



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO. 42

ENACTMENT NO.25-042

RESOLUTION ADOPTING THE VISTA GRANDE MASTER PLAN

1
2
3 **WHEREAS:** the State of New Mexico has granted the City of Rio Rancho the power,
4 authority, jurisdiction and duty to enforce and carry out the provisions of
5 law relating to planning, platting, and zoning pursuant to 3-19-1, NMSA,
6 1978; and

7
8 **WHEREAS:** the Governing Body of the City of Rio Rancho has adopted a
9 Comprehensive Plan that addresses and provides for specific goals,
10 policies, and actions; and proposes land use throughout a specific area
11 within the City; and also provides for land use in master planned
12 communities via master plans; and

13
14 **WHEREAS:** the Governing Body of the City of Rio Rancho, State of New Mexico has
15 the authority to adopt, amend, extend, and carry out a general municipal
16 plan, Rio Rancho Comprehensive Plan; and

17
18 **WHEREAS:** the Governing Body of the City of Rio Rancho has adopted the Northern-
19 Unser Specific Area Plan on April 28, 2010, pursuant to Resolution No.
20 37, Enactment No.10-041 and as amended on April 13, 2023, pursuant to
21 Resolution No.58, Enactment No. 23-060; and

22
23 **WHEREAS:** the Planning and Zoning Board of the City of Rio Rancho, at their meeting
24 held on March 25, 2025, reviewed the proposed Vista Grande Master Plan
25 and have made recommendation to the Governing Body on the adoption
26 of the proposed Master Plan; and

27
28 **WHEREAS:** the Governing Body of the City of Rio Rancho, following a duly noticed
29 public hearing on April 24, 2025, reviewed the proposed Vista Grande
30 Master Plan and determined that the Plan is in conformance with the City
31 of Rio Rancho Comprehensive Plan.

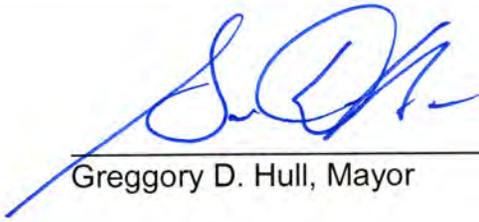
32
33
34 **NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY
35 OF RIO RANCHO:**

36
37 **Section 1.** The Governing Body hereby approves and adopts the Vista Grande
38 Master Plan (planning area comprising approximately 79 acres), attached
39 hereto.

40
41 **Section 2.** This Resolution shall become effective ten days after adoption

42
43 **ADOPTED THIS 24TH DAY OF APRIL, 2025.**

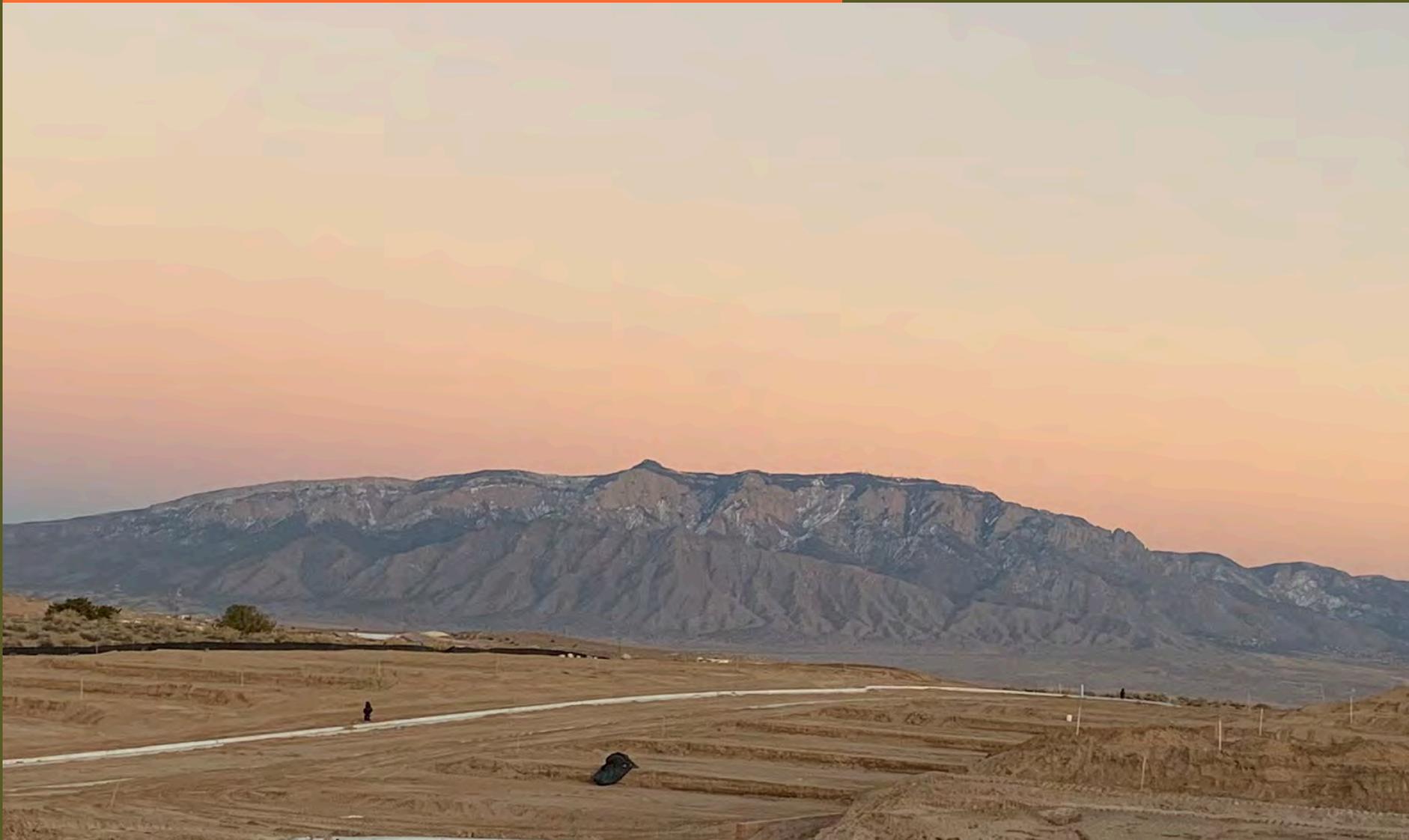
1
2
3
4
5
6
7
8
9


Greggory D. Hull, Mayor

ATTEST:


Noel C. Davis, City Clerk
(SEAL)





VISTA GRANDE

MASTER PLAN

Prepared for: DR HORTON
Prepared by: Consensus Planning, Inc.
Isaacson & Arfman, Inc.

Adopted: 2025

This page left intentionally blank.

VISTA GRANDE

MASTER PLAN

CITY OF RIO RANCHO, NEW MEXICO ADOPTED XX

PREPARED BY:

Consensus Planning, Inc.

302 8th Street NW

Albuquerque, NM 87102

Isaacson & Arfman, Inc.

128 Monroe St. N.E.

Albuquerque, NM 87108

PREPARED FOR:

DR HORTON

8440 Wyoming Blvd NE, Suite A

Albuquerque, NM 87113

This page left intentionally blank.

Table of Contents

Chapter 1. Introduction	1
Chapter 2. Existing Conditions	5
Chapter 3. Goals and Policy Analysis	17
Chapter 4. Proposed Land Use	21
Chapter 5. Development Guidelines	27
Chapter 6. Community Facilities	33
Chapter 7. Transportation Plan	37
Chapter 8. Conceptual Drainage Plan	41
Chapter 9. Conceptual Utility Plan	43
Chapter 10. Implementation & Phasing	47

This page left intentionally blank.

Introduction

This document is a Master Plan for a 79-acre residential community within Rio Rancho, New Mexico, located east of Unser Boulevard NW and north of Northern Boulevard (see FIGURE 1: CONTEXT MAP). The community, Vista Grande, is planned to support families with a wide range of incomes and lifestyles. The subdivisions will offer a variety of housing options that appeal to existing and future residents of Rio Rancho. The purpose of this document is to outline the proposed future land uses for the area; neighborhood access, circulation, and lot layouts; identify the location of community amenities; and identify the conceptual drainage, transportation, infrastructure, and utility needs.

PLANNING PROCESS

The planning process was initiated in 2023 by DR HORTON, one of the major housing developers in the area. DR HORTON hired consultants, Consensus Planning, Inc. and Isaacson & Arfman, Inc., to develop the Vista Grande Master Plan and supplemental information regarding drainage, transportation, infrastructure improvements, community facility needs, and land use. The Vista Grande Master Plan was developed in coordination with the City of Rio Rancho's Development Services Department, Public Works Department, and Southern Sandoval County Flood Control Authority (SSCAFCA).

PLAN BOUNDARY

The Master Plan boundary is within the Northern-Unser Specific Area Plan (SAP). The Northern-Unser Specific Area Plan encompasses an area of approximately 1,472 acres and is bounded by Idalia Road, Abrazo Road, 10th Street, 8th Street, Pine Road, 23rd Avenue, and the east edge of the Los Montoyas Arroyo. This area encompasses parts of Units 11, 12, 13 and various subdivisions. Northern Boulevard and Unser Boulevard, the two major roads within the planning area, intersect in the southeast region of the planning area. Northern Boulevard is the principal north-south boundary between Units 11 and 12, within the planning area. Unser

Boulevard is the principal east-west boundary between Unit 13 and Units 11 and 12, within the planning area. The majority of the planning area is comprised of large, undeveloped lots currently zoned E-1 Estate Residential. The largest existing development within the planning area is the North Hills subdivision which makes up the majority the northern area, north of Pine Road. The North Hills community is to north and Sierra North to east. The Master Plan is divided by Acorn Loop NE with Phase 1 & 2 to south and Phase 3 to the north.

The proposed planning area is well positioned for future growth. The Rio Rancho Comprehensive Plan designates the area around the Unser Boulevard and Northern Boulevard intersection as a growth node and there is new infrastructure to enhance the property's development potential. Adjacency to Sierra Norte and North Hills has developed existing utilities and other infrastructure that affords economies of scale for installation and future maintenance of infrastructure resulting from new development. More information about this is described in CHAPTER 4: COMPREHENSIVE PLAN INTEGRATION and CHAPTER 9: CONCEPTUAL UTILITY PLAN.

In order to facilitate future growth within the designated growth node and meet the Goals and Policies of the Comprehensive Plan, this plan is necessary to designate land uses as guidance for future

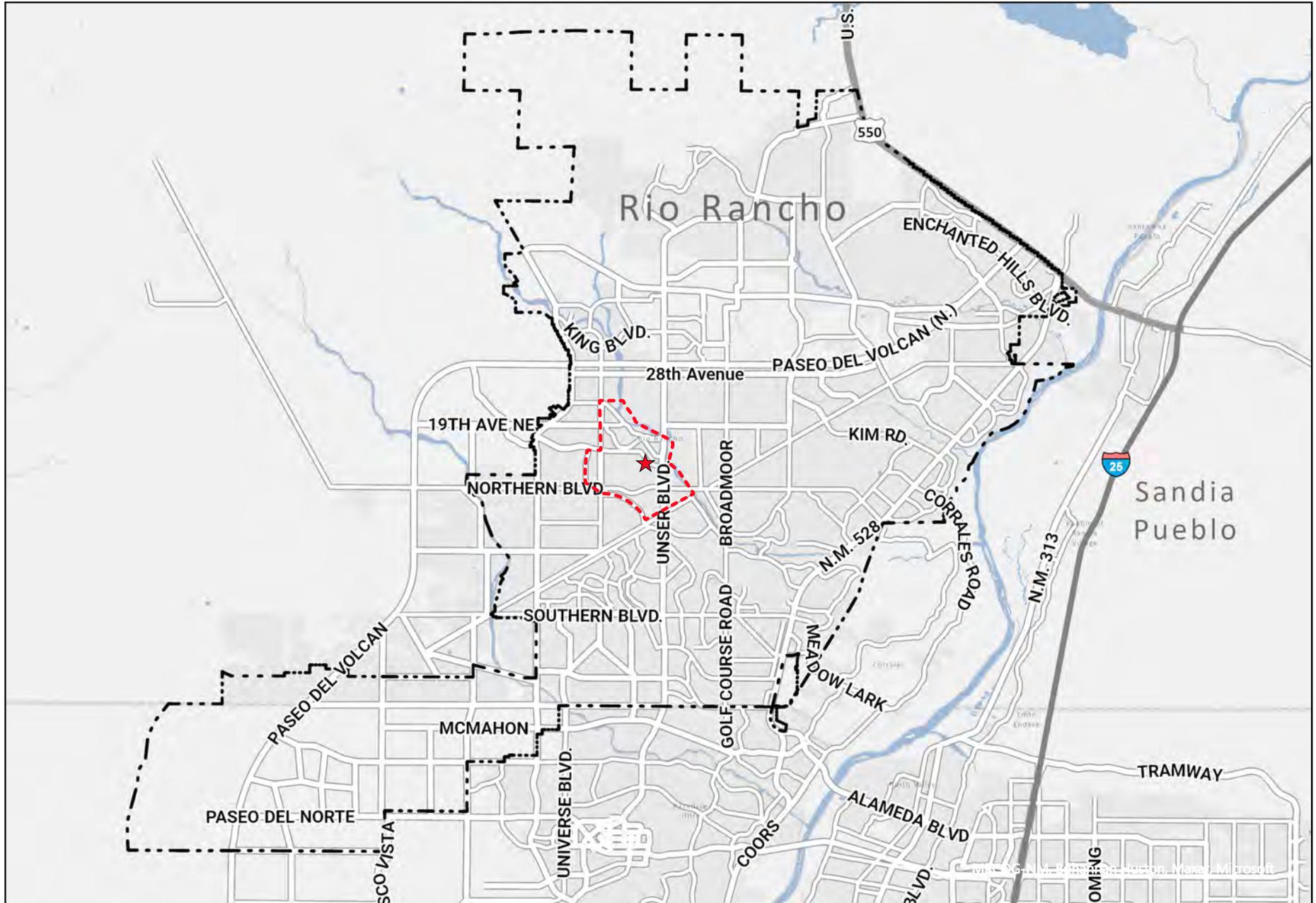
applications for Zone Map Amendments, infrastructure improvements, subdivisions, and site plans. Without this planning process, this area of Unit 12 will remain unable to develop anything other than large single homes on existing platted lots without adequate infrastructure. There is a steady rate of new residential construction. Exploring opportunities such as Vista Grande will ensure adequate land is available for needed housing development in the foreseeable future and mimics character and density..

PLAN OBJECTIVES

The objectives of this plan include:

- Designate future land uses to allow for medium density, single-family homes near the Unser Boulevard and Northern Boulevard intersection.
- Develop a detailed transportation strategy that improves traffic circulation, grants access to pedestrian walkways and bicycle trails, and ensures connectivity both within the planning area and to adjacent roadways.
- Consider the most cost-effective ways to provide the necessary water and sewer infrastructure for future development.

FIGURE 1: LOCATION MAP



LOCATION MAP

-  Rio Rancho City Limit
-  Northern-Unser Specific Area Plan Boundary
-  Vista Grande Master Plan



This page left intentionally blank.

Existing Conditions

The Master Plan Area is partially developed. To the south of Acorn Road, Phase One development has single-family residences constructed. The land is vacant to the north and south, for phase two and three. Apart from the residential communities, North Hills and Sierra Norte, to the north and the east respectively, the Planning Area has few residents. The estimated population at full build out will be 549 people. Despite its distance from the center of Rio Rancho, this area is strategically positioned to accommodate new housing development, given its proximity to Unser Boulevard and Northern Boulevard.

LOCATION

Vista Grande is located at the northern part of Rio Rancho, adjacent to the North Hills community and bordered by Unser Boulevard and Northern Boulevard. The planning area is situated about 3 miles NM 528, and 2 miles south of City Center. This strategic location offers easy access to main roads, facilitating commutes to work, schools, shopping centers, and recreational facilities.

DEMOGRAPHICS

In 2022, Rio Rancho population was 110,660. Rio Rancho is the fastest growing and third largest municipality in New Mexico with the statewide population of 2,114,371. It is expected that the City will increase population over the next 20 years, with the projected

population for 2040 being 118,233 people. Given this population projection from Mid-Region Council of Government (MRCOG) the percent growth from 2016 to 2040 is expected to be 24.1%.

The 2022 Census Bureau American Community Survey (ACS) 5-year estimates the median age for residents in Rio Rancho was 39.0 years of which 21.6% of the residents are under 18 years of age and 17.0% are 65 and over. Comparatively statewide median age was 39.9, with 21.2% under 18 and 19.9% 65 and over, respectively.

The average household size in Rio Rancho has 2.72 persons, similar but slightly higher than the statewide estimate of 2.55 persons. Rio Rancho had a total of 38,190 households in 2022. Of these, 55.5 % were married family households, and 30.7 percent of those families had children under 18 years of age living in the house. Furthermore,

26.1% of the households were occupied by non-family households, of which 75.6% were living alone, and 35.4% were living alone and over 65 years old.

The state as a whole, where 42.0% of households are family households, of which 19.0% have children under 18 years. Non-family residents occupied 38.1% of the households; of that, 82.9% were living alone, and 34.7% were over 65 and living alone.

Rio Rancho is not as ethnically diverse as the rest of the state, with 55.0% of the population being white, 28.6% multi-racial, 4.6% Native American, 3.3% Black, and 1.9% Asian. Of these, 40.5% are Hispanic. New Mexico statewide consists of 47.5% White, 2.0% Black, 9.3% Native American, 1.8% Asian, and 28.6% multi-racial. In comparison, 48.6% of the state population is Hispanic.

Rio Rancho residents are better educated than the state as a whole. 94.6% of the Rio Rancho population is a high school graduate or higher. Of these, 26% have some college education, 12.1% have an associate degree, 20.9% have a bachelor's degree, and 12.3% have a graduate degree. In comparison, New Mexico statewide had 87.1% high school graduates or higher, 23.1% some college, 9.0% associate, 16.1% bachelor's, and 13.0% graduate in 2022.

The Rio Rancho labor force was comprised of 51,406 (62.4%) workers in 2022. The unemployment rate for the city was 5.5%. In 2022, jobs, such as in the educational services, health care, and social assistance sector, made up almost one-quarter of the employment in Rio Rancho. Retail jobs made up 11.5% and professional, scientific, management, administrative, and waste management service jobs made up 11.6% of employment in the city ranking second and third, respectively.

Over half of Rio Rancho's households earned between \$50,000 and \$149,999 in 2022. The community is predominately middle class, unlike most of the state. The median household income for the City is \$78,978 compared to New Mexico statewide of \$58,722. The average listing price of an existing home in Rio Rancho was \$420,000 in

2025. The median sold price was \$328,500 estimated by Realtor.com comparatively to Zillow.com that estimates the average home value at \$344,701.

According to the 2023 Affordable Housing Plan, the majority of Rio Rancho's existing housing inventory consists of single-family detached homes. The nature of Rio Rancho's early (pre-incorporation) development is negatively impacting its potential to develop new housing units in a cost-effective manner. Rio Rancho's original inventory of housing stock is beginning to show its age. Over half of the city's housing inventory was constructed before the year 2000. Many of these original "starter homes" were constructed poorly and are beginning to experience significant repair needs.

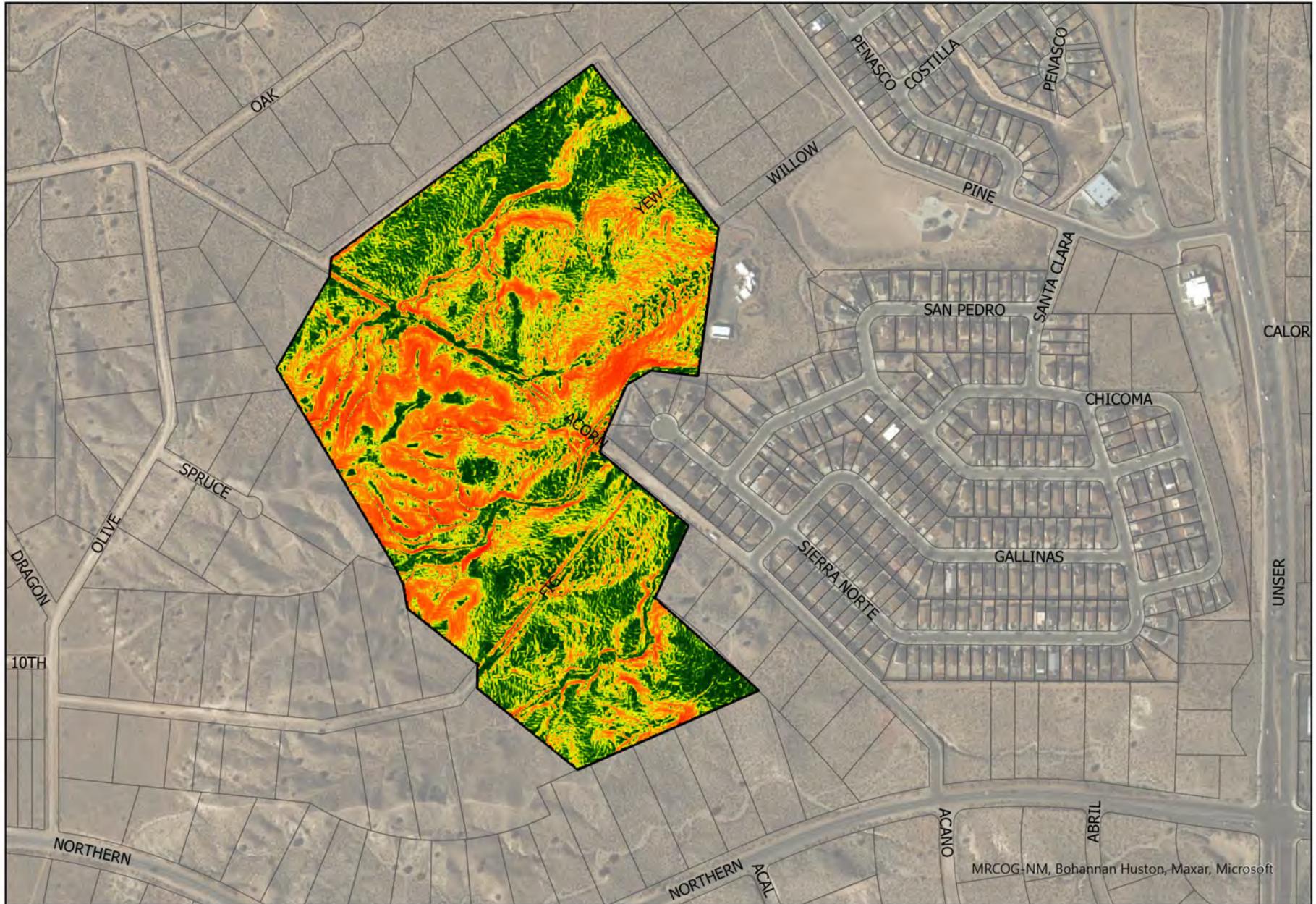
DRAINAGE

As detailed in CHAPTER 8: CONCEPTUAL DRAINAGE PLAN. The Vista Grande Master Plan aims to create a water detention pond to manage stormwater flows through the site and merge at the northwest corner of the master plan area. The stormwater will continue downstream into the proposed water detention pond location at the southeast corner of the subdivision, enhancing both sustainability and aesthetic proposed. Isaacson & Arfman, Inc. have conducted a drainage study that demonstrates the existing run-off and how the proposed development will incorporate improvements. The study has updated the proposed volumes and directional pattern.

SITE TOPOGRAPHY

The terrain in the contributing basins is generally characterized by various slopes, typically ranging from 11% to 45%, interspersed with brief, steep ridges where slopes can reach up to 71% (see Figure 1). Topographically, the landscape slopes downward from northwest to southeast, decreasing from an elevation of approximately 5,660 feet at the northwest boundary to about 5,530 feet at the southern edge.

FIGURE 2: EXISTING SLOPE ANALYSIS



SLOPE ANALYSIS



MRCOG-NM, Bohannon Huston, Maxar, Microsoft



VEGETATION & WILDLIFE

The natural plant habitat of the planning area is marked by riparian conditions along arroyos with many indigenous types of brush and grasses. Common plants include chamisa, sand sagebrush, winterfat, mormon tea, broom snakewood, cholla cacti, prickly pear cacti, four-wing saltbrush, yucca, buckwheat, tansy mustard, tumbleweed, fiddleneck, western ragweed, verbena, fleabane, desert senna, kochia, piñon, and oneseed juniper. The majority of this existing residential development is in the North Hills subdivision, north of Pine Road.

Currently, the planning area wildlife includes mammals, reptiles, and birds such as coyotes, badgers, kit foxes, prairie dogs, jackrabbits, prairie rattlesnakes, round-tailed horned lizards, lesser earless lizards, and New Mexico whiptails.

SOILS ANALYSIS

According to the United States Department of Agriculture survey, the primary soil type in the planning area is Sheppard loamy fine sands. These soils generally support development, with few limitations for the construction of buildings or roadways (due to slope, drainage properties, or soil stability). However, these soils are rated as “somewhat limited” for paths and trails, due to the sandy composition of the soil, which necessitates additional trail stabilization.



Vista Grande Master Plan - Phase 3 looking north.

FIGURE 3: EXISTING SOIL ANALYSIS



SOIL ANALYSIS

- Shepard loam 8 to 15% Slope
- Grieta loam 1% to 4% Slope
- Shepard loam 3 to 8% Slope
- Master Plan Boundary



FLOODPLAIN

Although the existing Montoya arroyo runs through the site, Vista Grande is not encumbered by any existing floodplains as designated by FEMA. The arroyo crossing through the planning area are proposed to be filled and the existing flows directed into storm drains as described in the Conceptual Drainage Plan.

ACCESS AND CIRCULATION

The existing network of dirt roads, established in the antiquated subdivision process along the 50-foot wide rights-of-way. Over time, many of these roads have become eroded or overgrown with vegetation. In certain instances, the original roadway alignments no longer provide optimal access or connectivity, particularly considering the arroyos mentioned earlier. Site grading will be necessary to facilitate future development.

The street system to serve the planning area is summarized by functional classification as described in the sections below. A local street is intended primarily for access to abutting properties and carries low-volume traffic. Accessibility to homes and business is more important than mobility. Speed limits are set low, below what the roadway geometry allows, usually 25 MPH, with traffic volumes typically less than 1,000 vehicles per day (VPD). Minimum right-of-way is 50 feet.

Pine Road is outside of the Master Plan but adjacent to a collector street carries traffic from local streets to arterial streets. Accessibility and mobility are balanced relative to land use with speed limits generally between 25 and 35 MPH. Residential collectors with driveways are generally 25 MPH, while those with more limited access have a higher posted speed limit. Volumes can vary from 1,000 to 15,000 VPD. Collector streets are required to provide a minimum right-of-way width of 68 feet.

Northern Boulevard and Unser Boulevard are both Arterials and primarily roadways into the planning area. An arterial street is designed and used primarily for serving large volumes of traffic and to provide cross-city travel. Mobility takes precedence over accessibility. Speed limits are generally 35 to 45 MPH with volumes of approximately 7,000 VPD per

lane. Four-lane arterials with a median are common with a capacity of 28,000 VPD. Access is controlled via signalized intersections and raised medians. Principal arterials are required to provide a minimum right-of-way width of 156 feet and minor arterials, 106 feet.

As discussed above, existing roadways in the Planning Area are unpaved, although most have been graded to allow access to existing lots. Because of erosion, these roadways will most likely need to be regraded during any future lot consolidation or subdivision process. Additional information on future transportation improvements can be found in CHAPTER 7: TRANSPORTATION PLAN

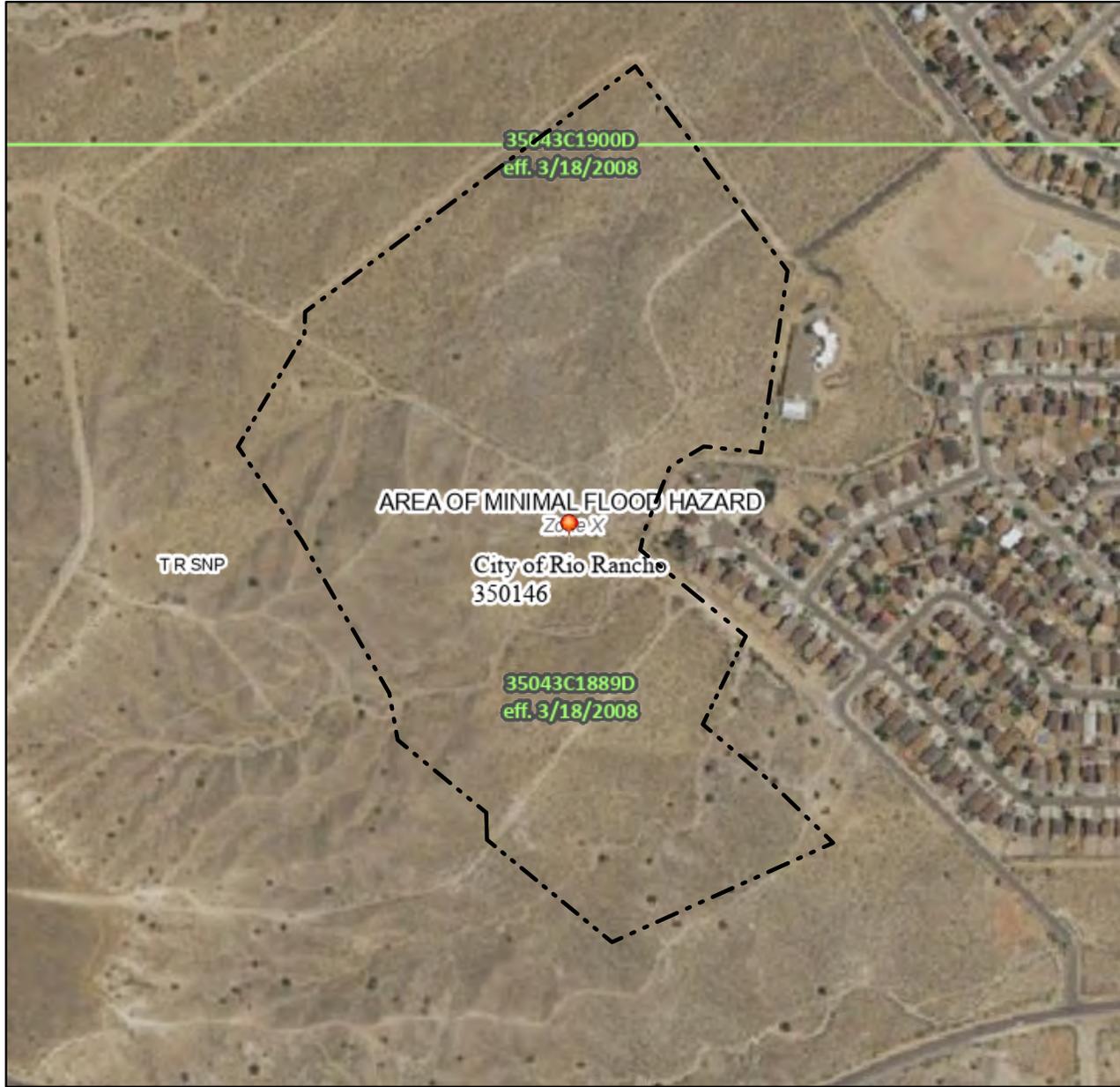
ANTIQUATED PLATTING

Antiquated platting is one of the primary issues across the undeveloped portions of northwestern Rio Rancho. Beginning in the 1960s, land was platted into multiple half-acre lots, with an underlying roadway network of 50-foot rights-of-way. These areas were platted before Rio Rancho's subdivision controls mandated improvements such as parks, open spaces, and roadway access. Consequently, some areas face developmental challenges due to the poorly connected roadway network, inefficient lot layouts, limited site access, a lack of infrastructure, and an absence of a cohesive land use plan. To alleviate the antiquated platting in this area, this Plan supports and facilitates the reconfiguration of the existing lots into a more standard-sized layout for development and the installation of needed infrastructure.

FIGURE 4: EXISTING FLOODPLAIN ANALYSIS National Flood Hazard Layer FIRMette



106°42'39"W 35°16'56"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, AB9
		With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/6/2025 at 10:47 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXISTING LAND USE

The property within the Vista Grande Master Plan is mostly vacant, however, there are some adjacent existing land uses that impact the master plan (see Figure 5). One is that Siera Norte Park captures existing drainage and surface runoff generally creates ponding in the area. The Northern-Unser Specific Area Plan contains proposed land use categories that are consistent with and promote the goals and policies of the Comprehensive Plan. Each of the categories indicate the range of suitable uses for that area. The overall land use orientation reflects nodal-oriented development that ensures there is appropriate compatibility between uses. Also, the land use plan ensures that proposed future uses will be well integrated with existing development.

Low-Density Residential

The Low-Density Residential land use category is intended to provide opportunities for large-lot, single-family development. Additional uses that may be integrated into low-density residential development include community uses, such as schools, parks, and churches.

Density: Maximum 4 DU/AC

Compatible Zoning Districts:

- A-R Agricultural Residential
- E-1 Estate Residential
- R-1 Single-Family Residential

Medium-Density Residential

The Medium-Density Residential land use category is intended to provide opportunities for higher-density, single-family development. Additional uses that may be integrated into medium-density residential development include community uses, such as schools, parks, and churches.

Density: 4.01 – 10.99 DU/AC

Compatible Zoning Districts:

- R-1 Single-Family Residential
- R-2 Single-Family Residential
- R-3 Multi-Family Residential
- R-4 Single-Family Residential

High-Density Residential

The High-Density Residential land use category is intended to provide opportunities for small-lot, single-family residential and multi-family residential development. Additional uses that may be integrated into high-density residential development include community uses, such as schools, parks, and churches.

Density: Minimum 11 DU/AC

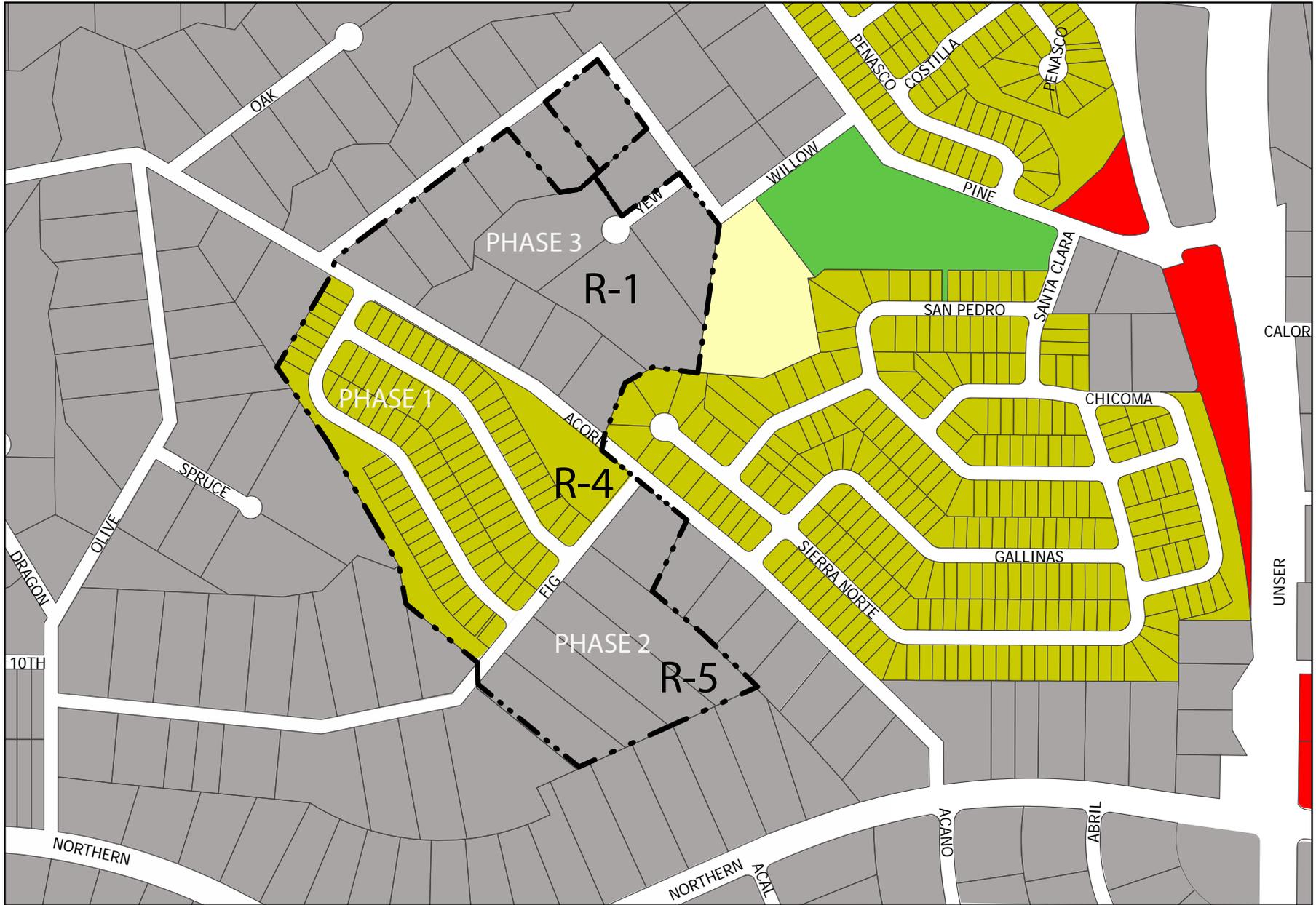
Compatible Zoning Districts:

- R-3 Multi-Family Residential
- R-5 Single-Family Residential
- R-6 Multi-Family Residential

TABLE 1:

Land Use/ Zoning	Acreage	Percentage
Low Density Residential (R-1) VACANT	31.02	39.5
Medium Density Residential (R-4)	23.40	29.5%
Medium/High Density Residential (R-5) VACANT	15.94	19.9%
Roads/Right-of-Way	8.37	11.1%
Total	78.73	100%

FIGURE 5: EXISTING DEVELOPMENT AND PHASES



EXISTING ZONING

The existing zoning for the site is zoned: R-1 Single-Family Residential, R-4 Single-Family Residential, and R-5 Single-Family Residential. As per the Rio Rancho Municipal Code, the R-1 district allows low-density residential development, the zoning for Phase 3 needs to be changed in the future to accommodate medium-density single-family development in the area and near the Unser Boulevard Northern Boulevard intersection.

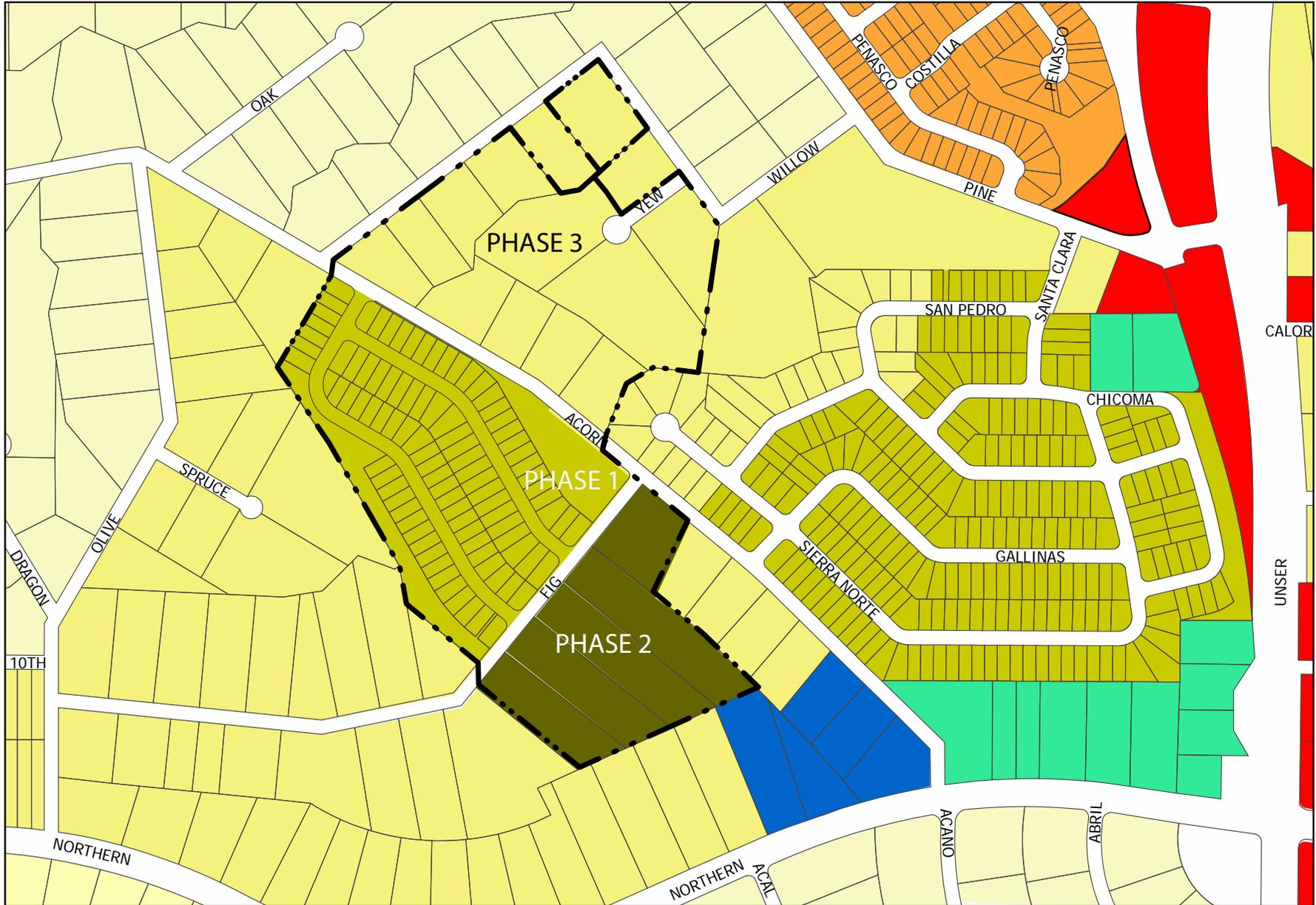
Some properties in the plan area are out parcels and not part of the Vista Grande Master Plan. They are privately owned and will remain as R-1.

Adjacent zoning within Sierra Norte allows for medium density single-family homes (R-4) at the northeast corner, along with higher density single-family residential uses (R-3). The North Hills community is zoned Special Use (SU) which also identifies several designated open space areas that follow existing arroyos and terrain, as well as the general location for future schools and community facilities. The area to the west, adjacent to Vista Grande is currently vacant and zoned Estate Residential E-1.



Vista Grande Master Plan - Phase 3 looking east.

FIGURE 6: EXISTING ZONING AND PHASES



ZONING



This page left intentionally blank.

Goals and Policy Analysis

The City of Rio Rancho's Comprehensive Plan provides policy guidance on several planning elements that affect the development of Vista Grande. These include policies addressing land use, urban design, transportation, infrastructure development, parks and recreation, and community facilities. The Master Plan furthers several goals and policies of the Comprehensive Plan as described below.

ANTIQUATED PLATTING

Given the large amount of antiquated platting in Rio Rancho, the Comprehensive Plan has several adopted goals, policies, and actions to address this issue and facilitate development of obsolete subdivisions. Specific provisions that this Master Plan furthers include:

- GOAL A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.
- POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.
- POLICY A-3: Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
- Action A-4: Process Street name Change applications to address numbered streets that conflict with the street naming policy.

The Master Plan facilitates the replatting process by planning the infrastructure necessary to develop the additional lots available under the proposed zoning. Doing so will help eliminate antiquated platting issues in this part of the City by making the parcels more developable and sized appropriately to the proposed medium density residential land uses.

CONSERVATION & NATURAL ENVIRONMENT

The Master Plan aims to preserve and enhance natural features wherever possible, with a special focus on open spaces, naturalized drainage systems, and water reuse. At the northwest corner of the master plan area, a 2-acre and 1-acre water retention ponds has been designated to retain drainage on site. This effort supports the following goals and policies of the Comprehensive Plan:

- GOAL CON-1: Preserve water resources.

- GOAL CON-2: Preserve vegetation and natural resources.

LAND USE

As described in Chapter 3: Land Use, the planning area primarily supports medium-density single-family residential development. The plan also includes water detention ponds with landscape design, along with access leading to Sierra Norte park. These proposed land uses align with the following goals and policies of the Comprehensive Plan:

- GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.
- POLICY L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

As stated above, the amended Master Plan promotes consolidation of existing lots and the development of new single-family homes at a density that works with the natural environment. Several other sections of the Plan address specific land use related elements, including circulation, building locations, and lot layouts.

POPULATION AND HOUSING

Rio Rancho has recovered from the Great Recession in 2008 and the subsequent downturn in the housing market. The 2022 5-year (ACS) estimates the City of Rio Rancho with 104,351 residents and which has doubled the number since 2000. The city is once again poised to grow, which will require the development of a variety of additional housing units for new families. This Plan supports several housing goals of the Comprehensive Plan including:

- GOAL PH-3: Promote a variety of housing types to meet the needs of all members of the community.
- GOAL PH-4: To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
- POLICY PH-5: Encourage mixed-use and mixed-income housing

opportunities in designated growth nodes throughout the city.

- POLICY PH-7: Support residential developments with appropriate amenities for families with children.

The Master Plan proposes to add 201 housing units at full build out. The development of these homes will provide new housing option for families in Rio Rancho and take advantage of existing and planned community amenities that will be developed for the planning area.

TRANSPORTATION

The transportation element of the Rio Rancho Comprehensive Plan seeks to develop a multi-modal transportation system that enables safe travel for all users, while also mitigating congestion and supporting mass transit. There are two main roadways that access Vista Grande: Northern Boulevard and Unser Boulevard. Acorn Street bisects the Vista Grande development. The master plan also proposes pedestrian trail leading to the regional park. The proposed transportation plan described in CHAPTER 7: TRANSPORTATION PLAN supports many of the Comprehensive Plan's goals and policies including:

- GOAL TR-2: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
- POLICY TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant
- POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Roadways in the Planning Area will be constructed to respect surrounding land uses, natural features, and meet local and state requirements. A trip generation study will be performed to ensure that trips from the residential development do not negatively impact level of service on adjacent roadways development and the installation of needed infrastructure.

PUBLIC FACILITIES

Along with addressing antiquated platting during the development process, the Comprehensive Plan seeks to ensure that new development occurs in areas with existing public facilities and proximity to existing infrastructure (to minimize costs associated with infrastructure expansion). The Master Plan supports the following Comprehensive Plan goals and policies:

- GOAL PF-3: Provide public facilities that meet or exceed constituents expectations.
- GOAL PF-4: Current demand on public facilities should not overburden City public facilities beyond what the City can reasonably provide for future demand.
- GOAL PF-5: Construct new public facilities to meet demands at least 10 years into the future.
- POLICY PF-3: Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.

All new proposed infrastructure within Vista Grande will be improved to City of Rio Rancho Standards. See CHAPTER 9: CONCEPTUAL UTILITY PLAN and CHAPTER 10: IMPLEMENTATION & PHASING outlines a clear plan for future infrastructure development and financing to ensure that costs to the City of Rio Rancho are minimized.

PARKS AND RECREATION

The Comprehensive Plan identified improving the City's parks and recreation facilities as a clear need, especially in new master planned communities. This plan supports several Comprehensive Plan goals and policies to improve parks, create trail and recreation facilities including:

- GOAL PR-1: Establish new and maintain existing recreation, senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- GOAL PR-4: Modify existing parks and recreation facilities as needed

to ensure safety, accessibility, and optimum use.

- POLICY PR-1: Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.
- POLICY PR-7: Develop a culture of sustainability by designing and constructing facilities that maximize long term conservation and stewardship of the city's human, financial and natural resources.

The City of Rio Rancho Development Department and the Planning and Zoning Board require that the land dedication for park acreage in the Master Plan Area be based on three acres per 1,000 persons and 2.83 persons per dwelling in single-family areas as well as other areas within the Master Plan. In addition, the Master Plan proposes an integrated system of sidewalks and a crusher fines trail segment that connects to the regional park, Sierra Norte park that is outside the Vista Grande Master Plan boundary. Within the boundary, is pocket park almost 2 acres in size that is maintained by the HOA see CHAPTER 6: COMMUNITY FACILITIES.

URBAN DESIGN

The urban design element of the Comprehensive Plan seeks to ensure that development follows basic design standards that support community identity and create a sense of place. The Master Plan furthers the following urban design goals of the Comprehensive Plan:

- GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.
- GOAL UD 2: Create traditional neighborhood patterns that support a sense of place.
- GOAL UD 3: Create street patterns with development that fosters human interaction.
- GOAL UD-7: Create subdivision linkages to open space recreational facilities.
- POLICY UD-1: Identify specific areas within the city where growth should be focused.
- POLICY UD 2: Provide development incentives for developments that create a sense of place, foster human interaction, and discourage crime.

Design features in future residential subdivisions will establish a community identity to foster human interaction that effectively integrates the larger regional landscape. There are three subdivisions that offer a wide range of housing types for a diverse number of families.

ECONOMIC DEVELOPMENT

The City of Rio Rancho has sought to diversify its economy and attract business activities and working opportunities by increasing the number of households. In addition, the City has sought to increase the amount of local retail and educational opportunities within Rio Rancho, as well as increase the local population to expand the overall tax base.

- GOAL EDP-3: Enhance the tax base.
- Policy EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.
- POLICY EDP-8: Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system.

Development of the Master Plan Area will expand the City's tax base through both increased property taxes, and by supporting population growth with higher density housing options.

Proposed Land Use

The Generalized Land Use Map (Glum) for the City of Rio Rancho identifies the Planning Area as Low/Medium Density Residential and High Density Residential land uses. As a result, the area is zoned R-4 moderate density and R-5 moderately high density development purposes. To provide guidance for future land use, this Plan proposes the land use shown in Table 2 and Figure 5: PROPOSED LAND USE AND ZONING, show the location of the anticipated land use areas and their respective percentages.

PROJECTED POPULATION

In 2022, the American Community Surveys (ACS) estimated Rio Rancho's average household size of 2.64 people. The Vista Grande community proposes 200 future residential lots to have a population of approximately 512 residents at full build-out. Using the household size estimates from the City of Rio Rancho (2.83 people), up to 549 people could call Vista Grande home.

Overall, medium density residential areas occupies 36.3 acres (68.8%) of the site, moderate density residential areas cover 10.5 acres (19.9%) and, (6.0%) of road/right-of-way. The Vista Grande Master Plan will dedicate parkland in the form of cash in lieu of and create a small HOA owned and maintained pocket park.

TABLE 2:

Land Use/ Zoning	Acreage	Percentage
Low Density Residential (R-1)	0.0	0.0
Medium Density Residential (R-4)	54.42	69.1%
Medium/High Density Residential (R-5)	15.94	20.3%
Roads/Right-of-Way	8.37	10.6%
Total	78.73	100%

PARKS

As described in more detail in CHAPTER 6: COMMUNITY AMENITIES, the Planning Area will have ample parks space outside the Master Plan area that will be integrated by a network of sidewalks and a trail segment to the community park. Given the expected number of lots after full build out, approximately 1.6 acres of park space would be required to support the estimated 549 residents in accordance with City of Rio Rancho standards of 3 acres of parkland per 1,000 individuals. Vista Grande planning area is adjacent to Sierra Norte Park and existing open space for drainage. Coordination with the City of Rio Rancho and developer agreed to support improvements at Sierra Norte Park in a form of cash in lieu as an alternative to developing a neighborhood park. Sierra Norte Park can be utilized by North Hills, Sierra Norte, and Vista Grande residents.

DRAINAGE

As described in CHAPTER 2: EXISTING CONDITIONS, and CHAPTER 9: CONCEPTUAL UTILITY PLAN, there are two drainage ponds within the Phase 3 build out. The existing run-off flows north towards the Sierra Norte Park. Potential drainage improvement are proposed that would follow the emergency access/pedestrian access towards the park.

MODERATE HIGH-DENSITY RESIDENTIAL (R-5)

As proposed detail showed in FIGURE 5: PROPOSED LAND USE AND PLATTING, the Vista Grande Master Plan has approximately 19.9% within planning area zoned R-5: Medium density residential use to allow higher population density to develop/grow within Rio Rancho.

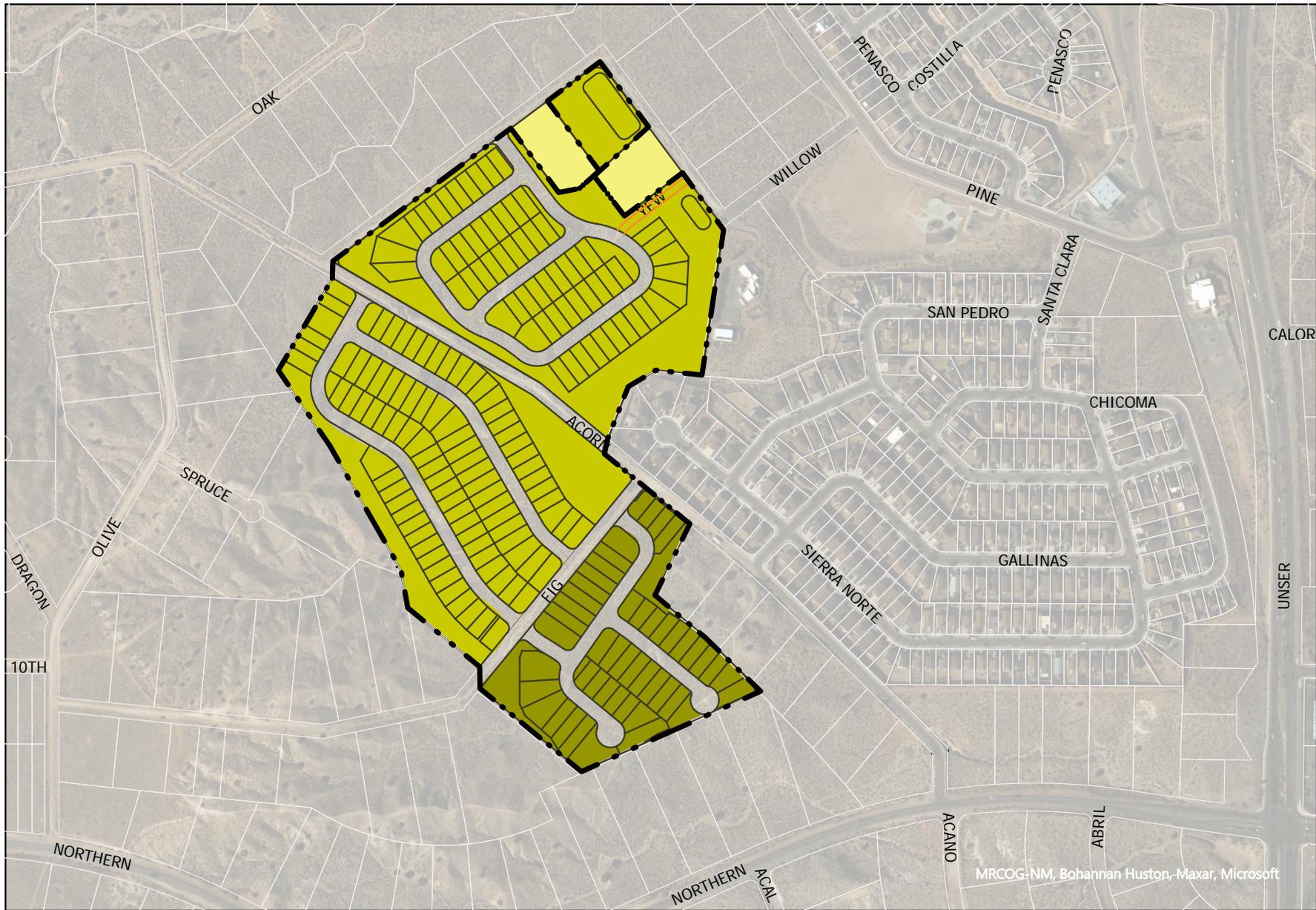
FUTURE ZONING

Future rezoning will be initiated after consolidation of the site's antiquated platting is complete. Replatted parcels will then be rezoned through the City's Zone Map Amendment process, which requires justification for the requested change. This chapter, along with the general land use map, supports the rezoning request for moderate density housing near the Northern Boulevard and Unser Boulevard intersection.

MODERATE-DENSITY RESIDENTIAL (R-4)

Phases One and Three are bisected by Acorn Road that are designated for Moderate density residential use. The proposed land use aligns with the existing neighborhoods and follows development patterns. The proposed land use, as shown in FIGURE 4. PROPOSED LAND USE AND PLATTING. The current zoning in Phase 3 supports low-density single-family homes, with a typical density of about one dwelling unit per lot. The proposed zoning for Phase 3 increases density to R-4 that mirrors the Sierra Norte, the adjacent community.

FIGURE 5: PROPOSED ZONING



ZONING

- R-1
- R-4
- R-5
- Master Plan Boundary

MRCOG+NM, Bohannon Huston, Maxar, Microsoft



This page left intentionally blank.

Development Guidelines

The Vista Grande Master Plan proposes design standards and concepts as laid out in this section to guide future development. These guidelines are meant to be flexible and operate as a general framework to be considered during the development and subdivision process. All development will be subject to the City of Rio Rancho Municipal Ordinance. If additional requirements are determined necessary for specific development proposals, restrictive covenants will be set up by the developer and enforced through a homeowner's association and/or architectural review committee.

COMMUNITY AMENITIES

As described in more detail in CHAPTER 6: COMMUNITY FACILITIES, the existing park, Sierra Norte II will serve as community park. With the added homes, the development provided park improvements from the Vista Grande Master Plan development agreement that increased the amenities dedicated. Residential development will have easy access to these amenities. The network of sidewalks constructed throughout the residential neighborhoods will connect pedestrians out to other publicly accessible trails along Unser Boulevard.

STREET LIGHTING

Vista Grande is consistent with neighboring developmen to preserve night views and dark skies. Street lighting is night sky compliant and compliant with the City of Rio Rancho's Outdoor Lighting Ordinance. Where required, street lighting will be installed for public safety purposes, such as near major intersections. Fixtures will be fully shielded and down lit to minimize light pollution.

LANDSCAPE DESIGN

The Master Plan aims to follow the landscape guidance associated with proposed zoning from the Rio Rancho Design Standards. The landscaping is mandated in the front and street facing side yards of single-family residences to enhance both aesthetic appeal and privacy. Each home is required to plant a minimum of two trees and three shrubs, selecting species from an approved list that prioritizes low water usage to support environmental conservation efforts. The use of cool season turf grass is strictly prohibited in front yards and is restricted to a maximum of 1,000 square feet or 20% of the total area inside and rear yards, whichever is less.

The landscape within the Vista Grande Master Plan shall provide for the preservation and integration of native vegetation and materials creating a sense of place. This objective provides habitat enhancement and strives to reduce irrigation water requirements for plant material in parks, streetscape and open space areas. All design guidelines are subject to City of Rio Rancho Codes, Ordinances, and policies.



Landscaping Design Examples



Landscaping Design Examples

General guidelines for landscape design include:

- All Disturbed areas will require native re-vegetation with native plant seeding procedures;
- Exotic ornamental plants shall be prohibited except in predetermined areas such as backyards, courtyards, etc.;
- Xeriscape landscapes shall be utilized for public rights-of-way and open space areas;
- Water harvesting principles (GSI) will be employed in public ROW and development-wide to augment irrigation water requirements; and
- To the furthest extent possible, commercial and residential land uses shall be buffered by a landscape buffer from one another to minimize noise, views and traffic.

Grading and Drainage Design

1.Green stormwater infrastructure (GSI) techniques shall be integrated into grading and drainage plans to maximize water harvesting techniques from paved surfaces and rooftops to lessen downstream water detention facility requirements, and augment irrigation water requirements.

2.Guidelines such as the NMDOT NPDES manual (2020) are useful guides to the development of GSI features and maintenance.

3.Plant material for GSI features may follow the GSI plant list to maximize the benefits of GSI construction and water harvesting/treatment capabilities.

4.All steep slopes (over 6:1) shall be stabilized with aggregate and/or native grass seeding.



Landscaping Design Examples

Plant Material

1.Cool Season turfgrass shall not be used within the street R.O.W. or within the landscape area between the curb and sidewalk. There shall not be any non-recreational use turf areas greater than 100 square feet.

2.Street trees shall be planted within 10 feet of the back of curb. One shade tree should be planted every lot.

3.All planting areas shall have decorative rock or organic mulch of aggregate, shredded bark, gravel mulch, or similar material which extends completely under the plant material.

4.Minimum plant sizes at time of installation shall be as follows:

- Trees 2.5" inch caliper, or 8-10 feet in height. The lowest branch of any tree along trails, sidewalks, and rights-of-way must have a clearance of 7 ft.
- Shrubs & Groundcovers 1 gallon.

5.Clear sight triangles and plant material heights shall be maintained at all intersections.

Irrigation Systems

1.A fully automated irrigation system shall be provided for all landscaped areas and maintained by the HOA. The system shall be designed to avoid over spraying sidewalks, buildings, fences, etc.

2.Irrigation systems shall be designed with dedicated irrigation meters

ENTRY MONUMENTS

DR Horton has developed monument signage to enhance community identity. The entry monument signage will be located at the primary entrances to Vista Grande. One will be at the intersection of Acorn Loop and Willow Road and a second at Fig Loop and Spruce Place. The entry monument will feature a variety of materials including stucco, concrete, and steel to create wayfinding for residents and guest through the community to their home. The primary color scheme for the monument, and all other visual aspects throughout the Master Plan development, will be natural tones with an accent steel monuments.

RESIDENTIAL DESIGN

In order to promote consistency within Vista Grande and with surrounding development, homes will have similar external appearances and materials. Stucco will be the predominant finish on residences in the Master Plan area. Stone accents are encouraged.

If perimeter walls are proposed for all future phases of development, pedestrian openings will be provided where appropriate and allowed with site grading at the end of cul-de-sacs and stub streets to promote connectivity, provide trails, and improve circulation throughout the Master Plan area.



Vista Grande Master Plan - Monument Sign at Phase 1

FIGURE 6: MODEL HOMES

The Tesuque

1,274 SQ. FT. | 3 BED 2 BATH 1STORY 2 CAR



The Gabrielle

1,791 SQ. FT. | 4 BED 2 BATH 1STORY 2 CAR



The Chama

1,537 SQ. FT. | 4 BED 2 BATH 1STORY 2 CAR



The San Juan

2,452 SQ. FT. | 4 BED 2.5 BATH 2 STORY 2 CAR



This page left intentionally blank.

Community facilities

The Master Plan Area will include a pocket park of 0.4 acres and improvements to the Community Park and adjacent Open Space areas. The Vista Grande planning area meets or exceeds the City of Rio Rancho's Parks and Recreation standards (3 acres of park land and 4 acres of open space per 1,000 residents) through developer agreement and cash in lieu alternative. In addition, the Master Plan proposes a pedestrian trail segment that connects to the existing City Park facilities.

SCHOOLS

The children in the planning area will attend the closest schools to include:

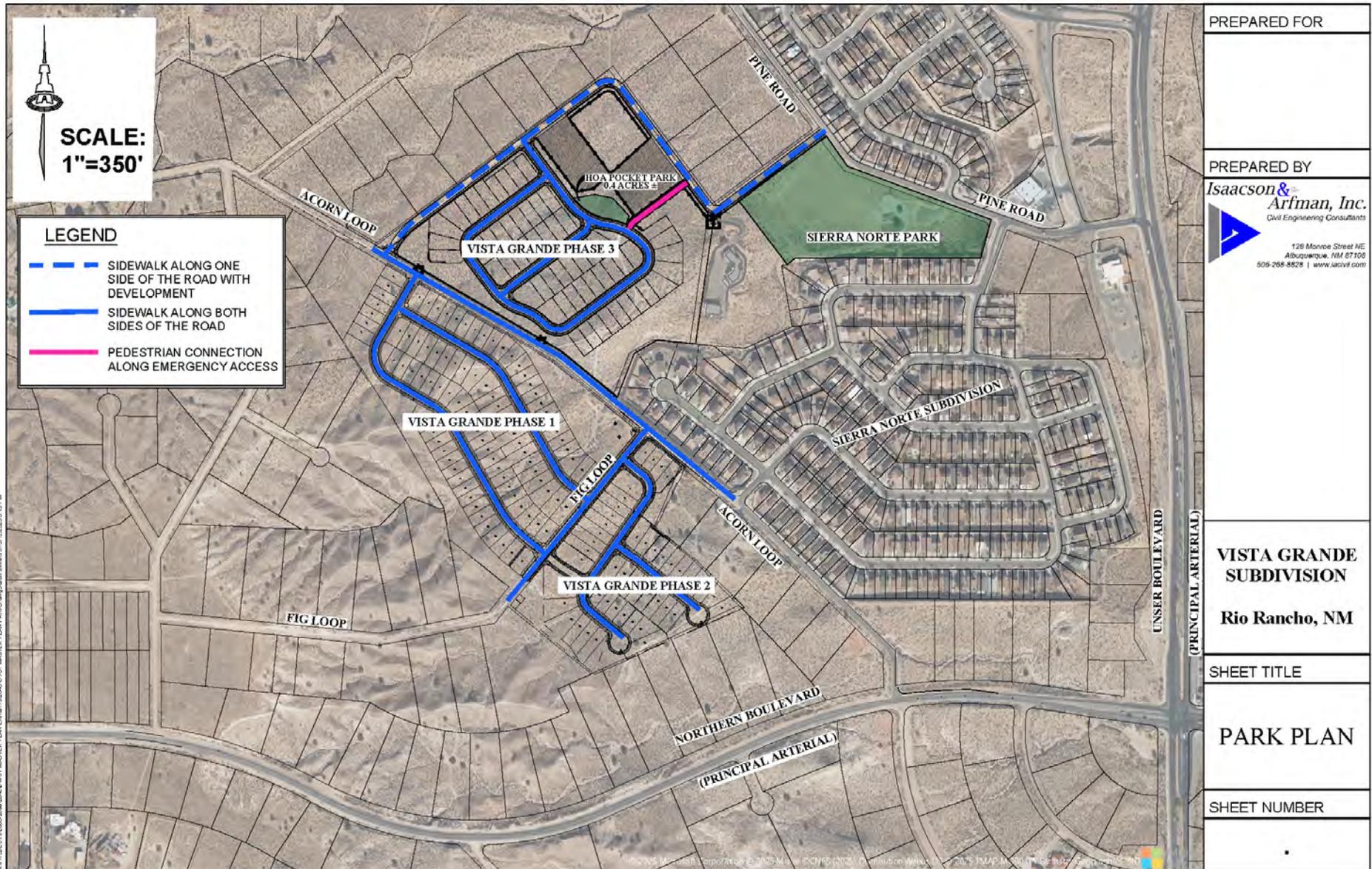
- Colinas del Norte Elementary School (2.3 miles)
- Eagle Ridge Middle School (1.5 miles)
- V. Sue Cleveland High School (5.9 miles)

With a projected population of approximately 549 people, and approximately 20% of the population made up of school-age children between the ages 5 to 18 years, there may be an additional 110 students that will need to be served by area schools after full build out. This Master Plan acknowledges that an increased population leads to a new potential school site. As development and subdivision occurs within Vista Grande and the neighboring Sierra Norte and North Hills Community, coordination shall occur with the Rio Rancho Public School District to determine the need.

CONNECTIVITY

There is open space to the north, adjacent to the Vista Grande planning area and Montoya Arroyo. The Open Space provides runoff retention for the surrounding communities. A significant number of improvements are dedicated to provide new amenities and drainage facilities. The connectivity within the development area was established based on the existing Sierra Norte Park II and the multi-use trail along Unser Boulevard. The approximately 549 potential residents in this community have access to a network of sidewalks and access to regional trails. The Vista Grande Master Plan includes an emergency access to Willow Road as a secondary egress. The Dedicated ROW, built to City Appendix D requirements, includes a crusher fines trail segment that leads to the Sierra Norte Park and ultimately to the paved multi-use trail along Unser Boulevard via Pine Road.

FIGURE 7: Primary and Pocket Parks





Pocket Park Design Examples



Pocket Park Design Examples

PARKS

At full build-out, the total population in the Planning Area is expected reach approximately 549 people. This translates to about 1.6 acres of park land and 2.2 acres of open space per the City's Subdivision Ordinance.

The primary park Sierra Norte II is 7.2 acres and outside the planning area to the northeast. The Community park has easy access via a network of sidewalks. The emergency access to Pine Road contains a crusher fines trail within the ROW as one segment to the Sierra Norte II Park.

The location for this park is outlined in Figure 7 of CHAPTER 6: COMMUNITY AMENITIES. The Community park is strategically placed near the middle of the North Hills, Vista Grande, and Sierra Norte neighborhoods. A Homeowner's Association, which will be established along with future redevelopment of the Vista Grande area, will be responsible for maintenance of crusher fines trail and pocket park.



Pocket Park Design Examples

This page left intentionally blank.

Transportation Plan

This chapter outlines the major transportation elements to support the proposed development of the area, including access, internal circulation, and assist the future traffic study. The Planning Area is adjacent to the Northern and Unser Boulevard intersection, which functions as two of the primary access roads to the Vista Grande neighborhoods. The primary access is Acorn Loop which bisects the development and will also enable access to future neighborhoods. Access will comply with SAMM spacing, and the Design Process Manual (DPM) Vol II Chapter II.3. Compliance with the subdivision ordinance is required. Access may be restricted during plan review.

MAJOR ROADWAYS

The primary roads that create access to the Master Plan Area are Northern Boulevard and Unser Boulevard. Unser Boulevard, adjacent to the eastern boundary of the Plan Area, is a four-lane regional principal arterial road with bike lanes that had an average weekday daily traffic of 13,506 cars per day in 2019. The roadway has bike lanes on both sides and a trail along the eastern side that connects to the trail network. Northern Boulevard is currently a two-lane regional principal arterial that had an average weekday daily traffic of 5,504 cars per day in 2023. Both roads are currently well below the design capacity based on the functional classification. Additionally, Pine Road to the north is a major collector as determined by the Middle Rio Grande Council of Governments. The roadway network surrounding Vista Grande exists, and access is available without adverse traffic impacts.

Future improvements to Acorn Loop allows access to Vista Grande subdivision and a connection to the North Hills community via Willow Road to Pine Road. Pine Road is an existing collector that services North Hills and Los Pinons to the north and west of planning area. To the west of the planning area, 10th Street is proposed as a minor arterial that will connect Pine Road to Northern Boulevard to ultimately provide a connected perimeter loop that serves to carryout vehicle trip more efficiently. Willow Road has undergone roadway improvements that allows access to Phase 3 of the Vista Grande planning area. In the event of an emergency, a secondary access road can be used to move residents out safely.

SUBDIVISION ACCESS & ENTRYWAYS

The Vista Grande development is located approximately half-a-mile northeast of the intersection of Unser Boulevard (limited-access principal arterial) and Northern Boulevard. (principal arterial). Vista Grande is bounded by Willow Road (local road) along the north and west.

Acorn Loop provided the principal access to and from the site for Phase 1 and Phase 2. A westbound right turn lane was constructed at Northern and Acorn Loop with Phase 1. Fig Loop divides Phase 1 and Phase 2 and has been constructed along the project frontage with Phase 1. Acorn Loop was also constructed along the Phase 1 frontage.

Phase 3 will construct the Willow Road from Acorn Loop to Pine Road

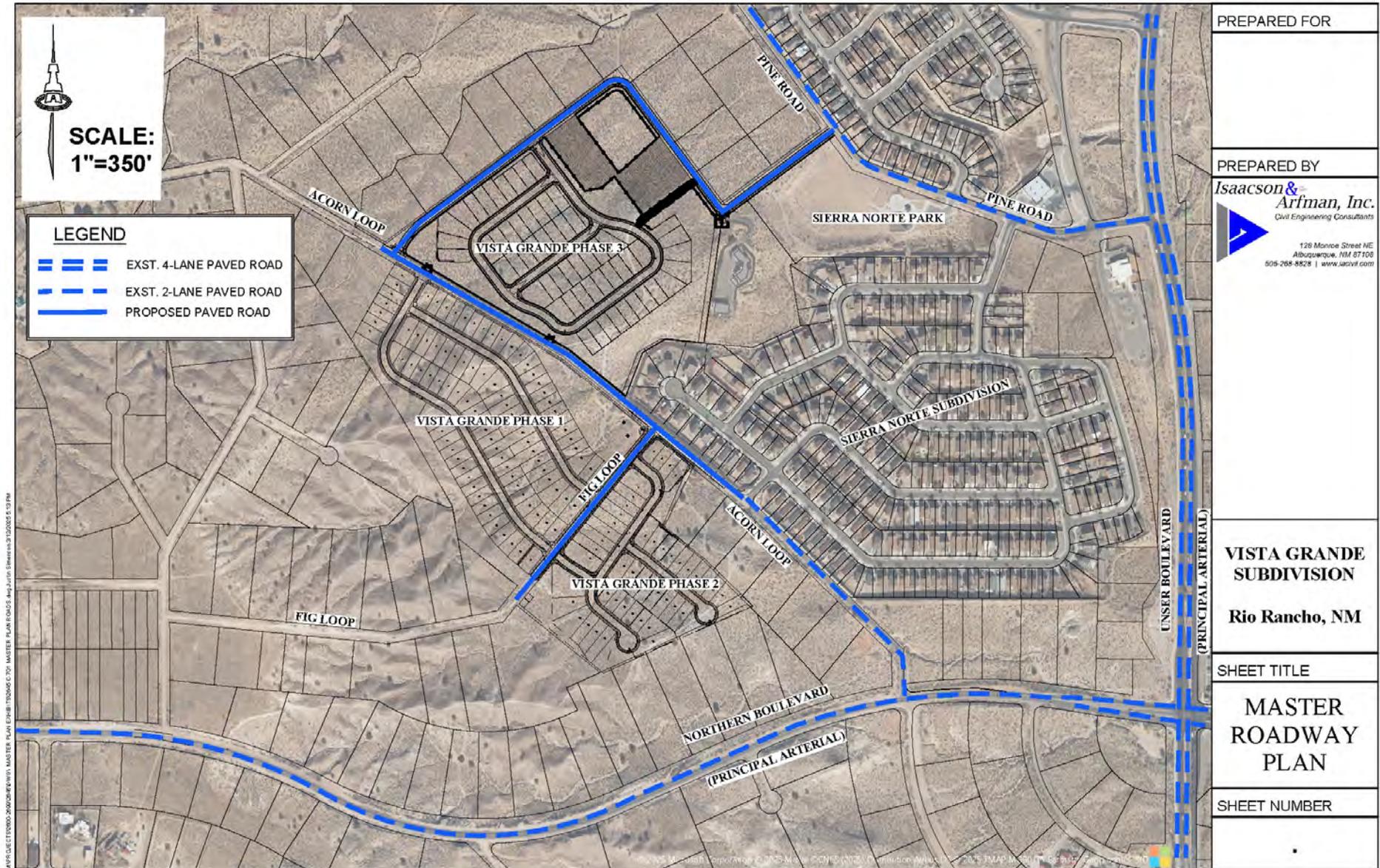
to provide additional connectivity to the existing roadway network. A TIS is being performed to determine the anticipated impacts of the development on the City's infrastructure and will determine if additional improvements are required.

All new streets proposed within Vista Grande will be local roadways, improved to City of Rio Rancho Standards. Each of these access points ultimately connects to Unser Boulevard and Northern Boulevard that will similarly need to be improved in the future to create clear entrances into the new development. As these access points are developed, the State Access Management Manual should be utilized to ensure proper intersection spacing.



Phase 2 Subdivision access

FIGURE 7: PROPOSED ROADWAYS



MAP PRODUCED BY: ISAACSON & ARTMAN, INC. DATE: 11/20/2018. PROJECT: VISTA GRANDE SUBDIVISION MASTER PLAN PHASE 1, 2, 3. SHEET: 39 OF 40.



Existing Acorn Avenue

TRIP GENERATION STUDY

Bohannon Huston Inc. (BHI) will conduct a Traffic Impact Analysis (TIA) for the proposed Vista Grande subdivision. Key intersections within the study area include Unser Boulevard and Acorn Drive and Unser Boulevard and Northern Boulevard. The development includes approximately 194 single-family residential lots. The trip generation rates for the Vista Grande subdivision calculation is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual. The analysis for Vista Grande Master Plan will be available in a separate document.

PROPOSED LOCAL ROADS

Existing platted roadways within Vista Grande will be improved to City of Rio Rancho Standards. Two new intersections were developed along Acorn Loop to include Fig Street and Willow Road. Willow Road will become the primary access into Phase 3. It will serve as an additional

access to Unser Boulevard via Pine Road to mitigate anticipated traffic impacts. Furthermore, Fig Loop will reduce the traffic impacts on Acorn Loop by making it the primary entrance for Phase 2 and give Phase 1 a secondary access.

The development of an emergency access was provided as a second egress to safely direct residents out of the subdivision while providing ingress/egress for the Fire Department.

The additional vehicle trips along Acorn Loop may warrant the installation of traffic signals at Unser Boulevard. The widening of Northern Boulevard to meet full Principal Arterial standards, will play an impact on accessibility.

Conceptual Drainage Plan

This chapter outlines the proposed conceptual drainage solution for Vista Grande. SSCAFCA's Quality of Life Master Plan was reviewed to ensure that the drainage plan supports the proposed improvements and the upcoming stormwater management projects in the immediate area. Storm water drainage and water quality discharge will need to be addressed per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.2. and City ordinance Chapter 153 EROSION CONTROL; STORM DRAINAGE AND STORMWATER QUALITY.

STORMWATER MANAGEMENT

The Vista Grande development lies within the boundaries of the Sierra Norte II Subdivision Drainage Study performed by Tierra

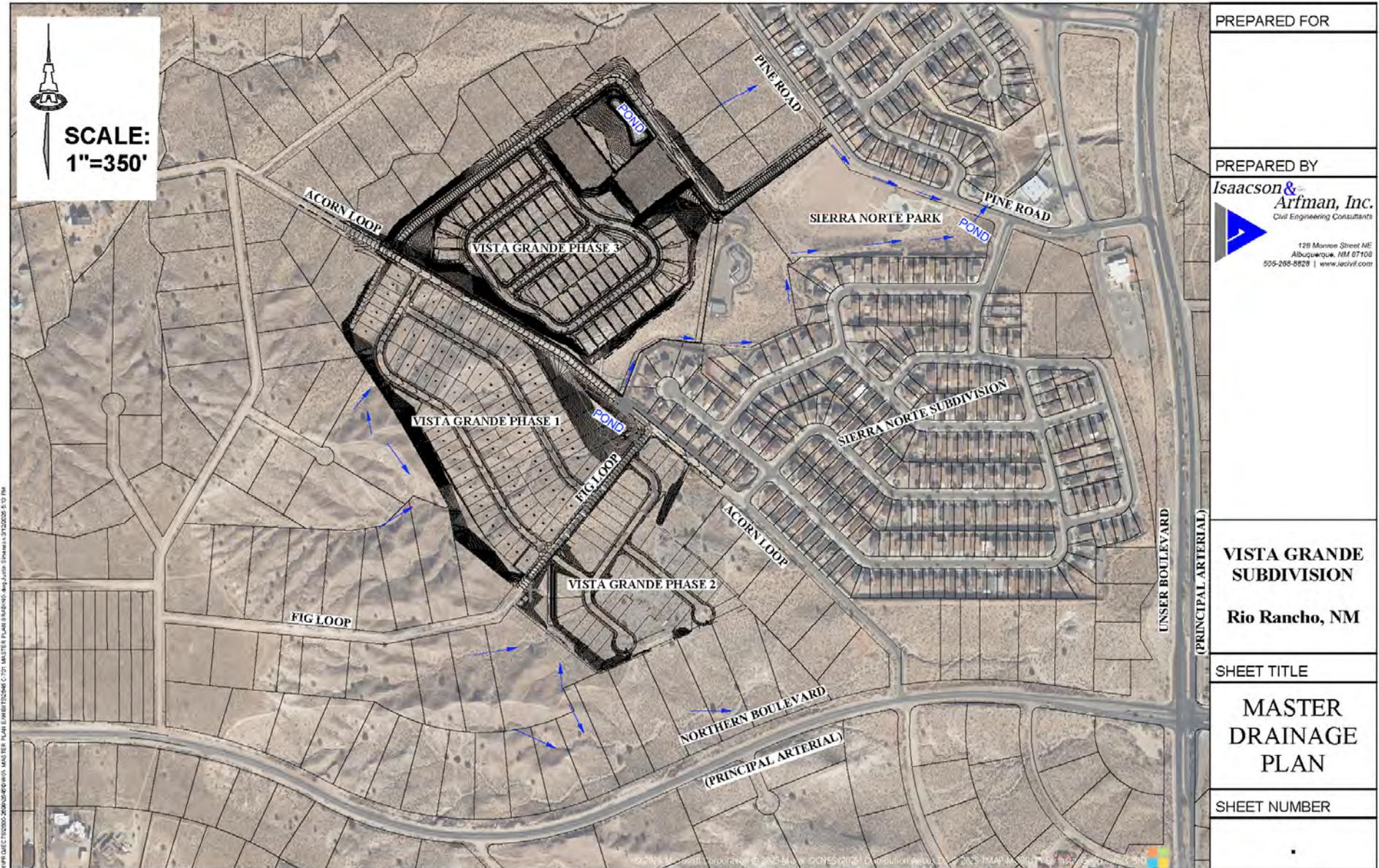


Detention Pond Example

West, LLC on 02/24/2004. More specifically, the site lies within the basins ED2-A, ED3-A, & ED-3B. These basins all drain to the drainage pond within the Sierra Norte II Park. The site slopes from the southwest to the northeast.

The Vista Grande development adheres to the Sierra Norte II Subdivision Drainage Study. Phases 1 and 2 of the Vista Grande development drain to a pond at the intersection of Acorn Loop and Fig Loop. The pond discharge follows an existing unnamed arroyo along the west edge of Sierra Norte II Subdivision at the historic/allowable rate. Phase 3 will utilize a pond at the northwest corner of the subdivision to control the discharge at the historic/allowable rate to the north via surface flow. An alternative drainage solution that will be explored is discharging the subdivision flows from the Phase 3 pond via a storm drain to the Sierra Norte Park.

FIGURE 8: CONCEPTUAL DRAINAGE PLAN



Conceptual Utility Plan

This chapter provides an overview of planned infrastructure improvements to serve future residents of Vista Grande. This includes a conceptual utility plan to address water, sanitary sewer, and private utilities improvements that will be required before development can occur. Compliance with the Design Process Manual (DPM) Vol II Chapter II.4. and City ordinance Title V is required.

WATER

Water system connections are available to the 10" waterline in Acorn Loop and the 8" waterline in Pine Road . The onsite waterlines will be standard 8" mains with 6" fire hydrant legs, 4' bury fire hydrants, and single & double meter services.

Water system expansion as required for the development of the Vista Grande subdivision will be designed and constructed in accordance with the City of Rio Rancho Master-Planned requirements and the latest Water and Wastewater Availability Statement.

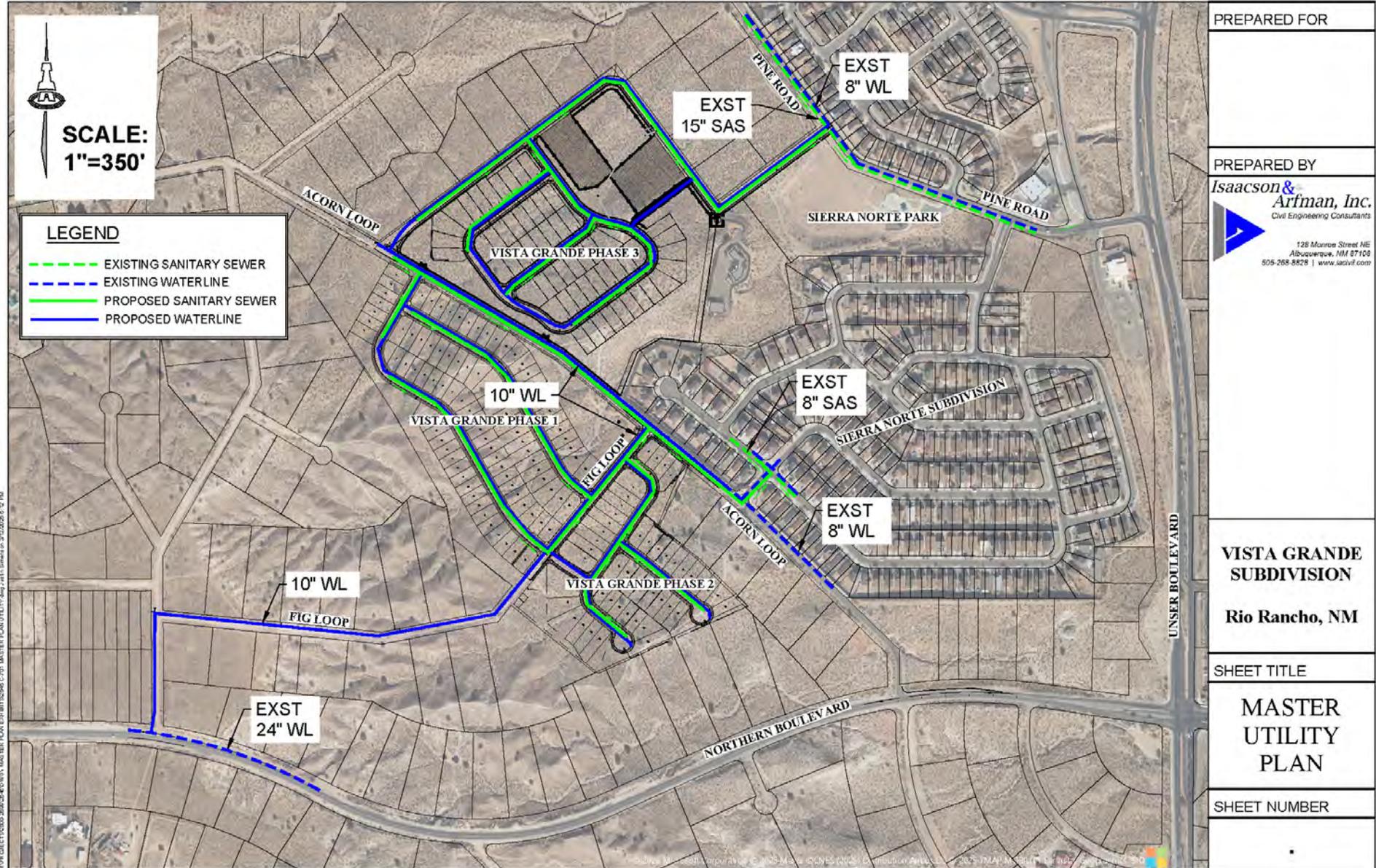
A waterline extension along Fig Loop to Northern Blvd was required and constructed with Phase 1. The anticipated requirement for Phase 3 is a waterline along Willow Road to create a loop from Acorn Loop to Pine Road.

SEWER

Sanitary sewer connection can be made to the existing sanitary sewer in Pine Road. Onsite sanitary sewer lines will be standard 8" mains, 4' diameter manholes, and 4" service lines.

The sanitary sewer outfall for Phase 1 & 2 of the Vista Grande subdivision ties to the existing 8" line in Sierra Norte II Subdivision at the intersection of Sierra Norte Loop and Gallinas Rd. The outfall for Phase 3 will be to the existing 8" at the intersection of Willow Road and Pine Road.

FIGURE 9: PROPOSED UTILITY PLAN



UTILITIES

There are two types of electrical lines in the electrical grid. The first type is a transmission line which carries high-voltage electricity at either at 115 or 345 kilovolts from power plants to substations in cities and towns. The second type is a distribution line which is smaller, usually underground, carrying electricity from substations into homes and businesses. Substations play a critical role in the delivery of electricity by decreasing the voltage for delivery to homes and businesses, typically at either 120 or 240 volts.

Natural gas pipelines that distribute natural gas to residences and businesses are typically run under streets, sidewalks, and sometimes across private property within a utility easement. These smaller distribution lines can be only a few inches below ground due to erosion, landscaping and other activities. In contrast, larger and higher-pressure transmission pipelines that transport gas from suppliers to communities are typically buried four to eight feet below ground and can be affected by activities such as farming, construction and new housing development.

Hard-line Telephone Service Qwest Communications is the telephone service provider in Rio Rancho. Qwest also provides DSL (Digital Subscriber Line) Internet service within Rio Rancho. Qwest does not currently have their service lines in GIS—no map was created of their service lines in the planning area.

Cable ONE is the cable television service provider in Rio Rancho. Internet service is provided by Comcast, Cable One, and smaller providers that deliver high speed internet with speeds up to 1 Gbps. Conventional telephone services are provided by CenturyLink.

This page left intentionally blank.

Implementation and Phasing

The implementation of the Vista Grande Master Plan will occur during future replatting. It is probably most realistic that these actions will occur over the next decade, with much dependent on market conditions. During that time, the following implementation actions can serve as a guide to facilitate the full build out of the Planning Area.

IMPLEMENTATION ACTIONS

Construction of infrastructure and transportation improvements will be planned in coordination with the City of Rio Rancho Department of Public Works, Department of Development Services, Public Safety, and PNM.

The developer will coordinate construction of stormwater management solutions with SSCAFCA, including detention ponds.

To address antiquated platting, the majority property owner will seek to replat owned lots within Unit 12 into smaller, more developable parcels that support the land use plan outlined in CHAPTER 3.

The incorporation of any design standards into the future will be enforced by a new Homeowner's Association (HOA).

PHASING

Development of the Planning Area will occur in approximately three phases over the next several years, with phases one completed in 2024. The completion of Phase 2 and beginning stages of Phase 3 occurred in 2025

Phase 1: Construction of major infrastructure, drainage, and transportation improvements. Home building and community development.

Phase 2: Construction of major infrastructure, drainage, and transportation improvements. Home building and community development.

Phase 3: Rezoning of the land and replatting of existing lots into new layout. Construction of major infrastructure, drainage, and transportation improvements. Home building and community development.

This page left intentionally blank.

END