

July 7, 2025

City of Albuquerque Planning Department
PO Box 1293
Albuquerque, New Mexico

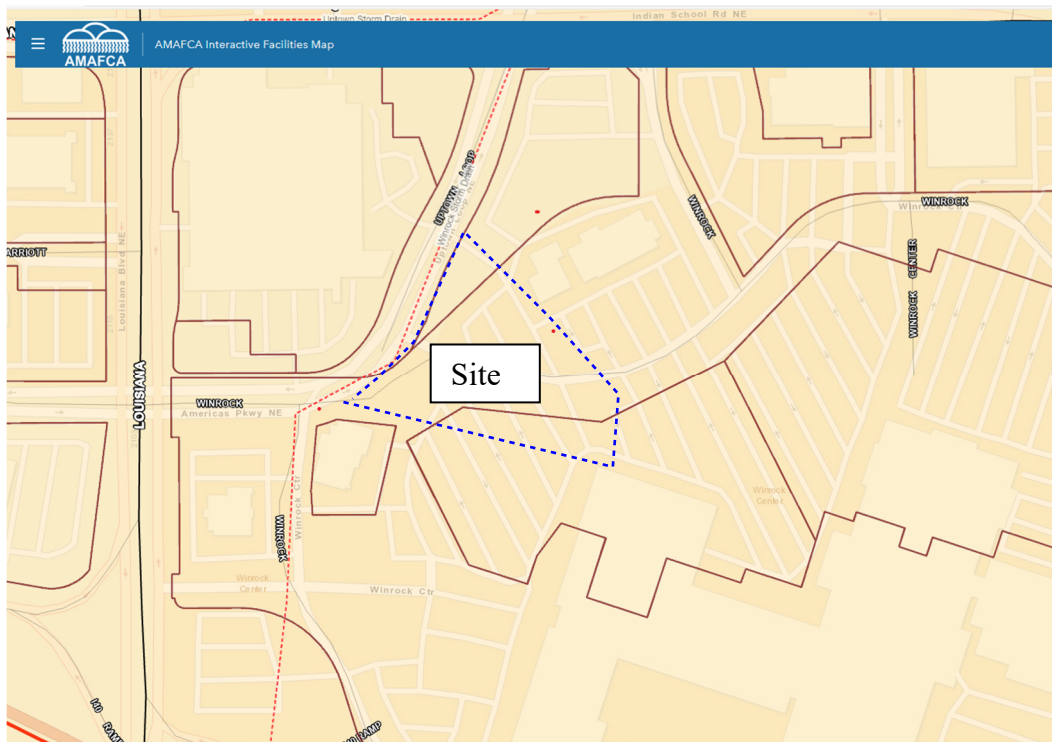
RE: **Sensitive Lands Analysis in support of Road A Winrock Town Center Project**

To Whom it May Concern,

The purpose of this letter responds to the Sensitive Lands criteria in IDO Section 14-16-5-2. The subject properties are legally described as is to provide additional justification for Vacating the Easement Per IDO 6-6-M-3.

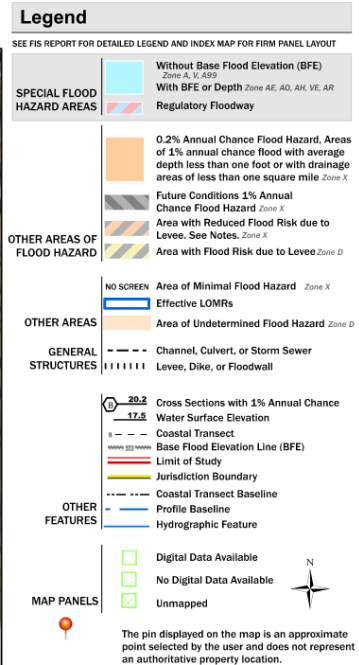
We have analyzed the project site for the presence of sensitive Lands and any constraints related to such lands. The following analysis examines each of the Sensitive Lands elements as defined by the IDO and evaluates their potential impact on the proposed project.

1. Arroyos: Using data provided by AMAFCA's Interactive Facility Map, there are no arroyos or drainage facilities located on the site. The image below shows the project site outlined by a blue dashed line.



2. Floodplains and Special Flood Hazard Areas: The map below shows the subject project site. FEMA's National Flood Hazard Hazard is within Flood Zone X.

National Flood Hazard Layer FIRMette

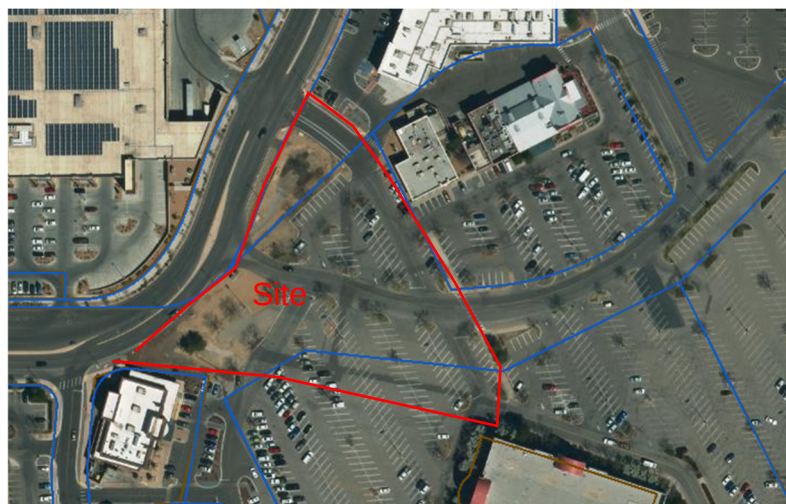


This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/15/2024 at 5:59 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 The NFHL and effective information may change or become superseded by new data over time.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.

- Irrigation facilities (acequias): Due to the subject site's location within the Northeast Heights there are no irrigation facilities or acequias on or near the site.
- Large stands of mature trees: The subject site is predominantly a parking lot without large stands of mature trees. Project will introduce new trees within the parking islands.



5. Riparian areas: Data provided by the National Wetlands Inventory shows the subject site is not within a riparian area.
6. Rock Outcroppings: There are no rock outcroppings on or adjacent to the site.
7. Significant archeological sites: The Archaeological Certificate has been submitted to the City of Albuquerque staff archaeologist and they are processing the certificate of no effect. The site has been cleared previously.
8. Steep slopes and escarpments: This has a 3 to 4 percent grade from east to west. There are not any steep slopes and the site has been paved for many years.
9. Wetlands: Data provided by the National Wetlands Inventory shows the subject site is not within a wetland area.

Please let me know if you have any questions or need any additional information. I may be reached at 505-235-7211.

Sincerely,

A handwritten signature in blue ink that reads "Scott Eddings".

Scott Eddings, P.E.
Vice President