

Ayoni Oyenuga

From: Ayoni Oyenuga
Sent: Wednesday, March 11, 2026 11:38 AM
To: 'myron.armijo@santaana-nsn.gov'
Cc: Jim Strozier
Subject: FW: Tribal Notice for a Proposed Project in the City of Albuquerque
Attachments: NM Tribes & Leaders List 2026 - IDO- updated February-II 2026.pdf; Tribal Notification Packet.pdf

Ayoni Oyenuga

Planner II

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801

From: Ayoni Oyenuga
Sent: Wednesday, March 11, 2026 11:08 AM
To: 'presidentnygren@navajo-nsn.gov' <presidentnygren@navajo-nsn.gov>; 'President.BuuNygren@navajo-nsn.gov' <President.BuuNygren@navajo-nsn.gov>; 'alray.nelson@navajo-nsn.gov' <alray.nelson@navajo-nsn.gov>; 'R.begay@navajo-nsn.gov' <R.begay@navajo-nsn.gov>; 'nmorris@naataanii.org' <nmorris@naataanii.org>; 'tohajiilee@navajochapters.org' <tohajiilee@navajochapters.org>; 'Governor@poamail.org' <Governor@poamail.org>; 'Alorenzo@poamail.org' <Alorenzo@poamail.org>; 'TBChino@poamail.org' <TBChino@poamail.org>; 'Governor@cochiti.org' <Governor@cochiti.org>; 'Tribal_Secretary@cochiti.org' <Tribal_Secretary@cochiti.org>; 'gregorio.gonzales@cochiti.org' <gregorio.gonzales@cochiti.org>; 'Eugene.Jiron@Isletapueblo.com' <Eugene.Jiron@Isletapueblo.com>; 'Charles.Jojola@isletapueblo.com' <Charles.Jojola@isletapueblo.com>; 'Rodney.Jones@Isletapueblo.com' <Rodney.Jones@Isletapueblo.com>; 'Jessica.Jiron@Isletapueblo.com' <Jessica.Jiron@Isletapueblo.com>; 'Daryl.Lucero@Isletapueblo.com' <Daryl.Lucero@Isletapueblo.com>; 'Henry.Walt@Isletapueblo.com' <Henry.Walt@Isletapueblo.com>; 'John.L.Galvan@jemezpueblo.org' <John.L.Galvan@jemezpueblo.org>; 'Ltoledo@jemezpueblo.org' <Ltoledo@jemezpueblo.org>; 'Paul.Clarke@jemezpueblo.org' <Paul.Clarke@jemezpueblo.org>; 'Jaime.Loretto@jemezpueblo.org' <Jaime.Loretto@jemezpueblo.org>; 'Matthew.Gachupin@jemezpueblo.org' <Matthew.Gachupin@jemezpueblo.org>; 'TJ.Loretto@jemezpueblo.org' <TJ.Loretto@jemezpueblo.org>; 'Ctoya@jemezpueblo.org' <Ctoya@jemezpueblo.org>; 'Governor@pol-nsn.gov' <Governor@pol-nsn.gov>; 'asilva-jose@pol-nsn.gov' <asilva-jose@pol-nsn.gov>; 'rsarracino@pol-nsn.gov' <rsarracino@pol-nsn.gov>; 'wherrerajr@pol-nsn.gov' <wherrerajr@pol-nsn.gov>; 'Tlamber@pol-nsn.gov' <Tlamber@pol-nsn.gov>; 'gao@pol-nsn.gov' <gao@pol-nsn.gov>; 'rsmith@pol-nsn.gov' <rsmith@pol-nsn.gov>; 'Governor@Nambepueblo.org' <Governor@Nambepueblo.org>; 'Dmartinez@Nambepueblo.org' <Dmartinez@Nambepueblo.org>; 'governor@ohkay.org' <governor@ohkay.org>; 'executiveassistant@ohkay.org' <executiveassistant@ohkay.org>; 'governor@picurispueblo.org' <governor@picurispueblo.org>; 'tribalsecretary@picurispueblo.org' <tribalsecretary@picurispueblo.org>; 'JCroybal@pojoaque.org' <JCroybal@pojoaque.org>; 'Ledwards@pojoaque.org' <Ledwards@pojoaque.org>; 'javiarrial@pojoaque.org' <javiarrial@pojoaque.org>; 'ahoopier@pojoaque.org' <ahoopier@pojoaque.org>; 'Flopez@pojoaque.org' <Flopez@pojoaque.org>; 'Gov.Mcalabaza@SFpueblo.com' <Gov.Mcalabaza@SFpueblo.com>; 'jdrywater@sfpueblo.com' <jdrywater@sfpueblo.com>; 'ROrtiz@sfpueblo.com' <ROrtiz@sfpueblo.com>; 'pstout@sfpueblo.com' <pstout@sfpueblo.com>; 'Governor@Sanlpueblo.org' <Governor@Sanlpueblo.org>; 'governorsassistant@Sanlpueblo.org' <governorsassistant@Sanlpueblo.org>; 'THPO@Sanlpueblo.org'

<THPO@SanIppueblo.org>; 'snmontoya@sandipueblo.nsn.us' <snmontoya@sandipueblo.nsn.us>; 'Governor@Santaana-nsn.gov' <Governor@Santaana-nsn.gov>; 'monica.murrell@santaana-nsn.gov' <monica.murrell@santaana-nsn.gov>; 'Ltgov@Santaana-nsn.gov' <Ltgov@Santaana-nsn.gov>; 'Governor@Santaclarapueblo.org' <Governor@Santaclarapueblo.org>; 'Govsecretary@Santaclarapueblo.org' <Govsecretary@Santaclarapueblo.org>; 'Governor@Kewa-nsn.us' <Governor@Kewa-nsn.us>; 'beverly.garcia@kewa-nsn.us' <beverly.garcia@kewa-nsn.us>; 'Lt.governor@kewa-nsn.us' <Lt.governor@kewa-nsn.us>; 'Joseph.Garcia@Kewa-nsn.us' <Joseph.Garcia@Kewa-nsn.us>; 'Governor@taospueblo.com' <Governor@taospueblo.com>; 'Tromero@taospueblo.com' <Tromero@taospueblo.com>; 'mamitchell@pueblooftesuque.org' <mamitchell@pueblooftesuque.org>; 'audrap@pueblooftesuque.org' <audrap@pueblooftesuque.org>; 'Lsamuel@pueblooftesuque.org' <Lsamuel@pueblooftesuque.org>; 'Governor@Ziapueblo.org' <Governor@Ziapueblo.org>; 'Ursula.Toribio@Ziapueblo.org' <Ursula.Toribio@Ziapueblo.org>; 'Ltgovernor@Ziapueblo.org' <Ltgovernor@Ziapueblo.org>; 'Ulysses.Reid@Ziapueblo.org' <Ulysses.Reid@Ziapueblo.org>; 'Arden.Kucate@ashiwi.org' <Arden.Kucate@ashiwi.org>; 'Bernadine.Nastacio@ashiwi.org' <Bernadine.Nastacio@ashiwi.org>; 'kdongoske@gmail.com' <kdongoske@gmail.com>; 'Michael.Silvas@ydsp-nsn.gov' <Michael.Silvas@ydsp-nsn.gov>; 'atorres@ydsp-nsn.gov' <atorres@ydsp-nsn.gov>; 'Lgranillo@ydsp-nsn.gov' <Lgranillo@ydsp-nsn.gov>; 'Ovillanueva@ydsp-nsn.gov' <Ovillanueva@ydsp-nsn.gov>; 'JAtencio@indianpueblo.org' <JAtencio@indianpueblo.org>; 'Jgachupin@indianpueblo.org' <Jgachupin@indianpueblo.org>; 'Adrian.notsinneh@janadmin.com' <Adrian.notsinneh@janadmin.com>; 'jimmy.garcia@jan-nsn.com' <jimmy.garcia@jan-nsn.com>; 'Lvelarde@jan-nsn.com' <Lvelarde@jan-nsn.com>; 'districtmgr@19pueblosdistrict.org' <districtmgr@19pueblosdistrict.org>; 'Administration@19PueblosDistrict.org' <Administration@19PueblosDistrict.org>; 'Tpadilla@mescaleroapachetribe.com' <Tpadilla@mescaleroapachetribe.com>; 'Tcochise@mescaleroapachetribe.com' <Tcochise@mescaleroapachetribe.com>; 'Holly@Mathpo.org' <Holly@Mathpo.org>; 'Jennifer.Heminokeky@fortsillapache-nsn.gov' <Jennifer.Heminokeky@fortsillapache-nsn.gov>; 'fsat@fortsillapache-nsn.gov' <fsat@fortsillapache-nsn.gov>; 'Naomi.Hartford@fortsillapache-nsn.gov' <Naomi.Hartford@fortsillapache-nsn.gov>

Cc: Jim Strozier <cp@consensusplanning.com>

Subject: Tribal Notice for a Proposed Project in the City of Albuquerque

Dear New Mexico Tribes & Leaders,

On behalf of Zinnia Storage LLC and Coval Infrastructure Devco LLC, Consensus Planning, Inc. is notifying you that we submitted an Archaeological Certificate application for review by the City Archaeologist as part of the requirements for a site plan application for a proposed Battery Energy Storage System (BESS) facility. The property is located at 7800 & 7850 Jacs Lane NE and is legally described as *Lot 6-A Plat of Lot 6-A Blue Sky Business Park, containing 4.9 acres, and Lot 5 Plat of Blue Sky Business Park (being Tract T-4 of Vista Del Norte), containing 1.2 acres.*

The subject property is not within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or tribal land, so this Archaeological Certificate application does not require an offer of Pre-submittal Tribal Meeting. However, per 6-5(A)(2)(a) of the IDO, we are required to notify the Tribes, Nations, Pueblos, and Tribal Representatives about the application. The property is within an existing developed business park, has been graded, has a perimeter wall, gated access, and street trees. The property is zoned Non-Residential General Manufacturing (NR-GM).

Please do not hesitate to email cp@consensusplanning.com or call 505.764.9801 if you have any comments.

Sincerely,

Ayoni Oyenuga

Planner II

Consensus Planning, Inc.

302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801

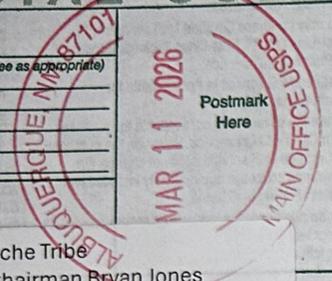
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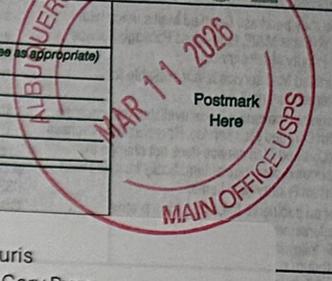
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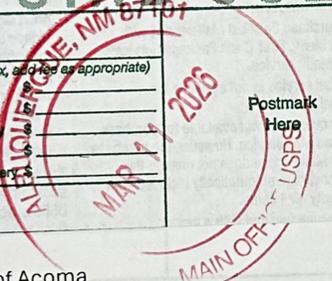
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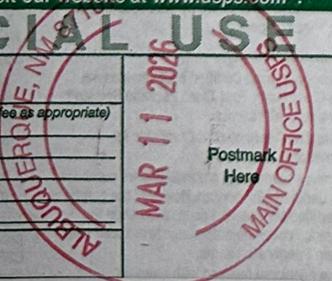
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Sent To	Pueblo of Tesuque Attn: Lt. Gov. Floyd Samuel 20 TP828 Santa Fe, NM 87506
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Sent To	Pueblo of Santa Clara Attn: Lt. Gov. Jesse Gutierrez P.O. Box 580 Espanola, NM 87532
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Sent To	Navajo Nation Council Crystalnye Curley, Office of the Speaker P.O. Box 3390 Window Rock, AZ 86515
Street and Address	
City, State, ZIP+4	



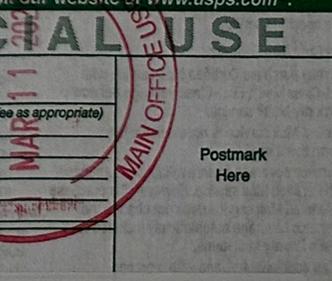
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Sent To	Navajo Nation Attn: Vice President Richelle Montoya P.O. Box 7440 Window Rock, AZ 86515
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2 Dove Road
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Sent To Pueblo of Taos
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P.O. Box 1846
Taos, NM 87571

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Sent To Mescalero Apache Tribe
Attn: Vice President Duane Duffy
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Attn: Lt. Gov. Paul Herrera, Sr.
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Cochiti Pueblo, NM 87072

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P.O. Box 309
Acoma, NM 87034

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Sent To Ohkay Owingeh
Attn: 2nd Lt. Gov. Frank Aguirre
P.O. Box 1097
San Juan Pueblo, NM 87564

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Sent To Pueblo of San Ildefonso
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02 Tunyo Po
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Sent To Pueblo of Acoma
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Attn: Lt. Gov. Cordelia Hoove
P.O. Box 339
Zuni, NM 87327

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Secretary: Cordelia Hoove
2401 12th Street, NW
Albuquerque, NM 87104

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Sent To To'Hajiilee' Navajo Chapter
Attn: President, Ronnie Hurley
P.O. Box 3398
To'Hajiilee, NM 87026

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Sent To All Pueblo Council of Governors
Acting Chairman: Joey Sanchez
2401 12th Street, NW
Albuquerque, NM 87104

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MAR 11 2026
ALBUQUERQUE, NM 87101
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March 11, 2026

Re: IDO Notice – Tribal Notice for Archaeological Certificate Application for a Proposed Project

Landscape Architecture
Urban Design
Planning Services

Dear New Mexico Tribes & Leaders,

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

On behalf of Zinnia Storage LLC and Coval Infrastructure Devco LLC, Consensus Planning, Inc. is notifying you that we submitted an Archaeological Certificate application for review by the City Archaeologist as part of the requirements for a site plan application for a proposed Battery Energy Storage System (BESS) facility. The property is located at 7800 & 7850 Jacs Lane NE and is legally described as *Lot 6-A Plat of Lot 6-A Blue Sky Business Park, containing 4.9 acres, and Lot 5 Plat of Blue Sky Business Park (being Tract T-4 of Vista Del Norte), containing 1.2 acres.*

The subject property is not within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or tribal land, so this Archaeological Certificate application does not require an offer of Pre-submittal Tribal Meeting. However, per 6-5(A)(2)(a) of the IDO, we are required to notify the Tribes, Nations, Pueblos, and Tribal Representatives about the application. The property is within an existing developed business park, has been graded, has a perimeter wall, gated access, and street trees. The property is zoned Non-Residential General Manufacturing (NR-GM).

Please do not hesitate to email cp@consensusplanning.com or call 505.764.9801 if you have any comments.

Sincerely,

James K. Strozier, FAICP

PRINCIPALS

James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: 3/2/2026

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s):

Agent: Consensus Planning, Inc
Applicant: Coval Infrastructure Devco LLC
Legal Description: Lot 6-A Plat of Lot 6-A Blue Sky Business Park containing 4.9224 acres and Lot 5 Plat of Blue
Zoning: NR-GM
Acreage: 6.09 acres
Zone Atlas Page(s): D-16-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

SITE VISIT:

RECOMMENDATIONS:

SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services

Date

[Note: Items with an asterisk (*) are required.]

Tribal Notice for a Proposed Project in the City of Albuquerque Archaeological Certificate – Emailed and Mailed

Date of Notice*: March 11, 2026

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(J\) Public Notice](#). An Archaeological Certificate is required prior to approval of any preliminary plat (e.g. subdivision or consolidation of land), Site Plan, or Master Development Plan for projects over 5 acres. This notice is being provided by email AND certified mail to Tribal Representatives on the attached list* from the City's Tribal Liaison in the Office of Native American Affairs, as required by [IDO §14-16-6-4\(J\)\(2\)\(f\)](#) and [IDO §14-16-6-4\(J\)\(3\)\(e\)](#).

Project Information Required by [IDO §14-16-6-4\(J\)\(1\)\(a\)](#)

1. Subject Property Address* 7800 & 7850 Jacs Lane NE
Location Description South of Paseo del Norte NE and adjacent to the AMAFCA North Diversion Channel
2. Property Owner* Zinnia Storage LLC
3. Agent/Contractor [if other than the property owner] Agent: Consensus Planning, Inc
4. Summary of project/request*:
Archaeological Certificate related to a Site Plan for a Battery Energy Storage System (BESS) facility,
which is a permissive use in the NR-GM zone.

5. This application is an Administrative Decision. To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.
6. Where more information about the project can be found*:

Preferred project contact information:

Name: Jim Strozier
Email: cp@consensusplanning.com
Phone: 505-764-9801

- Attachments:
- Tribal Nation Representative Contact List from the City's tribal liaison Office of Native American Affairs*
 - Others: Archaeological Compliance Form, Zone Atlas Page, Sketch Plan

Website or project page: Not applicable

[Note: Items with an asterisk (*) are required.]

Project Information Required for Email Notice by [IDO §14-16-6-4\(J\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*¹ D-16-Z

2. Project Illustrations, as relevant*²

- Architectural drawings
- Elevations of the proposed building(s)
- Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been or will be requested for this project*³:

- Deviation(s)
- Variance(s)³
- Waiver(s)⁴

Explanation*:

Not applicable

4. **For Site Plans only***,

Attach the proposed site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas. * of the proposed battery storage units
- b. Access and circulation for vehicles and pedestrians. *
- c. Maximum height of any proposed structures, with building elevations.*
- N/A d. **For residential development***: Maximum number of proposed dwelling units.
- N/A e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

5. Tribal Meeting date, if one occurred: Not applicable

Brief Meeting Summary⁵:

Meeting not required because subject site is not within 660 feet of Major Public Open Space or Tribal Land.

¹ Available online here: <http://data.cabq.gov/business/zoneatlas>

² While not required, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project.

³ Separate public notice is required for Variance Applications.

⁴ Separate public notice is required for Waiver Applications.

⁵ The meeting report by the facilitator is required to be provided in the application materials.

[Note: Items with an asterisk (*) are required.]

Additional Information from IDO Zoning Map⁶:

1. Area of Property [acres] 6.09
 2. IDO Zone District(s) NR-GM NR-GM
 3. Overlay Zone(s) [if applicable] Not Applicable Select Select Select Select
 4. Center or Corridor Area [if applicable] Not applicable
 5. Current Land Use(s) [vacant, if none] Vacant
-

Useful Links:

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Contacts:

[Planning Department Webpage](#)

Email: devhelp@cabq.gov

Phone: 505-924-3860

[Office of Native American Affairs](#)

Brandi Ahmie, Tribal Liaison

Email: bahmie@cabq.gov

Phone: 505-768-4547

⁶ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

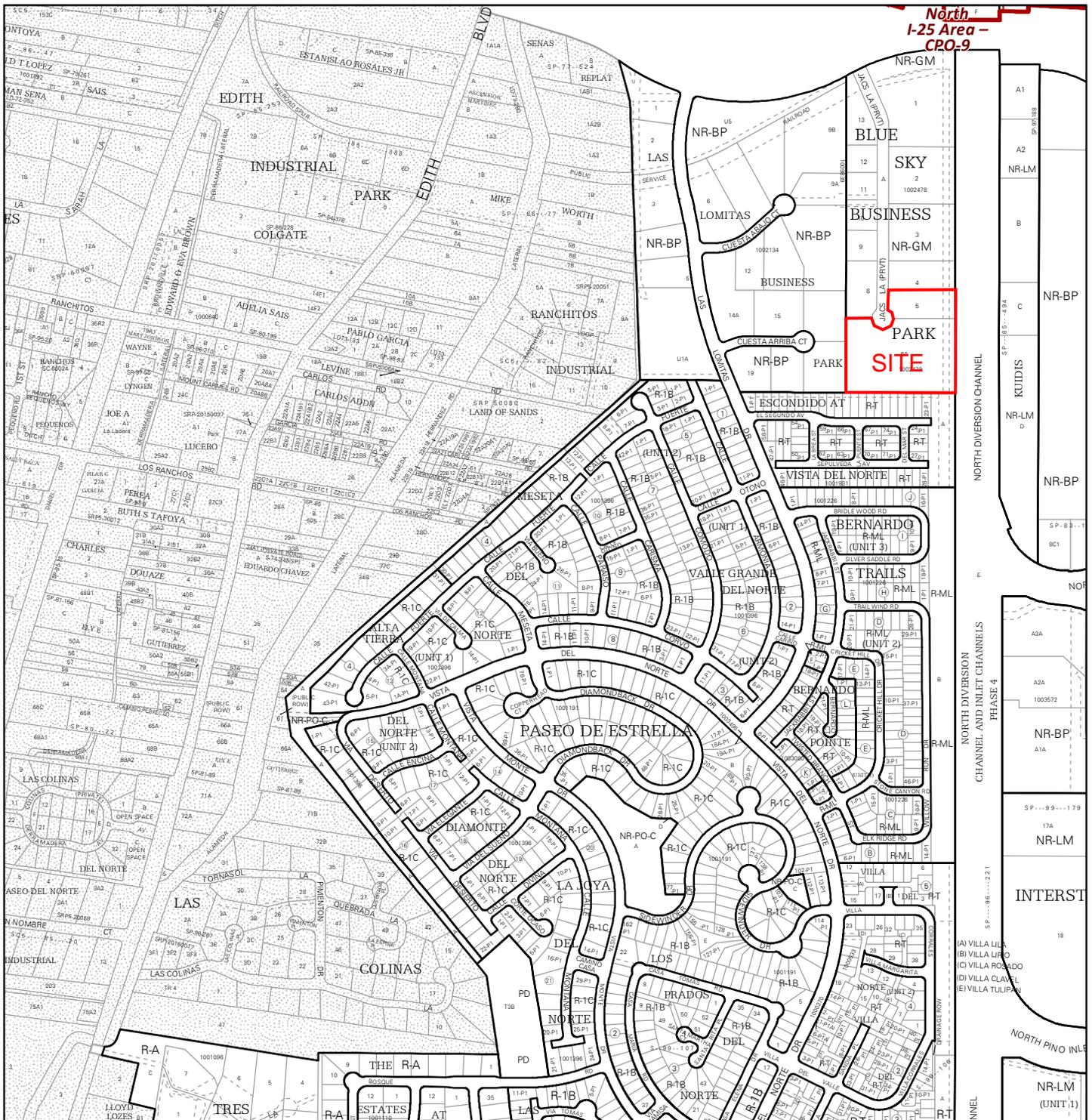
Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaaszil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

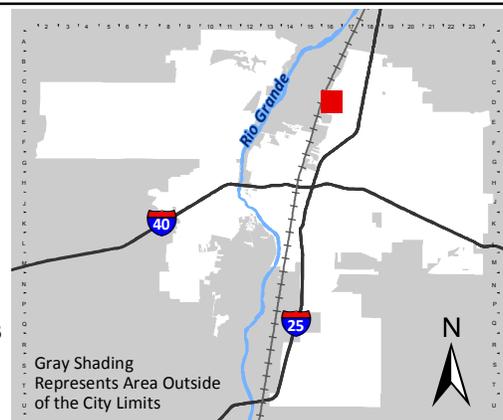


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Rio Grande

40
25

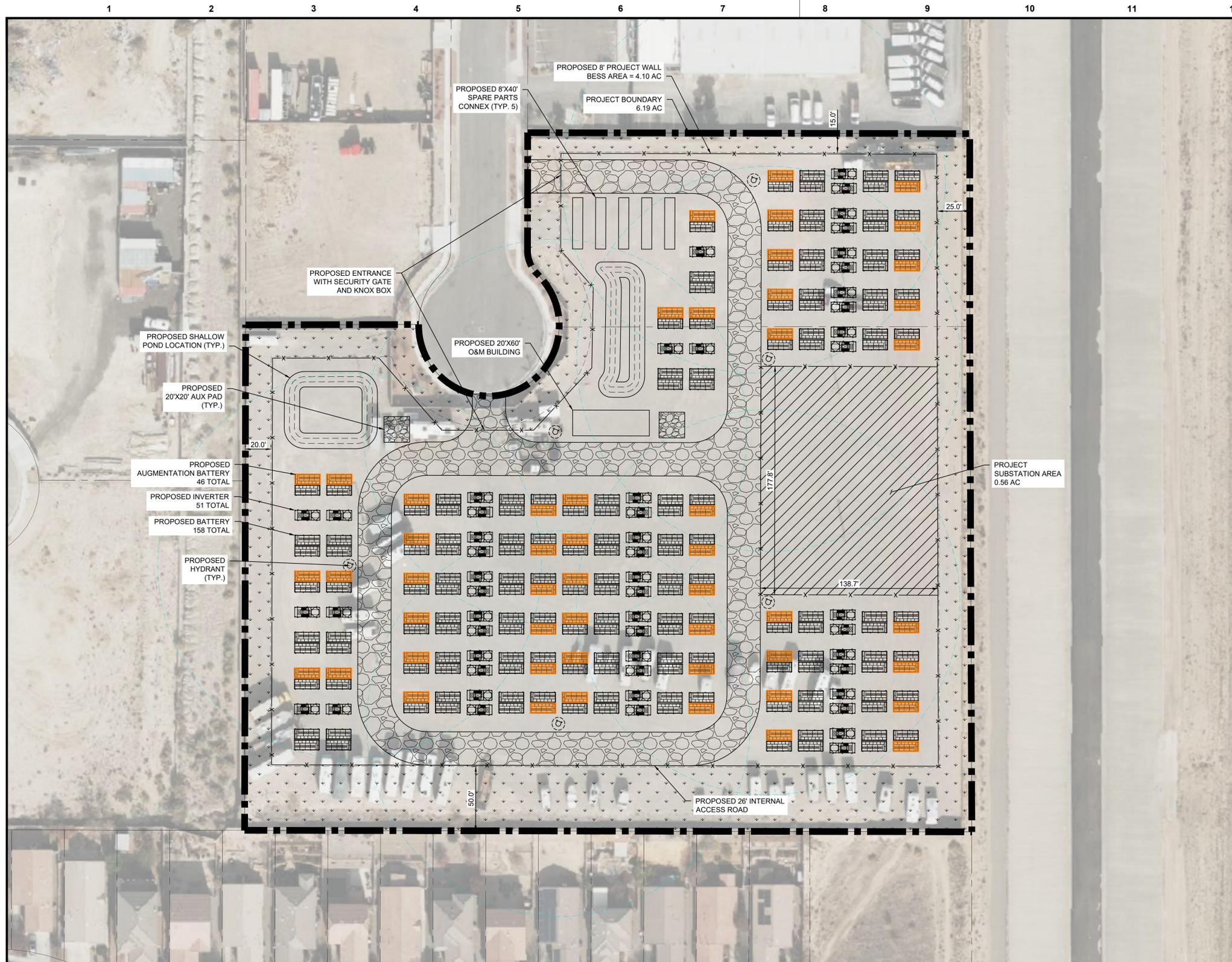
N

Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
D-16-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



VICINITY MAP
1"=1000'

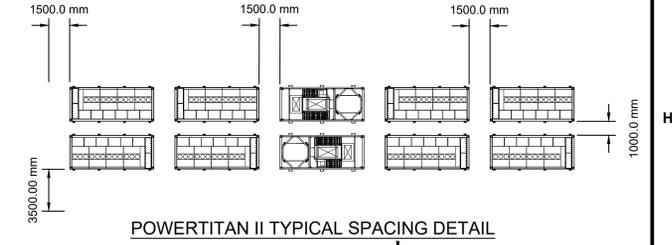
LEGEND:

- PARCEL BOUNDARY: - - - - -
- PROJECT BOUNDARY: ————
- 26' INTERNAL ROAD: [Pattern]
- PROPOSED WALL: — x — x —
- ASSUMED SETBACK: - - - - -
- SUBSTATION LOCATION: [Hatched Pattern]
- LANDSCAPE AREA: [Dotted Pattern]

Electrical Quantities	
Project Location	35.1701, -106.6065
MWAC @ POI	150
MWh AC @ POI	600
Inverter Model	MVS5000
Inverter Quantity	51
Augmentation Battery Quantity	46
Battery Model	PowerTitan II
BOL Battery Quantity	158
Overbuild (%)	20%

Civil Quantities	
Project Boundary (Ac)	6.19
Roads (SF)	36,286
Wall (LF)	2,500
Access Gates	2

- NOTES:**
- EQUIPMENT QUANTITIES, LOCATIONS AND LAYOUTS SHOWN ARE INDICATIVE AND SUBJECT TO CHANGE DURING DETAILED DESIGN.
 - SIZE OF CAPACITOR BANK ESTIMATED ASSUMING REQUIRED PF OF 0.95 AT POI.
 - SITE SPECIFIC FEATURES SUCH AS RETENTION PONDS AND DRAINAGE SHOWN FOR SCHEMATIC PURPOSES AND IS SUBJECT TO CHANGE DURING DETAILED DESIGN.
 - SPACE FOR AUGMENTATION CONTAINERS CAN BE USED FOR LAYDOWN DURING INITIAL CONSTRUCTION.
 - SYSTEM SIZED FOR SELF FEEDING AUX POWER DURING DISCHARGE.



PRELIMINARY - NOT FOR CONSTRUCTION

A BLACKSTONE PORTFOLIO COMPANY

ZINNIA BESS
PRELIM SITE EXHIBIT
NEW MEXICO STATE PLANES, CENTRAL

DESIGNED	ECZ	DETAILED	
MW	150	MWhr	600
DWG	EXHIBIT	REV	
DATE	10/30/25	IX VOLTAGE	115 kV