



Bernalillo Bosque Community Report – Summary May 27, 2014 Meeting

1. County Commissioner Orlando Lucero requested that the Planning and Zoning Division hold a community meeting for residents of the Bernalillo Bosque community to gather information on community concerns regarding existing conditions and future interests.
2. The first Bernalillo Bosque community meeting was held on Tuesday, February 25, 2014, from 6:00 pm to 7:30pm, in the main meeting room of El Zocalo Plaza, 264 S. Camino del Pueblo, Bernalillo NM. Discussion at the meeting focused on the following issues:
 - A. Preservation of Neighborhoods.
 - B. Residential Design Standards, Lot Density.
 - C. Water and Wastewater Utility Service.
 - D. Fire Protection.
 - E. MRGCD Facility Access and Use.

Approximately 60 citizens attended this meeting. Citizens also gave County staff written comments addressing their community concerns. These comments have been compiled by County staff and are available on the County's Planning and Zoning web site (www.sandovalcountynm.gov, Departments, Planning and Zoning, Bernalillo Bosque Planning):

The following are the findings of County Planning and Zoning staff regarding these issues:

- A. Preservation of Neighborhoods.

The Bernalillo Bosque community has a rich history of generations of life-long residents, passing along land, homes, and agricultural traditions from family member to family member. Many citizens attending the meeting expressed their deep connection to this community and a strong desire to continue these family traditions. The preservation of existing zoning (RRA/Rural Residential Agricultural) and residential/agricultural land use in the community is a priority.

The Bernalillo Bosque community contains a total of 250 acres, comprised of a total of 166 lots, ranging in size from 0.07 acre to 8.3 acres. The Bosque area also includes a 40-acre vacant parcel owned by the Pueblo of Sandia.

B. Residential Design Standards, Lot Density.

Citizens at the meeting were asked if they have any concerns in their community regarding existing residential design standards, i.e. types and design of existing residential structures. The Bernalillo Bosque community has a variety of types and designs of site-built single family homes (adobe brick, frame stucco, geodome, log cabin, one and two story height) and single and double-wide manufactured homes with vinyl, wood, and metal siding (one story height). Citizens were agreed that the variety of types and designs of residential structures is of no concern to them.

Some citizens expressed concerns regarding the RRA minimum lot size of 3/4 acre (for newly created lots) related to dividing land for family inheritance purposes and want to see a smaller minimum lot size to have more land to pass on to family members. Other citizens expressed an interest in a larger minimum lot size as a way of minimizing the number of future lots than can be created in the Bosque area and therefore minimizing future population growth in the community. With no clear consensus on whether the RRA minimum lot size should change, County staff proposes to retain the current minimum 3/4 acre lot size in the RRA zone.

C. Water and Waste Water Utility Service.

Currently the Bernalillo Bosque community has water utility service on all main community streets. The water utility is provided and operated by the Town of Bernalillo. According to the Town of Bernalillo Public Works Department, there are currently 125 addresses/lots connected to the water utility. There are also 36 wells in the Bosque area as permitted by the New Mexico Office of the State Engineer (OSE). The reasons why greater numbers of lots are not connected to the water system include operating water wells on many properties, and/or the long distance from the water line to residential structures. Current water quality analysis performed by the New Mexico Environment Department (NMED) indicates a level of nitrate toxicity in well water from septic drainage.

NMED current regulations require a minimum 3/4 acre lot size for a standard septic system. Lots that are smaller than 3/4 acre may accommodate a standard septic system if groundwater levels are at a minimum 700 feet, otherwise an Advanced Aeration septic system is required for liquid waste needs. Of the 165 total County lots in the Bernalillo Bosque, 53 of these lots are less than 3/4 acre (these lots were created prior to the adoption of the RRA zone by the County Commission and the RRA minimum 3/4 acre lot size), and may be accommodating standard septic systems. NMED currently has not identified any unusual circumstances in the Bosque area regarding operation of residential liquid waste treatment systems. Since NMED regulations were established in the 1970's, approximately 89 septic systems have been permitted by NMED in the Bosque area. Many septic systems

installed in the Bosque area prior to the adoption of NMED regulations are in the process of being replaced, however many older systems remain.

The County has contracted with Souder, Miller and Associates (SMA) to perform a study for waste water utility service in the Bosque regarding costs for equipment and service. It is proposed that waste water utility service be provided by the Town of Bernalillo. Citizens attending the meeting expressed a clear desire to have waste water utility service in the Bosque. The wastewater utility service study is based on residential lot density future scenarios of minimum lot sizes of 1 acre, 3/4 acre, 1/2 acre, and 1/4 acre so the costs based on these density standards may be studied and discussed.

D. Fire Protection.

The Bernalillo Bosque community is within the County's fire protection jurisdiction. Fire hydrants are located in the Bosque on West Canal Road, East Canal Road, Bosque Loop Road, Calle del Bosque, Guadalupe Road, Calle Dominguez, and Grullas en el Bosque Road. County Fire Staff will evaluate the current level of fire hydrant service and recommend any needed changes.

Currently, the Bosque community is accessed by Calle del Bosque. In the event that this road is blocked by weather event or for needed repairs, access for emergency vehicles (fire, police) is available at the northern corner of the Albuquerque Main Canal maintenance access, which is owned and operated by the Middle Rio Grande Conservancy District (MRGCD). Resident vehicle access through this location is prohibited by the MRGCD.

Emergency and access issues for residents of the Bosque are fully supported by County Fire personnel. If a fire occurs and roads are blocked and there is a need for a citizen to leave the Bosque for emergency reasons, County Fire personnel will assist the citizen in leaving the Bosque to connect with emergency care. Any other emergency where road access to the Bosque is affected will only be temporary, and County personnel will clear roads and make access available for citizens in as timely a manner as possible.

E. MRGCD Facility Access and Use.

The Middle Rio Grande Conservancy District (MRGCD) owns and operates two irrigation canals through the Bosque, Albuquerque Main Canal (North/South) on the east side of the Bosque area, the Bosque Lateral Number 2 which connects to the Albuquerque Main Canal and runs through the center of the Bosque area, and the Bernalillo Riverside Drain which runs parallel to the Rio Grande on the west side of the Bosque area. Bosque residents are allowed pedestrian access to these canals, and portions of the east bank of the Rio Grande, with specific areas designated for outdoor cooking. Automobiles and recreational vehicles are prohibited in all MRGCD areas. Signage is posted throughout the Bosque area on these canals

indicating these allowances and rules for MRGCD facility access and use. Pedestrian access on the Bernalillo Riverside Drain into the Pueblo of Santa Ana to the north and the Pueblo of Sandia to the south is prohibited by these respective Pueblos.

The MRGCD also currently licenses agricultural irrigation of approximately 200 acres of land in the Bosque area. NMED has specific regulations regarding operation of residential liquid waste systems in irrigated areas.

Citizens requested that County staff inquire with the Pueblo of Sandia regarding a fence positioned across the Bernalillo Riverside Drain at the southwestern corner of the Bosque area/northwestern corner of the Pueblo. Staff learned that the fence, placed by the Pueblo, is intended to prohibit access to Pueblo territory.

F. Waste Water Utility Service Study.

The contractor for the waste water project, SMA, has developed a Preferred Scenario that has a **total cost of \$10,038,698.77** for waste water utility service for the Bosque plan area. The Town of Bernalillo Waste Water Treatment Facility is currently operating at half capacity, and can accommodate additional waste water service for all density calculations submitted for study. Based on the overall Preferred Scenario cost, the unit cost based on lot density is the following:

- Minimum 1.00 Acre Lot Size (229 Lots): \$43,837.00/Lot.
- Minimum 0.75 Acre Lot Size (249 Lots): \$40,316.00/Lot.
- Minimum 0.50 Acre Lot Size (291 Lots): \$34,497.00/Lot.
- Minimum 0.25 Acre Lot Size (416 Lots): \$24,131.00/Lot.

The cost per lot for waste water service decreases with a smaller minimum lot size.

3. Conclusions:

This summary will be presented to the Bernalillo Bosque residents at a community meeting on Tuesday, May 27, 6:00 pm, at the Main Meeting Room at El Zocalo Plaza, 264 S. Camino del Pueblo, Bernalillo NM. This summary will be revised based on comments by citizens and will be supplemented by the Waste Water Utility Service study and information on emergency access for Bosque residents.

The following community issues will be presented and discussed at future Bernalillo Bosque community meetings as information becomes available:

At this time, the County does not see a need to generate an Area Plan to address community concerns. The County will provide information on the Bernalillo Bosque community on the County's web site, including this report,

supplementary information on the waste water utility service study, emergency access, and mapping.

4. Mapping:

The following maps are available on the Sandoval County web site (www.sandovalcountynm.gov, Departments, Planning and Zoning, Bernalillo Bosque Planning):

- Bosque Area Map Atlas with Lot Sizes.
- MRGCD Maps and Facilities.
- Water and Fire Hydrant Utilities.