

and make use of the waste/by-products of other businesses.

While the end users described above create jobs, tax revenue and excitement for a region, they are also intensive uses. As a result, the Industrial and Business Park is ideally located remote from residential and high visibility non-residential areas. The Santolina Level B Plan Industrial and Business Park addresses this concern by locating the Industrial and Business Park remotely and buffering it with a wide regional open space.

2.2.7 Open Space

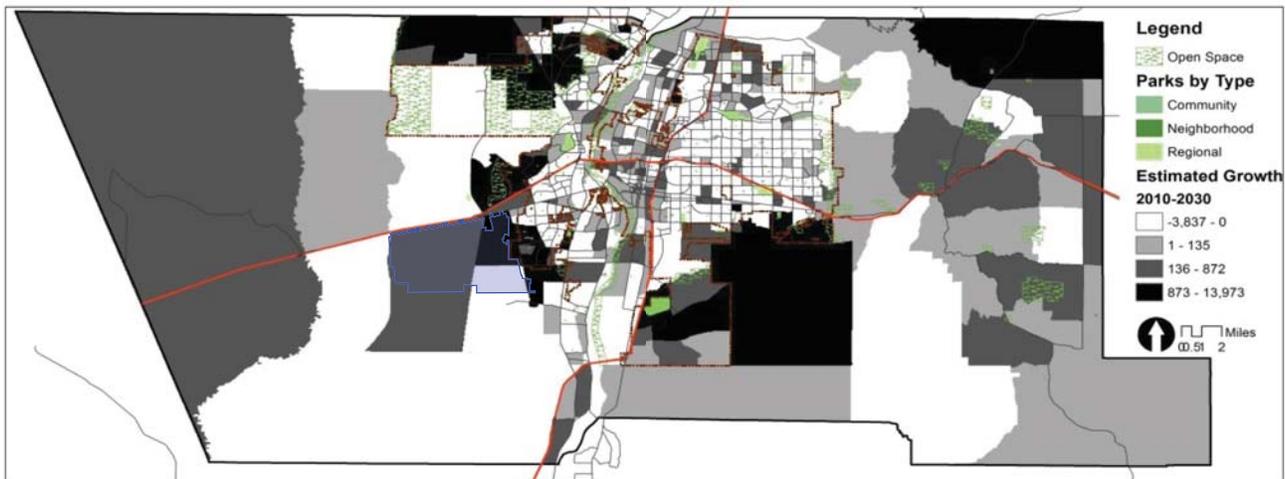
Public Open Space as identified by this Level B Plan is the area that corresponds with Open Space identified in the:

- Albuquerque Bernalillo County Comprehensive Plan
- City of Albuquerque Major Public Open Space Facilities Plan
- Bernalillo County Parks, Open Space and Trails Master Plan
- Southwest Area Plan

These areas, as identified by the above referenced plans, are referred to as the Eastern Ceja and the Western Ceja, and/or the Rio Puerco or the eastern and western escarpments. The eastern and western escarpment areas are identified as open space in this Level B Plan. The open space in this Level B Plan Area makes up approximately 701 acres, or 17.9% of the total Level B Plan Area and will serve to meet the open space requirements for all land uses and parcels within this Level B Plan. Open space located on the west side of the Level B Plan Area adjacent

to Industrial and Business Park makes up approximately 167 acres, while the open space on the east side of the Level B Plan Area adjacent to the Villages encompasses the remaining estimated 593 acres. This area is appropriate for recreational and educational uses as well as appropriate public utilities and infrastructure. Uses in these open space areas include trails, visitor centers, water storage and drainage facilities, roadway and transportation, utility rights-of-way and easement corridors. This land use is included as part of this Level B Plan to ensure that residents are provided access to trails and open space early in the Santolina construction schedule. The Level B Plan Area open spaces are linked to adjacent land uses, such as the Industrial and Business Park on the west and the Residential Village on the east, through roadways and pedestrian access. Preserving this amenity will provide a quality of life for future residents of Santolina, the West Side and Bernalillo County.

The Bernalillo County Board of County Commissioners adopted the Parks, Recreation, and Open Space Facilities Master Plan for 2015-2030 (PROS) in October of 2015. The Santolina Level A Master Plan was adopted by the BCC in June of 2015, prior to the adoption of the PROS Master Plan. The PROS Plan provides a needs assessment of parks, recreation, and open space facilities based on projected population growth for 2010-2030. These projections are based on MRCOG growth projections and are illustrated in the map below. We have identified the location of the Santolina Level B Master Plan area on this map. The Level B Plan area encompasses the two highest growth categories as identified by this PROS Plan map.



The PROS Plan calls for adequate facilities planning in these future high-growth areas. Planning for future parks, open space, and recreation facilities within Bernalillo County is based on the following level-of-service standards:

- Open Space – 20 acres/1000 people.
- Regional Park 3 acres/1000 people.
- Community Park – 2 acres/1000 people.
- Neighborhood Park 1 acre/1000 people.
- Community Center – 1/15,000 people.
- Aquatics Facility – 1/15,000 people.
- Fully-Inclusive Playground – 1/50,000 people.

Based on these PROS Plan level-of-service and facility benchmarks, we have conducted an analysis of standards for the Level A and Level B Master Plan areas.

PROS Plan LOS Standards	
Open Space	20 acres/1000
Regional Park	3 acres/1000
Community Park	2 acres/1000
Neighborhood Park	1 acre/1000
Community Center	1/15,000
Aquatics Facility	1/15,000
Fully-Inclusive Playground	1/50,000

Level B Standards (assuming 23,178 people)	
Open Space	464
Regional Park	70
Community Park	46
Neighborhood Park	23
Community Center	1.5
Aquatics Facility	1.5
Fully-Inclusive Playground	0.5
Total Required Acreage	603

LOS Provided by Level B Plan	
Open Space	761
Regional Park	*0
Community Park	183.6
Neighborhood Park	
Community Center	1
Aquatics Facility	1
Fully-Inclusive Playground	**
Total Required Acreage	945

**Regional Parks are identified in the Level A Plan and shall be developed with future Level B Plans.*

***Future Level B Plans will identify/accomodate Aquatic Facilities, Community Centers, and Fully Inclusive Playgrounds.*

Note: It is anticipated that there will be additional private/pocket parks within the residential neighborhoods that aren't shown at this time.

Per the PROS Plan level-of-service standards, the Santolina Level B Plan area should provide a total of 603 acres of Parks and Open Space. Based on our Level B Land Use Plan and population projection, we are providing a total of 945 acres of Parks and Open Space. PROS Plan standards suggest providing one community center and one aquatics center based on project population counts for the Level B Plan area. A community center and aquatics center is anticipated to develop as part of the Level B Village Center, as identified by the Land Use Map. Overall, this Level B Plan meets the intent of the PROS Plan and significantly exceeds the level-of-services standards.

5.3 ARCHEOLOGY

As part of the Santolina Level A Master Plan, a Class I records search was conducted in May 2005. The report included a review of the New Mexico Cultural Resources System (NMCRRIS) files. The review did not find any nominated properties within the Santolina Level A Plan Area. As a part of this study a brief archeological on-site reconnaissance was completed for the reconnaissance of 12 transect miles and resulted in the identification of 14 potential additional cultural properties. The reconnaissance confirmed that the majority of the Level A Plan Area's resources are located in the Rio Puerco and Rio Grande escarpment areas. As previously stated the escarpment areas are being designated as permanent open space areas within this Level B Plan. Another resource discussed during the Level A Master Plan approval process was the existing FAA arrow located just south of the existing Bisque Durango Mobile Home Park. This resource is located within the Level B Plan Town Center.

Consistent with the PCC for Level B Plans, WALH contracted with Marron & Associates for a Class II survey for the Level B Plan Area. This survey will include the development of a representative sample (approximately 20 percent of the Level B Plan Area) to be surveyed. The survey will focus on utility, road corridors and landforms where resources are likely to be found. Due to the sensitive nature of this information, access to this report will be limited to County Planning and Open Space staff for their review.

The results of the Class II survey will be used to provide additional guidance for the location and to determine the probability of cultural resources in each area. As a part of future Level C Plans,



the identified potential sites will be surveyed and any cultural resources will be addressed at that time. The information will also be crucial in the final design and alignments of roadway and utility corridors anticipated to cross the escarpment areas.

5.4 AIR QUALITY

The Santolina Level B Plan maximizes the opportunity to achieve high performance standards for air quality. The opportunity arises because the Master Plan characteristics address the most significant air quality factors in the region; carbon monoxide and airborne particulate matter (typically industrial emissions, fugitive dust and pollen). Santolina's emphasis on job creation is a primary driver of the ability to achieve high air quality performance. The creation of significant local jobs within industry and business districts reduce vehicular trip generation, the main producer of the carbon monoxide and other oxides that are so problematic. Santolina also incorporates strategies to directly address the particulates matter.

An Air Quality Impact Analysis report was prepared that compared the Santolina scenario development to the MRCOG MTP Trend scenario. This analysis used the data from the MRCOG MTP travel demand model and the Environmental Protection Agency's (EPA) current Motor Vehicles Emission Simulator (MOVES) model, that was developed with local data from the City of Albuquerque's Environmental Health Department (EHD). To evaluate CO dispersion at localized locations, microscale CO Hot Spot analysis, the EPA-approved CAL3QHC model was used.

The last CO violation in the region was in 1991, and have been steadily in decline since. Current levels measure less than 30% of the National Ambient Air Quality Standards (NAAQS).

The regional analysis found a slight reduction in peak hour CO emissions under the Santolina scenario (-0.5%), and a negligible increase in CO emissions on a daily basis. Both of these are considered of little significance, given that the region is well under NAAQS thresholds.

CO hot spot analysis of the four highest traffic volume intersections shows very low CO levels that do not approach NAAQS standards and are equivalent to levels anticipated in the MTP scenario.

Overall, the analysis found that the development of Santolina is not a significant factor affecting regional deterioration of air quality or localized hot spots due to the regional characteristics being well within National Ambient Air Quality Standards (NAAQS).

5.4.1 Carbon Monoxide

At this time, all other air quality standards, as established by the National Ambient Air Quality Standards,



are not in exceedance of carbon monoxide standards. Vehicle emissions are sources of carbon monoxide, volatile organic compounds and oxide of nitrogen. Air quality levels are managed closely and tied directly to the Vehicle Miles Traveled (VMT) within the region. Vehicle emissions are evaluated by the quantity of VMT within the regional transportation system. The current and projected values for VMT are fully evaluated and approved under the Future 2040 MTP which is developed by MRCOG.

Compliance with local, state and federal regulations associated with vehicular emissions is associated with the approval of the Future 2040 MTP. MRCOG is responsible for making a conformity determination on the MTP for the region in accordance with the Clean Air Act and EPA regulations. The MTP must also be approved by the Federal Highway Administration and must conform to the State Implementation Plan Revision: Limited Maintenance Plan for Carbon Monoxide for Albuquerque/

Bernalillo County, New Mexico. Lastly, the MTP must conform to the regulations administered by the Albuquerque Bernalillo County Air Quality Board (Board). The Board is the federally-delegated air authority for Albuquerque and Bernalillo County and ensures compliance with the Federal Clean Air Act and the New Mexico Air Quality Control Act.

With regard to specific impacts from the transportation system developed for the Santolina Level B Plan, it is important to establish that the expected employment and population growth associated with the Santolina Level A Master Plan is incorporated in the approved 2040 MTP. The MTP approves projected VMT for the region, through 2040, based on expected land use and travel patterns. While growth has been modified as a result of the Santolina Level A Master Plan, the overall regional parameters for population growth have been maintained. As a result, on a regional basis all VMT associated with the Level A Master Plan development have already been considered in the regional air quality conformity analysis. The findings of the analysis align with all local, state and federal air quality policies.

Travel demand modeling performed in the Level B Plan indicates no regional increase in vehicle emissions or air quality impacts. The Level B Plan provides for a gridded street network (minimizing time on the street when driving is necessary), transit accommodation design features in its neighborhoods and commercial areas, trails and bikeways which encourage non-vehicular (non-emission) transportation modes and mixed use development concepts. These land use features, combined with advances in automobile technology such as



8.1 OVERVIEW

This Level B Plan is the first Level B Plan to follow approval of the Santolina Level A Master Plan. This Level B Plan regulates development within the defined boundaries of this Level B Plan Area that encompasses approximately 4,243 acres. This Plan is consistent with and supportive of the goals and policies of the Santolina Level A Master Plan, the PCC, the Albuquerque/Bernalillo County Comprehensive Plan, the Santolina PC Zoning, Land Use Plan and Development Agreement.

In the Level B Plan, as required by the PCC, land use districts of the Level A Master Plan have been further defined and design standards are codified for all development within those districts. More general development characteristics are also defined and describe provisions for transportation, drainage, open space, parks, trails and public facilities.

8.1.1 Application of Development Standards

The use, building, and lot standards provide general guidance to assist Applicants, neighborhoods, and County development reviewers. However, it is not the intent of these regulations to limit design creativity or ignore unusual site conditions. As such, the following two levels of modifications to the Level B Plan are allowed:

1. Minor: The Planning Director or his/her designee may approve deviations from non-dimensional standards, or 25% or less from any dimensional standard.
2. Major: Any deviation over 25% from any dimensional standard and deviations to non-dimensional standards deemed to require review shall be reviewed by the County Planning Commission (CPC) via the Level C (subdivision or site development plan) approval process.

Criteria/Process: In order for the Planning Director or the CPC to grant a Deviation, the Applicant must demonstrate that the applicable intent, goals and policies of the Santolina Level B Plan are still met and that the project is of a comparable quality and design, as otherwise required by the Level B

Plan, and will enhance the area. In addition, the Applicant must also demonstrate at least one of the following:

The site is unique in terms of physical characteristics and requires the deviation in order to be developed. This may include, but is not limited to slope, drainage, safety issues or site constraints.

The site/project will provide for a compatible use that was not anticipated in the plan and provides a needed service or use for the community.

The design of the site/project respects the intent of the plan and implements the plan in a manner that was not anticipated.

Applicants must provide written statement detailing how the deviations meet the intent of the plan.

All Applicants seeking deviations shall attend a Pre-Application Meeting with County staff before submitting the request for deviation.

8.1.2 Approval of the Level B Plan

The authority to approve this Level B Plan is reserved to Bernalillo County Commission.

8.2 DEVELOPMENT PHASING

Based on the approved Level A Development Agreement, the overall Santolina project shall be developed in multiple phases. **The term “phase” and the concept of phased development, as delineated in following discussion, shall be defined as follows: ordered sequencing of development based on the provision of services, the establishment of the planned roadway network, and the ABCWUA serviceability agreements that will be finalized in the Level B Development Agreement.** Timing, location and size will be determined by market demand or the landowner. Accordingly, Santolina’s infrastructure improvements shall be installed in phases on an as needed basis and sized to serve the proposed phase of the development.

The Santolina Master Plan and this Level B Plan have been planned to create a livable, complete community through an integrated implementation

of transportation facilities, land use areas, and design standards. Infrastructure will be phased to avoid fragmented, leapfrog development by the up front consideration of transportation options and connectivity, mixed and efficient uses of land, healthy environments, as well as job growth and business diversity.

Future growth within this Level B Plan area will be managed with the following objectives:

- Investing in infrastructure and services in a manner that promotes quality, efficiency, and compact growth.
- Ordered phasing of development through the provision of services to foster mixed-use and compact development patterns.
- Implementation of complete streets for multimodal transportation options. As part of this Level B Plan, street sections promote safe access for all users including pedestrians, bicyclists, motorists, and transit riders.
- Conservation and protection of natural resources. The Level B Land Use Map identifies the preservation of approximately 1,000 acres of public open space.

Development phasing within this Level B Plan area will be sequenced based on the 2025 and 2040 projections for build-out. Development phasing of this Level B Plan area will achieve the following:

- Orderly development that allows urban growth to first be located in areas with existing urban development and existing service capacity; second in existing urban development areas where new service can be provided in conjunction with existing services; and third in the remainder of the Level B Plan area boundaries;
- Preventing the commitment of land to urban growth before the provision of adequate public facilities. Capital facilities, transportation, parks, and open space can be programmed based on an orderly phasing of development; and
- Preventing low density and sprawling development from occurring prior to the ability to support urban densities.

Ensuring the financial tools are available will allow

the developer to provide adequate public facility infrastructure so that it is in place prior to new development. Effective growth management has as much to do with timing of development as the planned location of uses. This Level B Plan provides a Land Use Map that identifies target areas for development. Phasing of infrastructure and, subsequently, development is based on the 2025 and 2040 roadway network. Furthermore, phasing for this Level B Plan area depends on serviceability agreements reached with the ABCWUA, as further delineated in section 8.2.9.

8.2.1 No Net Expense

The Comprehensive Plan provides that planned communities shall not be a net expense to the County. As defined in the Level A Development Agreement, “no net expense” is defined as 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.

The Level B Plan analysis for the project must also satisfy the “no net expense” policy. If the development of a phase results in a revenue shortfall, then such shortfall will be mitigated. If the development of a phase results in excess revenue, then such excess revenue will be carried forward and used when applying the no net expense test to future phases.

8.2.2 Timing of Development

Recognition of the size of the project, the time required to complete development, the need for development to proceed in phases and the possible impact of the economic conditions, cycles, varying market condition and financing availability during the course of development, owner(s) and developer(s) shall have the right to develop the property in such order and at such rate and time as the