

Department	Activity	Action	Note Date	Comments	Response
Fire	Fire Review	Completed	1/28/2016	Final plans of the water supply system for fire protection shall be submitted to the Fire Marshal's Office for Review and approval.  Development Shall meet the requirements of the Fire code with adopted amendments at time of build out.	We agree. The FMO may review these Level C plans when available/approved by the ABCWUA.  We agree.
PW Development Review	PW Drainage Review	Completed	2/1/2016	COMMENTS FOR LEVEL B PLAN 1) Page 53 - see "Compliance with MS4 permit requirements, as adopted by the County for individual non-residential tracts. Includes requirements that tracts are designed to retain the 90th percentile storm event". Revise to include residential lots also as any development, residential or commercial, over 1 acre will be required to comply with our MS4 water quality requirements.	We agree and will revise accordingly.
PW Development Review	PW Drainage Review	Completed	2/1/2016	2) Page 54 and other locations - Remove the term "First Flush" and replace with "EPA Water Quality Volume". First Flush is not a defined volume.	We agree and will revise accordingly.
PW Development Review	PW Drainage Review	Completed	2/1/2016	3) Page 55 - Exhibits 14 and 15 appear to be missing from the pdf copy of the plan.	We will supply these Exhibits.
PW Development Review	PW Drainage Review	Completed	2/1/2016	4) Page 56 - Copy construction phased practices to Terrain Management section from LID section. Also discuss limiting development in sensitive areas such as the escarpment areas as a Terrain Management practice.	We agree and will revise accordingly.
PW Development Review	PW Drainage Review	Completed	2/1/2016	5) Page 58 - Revise references to First Flush, two yr. storm volumes and 0.5" of rainfall to more precise EPA Water Quality Volume. As this area is currently outside the defined "Urban Area" the 90th percentile storm rainfall event presented in the EPA technical document is not be appropriate.	We agree and will revise accordingly.
PW Development Review	PW Drainage Review	Completed	2/1/2016	The rainfall event that initiates runoff for this area should be determined at this time and used to determine required EPA Water Quality Volumes in the LEVEL C plans. This method is acceptable under e terms of the Bernalillo County MS4 permit and is preferred. See "Estimating Predevelopment Hydrology in the Middle Rio Grande Watershed, New Mexico" (Kosco et al., 201 ) for the accepted methodology to do this.	We agree, and have determined this new rainfall value. We will supply this value.

PW Development Review	PW Drainage Review	Completed	2/1/2016	6) Discuss the possibility of 100% water harvesting within the playa basins due to not having to deliver water to the Rio Grande in these basins.	100% harvesting within the basin is planned and identified in the Master Plan. Harvesting will occur onsite and offsite relative to individual site development characteristics and in accordance with Bernalillo County MS4 permit.
PW Development Review	PW Drainage Review	Completed	2/9/2016	COMMENTS FOR SANTOLINA LEVEL B DRAINAGE MASTER PLAN AND TERRAIN MANAGEMANT PLAN 1) Part of the "concept" of this Level B master plan is to have temporary impoundments constructed with engineered earthen berms. Bernalillo County would prefer fully incised impoundments as the Bernalillo County Soil Survey indicates that the soils in the Santolina area are not well suited for dam construction.	We generally agree. We will seek to "incise" the impoundments to the extent possible, and whenever possible, and/or provide/import the appropriate engineered dam construction material.
PW Development Review	PW Drainage Review	Completed	2/9/2016	2) As the Santolina development area is well outside the current designated "Urban Area", Bernalillo County will require the developer to supply calculations for "Pre-Development Hydrology" using the methodology indicated in EPA Publication Number 832R-14-007. This pre-development hydrology will be used to calculate the required water quality volumes needed to mimic pre-development conditions. The discussion regarding the 0.44 inch storm needs to be revised.	We agree, and this determination has already been made and will be supplied.
PW Development Review	PW Drainage Review	Completed	2/9/2016	3) The concept of "first flush" has to do with the first water discharged from a basin that carries the highest concentration of contaminants. An undisturbed basin can have a first flush that carries fine sediment and litter from the basin. The MS4 permit address the concept of "pre-development hydrology" or the point at which runoff begins from an undisturbed basin as the water quality volume. An undisturbed basin will not have a water quality volume.	We agree.
PW Development Review	PW Drainage Review	Completed	2/9/2016	Bernalillo County does not use the term first flush as a surrogate for post-development water quality volume requirements. Please revise the plan by using "water quality volume" in place of first flush.	We agree and will revise accordingly.
PW Natural Resources	PW Natural Resources Review	Completed	2/8/2016	WATER MASTER PLAN Water Master Plan p. 3 bullet list. Condition & specifies consideration of direct and indirect potable reuse as one of the elements for the Development Agreement. It should specifically be included in this bullet list, accordingly, as it is a summary of Condition 8, which is not yet satisfied.	We agree and will revise accordingly.

PW Natural Resources	PW Natural Resources Review	Completed	2/8/2016	Water Master Plan p.4, next of last P. The preceding paragraphs are short on a description of approaches used to achieve the 135 gpcd goal by existing users. It fails to identify which of WATER MASTER PLAN those might be incorporated as design criteria for this Level B. This paragraph calls out the opportunity to utilize new development standards and practices to achieve significant water savings over time, but fails to identify what those may be. Please identify and discuss these new development building standards and practices as part of the Water Conservation Plan section for each type of land use. Also if existing system users can achieve 135 gpcd, as stated as having already occurred, and the WRMS draft indicates that new construction is expected to use between 25 to 50 percent less water relative to existing residential properties, than that expectation should be expressed in Santolina water conservation goals and the design criteria used to achieve should be conceptually identified at Level B and identified in the Water Conservation Plan.	We agree and will revise accordingly.
PW Natural Resources	PW Natural Resources Review	Completed	2/9/2016	Water Master Plan p.4 the potential for utilizing water reclamation methodologies is mentioned here. However, the water conservation plan fails to discuss this opportunity, specify design criteria for doing so, does not specify expected opportunities in this Level B plan to do so, and the water use plan for this Level B shows no infrastructure for implementing this opportunity.	We agree and will supply additional information, upon completion of current agreements/discussions with ABCWUA. Final methodologies and plans will be supplied at that time.
PW Natural Resources	PW Natural Resources Review	Completed	2/9/2016	Please revise the water system drawings to incorporate such infrastructure and provide an indication of what phasing will incorporate the use of the reclaimed water which will likely be necessary to meet the eventual full-build out water use estimates of 14,380 acre-feet.	We agree and will supply additional information, upon completion of current agreements/discussions with ABCWUA. Final methodologies and plans will be supplied at that time.
PW Natural Resources	PW Natural Resources Review	Completed	2/9/2016	Water Master Plan p.5 continue the conservation practices. Please specify which practices Santolina should continue.	We agree and will revise accordingly.

PW Natural Resources	PW Natural Resources Review	Completed	2/9/2016	Water Master Plan p.5. The development agreement required in Condition 8 is needed to ensure that ABCWUA is in conceptual agreement with the Level A and Level B master plan. There is no assurance to the County that the proposed Level B water infrastructure is satisfactory to the ABCWUA as this involved cross-trunk connection and jumping of development across multiple pressure zones rather than successive development to higher zones albeit it is consistent with the Level A approach previously approved by the BCC.	The ABCWUA and the developer are reviewing and studying the water infrastructure at this time (including the above raised funding and phasing issues). The BCC condition refers to sequential extension of infrastructure based on location of existing infrastructure (not successive zone-by-zone extension).
PW Natural Resources	PW Natural Resources Review	Completed	2/10/2016	Water Master Plan p.5, last bullet. That statement is made that service approach includes participation in new water supply acquisition by paying a Water Supply Charge, which is of course allowable ABCWUA policy for new development. However, on page 7, the document indicates that water supply will generally come from outside the Level A Plan Area from existing infrastructure. If existing sources are available and adequate, then one or the other of these statements needs to be revised.	We will provide additional clarity. The intent here is to say that water supply (however acquired) will be generally delivered via existing infrastructure (and also new infrastructure).
PW Natural Resources	PW Natural Resources Review	Completed	2/10/2016	Water Master Plan p.6 Water Conservation Plan. This section is inadequate and needs to address Santolina specific design criteria that are above and beyond the Bernalillo County Water Conservation Ordinance. As this is a large and very large user (i.e., a Master Plan) a water conservation plan identifying techniques; approaches, design criteria, and water use goals for various water land use sectors as laid out in the WRMS need to be provided and tied back to the various criteria - show us what you are going to do to meet the reductions specified in the WRMS. For example landscape design standards with appropriate techniques and specifications to address lower water usage should be included in this session.	The interpretation of the Ordinance's "large user" as being equal to a Level A "Master Plan" requires further discussion. It seems logical that Level C plans should address "techniques, approaches, etc." that can be relevant to the "large user" specifics. The Level A conditions allow for Level C compliance with this comment. The BCC Level A condition references "prior to Level B approval".
PW Natural Resources	PW Natural Resources Review	Completed	2/8/2016	Condition 9 is dependent on the approved ABCWUA development agreement being provided prior to a Level B approval. Without submittal of such an agreement, the water use and phasing cannot be placed in context of the 2024 Water Conservation Plan Goal and Program Update.	We agree and will supply additional information, upon completion of current agreements/discussions with ABCWUA. Final methodologies and plans will be supplied at that time.
PW Natural Resources	PW Natural Resources Review	Completed	2/8/2016	There is no clear explanation of how the proposed phasing fits within the Goal and Program Update.	We agree and will supply additional information, upon completion of current agreements/discussions with ABCWUA. Final methodologies and plans will be supplied at that time.

PW Natural Resources	PW Natural Resources Review	Completed	2/8/2016	There is no discussion or design criteria listed which aligns with the new program elements listed in that plan such as xeriscaping requirements or installation of rainwater harvesting. Figure 1 of the goals and updates call for reuse and recycling, yet this Level B does not identify how or when this might be implemented. Consistent with Table 1 and Figure 6 of the Goals and Update, the Level B plans are expected to provide a breakdown of expected water use by land use type and proposed design criteria that will be incorporated in to each type of land use to achieve or maintain the ABCWUA 2024 water usage of 135 GPCD.	We agree and will supply additional information, upon completion of current agreements/discussions with ABCWUA. Final methodologies and plans will be supplied at that time.
PW Natural Resources	PW Natural Resources Review	Completed	2/8/2016	Condition 10. Compliance with Condition 10 has not been satisfied. The section of the Water Master Plan (p.6) captioned as Water Conservation Plan is inadequate and is a solely a summary of existing Water Conservation Ordinance requirements. No additional concepts or measures needed to meet the planned water use of 135 gpcd have been identified in this Level B. This need for revision is consistent with Level B criteria. for land use wherein there is to be definition of important design characteristics, including streetscapes, setbacks, landscaping, parking, etc.	(1) We agree and will supply additional information, upon completion of current agreements/discussions with ABCWUA. Final methodologies and plans will be supplied at that time. (2) No additional measures are being required by this Master Plan (though they may be encouraged on a Level C plan basis). (3) 135 qpcd already met under existing Water Conservation ordinances. Additional conservation requirements are not presented here, but are subject to future County and ABCWUA regulation changes.
PW Natural Resources	PW Natural Resources Review	Completed	2/8/2016	The Water Conservation Plan (which can be used across several Level B plan submittals, and modified as needed for submittal specifics) should address by design principles, standards, or guidelines how the development is going to ensure compliance with ABCWUA and Bernalillo County water conservation provisions, guidelines and design standards and the related development agreements. For instance, Level A plans mention water reuse, to the Level B plan should include indirect potable reuse as more than just a remote possibility. One would expect at Level B to see more detail and conceptual infrastructure to address eventual water reuse, for example a design criteria that all development would be constructed with piping to allow future introduction of water reuse.	(1) We agree and will supply additional information, upon completion of current agreements/discussions with ABCWUA. Final methodologies and plans will be supplied at that time. (2) No additional measures over and above current County Ordinances, are being required (though may be encouraged), though specific future Level C or Level B plans may do so. (3) 135 qped has already been met (even with old water technology).

PW Natural Resources	PW Natural Resources Review	Completed	2/8/2016	Stormwater System Design Approach page 53 Compliance with MS4 permit requirements, as adopted by the County for individual non-residential tracts. Language must be corrected to read Compliance with MS4 permit requirements, as adopted by the County for all new development and redevelopment projects that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale.	We agree and will revise accordingly.
				Terrain Management p.60 Level B criteria requires analysis of slopes, soils, and other environmental characteristics which identify unique and important site features. Please specifically address the fragility of dune related soils to wind erosion, their locations within the Level B plan, and the particular techniques that will be used to prevent excess wind erosion during construction and development.	We agree and will revise accordingly.
PW Natural Resources	PW Natural Resources Review	Completed	2/8/2016	Water System Planning page 63 The proposed Santolina Level B Water System remains consistent with the system as proposed with the Level A Master Plan approval. Level B does not incorporate into the water and wastewater design maps a reclamation/reuse plan nor does it incorporate the infrastructures to deliver the reclaimed/reused water. Please revise the water system drawings to incorporate such infrastructure and provide an indication of what phasing/timing will incorporate the use of the reclaimed water which will likely be necessary to meet the eventual full-build out water use estimates of 14,380 acre-feet.	We agree and will supply additional information, upon completion of current agreements/discussions with ABCWUA. Final methodologies and plans will be supplied at that time.
PW Natural Resources	PW Natural Resources Review	Completed	2/8/2016	Stormwater Plan - p.5 High density urban development results in increased impervious area, leading to increased runoff volumes and velocities. Accordingly, reduced application of the water harvesting principles is counter intuitive the MS4 permit specifies system alternatives, but only if on-site measures cannot be obtained. Only alternatives demonstrated and allowed by the MS4 permit will be considered at the Level C review.	We agree.
PW Natural Resources	PW Natural Resources Review	Completed	2/8/2016	Stormwater Plan P.11 Level B criteria requires analysis of slopes, soils, and other environmental characteristics which identify unique and important site features. Please specifically address the fragility of dune related soils, their locations within the Level B plan, and the particular techniques that will be used to prevent excess wind erosion during development.	We agree and will revise accordingly.

PW Natural Resources	PW Natural Resources Review	Completed	2/8/2016	Stormwater Plan p13 - The MS4 permit requirement is for on-site management of the 90th percentile storm. Because of the west mesa location of this development, the applicant needs to define and develop the numeric values for runoff using the methodology specified EPA 832-R-14-007 and using site appropriate data. This may be in excess of the 0.44-inch storm event or other first-flush volumes called out in the DPM and in the Stormwater Master Plan.	We agree and will revise accordingly.
PW Natural Resources	PW Natural Resources Review	Completed	2/8/2016	Stormwater Plan p.15. The MS4 permit requirements are briefly summarized, but fail to mention post-construction stormwater management requirements including on-site management of the 90th percentile storm event, the need for post-construction and recurring inspection requirements, and on-going mechanism to ensure effective post-construction operation and maintenance of best management practices. The details of these requirements can be addressed at Level C, but should be at least mentioned in passing at Level B.	Additional narrative and design standards will be added to the Level B Plan to address the use of LID techniques.
PW Natural Resources	PW Natural Resources Review	Completed	2/8/2016	Stormwater Plan - p.15 The stated percentages listed in Table 4 should be considered as maximum impervious cover limitations allowed. The use of LID techniques implies that efforts, techniques, and approaches should strive to minimize the amount of impervious cover, and particularly the amount of directly connected impervious cover. Please address this table as maximum anticipated impervious cover percentages and techniques that can be used to address the high parking/paving percentages for commercial/industrial; and low density mixed use, and educational/institutional. Also there is a reference to a Table 22.13.1 that doesn't exist in this document.	We agree and will revise accordingly.
PW Natural Resources	PW Natural Resources Review	Completed	2/8/2016	CPC NOD Condition 8. Per the special conditions from the Level A Master Plan, the Level B master plan cannot be approved until the applicant provides a fully executed development agreement with the ABCWUA, the water utility provider identified in the Level A plan. Page 3 states that Coordination with ABCWUA to identify final water and sanitary sewer system and master plans for Santolina and execute a Development Agreement is on-going. Staff cannot recommend CPC approval until such time as the required development agreement has been fully executed.	The Level A conditions also state "prior to Level B" approval, which approval occurs at BCC, after the CPC process. Accordingly, and conversely, staff should not recommend disapproval (this may already be intended/inferred from the staff comment).

PW Natural Resources	PW Natural Resources Review	Completed	2/8/2016	This condition coincides with the Level B criteria, which requires the applicant to provide statements of water availability. There are multiple comments throughout the Water Plan, particularly page 9, which states that Santolina will be owned and operated by an independent water utility, anticipated to be the ABCWUA & elements of the above described systems are subject to change & established with the adopted utility provider; And similar on page 12, which indicates that the ABCWUA may provide water and sewer service for the project Please be advised that the Level A approval was based on identification of the ABCWUA as the utility provider and if that changes, resubmittal of the Level A plan may be required.	The Level A Master Plan allowed for other utilities; however, there is no intent at this time to use another utility. We agree that if a new utility provider is utilized (or added), this will be discussed with County staff based on details, merits, and nature of any proposed provider change.
PW Natural Resources	PW Natural Resources Review	Completed	2/8/2016	Water Master Plan p.8 and 9 - please revise to discuss the projected water use with the context of the 2024 Water Conservation Plan Goal as specified in Condition 10. What portion of the projected water use does this constitute, what design criteria will be use to ensure that projected decreases in commercial/industrial use are realized, etc.	We agree and will supply additional information, upon completion of current agreements/discussions with ABCWUA. Final methodologies and plans will be supplied at that time.
PW Natural Resources	PW Natural Resources Review	Completed	2/8/2016	Water Master Plan p. 9 There is no apparent use of reclaimed water identified in this Level B master plan. As part of the water conservation plan, please identify the conceptual users of reclaimed water and identify the infrastructure necessary to supply it to those land use areas.	We agree and will supply additional information, upon completion of current agreements/discussions with ABCWUA. Final methodologies and plans will be supplied at that time.
PW Natural Resources	PW Natural Resources Review	Completed	2/8/2016	What design criteria will be used/imposed on developers to ensure the 180 gpcd maximum is achieved.	We agree and will supply additional information, upon completion of current agreements/discussions with ABCWUA. Final methodologies and plans will be supplied at that time.
				Water Master Plan p.10 How will reclaimed sewage for reuse purposes be used within the boundaries of this level B, given the lack of infrastructure in the water plan to deliver the same? Where is the conceptual infrastructure identified to convey sewage to the potential future satellite Water Reclamation plant in the southern portion of the Santolina Level A Plan Area and or what is the phasing/ timeline to do so for this Level B plan? And on page 11 the timing of that construction should likely be included in the Development Agreement though here you say its to correspond with the WRMS policy document. But you say later on page 11 that it may be available to the Santolina Level B Plan area will it or will it not be constructed and available for this Level B plan area and if so, in which phasing?	We agree and will supply additional information, upon completion of current agreements/discussions with ABCWUA. Final methodologies and plans will be supplied at that time.

PW Natural Resources	PW Natural Resources Review	Completed	2/8/2016	Water Master Plan p.12. Much of this paragraph is a restatement of portions of the Bernalillo County Level A development agreement. However, the paragraph should be removed as minor modifications of the language from the development agreement have been introduced, particularly regarding anticipation of that the ABCWUA will provide water and sewer to ABCWUA may provide water and sewer, and expansion throughout the paragraph from solely Owners to owners and developers, and a third change from negatively affect current County water or sewer service to negatively impact the System. Given that those provisions are in the development agreement, this should either be deleted or incorporated by reference only.	We agree and we will delete.
Planning	Outside Agencies Review - AMAFCA	Favorable	2/8/2016	Santolina Level B Master Plan, (R-12) AMAFCA staff reviewed the Level B Master Plan with respect to drainage concepts and has no adverse comment. Staff also met with the engineer to discuss maintenance responsibilities and impacts on capacity of AMAFCAs Westgate Dam. These items will be addressed with future, detailed development plans.	We agree.
Planning	Outside Agencies Review - ABCWUA	Favorable	2/12/2016	The following are my comments for SPR2016-0001 Santolina Level B: I. A Water and Sanitary Sewer Serviceability has been requested.	We agree.
Planning	Outside Agencies Review - ABCWUA	Favorable	2/12/2016	2. Coordination between the engineer and the Water Authority will take place to develop a more appropriate Master Plan Study for water and sanitary sewer infrastructure.	We agree.
Planning	Outside Agencies Review - ABCWUA	Favorable	2/12/2016	3. A Water Authority Board approved development agreement is required. This development agreement will include the infrastructure improvements identified, once an approved water and sanitary sewer master plan study has been completed.	We agree, prior to Level B (BCC) approval.

			<p>The following is an addendum to Albuquerque Public Schools comments for SPR2016-0001, a request for approval of Phase 1 Level B Santolina Master Planned Community.</p> <p>(i) This Phase 1 Level B plan covers 28% of the entire Level A Santolina Master Planned community in terms of dwelling units.</p> <p>(ii) APS will be contacting WAHL and seeking to find a consensual and collaborative process that will facilitate the smooth provision of school sites and to possibly obtain assistance from WAHL with the building of schools in the subject area.</p> <p>(iii) According to APS standards, to meet the school needs of the proposed 9,444 housing units in Phase I Level B Santolina Master Plan; the District would need to provide four (4) elementary schools, one (1) middle school and one half (.5) of a high school. Alternatively, if the District chooses to deliver a K8 instructional model, this would call for two (2) K-8 schools and one half (.5) of a High School. APS will provide educational program models that are cost effective and in alignment with the District Curriculum models of instruction. See Attachment for further comments</p>	<p>We agree.</p>
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MRCOG Comments February 8, 2015	Response
<p>SANTOLINA LEVEL A MASTER PLAN UPDATED TRANSPORTATION MASTER PLAN (JAN 22.2016)</p>	
<p>Pages 80-84, Section 8.2: MRMPO is generally concerned that the Level B Plan does not provide enough detail in the development phasing chapter. This makes it difficult to assess the overall concept of the Level B Plan. The PCC states that the Level B development agreement should contain a more detailed phasing plan than what was in the Level A (PCC, page 40). The proposed Level B Plan shows only two phases, a 2025 phase and a 2040 phase. It is critical to have appropriately sized phases because Level B Plans include an analysis of important performance benchmarks including the jobs/housing balance (Level A Plan, page 35) and "no net expense" policy (Level A Development Agreement, page 9). If the proposed Level B Master Plan is approved with its current boundaries, MRMPO requests a more detailed phasing strategy where such performance benchmarks can be evaluated (for reference, the Mesa del Sol Level B Plan included four phases for development, see Attachment 8).</p>	<p>To address the phasing of development within this Master Plan area, we have provided additional narrative to be included as part of section 8.2 of the Level B Plan. As part of the material we prepared for the Land Use and Zoning CPC Hearing, we submitted this new redline on May 6, 2016.</p>

Topic	Hearing Date	Comments	Response
Environment & Open Space/Government and Public Services	6/23/2016	Address the Phasing of the Development. From a regional perspective, there could be more information provided about the phasing and implementation of the Santolina development. The Level B Plan indicates two phases-2025 and 2040. Where there are still opportunities for different types of development and infill in the more urbanized areas and some areas near the site that have some development that could relate to the Santolina development (e.g., Westland North, Atrisco Heritage High School), the proposed phasing could be elaborated or further justified.	As part of our effort to address comments relative to Land Use and Zoning (in preparation for the May 26, 2016 CPC Hearing), we included additional narrative to the Level B Plan, section 8.2, that addresses phasing of development.
Environment & Open Space/Government and Public Services	6/24/2016	A Level A Development Agreement has been agreed to for the Level A Development. A Level B Agreement will also be required to ensure the specifics of the plan and the financial responsibilities and the employment-housing ratio are adhered to. Additional information on how employment goals will be achieved is necessary.	We agree. The Level B Development Agreement will address this.
Environment & Open Space/Government and Public Services	6/25/2016	Policy d of the Reserve Area states that "A planned community master plan shall not be approved if it fails to demonstrate its own sense of place, self-sufficiency, environmental sensitivity, separation from the contiguous Albuquerque urban area by permanent open space and the provision of infrastructure which is not a net expense to the local government." Staff comment/recommendation: The Level A Plan and the Level A Development Agreement addressed this requirement. The current Level B request needs to more specifically demonstrate how these policies will be addressed in the proposed development, for instance in such areas as water and sewer availability, provision of parks and open space, residential neighborhoods, commercial areas, and more specifically, unifying design standards, as well as demonstrating not incurring expenses to the local government.	These items will be addressed in the Level B Development Agreement.

<p>Environment &amp; Open Space/Government and Public Services</p>	<p>6/26/2016</p>	<p>Land Use- Open Space Network- calls for setting aside Major Open Space, parks, trail corridors throughout the Comprehensive Plan area. Policies encourage connections between and within the facilities. Open Space is shown on the Santolina Land Use Map, although staff is requesting additional information on the Open Space network, its dedication and maintenance, and the required development agreement related to it.</p>	<p>The Level B Development Agreement will address Open Space, Parks, and trails. The Development Agreement will be submitted to the County Manager.</p>
<p>Environment &amp; Open Space/Government and Public Services</p>	<p>6/27/2016</p>	<p>Community Resource Management - recognizes the importance of provision of services in community development. The services include water, energy, transportation, housing, economic development. In particular, as in staff and agency comments provided below, additional information should be provided on the proposed transportation system, water availability, along with mechanisms for achieving economic development for the community.</p>	<p>The Level B Plan addresses economic developmnt through allocation of specific uses designated by the Land Use Plan for employment. Furthermore, the Level A and Level B Development Agreements provide requirements for jobs (economic development) as the Santolina community develops over time.</p>
<p><b>Hearings 1,2, &amp; 3</b></p>		<p>It appears that these criteria do serve as a guideline for the Santolina Level B Plan, but that more information is needed to show that they have been adequately addressed. As noted in the above comments related to the 'Reserve Area' and also shown in staff and agency comments below, a more detailed analysis of the Level B Santolina Master Plan should be provided for each of the areas</p> <ul style="list-style-type: none"> <li>-Land use</li> <li>-Environment and Open Space</li> <li>-Transportation system</li> <li>-Government and Public Service</li> </ul> <p>In addition, because of limited time to review the Plan and the application, staff will need to provide additional analysis and comments specifically related to the Planned Communities Criteria in the subsequent staff report.</p>	<p>We have reviewed the latest Staff Report. There are no new comments regarding Environment and Open Space/Government and Public Services. This matrix addresses Agency Comments received relative to the topics for Hearing 3.</p>

<p>Hearings 1,2, &amp; 4</p>		<p>V. Southwest Area Plan/Westside Strategic Plan -The Southwest Area Plan and the Westside Strategic Plan both recognize the importance of Master Planned Communities for the vacant areas within the Southwest Area/West Side. They also recognize the importance of attention to environmental issues and jobs development, and location of industrial development and design. It would appear the Santolina Level A Master Plan generally addresses policies in the Southwest Area Plan and the Westside Strategic Plan.</p>	<p>We agree.</p>
<p>Parks and recreation</p>	<p>6/26/2016</p>	<p>The comments state that a preliminary review of the plan indicates that more information needs to be provided:                      1. A portion of the Level B Open Space and Parks network, is consistent with Level A, but the following is not clear:                      a. what all the types of Open Space and parks will be included in those areas;                      b. whether that includes neighborhood parks and other recreation facilities;                      c. general, whether the park areas by type and the other recreation facilities cumulatively meet the Level of service standards set forth in the Level A plan for the projected population for the Level B plan areas;                      and                      d. when and how the Open Space, park and other recreation facilities will be dedicated.</p>	<p>We are providing open space areas, parks, trails, undevelopable land, and areas with valuable environmental qualities to ensure the continued health, safety, and welfare of the community and to provide locations for recreational activities. Furthermore we are preserving the escarpment area that makes up the eastern portion of the Level B Plan area as open space. Please refer to the Level B Land Use Map. We have provide an analysis of the PROS Plan level-of-service standards relative to the Level B Plan based on project populations. Please see new redline to section 2.2.7 of the Level B Plan.</p>
<p>Parks and recreation</p>	<p>6/26/2016</p>	<p>2. It does not appear that there is an Open Space zone as described in the Level a plan.</p>	<p>We have added a Major Open Space Zone to the Zoning Chapter and the Zone Map.</p>
<p>Parks and recreation</p>	<p>6/26/2016</p>	<p>3. We have a question as to why the open space area to the north of the escarpment open space described in Level B plan has not been included. Related to that question, there is parcel was recently acquired to be a Route 66 gateway park, that would also function potentially as trailhead for the escarpment open space, that we wanted to ensure open space connectivity to.</p>	<p>We are coordinating with Bernalillo County Parks and Recreation Department on identifying the noted parcel so that we can determine its applicability to the Level B Plan.</p>

Comments	Response
<p>1. A Level A Development Agreement shall be entered into between Bernalillo County and the applicant which reflect this approval and a) clearly identifies responsibilities for development of and infrastructure and other facilities in Santolina; b) requires a link between housing and employment development in Santolina; c) maintains an overall residential density that is consistent with the Albuquerque/Bernalillo County Comprehensive Plan density requirements and is included in the Santolina Level A Plan; d) shall adhere to water use and conservation requirements of Bernalillo County and the Albuquerque/Bernalillo County Water Utility Authority.</p>	<p>The Level A Development Agreement was entered into between Bernalillo County and Western Albuquerque Land Holdings on August 10, 2015. The Development Agreement was officially recorded on August 21, 2015.</p>
<p>2. Bernalillo County and the applicant agree on the "no net expense" clause of the Planned Community Criteria. Nothing in any development agreement shall commit this Commission and future Commissions to public funding or financing mechanisms.</p>	<p>The Level A Development agreement defines this policy on lines 24 through 32, page 9: "The Comprehensive Plan provides that planned communities shall not be a net expense to the County. The "no net expense" policy is a mutual commitment to achieve the goal of a responsible balance of infrastructure costs, including construction, operation and maintenance, shared between the public and private sectors. The "no net expense" test is satisfied if the County's on-site public expenditures and off-site public expenditures reasonably allocated to the Project have been, or will be, offset by revenues and/or economic and fiscal benefits (direct, indirect and induced) from the Project."</p>
<p>7. The submitted Drainage (Stormwater) Master Plan, dated December 1, 2014, contains an addendum which includes minor inconsistencies within the calculations to the revised Land Use Master Plan. However, these inconsistencies do not alter the concept of the overall Drainage Master Plan and therefore are acceptable for this Level A Master Plan. The applicant must provide a Drainage (Stormwater) Master Plan consistent with the proposed Level A Master Plan with any Level B submittal.</p>	<p>This is addressed in the accompanying Drainage Master Plan.</p>

<p>8. Prior to approval of any Level B or Level C planning document, the applicant will provide a fully executed development agreement with the ABCWUA. The development agreement should be structured to ensure compliance with the ABCWUA's existing guidelines, policies, and ordinances and as may be amended from time to time. The development agreement should, at a minimum, address residential, industrial, institutional and commercial water conservation provisions, guidelines, and design standards. The development agreement should, at a minimum, address infrastructure improvements, direct and indirect potable reuse, and water supply charges, as well as provide; a Phasing Plan consistent with ABCWUA policies. This condition shall in no way constrain the ABCWUA from imposing such requirements as it may deem necessary.</p>	<p>We are coordinating with the ABCWUA staff regarding Santolina</p>
<p>9. Prior to approval of any Level B or Level C document, the applicant shall, based on the approved ABCWUA development agreement, provide to the County a written explanation of the projected Master Plan water use and phasing and the subsequent level plans within the context of the 2024 Water Conservation Plan Goal and Program Update (July 2013) or subsequent updates.</p>	<p>The water master plan is included in this submittal and we are in discussion with ABCWUA.</p>
<p>10. Prior to approval of any Level B or Level C planning document, the applicant shall provide to the County a water conservation plan that is compliant with Bernalillo County and ABCWUA's guidelines, standards and requirements and which achieves the conservation goals expressed in the Bernalillo County Ordinance and ABCWUA's 2024 Water Conservation Plan Goal and Program Update, July 2013 and which requires compliance with subsequent revisions of the such guidelines, standards, requirements, and plans. Residential development shall occur in a sequential manner adjacent to existing infrastructure and consistent with ABCWUA's policies.</p>	<p>This will be completed in concert with the ABCWUA. The Level B submittal addresses all County requirements.</p>
<p>11. Water and wastewater issues for the Santolina Master Planned Community shall be resolved between the Albuquerque/Bernalillo County Water Utility Authority (ABCWUA) and the applicant prior to any Level B approval. An agreement between the applicant and ABCWUA and regarding timing, responsibilities, and maintenance of water and sewer facilities required to service Santolina will be developed and agreed upon prior to any Level B approval.</p>	<p>Agreed, this will be completed.</p>

## Government/ Public Services Hearing

## Santolina Level A Conditions of Approval

<p>12. A drainage plan and stormwater management plan shall be submitted at the time of any Level B submittal with provisions for revision as needed to ensure consistency with any EPA-issued municipal separate stormwater system permit provisions or requirements as issued for the Urbanized Area of Bernalillo County.</p>	<p>We are providing a drainage and stormwater management plan as part of this Level B application.</p>
<p>13. Prior to any Level B Plan approval, the developer shall provide documentation that the proposed development will comply with Albuquerque/Bernalillo County Air Quality Standards and will demonstrate the intent to comply with air quality standards established by the Environmental Protection Agency (EPA).</p>	<p>The submitted Level B Plan addresses this condition.</p>
<p>14. Development of Parks, Trails, and Open Space shall comply with the Level A Master Plan. The location of open space corridors shall be developed in accordance with the requirements of the Planned Community zone with regard to the transportation grid. If the more detailed plan deviates significantly from the intent and framework established in the higher level plan, especially in terms of fiscal impacts, then the higher level plan would need to be amended.</p>	<p>This submitted Level B Plan addresses this condition.</p>
<p>15. The Planned Communities Criteria requirements regarding the study and mitigation of archaeological and geotechnical resources shall be followed in Level B and Level C Santolina Plans. Prior to any Level B approval, documentation regarding the completed study and mitigation measures within the Level B Plan area shall be provided.</p>	<p>The Archaeological study shall be completed prior to the Level B Plan being approved, or the Level B Plan approval can be contingent on such work.</p>
<p>17. Level B and C Plans shall be required prior to development of the Santolina Level A Master Plan Community. Level B and C development agreements, as prescribed in the Planned Communities Criteria, shall be provided. Consistency between Level A, Level B, and Level C plans shall be required throughout the development of Santolina. If the more detailed plan deviates significantly from the intent and framework established in the higher level plan, especially in terms of fiscal impacts, then the higher level plan would need to be amended.</p>	<p>This Level B application satisfies this condition.</p>

<p>18. The Santolina Development Agreement shall include a section that pertains to Interim Uses. This section shall indicate that all sites within the Santolina Level A boundary area governed by a Special Use Permit or any site expected to be developed with local, state and/or federal support shall be governed by Sections 18, Special Use Permits and Section 24, Administration of the Zoning Code until a Level B Plan, affecting such site, has been adopted by Bernalillo County. No special use permit shall be issued without a demonstration of available necessary infrastructure and utilities, including water, electricity and sewer, to be installed before, or concurrently with, development of the site. No building permits shall be granted on all remaining sites until Level C plan affecting the subject property have been approved. Any subdivision will occur in compliance with the County's Subdivision Ordinance.</p>	<p>The approved Level A Development Agreement and this request for a Level B Plan satisfies this condition.</p>
<p>19. Prior to or concurrent with the first Level B Plan approval, the subject Level A master planned property shall be legally platted (the "Boundary Plat"). A summary platting procedure, such as that allowed for 'a minor subdivision' under County ordinances, shall be permitted for the Boundary Plat, and for any subsequent platting actions prior to a Level C plan or a Level C subdivision plat approval. The Boundary Plat and any subsequent plats submitted in advance of a Level C plan or a Level C subdivision plat approval shall provide legal access (easements) to all existing and proposed tracts within the platted area, but infrastructure installation or guarantee shall not be required prior to Level C plan or Level C subdivision plat approval, because, before building permits can be granted or development can proceed, additional land use approvals and infrastructure installation and/or guarantees are required at the Level C Plan approval stage and/or at the Level C subdivision plat approval stage.</p>	<p>We are taking steps towards platting the Level A master planned property.</p>
<p>20. Minor corrections to the plan, such as typographical and grammatical corrections, editorial changes agreed to by County staff, or small changes to acreage related to surveying may be incorporated in the final, adopted version of the plan.</p>	<p>These changes have been made and incorporated into the approved Level A Master Plan.</p>
<p>21. The request shall comply with all applicable Bernalillo County ordinances and standards.</p>	<p>This submittal complies with Bernalillo County ordinances and standards.</p>
<p>22. The applicant shall make the following modifications to the Level A Plan (dated 12/1/14) as required by staff and agencies:</p>	<p>These changes have been made an incorporated into the approved Santolina Level A Master Plan.</p>
<p>a. Chapter 4. Zoning, p. 47. Add the following sentence under Level A Governance and Interim Uses (after ..Bernalillo County ..) "No building permits shall be granted on all remaining sites until a Level C plan affecting the subject has been adopted."</p>	<p>These changes have been made an incorporated into the approved Santolina Level A Master Plan.</p>

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**Santolina Level A Conditions of Approval**

b. Change the language "publicly funded" on page 92 to "proposed for public funding."

These changes have been made an incorporated into the approved Santolina Level A Master Plan.

c. Chapter 6, Transportation, Level A Master Plan on page 95: remove the sentence "The policy supersedes other policies that may be in place for roadways within Santolina" regarding the SAMP, and remove "(by others)" regarding the extension of Gibson Boulevard.

These changes have been made an incorporated into the approved Santolina Level A Master Plan.

d. Exhibit I must be corrected to indicate that the Westland Master Plan was approved by both Bernalillo County and the City of Albuquerque. The Board of County Commissioners approved the Master Plan as a Rank III Plan in accordance with the Comprehensive Plan. The City of Albuquerque also approved a separate Sector Development Plan for the portion of the Master Plan that has been annexed.

These changes have been made an incorporated into the approved Santolina Level A Master Plan.

## Government/ Public Services Hearing

## Planned Communities Criteria

Comments	Response
<b>Environment and Open Space</b>	
1. Analysis of slopes, drainage, soils, animal life, groundwater, vegetation, airport noise zones, and other environmental characteristics which identify unique and important site features for protection and optimum use or which restrict development.	Site specific, unique environmental characteristics, which are important to consider and restrict certain development, are identified in the Environment and Open Space Chapter.
2. Strategy for meeting community air quality objectives and standards.	Air quality and noise standards are provided within the Environment and Open Space Chapter.
3. Strategy for promoting energy efficiency, maximizing options for alternative energy sources.	Energy efficiency and alternative energy sources are delineated in the Environment and Open Space Chapter.
4. Conceptual drainage plan for management of watersheds and floodplains and preservation of arroyo corridor multiple-use opportunities.	A conceptual drainage plan is provided on page.
5. Update Class I literature search/and do Class II sample of geotechnical and archaeological features; mitigation strategy.	A Class II Archaeological study is in coordination and will provided as a technical appendix.
6. Siting of industrial land uses to avoid groundwater contamination and toxic air emissions impacts on nearby residential or other sensitive areas.	Industrial uses are allocated for the Industrial Park and Business Park of this Level B Plan area. The location of these land uses is presented in the Land Use Chapter. Permissive uses in these districts are specified in the Zoning Chapter.
<b>Government and Public Services</b>	
1. Strategy for funding and maintenance of public facilities and sites, including open space.	Funding and maintenance of public facilities and sites will be outlined in the Level B Development Agreement.
2. Facilities plan including detailed location, phasing of water systems, sewer systems, drainage systems, and mobility systems.	The Utilities and Infrastructure Chapter of the Level B Master Plan identifies the location and phasing of water systems, sewer systems, drainage systems, and mobility systems.
3. Annexation plan/agreement.	Future annexation potentials are discussed in the Approval Process Chapter.
4. Statements of water availability and availability of public services including liquid and solid waste management/recycling, cultural and human service facilities, fire and police protection, transit services, and schools.	Water and public service availability is discussed in Chapter 6, Utility Infrastructure and Services.
5. Level B Development Agreement to:	
a. Follow through with more detailed infrastructure/service agreement covering phasing of the village master plan and its public services/facilities, and designation of financial, operations, and management responsibility over time.	These items shall be included in the Development Agreement to be reviewed and approved by the Bernalillo County Commission.
b. Specify measures to mitigate negative consequences of the village's development	These items shall be included in the Development Agreement to be reviewed and approved by the Bernalillo County Commission.
c. Augment Level A development agreements expressing items mutually agreed to by the City and/or County and the planned community developer and committing to their permanency unless re-negotiated; any limitations on development established at Level A cannot be increased at Level B.	These items shall be included in the Development Agreement to be reviewed and approved by the Bernalillo County Commission.

**Government/ Public Services Hearing**

**Planned Communities Criteria**

d. Provide a legal recording instrument.	These items shall be included in the Development Agreement to be reviewed and approved by the Bernalillo County Commission.
e. Identify more specifically any public incentives to the developer, or public/private partnerships, including provisions for affordable housing.	These items shall be included in the Development Agreement to be reviewed and approved by the Bernalillo County Commission.
f. Identify more specifically any public incentives or agreements between the local government and developer for the appropriate protection and maintenance of the open space system.	These items shall be included in the Development Agreement to be reviewed and approved by the Bernalillo County Commission.