



Environmental Planning Commission

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

Staff Report

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").

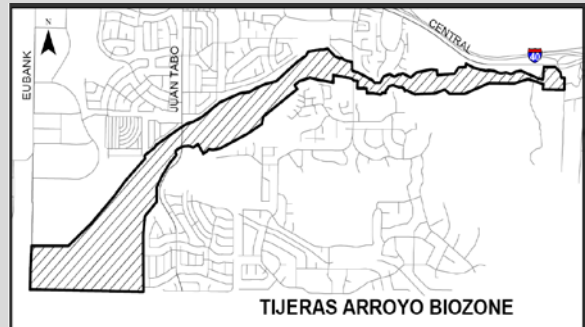
The role of the EPC is to make a recommendation to the City Council.

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.

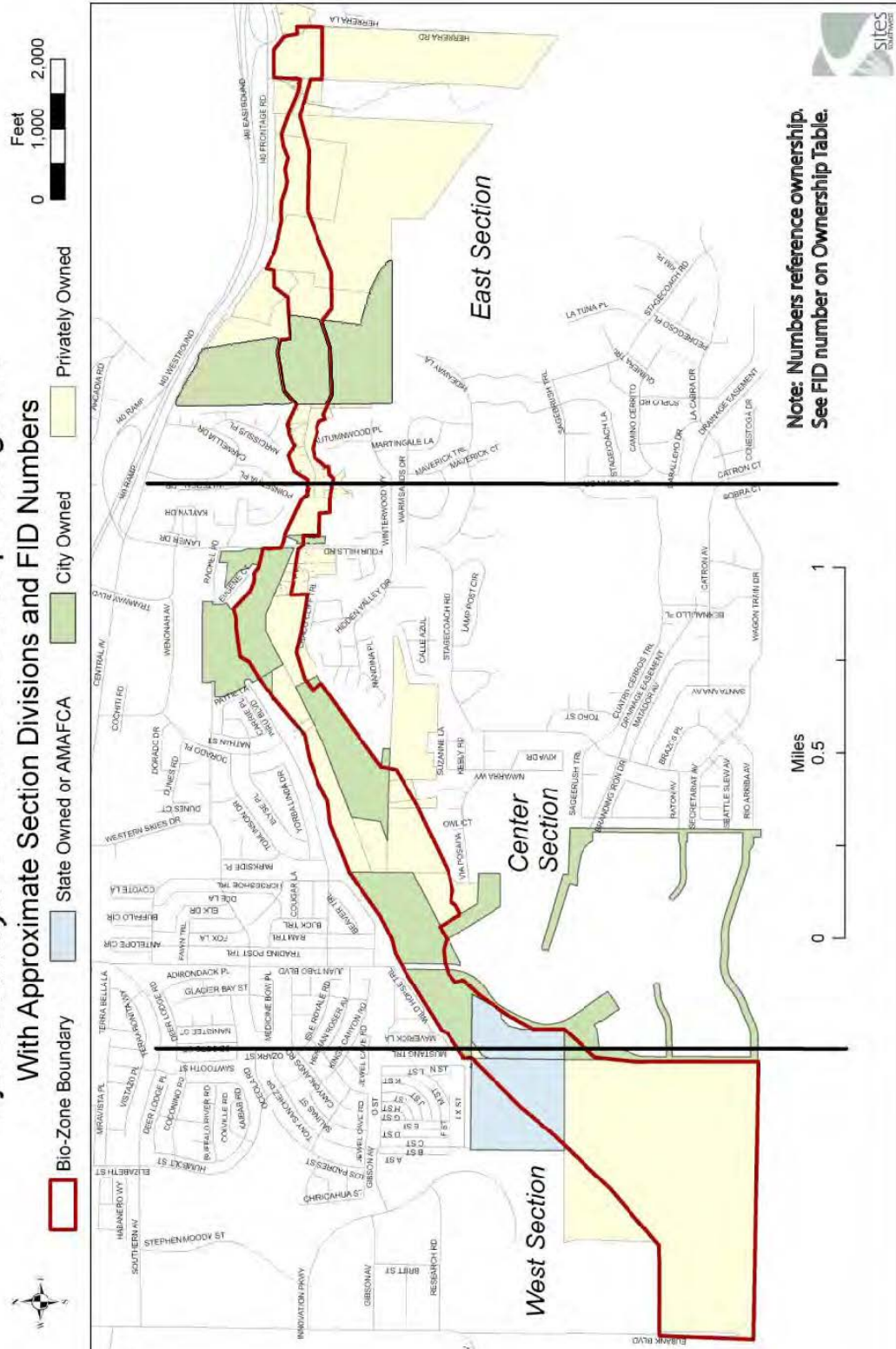
The primary goal of the Plan is to provide guidance and outline measures that will aid in the conservation of natural and cultural resources and identify opportunities for public recreation.

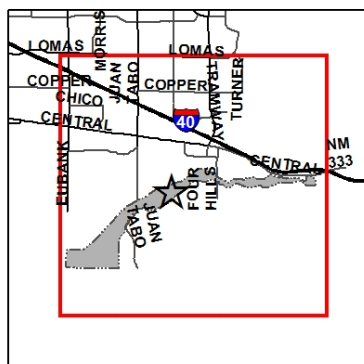
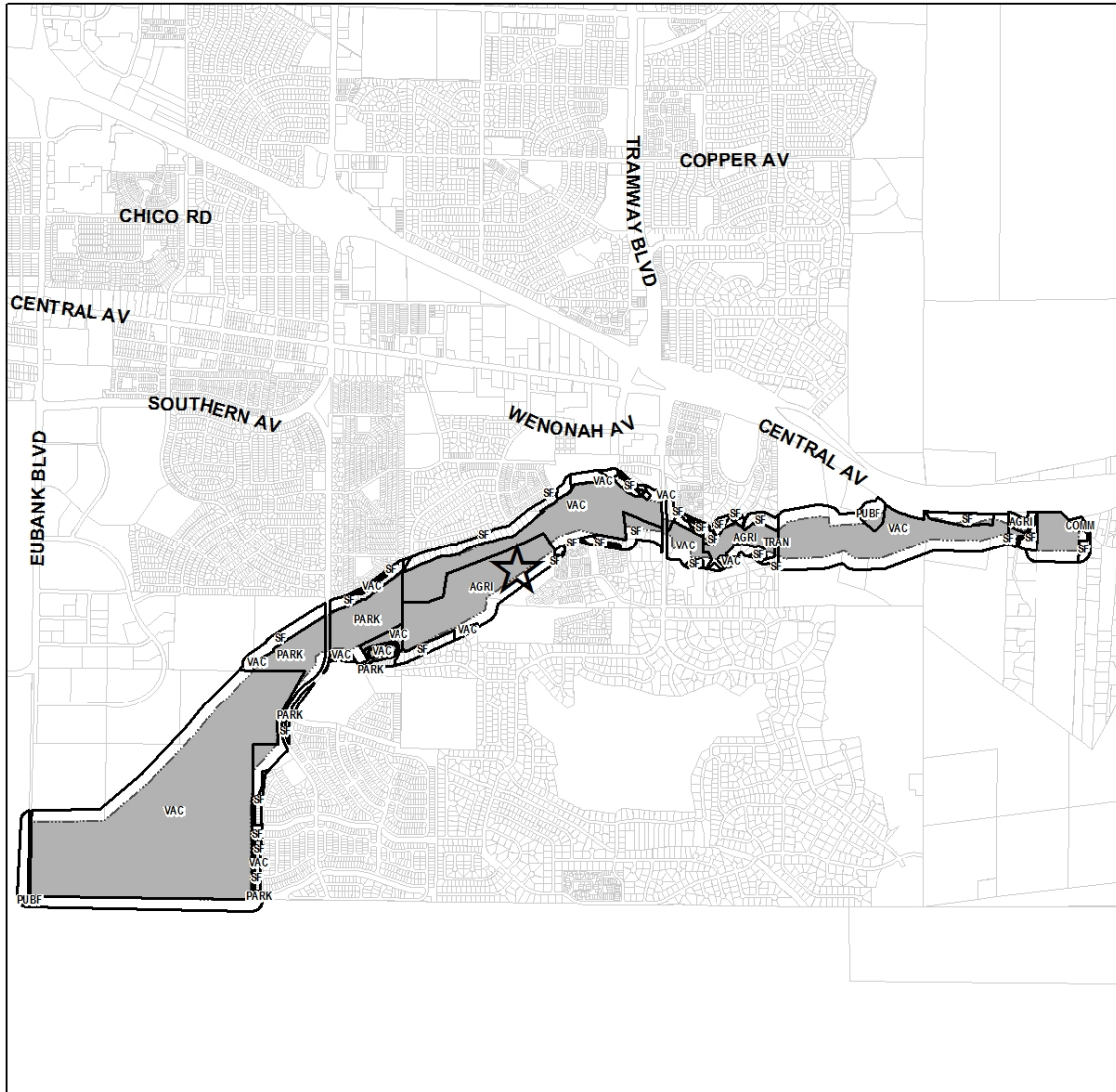
This plan is supported by the Comprehensive Plan, the Major Open Space Facility Plan, the Facility Plan for Arroyos, and the East Gateway Sector Development Plan.

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



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





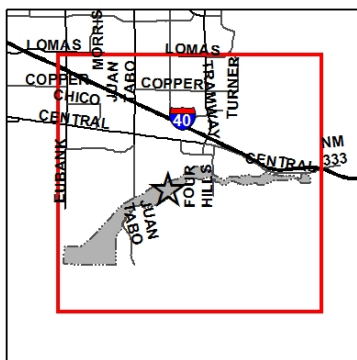
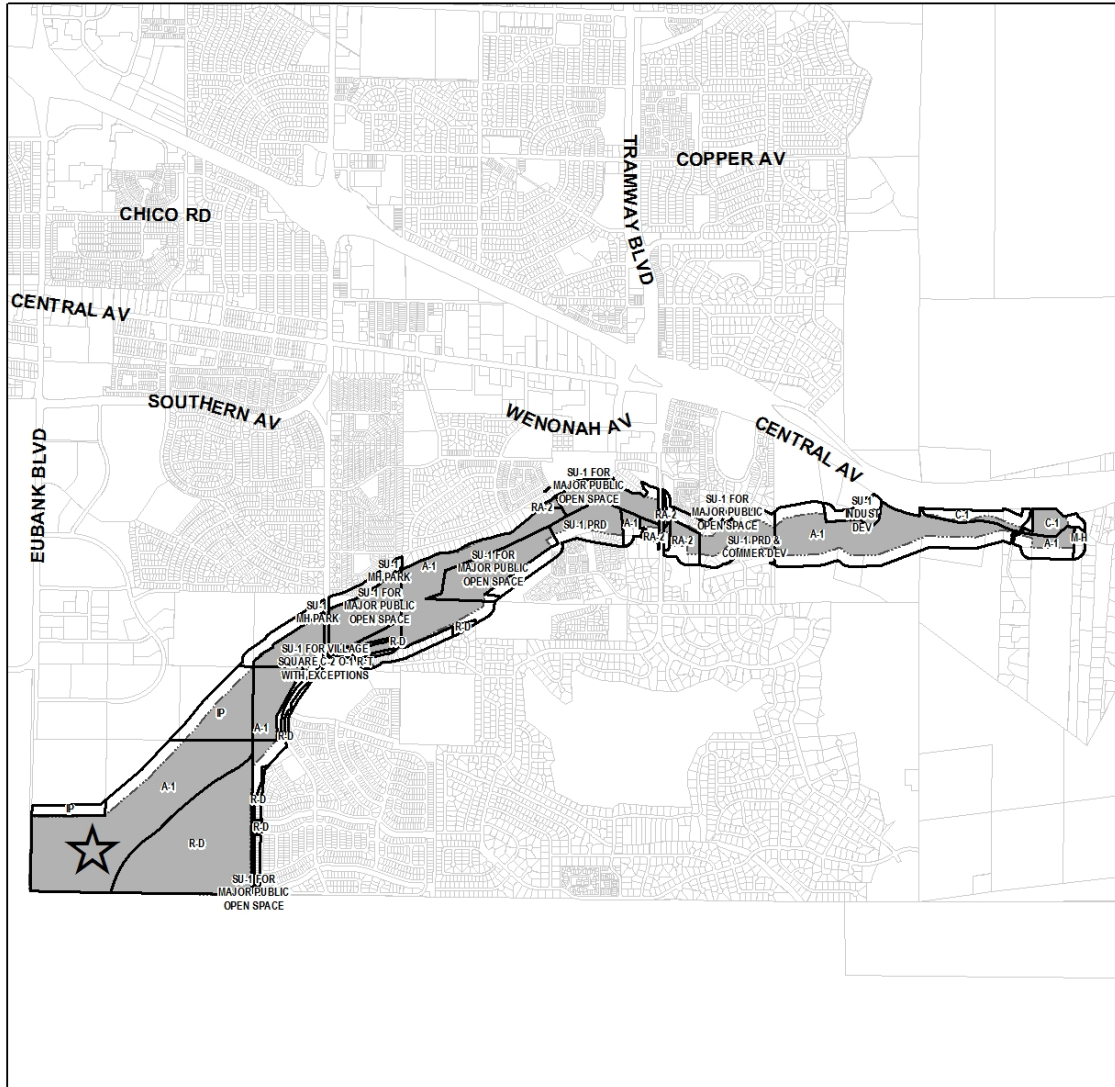
LAND USE MAP

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:



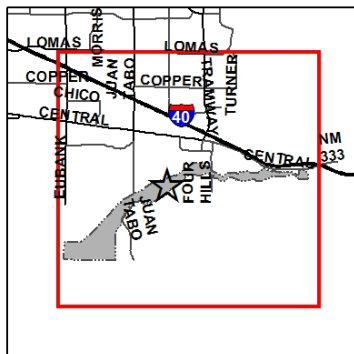
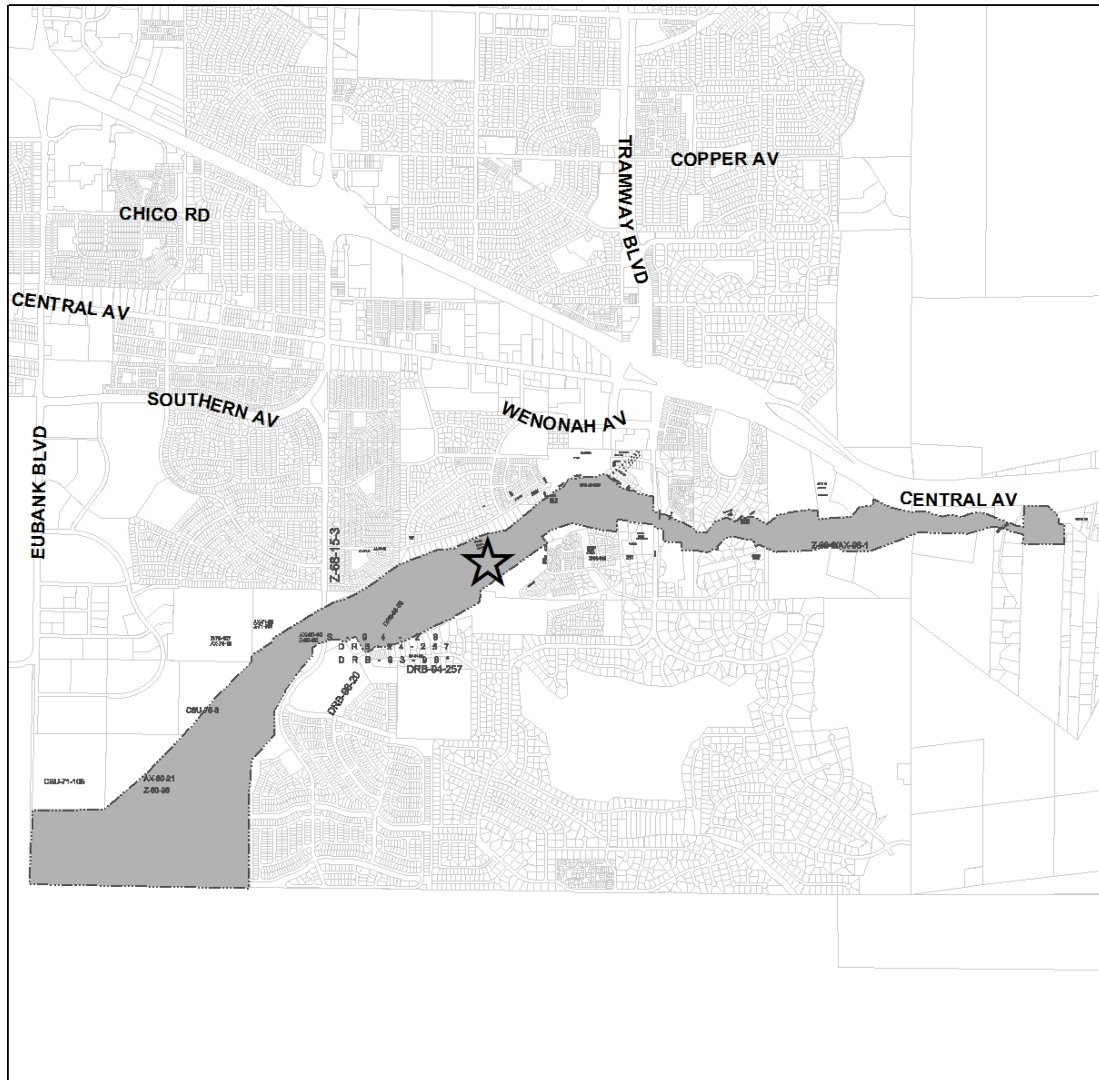
ZONING MAP

Note: Grey shading indicates County.



1 inch = 2,450 feet

Project Number:
 1009983
 Hearing Date:
 4-10-2014
 Zone Map Page: M-21 & 22,
 L-22, 23 & 24
 Additional Case Numbers:



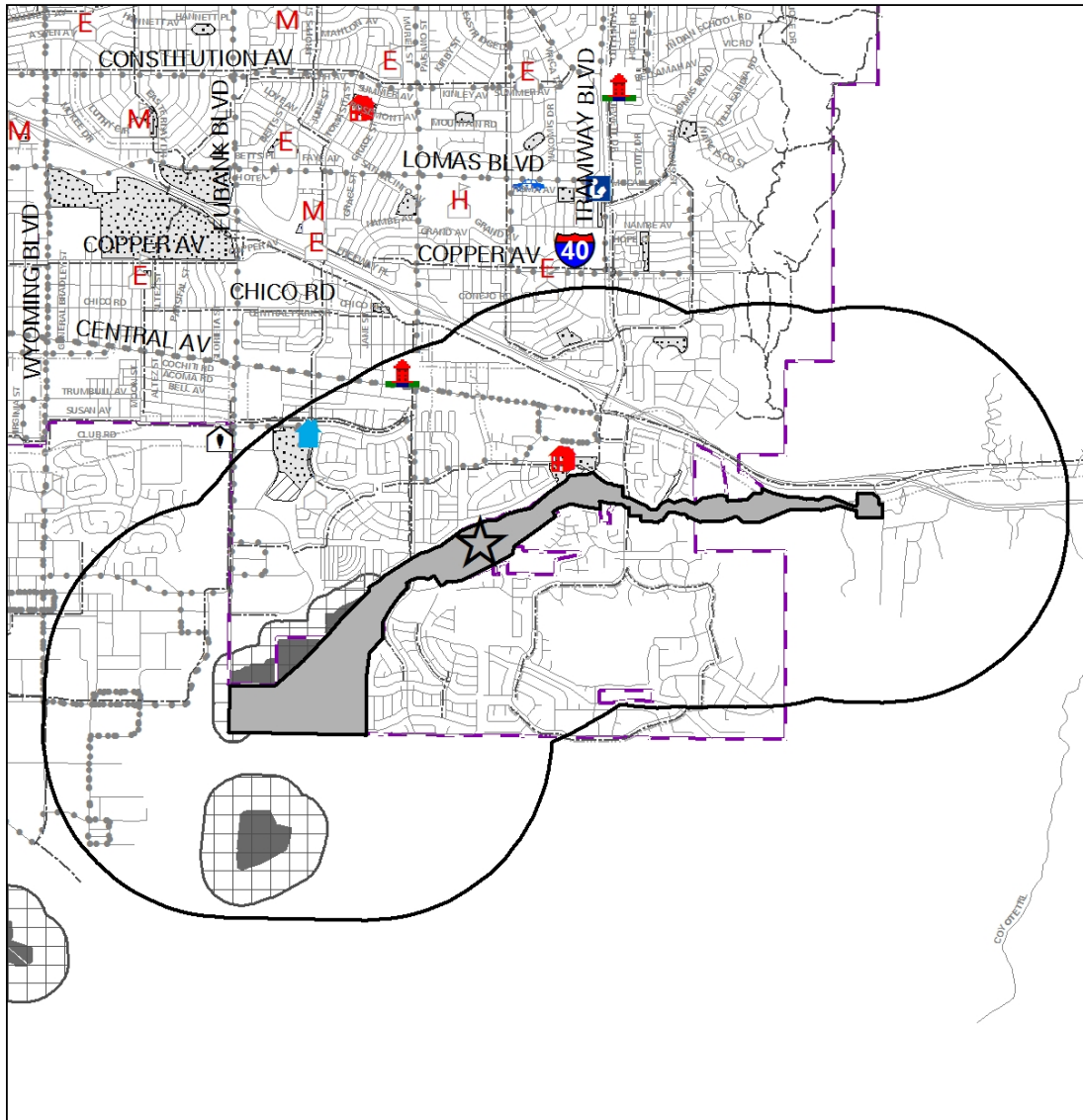
HISTORY MAP

Note: Grey shading indicates County.



1 inch = 2,450 feet

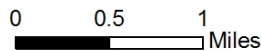
Project Number:
 1009983
 Hearing Date:
 4-10-2014
 Zone Map Page: M-21 & 22,
 L-22, 23 & 24
 Additional Case Numbers:



Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------------------|--------------------------|-----------------------------|
| COMMUNITY CENTER | FIRE | APS Schools | Landfill Buffer (1000 feet) |
| MULTI-SERVICE CENTER | POLICE | Proposed Bike Facilities | Landfills designated by EHD |
| SENIOR CENTER | SHERIFF | ABQ Bike Facilities | Developed County Park |
| LIBRARY | SOLID WASTE | ABQ Ride Routes | Undeveloped County Park |
| MUSEUM | Albuquerque City Limits | | Developed City Park |
| | | | Undeveloped City Park |

Project Number: 1009983



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 runoff 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
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.

NEW MEXICO DEPARTMENT OF TRANSPORTATION

No objections to the Plan.