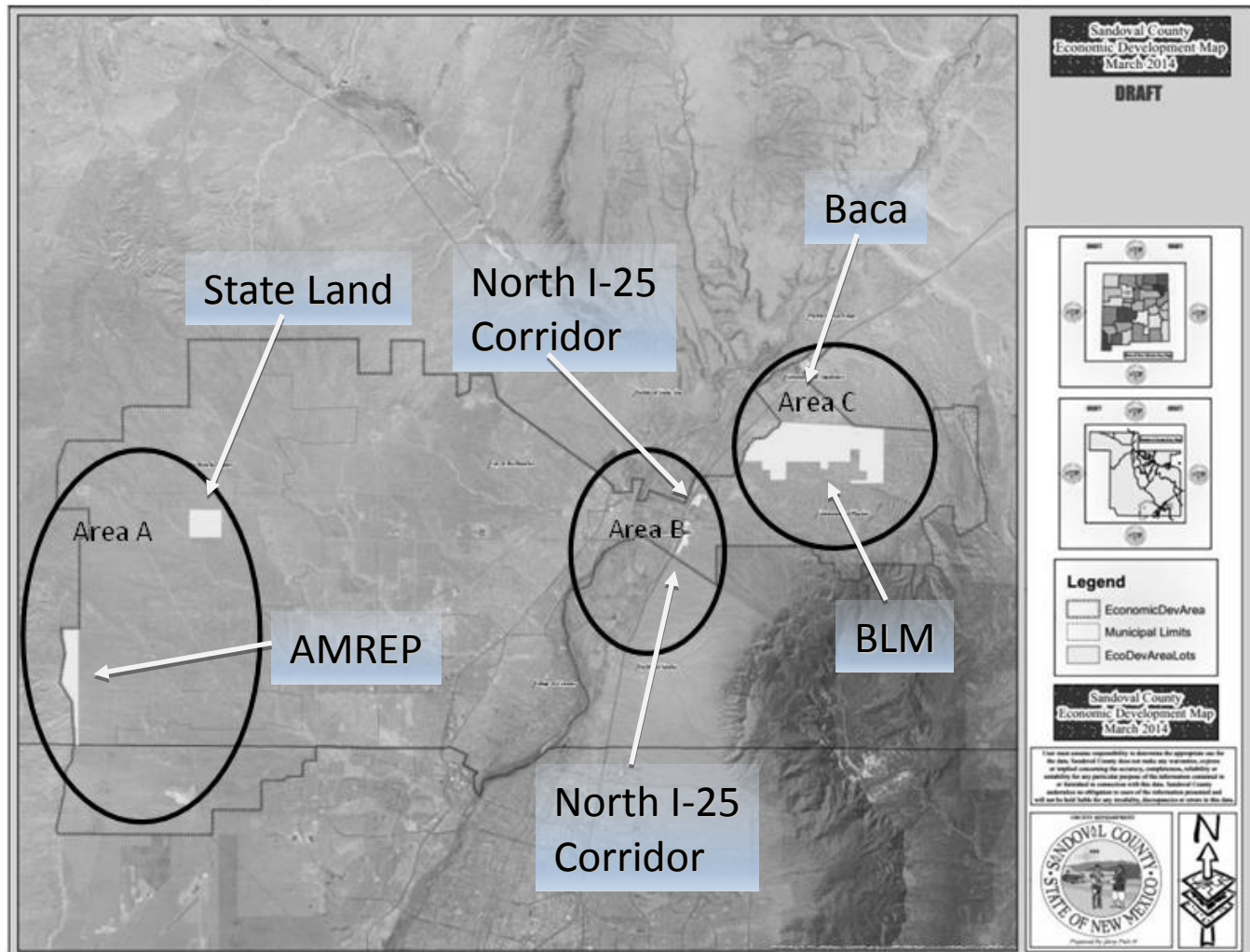


Sandoval County Economic Development Foundation

Economic Development Area Evaluation in Sandoval County for Urbanized and Unincorporated Parcels



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Executive Summary

Purpose of Evaluation

Sandoval County requested a competitive economic development evaluation on urban areas of land to determine

- 1) the viability of the areas for economic development and attraction of manufacturers,
- 2) the zoning necessary for heavy industry, light industry and mixed use,
- 3) the infrastructures and services available and needed to make the parcels competitive,
- 4) establish findings for the county to prioritize next planning steps.

The areas were evaluated for economic development potential for heavy and light industrial users, including mixed uses for manufacturing companies. These types of companies are mostly considered to be creating economic-base jobs – in other words, these companies build products and deliver services to out-of-state customers and generate a net increase in economic output for Sandoval County.

This is the first set of potentially additional parcels across the county to be evaluated. The county chose to start with unincorporated areas and parcels within the county that were close to urbanize areas.

Evaluation Process

In addition to this report, the work produced tools and methods that can be reused in the future for further evaluations.

The process to accomplish the purposes and goals of the evaluation is as follows:

- 1) Identify and inventory available land - Sandoval County to provide following data/maps (if available):
 - a. Location/Boundary Descriptions
 - b. Aerial Views
 - c. Topographical Information
 - d. Existing Use
 - e. Ownership Information
 - f. Drainage/FEMA Flood Zone Maps
 - g. Transportation - Right-of-Ways
 - h. Utilities Location and Capacities
 - i. Dry Utilities (Electric, Gas)
 - ii. Wet Utilities (Water, Sewer)
 - iii. Communications (Copper, Fiber)
- 2) Compile typical industrial and light manufacturing requirements - Sandoval County Economic Development Foundation (SCEDF) to provide following data (if available):
 - a. General Real Estate Needs
 - i. Overall Land
 - ii. Manufacturing Buildings
 - iii. Office Buildings
 - iv. Warehouse Buildings
 - v. Utility Buildings

- b. General Utilities Needs
 - i. Dry Utilities Capacities (Electric, Gas)
 - ii. Wet Utilities Capacities (Water, Sewer)
- c. General Transportation Needs
 - i. Roads/Access/Egress
 - ii. Trucking
 - iii. Rail
 - iv. Air

3) Tabulate Findings and Identify Gaps

- a. A simple spreadsheet calculating relative and comparative scores (not absolute scores) to evaluate areas and parcels for economic development readiness was created. This tool can be used for future evaluations to continue the process of building a good understanding of the inventory available for heavy and light industry development.

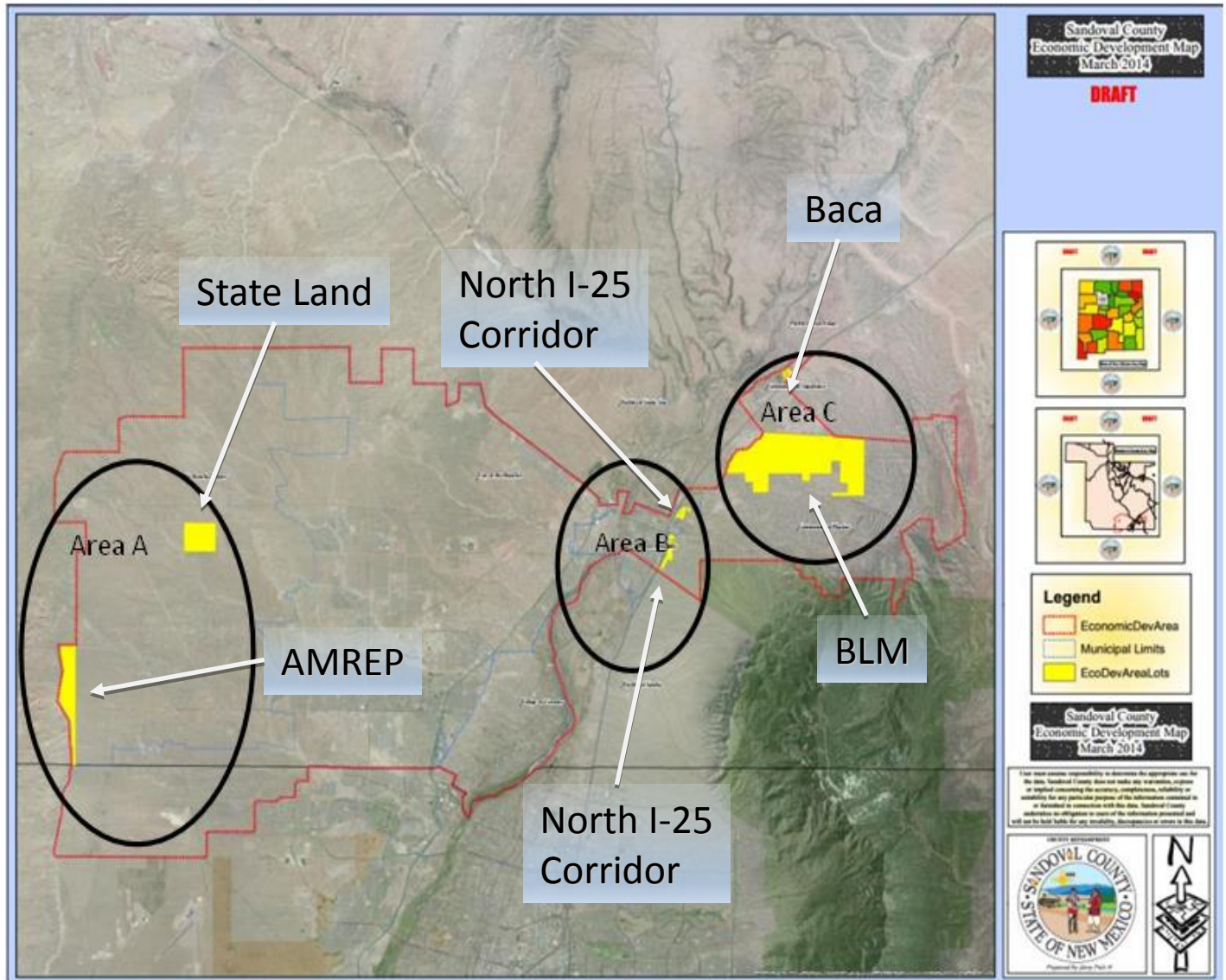
General Industrial Requirements

General industrial requirements were gathered from business experience, business interviews, site selection and general literature on industrial needs for large and small companies.

Criteria	Description	Needed for Large Industrial (Very Large Employer)	Needed for Light Industrial (Large Employer)	Needed for Mixed Use (Medium Employer)
Land	Land in Acres	500+	50-500	10-50
Parking/Road Access	Parking Needs	2500+	250-2500	10-250
Headcount	Number of Jobs	2000+	50-2000	10-200
Space: Mfg. Bldg + Office & support areas	Amount of sq. ft.	2,000,000+	50,000-500,000	10,000-250,000
Space: Integrated Warehouse	Amount of sq. ft.	25000+	2,500-15,000	2,500-5,000
Power	Power in MVA	50+	10-120	1-10
Natural Gas (Normal Operation)	CF/Hr	35,000+	10,000+	1,000+
Water Supply	Kgal/Day	1,200+	200+	10+
Sanitary Waste Water (Sewer)	Kgal/Day	11+	6+	1+
Industrial Waste Water AWN	Kgal/Day	2,000+	200+	1+
Copper Phone Lines	Each pair between CCR and local Service Provider	400+ pair	50+ pair	5+ pair
Fiber Connection	Each fiber cable between CCR and local Service Provider	48+ fiber cable	12+ fiber cable	4+ fiber cable

Evaluation Areas/Parcels

These are the areas and parcels that the county desired to be evaluated at this time:



Findings

Areas and Land		Heavy Industrial	Light Industrial	Mixed Use
Area A Rio Rancho Estates West	1 - AMREP			
	2 - State Land Parcel			
Area B I-25 Corridor Bernalillo	3 - North Corridor			
	4 - South Corridor			
Area C Algodones Area	5 - BLM			
	6 - Baca			

* Green denotes land with economic development potential at this time

* White denotes further study needed

Narrative

Area A-1 - AMREP

General physical parameters well-suited for heavy and lightweight industrial. Infrastructure reasonably accessible.

	DATA
	DATA
Location Description	Parcel ID: 1002068320234 Account #: N/A
Lat/Long	35° 14' 57.878" / -106° 51' 35.615"
Topography	
Existing Use	Zoning: RRA
Ownership	AMREP Southwest
Summary Comments	<ul style="list-style-type: none"> * Site well-suited for Heavy Industrial * 1 PNM Station ~ 3miles North * OH and UG 345KV (?) adjacent * Electric and gas capacities support large manufacturers * Sewer 6 miles away * Heavy Industrial Water Treatment capacity key issue in SC/Rio Rancho

Area A-2 - State Land Parcel

General physical parameters suited for heavy and light industrial – recommend keeping parcel for heavy industrial clients. Infrastructure reasonably accessible.

	DATA
	DATA
Location Description	Parcel ID: N/A Account #: N/A
Lat/Long	N/A
Topography	Mostly Flat, Drainage SE Corner
Existing Use	Zoning: STATE
Ownership	State of New Mexico, Land Office
Summary Comments	<ul style="list-style-type: none"> * Ideally suited for Heavy Industrial * Dry Utilities with High Capacity < 1/2 mile * Water access, Rio Rancho water < 1/2 mile * No sewer, no capacity nearby - key issue for heavy manufacturing * Paseo Del Vulcan planned, consider special exit for access

Area B-3 - North Corridor

General physical parameters suited for mixed uses. Infrastructure reasonably accessible.

	DATA
	DATA
Location Description	2 Owners, 4 Parcels (ordered North to South)
Lat/Long	see Worksheet "All Parcels Combined" by Parcel ID
Topography	
Existing Use	Zoning: CD-WP, Mixed Density Residential, Light Manufacturing
Ownership	MT Adams Holdings, Trails Investors
Summary Comments	<ul style="list-style-type: none"> * Easy Access from I-25 * Good Frontage Access * Suited for Mixed Use/Light Industrial * Specific sub-parcels have to be further evaluated for specific potential uses * Potential for combining into larger parcel * Sewer main/forced main in proposal stage

Area B-4 - South Corridor

General physical parameters suited for light industrial and other mixed uses. Infrastructure reasonably accessible.

	DATA
	DATA
Location Description	10 Owners (ordered North to South) Parcel IDs: 1020073510340, 1020073484291, 1021073004269, 1020073522237, 1020073471207, 1020073477116, 1020072448476, 1020072448476, 930000007853, 1020072360405 Account #: R087111, N/A, R180883, R087109, R087113, R103824, R103089, R103089, R026707, N/A
Lat/Long	see Worksheet "All Parcels Combined" by Parcel ID
Topography	
Existing Use	Zoning: All CD-WP, except Special Use (Fisher Property [Parcel ID: 1020073477116])
Ownership	see Worksheet "All Parcels Combined" by Parcel ID
Summary Comments	<ul style="list-style-type: none"> * Easy Access from I-25 * Good Frontage Access * Evaluate Flood Maps * Suited for Mixed Use/Light Industrial * Specific sub-parcels have to be further evaluated for specific potential uses * Work with multiple owners * Sewer main/forced main in proposal stage * Close to OH/UG power, may need to boost capacity for light industrial

Area C-5 – BLM

General physical parameters well-suited for heavy and lightweight industrial. Government position is that BLM is not ready to pursue at this time.

	DATA
	DATA
Location Description	Parcel ID: N/A Account #: N/A
Lat/Long	N/A
Topography	
Existing Use	Zoning: BLM
Ownership	
Summary Comments	<ul style="list-style-type: none"> * BLM not planning to make different use from mining gravel at this time * No action at this time

Area C-6 – Baca

General physical parameters look good. Dry utilities within reasonable distance. Wet utilities more distant than other parcels evaluated – recommend further study.

	DATA
	DATA
Location Description	1 Owner, 3 Parcels (ordered North to South) Parcel ID: 1024077344528, 1024077369478, 1024077330350 Account #: R000910, R000909, N/A
Lat/Long	see Worksheet "All Parcels Combined" by Parcel ID
Topography	
Existing Use	Zoning: RC, RC, RRA
Ownership	Baca, Alfred
Summary Comments	<ul style="list-style-type: none"> * Interesting Location, large parcel * Gas Main and UG adjacent, substation < 1 mile from parcel * Wet utilities need further study to understand lead time * Unknown wet utilities infrastructure

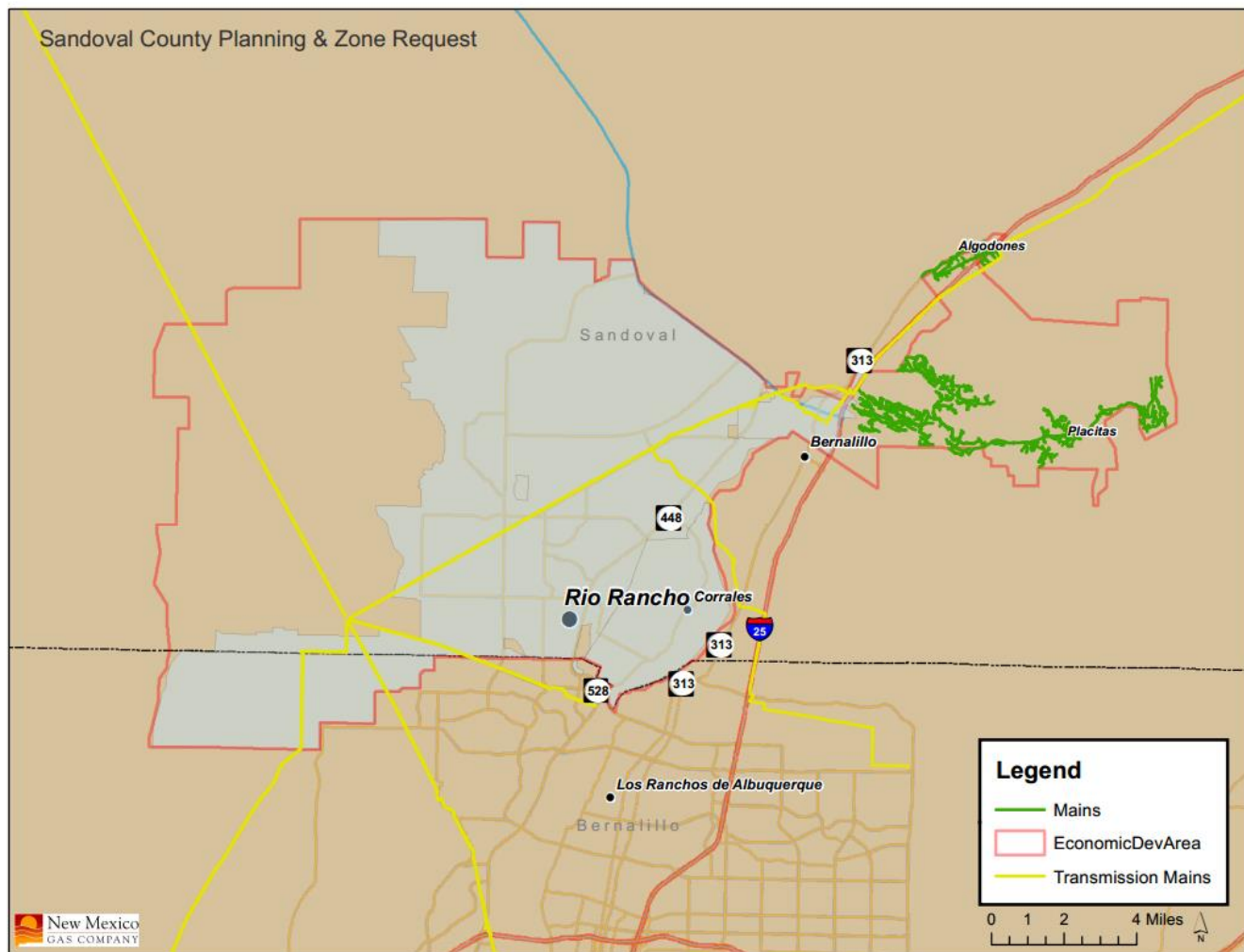
Detailed Report

Summary Parcel Descriptions

Parcel ID	Account	No Lat	Long	Sub	Mailing	Owner List	Acreage	Tract	Zoning
1002068320234		35 14 57.87"	-106 51 35.615"	LANDS OF BACA ALFRED L 1	327 N CAMINO DEL PUEBLO BERNALILLO NM 870046150	AMREP SOUTHWEST	686.965 ac		RRA
102407369478	R000909	35 22 31.477"	-106 27 58.256"	OUT	UNITED STATES OF AMERICA	BACA, ALFRED	2.606 ac	D	RC
102407344528	R000910	35 22 36.388"	-106 28 1.147"	OUT	327 CAMINO DEL PUEBLO BERNALILLO NM 870040000	BACA, ALFRED	13.166 ac	C	RC
102407330350		35 21 52.065"	-106 27 55.277"			BACA, ALFRED	1105.588 *		RRA
102407330350		35 21 52.065"	-106 27 55.277"			BUREAU OF LAND MANAGEMENT (BLM)	1105.588 *		RC
							3169.143 *		BLM
102007347116	R103824	35 18 26.694"	-106 31 57.113"	SECT-TWNSHP-RNGE	30 A FRONTAGE RD E PLACITAS NM 870438855 UNITED STATES OF AMERICA	FISHER, THOMAS	42.771 ac		Special Use
1021073004269	R180883	35 18 41.752"	-106 31 47.251"	MAP 10	PO BOX 213 BERNALILLO NM 870040213 UNITED STATES OF AMERICA	MADRID, FRANK G	5.493 ac		CD-WP
1014074392018	R087116	35 20 2.684"	-106 31 3.943"	LANDS OF LIBERMAN GREVEY / America	PO BOX 654 KIRKLAND WA 980830654 United States of	MT ADAMS HOLDINGS LLC	8.177 ac		CD-WP
1020072360405	R026707	35 18 2.387"	-106 32 17.147"	SECT-TWNSHP-RNGE	PO BOX 1149 SANTA FE NM 875041149 UNITED STATES OF AMERICA	NM HIGHWAY DEPARTMENT (DOT)	3.427 ac		CD-WP
930000007853		35 18 4.275"	-106 32 18.999"			NM HIGHWAY DEPARTMENT (DOT)	2.516 ac		CD-WP
1020073510340	R087111	35 18 50.926"	-106 31 53.162"	LANDS OF LIBERMAN GREVEY	13631 CANADA DEL OSO PL NE ALBUQUERQUE NM 871118031 UNITED STATES OF AMERICA	ONE PLACITAS DEVELOPMENT	20.734 ac	PARCEL 3	CD-WP
1020073484291		35 18 46.331"	-106 31 56.434"			ONE PLACITAS DEVELOPMENT	1.970 ac	TR 78 PARCEL 4	CD-WP
1020073522237	R087109	35 18 40.209"	-106 31 51.522"	LANDS OF LIBERMAN GREVEY	481 SANDIA LOOP BERNALILLO NM 870047076 UNITED STATES OF AMERICA	PUEBLO OF SANDIA	18.954 ac		CD-WP
1020073471207	R087113	35 18 37.935"	-106 31 58.064"	LANDS OF LIBERMAN GREVEY	481 SANDIA LOOP BERNALILLO NM 870047076 UNITED STATES OF AMERICA	PUEBLO OF SANDIA	2.940 ac		CD-WP
1020072446476	R103089	35 18 13.249"	-106 32 8.146"	SECT-TWNSHP-RNGE	481 SANDIA LOOP BERNALILLO NM 87004 UNITED STATES OF AMERICA	PUEBLO OF SANDIA STATE OF NEW MEXICO	28.413 ac		CD-WP
1021074251223	R182014	35 19 33.308"	-106 31 21.679"	PETROGLYPH TRAILS SUBDIVISION PHASES 3 AND 5	46 SANDIA LN PLACITAS NM 87043 UNITED STATES OF AMERICA	TRAILS INVESTORS	16.127 ac		CD-WP
1021074245078	R095016	35 19 20.342"	-106 31 24.306"	LANDS OF LIBERMAN GREVEY / AMERICA	46 SANDIA LN PLACITAS NM 87043 UNITED STATES OF AMERICA	TRAILS INVESTORS	20.839 ac		Light Manufacturing Comm
1021074245078	R095016	35 19 20.342"	-106 31 24.306"	LANDS OF LIBERMAN GREVEY / AMERICA	46 SANDIA LN PLACITAS NM 87043 UNITED STATES OF AMERICA	TRAILS INVESTORS	31.391 ac		Mixed Density Residential

Gas Mains

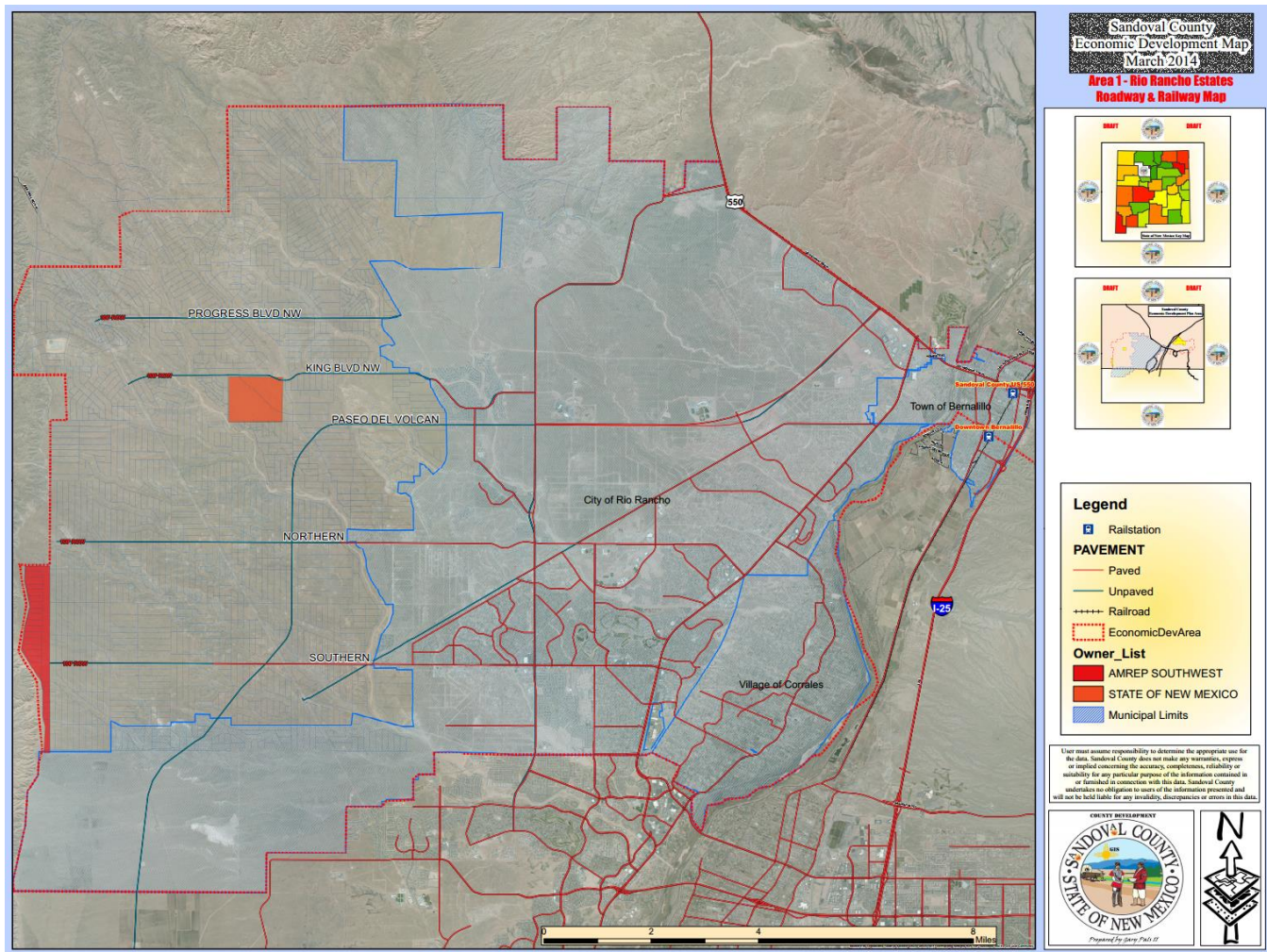
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Roads and Railway

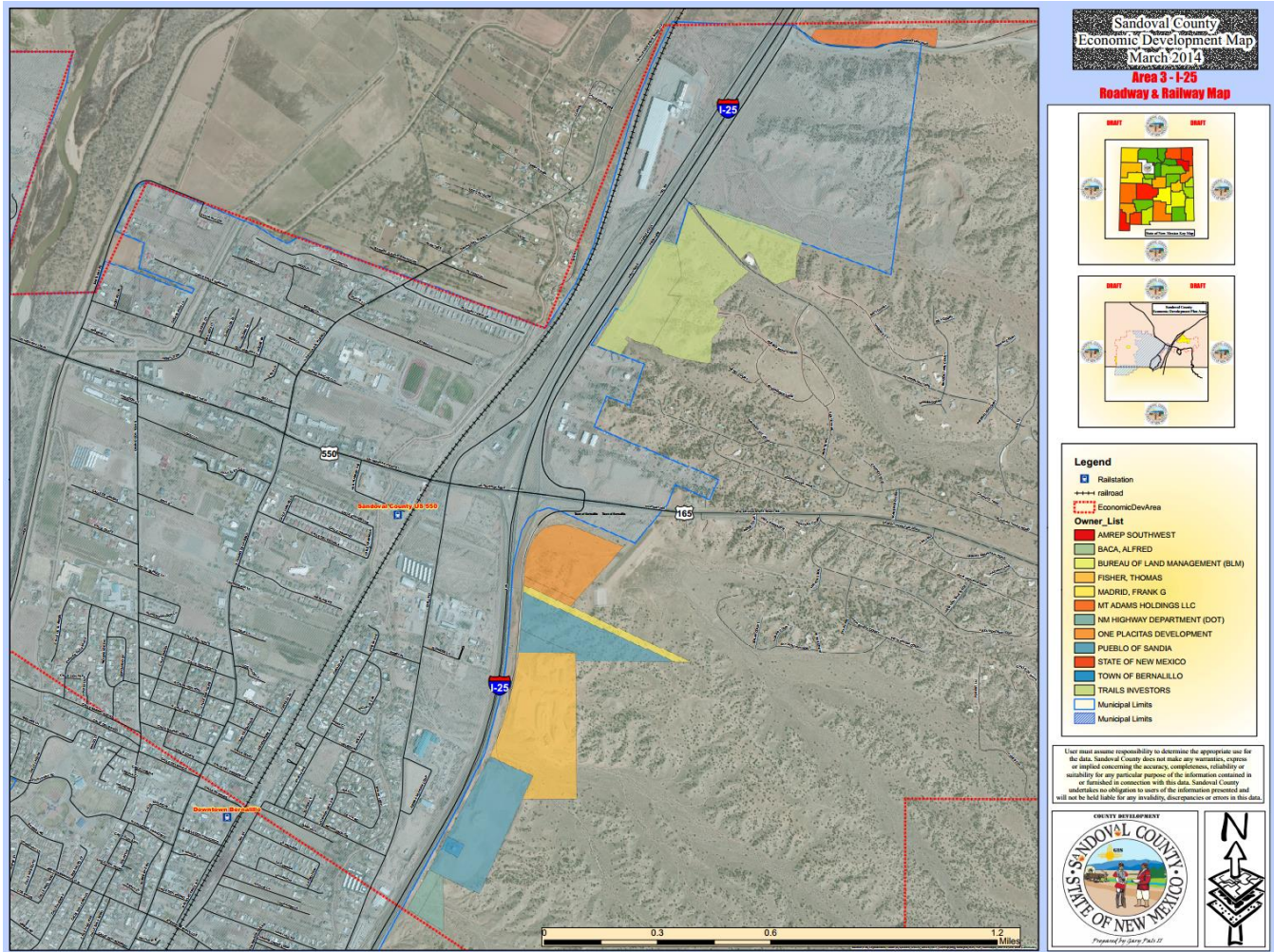
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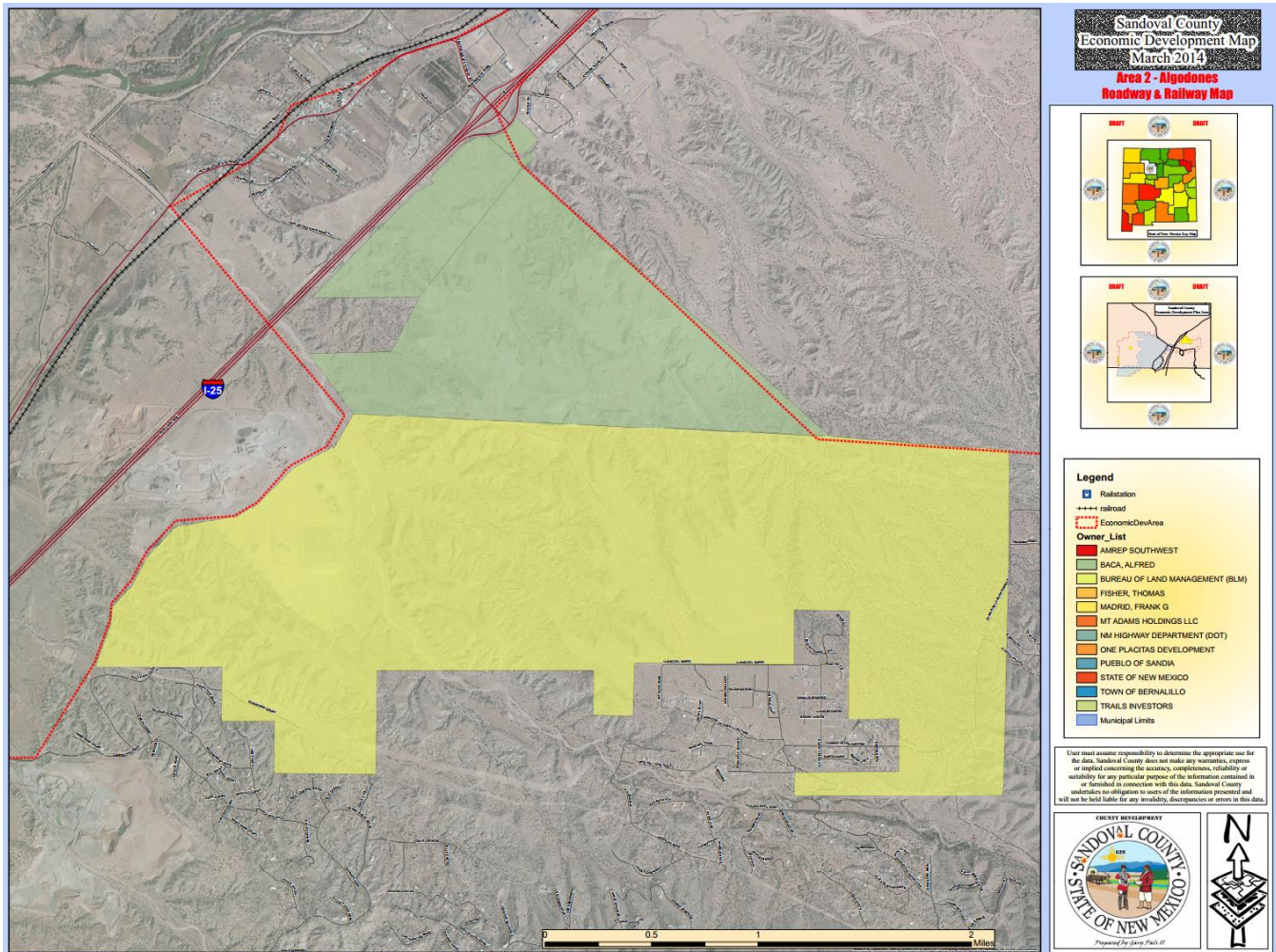
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Area C

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Details by Parcel

Area A-1 - AMREP

Area A Rio Puercio									
				Evaluation			DATA		

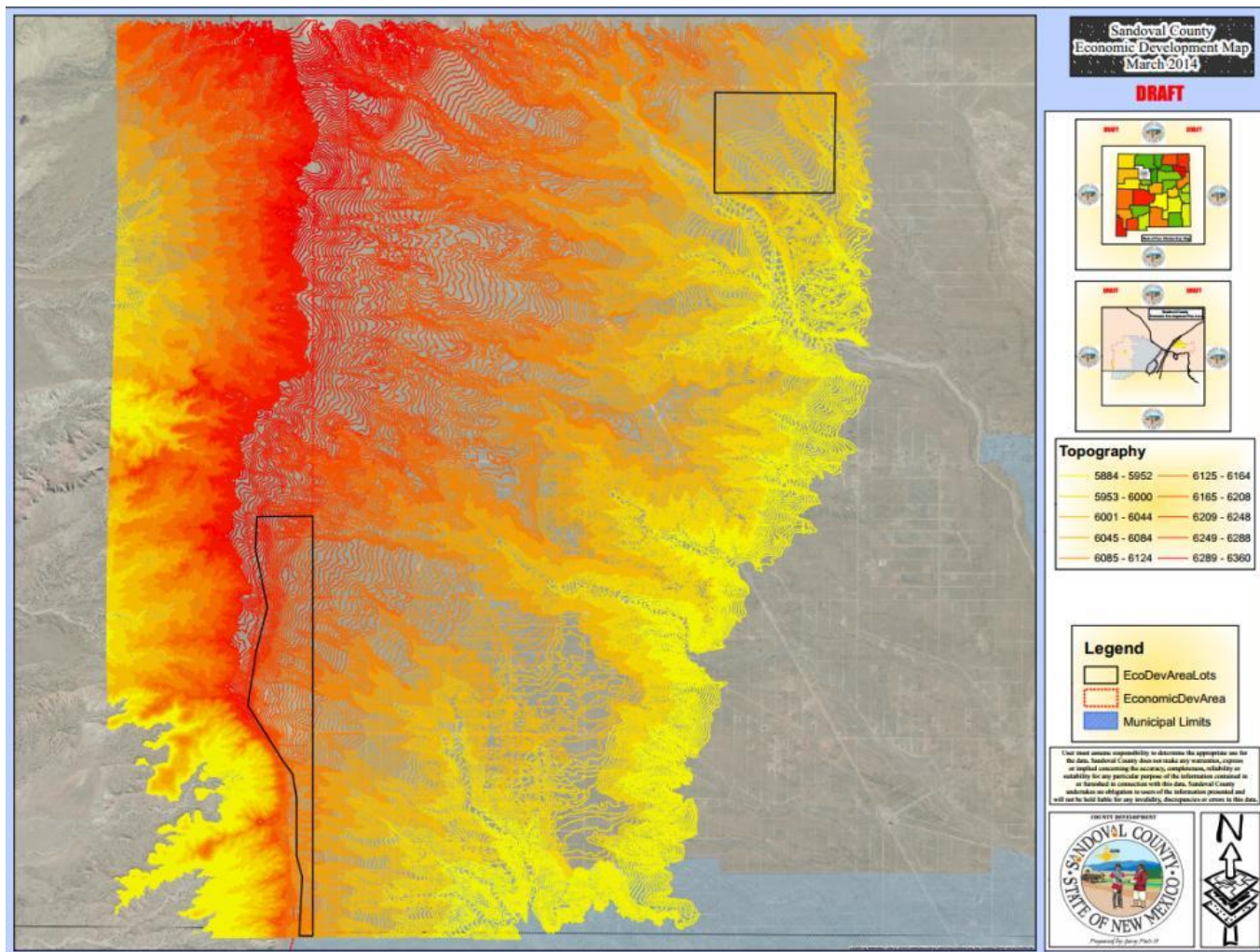
Location/Boundary Descriptions - see Summary of Parcel Descriptions section

Aerial Views



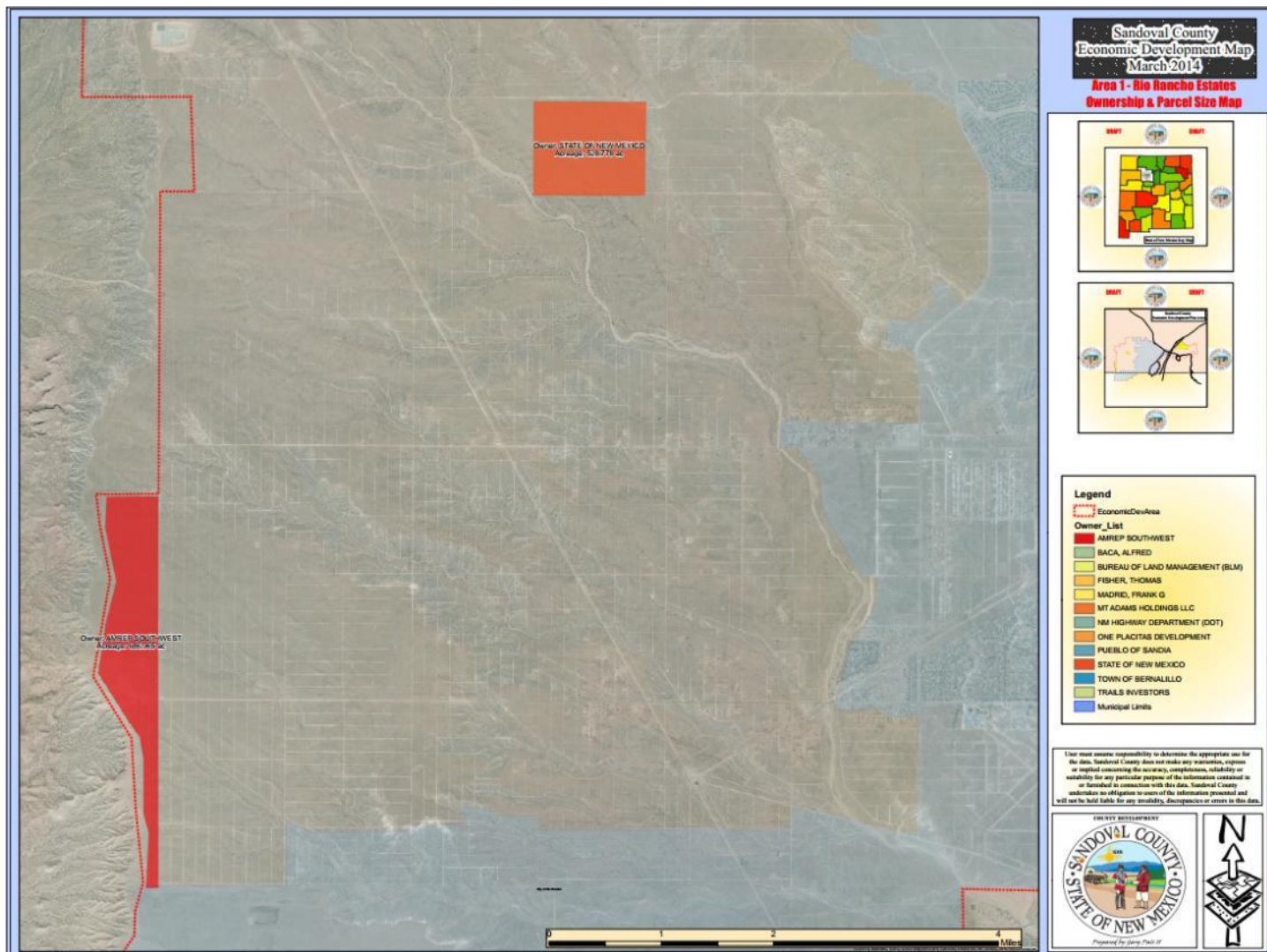
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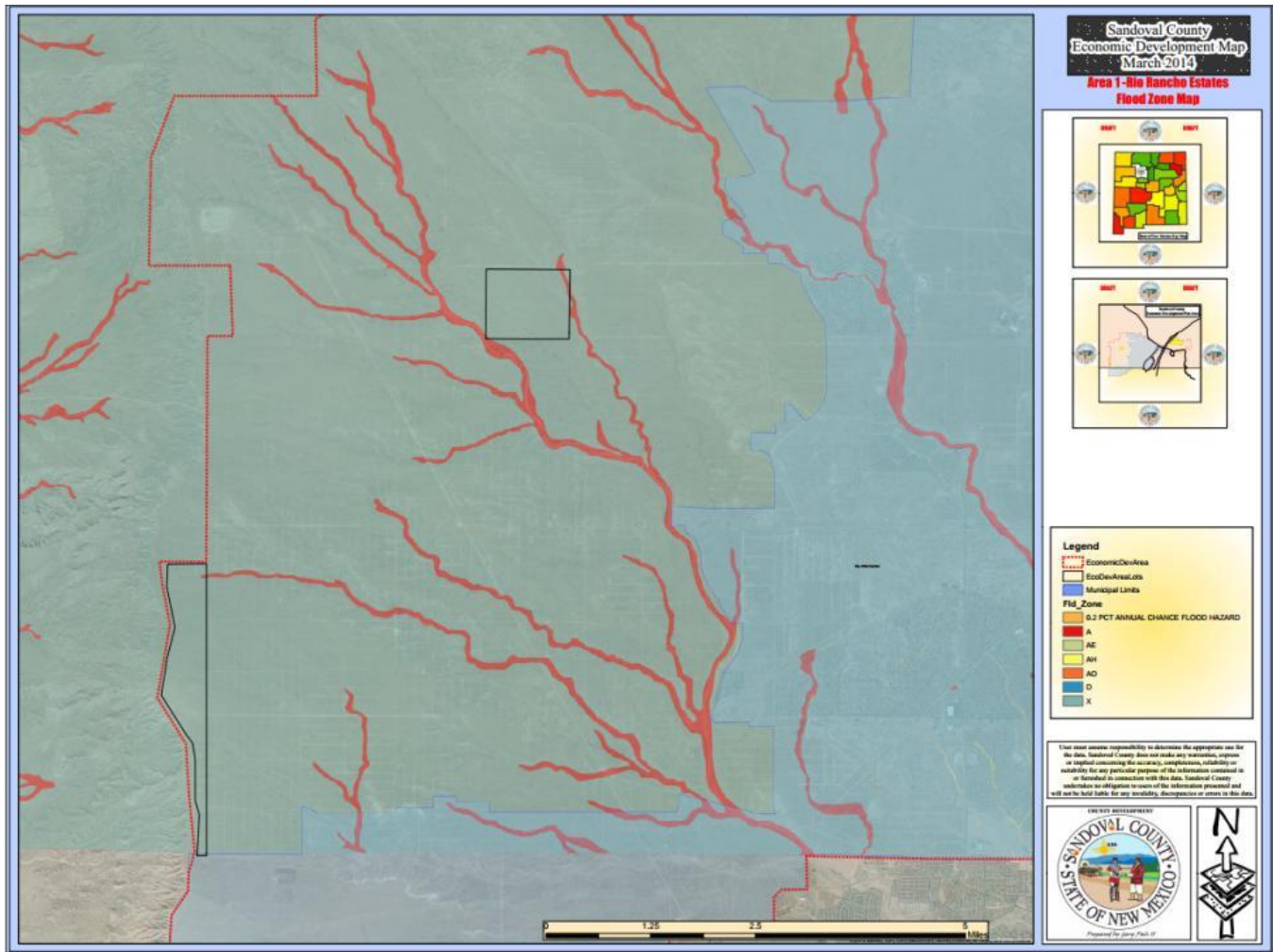
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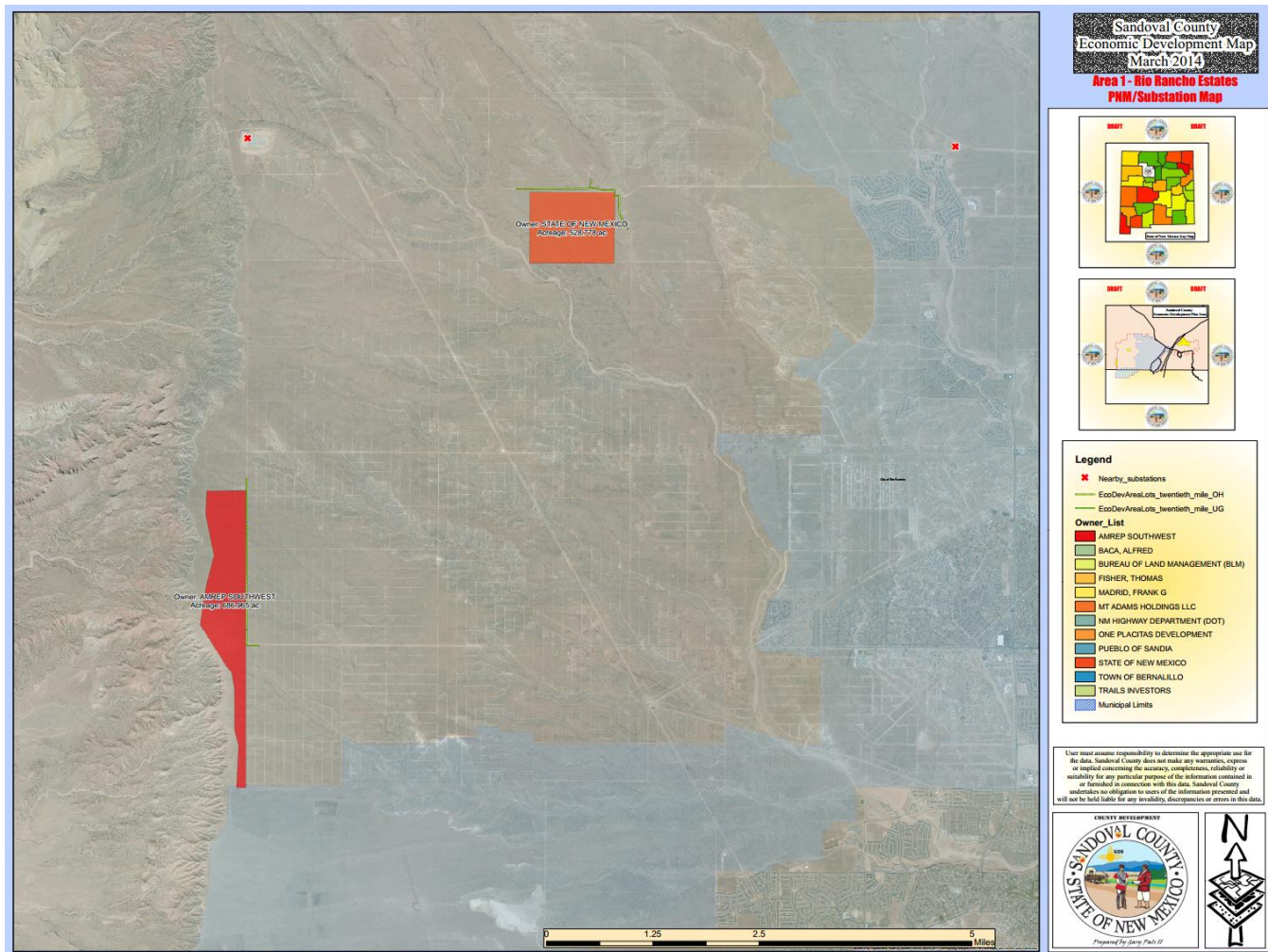
Drainage/FEMA Flood Zone Maps

(ftp://209.234.181.120/GIS%20FTP/EcoDev2014/Finals/Flood_Maps/EcoDevA1_RioFEMA.pdf)



Utilities Location and Capacities

(ftp://209.234.181.120/GIS%20FTP/EcoDev2014/Finals/GasElectric_Maps/EcoDevA1_PNM.pdf)



Area A-2 - State Land Parcel

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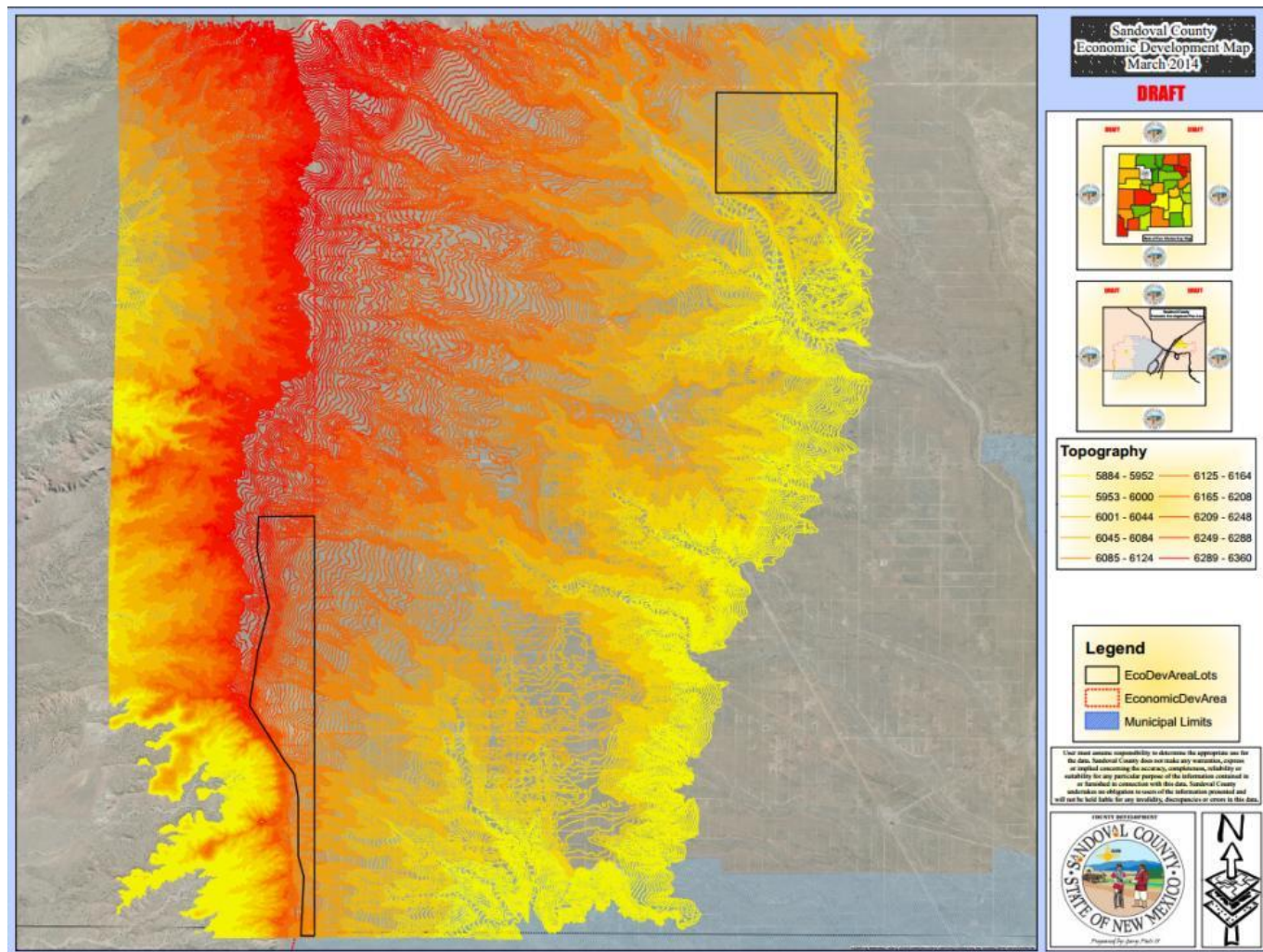
Location/Boundary Descriptions - see Summary of Parcel Descriptions section

Aerial Views



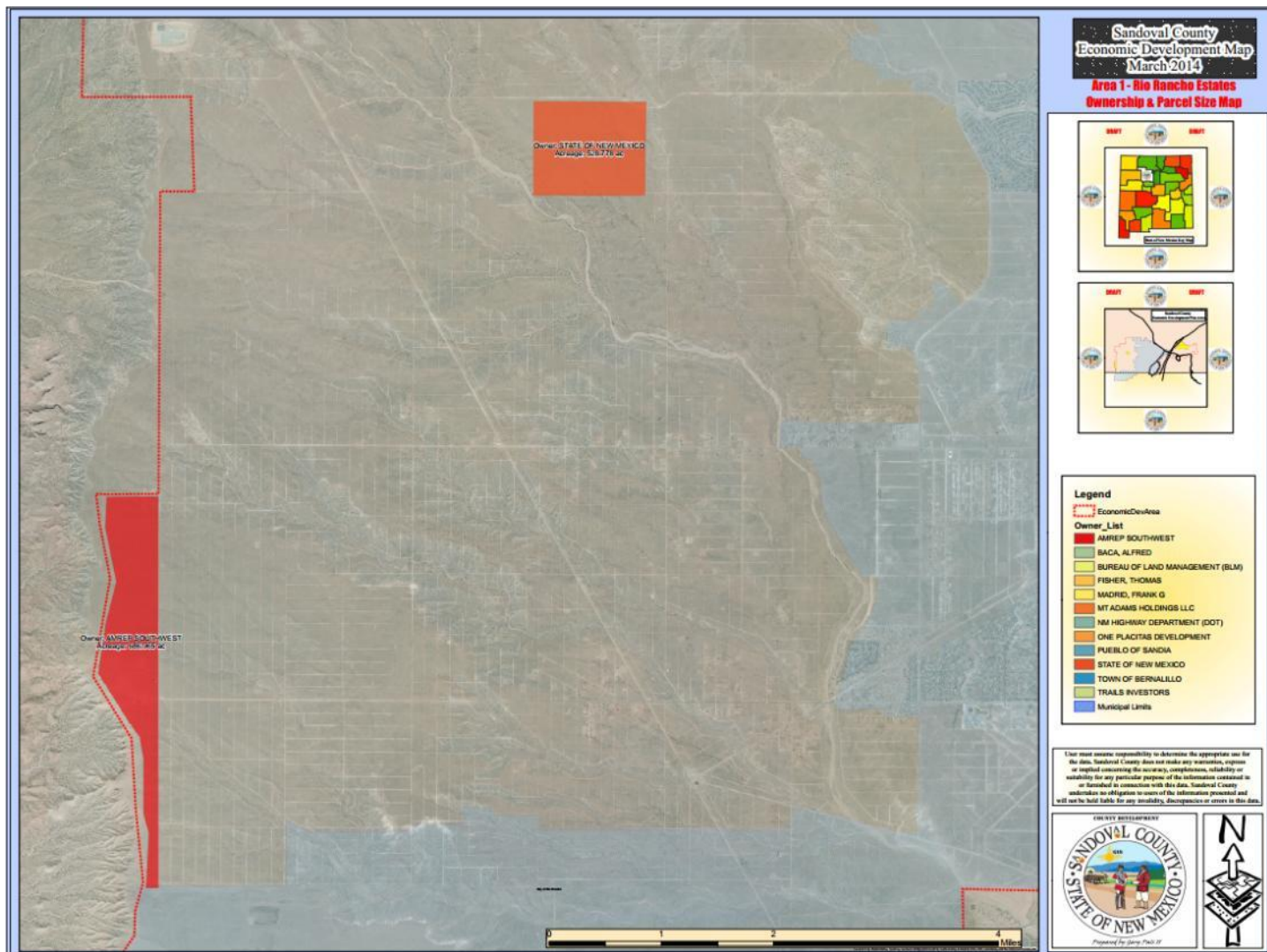
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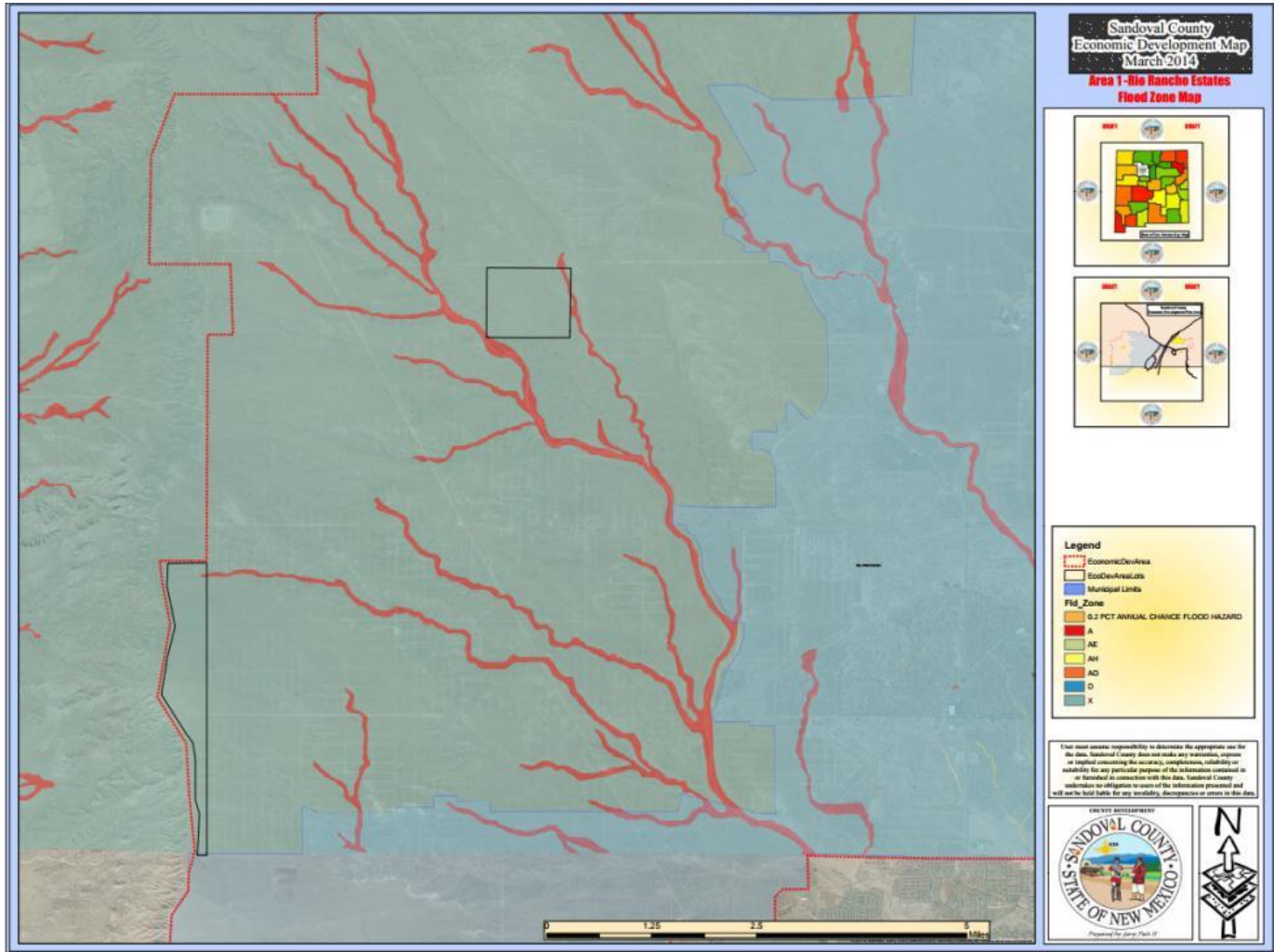
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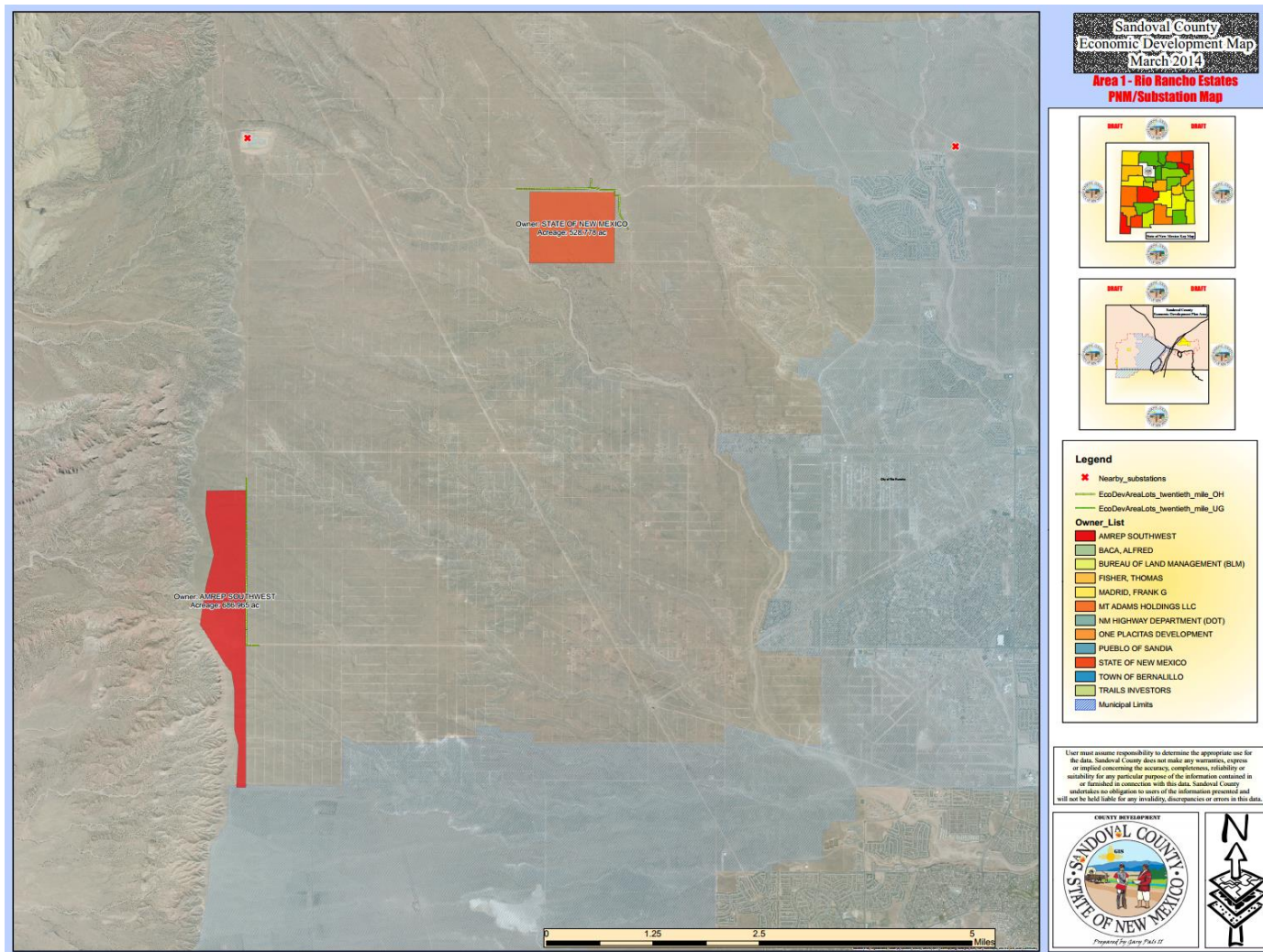
Drainage/FEMA Flood Zone Maps

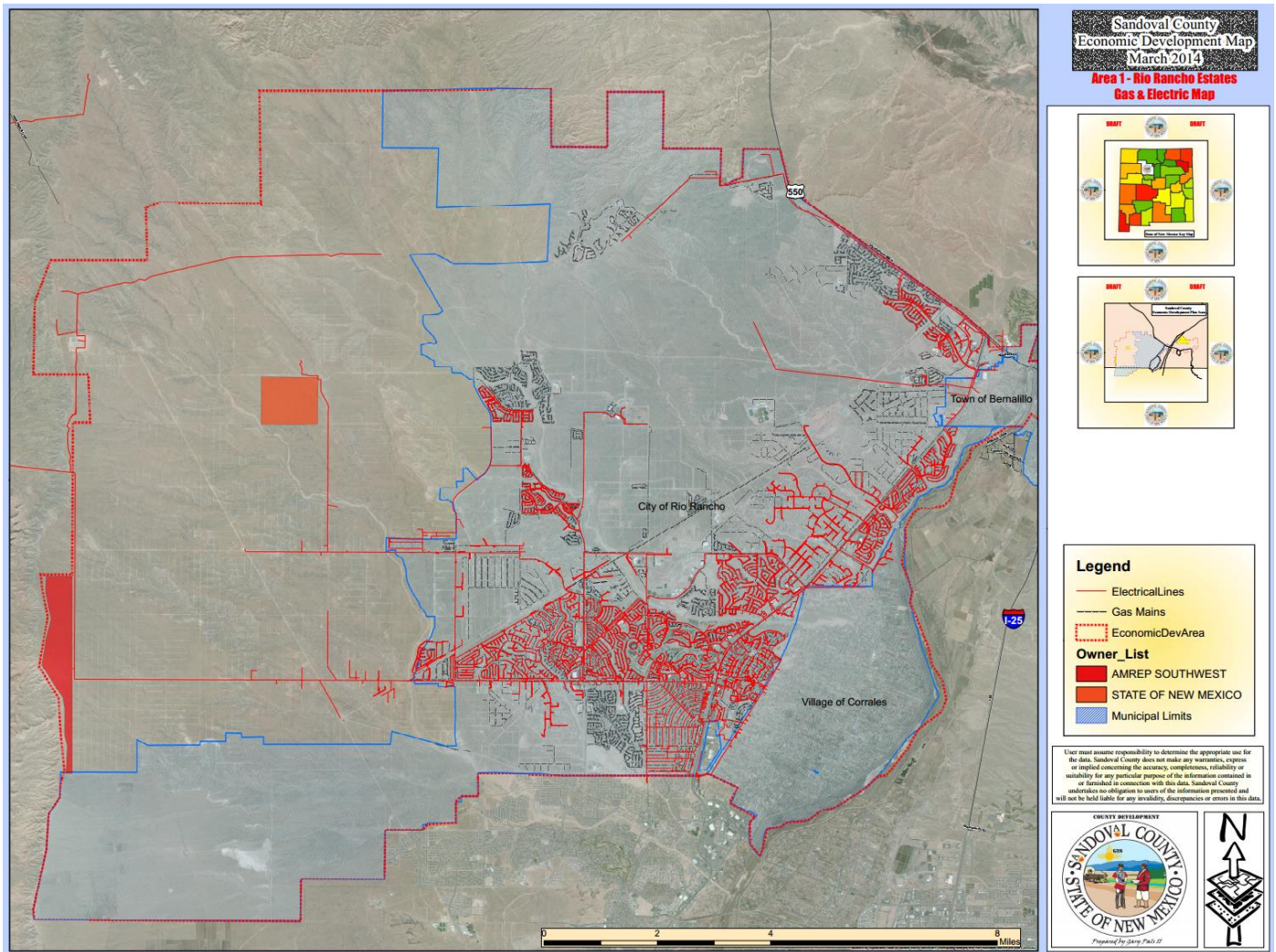
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Utilities Location and Capacities

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Area B-3 - North Corridor

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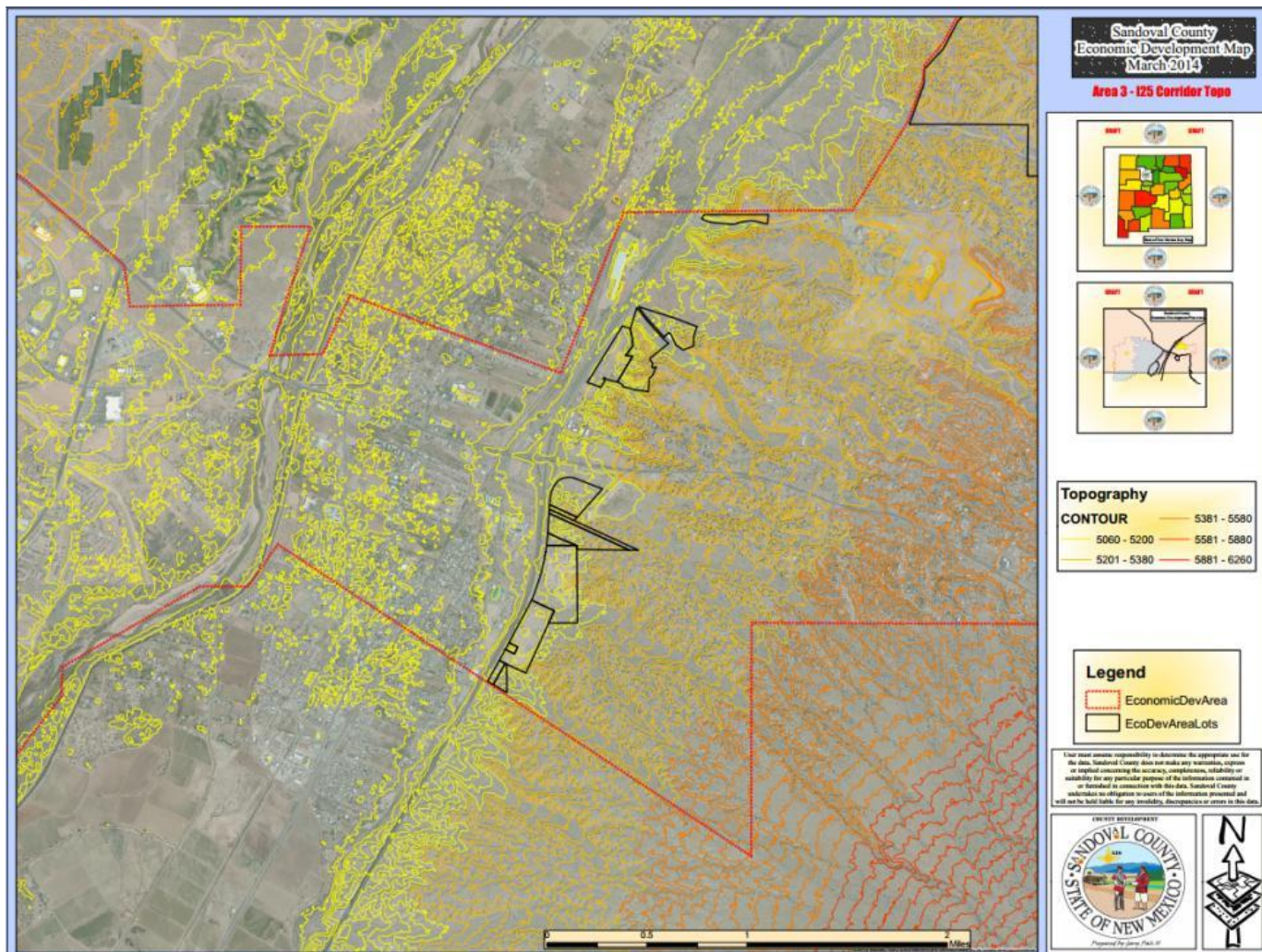
Location/Boundary Descriptions - see Summary of Parcel Descriptions section

Aerial Views



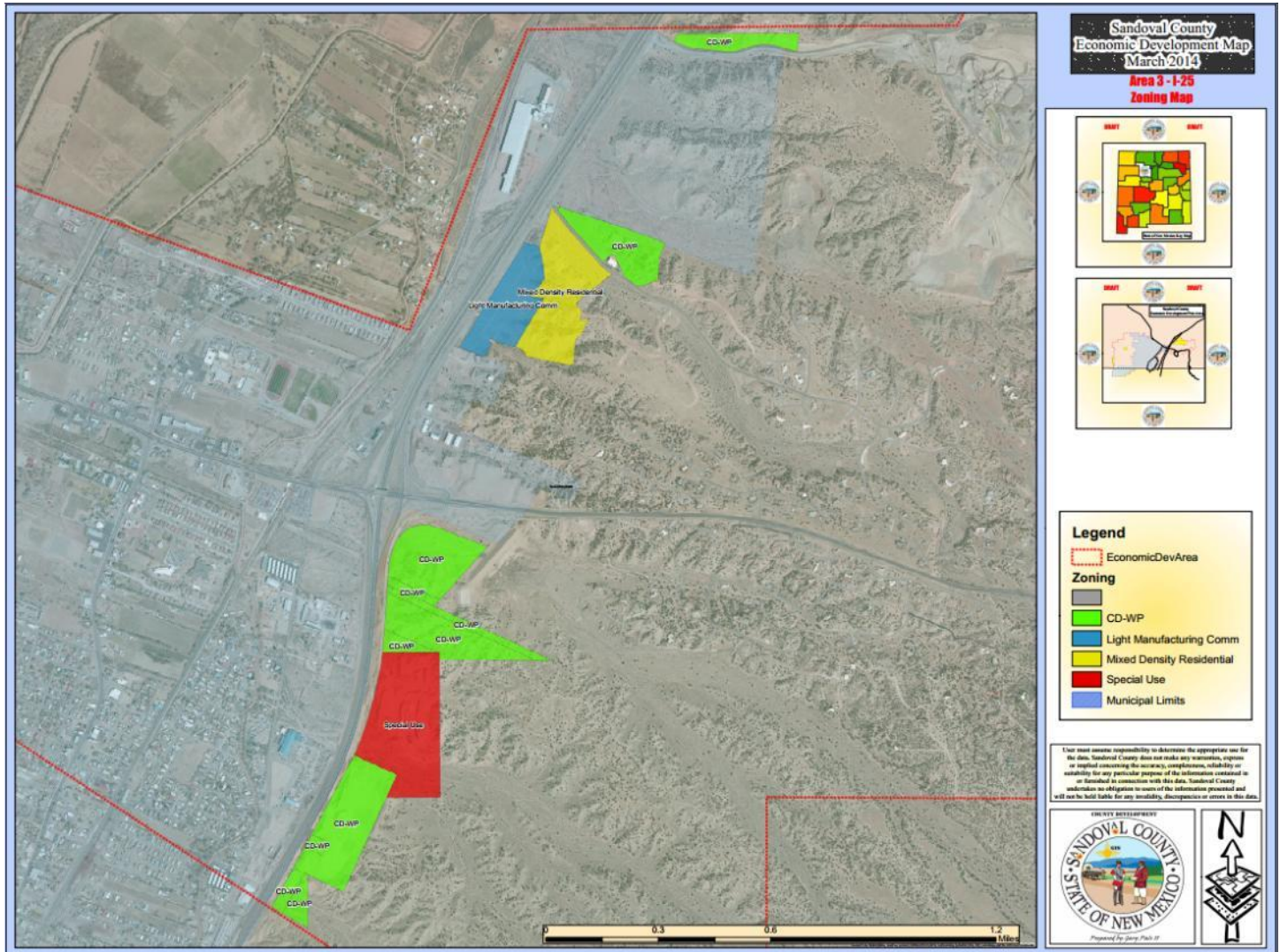
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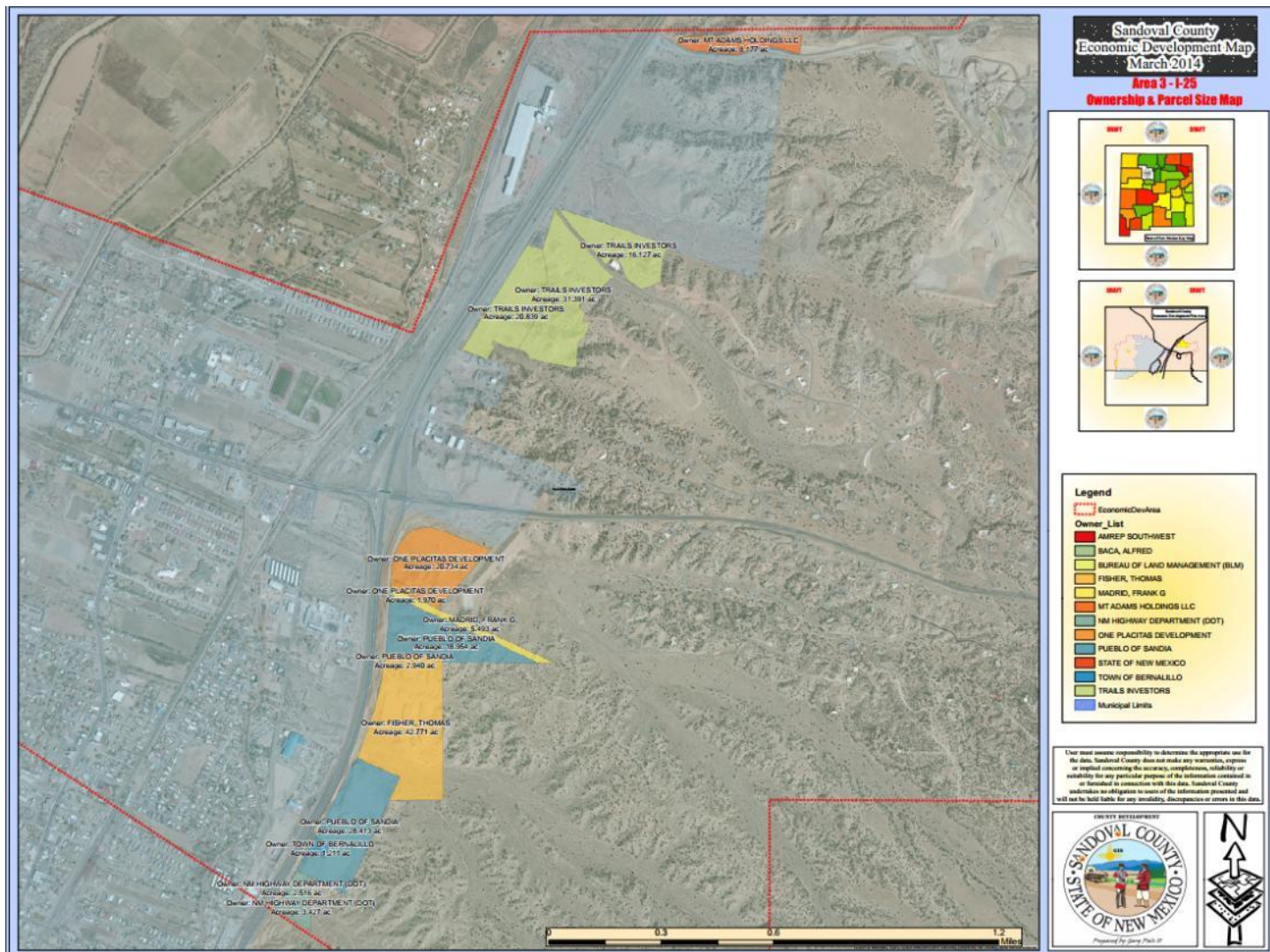
Existing Use

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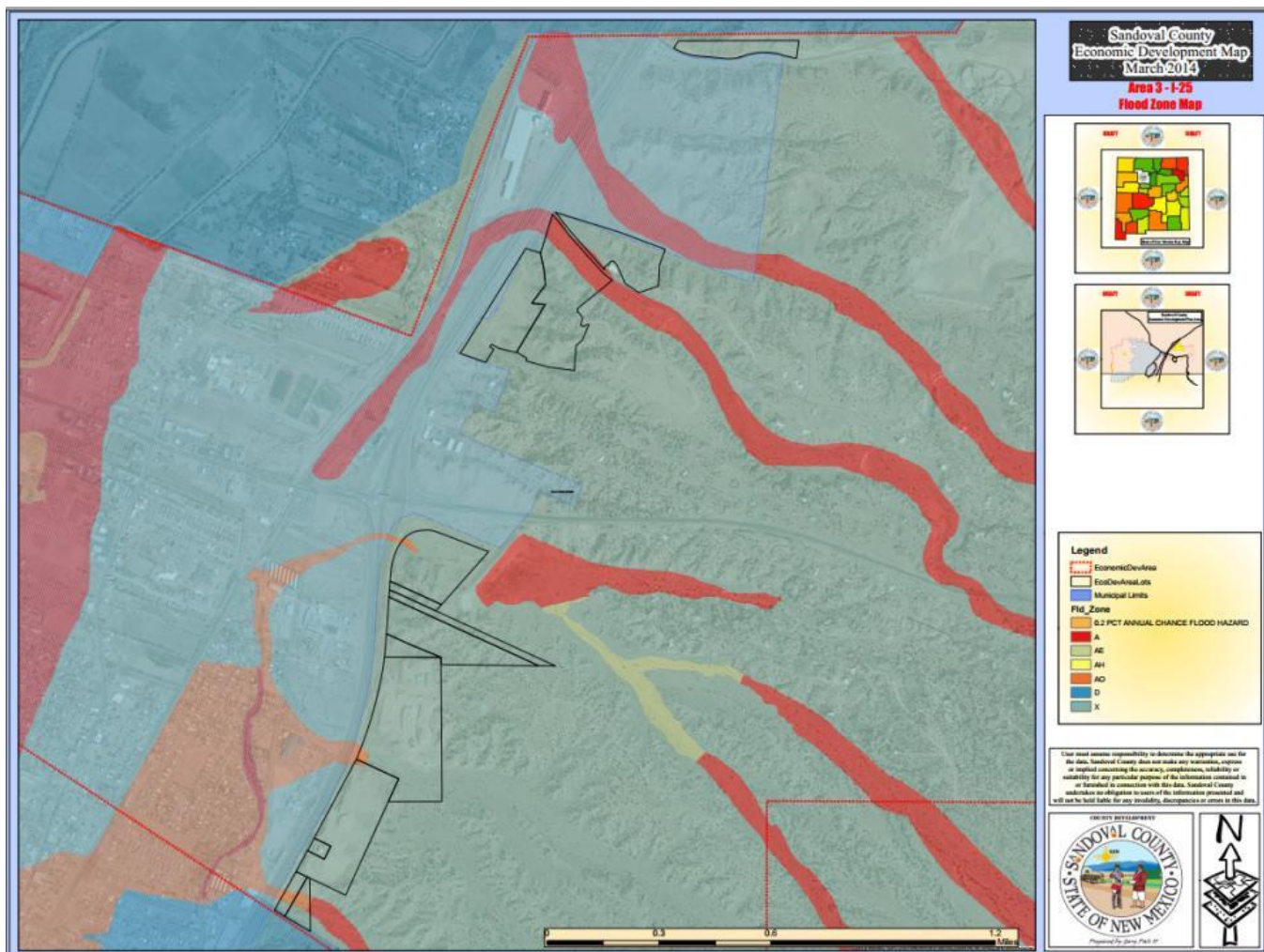
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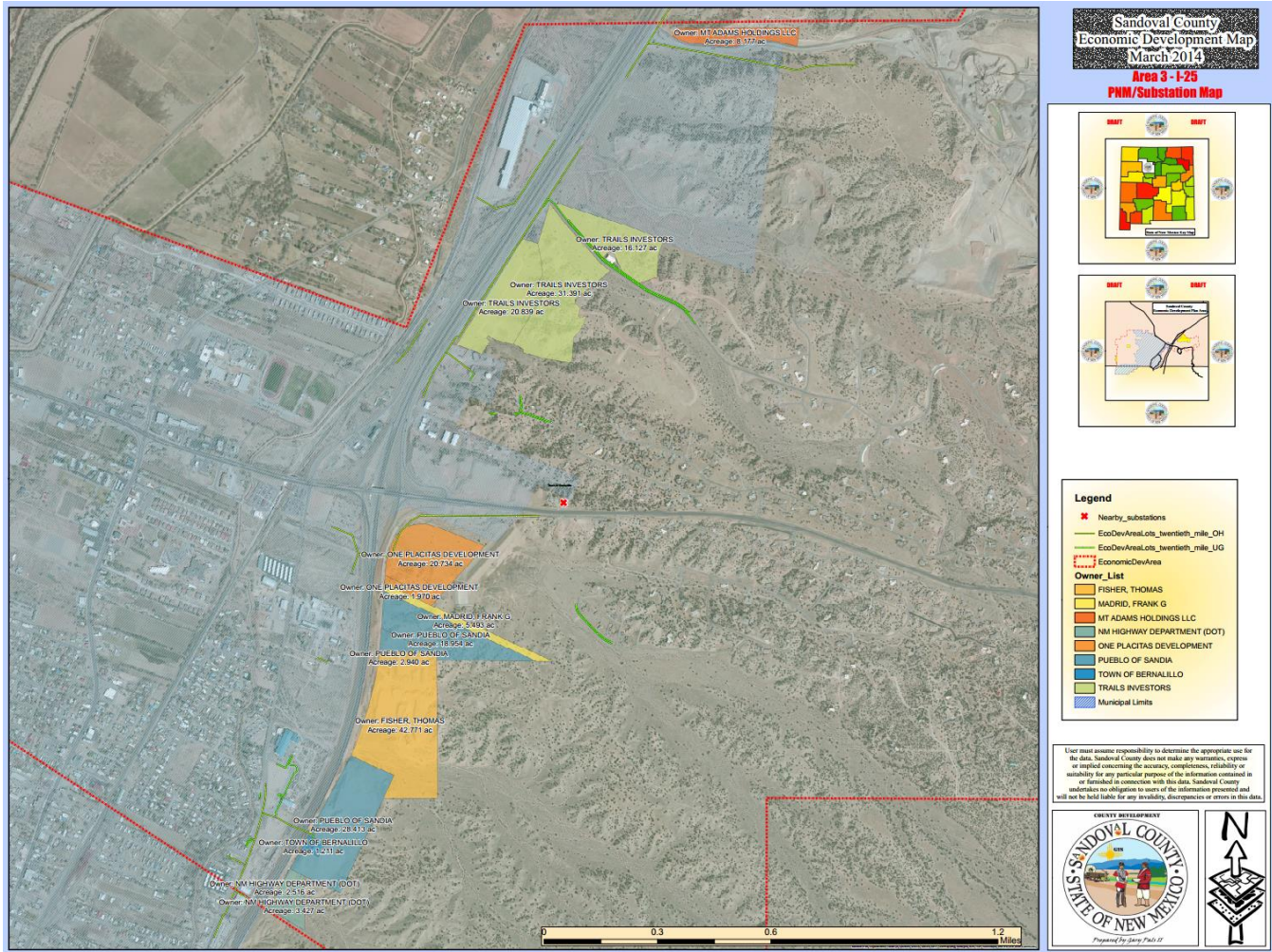
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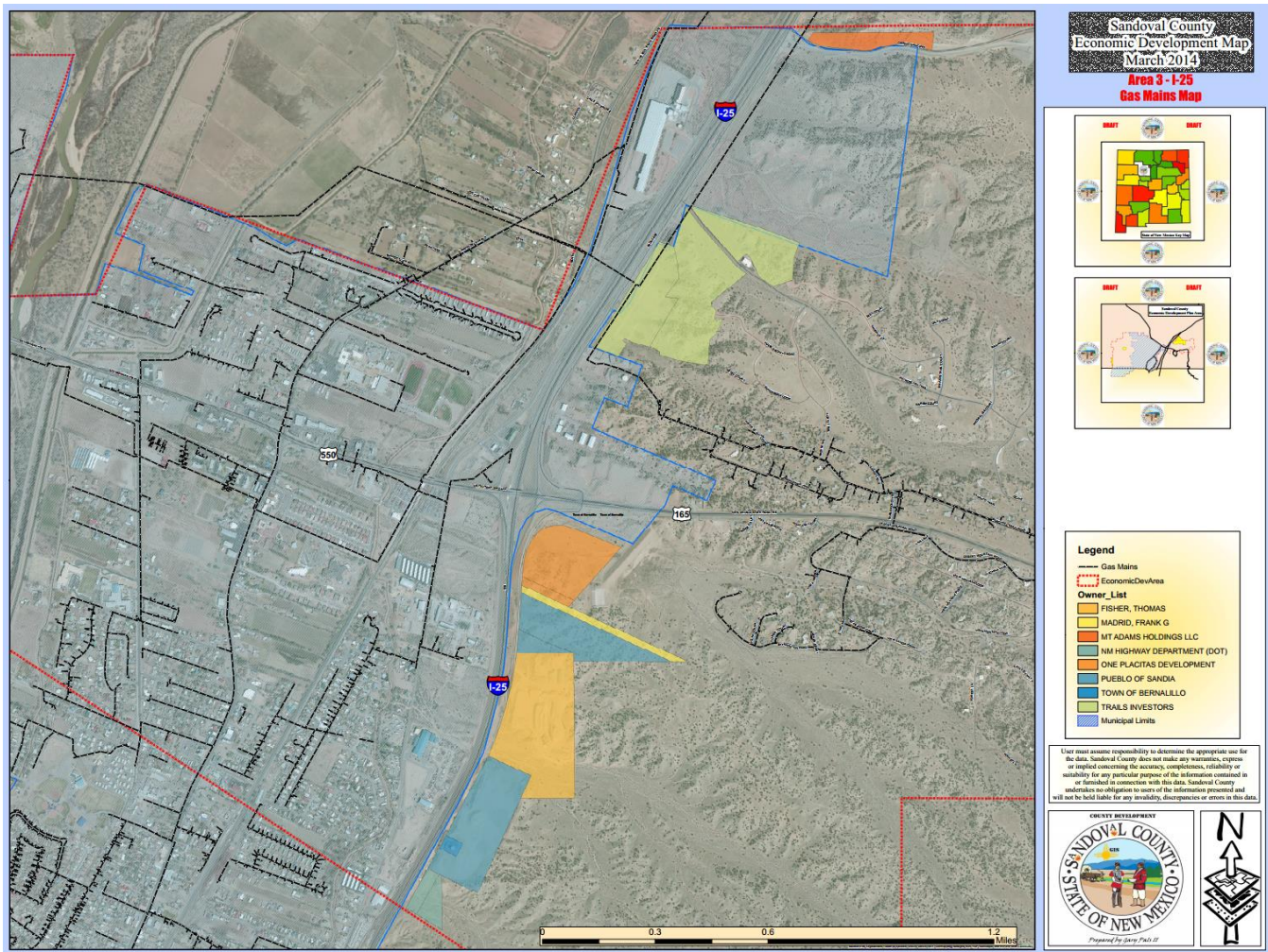
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Utilities Location and Capacities

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Area B-4 - South Corridor

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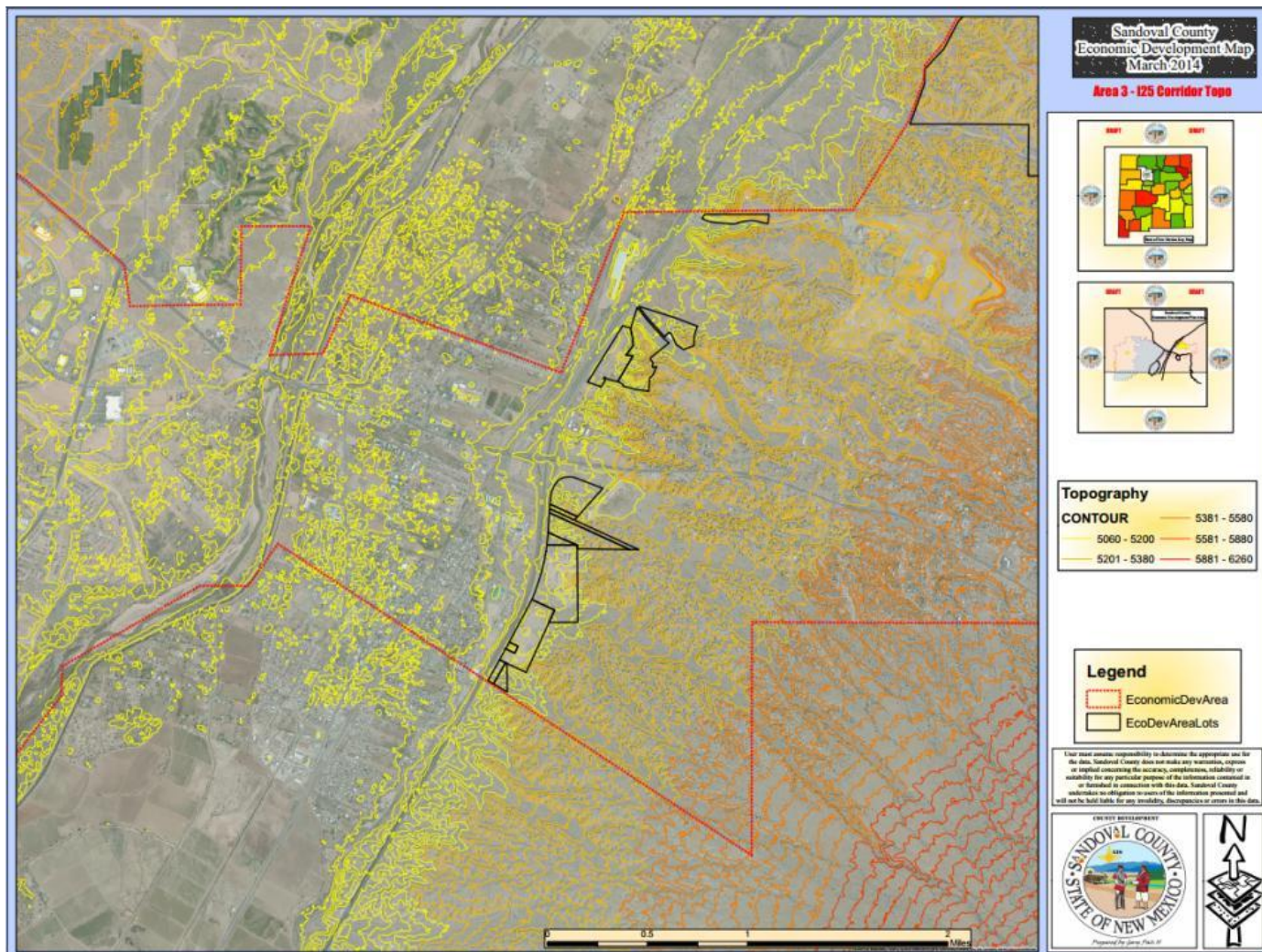
Location/Boundary Descriptions - see Summary of Parcel Descriptions section

Aerial Views



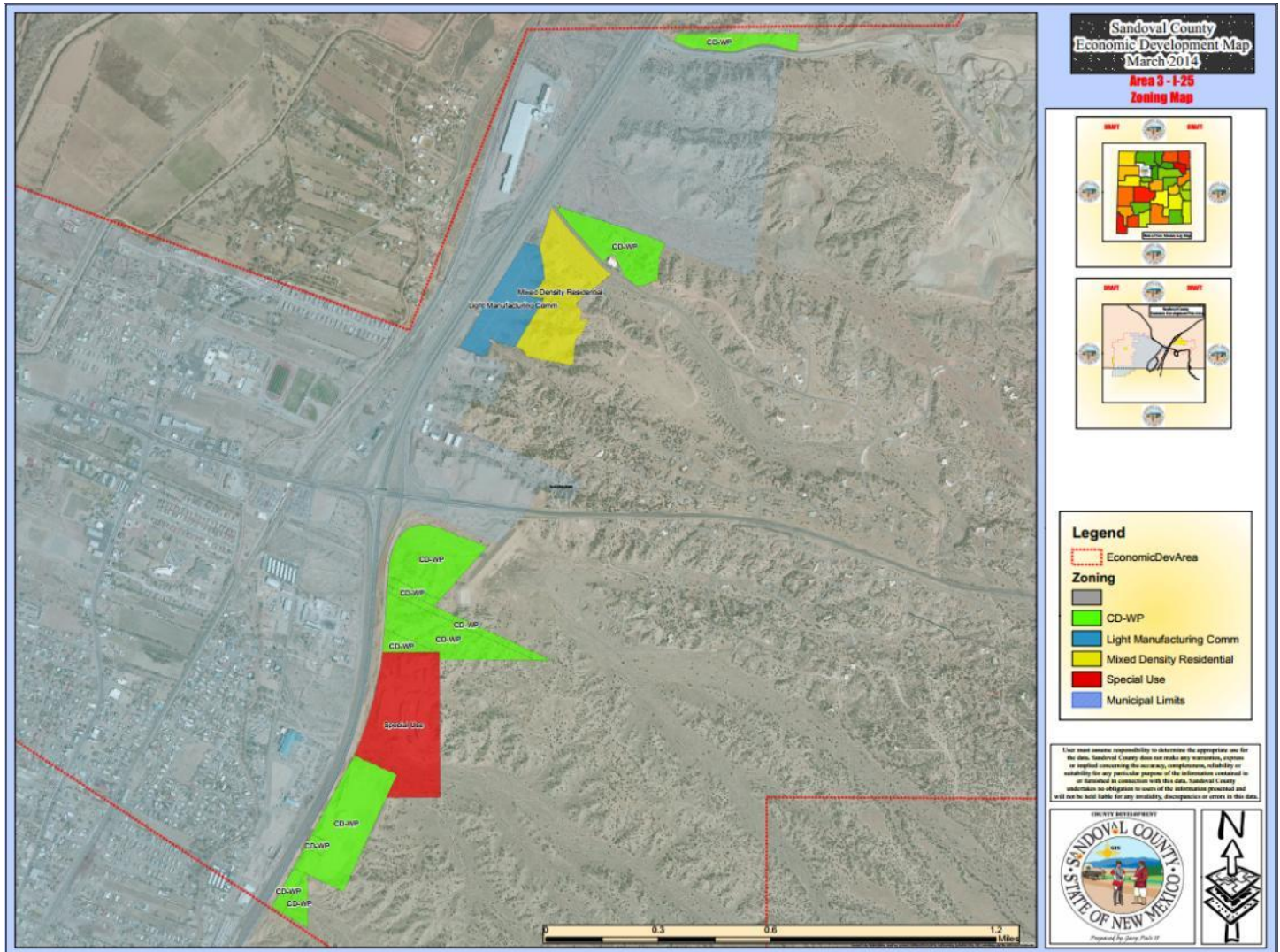
Topographical Information

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Existing Use

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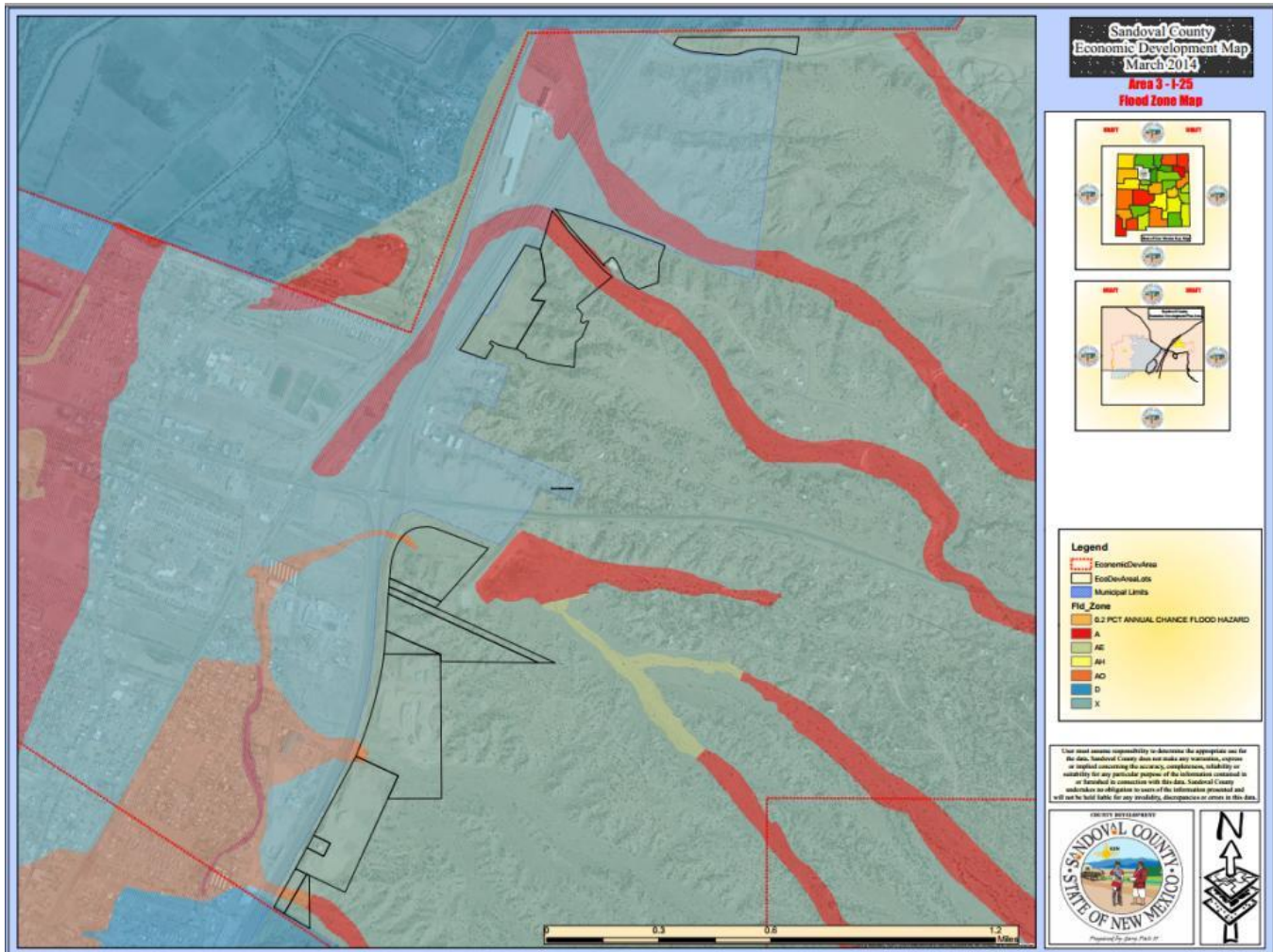


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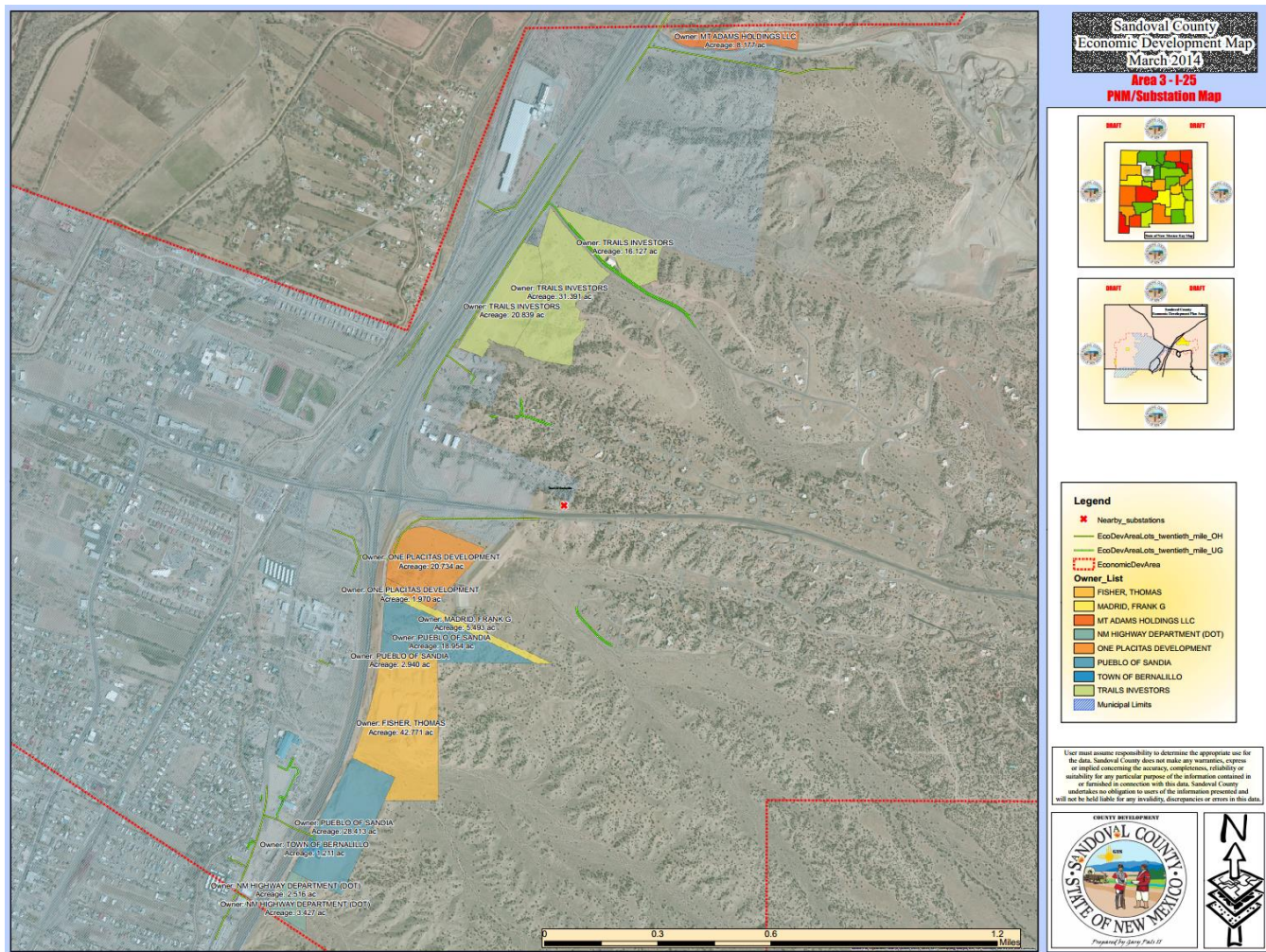
Drainage/FEMA Flood Zone Maps

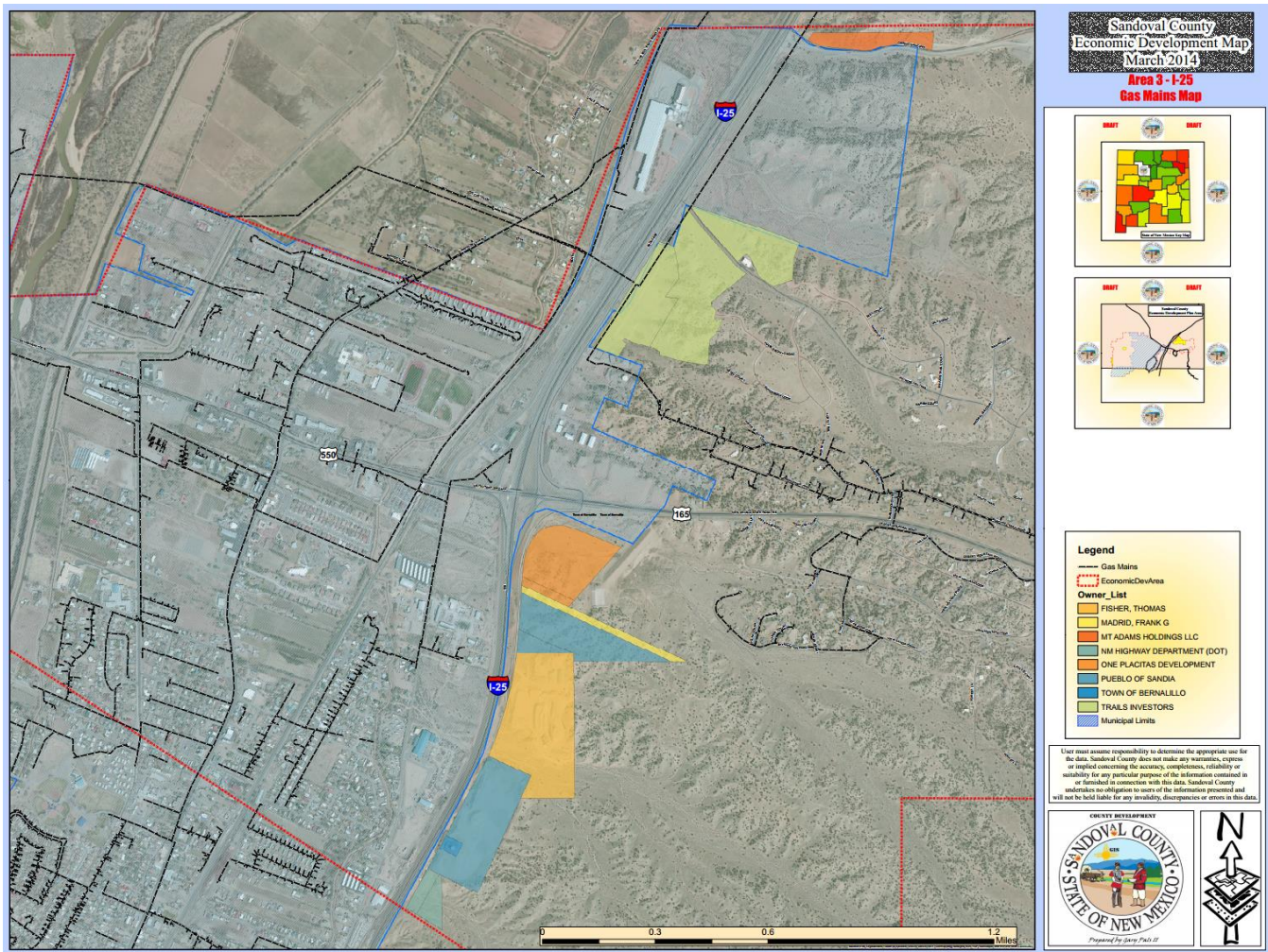
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Utilities Location and Capacities

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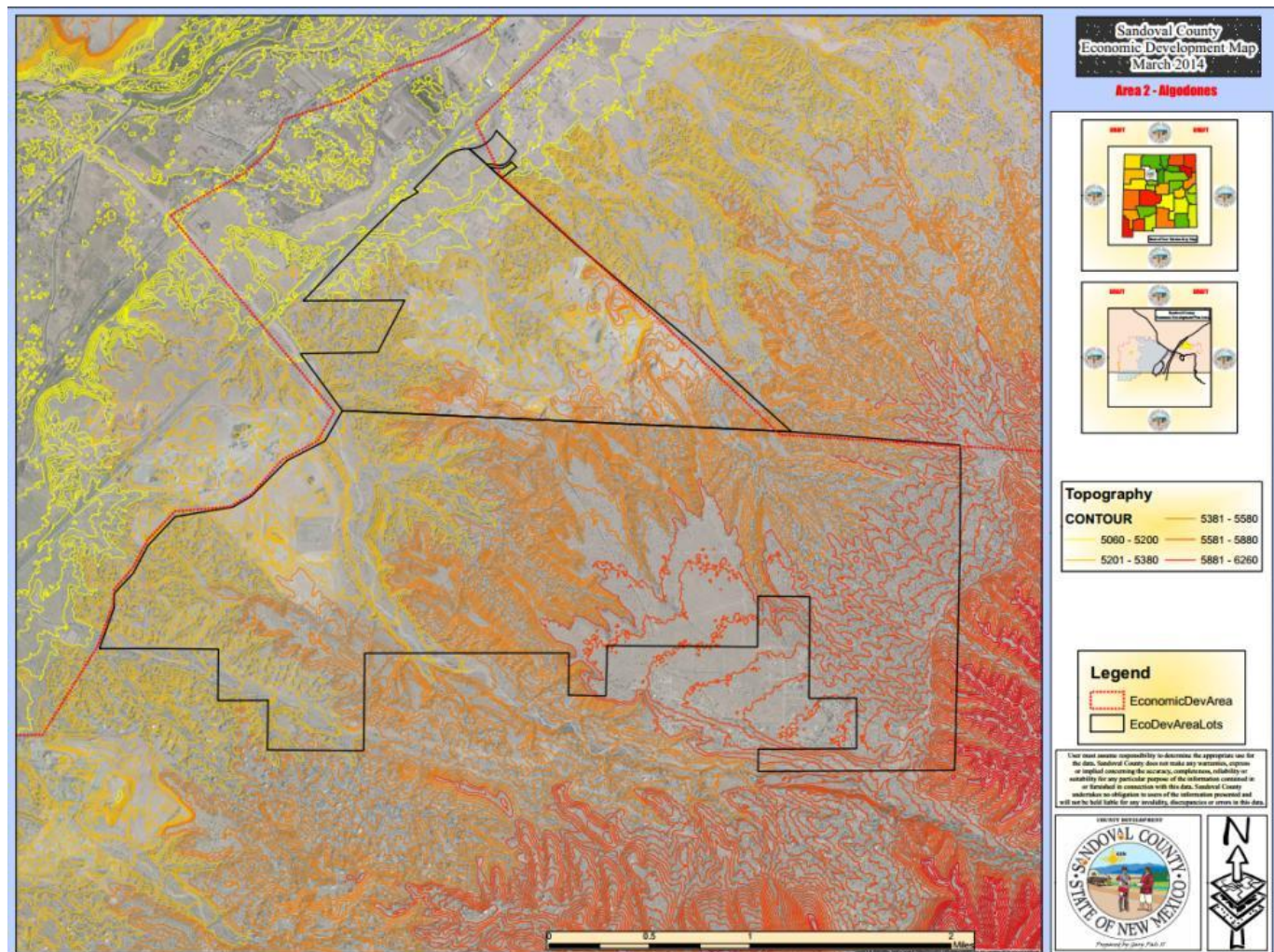
Location/Boundary Descriptions - see Summary of Parcel Descriptions section

Aerial Views



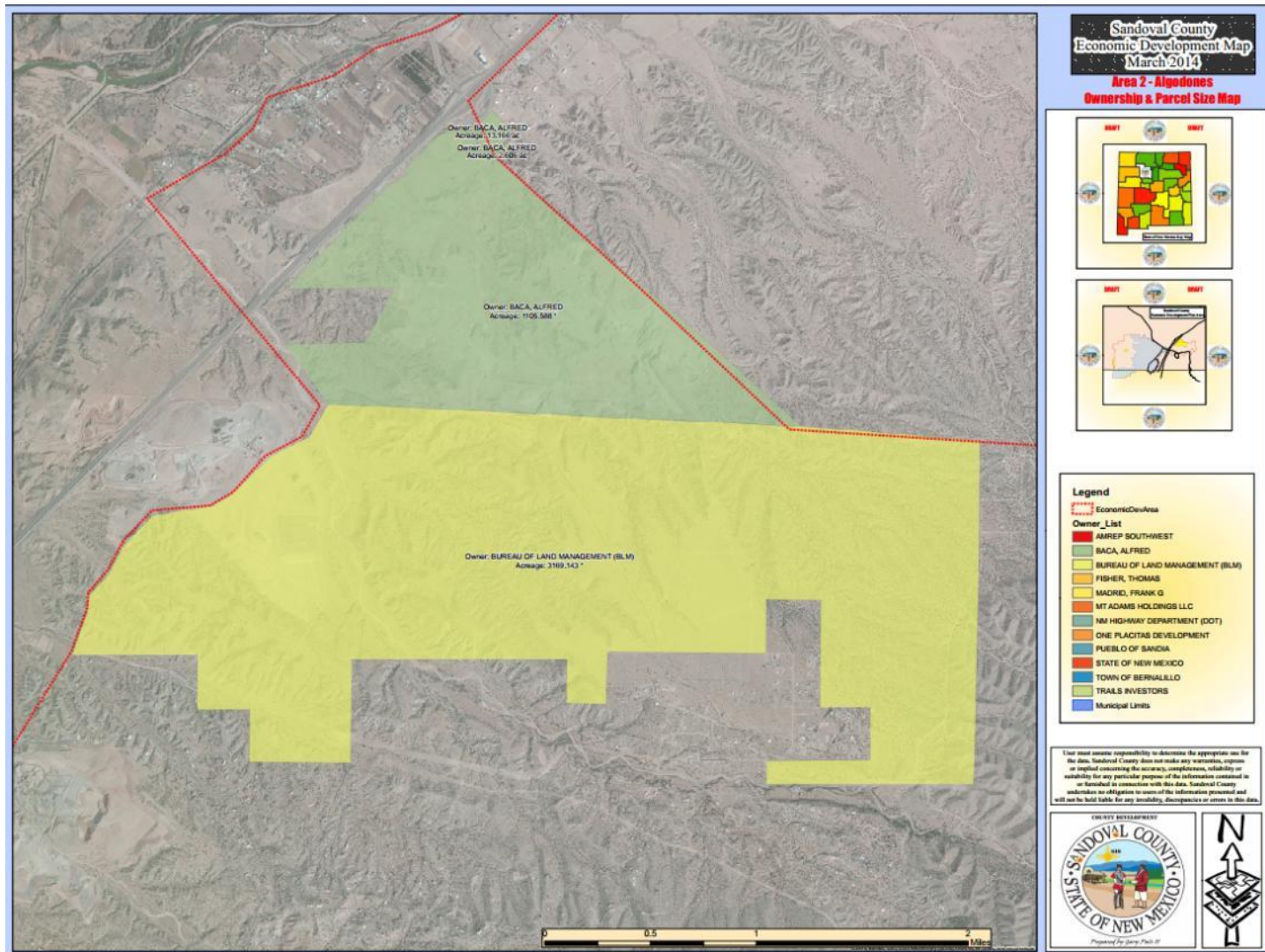
Topographical Information

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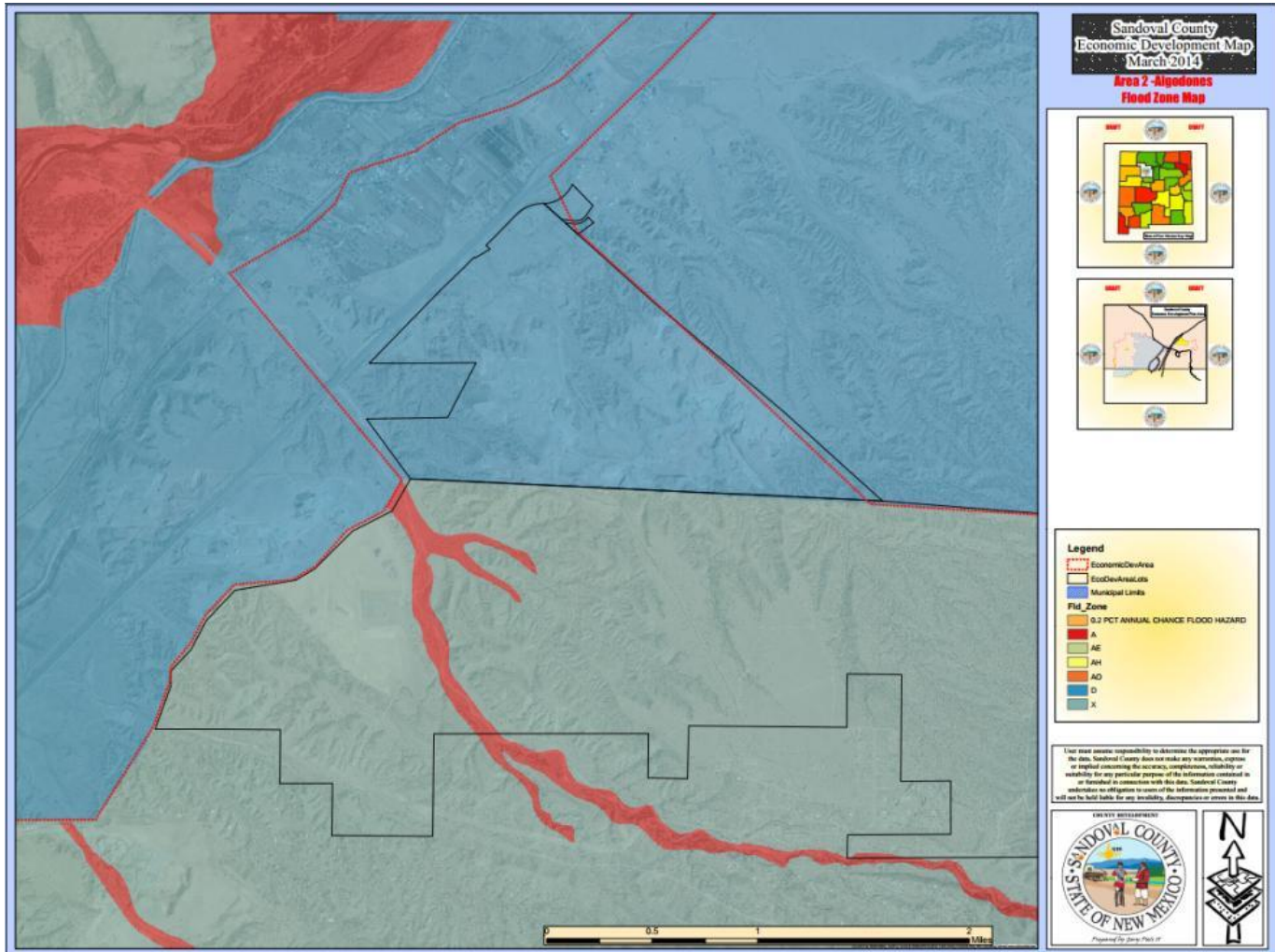
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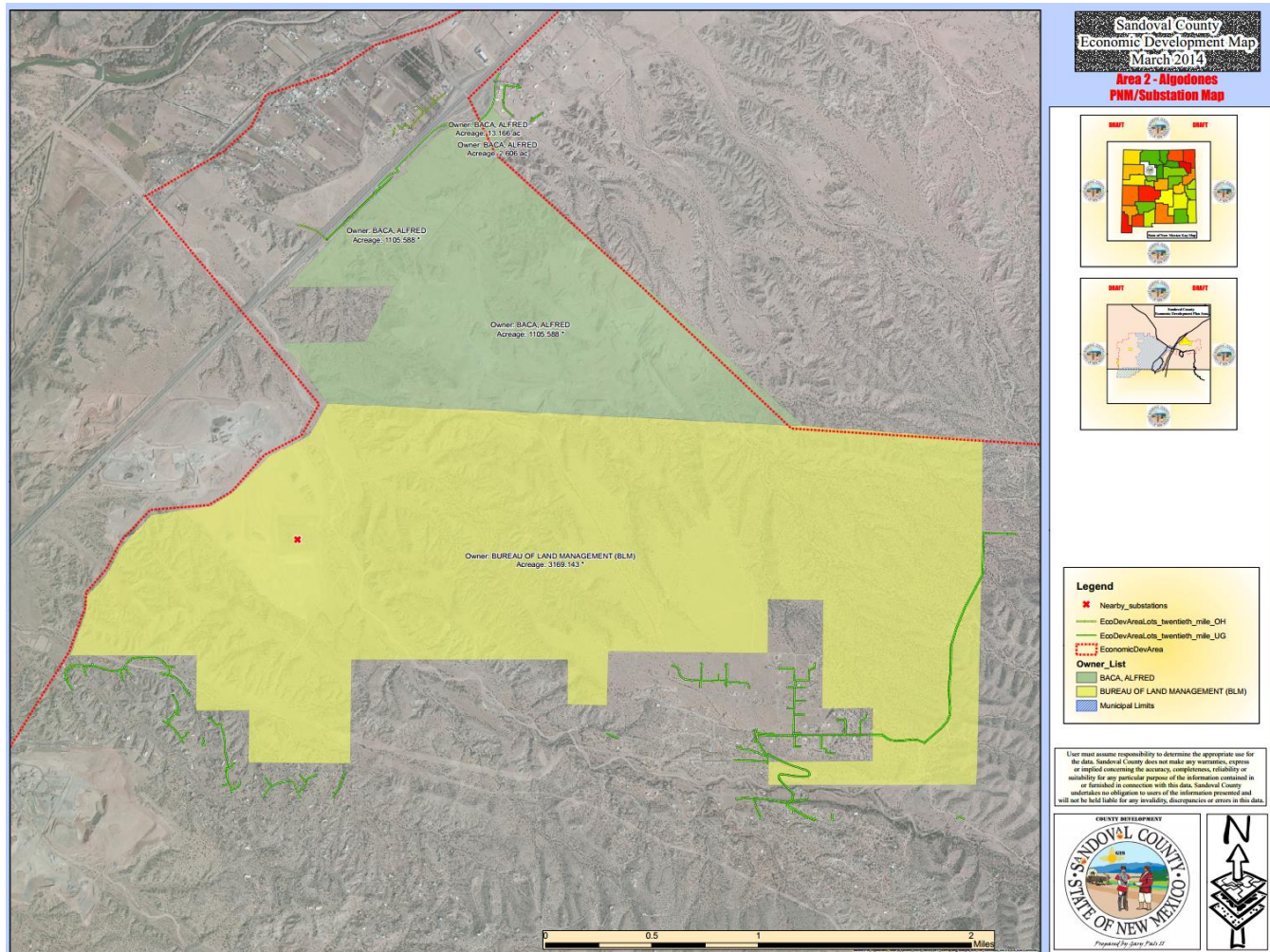
Drainage/FEMA Flood Zone Maps

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Utilities Location and Capacities

(ftp://209.234.181.120/GIS%20FTP/EcoDev2014/Finals/GasElectric_Maps/EcoDevA2_PNM.pdf)



Area C Baca								
			Evaluation			DATA		
Dimensions			Heavy Industry	Light Industry	Mixed Use			
DATA								
Land, Access and Spaces	Land	acres	1	1	1	Location Description		
	Road Access	miles	2	2	1	Lat/Long		
	Manufacturing and Office Space	square feet	1	1	1	Topography		
	Warehousing	square feet	1	1	1	Existing Use		
Dry Utilities	Electric	MVA	0	0	1	Ownership		
		miles	3	3	3			
	Gas	CF/Hr	0	2	1			
		miles	1	1	1			
Wet Utilities	Water Supply	Kgal/day	0	0	1	Summary Comments		
		miles	0	0	0			
	Sanitary Waste Water	Kgal/day	0	0	0			
		miles	0	0	0			
Communication s Infrastructure	Copper Lines	pair CCR/SP	0	0	0			
		miles	0	0	0			
	Fiber Lines	cable CCR/SP	0	0	0			
		miles	0	0	0			
Human Resources	Headcount	# employees	1	1	1			
TOTALS			10	12	12			

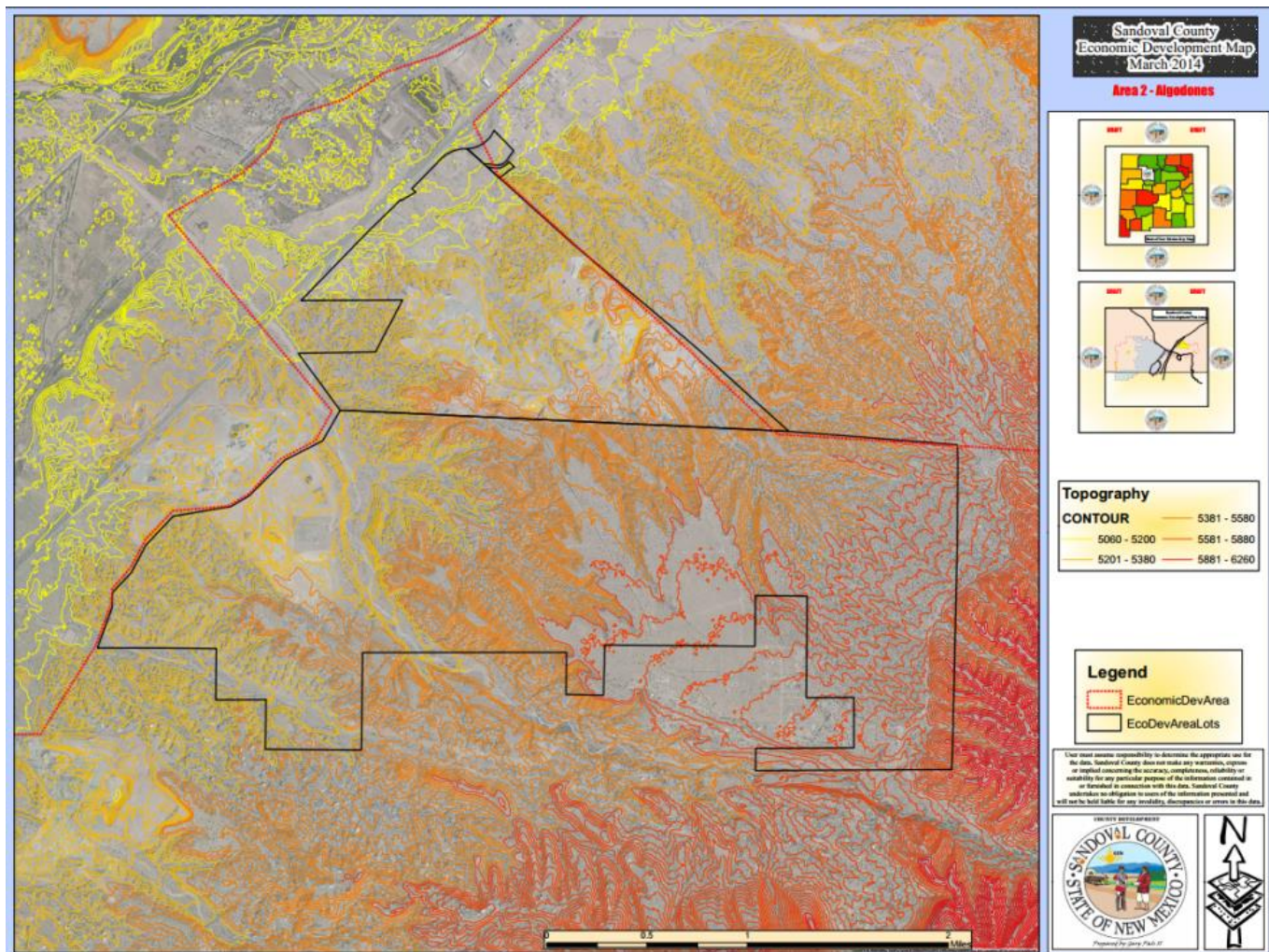
Location/Boundary Descriptions - see Summary of Parcel Descriptions section

Aerial Views



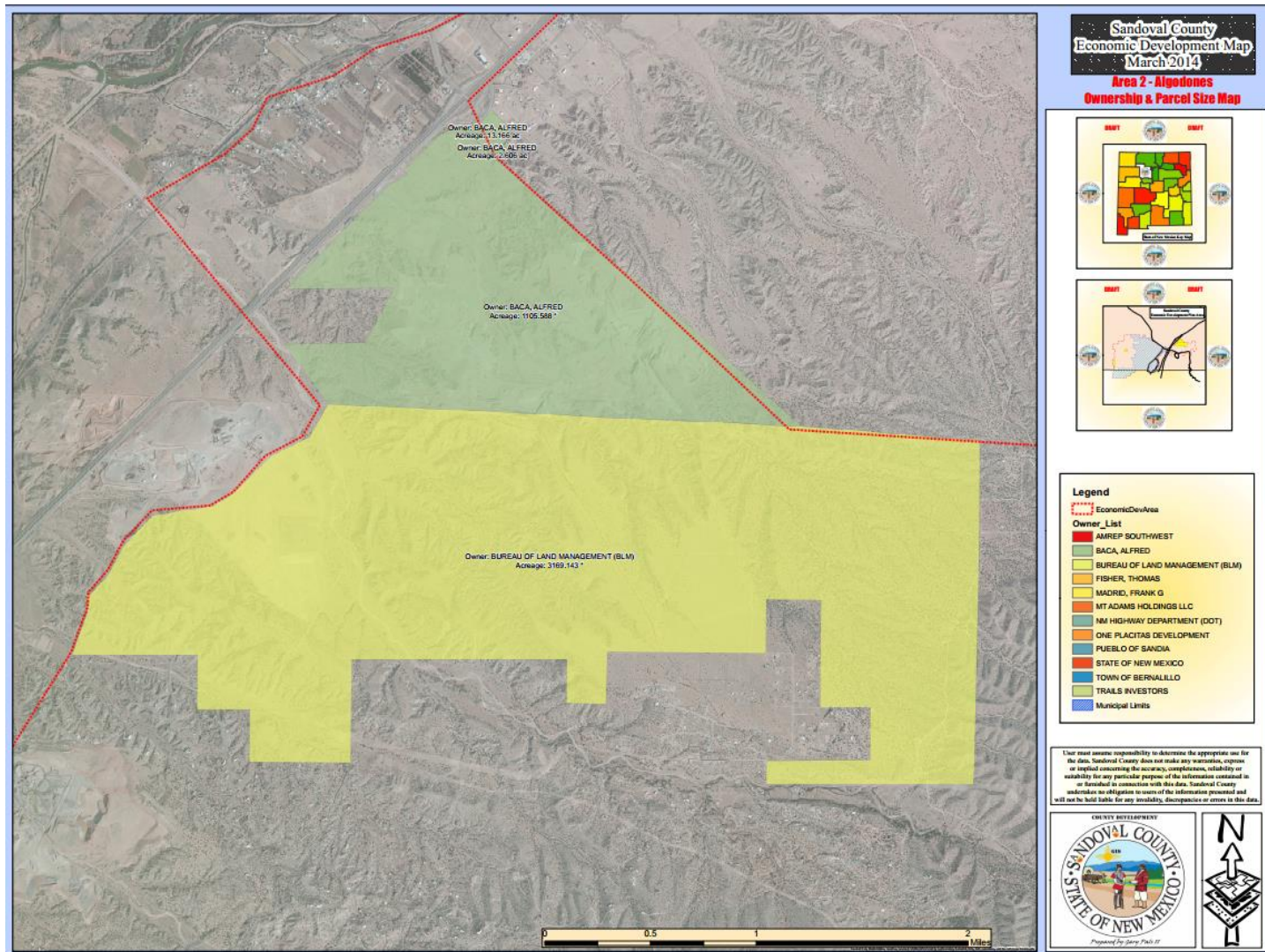
Topographical Information

(ftp://209.234.181.120/GIS%20FTP/EcoDev2014/Finals/TOPO_Maps/EcoDevA2_AlgoDraft1.pdf)



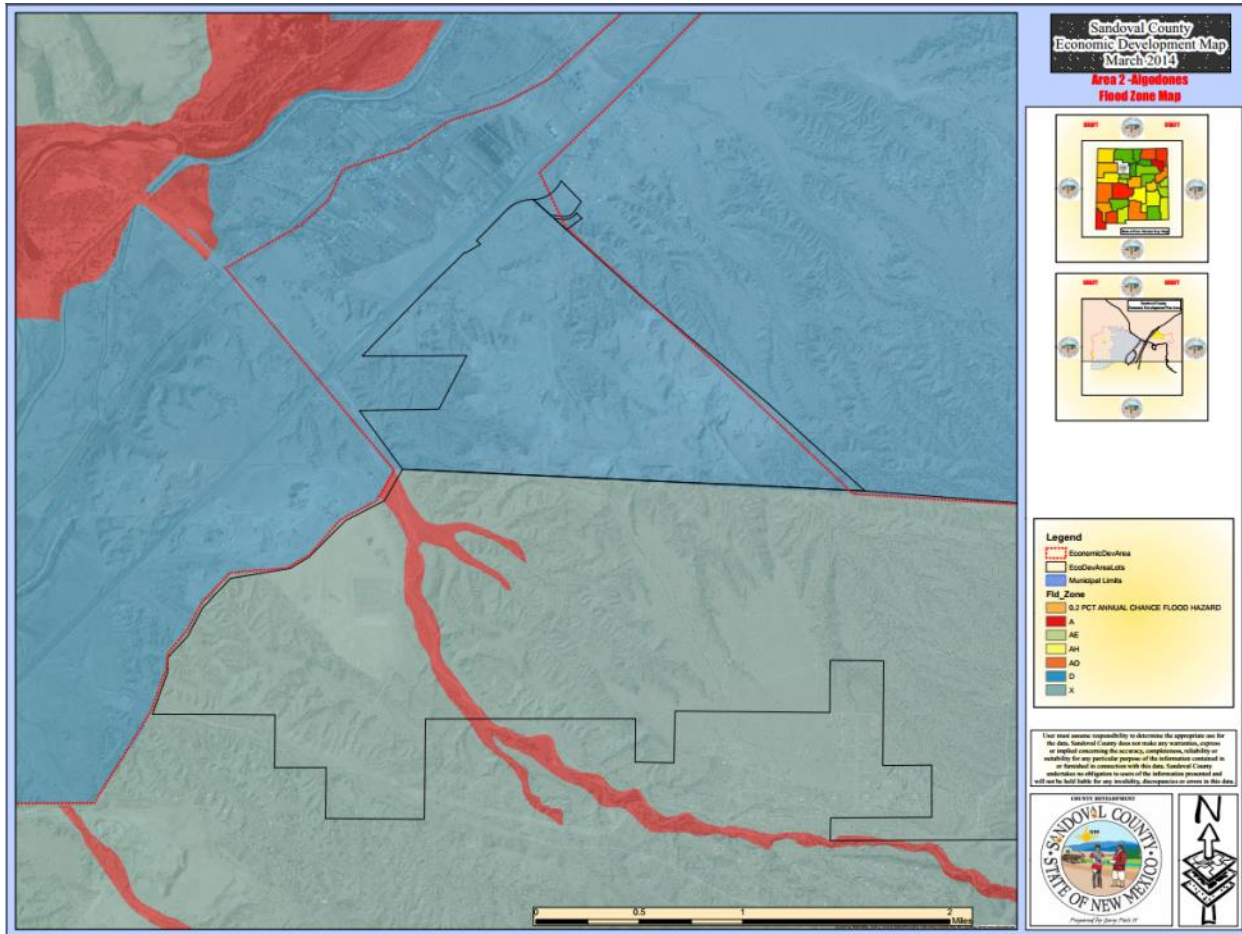
Ownership Information

(ftp://209.234.181.120/GIS%20FTP/EcoDev2014/Finals/ParcelOwnership_Maps/EcoDevA2_AlgoParcels.pdf)



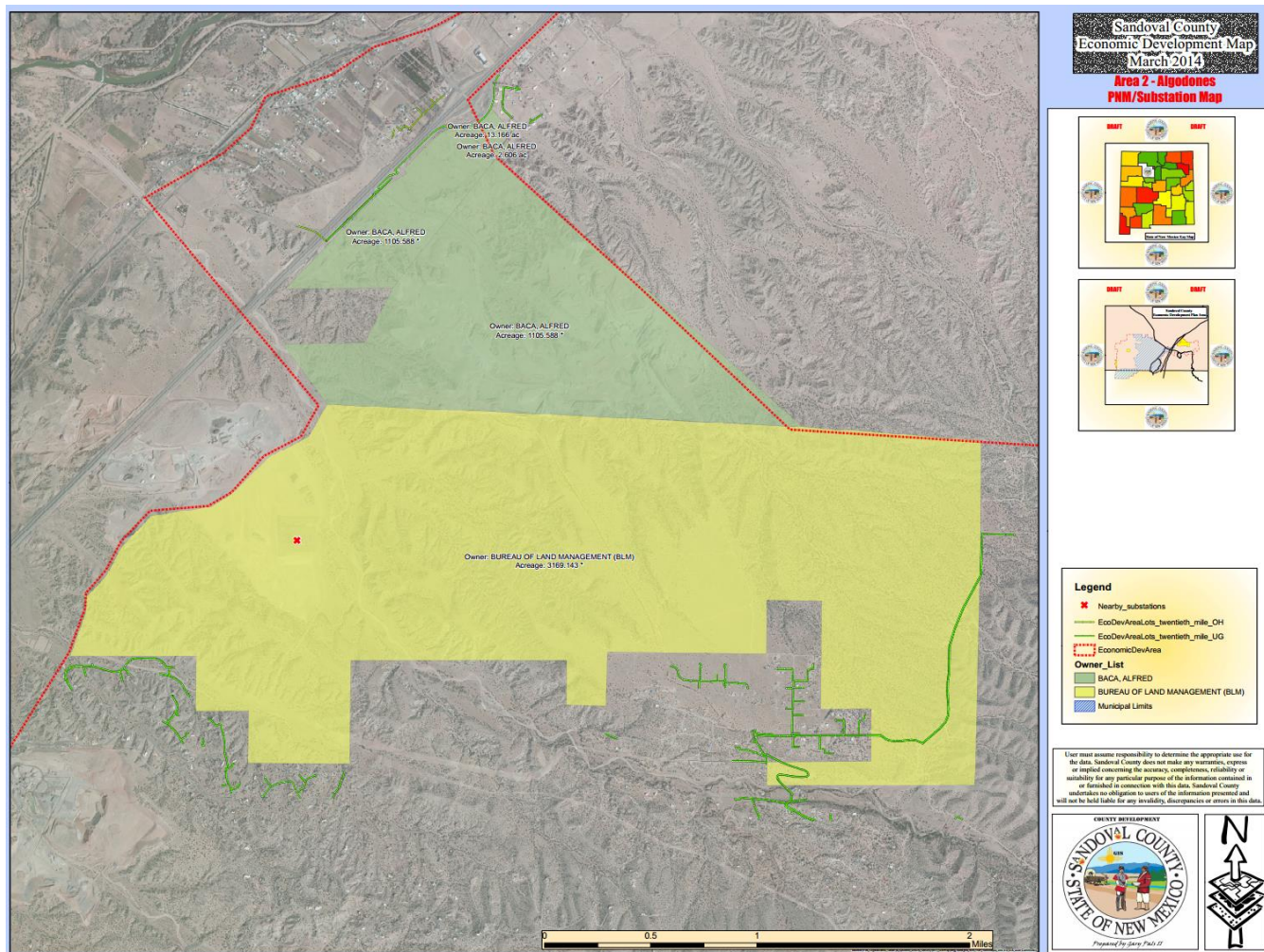
Drainage/FEMA Flood Zone Maps

(ftp://209.234.181.120/GIS%20FTP/EcoDev2014/Finals/Flood_Maps/EcoDevA2_AlgoFEMA.pdf)



Utilities Location and Capacities

(ftp://209.234.181.120/GIS%20FTP/EcoDev2014/Finals/GasElectric_Maps/EcoDevA2_PNM.pdf)



Appendices

Appendix A - Mapping FTP Site

ftp://209.234.181.120

user: gisguest

Pass: sandovalG1\$

Look in a folder: EcoDev2014

Appendix B - 11x17 Reference Maps