

Memorandum

To: City of Albuquerque Planning Department

From: Jim Strozier, Consensus Planning, Inc

Date: 1/9/2023 – Updated 7/17/2023

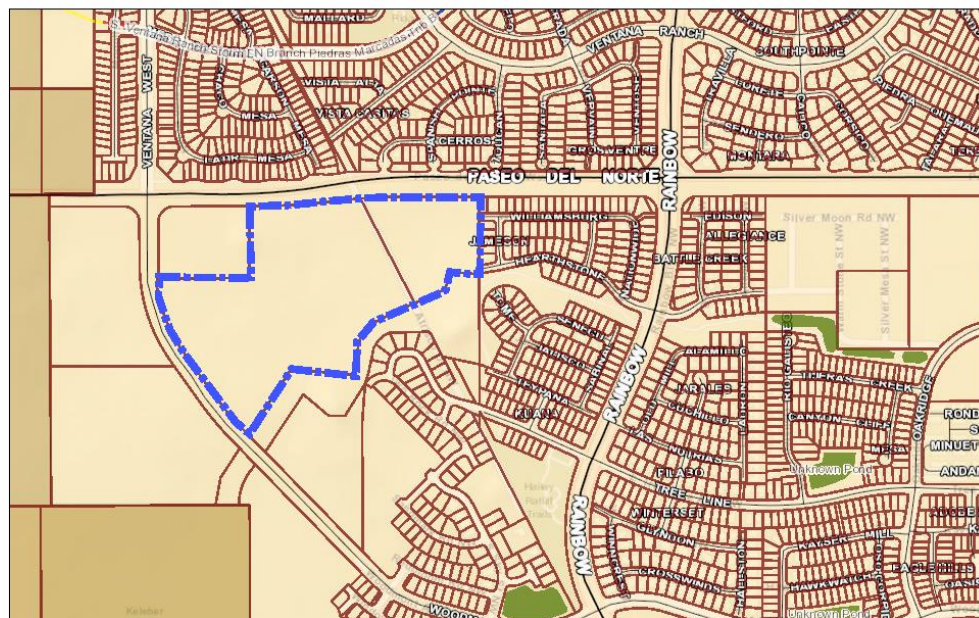
Re: Sensitive Lands Analysis for La Terra

This memo responds to the Sensitive Lands criteria in IDO Section 14-16-5-2. The subject properties are legally described as *Tract 4 Bulk Land Plat of the Trails Unit 3A* and *Tract 5 Bulk Land Plat of the Trails Unit 3A*. We have analyzed the project site for the presence of sensitive lands and any constraints related to such lands.

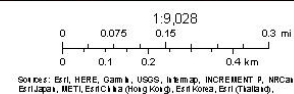
In response to comments and questions received from the DFT review, we have updated this memorandum to add additional information regarding the minor rock outcroppings located on the property. These updates are provided in red.

1. Arroyos: Using data provided by AMAFCAS Interactive Facilities Map shows no arroyos or drainage facilities located on the site. The image below shows the subject sites outlined in a blue dotted line.

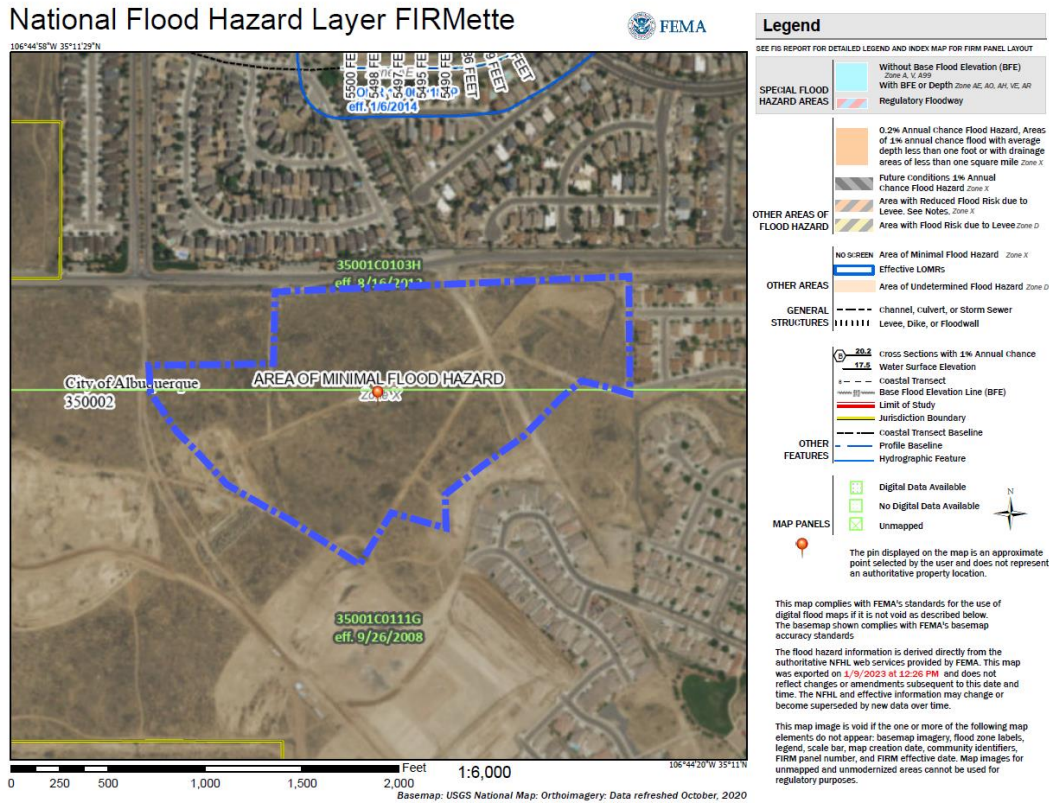
La Terra AMAFCA



January 9, 2023



- Floodplains and Special Flood Hazard Areas: FEMA's National Flood Hazard Layer Mapping shows the subject sites are within an unshaded Flood Zone X. Unshaded Flood Zone X is described as an area of minimal flooding. Unshaded Flood Zone X is outside of the 500-year flood and protected by levees from the 100-year flood. The map below depicts the subject sites outlined in a blue dotted line.



- Irrigation facilities (acequias): Due to the subject site's location and distance from the Rio Grande there are no irrigation facilities or acequias on or near the site. Data provided by MRGCD confirms the subject property is outside of the MRGCD jurisdiction.
- Large stands of mature trees: The subject sites are vacant parcels with nominal vegetation. There are no large stands of mature trees on either parcel. The image below depicts the subject sites facing south from Paseo Del Norte.



- Riparian areas: Data provided by the National Wetlands Inventory shows the subject site is not within a riparian area.

6. Rock outcroppings: Rock Outcroppings are defined by the IDO as follows:

“Rock Outcropping Bedrock or other stratum a minimum of 6 feet high on its steepest side as measured from the adjacent 10 percent slope line and in excess of 500 square feet in surface area.”

For the purposes of this analysis, Major Rock Outcroppings are those that meet the IDO definition and minor rock outcroppings do not.

There is a major rock outcropping along the northwestern property line which is depicted on the map below with a red star. Additionally, there are two photos provided below of the rock outcropping (one with a person for scale). The proposed development of the build-to-rent community will avoid this rock outcropping in its entirety. The rock outcropping will be identified on all Site Plans and fully preserved.

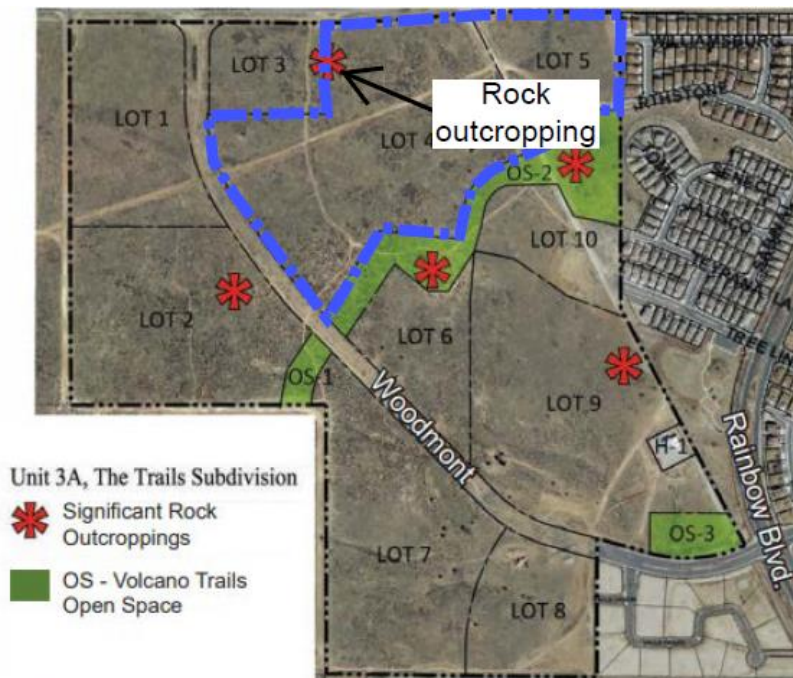


Exhibit 15, Significant Rock Outcroppings
(Volcano Trails SDP – August 2011)



Major Rock Outcropping



Major Rock Outcropping (with person for scale)

There are also two Major Rock Outcroppings to the south of the property, within The Trails HOA open space tract (as shown on the graphic above). These outcroppings are preserved as a part of the HOA's ownership and management of the open space tract.

In addition to the Major Rock Outcropping, there are 4 other minor rock outcroppings that exist on the property as well as several surface level basalt areas, which do not rise above the surface elevation of the surrounding area. As requested as part of the DFT review, the Project Team did an additional site visit to assess and locate the minor rock outcroppings on the property. The approximate locations for the minor outcroppings are shown on the map below:



Approximate locations of Minor Rock Outcroppings



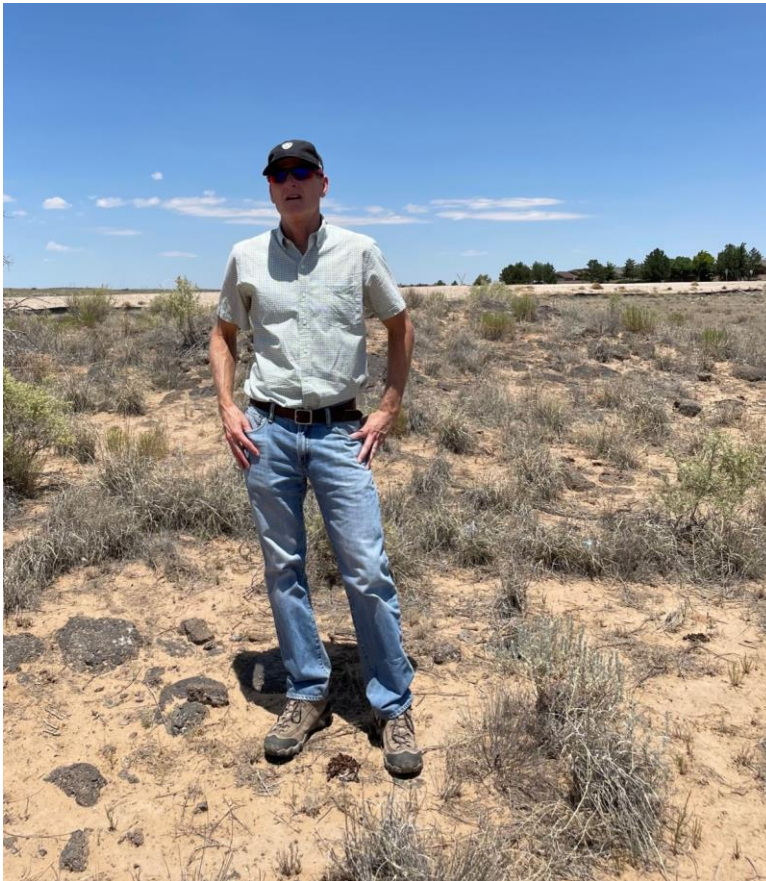
Minor Outcropping #1 (with person for scale)



Minor Outcropping #2 (with person for scale)



Minor Outcropping #3 (with person for scale)



Minor Outcropping #4 (with person for scale)

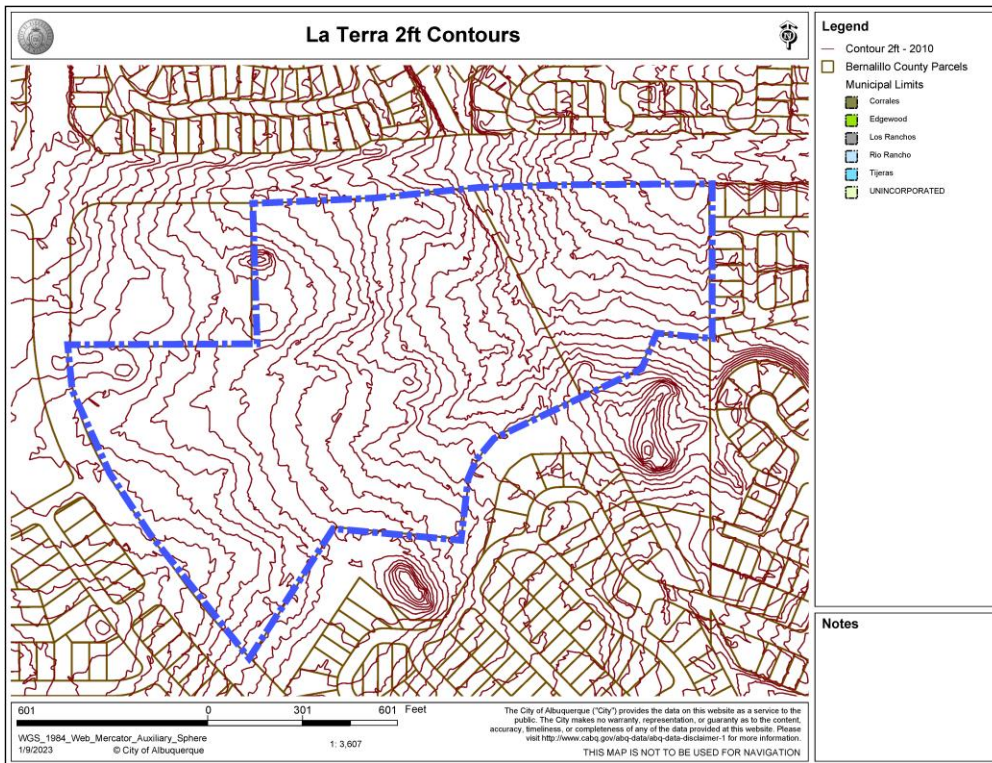
In conclusion, none of the minor rock outcroppings meet the criteria as established in the IDO for preservation. While the Planning staff noted that they could be interesting design features, there are several issues that prevent their preservation, which include:

- The existence of basalt on much of the property limits excavation for utility construction;
- Adding fill to most of the site enables the construction of utilities and building pads;

- The existing gas line depth and location requires significant fill in that portion of the property to cross that area with roads and utilities;
- Prior approvals including the TCL, Grading and Drainage, and Water and Sewer Availability Statemen would need to be amended to accommodate changes to the site layout; and
- As provided for in the approved Grading and Drainage Plan, site grading is also necessary to ensure that stormwater can be delivered to several ponds on the property.

Due to these constraints, it is not practicable to preserve the minor rock outcroppings. We will, however, be using the basalt – in the form of rip rap and boulders for the landscape and signage gabion baskets to ensure a direct relationship between the built environment and the Major Rock Outcropping on the site.

7. Significant archaeological sites: The subject sites have been analyzed by the City of Albuquerque staff archaeologist and have been awarded a certificate of no effect.
8. Steep slopes and escarpments: Data provided by the CABQ Advanced Map Viewer 2-foot contour layer shows the subject site does not meet the IDO definition of steep slopes which is over 9%. The map below depicts the subject site outlined in a blue dotted line.



9. Wetlands: Data provided by the National Wetlands Inventory shows the subject site is not within a wetland area.