

Email

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Comments:

May 24, 2020

Planning and Zoning Board Members and County Staff,

I am writing in support of the issues raised in previous comments by the Eastern Sandoval Citizens Association (ESCA) regarding the Homestead Village, Inc., Application ZNCH-20-001, for an amendment to the existing Homestead Special Use (SU) zone district in Placitas. In addition to the issues raised by ESCA, the Planning and Zoning Board should consider the following issues, which could have a major impact if the amendment is approved:

Water - a high-density housing project on the 8.32 acre parcel would in all probability require the development of a new community water system to serve the project. A number of community water systems in Placitas and the surrounding area currently draw water from the Albuquerque Basin Aquifer, and this amount appears to be sustainable from well readings in the area. However, the addition of a new high-use system drawing from the same aquifer may over time jeopardize the water supply for all of western Placitas by causing water levels in the aquifer to drop substantially.

Wastewater - a high-density housing project on the 8.32 acre parcel would also likely require a wastewater treatment system, as the spacing for septic tank use would not be possible. A wastewater system would likely require a point of discharge to one of the arroyos in the area, altering the current hydrology and potentially accelerating erosion in the area. Furthermore, the wastewater discharge would also likely seep into the drinking water aquifer at some locations, causing unknown impacts on water quality for drinking water systems in the area.

Storm Water - a high-density housing project on the 8.32 acre parcel would likely add substantial amounts of impervious surface area, resulting in substantial amounts of storm water runoff, which would add significant loadings to existing drainage in the area. Unless properly planned and integrated into the existing hydrology of the area, this additional loading could cause flooding and/or erosion issues in the area.

County Services - a high-density housing project on the 8.32 acre parcel could substantially increase the burden on Sandoval County Fire and Sheriff's Office responsibilities, due to a significant increase in population in the area. The County should calculate and assess these impacts before approving any amendment to increase density of development.

Traffic - traffic levels on State Highway 165 are already approaching the point where traffic signals might be warranted at some of the intersections in west Placitas. The impact of additional population from a high-density housing project on the 8.32 acre parcel on area traffic should be thoroughly assessed before approving any amendment to increase density of development.

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Placitas