04 February 2021

Deputy Director James Aranda
City of Albuquerque Planning Department
PO Box 1293
Albuquerque, NM 87103

Subject: Administrative Amendment – Eastridge Substation

Dear Deputy Director Aranda,

PNM submits for your review an Administrative Amendment (AA) to a prior-approved site plan for the Eastridge Substation located in the 12000 block of Indian Place NE near Indian School Rd and Tramway Blvd. The site is somehow zoned NR-SU even though it is not a use that requires the NR-SU zone district per IDO Section 2-5(E)(2):

2-5(E)(2) Use and Development Standards
The following uses require an NR-SU zone district:

2-5(E)(2)(a) Airport
2-5(E)(2)(b) Campground or recreational vehicle park
2-5(E)(2)(c) Cemetery
2-5(E)(2)(d) Correctional facility
2-5(E)(2)(e) Crematorium
2-5(E)(2)(f) Fairgrounds
2-5(E)(2)(g) Fire or police station
2-5(E)(2)(h) Natural resource extraction
2-5(E)(2)(i) Solid waste convenience center
2-5(E)(2)(j) Stadium or racetrack
2-5(E)(2)(k) Waste and/or recycling transfer station

The existing use is Electric Utility, a primary permissive use in all residential, mixed-use, and non-residential zones (except for NR-SU and NR-PO). It is an accessory use in the NR-SU zone, but the Eastridge Substation is the primary use and is not accessory to one of the above 2-5(E)(2) uses.

History

Regardless of the site's current zone district, there is a prior-approved site plan from 2000 (Project #1000921) that was an AA for collocation of a wireless telecommunications facility

(WTF) that must be amended. In 2000 the site was zoned SU-1 and the approved AA allowed a WTF to be placed on a transmission pole and an enclosure for the WTF equipment was added to the northwest corner of the substation's perimeter security wall.

Description of Current Request

Per IDO Sections 1-10(A) and 6-4(Z)(1)(a) a minor change to a pre-IDO approval (AA site plan, Project #1000921) is required for the proposed change.

PNM regularly updates its electric utility equipment as preventative maintenance for its electric facilities such as the Eastridge Substation. A new switcher and a new motor-operated disconnect to replace the existing 50+ year-old switcher is necessary to meet current National Electric Safety Code (NESC) standards. The City does not issue permits for such changes to electrical equipment, but the proposed changes to the perimeter security wall and access gate that are needed for PNM crews to make the utility equipment upgrades fall under the City's jurisdiction.

The existing station walls are curvilinear at the northeast, southwest, and southeast corners. This request is to "square-off" the northeast corner, which will allow the access gate to be widened for safer access to the electrical equipment within the interior of the station. This proposed minor change is much less noticeable that the 2000 AA and will have no discernable impact on adjacent properties or the neighborhood after construction is complete.

Other than the "squaring-off" of the northeast corner, the wall materials, design, and height will remain the same; essentially, this is a request for a targeted perimeter wall, access gate, and on-site access drive upgrade (see attached drawings). There will be no other changes to the perimeter security wall or to the perimeter landscape.

PNM is notifying adjacent neighbors of the work that will be complete by the 2nd quarter of 2021.

PNM respectfully requests approval to ensure an adequate, safe and reliable supply of electric power to its customers in the service area. If you have any questions about this application for a minor change to a pre-IDO approval (AA site plan) or need further information, please contact me at 505-241-2798.

Sincerely,

Russell Brito
Projects and Program Management
2401 Aztec Rd NW
Albuquerque NM 87107