

MEMORANDUM

DATE: February 8, 2011

TO: Board of County Commissioners

FROM: Wayne Dalton, Building and Development Services Supervisor

VIA: Jack Kolkmeier, Land Use Administrator
Shelley Cobau, Building and Development Services Manager

FILE REF.: CDRC CASE # Z/DP 09-3132 PNM Caja Del Rio Substation Master Plan/
Development Plan

ISSUE:

Public Service Company of New Mexico "PNM" (Jeanette Yardman), Applicant, requests Master Plan Zoning/Preliminary and Final Development Plan approval for the amended location of the Caja Del Rio Substation on 1.6 acres. The substation is needed to serve the City of Santa Fe/Santa Fe County Buckman Direct Diversion water pumping and treatment facilities, and future growth in the area. The project will consist of the substation, installation of two tap structures approximately 70' feet in height, and two H-frame termination structures approximately 45' feet in height, and an interconnection with PNM's existing 115kV transmission line.

The property is located at 11 W. Caja Del Oro Grant Rd., (County Rd. 62) within Section 22, Township 17 North, Range 8 East, (Commission District 2).

SUMMARY:

On December 14, 2010, this case was tabled in order for staff to work with PNM and the BDD on moving the substations current location (700 feet from the intersection of Caja Del Rio and County Road 62) further northwest down County Road 62 approximately 1,500 feet, 500 yards, which would put it below a rise that exists in the natural topography closer to the landfill and mostly out of site from the community that has been effected by this Application (Refer to Meeting Minutes Attached as Exhibit "I").

On May 27, 2010, the CDRC met and acted on this case. The decision of the CDRC was to recommend denial of the Application in order for the applicant to revisit the original location of the substation to the Buckman Direct Diversion water pumping and treatment facility (Refer to Meeting Minutes Attached as Exhibit "H").

The Applicant requests Master Plan Zoning/Preliminary and Final Development Plan approval for the amended location and to allow the construction of a substation on 1.6-acres. The project will consist of a new electric substation along County Road 62 approximately three miles north of N.M. 599 and approximately 1,500 feet, 500 yards northwest of the previous location and will also be situated approximately one half mile south of the Water Treatment Plant. Two transmission tap poles will be installed adjacent to the substation within the existing transmission right-of-way. The poles are needed to tap both of the transmission lines and connect with the substation. The poles will be Corten steel and approximately 70' feet in height. The existing transmission structures are approximately 90' feet in height. Two H-frame line termination structures will be located inside the substation and will be galvanized steel, approximately 45' feet in height that will connect with PNM's existing 115kV transmission line.

For public safety, the project will be designed and constructed to meet all applicable requirements of the National Electric Safety Code (NESC), as required by the New Mexico Public Regulations Commission (NMPRC). The substation electrical equipment and control unit will be surrounded by a graffiti resistant, fluted block wall and entry gates, which are approximately 12' in height. The substation footprint is approximately 138' feet by 138' feet 7" inches.

Letters of support from members of the Camino Del Rey Road Association and Paseo de Estrellas Association are attached as Exhibit "J". These letters thank PNM for the willingness to consider an alternate location of the substation and support moving the location of the substation to the alternate site.

Ordinance No. 2007-5 Subsection 2.3.9b (1) states electric utility lines that transmit electricity at a voltage greater than or equal to 46 kilovolts may be placed above ground unless public health and safety requires such lines to be placed underground. Subsection 2.3.9b (3) states above ground electric utility lines that are placed on other development described in Ordinance No. 1998-5 Subsection 8.2 and 8.3.2 of the Land Development Code are not subject to height restrictions, but shall be constructed at a minimum height necessary for the proposed structure to function properly for public health, safety and welfare.

The distribution lines from the substation to the Water Treatment Plant will be placed underground and will intersect the underground lines that are already in place at the previous site.

Zoning:

The Applicant's request would change the zoning designation on the 1.6 acres from Municipal Recreation Complex lands to Other Development. Ordinance No. 1998-15 which amended Article III, Section 8.1 (Other Development) specifies all uses otherwise not regulated by the

Code are permitted to locate anywhere in the County provided a request for zoning approval is granted per Article III. Such uses specifically include, but are not limited to utilities, parking facilities, and cemeteries provided the development standards, criteria and submittal requirements set forth in Subsection 4.4 and 4.5 are met.

Project Need:

The Caja Del Rio substation is needed to provide electric service to the City of Santa Fe/Santa Fe County Water Treatment Plant associated with the Buckman Direct Diversion Project and to meet the electric demand associated with future growth in the area.

Land Ownership:

The alternate substation location is proposed to be located on land patented to the City of Santa Fe by the Bureau of Land Management comprising of 1.6 acres. PNM is currently working in conjunction with the City of Santa Fe to approve this alternate substation location contingent upon Santa Fe County approval of PNM's substation project at the proposed alternate location under the same terms and conditions as the existing approved site (i.e., permanent exclusive easement) with transfer of the funds for consideration allocated from the original site to the alternate site.

Existing Development:

The subject property is currently vacant; the proposed substation is located adjacent to an existing electric transmission corridor.

Adjacent Property:

Archers de Santa Fe archery range is located directly northwest of the proposed substation site. Directly to the south is the Marty Sanchez Golf Course and the Caja Del Rio Landfill is located west of the substation site. Residential uses are located to the east and northeast of the site and undeveloped land exists to the west and east.

Water:

No water usage is proposed.

Access/Parking:

The property will be accessed from West Caja Del Oro Grant Road (County Road 62) which is an unpaved driving surface. Parking is limited and will only be necessary for PNM personal for maintenance of the facility. An access permit must be obtained from the Public Works Department by the Applicant prior to Development permit issuance. Staff has determined that the access/parking element of the Application complies with Article III, Section 9 (Parking Requirements).

Fire Protection:

Fire protection will be provided by the Agua Fria Fire Department. The Fire Prevention Division/Code Enforcement Bureau of the Santa Fe County Fire Department has reviewed the Application and recommends Final approval of the Application subject to applicable Santa Fe County Fire and life safety Codes, Ordinances and resolutions. (Refer to Fire Memo Attached as Exhibit "C").

Signage:

Proposed signage is minimal; one PNM substation identification sign and eight warning signs are proposed to be located at the site. Staff has determined that the signage element of the Application complies with Article VIII (Sign Regulations).

Terrain Management/Landscaping:

The proposed project does not impact any major slopes and or arroyo/drainage. The property is presently covered with a mixture of native trees, shrubs, and grasses. All disturbed areas will be re-vegetated with a seed mix compatible with the area to re-establish native vegetation and prevent soil loss. The Applicant must submit a revised drainage and grading plan in compliance with Article VII, Section III (Terrain Management) to be reviewed and approved by staff prior to recordation of the Final Development Plan.

Lighting:

No outdoor lighting is proposed.

Threatened & Endangered Species:

A survey for federally listed threatened or endangered plant and animal species, federal state and local listed species, as well as agency-sensitive species was conducted for the substation site. No threatened and endangered species were identified.

REQUIRED ACTION:

The BCC should review the attached material and consider the recommendation of staff; take action to approve, deny, approve with conditions or table for further analysis of this request.

RECOMMENDATION:

Staff has reviewed this Application amendment and has found the following facts to support this submittal: uses permitted under Ordinance No. 1998-15 which amended Article III, Section 8.1 (Other Development) specifies all uses otherwise not regulated by the Code are permitted to locate anywhere in the County provided a request for zoning approval is granted per Article III. Such uses specifically include, but are not limited to utilities, parking facilities, and cemeteries provided the development standards, criteria and submittal requirements set forth in Subsection 4.4 and 4.5 are met. A development permit is required.

This amended Application is in compliance with Article V, Section 5 (Master Plan Procedures), Article III, Section 4.4 (Development Plan Procedures) of the Land Development Code. Staff recommends Master Plan Zoning and Preliminary Development Plan **approval** with Final Development Plan to be approved administratively for the Caja Del Rio Substation on 1.6-acres subject to the following condition;

1. PNM must obtain the necessary easement for the substation from the City of Santa Fe. Confirmation from the BLM that this Application meets the conditions of the patent and the current environmental documentation, and agreement with the BDD as to an appropriate amendment to its Service Agreement, including revised cost.

ATTACHMENTS:

- Exhibit "A"- Applicant's Report
- Exhibit "B"- Applicant's Plans
- Exhibit "C"- Review Agency Comments
- Exhibit "D"- Termination/Tap Structure Detail
- Exhibit "E"- Ordinance No. 2007-5
- Exhibit "F"- Ordinance N. 1998-15
- Exhibit "G"- Vicinity Map
- Exhibit "H"- May 27th CDRC Minutes
- Exhibit "I"- December 14, 2010 BCC Meeting Minutes
- Exhibit "J"- Letters of Support for Amended Location

