

August 2, 2013

Ms. Mikaela J. Renz-Whitmore  
Planner - City of Albuquerque Planning Department  
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Albuquerque, NM 87102  
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**RE: Water & Sanitary Sewer Serviceability Statement #130312  
Volcano Heights Sector Development Plan - Zone Atlas Map: C-10 & 11**

Dear Ms. Renz-Whitmore:

**Project Information:** The Volcano Heights Sector Development Plan generally describes an area of approximately 560 acres in the northwest sector of the City bounded by Universe Blvd. on the west; Paseo del Norte and Avenida de Jaimito on the south; Petroglyph National Monument on the east. The northern boundary of the study area is roughly defined as the terminus of the developed properties south of Paradise Blvd. (see Figure 1). The Study Area is located within the Northwest Service Area of the Water Authority.

The Development Plan area extends through pressure zones 4W and 3WR in the Volcano and Corrales Trunk.

The entirety of the Plan area is outside of the Water Service and Sanitary Sewer Service Boundaries of the Water Authority. Development Agreements must be executed between any developers in the Study Area and the Water Authority before water or sanitary service is provided.

#### **Existing Water Infrastructure Proximate to the Study Area**

Water lines proximate to the Study Area are limited to the distribution systems serving the subdivisions surrounding the Study Area. There is a 12-inch water line in Universe Blvd. (pressure zone 4W) that could provide some connectivity to the western most portion of the Study Area. Other than this line in Universe, access to the existing water system to other portions of the Study Area is fairly limited. This limitation is mostly due to the lack of larger "master plan water lines" (16" and larger) in the surrounding areas as well as dedicated public water and sewer line easements.

Water infrastructure connectivity is very limited within the portion of the Study Area that lies within pressure zone 3WR. There is a 12-inch water line in Unser Blvd. that terminates at the northern boundary of the Study Area. This extension of this line might serve as a top-of-zone line for this portion of 3WR. There is no corresponding line of this size that is currently in service in the developed areas south of the Study Area.

It is important to note that, at present, there are no existing north/south corridors through the Study Area through which connecting water lines can be constructed.

The potable water sources that will serve the Study Area come from groundwater wells located in both the Volcano and the Corrales Trunks. This groundwater source is continually supplemented using San Juan/Chama surface water that is pumped into these two trunks. Until additional arsenic treatment capacity is constructed in the Volcano and Corrales Trunks, San Juan/Chama water will continue to be imported into

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these service areas. As such, any development in the Study Area will be required to provide proportional monetary contributions earmarked for the design and installation of additional arsenic treatment capacity at the groundwater sources in the Volcano and Corrales Trunks. This increase in arsenic treatment capability is critical to the sustainability of the water source within the Volcano and Corrales Trunks.

In general, the water reservoir capacity in the Northwest Service Area is adequate to meet both the fire and consumptive demands generated by development in the Study Area using Sector Plan development densities. Water Authority policy, however, requires redundant reservoir capacity at those reservoir sites that are capable of receiving San Juan/Chama surface water. This redundant capacity is necessary in order to provide both fire and consumption capacity when one reservoir is off line for maintenance. In general, and where there are no constraints on available space at existing reservoir sites, the Water Authority will continue to plan for redundant reservoir capacities for the Northwest Service Area.

**Existing Wastewater Infrastructure Proximate to the Study Area:**

In general, collected wastewater flows in the areas west and north of the Study Area flow to the existing 16-inch interceptor in Paradise Blvd.

Wastewater flows south of the Study Area are collected into either the existing 15-inch interceptor in Universe Blvd. or through a local collection system that discharges through an existing eight-inch line in Calle Nortena. Due to previous service commitments, no wastewater discharge from the Study Area to the Calle Nortena line is available.

Wastewater flows generated from development in the Study Area must be collected and conveyed to the existing 15-inch line in Paseo del Norte. This line was constructed as part of the Paseo del Norte project that extended the roadway west of the Golf Course Blvd. through the Petroglyph National Monument.

Future Master Plan Wastewater Facilities identified for the Northwest Service Area includes the construction of a satellite treatment plant located adjacent to Montaña Blvd. east of Coors Blvd. This satellite plant will provide advanced treatment capability for the collected wastewater flows and will also provide reuse water for much of the Water Authority service area west of the Rio Grande and north of Interstate-40. Future development, including development in the Study Area, will be asked to contribute to the construction of this new satellite plant as part of necessary master plan facility construction. Any monetary contribution required for the plant construction will be based on a proportional assessment of the wastewater flows generated by a specific development against the overall anticipated construction costs of a new satellite treatment facility.

**Master Plan Facility Cost Allocations**

- **Water**

A development may be required to contribute or construct water infrastructure that is designated as Master Plan Infrastructure. In general, this Master Plan designation includes water lines larger than 16-inches in diameter and could also include wells, pump stations and reservoirs.

As previously mentioned, additional ground water arsenic treatment is critical to maintaining a sustainable water supply to both the Sector Plan Study Area, and the Northwest Service Area in general. As such, the Water Authority is requiring that monetary contributions for additional arsenic treatment be made as development proceeds in the Study Area.

The proportional contribution is based on using the current cost of constructing new arsenic treatment facilities per 1,000 gallon and applying that cost to the expected amount of water to be consumed in a development. The expected consumption is based on the general Water Authority planning number of 180 gallons/household/day. Other costs, including pumping costs, transmission line construction and possible increases in reservoir storage volume may also be factored into the proportional assessment. The final amount assessed will be calculated on a case-by-case basis and will be detailed in a development specific Development Agreement between the developer and the Water Authority.

Final action on any Development Agreement will be through the Water Authority Board of Directors.

- **Wastewater**

As is the case with the water, any wastewater Master Plan Facility cost allocation will be based on the amount of wastewater produced by any given development. For planning purposes, the volume produced by household is based on a volume equal to 80% of the daily household water consumption. For example, if a household uses 180 gallons of water per day, then the amount of wastewater produced is assumed to be 70% of that amount, or 126 gallons per day.

The amount assessed may then be based on the proportional cost of treating a volume of wastewater produced by any development in a new treatment facility. Other costs including the construction of new interceptors, lift-stations or odor control stations may also be factored into this proportional assessment. The final amount assessed will be calculated on a case-by-case basis and will be detailed in a development specific Development Agreement between the developer and the Water Authority.

Final action on any Development Agreement will be through the Water Authority Board of Directors.

#### **Future Service to the Study Area**

The developer will be responsible for funding the design and construction of the entire public infrastructure necessary to provide water and wastewater service to any development in the Study Area.

Pending Development Agreement adoption, metered water service in the Study Area will become available contingent upon compliance with the City Fire Marshal's fire flow requirements. Metered water service will not be sold without fire protection. The exact location of any fire hydrants must be approved by the City Fire Marshal.

**Design and Construction** of all required infrastructure improvements will be at the developer/property owner's expense and must be coordinated through the Bernalillo County design review process. Designs must be by a licensed, New Mexico registered professional engineer. Construction must be by a licensed, bonded, public utility contractor.

**Costs and Fees:** In addition to Master Plan Facility cost allocations and installation and construction costs, both sanitary sewer and metered water services will be subject to Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

**Water Supply Charge:** All developments located outside of the Water Authority's service area will be assessed a Water Supply Charge (WSC) as provided in the Water Authority's Water and Sewer Rate Ordinance for the development of new water resources, rights and supplies necessary to serve the development. The WSC shall not be used for reimbursement of master planned facilities.

**Water Use:** All new development shall be required to meet the standard water usage of 180 gallons per household per day which is equivalent to 75 gallons per capita day. Indoor water use shall consist of 70% of total use with outdoor limited to 30%. Where available, outdoor water usage shall utilize reclaimed water.

**Closure:** This statement of general serviceability for the Volcano Heights Sector Development plan is intended as a general guideline to assist with the overall planning within this Study Area. Specific infrastructure requirements will be addressed as more detailed development plans are presented.

Please feel free to contact the Utility Development Office at 505.924.3987 or by fax at 505.924.3864 if you have questions regarding the information presented herein or need additional information.

Sincerely,



Mark S. Sanchez  
Executive Director

f/ Serviceability C-10 & 11