

**TO:** City of Albuquerque Planning Department

**FROM:** Bohannon Huston, Inc. – Michael Balaskovits, PE

**DATE:** October 24, 2025

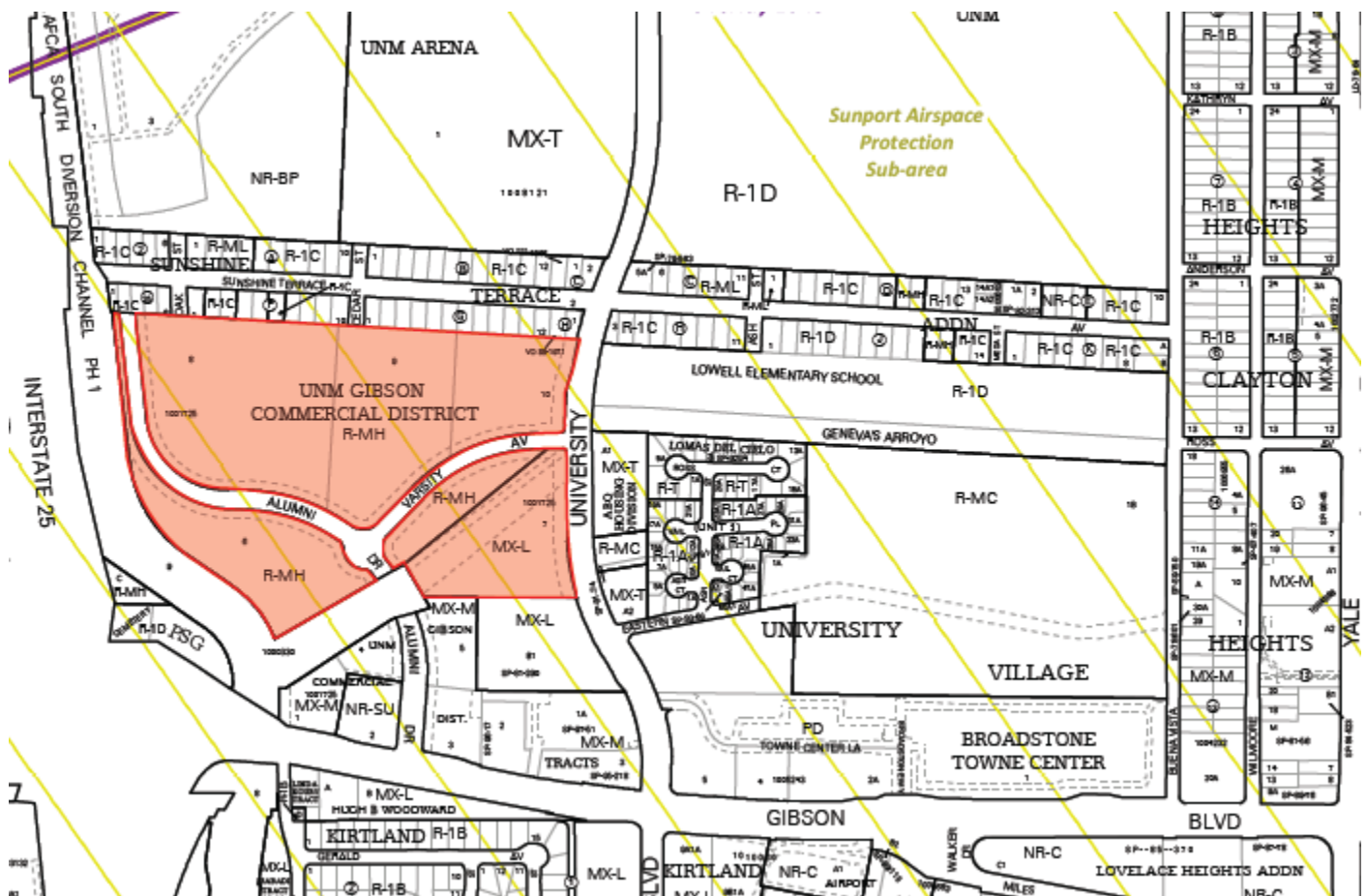
**SUBJECT: Sensitive Lands Analysis – UNM Commercial District**

See the IDO's Sensitive Lands Analysis Form [here](#) for more information.

The subject property is legally described as Tracts 6-10 of Plat of UNM GIBSON COMMERCIAL DISTRICT (A Replat of Tracts A & B, EVER READY SUBDIVISION Tracts 4 & 5, GIBSON Tracts & Tract A, 40/25 ASSOCIATES SUBDIVISION)

**Purpose of Plat:**

We will be replatting Tracts 6, 7, 8, 9, and 10 of Plat of UNM Gibson Commercial District.



## **Floodplains and Flood Hazard Areas**

*(If present on site: FEMA Map/LOMR)*

FEMAs National Flood Hazard Layer Mapping site shows the subject site (approximate location seen in red) is within the 1% Annual Chance Flood Hazard. We will have CLOMR/LOMR at some point and this Flood Zone will not be avoided as it is within a man-made concrete channel to be placed in a storm drain line.



## **Steep Slopes**

*(If present on site: Description of erosive forces)*

The 2-foot contour layer provided by the Advanced Map Viewer 2.0 indicates that the subject site (approximate location shown below in blue) has steep slopes which are man-made, and this entire area is intended to be regraded to support the future development.





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### Unstable Soils

*(If present on site: Description of soil characteristics)*

Per the GeoTech Report (Project No. 22-374443.2) provided by Partner Engineering and Science, Inc. dated May 12, 2023, states that the subject property is "mapped as cut and fill land, Bluepoint-Kokan association, an Wink fine sandy loam. The Bluepoint-Kokan series consists of very deep, somewhat excessively drained, high to very high permeable soils that formed from sandy alluvium and/or eolian sands." There is no evidence of clay, blowing sand, and/or high-water table in the area.

### Wetlands - Constant Supply of Water

*(If present on site: Description of animal and plant species in ecosystem)*

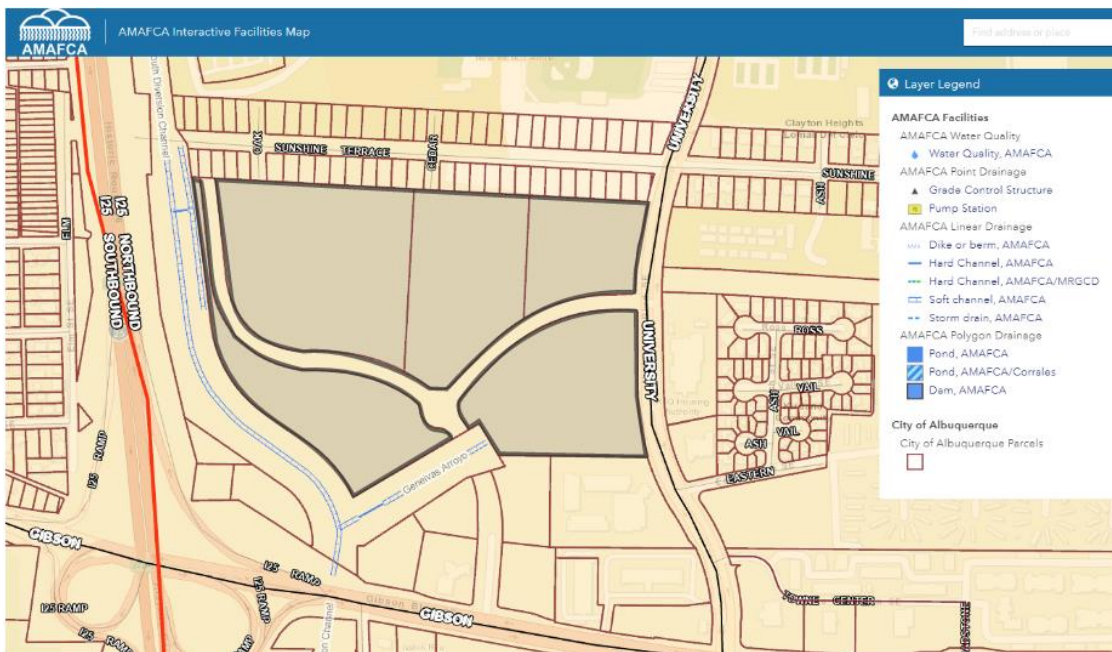
As seen below in the data provided by the National Wetlands Inventory, it shows the subject site (approximate location seen in orange) is not within a wetland area.



### Arroyos

*(If present on site: Identify the arroyo in the natural drainage system)*

The Geneva Arroyo abuts the site to the west and south but does not go through the five tracts that make up the property site (seen below in grey). Using the data provided by the AMAFCA Interactive Facilities Map you can see below the arroyo and site locations. The existing lined concrete channel will be hard piped and connected to the Geneva Arroyo. Coordination with AMAFCA and COA Hydrology is ongoing as the CLOMR is being worked on.

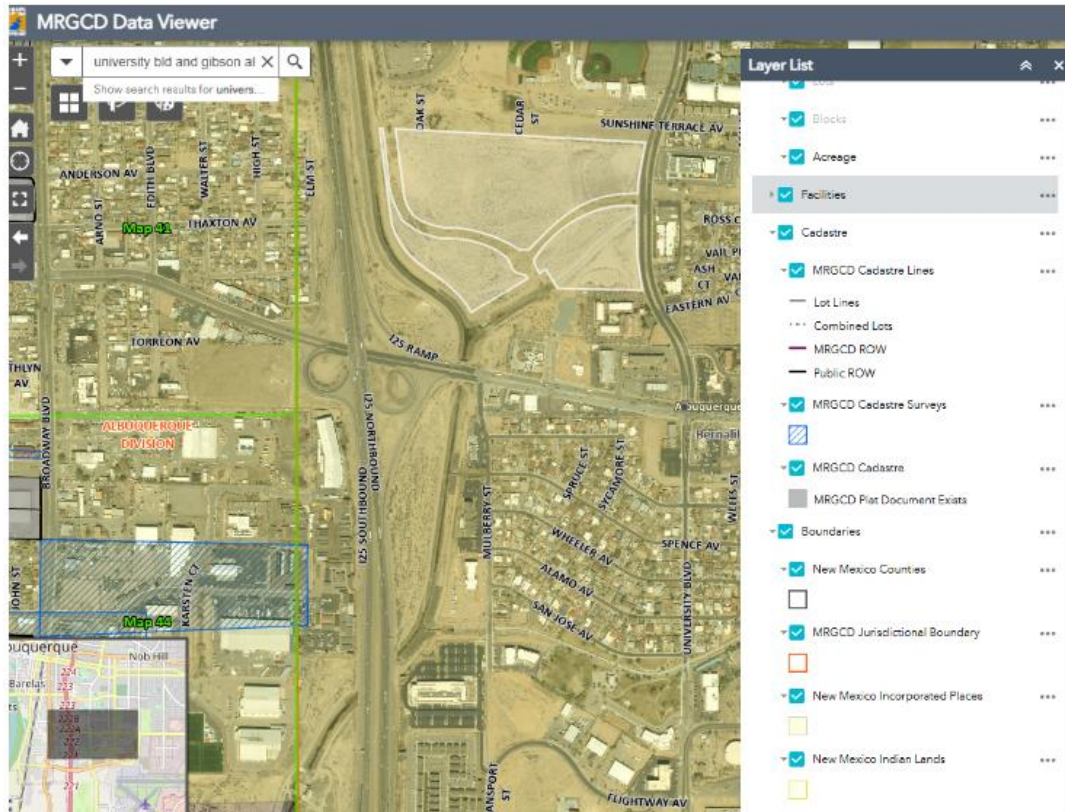


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### Irrigation Facilities - Acequias

*(If present on site: Identify the acequia in the irrigation system)*

As seen in the image below, data provided by MRGCD Data Viewer confirms that the subject property (approximate location shown in white) does not contain any irrigation facilities nor acequias.



### Escarpments

*(If present on site: Existence of Petroglyphs; description of escarpment face)*

Per the U.S. Geological Survey Map Release there are no Petroglyphs on the project site (as shown by the red dot below).





**Rock Outcroppings**

*(If present on site: Describe co-existence of trees and shrubs)*

There are no visible rock outcroppings on the property site as seen in the Site Photos below (pictures taken on 6/01/2023). There are four points of view included, as seen in the below image.



*Photo Placement 1:*



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*Photo Placement 2:*



*Photo Placement 3:*





*Photo Placement 4:*



### **Large Stands of Mature Trees**

*(If present on site: Identify tree species and health)*

At the Northeast corner of the site are stands of mature trees; two trees (assumed to be of the mesquite tree family) are to the right of the Geneva Arroyo and a small grove of trees at the north edge of the north corner of the site, spanning approximately 450 ft. These trees will be removed as apart of this development and new trees and landscaping will be provided.





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**Archaeological Sites**

(If Applicable: >5 acres, Archaeological Certificate)

The Certificate of No-Effect is attached for reference. There are no archeological sites present on the property.



**Tim Keller, Mayor**  
**Sarita Nair, CAO**

**City of Albuquerque**  
P.O. Box 1293 Albuquerque, NM 87103  
**Planning Department**  
Alan Varela, Interim Director

**DATE:** August 14, 2025

**SUBJECT:** Albuquerque Archaeological Ordinance - Compliance Documentation

**Case Number(s):** PR-2020-004622, AC-2025-00013  
**Agent:** Bohannon Huston, Inc.  
**Applicant:** The Regents of UNM  
**Legal Description:** Tracts 6-10 PLAT OF UNM GIBSON COMMERCIAL DISTRICT  
**Zoning:** R-MH/MX-L  
**Acreage:** 34.15  
**Zone Atlas Page(s):** L-15-Z

**CERTIFICATE OF NO EFFECT:** ☒ Yes ☐ No

**CERTIFICATE OF APPROVAL:** ☐ Yes ☒ No

**SUPPORTING DOCUMENTATION:**

Google Earth historic images. ARMS/NMCRIS Records


**SITE VISIT:** N/A

**RECOMMENDATIONS:**

The northern quarter of the property appears to have previously bladed clear in the mid 2000s, but the entire property was surveyed under NMCRIS .121875 with no significant finds. Therefore:

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..."

**SUBMITTED BY:**

  
Douglas H. M. Boggess, MA, RPA Date  
Senior Principal Investigator  
Acting City Archaeologist  
Lone Mountain Archaeological Services, Inc.

**SUBMITTED TO:**

Planning, Development Services

**Conclusion**

This property is University of New Mexico (UNM) owned and there are no Sensitive lands present, that would require further action that has not already begun. The FEMA flood zone has been coordinated with AMAFCA and the City of Albuquerque to remove the existing flood zone over the top of the existing Concrete Lined Channel as well as the future Buena Vista Park the COA Parks and Recreation Department is working on. This existing channel will be placed in a pipe and ultimately outfall to the existing Genevia Arroyo owned by AMAFCA. The existing Steep slopes are also man-made, and areas of the site have been graded as noted within the Certificate of No-Effect. Lastly, the existing mature trees will be removed and replaced with new trees to address the overall future development. We assume that no further action is necessary in support of this platting effort.