

Sensitive Land Analysis was not required.

From: [Wolfley, Jolene](#)
To: [John Stapleton](#)
Cc: [Boylan, Jacob](#)
Subject: RE: Verifying if a sensitive lands analysis is needed for Project Number PR-2022-006627
Date: Friday, April 5, 2024 2:40:48 PM
Attachments: [image005.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

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John,

You are correct. The IDO list of features that require a Sensitive Lands Analysis is below:

Sensitive lands identified on the site:

- 5-2(C)(2) New subdivisions of land and site design shall avoid locating development, except for open spaces and areas that will not be disturbed during the development process, in the following types of sensitive lands:
- 5-2(C)(2)(a) Arroyos.
 - 5-2(C)(2)(b) Floodplains and Special Flood Hazard Areas.
 - 5-2(C)(2)(c) Irrigation facilities (acequias).
 - 5-2(C)(2)(d) Large stands of mature trees.
 - 5-2(C)(2)(e) Riparian areas.
 - 5-2(C)(2)(f) Rock outcroppings.
 - 5-2(C)(2)(g) Significant archaeological sites.
 - 5-2(C)(2)(h) Steep slopes and escarpments.
 - 5-2(C)(2)(i) Wetlands.

I should have caught that in my review. The drainage areas are reviewed per the drainage ordinance.

Thanks,



JOLENE WOLFLEY, M.C.P.

associate director

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e jwolfley@cabq.gov

From: John Stapleton <John.Stapleton@respec.com>

Sent: Friday, April 5, 2024 2:32 PM

To: Wolfley, Jolene <jwolfley@cabq.gov>

Subject: Verifying if a sensitive lands analysis is needed for Project Number PR-2022-006627

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Hello Jolene,

One of the DFT Planning comments for Project Number PR-2022-006627 states that future development on this site requires a sensitive lands analysis report seemingly due to being in the Valley Drainage Area, IDO section 5-2(F). I have highlighted the comment on the attached document.

However, if I am reading the IDO correctly, section 5-2(F) of the IDO does not require a sensitive lands analysis, it simply mandates that development in the valley drainage area comply with the valley drainage design criteria in the DPM. Consequently, could you please verify whether the comment about a sensitive lands analysis is accurate? Thank you!

Please do not hesitate to call me to discuss!

Sincerely,



John M. Stapleton
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