

TO: City of Albuquerque Planning Department

FROM: Bohannon Huston, Inc.

DATE: July 31, 2025

SUBJECT: Sensitive Lands Analysis for Tract A-1-C of the Lands of Salazar Family
TA Lands Phase 1 and Phase 2

This application follows the IDO and Sensitive Land Analysis Form (11/2/2020) which entails the application be signed by the professional skilled in the landform i.e., Civil Engineer, Landscape Architect, or Geotechnical Engineer.

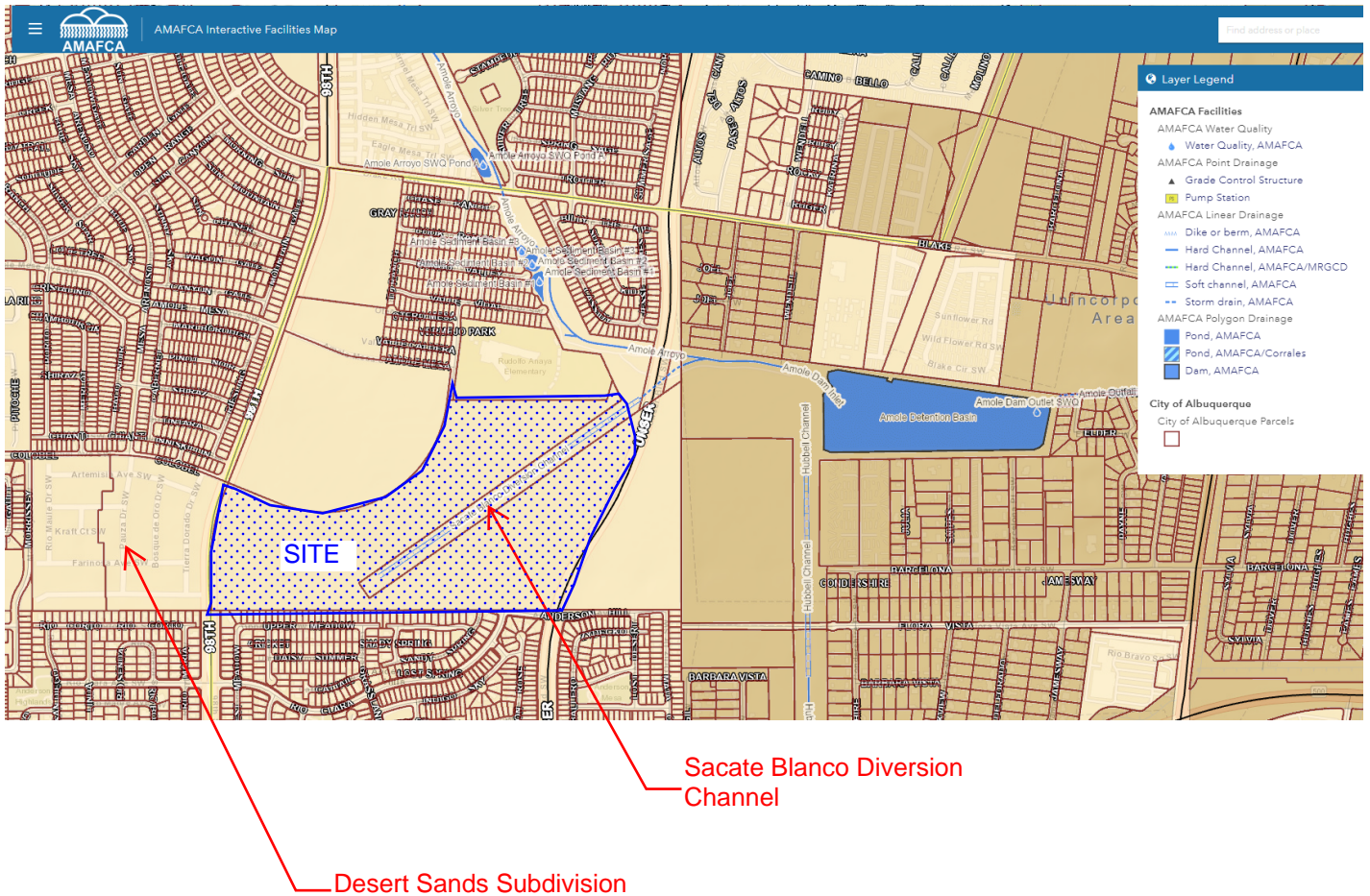
PURPOSE:

This Sensitive Lands Analysis is in response to the criteria standards set in the IDO, Section 14-16-5-2 (August 2024 edition). The Purpose of the plat is to subdivide Tract A-1-C of the Lands of Salazar Family into 473 single family lots. The site is approximately 107 acres, located on Zone Atlas page N-09-Z.



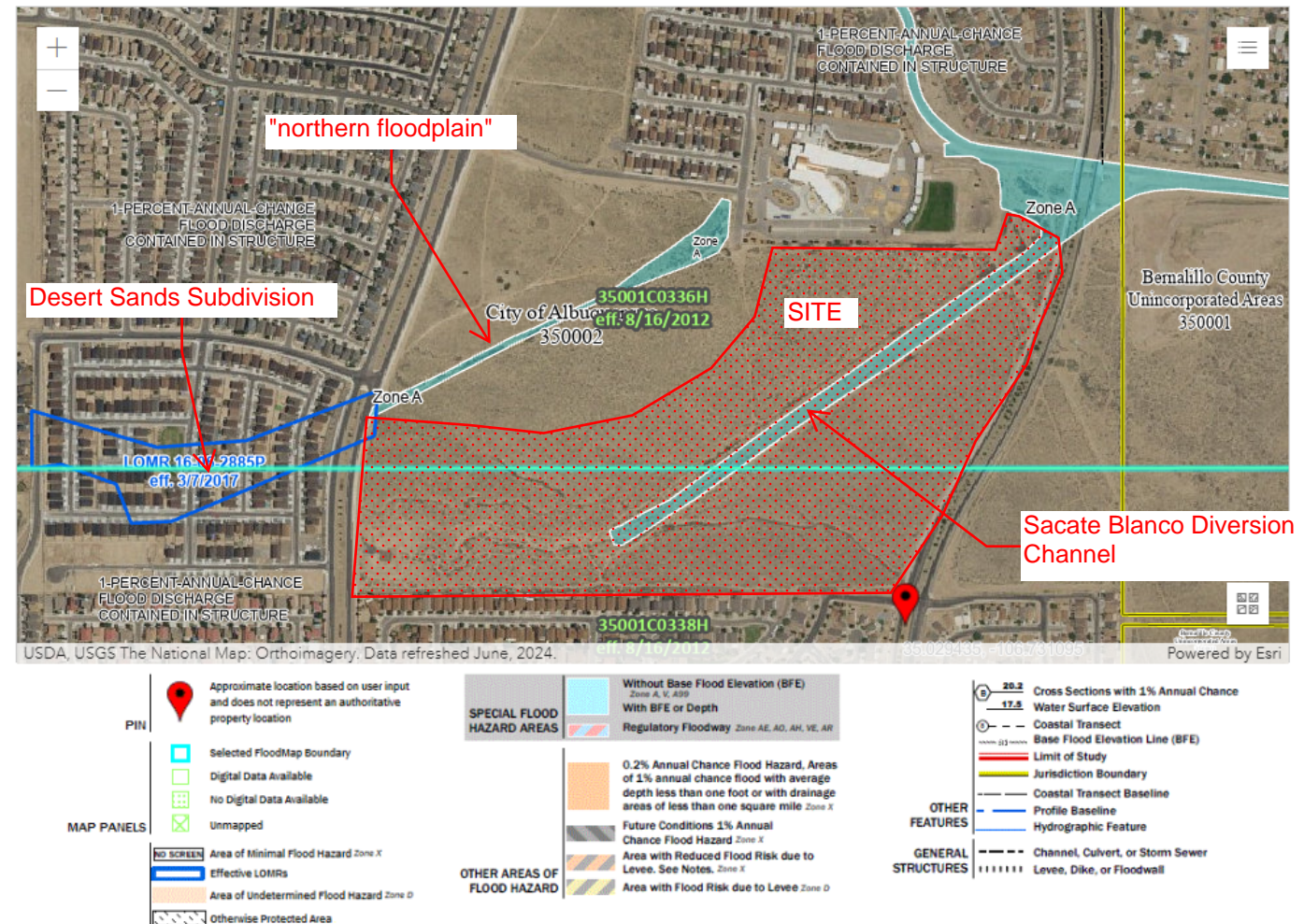
Arroyos:

There is a man made arroyo located within the project site. Utilizing the AMAFCA interactive facilities map, this channel is identified as the Sacate Blanco Diversion Channel. This channel currently accepts the flows from the Desert Sands Subdivision to the west of the site and conveys them to the Amole Arroyo . This project will capture these offsite flows and convey them to the Amole Arroyo through a proposed storm drain, thus, negating the need for need for the channel.



Floodplains and Special Flood Hazard Areas:

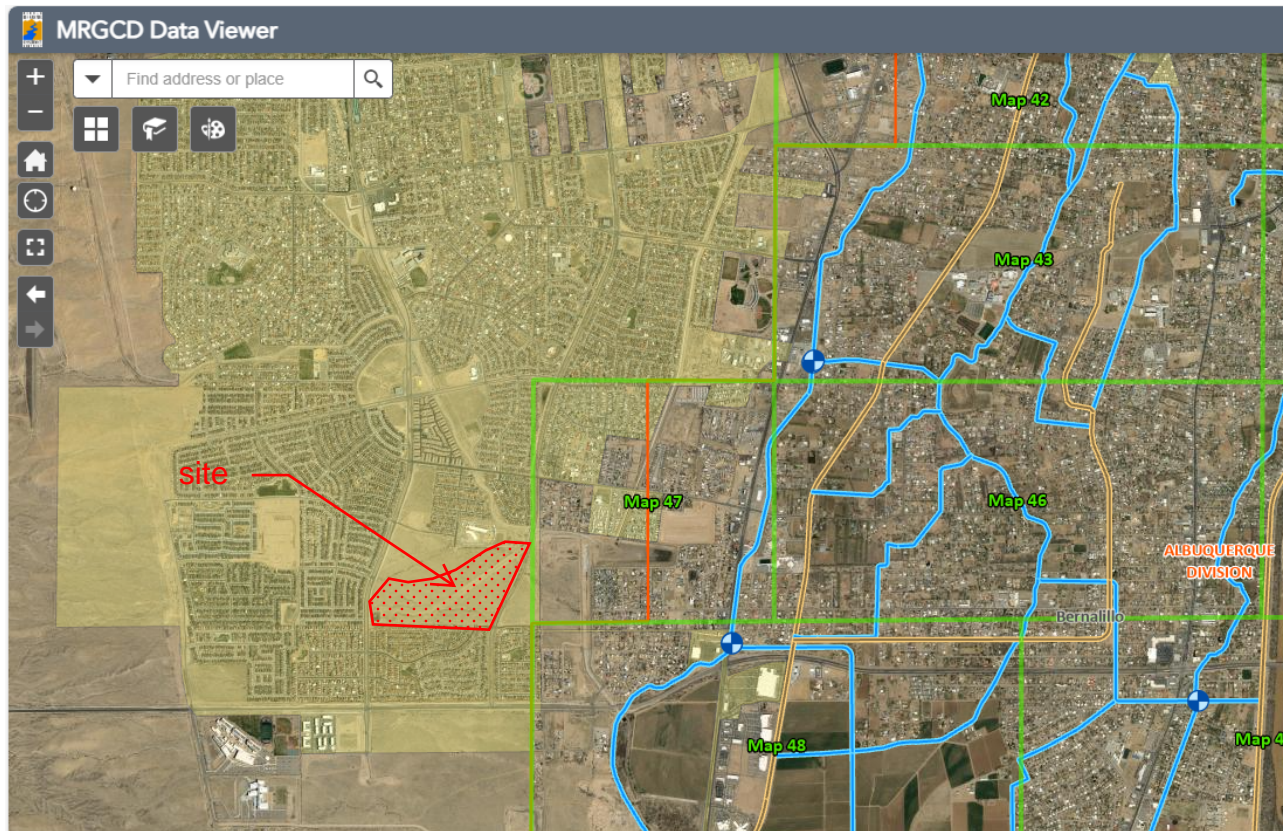
Utilizing the FEMA National Flood Hazard Layer, the image below shows two floodplains, Zone A, through the site. Flow into the the northern floodplain is not part of Phase 1 or Phase 2 of the project. Additionally, it has been cut off by the Desert Sands Subdivision with LOMR 16-6-2885P and therefor the portion of the floodplain remaining is no longer an active floodplain. The southern floodplain, known as Sacate Blanco Diversion Channel, is man-made and was discussed in the previous section. This project will remove both the floodplains with a CLOMR/LOMR application to FEMA. The remaining area is Flood Zone X. According to the FEMA site, Zone X "is the area determined to be outside the 500-year flood and protected by levee from 100-year flood."



Irrigation Facilities (Acequias):

Irrigation Facilities (Acequias):

The MRGCD Data Viewer indicates the subject site is not within MRGCD district boundary nor are there any acequias in the site's location.



Large Strands of Mature Trees

There are no large strands of mature trees on the parcel. This image below is looking west from the Corner of Unser Blvd and Anderson Hills.



Riparian Areas/Unstable Soils:

The National Wetlands Inventory Interactive Map shows that the site does not have Unstable or Riparian Areas.




Rock Outcroppings:

There are no rock outcroppings in the site, as seen in the photos below (as well as the photo from the previous page from the Large Strands of Mature Trees exhibit). The view point was taken from Google Earth at the Corner of 98th Street and Colobel Ave SW.



Significant Archaeological Sites:

As seen below, the site has been analyzed by the City of Albuquerque staff archaeologist who signed the Certificate of No Effect.

 Tim Keller, Mayor Sarita Nair, CAO	City of Albuquerque P.O. Box 1293 Albuquerque, NM 87103 Planning Department Alan Varela, Interim Director
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DATE: July 28, 2025

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2024-010885, AC-2025-00011
Agent: Bohannon Huston Inc.
Applicant: TA Land Company 1 LLC
Legal Description: TR A-1-C BULK LAND PLAT TRACTS A-1-A, A-1-B & A-1-C SALAZAR FAMILY TRUST
Zoning: R-1A and PD
Acreage: 107.0936
Zone Atlas Page(s): N-09-Z

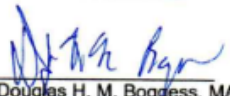
CERTIFICATE OF NO EFFECT: ☒ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☒ No

SUPPORTING DOCUMENTATION:
Historic Google Earth Images, ARMS/NMCRIS records

SITE VISIT: N/A

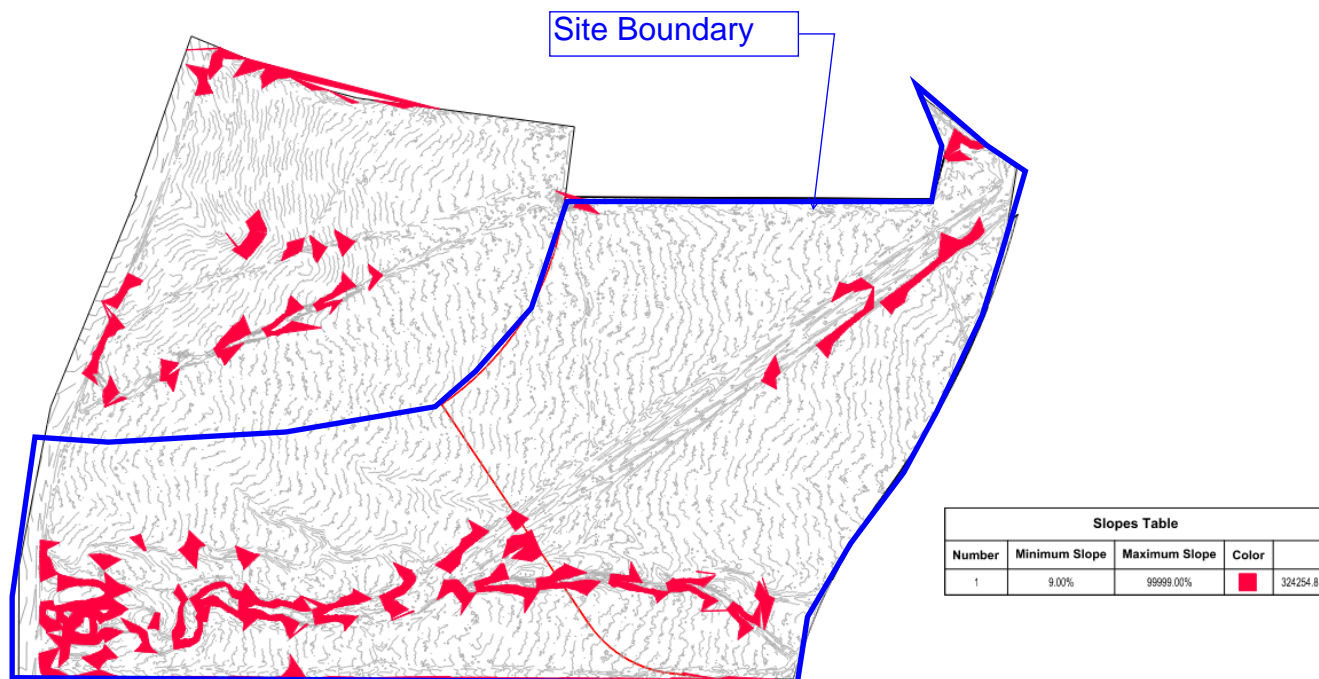
RECOMMENDATIONS:
The property was surveyed for cultural resources under NMCRIS 139622 with no significant finds.
CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..."

<p>SUBMITTED BY:</p> <div style="text-align: center;"> _____ Douglas H. M. Boggess, MA, RPA Senior Principal Investigator Acting City Archaeologist Lone Mountain Archaeological Services, Inc.</div>	<p>SUBMITTED TO:</p> <p>Planning, Development Services</p>
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Steep Slopes and Escarpments:

The IDO definition of a steep slope are those slopes exceeding 9.0%. A slope analysis map is shown below. The areas in red indicate areas of slopes greater than 9%. Most of these slopes are localized along the slopes of the channels and arroyos described earlier in this document. In total the areas of steep slope are approximately 5.6% of the total area.



Wetlands:

The National Wetlands Inventory Interactive Map shows R4SBJ classified 'Riverine' wetlands along the arroyo corridors. This classification describes the riverines with intermittent flow and exhibits a stream bed that is completely dewatered at low tide. Vegetation may change as soil moisture conditions change.



CONCLUSION:

To conclude this analysis, the site does not have Sensitive Lands that will interfere with development and subdivision of Tract "A-1-C" of the Lands of Salazar Family Trust. With this submittal we anticipate the ability to receive approval from the Planning Department and signatory approval on Form PLT from the Hydrology Department.

APPLICANT NAME (PRINTED):

Kelly Klein, PE

SIGNATURE:

Kelly M. Klein