up to 50% of the main dwelling square footage, whichever is greater, up to a maximum of 2,000 sf.

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			(cont)	Purpose: Protect and provide privacy for patio and pool areas adjacent to dwellings in a zone that could have significant distances between houses and otherwise requires open view fencing. Provide security for the home and a secure area for children to play. The Rural Residential area with its low density and openness encourages the roaming of wildlife including coyotes. Protect areas close to homes from dust and tumbleweeds.		See above.	See above.
			(cont)	We studied several house plans and discussed with realtors to come up with a size recommendation. A Pool or grass area of 20'X40' would be 800 sq.ft. A homeowner would then need some space for bar-b-que and patio furniture. In this example an area of 1200-1400 sq.ft. would seem reasonable.		See above.	See above.

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			(cont)	This is what the Patio area to home size would look like. 1600 sq.ft. (smallest per some covenants) home could have 1000 sq.ft. walled Patio area 2000 sq.ft. home could have 1000 sq.ft. walled Patio area 2500 sq.ft. home could have 1250 sq.ft. walled Patio area 3000 sq.ft. home could have 1500 sq.ft. walled Patio area 4000 sq.ft. home could have 2000 sq.ft. walled Patio area		See above.	See above.
18	VC	69	PNM	On page 69, Utilities, 1. Easements., revise as follows: 1. Easements. In the SU-2/VCLL-Large Lot and SU-2/VCRR-Rural Residential zones, 10-foot utility easements for electric <u>distribution</u> , gas, telephone, and cable shall be dedicated in street-facing setbacks behind the curb on private property...		Staff agrees.	On page 69, Utilities, 1. Easements, add the word "distribution" after "electric."

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19	VC	69	PNM	4. On page 69, Utilities, add new subsection called "3. General" with the following language: <u>3. General. Electric infrastructure is planned and constructed in response to new development. New electric transmission lines and multiple substations will be needed within the Volcano Mesa area to provide electric service once regional employment center development occurs. Substations typically require two-acre parcels of land. It may be necessary for substations to be located near the electric load in the Plan area. Transmission lines should be located along arterial streets, major drainage channels, non-residential collector streets and other potential corridors as directed by the Facility Plan: Electric System Transmission and Generation (2010-2020).</u>		Staff agrees.	On page 69, Utilities, add new subsection called "3. General" with the following language: <u>3. General. Electric infrastructure is planned and constructed in response to new development. New electric transmission lines and multiple substations will be needed within the Volcano Mesa area to provide electric service once regional employment center development occurs. Substations typically require two-acre parcels of land. It may be necessary for substations to be located near the electric load in the Plan area. Transmission lines should be located along arterial streets, major drainage channels, non-residential collector streets and other potential corridors as directed by the Facility Plan: Electric System Transmission and Generation (2010-2020).</u>
20	VC	82	Staff	Staff requests changing the definition of "Neighborhood Activity Center" for accuracy, since the Comprehensive Plan only designates Major and Community Activity Centers per the Centers and Corridors map.		Staff request.	On page 82, edit the first sentence of "Neighborhood Activity Center" as follows: "These are designated to ..."

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21	VC	84	Hoffman	Align terminology for “rock outcropping” in the VHSDP with “significant rock outcropping” in the VCSDP	The definition the Planning Department proposed is the same as the one used in Volcano Heights.	No change.	None.
22	VH	40	Hoffman	Add definitions for “Leapfrog Development” and “Urban Infill”. Leapfrog Development – Development that does not occur contiguously to existing development Urban Infill – New development within an existing community that is enclosed by other types of development The plan should reference that Volcano Heights is urban infill due to previous leapfrog development that occurred in the past 15 years.	The Plan does not use these terms and therefore does not require regulatory definitions. Staff does not agree that this development should be defined as infill. "Leapfrog development" has a negative connotation that seems charged to apply to existing development.	No change.	None.
23	VH	51	Hoffman	Align terminology for “rock outcropping” in the VHSDP with “significant rock outcropping” in the VCSDP	The definitions are identical. The terminology is similar enough that confusion is unlikely. The functional use of each term is different in each plan, so a slight difference in terminology seems reasonable.	Staff will add a definition for "Significant Rock Outcropping" cross referencing the existing definition for "Rock Outcropping."	On page 51, add a definition for "Significant Rock Outcropping" and cross reference the existing definition for "Rock Outcropping."

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24	VH	165	DMD	Under Secondary Streets Section 10.3.3. on page 165, there is reference to newly platted and constructed streets being addressed on a project-by-project basis and that they will be reviewed by DMD and/or the City Engineer. The amendment should consider placing DRB and its related departments in the review lead since this body typically oversees the platting of streets and the detailed requirements for their construction.	The Plan already specifies that when significant infrastructure is needed, DRB is the approval body.	Staff will change the language to remove specific reference to DMD so as not to confuse applicants.	On page 165, Section 10.3.3, in the final sentence, replace "City Department of Municipal Development (DMD)" with "City Engineer" and replace the existing "City Engineer" with "other agencies or sections."
25	VH	167	DMD	The NOTE referring to Section 10.4.2(iii) on the bottom of Exhibit 10.3 on page 167 should include reference to subsection 10.4.2(iv) as well.		Staff believes the reference was in error and should only be to 10.4.2(iv).	On page 167, edit the note on Exhibit 10.3 to refer to Section 10.4.2(iv).
26	VH	187	Staff	Staff requests an additional change to ensure pedestrian connectivity when street designations change.		Staff request.	On page 187, add the following sentence after the language proposed to be amended: "Street designations may only change from an 'A' Street to a 'B' street when intersecting with another 'A' street to ensure connectivity for the pedestrian."
27	VH	197	Hoffman	I do not agree with section 10.7.2 and table 10.2.		Staff needs to do more analysis on the repercussions of this requested change.	Staff should consider classifying Unser Blvd. and Paseo del Norte as 'A' Streets for the purposes of Table 10.2, including analysis on the implications for both auto and pedestrian access.

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		(cont)	Please refer to the figure below that shows four different square ~10 acre parcels (~660' x 660'). Two parcels contain regional center zoning that is supposed to allow more auto oriented use, one parcel is mixed use, and one parcel is town center.	Regardless of zoning, these 10-acre parcels would be broken up with additional secondary streets. The designation of A vs. B streets is about primary access for pedestrians versus autos, which is also associated with the aesthetic qualities of pedestrian-oriented versus auto-oriented character.	See above.	See above.
		(cont)	If one looks at the two parcels with regional center zoning the corner adjacent to the two "B" streets (Unser Blvd and transit Rd / Loop Rd) would be the most desirable corner for auto oriented uses. However, one is to access this corner via an internal "B" street, then any other internal street within the regional center would need to be an "A" street with the associated "A" streetscape to meet the requirements of table 10.2.	Both A and B streets are needed to assure access for autos and pedestrians. Where development abuts Primary B streets, at least 1 additional Secondary Street will need to be an A street to ensure access for pedestrians. This is not to say that autos cannot use this street, but parking lots will need to be screened and accessed from connecting drive aisles, etc. as opposed to curb cuts, which are allowed on most B streets.	See above.	See above.

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			(cont)	Conversely, if one looks at the mixed use or town center parcel which are completely surrounded by "A" streets, internal auto oriented "B" streets can divide these parcels into four smaller parcels (each ~330' x 330') while meeting the requirements of table 10.2. It is counter-intuitive that the more pedestrian oriented town center can be built out with more auto-oriented "B" street flexibility than the regional center zones which are supposed to be more auto-oriented.	All zones require a mix of street designations. The ratio of A vs. B streets required per zone changes to accommodate the primary purpose of that zone. Only one A street is required for every 4 streets in Regional Center due to the auto-oriented character of that zone. Half of all streets on a Town Center block must be A streets due to the pedestrian-oriented character of that zone.	See above.	See above.
			(cont)	This situation arises because Unser Blvd. and Paseo del Norte are classified as "B" streets. While these two regional highways are definitely auto-oriented, they are limited access roadways that do not provide direct site access. Both Unser Blvd. and Paseo del Norte also have "A" street characteristics such as bike lanes and multi-use trails.	Unser and Paseo are classified as B streets because they primarily serve autos. If Unser is to be classified as an A street, property owners will not be allowed to have curb cut access to the slip lane that is part of that cross section. They would have to take access from a connecting B street.	See above.	See above.

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			(cont)	I fully support that the entire plan area should incorporate features to create a walkable environment; however, in order to avoid the problems cited above, <u>Unser Blvd. and Paseo del Norte should be classified as "A" streets for determining the percentages in table 10.2.</u>		See above.	See above.

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28	VH	216	Hoffman	I would also like to comment that I fully support Policy 13.3.1 / 13.3.1 i on page 216 regarding Regionally Significant Roads, section 14.1 regarding Priority Capital Improvement Projects on page 234, and the inclusion of the Fiscal Impact Analysis (Appendix E), in the adopted VHSDP. Policy 13.3.1 originated from condition 96 in the previous EPC notice of decision dated December 10, 2012 following public comment regarding regional infrastructure needs. I would like to ask for EPC's re-affirmation of this policy as there is a continued need for constructive dialogue between the City and landowners to plan both the build out of the regional transportation infrastructure of the two regional highways (Unser Blvd. and Paseo del Norte), along with associated "backbone" utility infrastructure to be located along the right-of-way of these highways, while landowners concurrently plan for the secondary roadway and utility infrastructure in the VHSDP plan area.	Request does not involve changes to the Plan.	No change.	None.

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29	VH	239	Staff	On page 239, delete item D-1 and renumber the subsequent item accordingly. This edit reflects the recent designation of Volcano Heights as a MAC by the Centers & Corridors Map, updated in the Comprehensive Plan in August 2013.		Staff request.	On page 239, delete item D-1 and renumber the subsequent item accordingly.
30	VH	A-36	PNM	On page A-36, revise as follows: 2. Public Service Company of New Mexico New lines are planned primarily to increase system reliability and serve new stations. New stations and lines are planned to serve load growth in developing areas. PNM has electric facilities within the Plan area as shown in Exhibit A.41 on page A-38. There is an existing 115kV electric transmission line with an approximate right-of-way width of 100 feet on the western boundary of the Plan area and a the new Scenic Ssubstation called Scenic-Substation is located west of the Unser Blvd/Rainbow Road NW intersection under development as of 2012. [See Exhibit A.43].		Staff agrees.	On page A-36, 2. Public Service Company of New Mexico, revise the final sentence with the following updated information: "Plan area, and the new Scenic Substation is located west of the intersection of Unser Blvd. and Rainbow Blvd."

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31	VT	6	Staff	After discussion with City Department of Municipal Development, Transportation Planning, Mid-Region Council of Governments (MRCOG), and a property owner, staff requests that Woodmont Ave. be shown on two maps as a minor arterial as opposed to a collector. MRCOG is updating the Long Range Roadway System map, and DMD has agreed to request a change of designation to a minor arterial.		Staff request.	On page 6, Exhibit 5, change the designation of Woodmont Ave. to a minor arterial.

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32	VT	42	PNM	On page 42, II – General Standards, Utilities, add a new section “3. General” as follows: <u>3. General. Electric infrastructure is planned and constructed in response to new development. New electric transmission lines and multiple substations will be needed within the Volcano Mesa area to provide electric service once regional employment center development occurs. Substations typically require two-acre parcels of land. It may be necessary for substations to be located near the electric load in the Plan area. Transmission lines should be located along arterial streets, major drainage channels, non-residential collector streets and other potential corridors as directed by the Facility Plan: Electric System Transmission and Generation (2010-2020).</u>		Staff agrees.	On page 42, II – General Standards, Utilities, add a new section “3. General” as follows: <u>3. General. Electric infrastructure is planned and constructed in response to new development. New electric transmission lines and multiple substations will be needed within the Volcano Mesa area to provide electric service once regional employment center development occurs. Substations typically require two-acre parcels of land. It may be necessary for substations to be located near the electric load in the Plan area. Transmission lines should be located along arterial streets, major drainage channels, non-residential collector streets and other potential corridors as directed by the Facility Plan: Electric System Transmission and Generation (2010-2020).</u>