

December 8, 2019

In Matters Regarding Proposed Storage Units at 4909 Juan Tabo, by Guardian Storage & Extra Space Storage.

Case Number: PR-2019-002184 on 18December2019

FROM: Residents of Oso Grande (signatures are provided at the end of this letter.)
TO: Development Review Board

Jolene Wolfley, DRB Chair, Planning Dept: JWolfley@cabq.gov

Maggie Gould, Sr. Planner for DRB: MGould@cabq.gov

Administrator: AGomez@cabq.gov

Info Copy to:

Mayor Keller's office: MRoss@cabq.gov

Joe Valles, CABQ: joevalles@cabq.gov

We are concerned residents in the neighborhood of El Oso Grande with homes located or near the floodplain downstream from the John B. Robert Dam. We are aware that the planned development on the floodplain identified as the 2.3 acre parcel, 4909 Juan Tabo is a FEMA defined floodway and FEMA defined flood prone area. The FEMA map dated 2008 indicates moderate risk to downstream residents. However, this map is extremely outdated. In our opinion, the 2008 map is likely underestimating the level of damage that could occur in the event of a significant flood.

Over the past two years, the floodplain located on the subject property has eroded and does not appear to be able to handle a significant flood. Any type of construction on this property will not only remove the capacity of the floodplain to appropriately function as its intended purpose resulting in increased flood waters downstream, but it will increase risks for loss of life and property.

The annual flood insurance premium is already extremely high. We are concerned that as FEMA re-evaluates current flood risk in this area along with the increases risks associated with the development in the floodplain, the annual cost for flood insurance will be unaffordable. These increased risks will significantly and unfairly increase the financial burden of the downstream residents – additional risks that could and should be avoided by disallowing any and all building structure on the floodplain. Executive Order 11988 emphasizes the requirement for agencies to select alternative sites for projects outside the floodplains. Alternatively, the authorities with the power to make such decisions should seek to maintain the floodplain in its natural state and improve its ability to function as intended. ~

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Name	Signature	Address	Date
Beth Baker	Beth Baker	10308 Camino Del Oso	12/10/2019
Gene Golden	Gene Golden	10333 Camino Del Oso	12/10/2019
V. AFFIXI	V. Affixi	10317 CAMINO DEL OSO	12/10/2019
PATRICIA TOMLIN	Patricia Tomlin	10337 CAMINO DEL OSO	12/10/2019
HAROLD OROSCO	H. A. Orosc	10326 CAMINO DEL OSO	12/10/2019
Ed Baker	Ed Baker	10308 Camino Del Oso	12/10/2019
DAN SPIRES	Dan Spires	10309 Camino del oso	12/10/2019
KATHRYN JACKSON	K.E. Jackson	10409 Camino del oso NE	12/10/2019
Lauren Mansfield	Lauren Mansfield	10413 Camino Del Oso	12/10/19
Luke Fraser	Luke Fraser	10413 Camino Del Oso	12/10/19
WAYNE WORMHOOD	W. Wormhood	10307 Camino del Oso	12/10/19
LINDA HIRTZ	Linda Hirtz	10329 CAMINO del oso	12/10/19
MARGARET HIRTZ	Margaret Hirtz	10300 Camino del Oso	12/10/19
STEPHEN FISH	Stephen Fish	10312 Camino del Oso	12/10/19

