

Memorandum

To: City of Albuquerque Planning Department

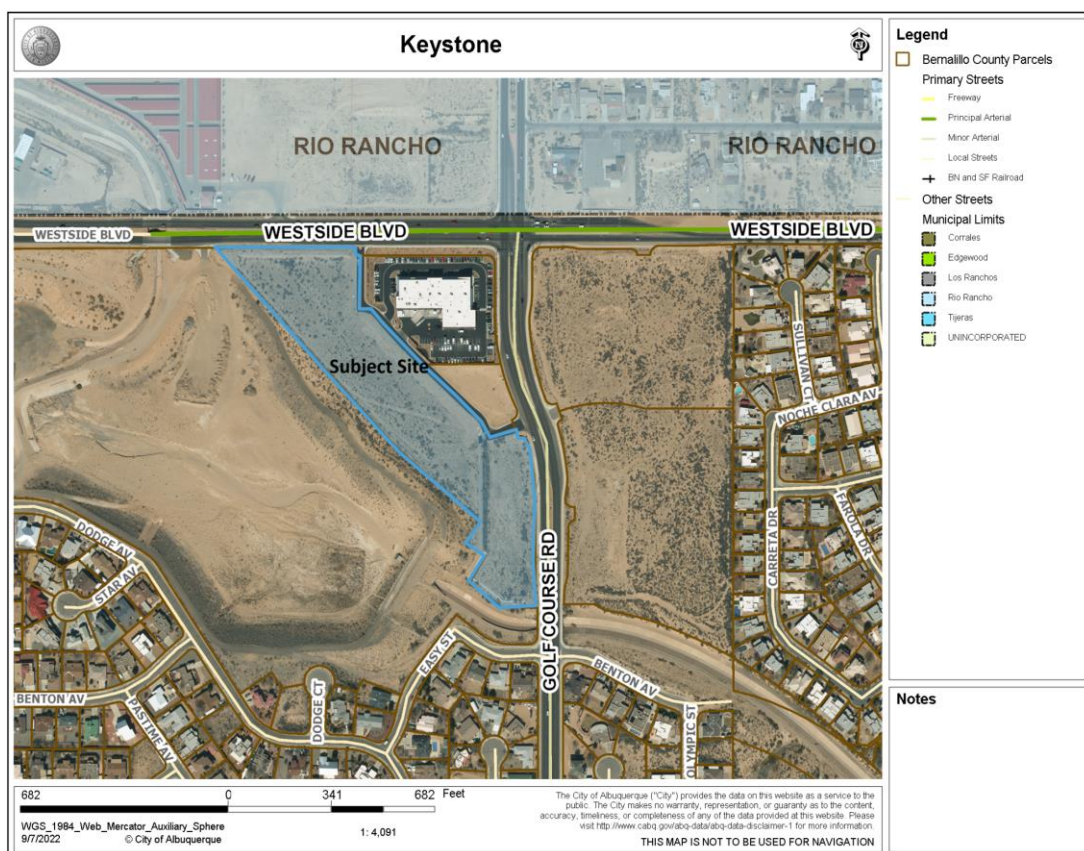
From: Jim Strozier, Consensus Planning, Inc.

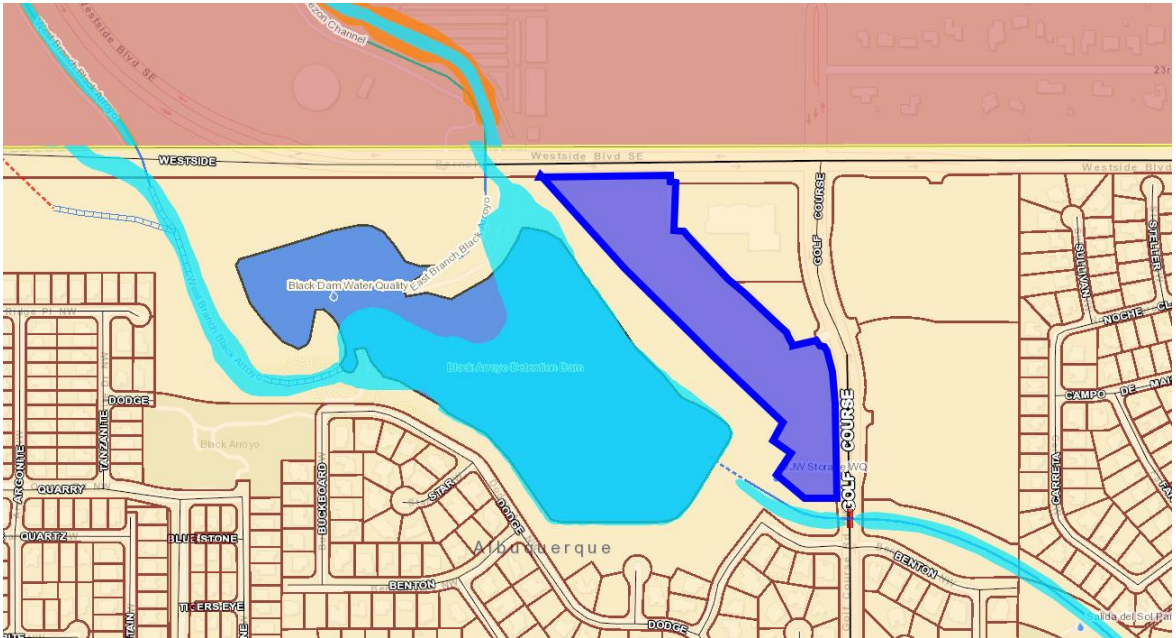
Date: September 8, 2022

Re: Sensitive Lands Analysis for Keystone

This memo responds to the Sensitive Lands criteria in IDO Section 14-16-5-2. The subject property is currently vacant. The subject property is depicted in the map below outlined and shaded in blue. We have analyzed the project site for the presence of sensitive lands and any constraints related to such lands.

1. Arroyos: The property is currently vacant, and no natural arroyos exist on the land. The subject site is depicted in dark blue on the map below. Using data provided by AMAFCAS Interactive Mapping service, the Black Arroyo Detention Dam is to the southwest of the subject site depicted in light blue and labeled on the map below. The Cabezón Channel and the West Branch Arroyo drain into the detention dam from the northwest. The Black Arroyo Channel runs along the southeast of the site also depicted in light blue on the map below.

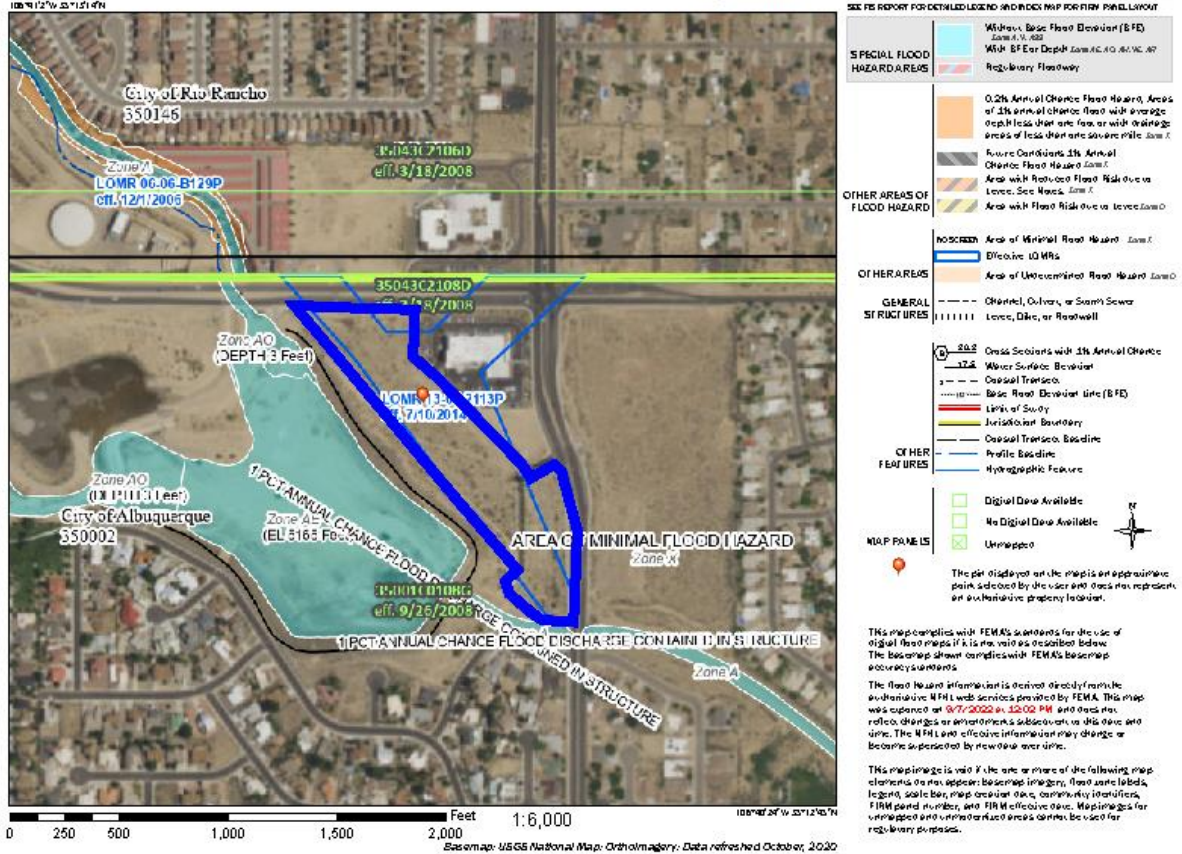




AMAFCA Map

2. Floodplains and Special Flood Hazard Areas: Using data provided by FEMA's National Flood Hazard Layer (NFHL) mapping the subject site is considered to be a flood zone X and depicted in the blue outline on the map below. Flood zone X when it is unshaded as it is on the map below is determined to be outside of the 500-year flood and protected from the 100-year flood making it an area with the lowest risk of flooding. The area to the southwest of the site is the Black Arroyo Detention Dam. The upper northwest portion of the detention dam is labeled as a flood zone AO which is defined as a river or stream flood hazard area with a 1% or greater chance of shallow annual flooding with an average depth ranging from 1-3 feet. The middle and lower southwest portion of the detention dam is labeled as a flood zone AE which is defined as having a based flood elevation of 5165 feet. The entire Black Arroyo Detention Dam area is designed to hold the type of flooding described above and will not affect the development of the subject property.

National Flood Hazard Layer FIRMette



- Irrigation facilities (acequias): Data provided by the Middle Rio Grande Conservancy District (MRGCD) mapping shows the subject site is outside of the MRGCD jurisdiction and does not appear on any of their maps. Based on this research and due to the subject site's location and distance from the Rio Grande, there are no acequias or irrigation facilities on or near the site.
- Large stands of mature trees: The subject site is currently vacant with small shrubs and vegetation. There are no mature trees on the subject site. The images below shows the subject site and lack of any significant vegetation.

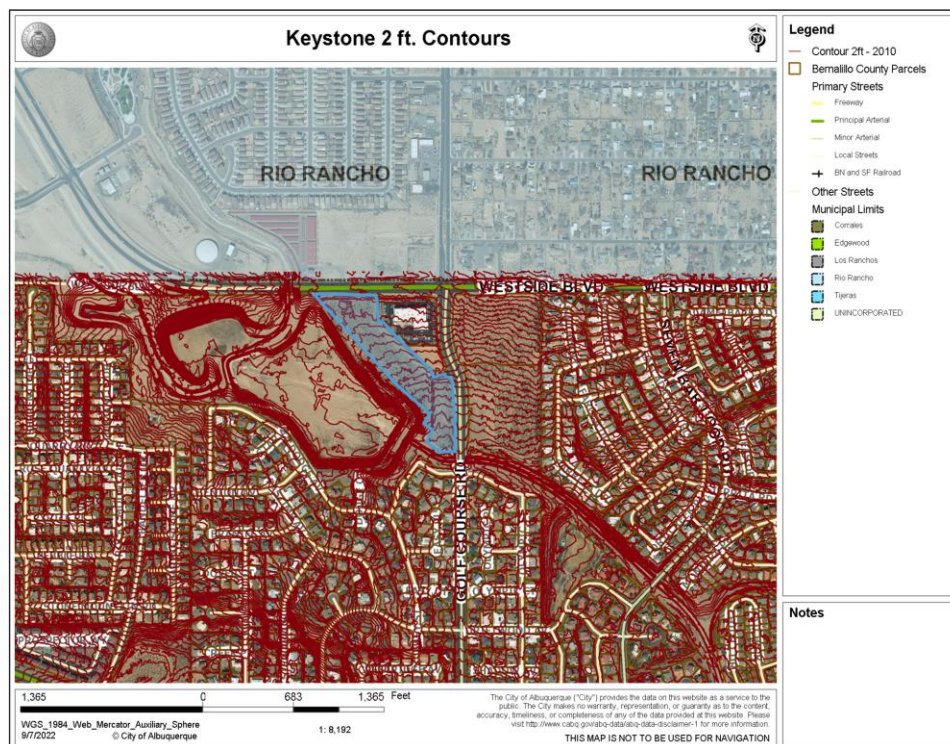


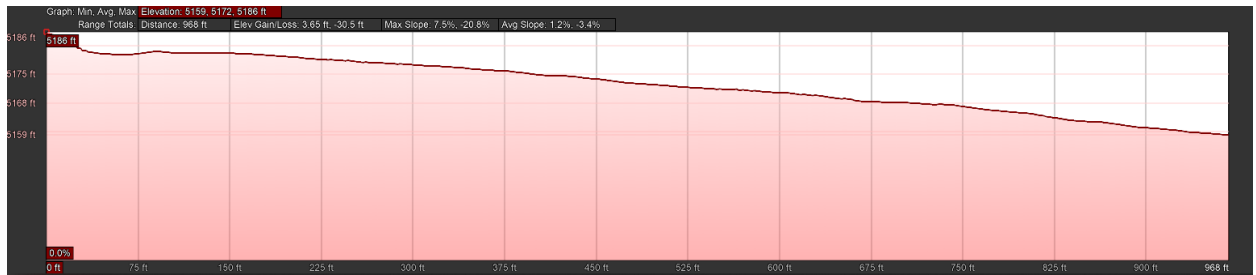
Site facing south from Westside Blvd.



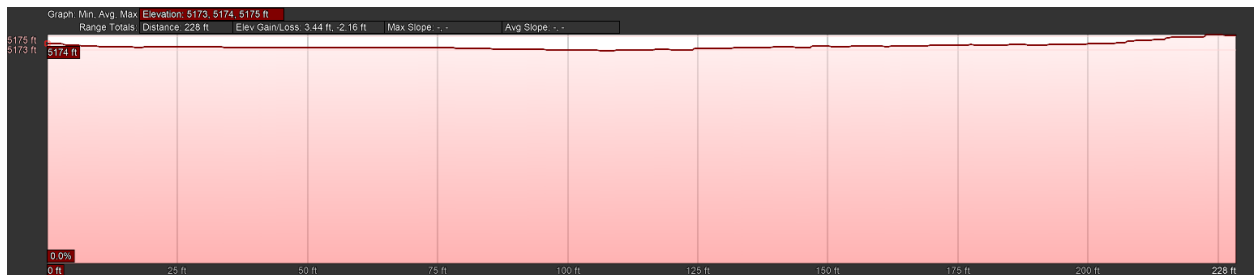
Site facing west from Golf Course Road

5. Riparian areas: Data provided by the National Wetlands Inventory surface water and wetlands mapping shows the subject site is not considered a riparian area.
6. Rock outcroppings: There are no rock outcroppings or formations on the subject site.
7. Significant archaeological sites: We have requested the archeological review but have not heard back. The site has been partially developed with infrastructure and an office building. The site was also completely graded with the construction of the Dam in the late 1990's.
8. Steep slopes and escarpments: The site does not include any slopes that meet the IDO definition of a steep slope or escarpment, which is a minimum slope of 9 percent or more. 2 ft contour mapping provided by the CABQ Advanced Map Viewer shows the slope for the subject site and surrounding area. Elevation profiles for the site were calculated using Google Earth Pro and are shown in the images below.





North South Slope & Elevation Profile (Max slope 7.5%)



East West Slope & Elevation Profile

9. Wetlands: Data provided by the National Wetlands Inventory surface water and wetlands mapping shows the subject site which is outlined in blue in the image below is not considered a wetland area. The Black Arroyo Detention Dam area has two emergent wetlands which are depicted in the image below. These will not be adversely affected by the proposed development of the subject site.

