



SITE VICINITY GRAPHIC SCALE
MAP NO. H-10-Z

SITE INFORMATION
SITE AREA: 41.4 ACRES
CURRENT ZONING: NR-BP
LAND USE: PNM ELECTRIC SWITCHING STATION

WEST MESA SWITCHING STATION

OWNER
PNM

PROJECT TEAM
CONSENSUS PLANNING
PLANNING/LANDSCAPE ARCHITECTURE

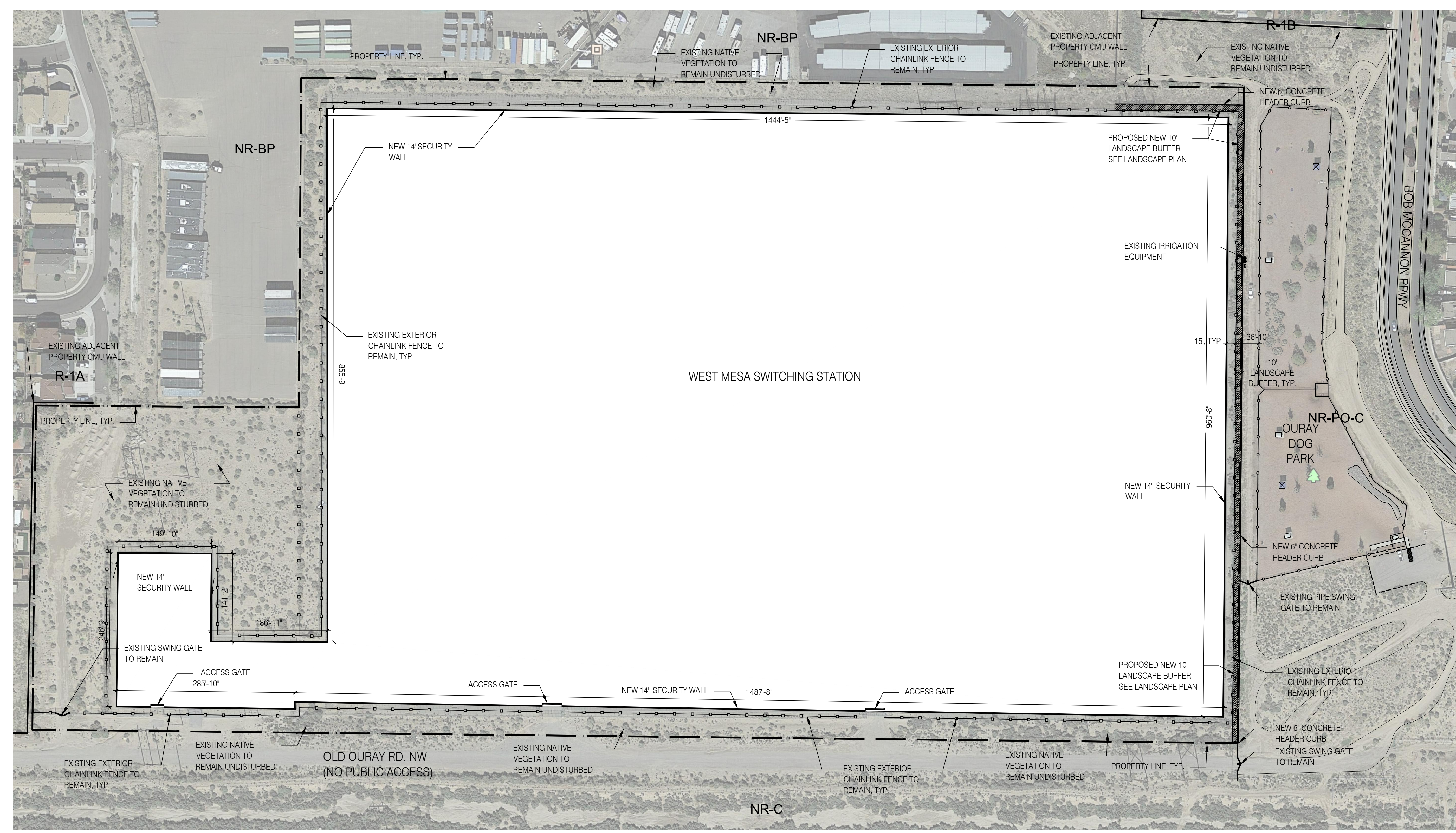
SITE PLAN

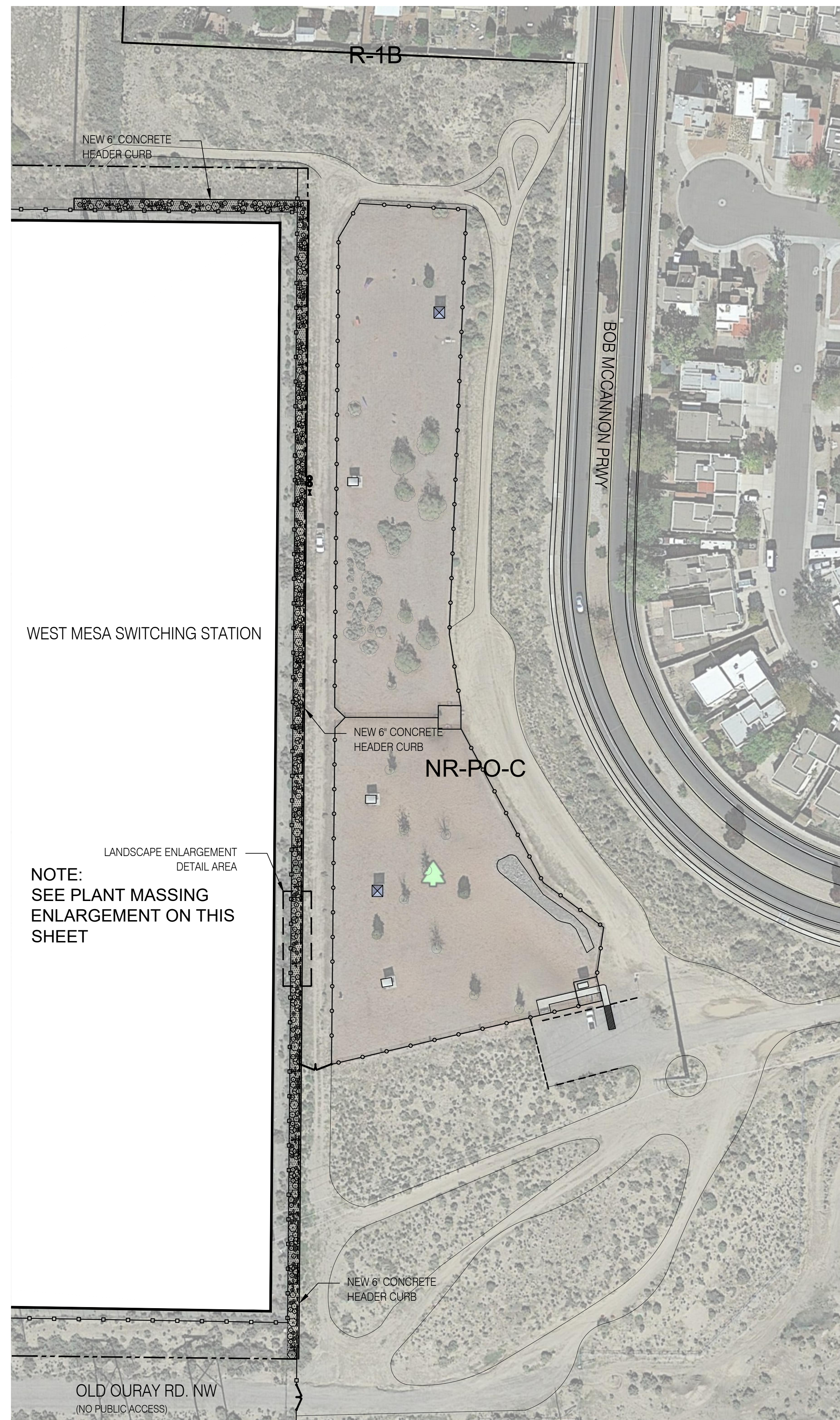
Scale: 1" = 80'

NORTH

40 0 80 160

SHEET 1 OF 2
JULY 28, 2020





WEST MESA SWITCHING STATION

R-1B

BOB MCCANNON Pkwy

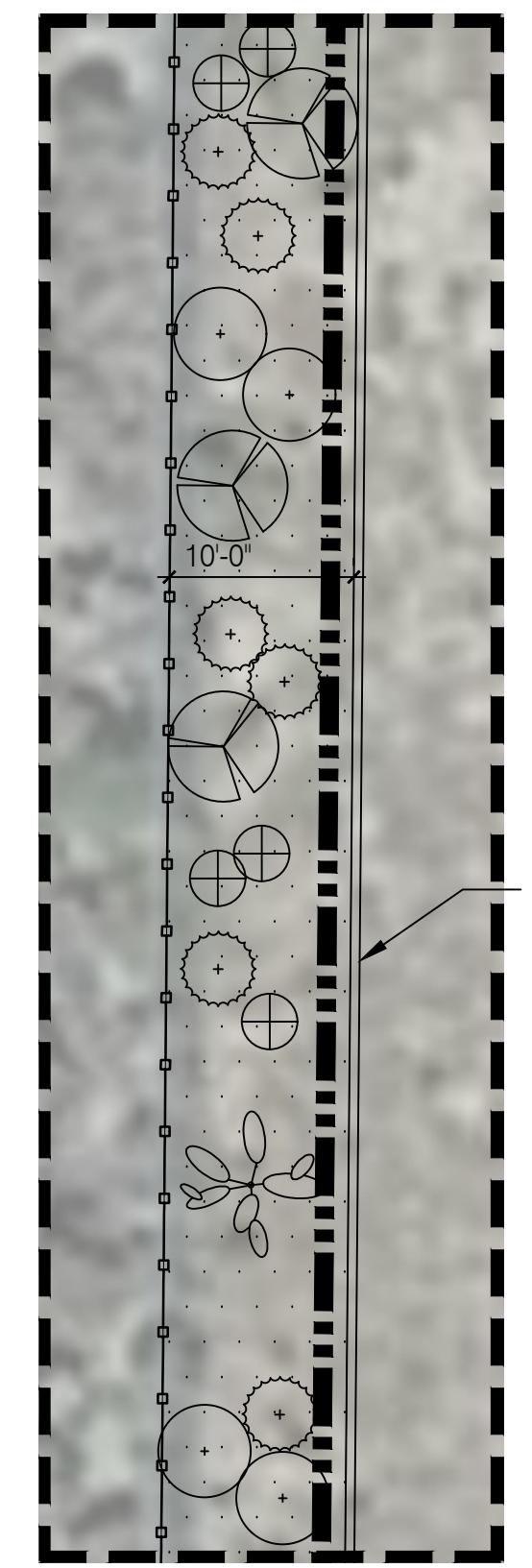
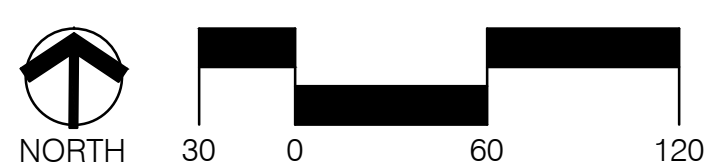
NR-PO-C

LANDSCAPE ENLARGEMENT
DETAIL AREA

NOTE:
SEE PLANT MASSING
ENLARGEMENT ON THIS
SHEET

OLD OURAY RD. NW
(NO PUBLIC ACCESS)

Scale: 1" = 60'

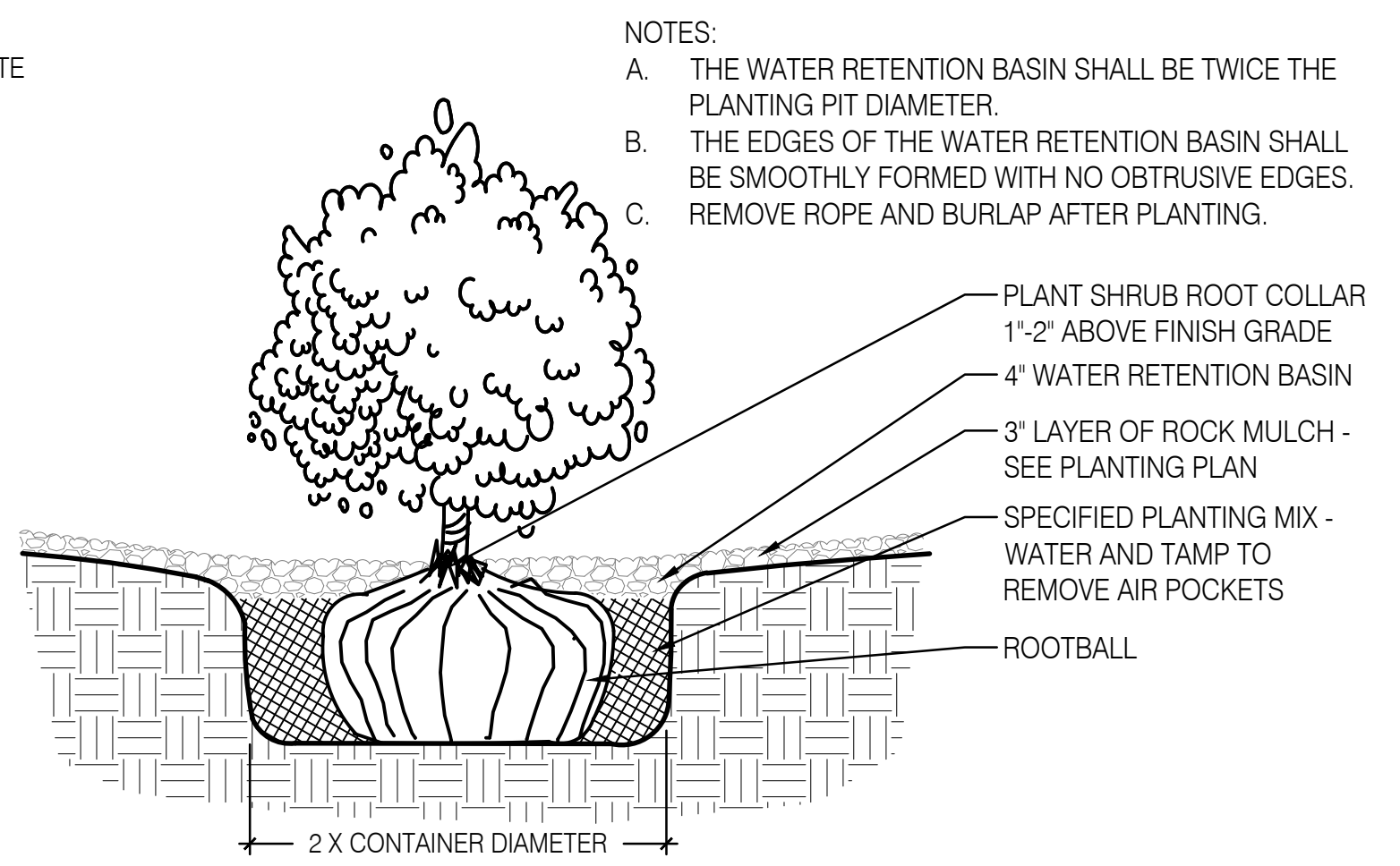


TYPICAL PLANT MASSING
ENLARGEMENT

Scale: 1" = 10'



SHRUB PLANTING DETAIL
SCALE: N.T.S.



- NOTES:
- A. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
 - B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
 - C. REMOVE ROPE AND BURLAP AFTER PLANTING.

- PLANT SHRUB ROOT COLLAR
1"-2" ABOVE FINISH GRADE
- 4" WATER RETENTION BASIN
- 3" LAYER OF ROCK MULCH -
SEE PLANTING PLAN
- SPECIFIED PLANTING MIX -
WATER AND TAMP TO
REMOVE AIR POCKETS
- ROOTBALL

PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
<u>SHRUBS AND GROUNDCOVERS</u>					
68		ARTEMISIA FILIFOLIA SAND SAGE	5-GAL	4' HT. X 4' SPR.	RW
16		ATRIPLEX CANESCENS FOUR WING SALT BUSH	3-GAL	6' HT. X 8' SPR.	RW
44		CHRYSTHAMNUS NAUSEOUS CHAMISA	3-GAL	5' HT. X 5' SPR.	RW
41		FALLUGIA PARADOXA APACHE PLUME	5-GAL	5' HT. X 5' SPR.	LOW
90		GUTIERREZIA SAROTHRAE SNAKE WEED	5-GAL	2' HT. X 3' SPR.	RW
33		PSOROTHAMNUS SCOPARIUS BROOM DALEA	15-GAL	3' HT. X 5' SPR.	RW
<u>DESERT ACCENTS</u>					
23		OPUNTIA ENGLAMANNII ENGLMANN PRICKLY PEAR	3-GAL	5' HT. X 8' SPR.	RW

MULCHES

SANTA FE BROWN CRUSHER FINES
(2' DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)

GENERAL LANDSCAPE NOTES

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. SHRUBS SHALL BE PROVIDED WITH .25 GPM BUBBLERS, 1 PER SHRUB.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED PLANT MATERIALS LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

WEST MESA SWITCHING
STATION

OWNER
PNM

PROJECT TEAM
CONSENSUS PLANNING
PLANNING/LANDSCAPE ARCHITECTURE

LANDSCAPE PLAN

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

ARCHEOLOGICAL CERTIFICATE

- Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.


MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
- Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

ALTERNATIVE SIGNAGE PLAN

- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- Sign Posting Agreement

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>		
<p>Signature: <u>Ken Maestas</u></p>	<p>Date: 08/06/2020</p>	
<p>Printed Name: Ken Maestas</p>	<p><input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent</p>	
<p>FOR OFFICIAL USE ONLY</p>		
<p>Project Number:</p>	<p>Case Numbers</p>	
<p> </p>	<p>-</p>	
<p> </p>	<p>-</p>	
<p> </p>	<p>-</p>	
<p>Staff Signature:</p>		
<p>Date:</p>		

PNM
2401 Aztec NE, Z200
Albuquerque, NM 87107
505-241-4436
www.pnm.com



August 6, 2020

Mr. Russell Brito
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Subject: Administrative Approval Request – Perimeter Security Wall for the Existing PNM West Mesa Switching Station

Dear Mr. Brito:

PNM is requesting administrative approval for a perimeter security wall surrounding the existing PNM West Mesa Switching Station per the *Facility Plan, Electric System Transmission and Generation (2010-2020)*. The station is located east of Unser Blvd. NW and north of Vista Oriente NW (Figure 1, Vicinity Map). The facility was built in 1968.

Purpose and Need

The PNM electric system is identified as critical infrastructure and West Mesa Switching Station is a key facility within the system. The West Mesa Switching Station is a major delivery point for electricity that supplies the City of Albuquerque's residences, businesses and industries, including hospitals, airports, major employment centers and the metro area's federal and private sector science and technology-based economy. Critical infrastructure is the physical and cyber systems and assets that are so vital to the United States that their incapacity or destruction would have a debilitating impact on our physical or economic security or public health or safety. The nation's critical infrastructure provides the essential services that underpin American society as indicated by the US Department of Homeland Security, who has identified the energy sector as one of 16 critical industries (Department of Homeland Security, Cybersecurity and Infrastructure Security Agency, a division of DHS: www.cisa.gov/critical-infrastructure-sectors). A stable energy supply supports health and welfare and the U.S. economy. Presidential Policy Directive 21 identifies the energy sector as uniquely essential because it provides an enabling function across all critical infrastructure sectors. Policy Directive 21 charges the federal government to work with critical infrastructure owners and operators to manage risk and strengthen the security and resiliency of the nation's critical infrastructure (Presidential Policy Directive 21, Critical Infrastructure Security and Resilience: www.cisa.gov/sites/default/files/publications/PPD-21-Critical-Infrastructure-and-Resilience-508.pdf).

As directed by the Federal Energy Regulatory Commission (FERC), the North American Electric Reliability Corporation (NERC) Critical Infrastructure Protection (CIP) Reliability Standards identify the reliability requirements for planning and operating the North American bulk power

system. PNM is held to these directives and reliability standards in a manner that deters, detects, delays, defends and responds to potential threats in order to prevent and/or significantly mitigate the severity of damage that may be caused by physical attacks, including vandalism and theft. A physical attack could result in widespread instability, uncontrolled separation from the electric system, or cascading outages within a system interconnection. PNM has determined that a perimeter security wall, combined with interior surveillance tools, is required in order to protect this critical facility.

Federal law is more restrictive in this case than the City of Albuquerque's IDO, 1-8(B), Relationship to Other Regulations, thus Federal law prevails. This use is subject to the terms and conditions of the Rank II, *Facility Plan, Electric System, Transmission and Generation (2010-2020)*.

The City of Albuquerque Comprehensive Plan acknowledges that, "Every metropolitan area requires an adequate supply of energy to meet a variety of demands, including urban development and economic activity, along with safe, reliable systems to deliver it... PNM's electric generation and transmission system delivers energy in the amount needed and to the locations needed by present and future area residents, businesses, and industries. The metropolitan area's federal and private sector science and technology-based economy requires sufficient and highly reliable electrical service". (Albuquerque/Bernalillo County Comprehensive Plan as adopted by City Council, March 2017, Chapter 12 - Infrastructure, Community Facilities & Services, Energy Systems section).

Description

The West Mesa Switching Station Site Plan is illustrated in Figure 2. Two chain link fences surround the facility approximately 10 feet apart. Other existing underground utility infrastructure is located between the two chain link fences generally on the east side of the station. PNM will replace the entire inner fence surrounding the station with a perimeter security wall consisting of pre-cast concrete panels installed between concrete columns (Figure 2, Site Plan). The outer fence will remain in place. The perimeter security wall will enclose the facility and will be 14' in height. PNM has considered several types of security wall designs and has selected a wall type that meets the necessary security conditions while following the City of Albuquerque's intent regarding wall articulation and aesthetic design (Figure 3, Wall Illustration). The security wall will consist of concrete support columns which are embedded into a caisson footing engineered for diameter and depth that are based on wind load, and soil and seismic conditions for the site area. Once the footings have cured, pre-cast panels are inserted between the support columns (Figure 4, Typical Elevation View). The security wall will not change or impact the existing station hydrology or access. The security wall will also function as a sound barrier wall to reduce station equipment sound.

Given that the switching station has been in place for 52 years, other development has occurred all around the facility over time and it is part of the neighborhood. As a good neighbor, PNM will install an attractive landscape screen/buffer to accompany the new security wall. A drought-tolerant landscape plan is illustrated on the east side that respects the importance of water conservation (Figure 5, Landscape Plan). The landscape design is intended to enhance the security wall installation primarily to support a defensible, protective perimeter space and to provide an attractive buffer. Trees will not be planted, as they may result in a safety and security hazard. The landscape plan design focuses on deterring trespassing and access at the perimeter, potential theft and wall graffiti through the use of low growing, drought-tolerant plant material that cannot be used for climbing. The Plan also uses decorative rock. These elements are all directed in target areas, specifically on the east and northeast sides of the station which

are adjacent to the Ouray Off-Leash Dog Park and residential use. The remaining three sides of the station all have mature, well-established native vegetation. The landscape emphasis is being shifted to the east and northeast in order to maximize the visual landscape buffer from public rights-of-way, residential use on the northeast corner and the adjacent dog park. On the south side of the station, the existing native vegetation is extensive and will be retained (Figure 6, View of South Side of Facility Facing West). On the north side of the station, PNM will retain this area to be open and visible for security purposes (Figure 7, View of North Side of Facility Facing West). The east side of the station is shown in Figure 8 (Figure 8, View of East Side of Facility Facing North). On the west side of the station, the existing adjacent property CMU wall helps to screen the residential neighborhood from the facility (Figure 9, View of West Side of Facility Facing South).

The Landscape Plan shown in Figure 5 is similar to other recently approved station landscape designs in the community that incorporate existing, mature, native vegetation. Additional landscaping will be provided in the northeast corner of the station to offer a visual screen/buffer between the station and existing residential use. The existing native vegetation at this location will be preserved.

The following table describes the applicable standards set forth in the Rank II, *Facility Plan, Electric System, Transmission and Generation (2010-2020)* that addresses electric facilities:

Design Standard	Site Plan
12' wall height	14' wall height for security purposes (Figures 3 and 4)
Landscaping requirements	Complies with safety requirements for station. Drought-tolerant, generally low growing plant material that cannot be used for climbing (Figure 5). Existing mature, native vegetation preserved on north, west and south sides (Figures 6, 7 & 9). Higher density buffer focused on the east and northeast sides for views from the public right-of-way, residential and dog park.
Irrigation installed for landscape area	Utilizes existing irrigation designed for low water use (Figure 5).

If you have any questions on this submittal or need further information, please contact me at (505) 241-4436.

Respectfully,



Ken Maestas
Public Participation and Regulatory Relations

Enclosures:
Figure 1 – Vicinity Map
Figure 2 – Site Plan (24" x 36" sheet file is also provided)

Figure 3 – Wall Illustration

Figure 4 – Typical Elevation View

Figure 5 – Landscape Plan (24" x 36" sheet file is also provided)

Figure 6 – View of South Side of Facility Facing West

Figure 7 – View of North Side of Facility Facing West

Figure 8 – View of East Side of Facility Facing North

Figure 9 – View of West Side of Facility Facing South

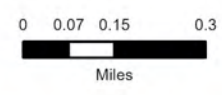
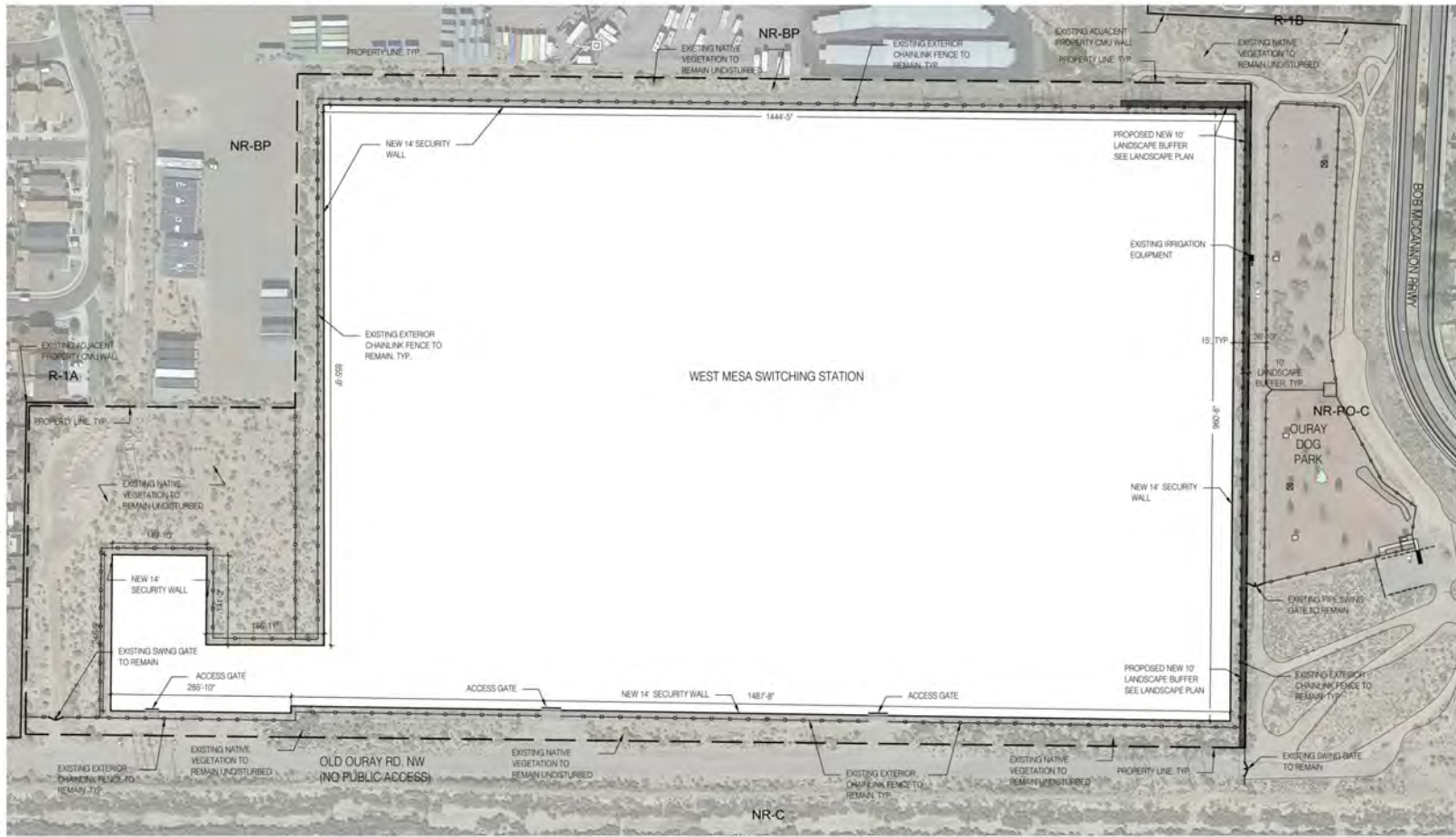


Figure 1
West Mesa Switching Station Security Wall
Vicinity Map

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SITE INFORMATION
 SITE AREA: 41.4 ACRES
 CURRENT ZONING: NR-BP
 LAND USE: PNM ELECTRIC SWITCHING STATION

WEST MESA SWITCHING STATION

OWNER
 PNM

PROJECT TEAM
 CONSENSUS PLANNING
 PLANNING/LANDSCAPE ARCHITECTURE

SITE PLAN



SHEET 1 OF 2
 JULY 28, 2020

Figure 2

West Mesa Switching Station Security Wall Site Plan

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Figure 3

West Mesa Switching Station Security Wall New Security Wall

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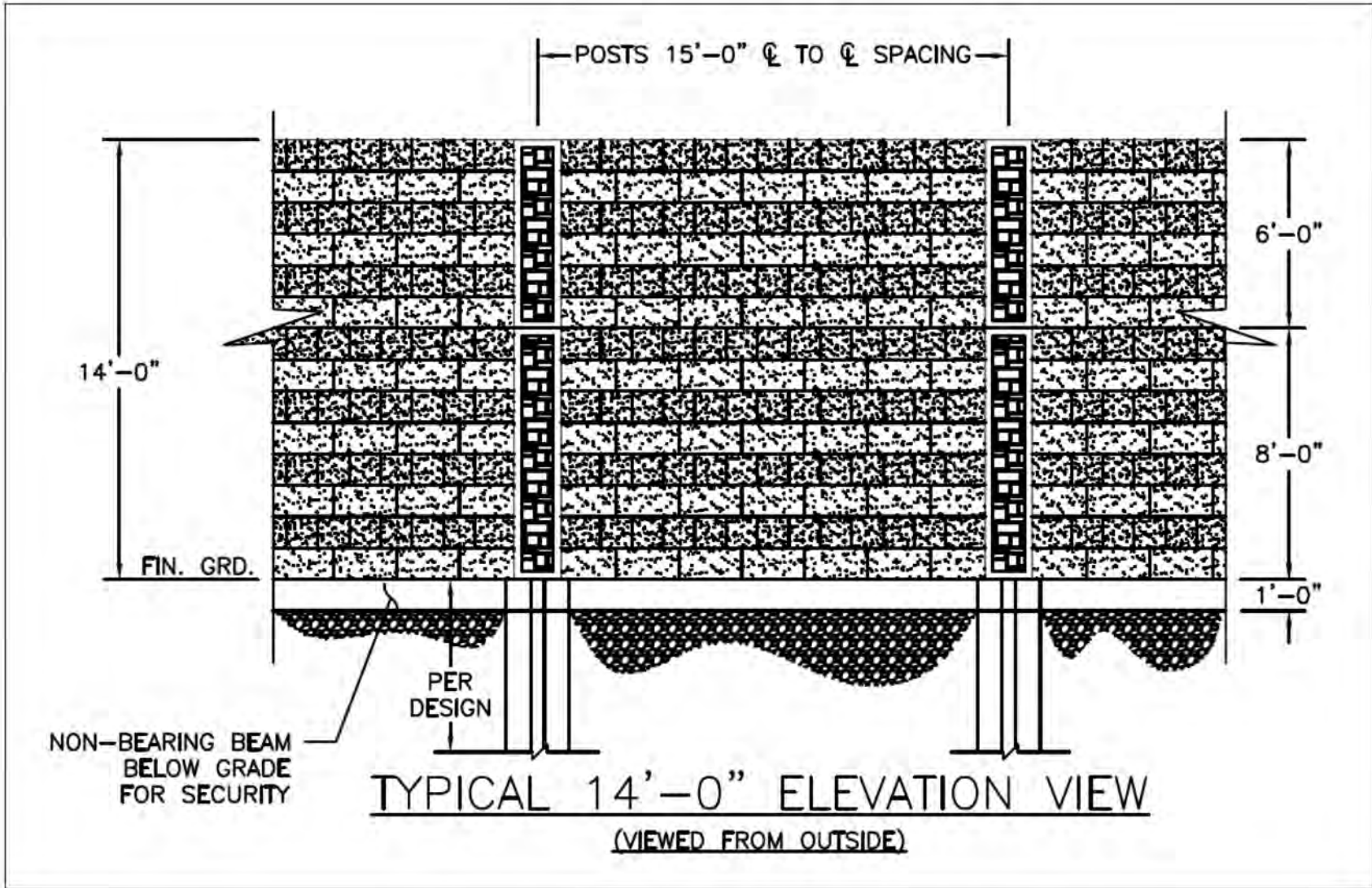
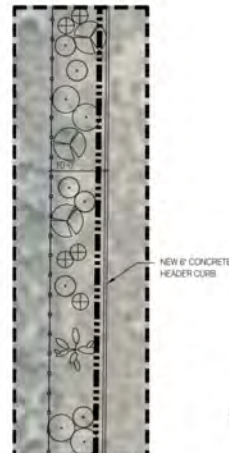
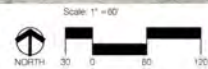


Figure 4

**West Mesa Switching Station Security Wall
Typical Elevation View**

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TYPICAL PLANT MASSING ENLARGEMENT



PLANT LEGEND

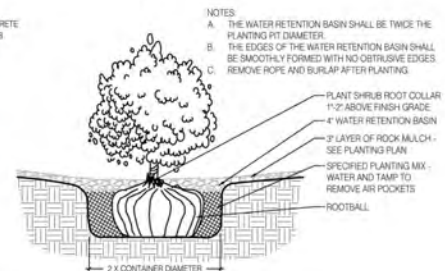
QTY	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE	MATURE SIZE	WATER USE
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DESERT ACCENTS						
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MULCHES

(Symbol) SANTA FE BROWN CRUSHER FINES
(7" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)

GENERAL LANDSCAPE NOTES

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THE PLANT PALETTE IS PRECONCEIVELY COMPOSED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE ViABILITY OF THE PLANTS.
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COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED PLANT MATERIAL'S LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.
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SHRUB PLANTING DETAIL
SCALE: 1/2" = 1'-0"

WEST MESA SWITCHING STATION

OWNER
PNM

PROJECT TEAM
CONSENSUS PLANNING
PLANNING/LANDSCAPE ARCHITECTURE

LANDSCAPE PLAN

SHEET 2 OF 2
JULY 28, 2020

Figure 5
West Mesa Switching Station Security Wall
Landscape Plan

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Figure 6

**West Mesa Switching Station Security Wall
View of South Side of Facility Facing West**

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Figure 7

**West Mesa Switching Station Security Wall
View of North Side of Facility Facing West**

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Figure 8

**West Mesa Switching Station Security Wall
View of East Side of Facility Facing North**

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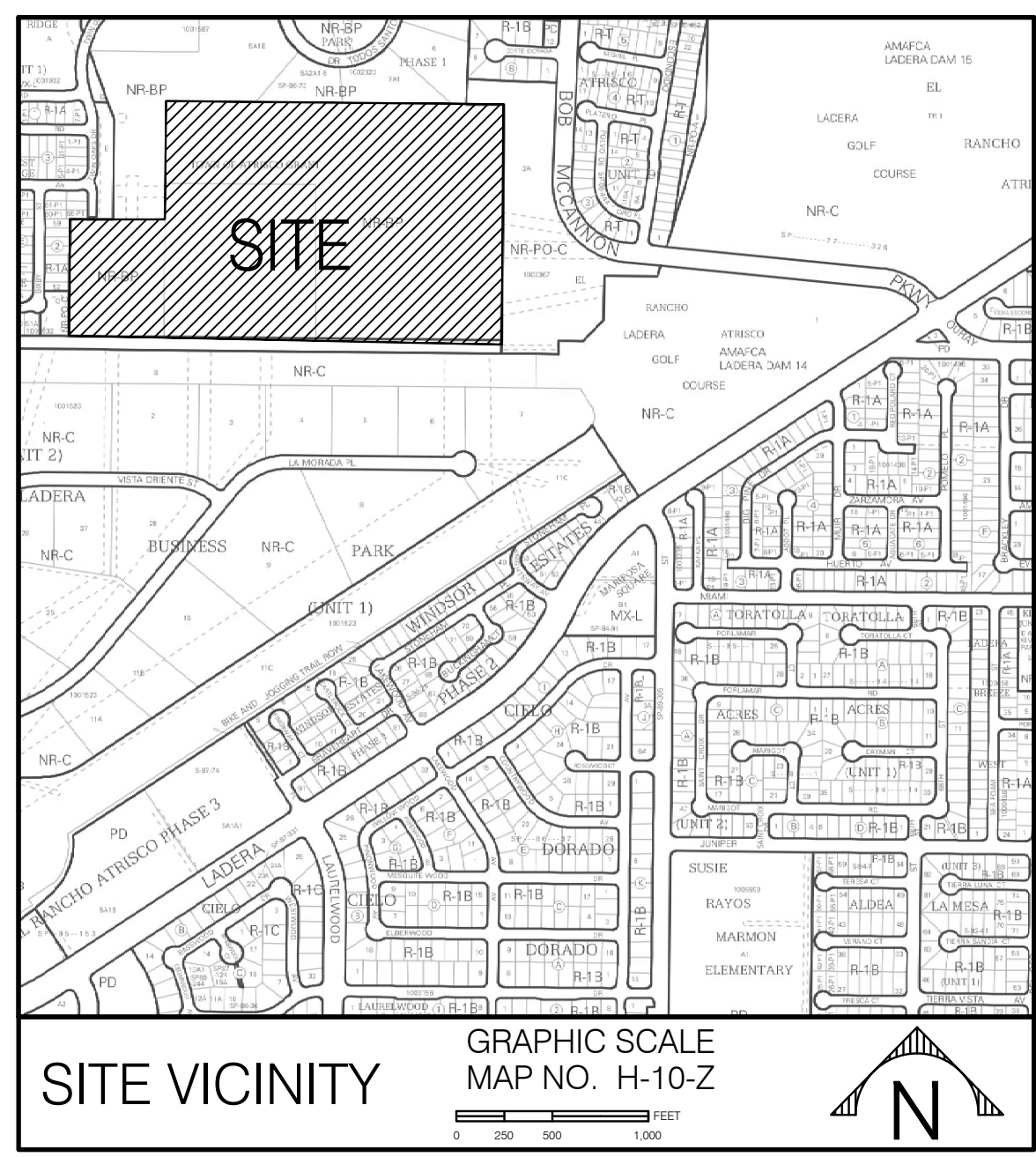
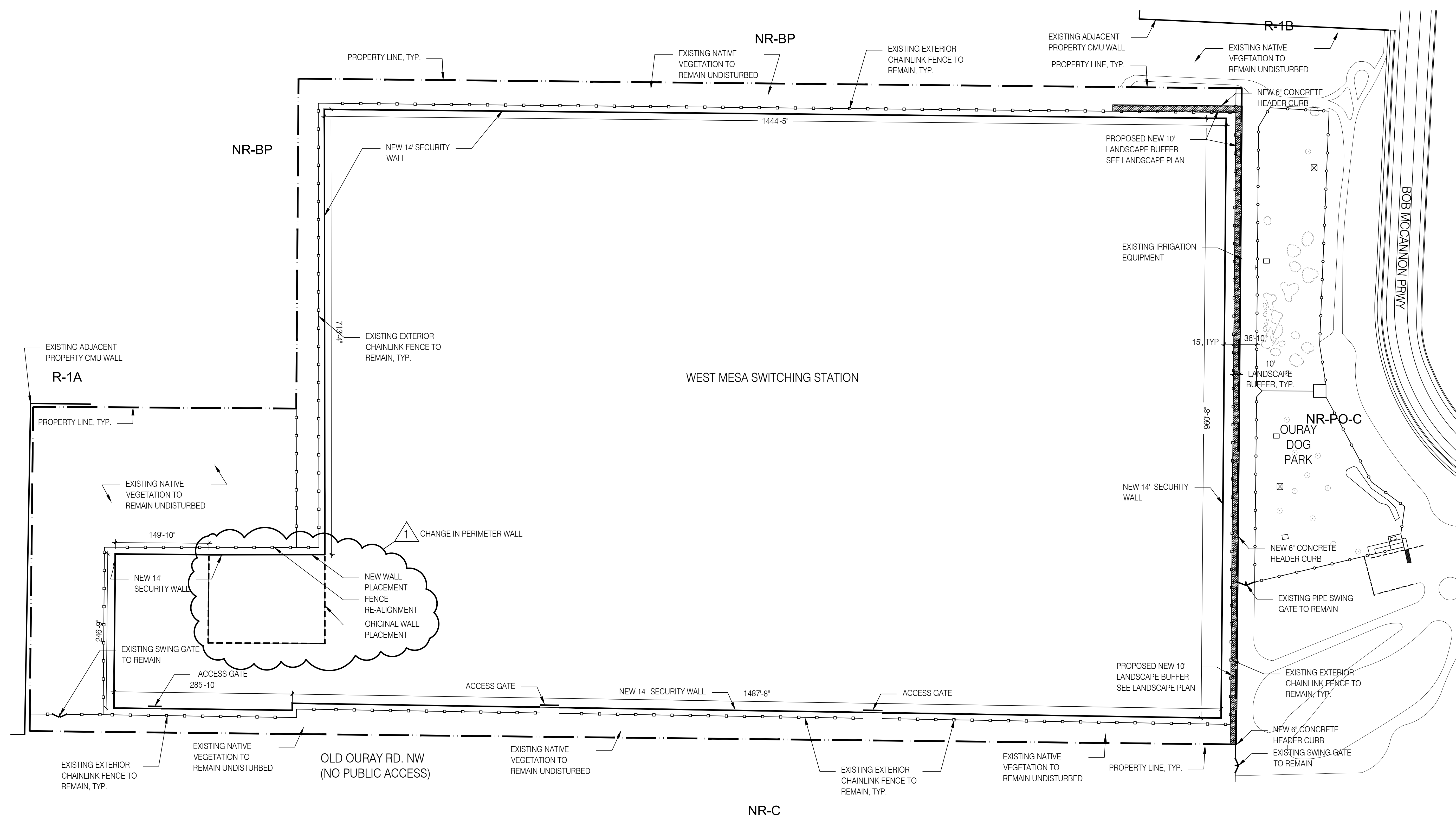


Figure 9

**West Mesa Switching Station Security Wall
View of West Side of Facility Facing South**

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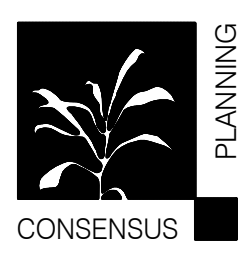


SITE INFORMATION
 SITE AREA: 41.4 ACRES
 CURRENT ZONING: NR-BP
 LAND USE: PNM ELECTRIC SWITCHING STATION

WEST MESA SWITCHING STATION


OWNER
PNM

PROJECT TEAM
 CONSENSUS PLANNING
 PLANNING/LANDSCAPE ARCHITECTURE



SITE PLAN

Scale: 1" = 80'



SHEET 1 OF 2
 FEBRUARY 9, 2021