Dave Aube

From: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Sent: Thursday, October 24, 2024 6:40 PM
To: Dave Aube; Planning Development Review Services; Ortiz, Annette; Zamora, Renee C.; Webb, Robert L.
Cc: Wolfley, Jolene; Chen, Tiequan
Subject: RE: ACCS Sensitive Lands Analysis
Attachments: ACCS SLA 10-24-24 Signed.pdf

Hi Dave,

The attached Sensitive Lands Analysis you sent us for the proposed site development at the NW corner of Sunset Gardens SW and 90th Street SW is complete per the Sensitive Lands Analysis form featured in the link below, and confirms that no sensitive lands will be affected by the proposed development.

https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf

Tiequan Chen from Hydrology is copied in this message, and can sign Form SP provided that he has no other outstanding issues preventing him from signing Form SP (like an approved Conceptual Grading and Drainage Plan).

Jay Rodenbeck
Planning Manager
Development Review Services
o (505) 924-3994
c (505) 553-0682
e jrodenbeck@cabq.gov
cabq.gov/planning

From: Dave Aube <daube@studioswarch.com>
Sent: Thursday, October 24, 2024 5:02 PM
To: Planning Development Review Services <PLNDRS@cabq.gov>; Ortiz, Annette <annetteortiz@cabq.gov>; Zamora, Renee C. <rczamora@cabq.gov>; Webb, Robert L. <rwebb@cabq.gov>
Subject: RE: ACCS Sensitive Lands Analysis

We will be submitting for a Site Plan – DFT due to public improvements required with the development.

We were informed of this requirement at a Sketch Plan review meeting.

Seem like we are at a pre-authorization for SP-DFT.

Thanks
Dave

Dave Aube, PE | Civil Engineer

Studio Southwest Architects
505-843-9639 p | 505-924-0126 d | 505-463-4503 c

2023 Historic Preservation Award – Santa Fe County Admin.
2023 Firm of the Year – American Subcontractors Association of NM
2023 Dzilth-Na-O-Dith-Hle School - Best Building (over $20M) – AGC NM
2023 Dzilth-Na-O-Dith-Hle School - Award of Excellence Education – NAIOP NM
2023 Explora X-Studio - Award of Excellence Community – NAIOP NM

Studio SW - Celebrating 40 years of Design Excellence.

From: Webb, Robert L. <rwebb@cabq.gov> **On Behalf Of** Planning Development Review Services
Sent: Thursday, October 24, 2024 4:59 PM
To: Dave Aube <daube@studioswarch.com>; Planning Development Review Services <PLNDRS@cabq.gov>; Ortiz, Annette <annetteortiz@cabq.gov>; Zamora, Renee C. <rczamora@cabq.gov>
Subject: RE: ACCS Sensitive Lands Analysis

Good afternoon. Thank you for sending.

Was this submittal related to an active PR# for a plat or site plan?
Or were you submitting it for the pre-authorization forms SP and/or PLT?

Thank you,

Robert

ROBERT WEBB
Senior Planner -
Development Review Services
o 505.924.3910
e rwebb@cabq.gov
cabq.gov/planning

From: Dave Aube <daube@studioswarch.com>
Sent: Thursday, October 24, 2024 3:07 PM
To: Planning Development Review Services <PLNDRS@cabq.gov>; Ortiz, Annette <annetteortiz@cabq.gov>; Zamora, Renee C. <rczamora@cabq.gov>
Subject: ACCS Sensitive Lands Analysis

Good afternoon
Attached you will find an initial application for a Sensitive Lands Analysis for a project at the NW corner of Sunset Gardens SW and 90th Street SW. An address had not yet been assigned.
Please let me know if you need anything else.
Thanks
Dave

Dave Aube, PE | Civil Engineer

STUDIO SOUTHWEST
ARCHITECTS
FORTY YEARS OF EXCELLENCE
2101 Mountain Rd NW Ste B | Albuquerque, NM 87104
daube@studioswarch.com
505-843-9639 p | 505-924-0126 d | 505-463-4503 c

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2023 Explora X-Studio - Award of Excellence Community – NAIOP NM

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Effective 7/18/23

Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
☐ Archaeological Certificate *(Form P3)*	☐ Site Plan – EPC including any Variances – EPC (*Form P1*)	☐ Adoption or Amendment of Comprehensive Plan or Facility Plan *(Form Z)*
☐ Historic Certificate of Appropriateness – Minor *(Form L)*	☐ Master Development Plan *(Form P1)*	☐ Adoption or Amendment of Historic Designation *(Form L)*
☐ Alternative Signage Plan *(Form P3)*	☐ Historic Certificate of Appropriateness – Major *(Form L)*	☐ Amendment of IDO Text *(Form Z)*
☐ Minor Amendment to Site Plan *(Form P3)*	☐ Demolition Outside of HPO *(Form L)*	☐ Annexation of Land *(Form Z)*
☐ WTF Approval *(Form W1)*	☐ Historic Design Standards and Guidelines *(Form L)*	☐ Amendment to Zoning Map – EPC *(Form Z)*
☐ Alternative Landscaping Plan *(Form P3)*	☐ Wireless Telecommunications Facility Waiver *(Form W2)*	☐ Amendment to Zoning Map – Council *(Form Z)*
Sensitive Lands Analysis		
		Appeals
		☐ Decision by EPC, DHO, LC, ZHE, or City Staff *(Form A)*

APPLICATION INFORMATION

Applicant: ACCS Excellence in Education LLC (Homewise)		Phone: (505) 321-8501
Address: 500 2nd Street SW		Email: jmulliniks@homewise.org
City: Albuquerque	State: NM	Zip: 87102
Professional/Agent (if any): Studio Southwest Architects (Dave Aube)		Phone: 505-463-4503
Address: 2101 Mountain Road NW, Suite B		Email: daube@studioswarch.com
City: Albuquerque	State: NM	Zip: 87104
Proprietary Interest in Site: Owner	List all owners: ACCS EXCELLENCE IN EDUCTION LLC	

BRIEF DESCRIPTION OF REQUEST

New Phased Charter School on undeveloped land, at 90th and Sunset Gardens.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: LOT 23 EXC N 300FT	Block: 11	Unit:
Subdivision/Addition: ORIGINAL TOWNSITE OF WESTLAND	MRGCD Map No.:	UPC Code: 100905628747020904
Zone Atlas Page(s): L-09-Z	Existing Zoning: NR-C	Proposed Zoning: NR-C
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 8.19 Acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Sunset Gardens	Between: 90th Street SW	and: 94th Street SW

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

V-84-23, Z-1028, ZA-97-89, 1002332

Signature:	**Date:** 10-24-2024
Printed Name: David A Aube	☐ Applicant or ■ Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:		Fee Total:
Staff Signature:	Date:	Project #

STUDIO SOUTHWEST
ARCHITECTS

October 24, 2024

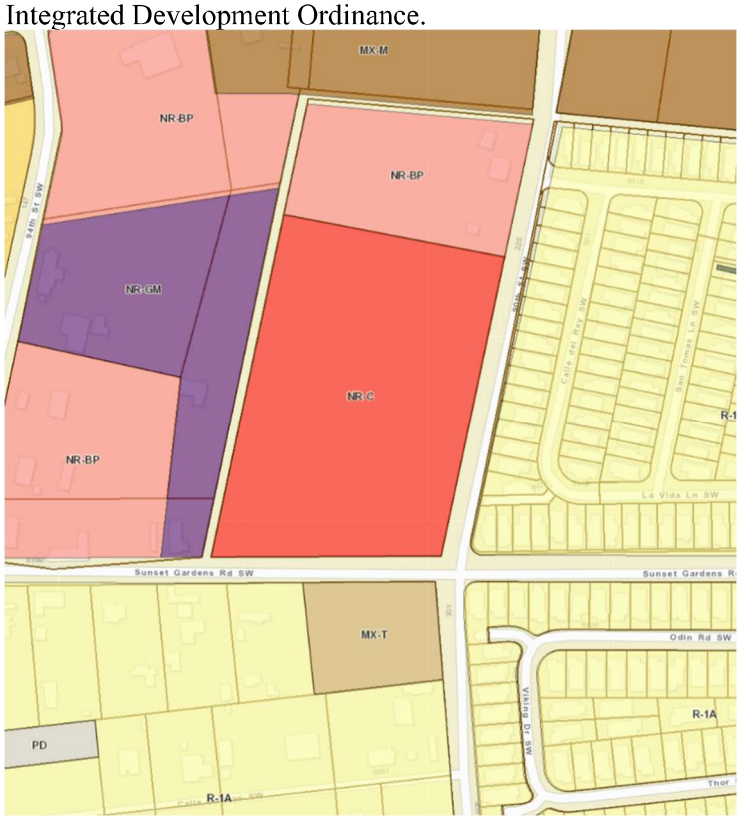
Attention: Planning Department

Re: Albuquerque Collegiate Charter School
Request for Approval of Sensitive Land Analysis

Dear Planning Department:

We are writing on behalf of our client, Albuquerque Collegiate Charter School, to request approval of a Sensitive Land Analysis for a proposed Phased Charter School located at the NW corner of Sunset Gardens and 90th Street SW. The current lot is described as *LOT 23 EXC N 300FT BLK 11 ORIGINAL TOWNSITE OF WESTLAND CONT 8.19 AC.*

The zoning designation for this property is NR-C (Non-residential Commercial) under the Integrated Development Ordinance.



The site contains 8.2 acres of undisturbed ground and therefore is subject to the Sensitive Lands Analysis (14-16-5-2) of the Integrated Development Ordinance.

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

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Printed Name: David A Aube	☐ Applicant or ■ Agent

FOR OFFICIAL USE ONLY

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ARCHITECTS

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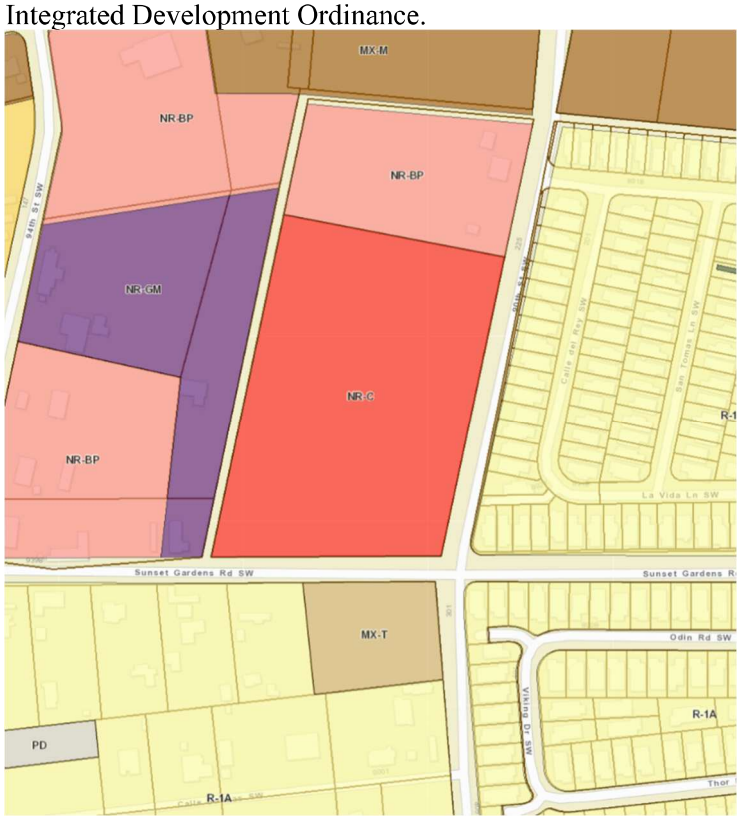
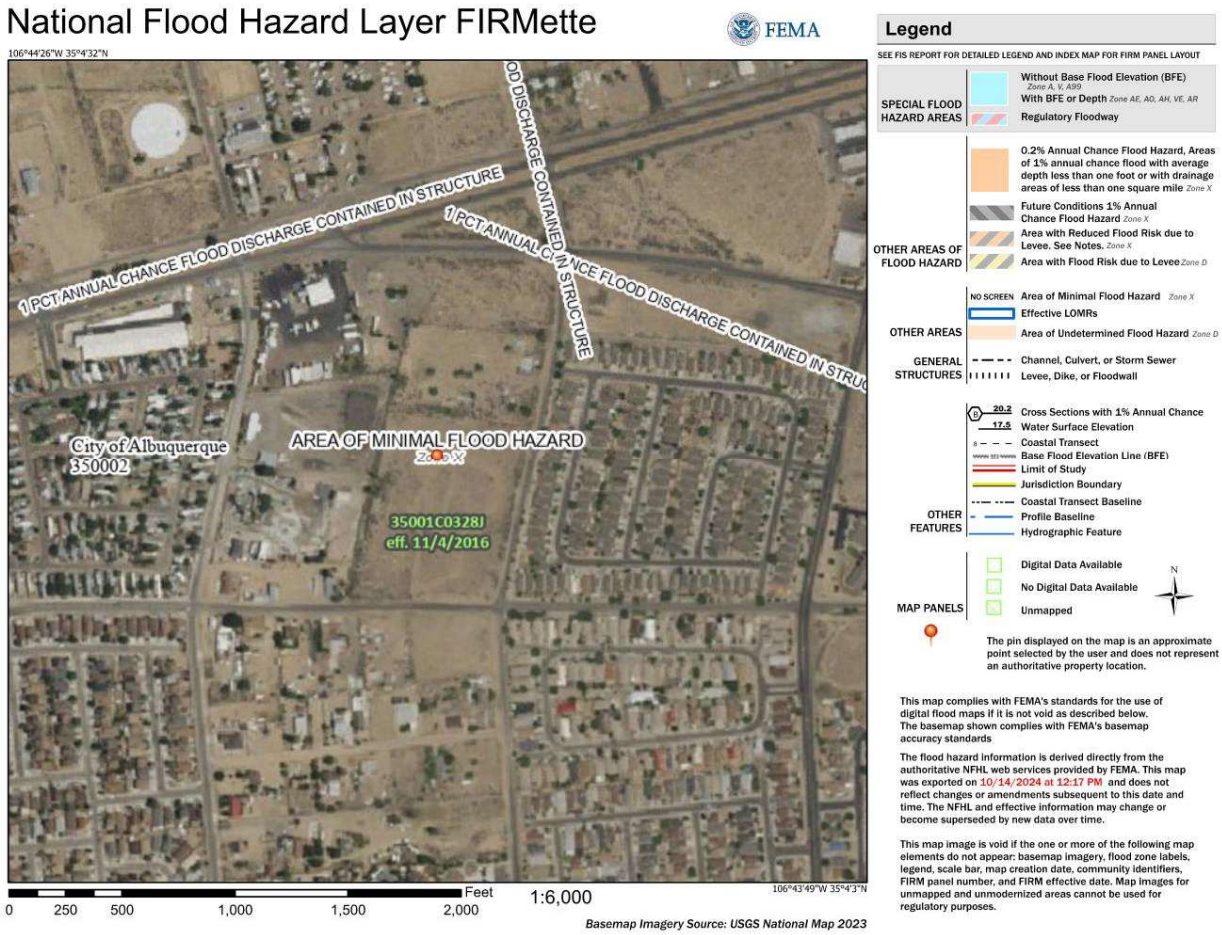


The site contains 8.2 acres of undisturbed ground and therefore is subject to the Sensitive Lands Analysis (14-16-5-2) of the Integrated Development Ordinance.

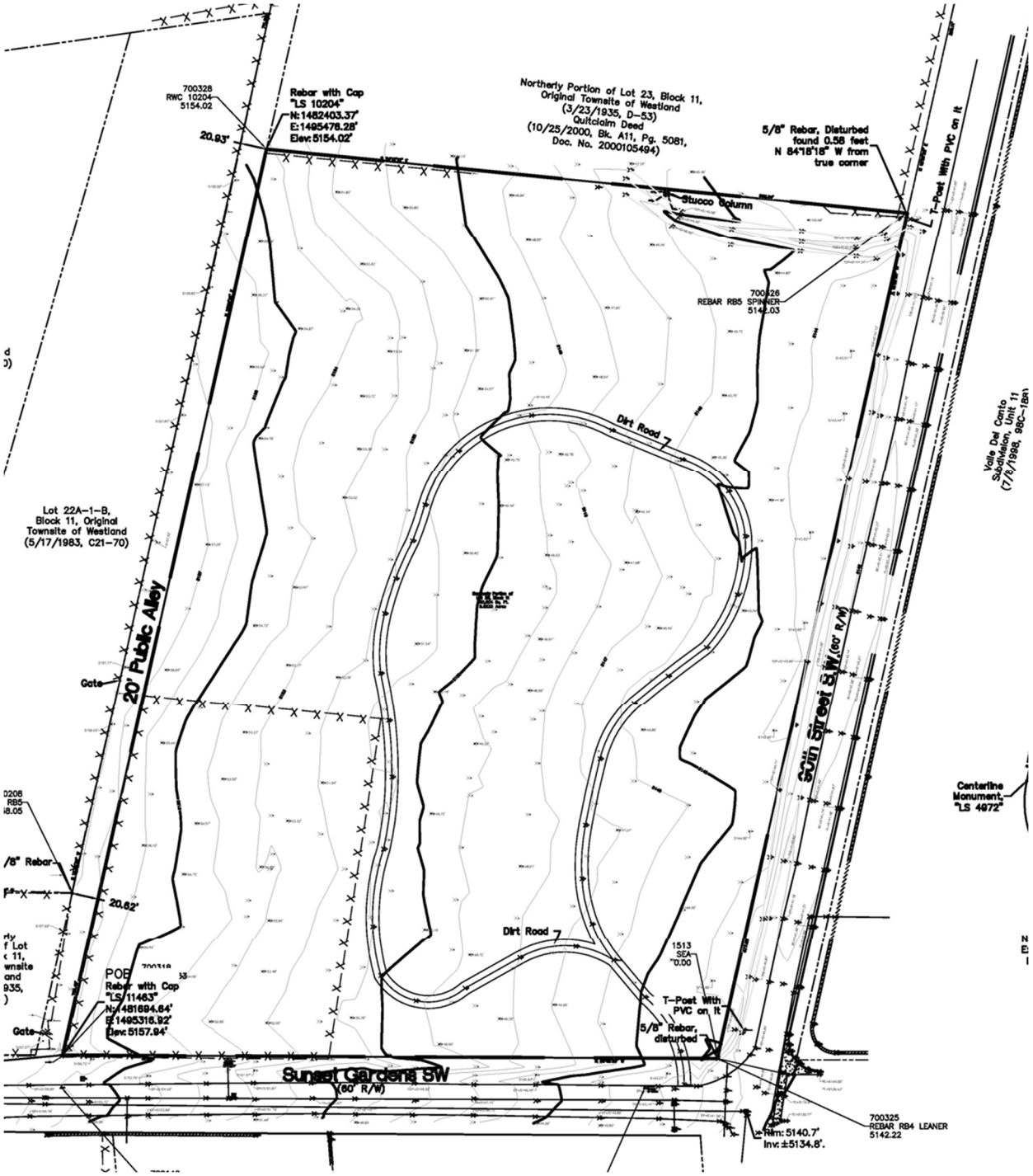
The Sensitive Lands Analysis Form utilized for this study was updated 11-2-2020. The criteria for determination of affects include 10 criteria. This letter will follow the format of the Sensitive Lands Table and provide responses to each to show this project does NOT meet any of the criteria to justify special protection during construction.

Sensitive Land Table and responses.

- **Floodplains and flood hazard areas;** Per the attached National Flood Hazard FIRMette, the site is not located within a FEMA Floodplain or Floodway, Panel 35001C0328J, as last updated by FEMA on 11-04-2016.

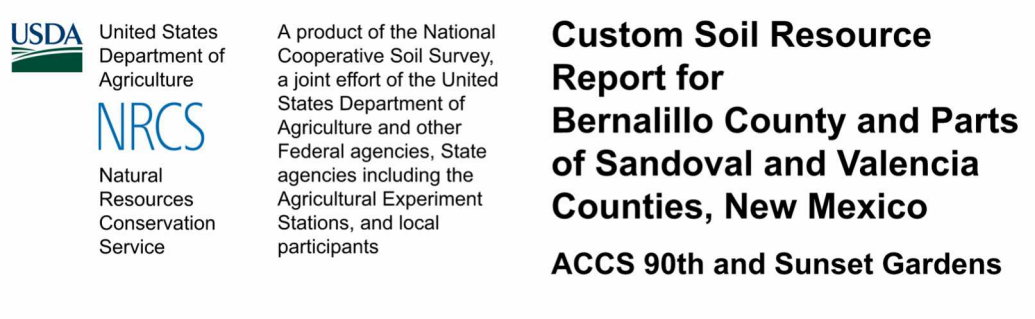


- **Steep Slopes;** The site generally slopes from west to east. The topography is shown on the Drainage Plan Existing Conditions in the attachments. Total drop from west to east is approximately 12-feet over the 500-foot wide parcel. This creates an average slope of 2.4%. Erosive velocity for the alluvial fan material is approximately 3-feet per second, and equates to a slope of 3% to induce incipient motion of the surface soils. The grades on site are well below the erosive velocity, thus the site is generally stable in a sheet flow condition.



Existing Topography, (north is to the top)

- **Unstable Soils;** Per the USDA Web Soil Survey the site contain Pajarito Loamy fine sand. Clay soils were not found in the Web Soil Survey from USDA. Depth to the Water table is simply identified at greater than 80".



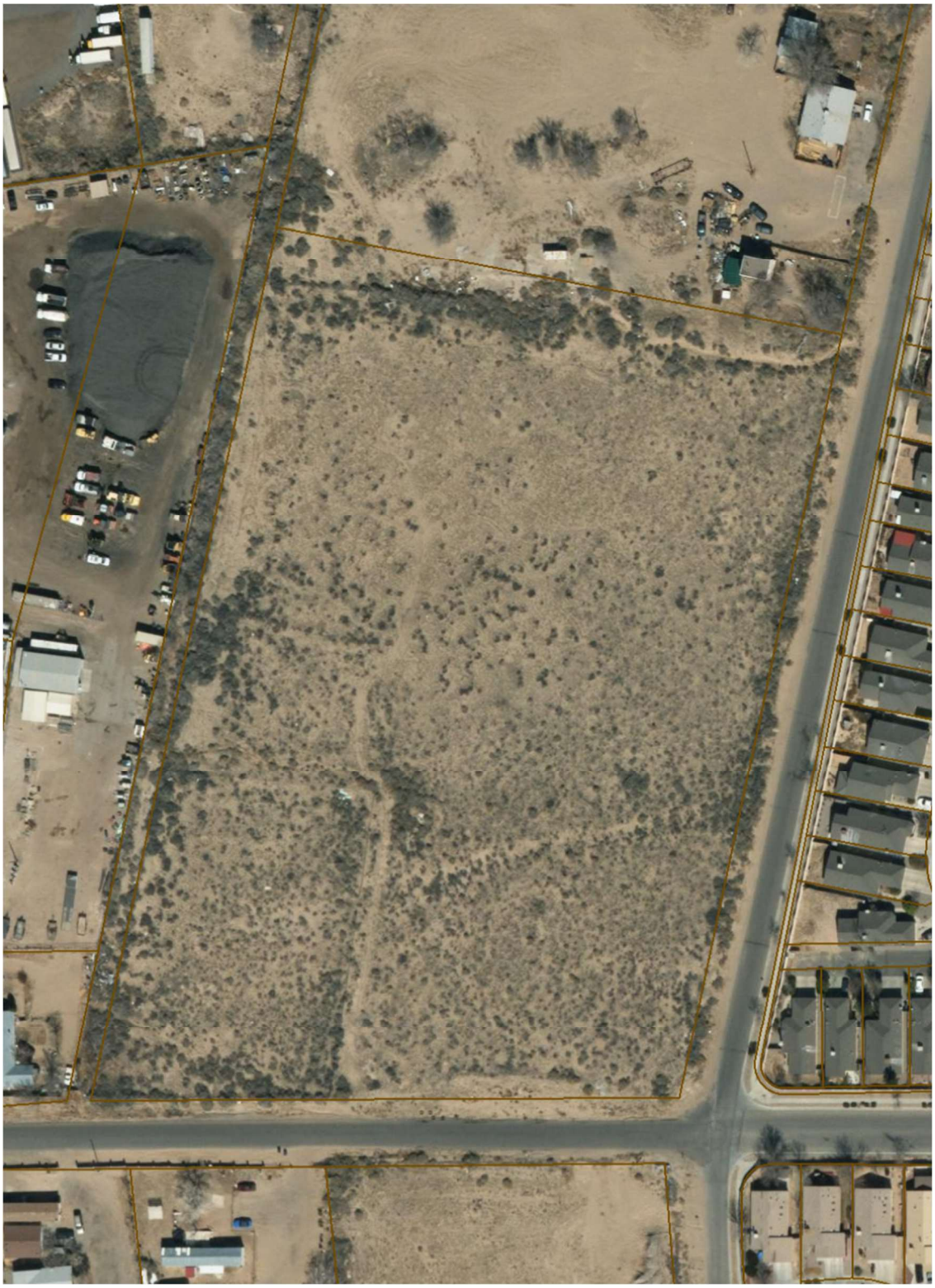
The loamy fine sand is not prime farmland. The sandy soil does make good soil for support of foundations and parking areas, provided they are prepared correctly.

- **Wetlands;** No Wetlands were identified on the project site. The Sandy Silt soils have a high percolation rate (2 – 6 inches per hour per the USDA Report) and therefore the site could not naturally develop a Wetlands.

- **Arroyos;** As can be seen on the Existing Topography conditions above, there are no natural arroyos passing through the site. The gentle 2.4% slope does not create enough velocity to support the creation of arroyos. Sheet flow controls the site.

  The far north end of the site does contain an eroded channel, that begins and ends at the parcel boundaries. This condition is created by the neighboring site to the west that has created a detention pond and the overflow is concentrated and hungry to collect and convey soil particles. This channel is manmade and discontinuous, and therefore the path would not be considered for animal migration or other benefits of naturally occurring arroyos.

- **Irrigation facilities;** The project site does not contain any historic irrigation facilities (acequias).



Aerial of the Site.

- **Escrapment;** The project is on the east side of the Rio Grande. No escarpment is located on or near the site.

- **Rock Outcropping;** The site does not contain and rock outcroppings.

Image of site looking north-west from 90th Street SW and Sunset Gardens SW.

- **Large stands of mature trees;** This does not naturally support large stands of trees. As can be seen on the Aerial of the Site, no trees existing on the project site.

Image of site looking south-west from 90th Street SW..

- **Archeological;** An Archeological Certificate has been applied for and a copy of the application is included in the back of this report. A copy of the reponse will be provided to accompany this applciaton when received.

Thank you for your consideration. We look forward to hearing from you.

Please do not hesitate to contact me at 505-463-4503 if you have any questions or require additional information.

Sincerely,

David A Aube

Digitally signed by David A Aube
DN: C=US, E=daube@studioswarch.com, O=Studio Southwest Architects, OU=Civil Department, CN=David A Aube
Date: 2024.10.24 09:40:34-06'00'

David Aube, P.E.

cc: P:\2421.01 ABQ Collegiate Charter MP\22-Reports\Sensitive Lands Analysis\Sensitive Land Analysis.doc

USDA Soil Report

United States Department of Agriculture

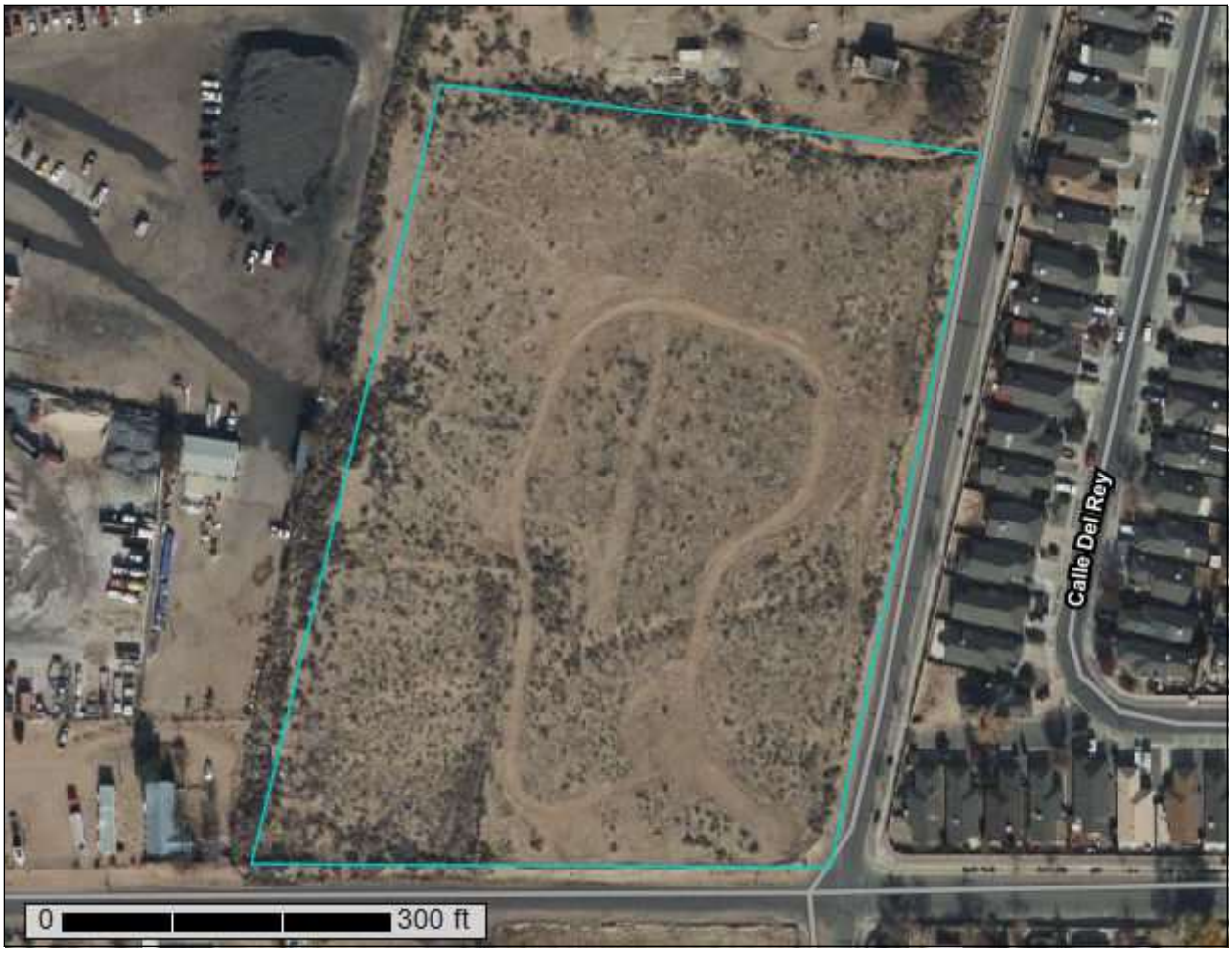
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico

ACCS 90th and Sunset Gardens



October 14, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

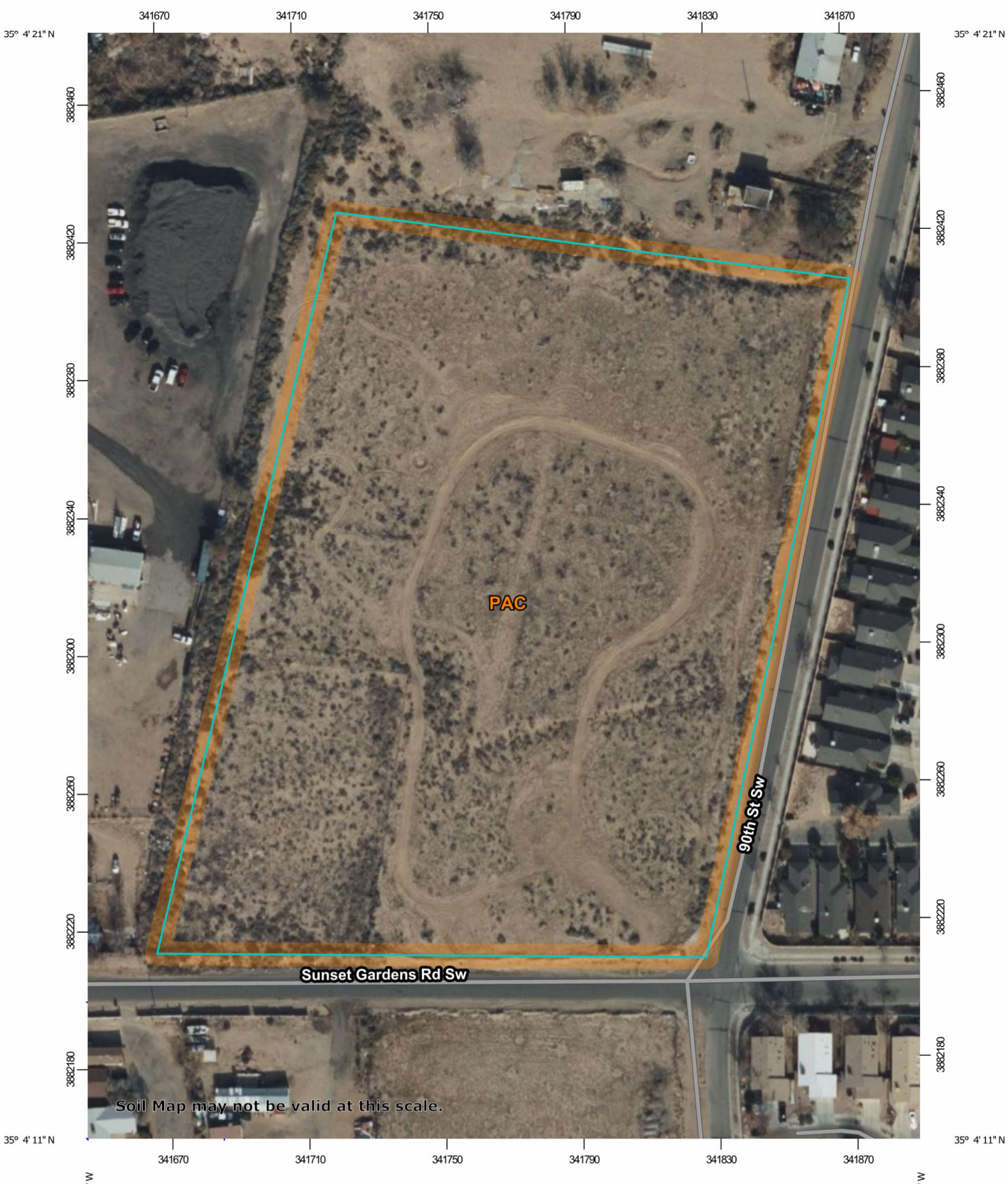
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:1,570 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 20 40 80 120

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico
Survey Area Data: Version 19, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 22, 2021—Dec 2, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PAC	Pajarito loamy fine sand, 1 to 9 percent slopes	8.0	100.0%
Totals for Area of Interest		**8.0**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico

PAC—Pajarito loamy fine sand, 1 to 9 percent slopes

Map Unit Setting

National map unit symbol: 1vxw
Elevation: 1,400 to 6,000 feet
Mean annual precipitation: 4 to 12 inches
Mean annual air temperature: 57 to 70 degrees F
Frost-free period: 170 to 290 days
Farmland classification: Not prime farmland

Map Unit Composition

Pajarito and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pajarito

Setting

Landform: Alluvial fans, plains, bajadas
Landform position (three-dimensional): Rise
Down-slope shape: Linear, convex
Across-slope shape: Linear, convex
Parent material: Eolian sands and/or alluvium derived from igneous and sedimentary rock

Typical profile

H1 - 0 to 3 inches: loamy fine sand
H2 - 3 to 42 inches: fine sandy loam
H3 - 42 to 60 inches: fine sandy loam

Properties and qualities

Slope: 1 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 2.0
Available water supply, 0 to 60 inches: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: A
Ecological site: R042BE051NM - Sandy, Cool Desert Grassland
Hydric soil rating: No

Minor Components

Madurez

Percent of map unit: 5 percent
Ecological site: R042BE054NM - Deep Sand, Cool Desert Grassland
Hydric soil rating: No

Wink

Percent of map unit: 5 percent
Ecological site: R042BE052NM - Loamy, Cool Desert Grassland
Hydric soil rating: No

Bluepoint

Percent of map unit: 5 percent
Ecological site: R042BE054NM - Deep Sand, Cool Desert Grassland
Hydric soil rating: No

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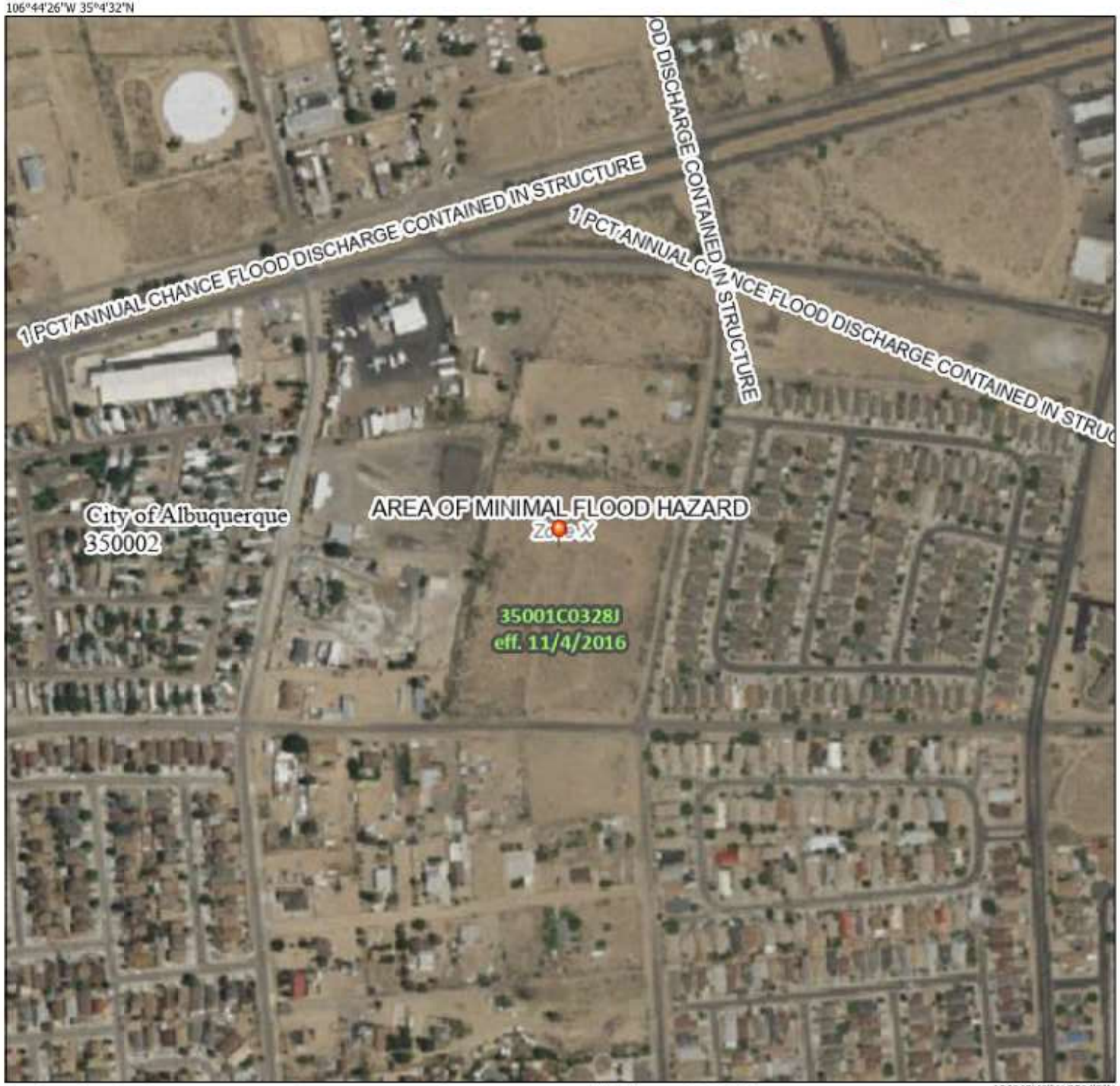
FEMA Firmette

National Flood Hazard Layer FIRMette

FEMA

106°44'26"W 35°4'32"N



106°43'49"W 35°4'3"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/14/2024 at 12:17 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Archeological Certificate
Application to COA

City of Albuquerque

P.O. Box 1293 Albuquerque, NM 87103

Planning Department

Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: 10-14-2024

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s):	1002322, ZA-97-89, V84-23, Z-1028
Agent:	David Aube (Studio Southwest Architects)
Applicant:	Albuquerque Collegiate Charter School
Legal Description:	LOT 23 EXC N 300FT BLK 11 ORIGINAL TOWNSITE OF WESTLAND CONT 8.19 AC
Zoning:	NR-C
Acreage:	8.19
Zone Atlas Page(s):	L-09-Z

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

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

SUPPORTING DOCUMENTATION:

SITE VISIT:

RECOMMENDATIONS:

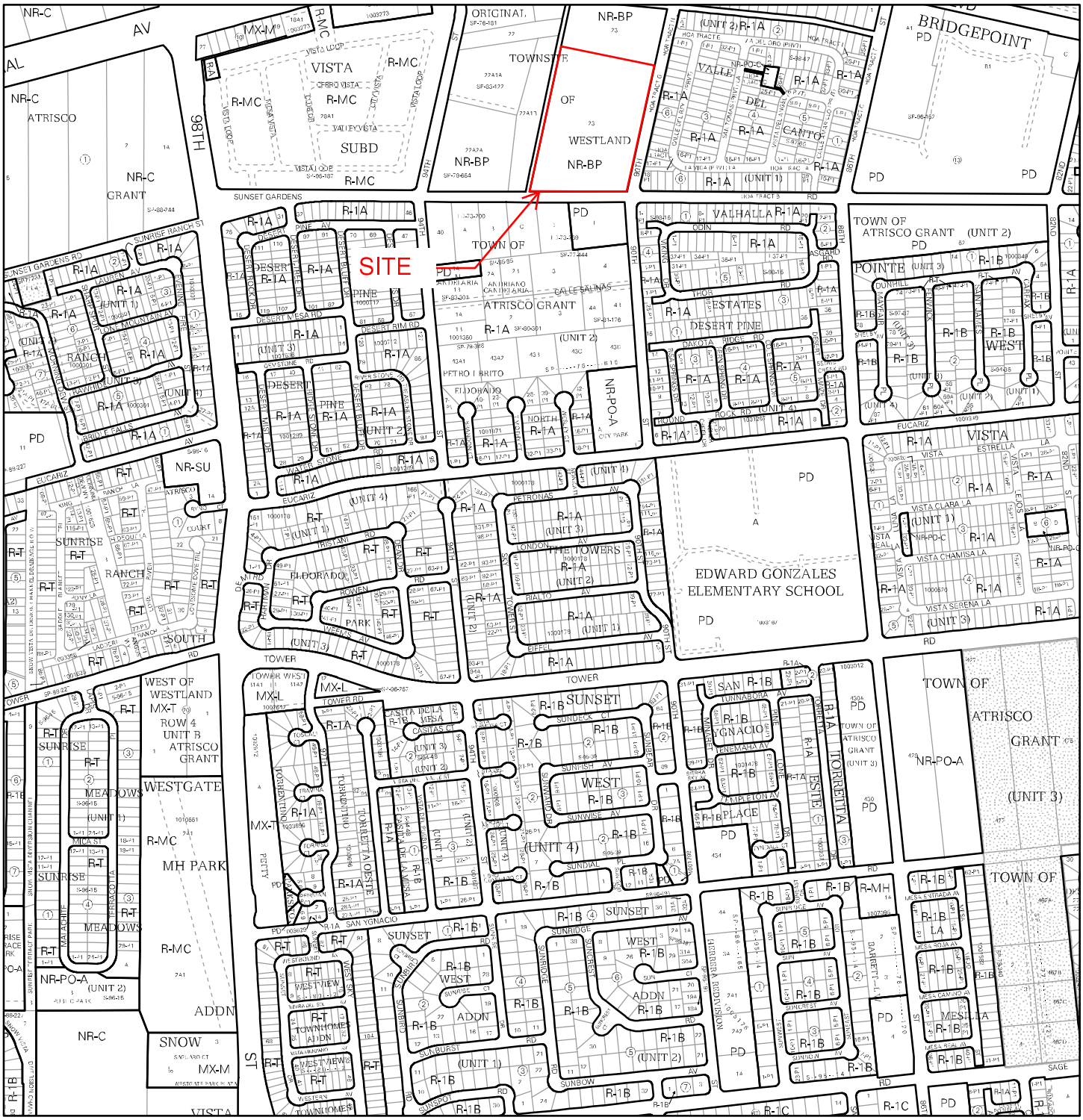
SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services

_____ _____

Date



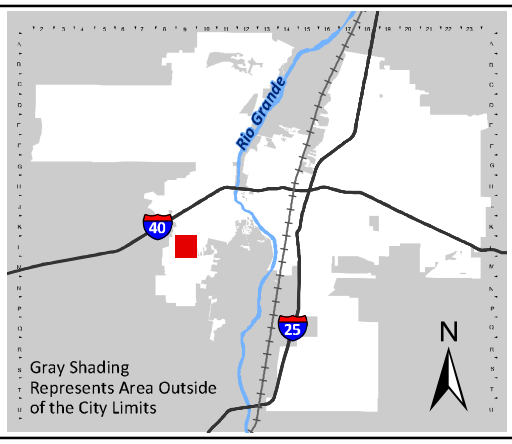
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
L-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet
0 250 500 1,000

homewise®

October 24, 2024

Attention: Planning Department

Re: **Albuquerque Collegiate Charter School**
Sensitive Land Analysis, Site Plan Admin. - DFT

Dear Planning Department:

Please accept the following as the authorization letter for our planning agent, Studio Southwest Architects, to act on our behalf in the processing of the Sensitive Lands Analysis, and Site Plan Administrative – DFT. The approvals are necessary for the development of the new Albuquerque Collegiate Charter School located at the NW corner of 90th Street SW, and Sunset Gardens SW.

The current address is Sunset Gardens Rd. SW, Albuquerque NM 87121. The legal description is Lot 23 excluding north 300ft, Block 11, Original Townsite of Westland, containing 8.19 acres.

Please note that ACCS Excellence in Education LLC is a single-member entity, and its sole member is Homewise Inc. I am an authorized signatory.

If you have any questions, please feel free to contact me at 505-394-5383.

Thank you,

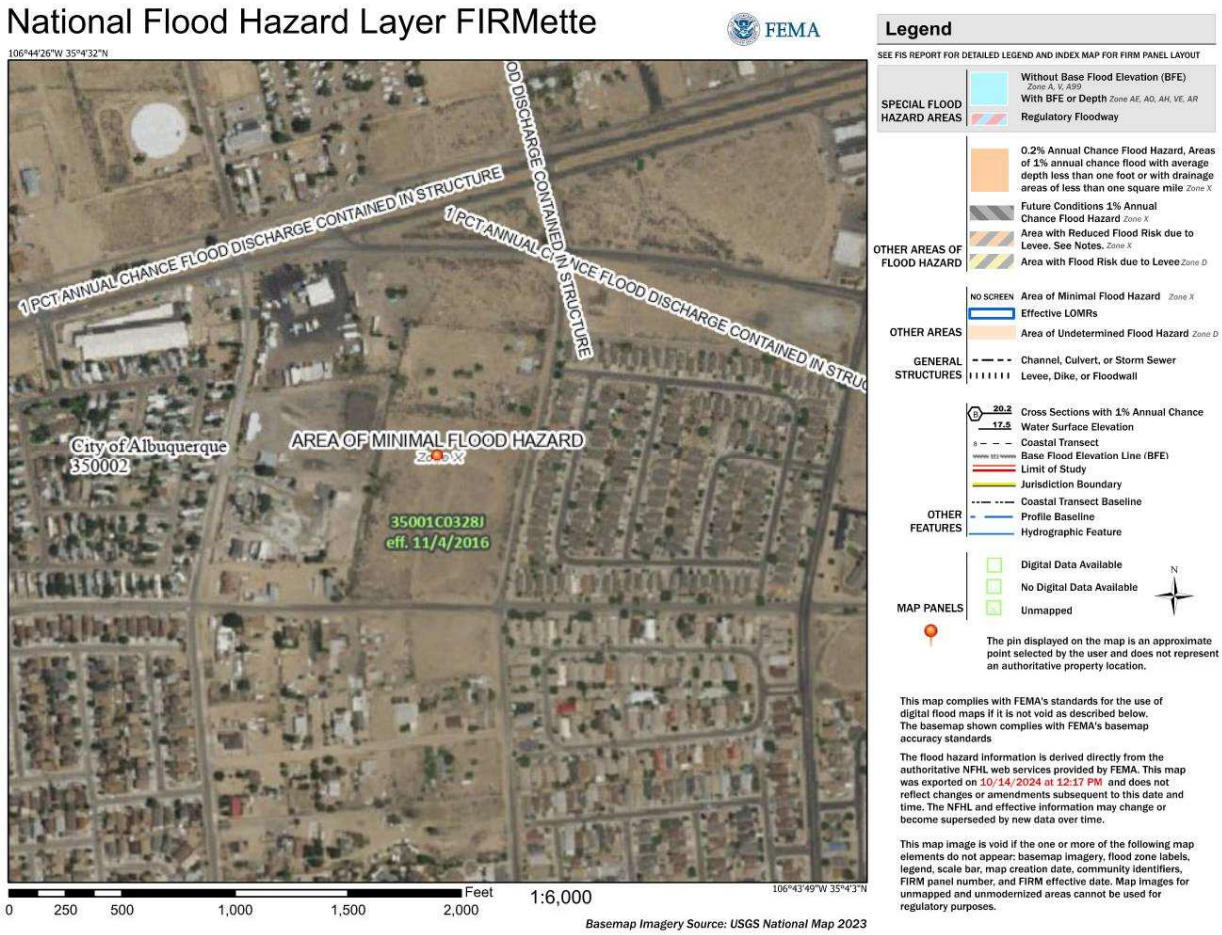
L Huval

Lisa Huval
Senior Director of Real Estate Development
500 2nd St. SW
Albuquerque, NM 87102
LHuval@Homewise.org

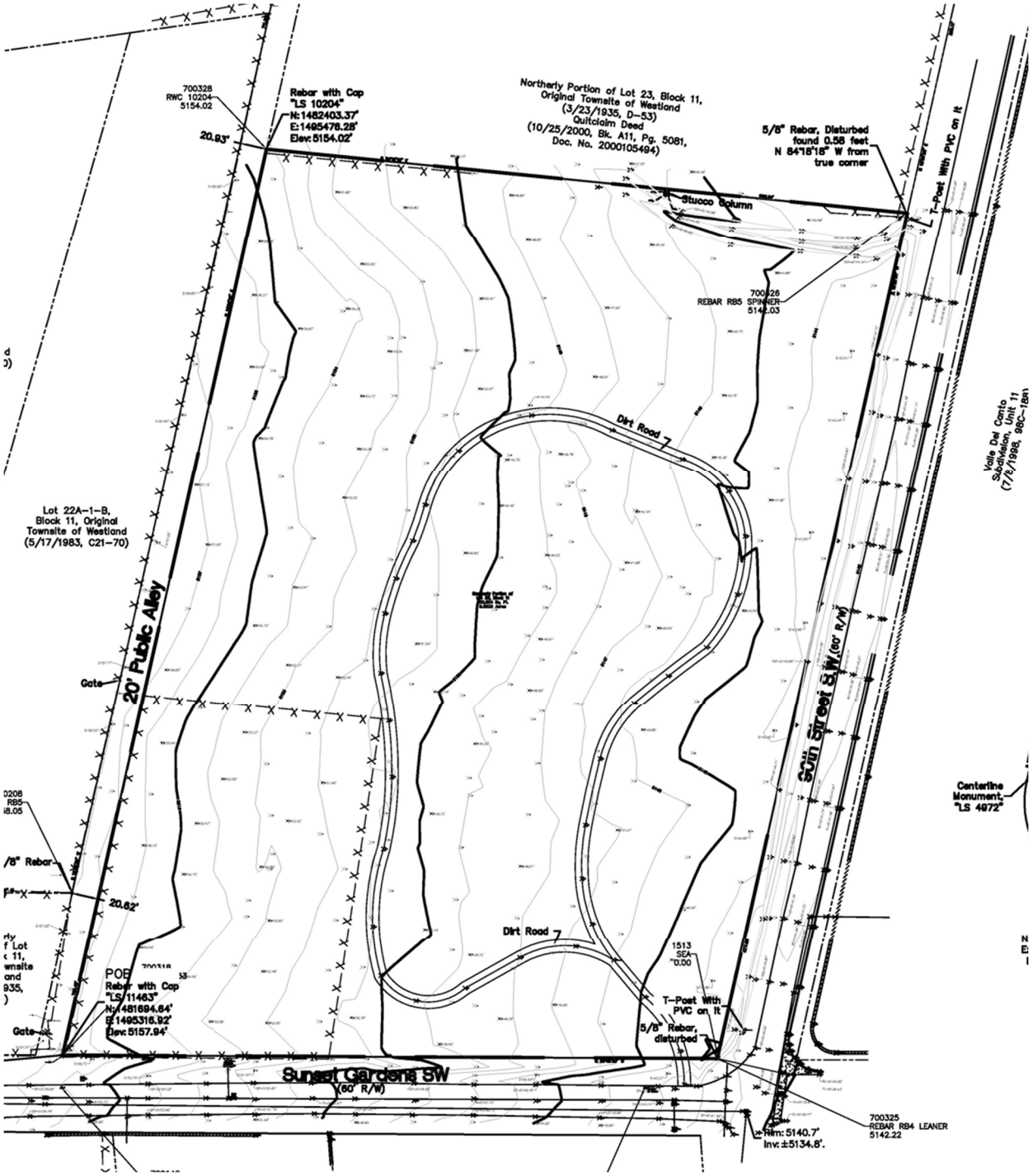
The Sensitive Lands Analysis Form utilized for this study was updated 11-2-2020. The criteria for determination of affects include 10 criteria. This letter will follow the format of the Sensitive Lands Table and provide responses to each to show this project does NOT meet any of the criteria to justify special protection during construction.

Sensitive Land Table and responses.

- **Floodplains and flood hazard areas;** Per the attached National Flood Hazard FIRMette, the site is not located within a FEMA Floodplain or Floodway, Panel 35001C0328J, as last updated by FEMA on 11-04-2016.

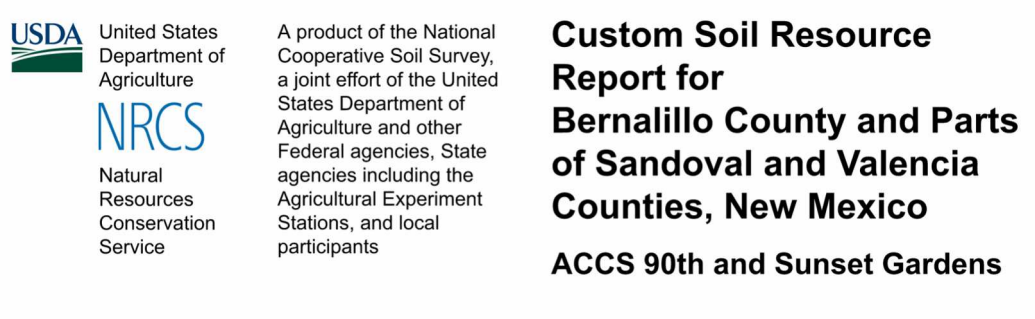


- **Steep Slopes;** The site generally slopes from west to east. The topography is shown on the Drainage Plan Existing Conditions in the attachments. Total drop from west to east is approximately 12-feet over the 500-foot wide parcel. This creates an average slope of 2.4%. Erosive velocity for the alluvial fan material is approximately 3-feet per second, and equates to a slope of 3% to induce incipient motion of the surface soils. The grades on site are well below the erosive velocity, thus the site is generally stable in a sheet flow condition.



Existing Topography, (north is to the top)

- **Unstable Soils;** Per the USDA Web Soil Survey the site contain Pajarito Loamy fine sand. Clay soils were not found in the Web Soil Survey from USDA. Depth to the Water table is simply identified at greater than 80".



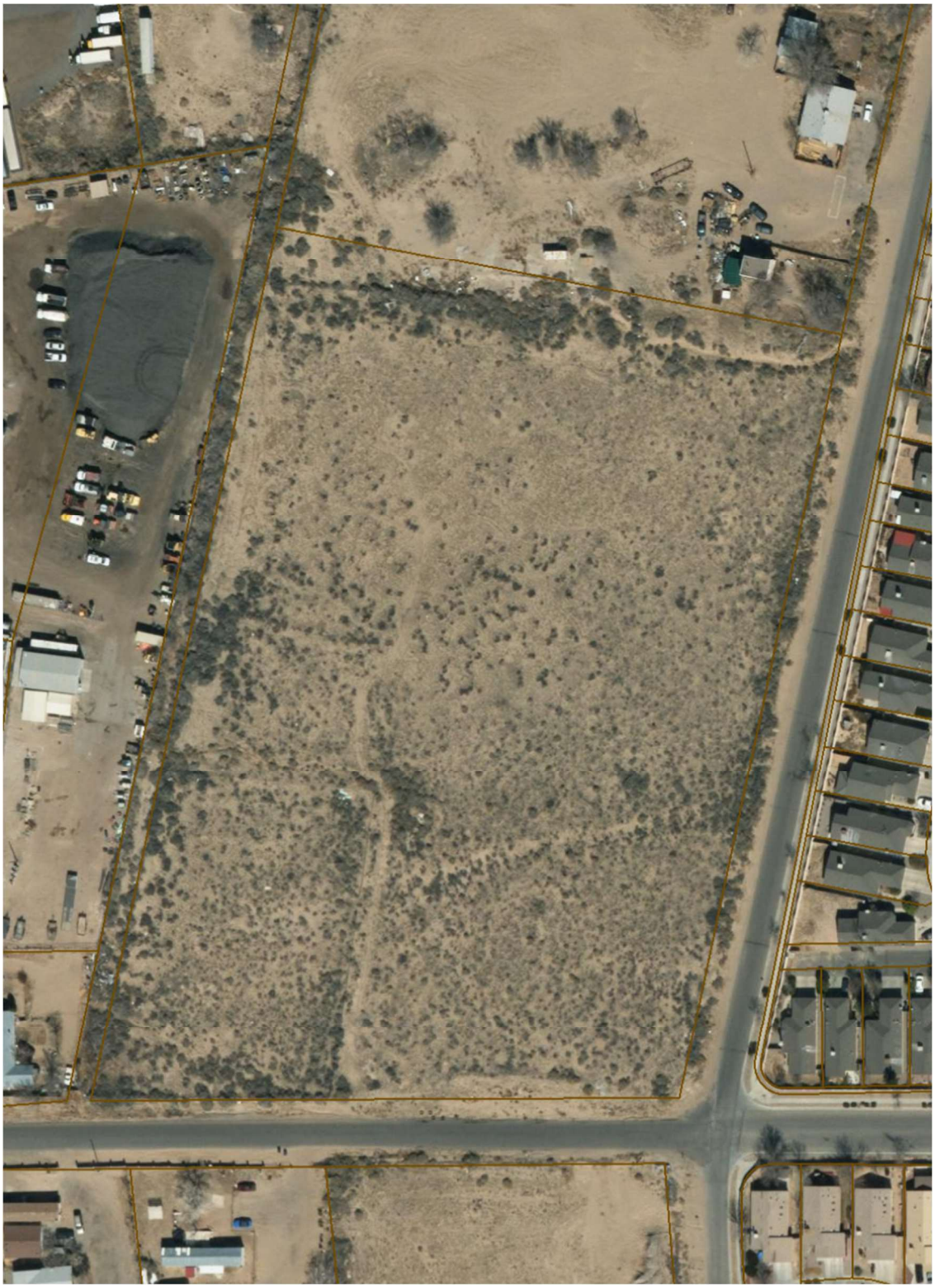
The loamy fine sand is not prime farmland. The sandy soil does make good soil for support of foundations and parking areas, provided they are prepared correctly.

- **Wetlands;** No Wetlands were identified on the project site. The Sandy Silt soils have a high percolation rate (2 – 6 inches per hour per the USDA Report) and therefore the site could not naturally develop a Wetlands.

- **Arroyos;** As can be seen on the Existing Topography conditions above, there are no natural arroyos passing through the site. The gentle 2.4% slope does not create enough velocity to support the creation of arroyos. Sheet flow controls the site.

  The far north end of the site does contain an eroded channel, that begins and ends at the parcel boundaries. This condition is created by the neighboring site to the west that has created a detention pond and the overflow is concentrated and hungry to collect and convey soil particles. This channel is manmade and discontinuous, and therefore the path would not be considered for animal migration or other benefits of naturally occurring arroyos.

- **Irrigation facilities;** The project site does not contain any historic irrigation facilities (acequias).



Aerial of the Site.

- **Escrapment;** The project is on the east side of the Rio Grande. No escarpment is located on or near the site.

- **Rock Outcropping;** The site does not contain and rock outcroppings.

Image of site looking north-west from 90th Street SW and Sunset Gardens SW.

- **Large stands of mature trees;** This does not naturally support large stands of trees. As can be seen on the Aerial of the Site, no trees existing on the project site.

Image of site looking south-west from 90th Street SW..

- **Archeological;** An Archeological Certificate has been applied for and a copy of the application is included in the back of this report. A copy of the reponse will be provided to accompany this applciaton when received.

Thank you for your consideration. We look forward to hearing from you.

Please do not hesitate to contact me at 505-463-4503 if you have any questions or require additional information.

Sincerely,

David A Aube

Digitally signed by David A Aube
DN: C=US, E=daube@studioswarch.com, O=Studio Southwest Architects, OU=Civil Department, CN=David A Aube
Date: 2024.10.24 09:40:34-06'00'

David Aube, P.E.

cc: P:\2421.01 ABQ Collegiate Charter MP\22-Reports\Sensitive Lands Analysis\Sensitive Land Analysis.doc

USDA Soil Report

United States Department of Agriculture

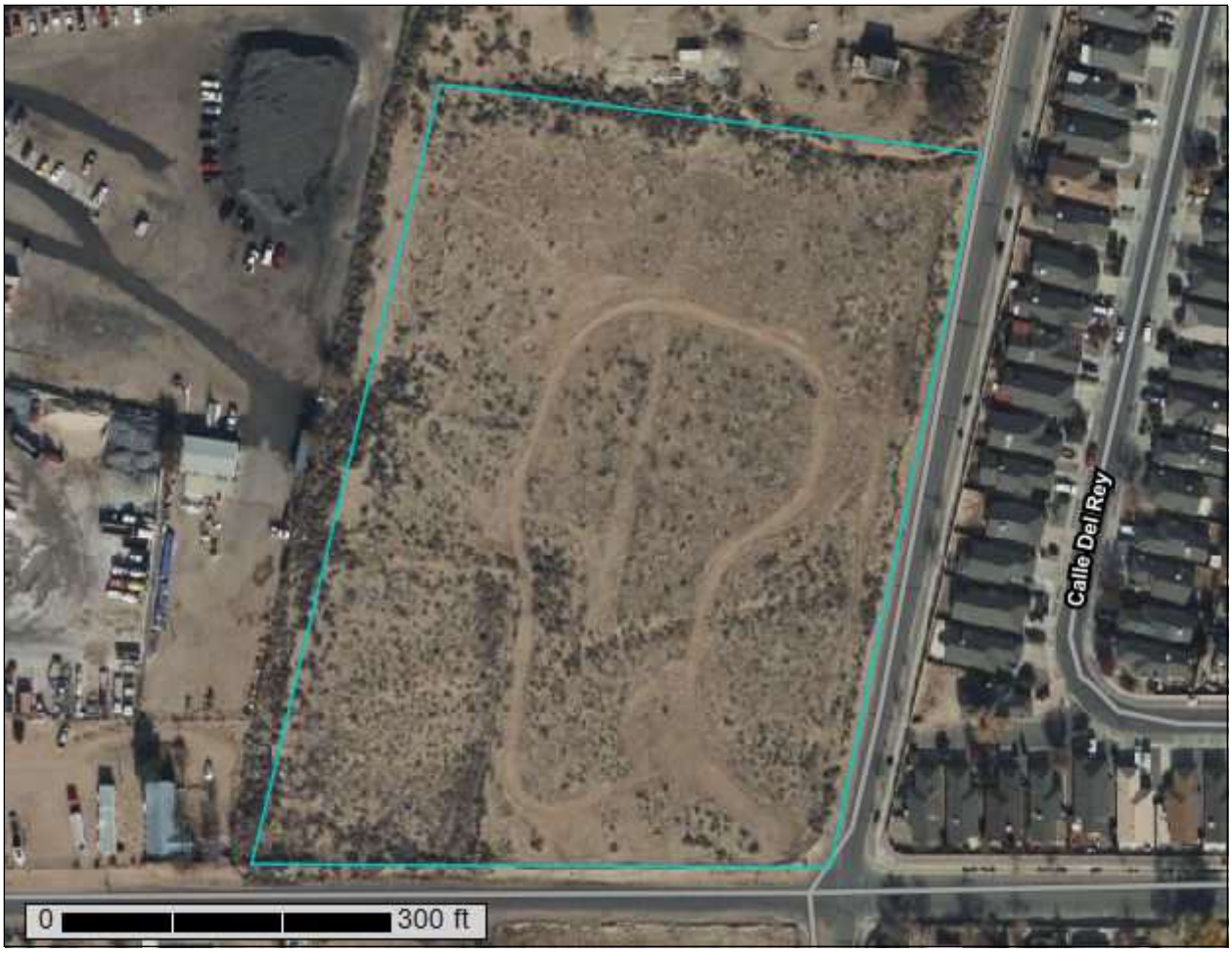
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico

ACCS 90th and Sunset Gardens



October 14, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

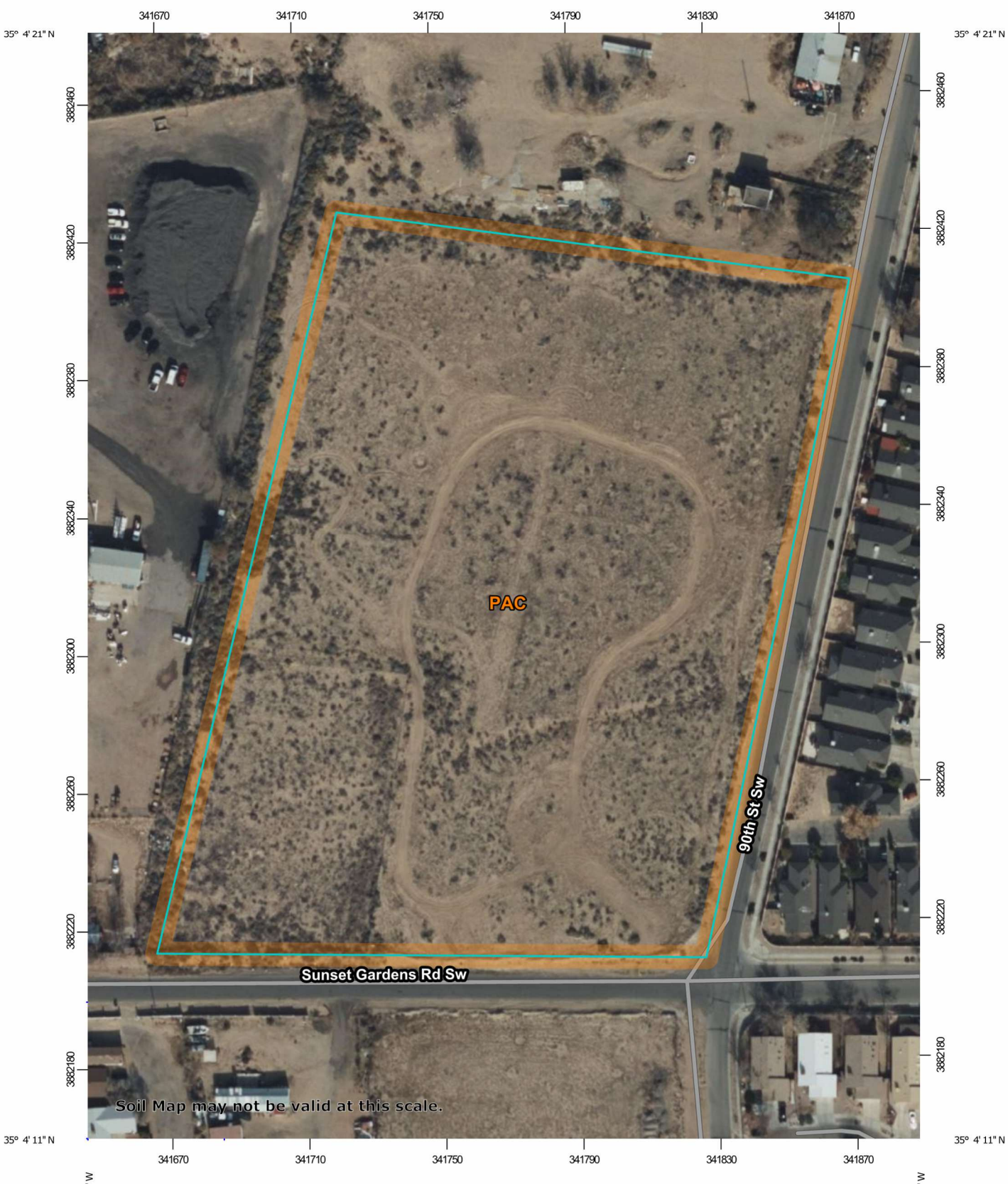
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:1,570 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 20 40 80 120

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico
Survey Area Data: Version 19, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 22, 2021—Dec 2, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PAC	Pajarito loamy fine sand, 1 to 9 percent slopes	8.0	100.0%
Totals for Area of Interest		**8.0**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico

PAC—Pajarito loamy fine sand, 1 to 9 percent slopes

Map Unit Setting

National map unit symbol: 1vxw
Elevation: 1,400 to 6,000 feet
Mean annual precipitation: 4 to 12 inches
Mean annual air temperature: 57 to 70 degrees F
Frost-free period: 170 to 290 days
Farmland classification: Not prime farmland

Map Unit Composition

Pajarito and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pajarito

Setting

Landform: Alluvial fans, plains, bajadas
Landform position (three-dimensional): Rise
Down-slope shape: Linear, convex
Across-slope shape: Linear, convex
Parent material: Eolian sands and/or alluvium derived from igneous and sedimentary rock

Typical profile

H1 - 0 to 3 inches: loamy fine sand
H2 - 3 to 42 inches: fine sandy loam
H3 - 42 to 60 inches: fine sandy loam

Properties and qualities

Slope: 1 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 2.0
Available water supply, 0 to 60 inches: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: A
Ecological site: R042BE051NM - Sandy, Cool Desert Grassland
Hydric soil rating: No

Minor Components

Madurez

Percent of map unit: 5 percent
Ecological site: R042BE054NM - Deep Sand, Cool Desert Grassland
Hydric soil rating: No

Wink

Percent of map unit: 5 percent
Ecological site: R042BE052NM - Loamy, Cool Desert Grassland
Hydric soil rating: No

Bluepoint

Percent of map unit: 5 percent
Ecological site: R042BE054NM - Deep Sand, Cool Desert Grassland
Hydric soil rating: No

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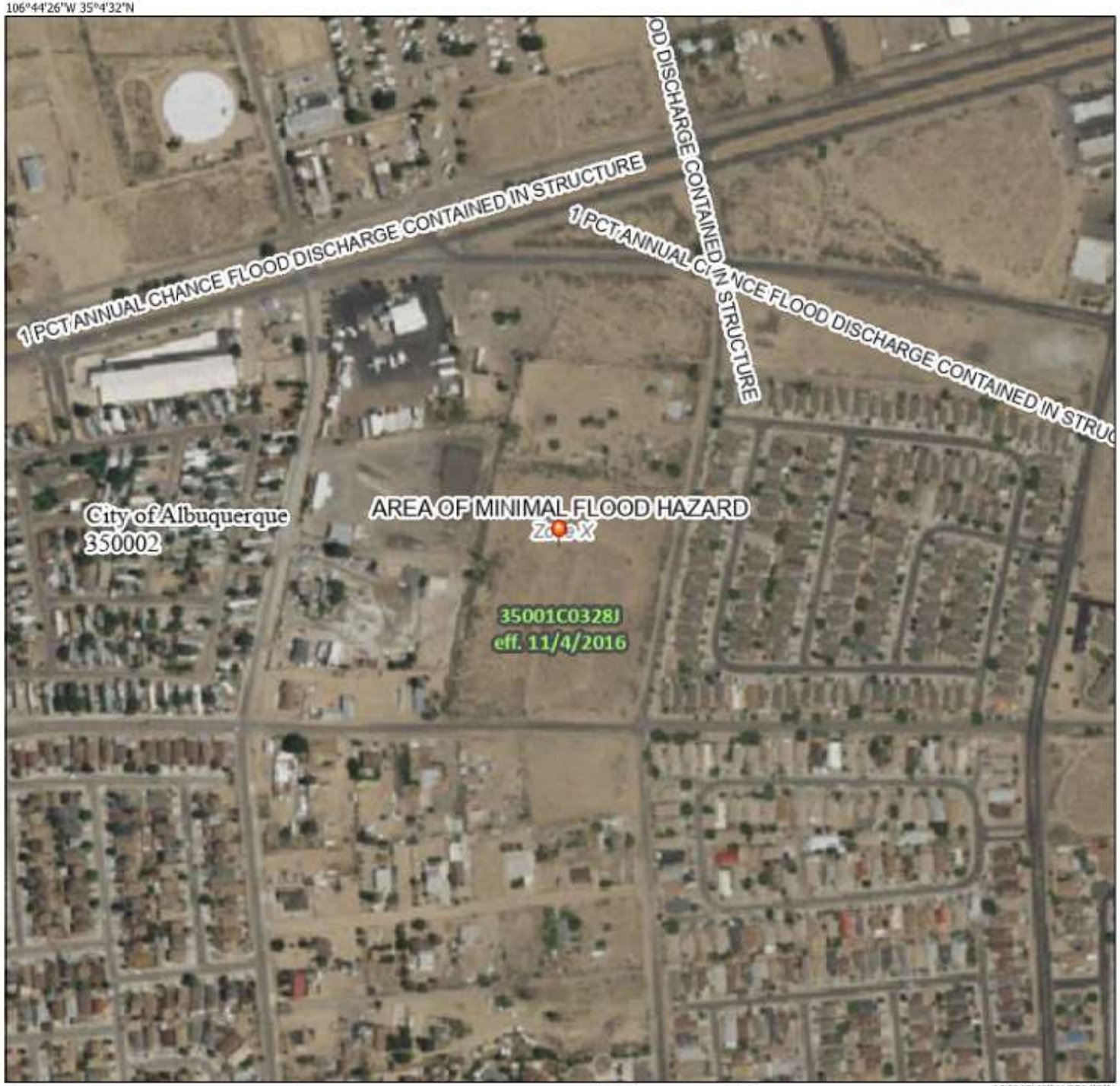
FEMA Firmette

National Flood Hazard Layer FIRMette

FEMA

106°44'26"W 35°4'32"N



106°43'49"W 35°4'3"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/14/2024 at 12:17 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Archeological Certificate
Application to COA

City of Albuquerque

P.O. Box 1293 Albuquerque, NM 87103

Planning Department

Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: 10-14-2024

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s):	1002322, ZA-97-89, V84-23, Z-1028
Agent:	David Aube (Studio Southwest Architects)
Applicant:	Albuquerque Collegiate Charter School
Legal Description:	LOT 23 EXC N 300FT BLK 11 ORIGINAL TOWNSITE OF WESTLAND CONT 8.19 AC
Zoning:	NR-C
Acreage:	8.19
Zone Atlas Page(s):	L-09-Z

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

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

SUPPORTING DOCUMENTATION:

SITE VISIT:

RECOMMENDATIONS:

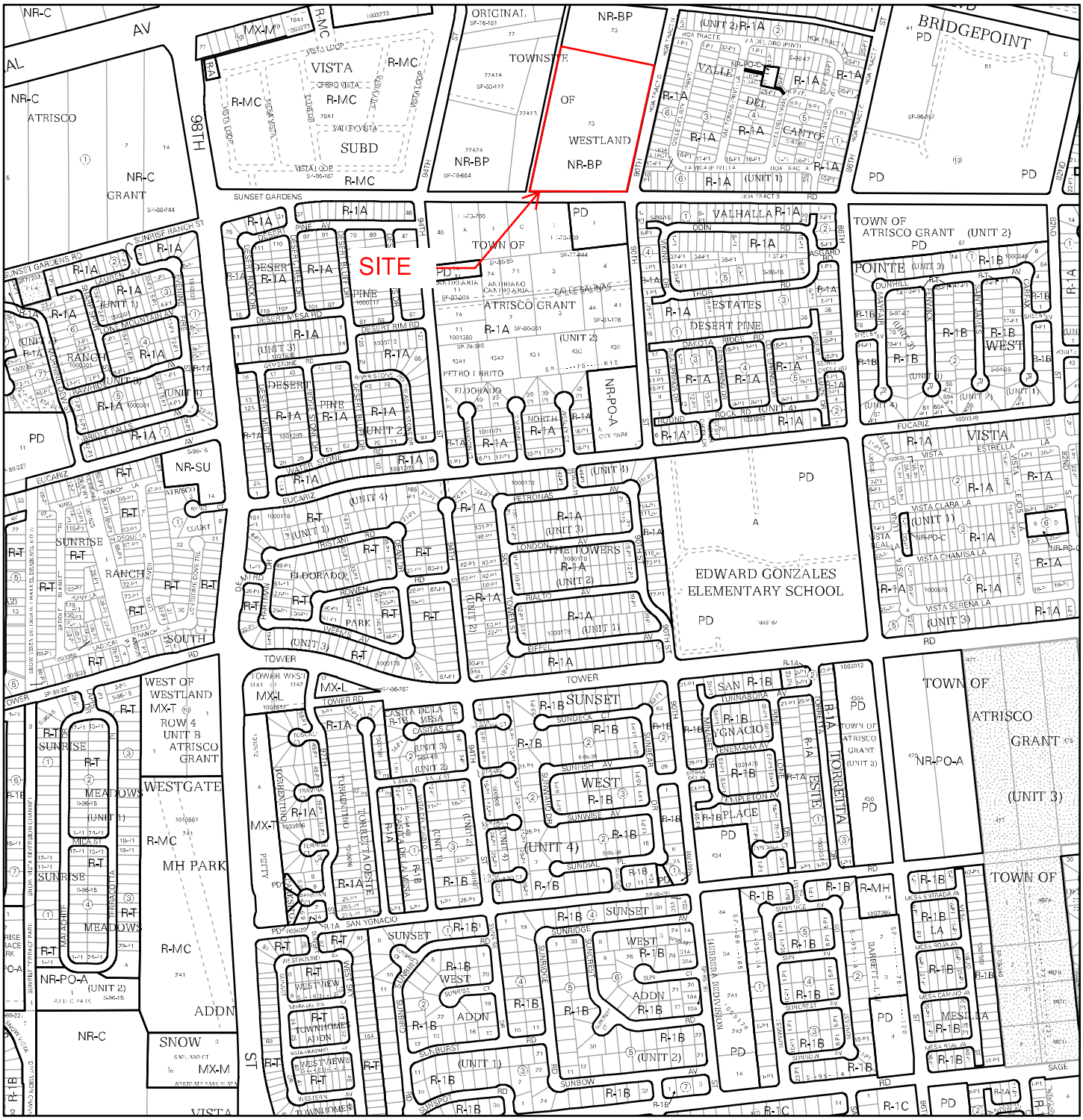
SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services

_____ _____

Date



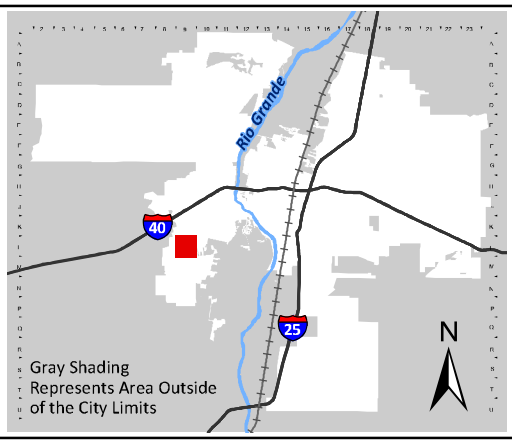
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
L-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet
0 250 500 1,000

homewise®

October 24, 2024

Attention: Planning Department

Re: **Albuquerque Collegiate Charter School**
Sensitive Land Analysis, Site Plan Admin. - DFT

Dear Planning Department:

Please accept the following as the authorization letter for our planning agent, Studio Southwest Architects, to act on our behalf in the processing of the Sensitive Lands Analysis, and Site Plan Administrative – DFT. The approvals are necessary for the development of the new Albuquerque Collegiate Charter School located at the NW corner of 90th Street SW, and Sunset Gardens SW.

The current address is Sunset Gardens Rd. SW, Albuquerque NM 87121. The legal description is Lot 23 excluding north 300ft, Block 11, Original Townsite of Westland, containing 8.19 acres.

Please note that ACCS Excellence in Education LLC is a single-member entity, and its sole member is Homewise Inc. I am an authorized signatory.

If you have any questions, please feel free to contact me at 505-394-5383.

Thank you,

L Huval

Lisa Huval
Senior Director of Real Estate Development
500 2nd St. SW
Albuquerque, NM 87102
LHuval@Homewise.org